

**MOUNT PLEASANT SCHOOL DISTRICT
MEASURE Q**

To acquire equipment/instructional technology to improve distance learning and internet access; renovate heating/cooling systems, aging restrooms; upgrade school emergency preparedness, outdated electrical wiring, handicapped accessibility; acquire, renovate, construct classrooms, equipment, sites and facilities, shall Mt. Pleasant Elementary School District's measure authorizing \$12,000,000 in bonds at legal rates, levying 3 cents/\$100 assessed value, \$975,000 annually while bonds are outstanding, with independent citizen oversight, no money for administrators' salaries, pensions or benefits, and all money benefiting local schools?

**BONDS—YES
BONDS—NO**

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF
MEASURE Q**

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 on the assessed value—of property within a district.

The Board of Trustees (Board) of the Mt. Pleasant Elementary School District (District) proposes to issue such bonds in the amount of up to \$12,000,000 for the purposes of acquiring equipment and instructional technology to improve distance learning and internet access; renovating heating/cooling systems and aging restrooms; upgrading school emergency preparedness, outdated electrical wiring, disability accessibility; and acquiring, renovating, and constructing classrooms, equipment, sites and facilities.

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

- Increase all student access to technology and the internet by purchasing equipment and improving technology infrastructure.
- Replace outdated, inefficient heating, ventilation, and air-conditioning systems.
- Replace aging restrooms and toilets.
- Repair or replace old leaky roofs.
- Upgrade old electrical wiring throughout the District.
- Upgrade school emergency preparedness.
- Improve disability accessibility.
- Repair or replace unsafe athletic fields, playgrounds, and playground equipment.
- Build new classrooms and renovate old classrooms and facilities.
- Upgrade food service facilities and kitchens.
- Upgrade safety and security systems.

The Project List also includes all of the projects authorized by Measure JJ, approved by the voters of the District on November 6, 2018. 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 in the Measure.

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF
MEASURE Q-Continued**

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

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. The District estimates that the total debt service during the life of the bond, including principal and interest, will be approximately \$13.5 million.

Measure Q 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 up to \$12,000,000 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 Q

FULL TEXT BALLOT PROPOSITION OF THE MT. PLEASANT ELEMENTARY SCHOOL DISTRICT BOND MEASURE ELECTION NOVEMBER 3, 2020

The following is the full proposition presented to the voters by the Mt. Pleasant Elementary School District.

"To acquire equipment/instructional technology to improve distance learning and internet access; renovate heating/cooling systems, aging restrooms; upgrade school emergency preparedness, outdated electrical wiring, handicapped accessibility; acquire, renovate, construct classrooms, equipment, sites and facilities, shall Mt. Pleasant Elementary School District's measure authorizing \$12,000,000 in bonds at legal rates, levying 3 cents/\$100 assessed value, \$975,000 annually while bonds are outstanding, with independent citizen oversight, no money for administrators' salaries, pensions or benefits, and all money benefiting local schools?"

PROJECT LIST

The Board of Trustees of the Mt. Pleasant Elementary School District is committed to safe and secure schools with upgraded classrooms, libraries, science labs, restrooms and technology systems to keep pace with today's learning standards. The Board evaluated the District's urgent and critical facility needs, including safety issues, class size reduction and computer and information technology in developing the scope of projects to be funded. **In approving this Project List the Board of Trustees determines that the District should:**

- (i) **acquire equipment and instructional technology and improve distance learning and student access to the internet;**
- (ii) **upgrade heating and cooling systems;**
- (iii) **renovate aging restrooms that are so deteriorated, many children do not use them;**
- (iv) **replace outdated electrical wiring throughout the District so that improved technology would be available to all students;**
- (v) **improve student safety, security and school emergency preparedness**
- (iv) adhere to specific FINANCIAL ACCOUNTABILITY safeguards such as:
 - (a) Sacramento must be prohibited from taking any of the funds raised,
 - (b) All expenditures must be subject to annual independent financial audits,
 - (c) No funds can be used for administrators' salaries and pensions,
 - (d) All funds must be subject to local control,
 - (e) An independent citizens' oversight committee must be appointed to ensure that all funds are spent only as authorized.

