



## Local ballot measure: P

# P

## Soquel Union Elementary School District Bond

### Ballot question

To improve the quality of education; repair or replace leaky roofs; make health, safety and security improvements; and modernize/renovate outdated classrooms, restrooms and school facilities; shall Soquel Union Elementary School District's measure be adopted authorizing \$73,000,000 of bonds at legal rates, generating on average \$4,000,000 annually as long as bonds are outstanding from levies of approximately 3 cents per \$100 assessed value, with annual audits, independent citizen's oversight, NO money for administrative salaries and all money staying local?

### Pregunta de Boleta

Para mejorar la calidad de la educación; reparar o reemplazar techos con goteras; realizar mejoras en la salud, el estado y la seguridad; y modernizar/renovar las aulas, los baños y las instalaciones escolares anticuadas; ¿Se debería adoptar la medida del Distrito Escolar Primario de Soquel Union que autorice \$73,000,000 en bonos a tasas legales, generando en promedio \$4,000,000 anuales siempre y cuando los bonos estén pendientes de gravámenes de aproximadamente 3 centavos por cada \$100 de valor tasado, con auditorías anuales, supervisión de ciudadanos independientes, SIN dinero para salarios administrativos y todo el dinero permaneciendo local?

### What your vote means:

YES	NO
A "yes" vote on Measure P is a vote to allow the District to issue and sell up to \$73,000,000 in general obligation bonds and financed by an annual property tax.	A "no" vote on Measure P is a vote against the issuance of the proposed bonds.

### For and against Measure P

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If an asterisk (\*) follows a name, it means the person is signing on behalf of that agency/organization.

FOR	AGAINST
<p><b>Gayle T. Ortiz</b> Former Mayor of Capitola</p> <p><b>Faris Sabbah</b> County Superintendent, County Office of Education</p> <p><b>Angelo DeBernardo, Jr</b> Community Baker, Former District Parent</p> <p><b>Gerry Jensen</b> Capitola Planning Commissioner</p> <p><b>Bedelia Sanford</b> Rod Sanford's Traditional Karate - Soquel</p>	<p><b>Edwin Tonkin</b> Voter</p> <p><b>Kris A Kirby</b> Community Member</p> <p><b>Michael D. Lelieur</b> Public Works Manager</p> <p><b>Carmen Bernal</b> Senior</p>



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Arguments and replies are the opinions of the authors. We print them exactly as submitted, including errors.

