

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

MEASURE T

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT CLASSROOM REPAIR/OVERCROWDING MEASURE. To provide safe/modern classrooms, arts/science labs at neighborhood schools for quality education; relieve student overcrowding; replace aging roofs, inefficient heating/ventilation systems; upgrade, acquire, construct classrooms, facilities, sites/equipment; shall Mountain View Whisman School District's measure authorizing \$259,000,000 in bonds at legal rates, levying \$30/\$100,000 assessed value (\$18,600,000 annually) while bonds are outstanding, with independent oversight, audits, no funds for administrators, all funds controlled locally for Mountain View schools, be adopted?

**BONDS—YES
BONDS—NO**

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE T

California law permits school districts to issue bonds with the approval of 55 percent of the voters. 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. These bonds are required to be paid by the levy of *ad valorem* taxes—a tax based on assessed value—of property within a district.

The Board of Trustees (Board) of the Mountain View Whisman School District (District) proposes to issue such bonds in the amount of \$259,000,000 for the purposes of providing safe/modern classrooms and arts/science labs; relieving student overcrowding; replacing aging roofs and inefficient heating/ventilation systems; and upgrading, acquiring, and constructing classrooms, facilities, and sites/equipment.

As identified in the Measure, Projects may include but are not limited to:

- Upgrade outdated electrical, internet, and data systems to handle modern technology.
- Replace heating and ventilation systems.
- Replace windows to increase energy efficiency.
- Replace or repair old and inadequate roofs.
- Install renewable energy sources.
- Make essential safety and security improvements, including security fencing, lighting, security cameras, access control, and intruder alert technology.
- Build new classrooms or upgrade existing, unused facilities.
- Maintain classrooms and school facilities for safety and to protect the community's investment.
- Improve facilities for art, music, and science programs.
- Update classroom computers and instructional technology.

Projects costs include the costs of furnishing and equipping such facilities, and all costs that are incidental, but directly related, to the types of projects described above.

The Board has certified that it has evaluated safety, class size reduction, and information technology needs in developing its project list.

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE T-Continued

Under the California Constitution, these bond funds cannot be used for teacher and administrator salaries or other school operating expenses. The District also must conduct independent annual performance and financial audits. State law requires the District to have an independent citizens' oversight committee to help make sure bond funds are spent only for 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. The District estimates that the total amount repayable during the life of the bond, including principal and interest, will be approximately \$538 million.

Measure T was placed on the ballot by the Board.

A "yes" vote is a vote to authorize the issuance of the bonds in the amount of \$259,000,000 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: Mary E. Hanna-Weir
Deputy County Counsel

COMPLETE TEXT OF MEASURE T

FULL TEXT BALLOT PROPOSITION OF THE MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT BOND MEASURE ELECTION MARCH 3, 2020

The following is the full proposition presented to the voters by the Mountain View Whisman School District.

"MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT CLASSROOM REPAIR/OVERCROWDING MEASURE. To provide safe/modern classrooms, arts/science labs at neighborhood schools for quality education; relieve student overcrowding; replace aging roofs, inefficient heating/ventilation systems; upgrade, acquire, construct classrooms, facilities, sites/equipment; shall Mountain View Whisman School District's measure authorizing \$259,000,000 in bonds at legal rates, levying \$30/\$100,000 assessed value (\$18,600,000 annually) while bonds are outstanding, with independent oversight, audits, no funds for administrators, all funds controlled locally for Mountain View schools, be adopted?"

PROJECT LIST

The Board of Trustees of the Mountain View Whisman School District is committed to improving the quality of education in local schools by attracting and retaining quality teachers, providing safe, secure, upgraded classrooms, and clean and well-maintained neighborhood schools needed to support high quality instruction in science, music and the arts, and preparing students for 21st Century learning. To that end, the Board evaluated the District's urgent and critical facility needs, including deteriorating roofs, old and inefficient heating and ventilation systems, overcrowded schools, safety and security issues, class size reduction, **basic repairs**, computer and information technology in developing the types of projects to be funded by this measure as described below. The District conducted a facilities evaluation and received public input in developing this Project List. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed.

