

## MEASURE E

Approval of Measure E does not guarantee that the proposed project or projects in the Mountain View-Los Altos Union High School District that are the subject of bonds under Measure E will be funded beyond the local revenues generated by Measure E. The school district's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

### COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE E

California law permits school districts to issue bonds with the approval of 55 percent of the voters. These bonds are paid by the levy of *ad valorem* taxes on property within a district. Such bonds may only be used for construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities.

The Board of Trustees (Board) of the Mountain View-Los Altos Union High School District (District) proposes issuing bonds in the amount of \$295,000,000. As identified in the Measure, bond funds could be used for purposes including, but not limited to:

- Repairs, renovation and construction of classrooms, labs, and school facilities;
- Improving access to computers and modern technology;
- Improving campus security systems;
- Improving heating, ventilation, and air conditioning systems;
- Ensuring compliance with the Americans with Disabilities Act;
- Improving physical education and athletic facilities;
- Making seismic upgrades and removing hazardous materials;
- Improving energy efficiency; and
- Improving infrastructure, landscaping, lighting, signage, and storage facilities.

The Board has certified that it has evaluated safety, class size reduction, and information technology needs in developing its project list. A complete list of projects and allowed expenditures is included in the full text of the Measure.

Under the California Constitution, these bond funds cannot be used for teacher and administrator salaries or other school operating expenses. The District must also conduct independent annual performance and financial audits. State law requires the District to have an independent citizens' oversight committee to help make sure that bond funds are spent only for the projects included in the Measure.

The District's stated best estimate of the highest tax rate to be levied to repay the proposed bonds is \$30 per \$100,000 of assessed value based on estimated assessed valuations available at the time of the filing of the tax rate statement of the Measure.

Measure E was placed on the ballot by the Board.

## COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE E-Continued

A "yes" vote is a vote to authorize the issuance of the bonds in the amount of \$295,000,000 to be secured by the levy of *ad valorem* taxes on property located within the District.

A "no" vote is a vote to not authorize the issuance of the bonds.

James R. Williams  
County Counsel

By: /s/ Danielle L. Goldstein  
Deputy County Counsel

## COMPLETE TEXT OF MEASURE E

### FULL TEXT OF BOND MEASURE

#### INTRODUCTION

"To improve neighborhood high schools by expanding classrooms, science labs, libraries/student support facilities to accommodate growing enrollment; modernizing science, technology, engineering, arts/math classrooms for 21st-century learning; and repairing, upgrading/constructing classrooms/school facilities; shall Mountain View-Los Altos Union High School District issue \$295,000,000 of bonds at legal rates with citizen oversight/audits, averaging \$18 million raised annually for bonds until approximately 2039, from rates estimated at \$0.03 per \$100 assessed valuation, with all funds exclusively for local schools?"

#### BOND AUTHORIZATION

By approval of Measure E by at least 55 percent of the registered voters voting on the measure, the Mountain View-Los Altos Union High School District will be authorized to issue and sell bonds of up to \$295,000,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

#### KEY FINDINGS

In connection with the calling of the bond election, the Mountain View-Los Altos Union High School District Board of Trustees has made the following findings:

The Mountain View-Los Altos Union High School District (the "District") is proud to offer innovative, award-winning programs that prepare students for college and jobs of the future. Great schools help keep students on the path to future success and contribute to increasing property values for the entire community.

Despite the success of its students, District schools face significant classroom overcrowding due to years of sustained enrollment growth. Based on the enrollment in the District's local elementary schools today, its two high schools will need to accommodate at least 500 additional students in the next few years, with more high-density housing developments expected to be constructed in the near future. Additionally, aging classrooms, labs and educational technology at each of the District's campuses are in need of repair and modernization to support 21st-century instructional methods. Updates are needed to support key subjects like science, technology, engineering, arts and math, which help prepare students for success in college and future careers.

If approved, Measure E would fund facility upgrades, including: adding classrooms to accommodate growing student enrollment and prevent overcrowding; providing facilities to expand programs in science, technology, engineering, arts and math; updating aging classrooms and replacing old roofs, outdated plumbing and inefficient wiring and electrical systems to meet modern safety standards; expanding libraries, cafeterias and other student support facilities to accommodate growing student

## COMPLETE TEXT OF MEASURE E-Continued

enrollment; and equipping classrooms and labs with 21st-century learning technology.