Argument for Measure P	Rebuttal argument for Measure P
<p>Our schools are some of the most important assets in our community and should be our number one priority. High-quality schools increase student achievement, improve property values, prepare children for a productive future, and create greater neighborhood safety. Although our teachers and staff do a great job educating local children, classrooms and buildings in the Soquel Union Elementary School District are deteriorating and need to be upgraded to provide students with the proper school facilities they need to succeed.</p> <p>While our facilities have been well maintained, aging classrooms and facilities must be upgraded. We can achieve this by voting <b>YES on Measure P</b>, as this school improvement measure would allow the District to improve the quality of its school facilities and education provided to local students. By investing in our schools, we can meet today's safety, technological, and educational standards as well as better our community.</p> <p><b>If passed, Measure P will provide funding to make critical classroom and facility improvements at the District's four schools by:</b></p> <ul style="list-style-type: none"> <li>• Repairing or replacing leaky roofs</li> <li>• Upgrading deteriorating plumbing and sewer systems</li> <li>• Making health, safety, and security improvements</li> <li>• Upgrading inadequate electrical systems</li> <li>• Modernizing/renovating outdated classrooms, restrooms, and school facilities</li> </ul> <p><b>Measure P makes financial sense and protects taxpayers.</b></p> <ul style="list-style-type: none"> <li>• By law, spending must be reviewed and annually audited by an independent citizens' oversight committee.</li> <li>• All bond funds must be spent locally and <b>cannot be taken by the State.</b></li> <li>• Funds are required to be spent only on schools, not for administrator or teacher salaries.</li> </ul> <p>Measure P upgrades and renovates classrooms, restrooms, and other school facilities, improves the education of local children, and maintains the quality of our community. That's something we can all support. Please join us and <b>VOTE YES ON MEASURE P!</b></p> <p><b>Gayle T. Ortiz</b>, Former Mayor of Capitola  <b>Faris Sabbah</b>, County Superintendent, County Office of Education  <b>Angelo DeBernardo, Jr.</b>, Community Baker, Former District Parent  <b>Gerry Jensen</b>, Capitola Planning Commissioner  <b>Bedelia Sanford</b>, Rod Sanford's Traditional Karate - Soquel</p>	<p><b><u>PLEASE VOTE "NO" ON MEASURE P</u></b>  <b><u>Soquel Elementary School District Bond</u></b></p> <p>We agree that Soquel Elementary School District is an asset in our community and a vital role in the education of our children. However, WE DISAGREE with having to pay a <b><u>3rd Tax.</u></b></p> <p>There are currently 2 Soquel Elementary School District bonds on our tax bills. One lasting until 2040. <b><u>Measure P is a 3rd tax lasting 34 years</u></b> for all commercial and residential property owners, <b><u>until at least 2058-2059.</u></b> <b><u>Measure P costs \$73 Million requiring payments of approx. \$147 Million.</u></b></p> <p>The 2 previous bonds were, also, to improve &amp; upgrade facilities and classrooms, etc.</p> <p>Measure P also wants "To Build Staff Housing". Should the school district be in the business of building housing?</p> <p>With Santa Cruz County being the most expensive county to live in the U.S. <b><u>We Do Not Need More Taxes.</u></b> Residents are already struggling to make ends meet.</p> <p><b>Measure P "Does Not" make Financial Sense and Does Not Protect Taxpayers.</b></p> <ol style="list-style-type: none"> <li>1. Seniors and the disabled are not exempt from this tax.</li> <li>2. Measure P causes rental increases for small business owners and renters. As taxes increase, these costs gets passed onto the consumer.</li> <li>3. Our children will be left with this unreasonable debt.</li> </ol> <p>CA schools, already, receive 40% of the State Budget. <b><u>We Need More Accountability, Not More Taxes!</u></b></p> <p><b><u>Please Vote "NO" on Measure P</u></b></p> <p><b><u>Adding More Tax Burden Threatens the Ability of Our Children to Live Here</u></b></p> <p><b>Michael D Lelieur</b>, Public Works Manager  <b>Edwin Tonkin</b>, Voter  <b>Carmen Bernal</b>, Senior</p>