COMPLETE TEXT OF MEASURE Q-Continued

The Project List includes upgrades and improvements at the following schools:

August Boeger Middle School Robert Sanders Elementary School
Ida Jew Academies Valla Vista Elementary School
Mt. Pleasant STEAM Elementary School

School Renovation, Repair and Student Safety Projects

Goal and Purpose: Since protecting quality education in local schools and the health, safety and security of our children on campuses requires renovating, repairing and upgrading outdated school buildings, bathrooms, classrooms, computers, technology, school libraries and equipment to give all children have the resources they need to learn and stay up-to-date with the latest advances in technology and education, local schools will benefit from projects including:

- Increase all student access to technology and the internet by purchasing equipment and improving technology infrastructure.
- Acquire equipment and technology designed to improve distance learning.
- Replace outdated, inefficient heating, ventilation and air-conditioning systems.
- **Replace aging restrooms** and toilets.
- Repair or replace old leaky roofs.
- Upgrade old electrical wiring throughout the District.
- **Upgrade school emergency preparedness.**
- Improve handicap accessibility.
- Repair or replace unsafe athletic fields, playgrounds and playground equipment.
- Build new classrooms and renovate old classrooms and facilities.
- Upgrade food service facilities and kitchens.
- Upgrade safety and security systems.
- Upgrade or replace classroom equipment and instructional technology.

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 management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the payment of the costs of preparation of all facility planning, facility assessment reviews, environmental studies, construction documentation, inspection and permit fees, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, computers, projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, upgrade voice-over-IP, intercoms, audio/visual equipment, phone systems, call manager and network security/firewall, cloud-based systems and storage and other miscellaneous equipment and software. The repair of school facilities includes, campus accessibility, utilities, and grounds, playground equipment, security fencing, hard court surfaces, shade structures for

COMPLETE TEXT OF MEASURE Q-Continued

student assembly and protecting students from inclement weather during lunch, libraries, asphalt and paved surfaces, District support facilities, fire sensors; renovate classrooms, science labs, multi-purpose rooms and school facilities; upgrade plumbing systems; athletic and play fields turf may be upgraded for safety and operational efficiency; renovate and paint interior and exterior building surfaces to extend their useful life; security, safety and communication systems and equipment; fire safety systems and alarms and bells; heating, ventilation and air-conditioning system upgrades; window and floor coverings (including tiles and carpeting); upgrade energy efficiency and irrigation systems; improvements and furnishings and/or other electronic equipment and systems. The Project List also includes all of the projects authorized by Measure JJ, approved by the voters of the District on November 6, 2018, and the refinancing of any outstanding lease obligations, or the bridge loans taken to initiate voter approved projects. 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 are finalized, construction bids 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 enhanced and operationally efficient campuses. Necessary site preparation/restoration and landscaping, 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, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Bond proceeds shall be expended only for the specific purposes identified herein. 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 the bond projects. 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.

FINANCIAL ACCOUNTABILITY: 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 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

TAX RATE STATEMENT REGARDING PROPOSED

\$12,000,000

MOUNT PLEASANT ELEMENTARY SCHOOL DISTRICT GENERAL OBLIGATION BONDS

An election will be held in the Mount Pleasant Elementary School District (the "District") on November 3, 2020, to authorize the sale of up to \$12,000,000 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 3 cents per \$100 of assessed valuation (or \$30.00 per \$100,000 of assessed valuation). The final fiscal year in which the tax is anticipated to be collected is 2033-34.
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 3 cents per \$100 of assessed valuation (or \$30.00 per \$100,000 of assessed valuation). It is estimated that such rate would be levied starting in fiscal year 2021-22 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 \$13.5 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

TAX RATE STATEMENT-Continued

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: Elida MacArthur
Superintendent
Mount Pleasant Elementary School District

ARGUMENT IN FAVOR OF MEASURE Q

The COVID-19 crisis has forced us to take a critical look at the most important aspects of our community, particularly our schools. When schools and classrooms were suddenly closed and educators were forced to transform the way they teach, we all realized the true importance of our schools. They are more than buildings—they are centers of our community where our children explore, feel connected and thrive.

Now, more than ever, **it is crucial that we ensure our schools are equipped with the tools children need to learn, regardless of the circumstances.**

Measure Q will help us achieve this goal by providing our schools with the resources to make essential improvements and better prepare our children for the future.

Projects to be funded by Measure Q include:

- Increasing student access to the internet and instructional technology to improve distance learning
- Repairing school playfields and playgrounds
- Upgrading school emergency preparedness
- Replacing outdated electrical wiring

We must also protect taxpayers by watching over and managing every tax dollar. That is why Measure Q comes with iron-clad taxpayer protections, including:

- Requiring a rigorous Independent Citizens' Oversight Committee and third-party auditor
- Qualifying for state matching funds
- Prohibiting any funds from being used for administrators' salaries and benefits
- Guaranteeing that all bond money will be spent locally, not taken by the state for use elsewhere

Our schools are our community's most valuable public resource.