In approving this Project List, the Board of Trustees determines that the District **must**:

- (i) **Create programs which assist teachers afford to live in our high cost area; and**
- (ii) **Add and upgrade classrooms to avoid overcrowding; and**
- (iii) **Repair or replace old and inadequate roofs; and**
- (iv) **Replace 40-year old heating and ventilation systems with energy efficient ones and put savings back into the classroom; and**
- (v) **Provide academic support at all elementary schools for students having difficulty with some of the basics, like reading, writing and math; and**
- (vi) **Adhere to specific fiscal accountability safeguards:**
 - (a) **All expenditures subject to annual independent financial audits.**

COMPLETE TEXT OF MEASURE T-Continued

- (b) **No money taken by the State. All funds stay local.**
- (c) **All expenditures reviewed by an independent citizen oversight committee to ensure that funds are spent only as authorized.**

The Project List includes the following types of upgrades and improvements at District schools, facilities and sites:

IMPROVE STUDENT PREPARATION FOR HIGH SCHOOL

Basic School Repair and Upgrade Projects Funded By Money That Cannot Be Taken By the State Or Used for Other Purposes

Goals and Purposes: All children deserve the same high quality education regardless of which school or in which district they attend school. This measure will ensure that Mountain View students are at least as well prepared as Los Altos students when they all get to the same high school.

The requirements for success are rapidly changing and our classrooms and labs need to be modernized to meet today's educational standards. This measure will update classrooms, labs and learning technology so that our students are prepared to excel in high school and beyond.

All money raised by this measure will stay in our local community and cannot be taken away by the State.

- Upgrade outdated electrical, internet and data systems to handle modern technology.
- **Replace 40-year old, inefficient heating and ventilation systems, which will save money that can be better spent in the classroom.**
- Replace old and inefficient windows to increase energy efficiency and save money.
- **Replace or repair old and inadequate roofs.**
- Install renewable energy sources to protect the environment, reduce operating costs, and protect quality educational programs.

CHANGING INSTRUCTIONAL TECHNOLOGY AND ACHIEVEMENT: LOCAL SCHOOL FUNDING TO SUPPORT TEACHERS AND HIGH QUALITY INSTRUCTION IN SCIENCE, MUSIC AND THE ARTS

Projects That Improve Student Achievement, Safety and Success

Goals and Purposes: This measure will ensure that the District has the classrooms, science labs, and computers for every student to learn and prepare for high school and college.

It has been proven that children learn in different ways. This measure will help the District provide facilities to address these differences to best serve all our kids.

This measure will provide some housing assistance so that the best teachers can continue to live and work in our high cost of living area.

COMPLETE TEXT OF MEASURE T-Continued

- Make essential safety and security improvements, including security fencing, lighting, security cameras, access control, and intruder alert technology.
- **Build new classrooms or upgrade existing, unused facilities to accommodate expected student growth of 2,500 students so that neighborhood schools can be preserved.**
- Maintain classrooms and school facilities for safety and to protect the community's investment.
- Improve facilities to maintain Mountain View's renowned art, music and science programs.
- Update classroom computers and instructional technology in order to maintain 21st Century standards.

In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: add or renovate student and staff restrooms; repair and replace electrical, plumbing, heating, ventilation and air conditioning systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, gutters, windows, walls, floors, doors and drinking fountains; construct or renovate facilities for more efficient administration and multi-purpose learning spaces; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices; upgrade or construct support facilities including administrative, physical education, music, art, classrooms or facilities, science, auditoriums, computer labs/classrooms, libraries, gyms, buildings, metal, woodworking and welding shops, maintenance and transportation yards and related warehouse facilities; plan, acquire, construct or contribute to affordable housing units for teachers and staff; projects authorized by the District's Measure G, approved by the voters in 2012; repair and replace fire alarms, emergency communications and security systems; improve facilities to satisfy ADA requirements; resurface or replace asphalt, broken concrete and improve hard courts, turf and irrigation/drainage systems and campus landscaping; install signage, marquees, solar panels or other energy efficiency systems, and fencing; expand parking and drop-off areas; improve sewer lines and all underground and above ground site utilities; acquire land; construct new classrooms and school buildings and schools, including new STEAM classrooms; acquire and install portable classrooms; upgrade or replace interior and exterior painting, floor covering (including carpets), and school facades; demolition; construct new or upgrade kitchens, food service, and school cafeterias; construct various forms of storage and support spaces and classrooms; improve outdoor learning environments; repair, upgrade and install interior and exterior lighting systems; improve playgrounds, play structures, athletic fields and facilities to support student health, fitness and safety; replace outdated security fences and security systems (including access control systems), provide lunch shelters, shade structures, indoor space for assemblies or for rainy day lunch; upgrade music labs, multi-purpose rooms, learning centers and media centers; add or upgrade parking lots. In addition to the listed projects stated above, the Project List also includes 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 Project List; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including