Measure E requires strict taxpayer protections to ensure funds are spent appropriately. All funds must stay in the District and none of the funds can be taken away by the State. None of the funds can be spent on administrator salaries. An independent citizens' oversight committee will ensure the funds are spent as promised and annual audits are mandatory.

#### ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be 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 Education Code Sections 15264 and following.)

**Evaluation of Needs.** The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

**Independent Citizens' Oversight Committee.** Following approval of this measure, the Board of Trustees will establish an Independent Citizens' Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

**Performance Audits.** The School Board will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

**Financial Audits.** The School Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

**Government Code Accountability Requirements.** As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Santa Clara County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

#### NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be

## COMPLETE TEXT OF MEASURE E-Continued

used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

### STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

### ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

This measure authorizes the issuance of general obligation bonds to finance the types of projects set forth on the Bond Project List set forth below. The measure presented to District voters on the Ballot, as set forth above under the heading "INTRODUCTION" and on the ballot, includes information regarding the expected average amount of money raised annually to pay issued bonds, the estimated rate of the approved tax per \$100 of assessed valuation, and the year through which it is approximated the proposed tax will be levied and collected. Each of these estimates, averages and approximations are provided as informational only and in accordance with legal requirements. Such amounts are not maximum amounts or limitations on the terms of the bonds, the amount raised, the tax rate or duration supporting repayment of issued bonds. The approximations, estimates and averages provided depend on a number of variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while estimates and approximations of the amount of funds raised annually from the tax, the tax rate and the duration have been provided based on information currently available to the District and its current expectations, such estimates, averages and approximations are not binding upon the District.

### BOND PROJECT LIST

**Scope of Projects.** Bond proceeds will be expended on the expansion, modernization, renovation, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the Mountain View-Los Altos Union High School District, including the furnishing and equipping of such school facilities, at:

**Los Altos High School      Mountain View High School**

In addition, bond projects may be undertaken at other locations including District education centers, academies and support sites, and at future education and support sites.

**School Facility Project List.** The items presented on the following list are the types of projects authorized to be financed with voter-approved

## COMPLETE TEXT OF MEASURE E-Continued

bond proceeds. Specific examples included on this list are not intended to limit the broad types of projects described and authorized by this measure. The types of projects authorized are:

- Construct new classrooms and school facilities, including computer and science laboratories, gymnasiums, multi-use facilities, student services/student union facilities, restrooms, cafeterias/kitchens, storage, performing arts venues and halls, academies and support facilities, including furnishing and equipping said facilities, including for the purpose of accommodating growing enrollment.
- Modernize, repair, reconstruct, rehabilitate, repurpose and expand classrooms and school facilities, education centers and academies, including computer and science laboratories, gymnasiums, multi-use facilities, student services/student union facilities, restrooms, cafeterias/kitchens, storage, performing arts venues and halls, academies and support facilities, including furnishing and equipping said facilities.
- Construct, modernize, repair and expand classrooms and other school facilities for the purpose of supporting 21st-century programs in science, technology, engineering, arts and math.
- Improve access to computers and modern technology, including installing, repairing and/or upgrading all infrastructure, and acquiring hardware, software, computers, devices and other modern instructional equipment to meet modern learning standards.
- Replace and/or repair deteriorating and aging portable classrooms with modern and permanent facilities.
- Acquire, install, repair and/or upgrade campus security systems, including smoke detectors, fire alarms, sprinkler systems, fencing, school communication systems and lighting to promote student safety.
- Install, repair, replace or upgrade heating, ventilation and air-conditioning systems.
- Acquire, install, repair and rehabilitate facilities to ensure all District facilities are in compliance with ADA requirements and other applicable laws, codes and regulations, including on and offsite improvements necessary to mitigate CEQA requirements.
- Repair, upgrade, renovate, improve and equip school grounds, sports fields, tracks, aquatic facilities and other physical education and athletic facilities, including all related equipment to meet the needs of physical education and athletic programs and improve health, fitness and safety of students and the local community.
- Make health and safety improvements, such as installing necessary seismic reinforcements and repairing and/or replacing aging building materials, including removal of hazardous materials identified either prior to or during construction.

#### COMPLETE TEXT OF MEASURE E-Continued

- Make, acquire and install energy efficiency repairs and upgrades and improvements, such as windows, doors, lighting and lighting control systems, roofing, insulation, solar panels and floor coverings.
- Upgrade, repair, replace, acquire and/or install all infrastructure such as sewer, water, drainage, electrical and utility systems.
- Acquire, install and upgrade and/or repair landscaping, lighting and signage.
- Acquire, repair, install and expand sites for adequate parking and storage facilities, including improvements to the corporation yards.