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Argument against Measure P	Rebuttal to argument against Measure P
<p><b><u>PLEASE VOTE “NO” ON MEASURE P</u></b></p> <p><b><u>Soquel Elementary School District Bond</u></b></p> <p>We urge you to <b><u>Vote “NO” on Measure P</u></b>, costing <b><u>\$73,000,000. (Million)</u></b> requiring payments of approx. <b><u>\$147,000,000. (Million) until 2058</u></b>. There are currently 2 other bonds on our property tax bills for Soquel Elementary School District. <b><u>Measure P would be a 3rd Tax lasting up to 33 years</u></b>, on all commercial &amp; residential properties.</p> <p>These taxes cause rental increases for small business owners and raise housing costs for homeowners and renters alike. Further reducing affordability in our community and hurting those in need the most.</p> <p>With Santa Cruz County being the most expensive county to live in the U.S. we do not need more taxes.</p> <p>Measure P does not exempt seniors nor the disabled.</p> <p>Soquel Elementary School District enrollment numbers are flat and declining every year.</p> <p>This bond would spend monies to “Include acquiring and constructing faculty and staff housing” as listed under “Bond Project List” (A-2). Soquel Elementary School District already owns property in Capitola. So are they planning to build on this property or purchase another property?</p> <p>As stated on the “Tax Rate Statement” (C-1)—“Information is based upon projections and estimates only, with amounts not binding upon the District”. So we incur the Tax, not knowing the Actual Cost! Shouldn’t we reduce our tax burden before taking on more debt. What happened to Financial Planning 101?</p> <p>Why are property owners always the solution to fixing budget problems? Can your family really afford additional debt lasting up to <b><u>33 years</u></b>, with an uncertain economic future?</p> <p><b>NO MORE TAXES!</b></p> <p><b><u>Please Vote “No” on Measure P</u></b></p> <p><b>Edwin Tonkin</b>, Voter</p> <p><b>Kris A. Kirby</b>, Community Member</p> <p><b>Michael D Lelieur</b>, Public Works Manager</p> <p><b>Carmen Bernal</b>, Senior</p>	<p>Do not let our opponents’ argument fool you. The quality of education provided to our children is one of the most important things for both their futures and our community. Quality schools improve property values and community safety, as well as increase student achievement. Do not punish our students for a lack of State funding that consistently fails to meet teacher and student needs.</p> <p>Funds from Measure P will be used to make much needed renovations to deteriorating school facilities. The District will be able to repair leaky roofs, update deteriorating plumbing systems, and modernize outdated classrooms and other buildings. If the measure does not pass, our classrooms and school facilities will continue to deteriorate. In addition, funds that would otherwise go to classroom instruction will be needed to make critical safety repairs and improvements at each school. Consequently, major repairs will need to be postponed, and as a result, will likely be more expensive to make.</p> <p>The tax rate for the proposed measure is only \$30 per \$100,000 of assessed valuation per year, or about \$2.50 a month. This is one of the most affordable ways for the District to make the needed changes to school facilities, and by law these funds cannot be used in any other ways than to improve our schools. Measure P is a guaranteed, affordable solution to the District’s repair needs.</p> <p>To ensure a bright future for students in the Soquel Union Elementary School District, we must vote YES on Measure P.</p> <p><b>Gayle T. Ortiz</b>, Gayle’s Bakery &amp; Rosticceria</p> <p><b>Faris Sabbah</b>, County Superintendent, Santa Cruz County Office of Ed</p> <p><b>Angelo DeBernardo, Jr.</b>, Community Banker and Former District Parent</p> <p><b>Gerry Jensen</b>, Capitola Planning Commissioner</p> <p><b>Sonora Sanford</b>, Sanford’s Martial Arts</p>

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### Impartial Analysis of Measure P

**Jason M. Heath**, County Counsel

**By: Ruby Márquez**, Chief Assistant County Counsel

Under the California Constitution and various state laws, school districts may issue bonds if approved by at least 55 percent of voters within the boundaries of that district. These bonds are sold to the public and constitute a debt of the district. The principal and interest on the bonds are repaid by an annual property tax levied on all real property within the jurisdiction of the school district. This is known as an “*ad valorem* tax” and is calculated based on the current assessed value of each property.

Measure P was placed on the ballot by the Board of Trustees (“the Board”) of the Soquel Union Elementary School District (the “District”). The Board asks voters to approve the sale of up to \$73,000,000 in general obligation bonds. These bonds would generate approximately \$4,000,000 annually for the District.

As required by law, the District has submitted a Bond Project List describing the type and scope of projects, which may include:

- Replacing or repairing leaky roofs, deteriorating plumber and sewer systems, and other inadequate electrical and HVAC systems;
- Modernizing or renovating outdated classrooms, restrooms, and school facilities;
- Upgrading playgrounds, P.E. fields, and outside facilities for school and community use;
- Purchasing computers and modern technology; and/or
- Upgrading school site parking, roadways, paved surfaces, and other grounds.

Voters are referred to the full text of the measure for complete information.

As limited by law, these bond funds are only allowed to be used for specific purposes. The law does not allow these bond funds to be used for teacher and administrator salaries or other school operational expenses.