They provide our children with a place to thrive, they protect local property values, and they make our community a better place to live. Let's make sure they remain that way.

Vote Yes on Measure Q.

Frank E. Biehl
President, Mt. Pleasant Elementary School Board

Robert A. Ramirez
Former East Hills LL. President

Rachel McCauley
Teacher

Judy A. Valenti
Community Member

Sarafina M. Garcia
Community Member

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE Q

This is not the time for "borrowing as usual".

Selling bonds now means higher taxes in future years. But many people have lost their jobs. Others are working reduced hours. Many businesses have reduced revenue, and some have been forced to shut down entirely. Some may never reopen. The last thing they need as they try to recover is higher taxes for years to come!

While most individuals understand the danger of debt and have responded by trying to cut debt along with expenses, governments at all levels just keep piling it on!

Borrowing by the federal government has grown by more than \$3 trillion this year alone. The State of California has borrowed and is planning to borrow billions more!

This is not the time for "borrowing as usual".

Nobody knows what kind of school facilities will make sense going forward, as society adapts to this virus (and the possibility of future pandemics). Buildings being used in different ways, some school-related activities just no longer practical, and more parents switching to home schooling—all mean changes to what facilities will be good investments.

This is not the time for "borrowing as usual".

This is the time to demand that the school board take a fresh look at what facilities will really be useful in the future, not sign us up for years and years of taxes to pay for facilities that may in fact already be obsolete.

Vote NO on Measure Q.

www.SVTaxpayers.org

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

Joe Dehn
Chair, Libertarian Party of Santa Clara County

ARGUMENT AGAINST MEASURE Q

Just 2 years ago, voters approved \$27,500,000 in bond debt (Measure JJ).

The School District placed on the ballot a \$27,500,000 bond (debt) measure to do:

- Repair leaking roofs
- Repair deteriorating restrooms
- Renovate & Construct classrooms
- Upgrade wiring
- Upgrade fire and emergency systems

Now, just 2 years later, they want to spend \$12,000,000 to do:

- Modernize aging classroom
- Improve "aging restrooms"
- Renovate & build classrooms
- Renovate "outdated electrical wiring" again?
- Upgrade school emergency preparedness

Amazing how fast schools deteriorate in just 2 years!

Do you agree?

Education Data Partnership (www.Ed-Data.org) shows the District's enrollment **declining from 2,753** students during the 2009-10 school year, **to 2,229** during 2018-19.

Since the numbers of students are way down, expenses should be way down, too. That should allow more funds from the current budget to be applied to basic maintenance of the schools. In fact, you and I take care of our homes, our condos, and even our apartments out of our yearly budgets. **Why can't Mt. Pleasant Elementary School District do the same?**

School bonds are much like mortgages, in that they must be paid back, in full--plus interest. Lots and lots of interest. Interest payments that do not go to teachers, libraries, computers, maintenance, etc.

Is this the best use of your money?

If your answer is "no," please vote NO on Measure Q.

You can be for schools, for students, for teachers, and against Measure Q.

For more information: www.SVTaxpayers.org

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

Joe Dehn
Chair, Libertarian Party of Santa Clara County

REBUTTAL TO ARGUMENT AGAINST MEASURE Q

Voters should know that the opponents who wrote the argument against Measure Q **do not** live in our district, **do not** understand how much we value our children and their education and, frankly, have absolutely **no right** to tell us how we should manage *our own* schools.

Of course nobody looks forward to paying taxes. But we can all agree that the success of our community depends on having the best schools possible. And, **right now**, for the sake of our community and our children, **it's absolutely critical that we pass this bond measure.**

Right now, our schools face a very real crisis. **Right now**, our children's lives have been upended. **Right now**, our children need to prepare for their future in an uncertain world.

So right now is the time for us to make sure that our schools are prepared to educate students through any situation. **Right now is the time** to provide our children with the educational tools to thrive.

Measure Q will ensure we can do this.

Measure Q will make our schools safer and more secure.

Measure Q will ensure that our schools are equipped to educate through a crisis.

Measure Q will give our students access to more modern educational tools.

And Measure Q will provide our children with a greater chance for success.

Past generations sacrificed for us to have the schools and classrooms necessary to succeed in our time. Today, this responsibility is ours to carry forward. **Vote YES on Measure Q!**

Robert A. Ramirez
Former East Hills LL President

Lisa Rodriguez
PTA Board Member

Rachel McCauley
Teacher

Sarafina M. Garcia
Community Member

Judy A. Valenti
Community Member