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; costs of the election; bond issuance costs; and project administration including by District personnel during the duration of such projects, as permitted by law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project may result in higher costs than new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reasons or, alternatively, based on other considerations deemed in the best interest of the District by the Governing Board. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. In addition, authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to temporary school facilities and/or equipment previously financed.

#### COMPLETE TEXT OF MEASURE E-Continued

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with local funds generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects.

The order in which school facilities projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project priorities will be determined by the Governing Board. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

## TAX RATE STATEMENT

### TAX RATE STATEMENT REGARDING PROPOSED

**\$295,000,000**

#### **MOUNTAIN VIEW-LOS ALTOS UNION HIGH SCHOOL DISTRICT GENERAL OBLIGATION BONDS**

An election will be held in the Mountain View-Los Altos Union High School District (the "District") on June 5, 2018, to authorize the sale of up to \$295,000,000 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.

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 \$0.03 per \$100 of assessed valuation (or \$30 per \$100,000 of assessed value). The final fiscal year in which it is anticipated that the tax will be collected is 2038-39.
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 \$0.03 per \$100 of assessed valuation (or \$30 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2018-19 and following.
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 \$379,880,000.

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

## TAX RATE STATEMENT-Continued

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.

By: /s/ Jeff Harding

Ed. D., Superintendent, Mountain View-Los Altos Union High School District

### ARGUMENT IN FAVOR OF MEASURE E

Vote Yes on E to provide classrooms, science labs and school facilities needed to address enrollment growth in local high schools and keep students on the path to success at the best universities and in careers of the future.

Top-notch teachers and innovative, award-winning academic programs make our Mountain View Los Altos High School District schools among the best in the nation, keeping property values and our community strong.

Local schools face significant overcrowding due to accelerated growth in our region. Based on current enrollment in local elementary schools, our already overcrowded high schools will have to accommodate at least 500 additional students in the coming years.

Furthermore, aging classrooms, labs and educational technology need repairs and modernization to support 21st century learning.

Measure E provides local funding to expand and upgrade our high schools, ensuring all students have equal access to safe and up-to-date learning environments.

#### **Vote Yes on E: Prevent Overcrowding and Support Student Success**

- Add classrooms to accommodate growing student enrollment and prevent overcrowding
- Provide facilities to expand programs in science, technology, engineering, arts and math to support a well-rounded education
- Update aging classrooms and replace old roofs, outdated plumbing and inefficient wiring and electrical systems to meet modern safety standards
- Expand libraries, cafeterias and other student support facilities to accommodate enrollment growth

#### **Measure E: A Wise Investment in Strong High Schools and a Strong Community**

- By law, every penny from Measure E must stay local to benefit our high schools
- The state and federal government cannot take one penny
- A detailed project list outlining repairs and upgrades at each school ensures funds are spent properly
- Funds cannot be used for administrators' salaries or benefits
- Independent citizens' oversight and annual audits are mandatory

### ARGUMENT IN FAVOR OF MEASURE E-Continued

Please join parents, teachers and business leaders in voting Yes on E: outstanding schools for an outstanding community.

/s/ Fiona Walter

President, Mountain View Los Altos High School District Board of Trustees

/s/ Margaret Abe-Koga

Mountain View City Council Member and MVLA Parent

/s/ Mary Prochnow

Los Altos City Council Member, 2017 Mayor and Local Realtor

/s/ Larry Chu

Los Altos Business Owner Since 1970

/s/ Carol Olson

Former President and CEO, Mountain View Chamber of Commerce

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE E

Before signing a contract, please consider reading it.

The Mountain View-Los Altos High School District is proposing to borrow \$295M via bonds that must be repaid over 30 years with unknown interest rates.

How would the money borrowed be spent? No telling. Measure E only promises that the money will be used for the "types of projects" listed. Bate & switch?

The proponents say "Local Schools face significant overcrowding...". Translated into facts from 2015-16 school year to 2016-17 school year = **73 new students**. Source: <http://www.ed-data.org/district/Santa-Clara/Mountain-View--Los-Altos-Union-High>

The proponents say the district has "Top-notch teachers and innovative, award-winning academic programs", but this bond isn't buying teachers or programs, is it? In fact, by law, none of this money can be spend on teachers or administrative salaries.

The proponents say "...aging classrooms, labs and educational technology needs repairs..." which is virtually identical to what they said in 2010 (\$41.3M Bond) and in 1995 (\$85M Bond) and 1994 (\$68M Bond).