If the measure passes, the District will be required to follow certain accountability provisions. This includes establishing an Independent Citizens’ Oversight Committee and annually completing independent performance and financial audits. Additionally, an annual report must be filed no later than January 1 of every year and include information about the amount of funds collected and expended, as well as the status of any funded projects.

The District has provided a Tax Rate Statement and best estimate of the annual tax rates, which could range from an average of \$28.50 to a high of \$30 per \$100,000 of assessed property value per year. It is anticipated the tax will be collected through fiscal year 2058-59. If all bonds are issued and sold, the best estimate of the total debt to be repaid will be approximately \$147 million, including principal and interest.

A “yes” vote on Measure P is a vote to allow the District to issue and sell up to \$73,000,000 in general obligation bonds and financed by an annual property tax.

A “no” vote on Measure P is a vote against the issuance of the proposed bonds.

### Tax Rate Statement Measure P

**Scott Turnbull**, Superintendent, Soquel Union Elementary School District

An election will be held in the Soquel Union Elementary School District (the “District”) on November 5, 2024, to authorize the sale of up to \$73.0 million in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of ad valorem tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.



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Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is \$28.50 per \$100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2058-59.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$30.00 per \$100,000 of assessed valuation. It is estimated that such rate would be levied in fiscal year 2025-26.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$147.0 million.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

### Full text of Measure P

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Sequel Union Elementary School District shall be authorized to issue and sell bonds of up to \$73.0 million in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Bond Project List, subject to all of the accountability safeguards specified herein.

#### ACCOUNTABILITY MEASURES

The provisions in this section are included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Section 15264 *et seq.* of the California Education Code).

**Evaluation of Needs.** The Board has evaluated the facilities needs of the District and has identified projects to finance from a local bond measure at this time. The Board hereby certifies that it has evaluated safety, class size and information technology needs in developing the Bond Project List.

**Independent Citizens' Oversight Committee.** The Board shall establish or empower an existing independent Citizens' Oversight Committee in accordance with Education Code sections 15278-15282 and applicable Board policy, to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. An existing Citizens' Oversight Committee may be empowered by the Board to oversee the expenditure of bond proceeds from this measure. The committee shall be so empowered, or a new



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committee established, within sixty (60) days of the date when the Board enters the results of the election in its official minutes.

**Annual Performance Audit.** The Board shall conduct or cause to be conducted an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List.

**Annual Financial Audit.** The Board shall conduct or cause to be conducted an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List.

**Annual Report to Board.** Upon approval of this measure and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after bonds have been issued and proceeds spent, stating (1) the amount of bond proceeds received and expended in the past fiscal year, and (2) the status of any project funded or to be funded from bond proceeds. The report may be incorporated into the annual budget, annual financial report, or other appropriate routine report to the Board.

### BOND PROJECT LIST

Bond proceeds will be expended to modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities of the District.

Unless otherwise noted, the projects in the Bond Project List are authorized to be completed at each or any of the District's sites, as shall be approved by the Board of Trustees.

- Repair or replace leaky roofs
- Make health, safety and security improvements
- Upgrade deteriorating plumbing and sewer systems
- Modernize/renovate outdated classrooms, restrooms and school facilities
- Upgrade inadequate electrical systems
- Replace outdated heating, ventilation and air-conditioning systems
- Upgrade playgrounds and playfields for school and community use
- Improve student access to computers and modern technology
- Upgrade P.E. fields and facilities for school and community use
- Make energy-efficiency improvements, including installing solar panels
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground equipment replacement
- All Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.
- Upgrade school site parking, roadways, utilities and grounds
- Abate and remove hazardous materials identified prior or during construction
- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards
- Necessary site acquisition and preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines (such as gas lines, water lines, electrical lines,



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sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes acquiring and constructing faculty and staff housing, the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, upgrade telephone/voice-over-IP, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment and software. The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District will not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District, such as gyms, fields and performing arts facilities, may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.