COMPLETE TEXT OF MEASURE T-Continued

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, network rewiring, cabling, computers, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, clock/telephone/intercom systems, public address systems, audio/visual/sound systems, call manager and network security/firewall, wireless technology systems, refresh classroom technology, including enterprise software applications, miscellaneous IT software and instructional equipment, data storage, phones, identity cards and the construction and installation of a data center in the cloud for the District's enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security. The budget for each project is an estimate and may be affected by factors beyond the District's control. 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 portable classrooms and 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 on-site and off-site improvements, site preparation and 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 or drainage systems, traffic signals and utility lines, trees and landscaping, relocating fire access roads, street widening, 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, legal and similar planning costs, connection fees, permit fees, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. 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 types of projects and 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.

FISCAL ACCOUNTABILITY: THIS MEASURE REQUIRES A CLEAR SYSTEM OF ACCOUNTABILITY, INCLUDING A PROJECT LIST DETAILING HOW THE MONEY WILL BE USED, A CITIZEN'S OVERSIGHT COMMITTEE, AND INDEPENDENT AUDITS TO ENSURE MONEY IS SPENT PROPERLY.

IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF TRUSTEES WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED

COMPLETE TEXT OF MEASURE T-Continued

BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

NO ADMINISTRATOR SALARIES: PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF SCHOOL FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.

TAX RATE STATEMENT

An election will be held in the Mountain View Whisman School District (the "District") on March 3, 2020 to authorize the sale of \$259,000,000 in general obligation bonds. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of tax levies made on the taxable property in the District. These estimates are based on projections derived from information obtained from official sources and other demonstrable factors. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale, and actual increases in assessed valuations. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

- i. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$0.03 per \$100 (\$30.00 per \$100,000) of assessed valuation.
- ii. The best estimate of the final fiscal year in which the tax required to fund this bond issue is anticipated to be collected is fiscal year 2048-49.
- iii. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$0.03 per \$100 (\$30.00 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year the bonds remain outstanding.
- iv. The best estimate from official sources 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 will be approximately \$538 million.

Based upon the forgoing and projections of the District's assessed valuation, the timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District and other factors. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the assessment and the equalization process.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property in the District as shown on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Dated: Nov. 25, 2019

Ayindé Rudolph
Dr., Superintendent, Mountain View Whisman School District

ARGUMENT IN FAVOR OF MEASURE T

Vote YES on T to maintain outstanding education in Mountain View's elementary and middle schools!

Mountain View schools provide a high-quality education for local students. However aging facilities, growing student enrollment and a lack of housing that is affordable for teachers are putting the quality of our schools at risk.

YES on T ensures local schools have the modern classrooms, science labs and computer systems needed to prepare students for high school, college and today's careers. YES on T upgrades aging facilities for student safety and security.

With enrollment expected to grow by 2,500 students in the coming years, Measure T will provide safe and modern classrooms to ensure all students can attend their neighborhood schools.

With the rapidly rising cost of living, Mountain View schools lose qualified and experienced teachers to lower cost of living areas. Some teachers work second jobs or commute long distances to work here. Measure T will provide housing options that are affordable for teachers and school staff so our best educators stay in Mountain View.

Voting YES on T will:

- Provide housing that is affordable for Mountain View teachers and staff
- Replace aging and inefficient windows, lighting, heating and ventilation systems for cost savings and environmental sustainability
- Upgrade facilities to accommodate student enrollment growth so students can attend their neighborhood schools
- Update classrooms and labs to maintain quality technology, art, music and science programs
- Update electrical, internet and data systems for modern learning technology

Measure T Requires Strict Accountability

- All funding must be spent in Mountain View and cannot be taken by the State
- An independent citizens' oversight committee and mandatory audits ensure funds are spent properly
- No funds can be used for administrators' salaries, pensions or benefits

Supporting local schools is a wise investment that keeps our property values high and enhances our quality of life.

ARGUMENT IN FAVOR OF MEASURE T-Continued

Please vote YES on T!

Aileen La Bouff
Realtor

Margaret M. Poor
Teacher

Tamara Wilson
Pres., MVWSD Board of Trustees

William Lambert
17 Year Mountain View Resident

Ellen Kamei
Mountain View City Councilmember

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE T

While investing in local schools can enhance property values, handing over hundreds of millions of dollars to be misused or squandered is not smart.