Isn't amazing how fast schools fall apart and need repairs?

Also, would you take out a 30 year loan to buy a PC? That would be nuts, wouldn't it?

But, that's exactly what the District wants to do and stick you with the principal and interest payments for 30 years. Long after that technology has been thrown into the recycling bin. Stay tuned for another big bond measure just a few years away to do it all over again!

Just say NO to Measure E!

For more information: [www.SVTaxpayers.org/2018-mountain-view-los-altos-bond](http://www.SVTaxpayers.org/2018-mountain-view-los-altos-bond)

/s/ Mark W.A. Hinkle  
President: Silicon Valley Taxpayers Association

/s/ Jennifer Imhoff  
Chair, Libertarian Party of Santa Clara County

## ARGUMENT AGAINST MEASURE E

How greedy can you get?

In 2010, district voters passed \$41,300,000 in bonds to "improve instructional technology" and to "Add classrooms and science labs".

Now, just 8 years later they want to "modernize science, technology, engineering...classrooms for 21<sup>st</sup>-century learning..." **at 7+ times the cost of the improvements made in 2010.**

Wow, talk about inflation!!!

Would you buy a computer or other technology and pay for it with a 25-30 year loan with interest?

That would be nuts, wouldn't it?

But, that's exactly what the school district wants YOU to pay for!

Now just 8 years later, they're back, again, for \$295,000,000 of your money to do the same thing all over again.

It's amazing how quickly classroom and technology deteriorate.

Remember that bonds, just like a mortgage, have to be paid back, with interest. Lots and lots of interest. And what is that interest rate? Answer: unknown. But, it will likely be twice the original amount of the bond/loan.

They say the district needs \$295M for "growing enrollment". Translation: 147 students from the 2014/14 school year to 2015/16 school year (latest figures available). Source: <http://www.ed-data.org/district/Santa-Clara/Mountain-View--Los-Altos-Union-High>

**That's a bond expense of \$2,006,802 per new student.**

Sounds great, doesn't it?

The school district is already spending \$20,119 per student per year. For a typical class of 23 students, **that's \$462,737 per class per year.** That's 158% of the state-wide average or more than enough money to pay excellent teacher salaries, generous benefits and huge pensions, plus plenty of funds for technology, maintenance, and repairs.

Is this the best use of your tax dollars?

**No? Then please vote NO on Measure E.**

**You can be for schools, for students, and against Measure E.**

For more information: [www.SVTaxpayers.org/2018-measure-e](http://www.SVTaxpayers.org/2018-measure-e)

/s/ Mark W.A. Hinkle  
President: Silicon Valley Taxpayers Association

/s/ Jennifer Imhoff  
Chair, Libertarian Party of Santa Clara County

## REBUTTAL TO ARGUMENT AGAINST MEASURE E

Mountain View Los Altos High School District leaders are not greedy, they are smart. They run two of the highest performing high schools in the nation and know what it takes to keep our schools at the top. Local high school students graduate ready to excel at the best colleges and in the competitive Silicon Valley job market.

The two opponents to Measure E do not live in our community, do not understand the needs of our schools and do not have their facts straight.

Here is the truth:

**Local high schools are already overcrowded and will need to accommodate a minimum of 500 additional students in the coming years.** Our high schools were built for 3,600 students, are now serving 4,300 and must expand to educate more than 5,000. Measure E will prevent significant overcrowding.

**Mountain View Los Altos High School District has the lowest tax rate of any district in Santa Clara County and a proven track record of excellent fiscal stewardship.** The opponents reference a nearly decade-old measure for specific, high-priority projects that have all been completed on time and under budget. It was never promised or intended to address every need and growth has only accelerated since then. Independent citizens' oversight and annual audits confirm every penny was spent properly.

**Local residents know a good investment when they see one.** They know that whether or not you have kids in school, protecting strong schools, strong property values and a strong community are wise investments.

Our community's most trusted leaders have studied the facts and all agree: vote Yes on Measure E.

/s/ Alan J. Cyron

President, Mountain View Los Altos High School Foundation Board  
of Directors and Chair, Measure A Citizens' Oversight Committee

/s/ Roy Lave

Executive Director Emeritus, Los Altos Community Foundation and  
Former Mayor of Los Altos

/s/ Barry Groves

Retired Superintendent, Mountain View Los Altos School District

/s/ Steve Sherman

26-Year Mountain View Resident

/s/ Dick Liewer

Lifelong Los Altos Resident