What can you expect for another \$259 million from this school district which just spend \$264 million?

This district (elected board) could have promised voters how the money to borrowed would be spent—but declined to provide anything except long list from which the district would choose later.

Measure T is a virtually **BLANK CHECK** with regard to the projects on which the money will be spent.

This district could also have asked for the authority to only sell bonds it can truly afford under state limits. Instead, Measure T would permit the district to sell up to \$18,600,000 in bonds each year—which would mean that \$259 million in bonds could be sold over some 13 years at much higher interest rates—doubling or tripling the total repayment required.

This district (in December) used taxpayer money for a mailer claiming that there could be 2,500 additional students in the public schools in the next **"few years."** The district's own facilities master plan projects an increase of 2,448 students only if in "10-20 years" 20,000 housing units are added.

California law makes it a crime for local government officials to use public resources to advocate passage of a ballot measure (see Education Code section 7054 applicable to this school district).

MEASURE T is **TOO EXPENSIVE** and **TOO LOOSELY WRITTEN** to support.

For more information, visit: svtaxpapers.org

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

Gary Wesley
Attorney, Mountain View

ARGUMENT AGAINST MEASURE T

The Mountain View-Whisman School District covering most of Mountain View is seeking voter permission to borrow \$259 million by selling "general obligation bonds"¹¹ that would need to be repaid, with interest, from higher property taxes.

The amount of interest depends upon the rate of interest when a group of bonds is sold. Currently, interest rates are low, and the total repayment would about double the \$259 million to be borrowed. However, if the bonds are sold over many years, the total interest and repayment may be much higher.

Until Proposition 39 in the year 2000 was approved by California voters, a local school bond measure needed two-thirds of those voting to pass.

Proposition 39 lowered the percentage of approval needed to 55% of those voting PROVIDED THAT the bond measure contains some accountability provisions—including that it specifies the purposes for the money will be used. Whether this bond measure meets the requirements for approval at 55% may be disputed.

School bond measures usually are approved. The GAME PLAN often is to promote school needs in mailers from the district, select a low-turnout election date, line-up supporters and then get special business interests with money at stake to finance much of the local campaign.

Voters last approved a bond measure for this school district in 2012: \$198 million. The local weekly newspaper reported on September 2, 2019, that the district had not only spent that money—but another \$64 million to boot. The measure now proposed purports to authorize use of the next-borrowed money on projects that were supposed to be accomplished under the 2012 bond measure.

In any event, proponents properly have the burden of explaining to voters how the last \$262 million was spent and why another \$259 million is needed.

For more information, visit: svtaxpayers.org

Mark W.A. Hinkle
President; Silicon Valley Taxpayers Association

REBUTTAL TO ARGUMENT AGAINST MEASURE T

The lone opponent of Measure T does NOT live in Mountain View. He lives in Morgan Hill and submits the same argument against every school district in Santa Clara County. He hasn't visited our schools and doesn't understand our needs.

As residents of Mountain View, we have done our homework. Here are the **FACTS** and why we recommend a YES vote on T:

FACT: Measure T requires strict fiscal accountability protections, including **independent oversight** from taxpayer, business and senior organizations as well as **mandatory annual audits** to ensure funds are spent exclusively for voter-approved purposes.

FACT: Citizens' oversight reports confirm that funds from past measures have been spent **effectively, efficiently** and **as promised**.

FACT: Measure T helps ensure our local teachers and school staff have access to housing options in our community that they can afford. **YES on T keeps outstanding educators in our Mountain View schools.**

FACT: Measure T is essential for providing the classrooms needed to handle projected short-term student enrollment growth in the next few years. **Measure T prevents classroom overcrowding** and ensures all elementary and middle school students can attend their neighborhood schools.

FACT: The State does not provide funding for school improvements. We need Measure T to repair aging school facilities and upgrade outdated classrooms and labs. Waiting means our schools continue to age and upgrades become more expensive.

FACT: Protecting the quality of our schools protects our strong property values.

Mountain View's leaders agree—vote YES on T for safe and modern classrooms and to keep great teachers in our elementary and middle schools!!

Niki Theil
Financial Planner

Dale Kuersten
Retired Fire Chief & 40+ Year Resident

Fiona Walter
Board Member, MVLA Union High School District

Gail A. Lee
Local Teacher

Nancy A. Stuhr
Local Realtor