

**FULL TEXT OF MEASURE I
FULLERTON JOINT UNION HIGH SCHOOL DISTRICT**

BOND PROJECT LIST

The Fullerton Joint Union High School District will use bond funds to provide up-to-date classrooms, renovate athletic fields and related facilities, replace underground water sewer and gas lines, and replace old and inefficient electrical, lighting, heating, plumbing, and ventilation systems. In addition, all schools are in need of updated instructional technology as well as ongoing repairs and renovations to keep the schools safe and secure.

Bond funds will be used in combination with any other received State matching funds. The Fullerton Joint Union High School District will use bond funds for the following school facility improvement projects. All schools listed below will receive bond funds:

School Sites

Buena Park High School
8833 Academy Way
Buena Park, CA 90621

Fullerton Union High School
201 East Chapman Ave.
Fullerton, CA 92832

La Habra High School
801 W. Highlander Ave.
La Habra, CA 90631

Sonora High School
401 South Palm Street
La Habra, CA 90631

Sunny Hills High School
1801 Warburton Way
Fullerton, CA 92833

Troy High School
2200 East Dorothy Lane
Fullerton, CA 92831

Projects Categories

1 Career Technical Education (CTE) Facilities

Renovate/modernize/expand/upgrade existing facilities
and construct new facilities Districtwide
Based on programmatic offerings/needs:

- Agriculture
- Auto Shop
- Construction
- Cinema Production
- Culinary Arts
- Digital Media
- Engineering
- Medical Careers
- Sports Medicine

2 Computer Technology and Infrastructure

Districtwide network infrastructure/backbone
upgrades and improvements
Core data wiring and support power
CAT 5e/6 data
Fiber optic
120v supply power
Hardware
Increased bandwidth

3 Classrooms/Facilities for Core Educational Programs

Renovate/modernize/expand/upgrade existing facilities
and construct new facilities Districtwide:
Upgrade/update science labs
Convert/construct additional science labs
Upgrade/update library
General classroom upgrades/improvements
Flex-labs
JROTC
Classroom of the future

4 Facilities Infrastructure and Support Systems

Districtwide

Upgrades and repairs based on unaddressed deferred maintenance needs:

Roofing

HVAC

Plumbing

Electrical

Lighting

Painting

Fencing/Block Walls

Hardscapes

Asphalt Slurry

Parking Lots (remove/replace, repair, slurry, restripe)

Concrete - Site Walkways

Storm Drains

Fields

Drainage

Erosion control

Irrigation

5 Accessibility and ADA Compliance

Renovate/modernize/expand/upgrade existing facilities

Districtwide

Path of Travel

Restrooms

Parking lots

6 Visual and Performing Arts Facilities

Renovate/modernize/expand/upgrade existing facilities

and construct new facilities Districtwide

Music, theatre, dance, drawing, painting, photo, and digital arts

7 Seismic and Earthquake Upgrades/Retrofits

To be addressed as identified in conjunction with other renovation work on campus building

8 Energy Efficiency

Districtwide energy efficiency upgrades

Specific projects identified through Prop 39 analysis

Lighting (interior, exterior)

Electrical

HVAC

Energy management

Solar initiatives

Green technology opportunities

9 Security and Safety Systems

Districtwide

Security supporting network upgrades to support

increased bandwidth and cameras

Fencing installation/replacement

Doors and door hardware (crash bars/pull plates, locks)

Lighting

10 Hazardous Materials (asbestos, lead, etc.)

To be addressed as identified in conjunction with other renovation work on campus building

11 Competitive Athletic Facilities and Physical Education

Renovate/modernize/expand/upgrade existing facilities

and construct new facilities Districtwide

Aquatic facilities/pools

Gymnasiums

HVAC

Floors

Painting

Equitable capacity/expansion

ADA

Stadiums/tracks

New and/or artificial turf

All weather tracks

Press boxes

Sports fields/tracks

- All weather tracks
- New and/or artificial turf
- Field houses
- Restrooms
- ADA upgrades
- Tennis courts
- Fencing
- Court surface
- Baseball/softball fields
- Fences
- Dugouts
- Field /infield renovation
- New and/or artificial turf
- Fitness centers

12 Campus Improvements/Landscaping

- Renovate/modernize/expand/upgrade existing facilities
- Districtwide
 - Landscape
 - Hardscapes
 - Fence lines
 - Street frontage
 - Campus Interiors
 - Hallways
 - Commons/Quads
 - Lunch areas

13 Food Service Facilities (kitchens and cafeterias)

- Renovate/modernize/expand/upgrade existing facilities
- Districtwide
 - Appliances
 - Food service equipment
 - Fixtures
 - HVAC
 - Utility and infrastructure upgrades
 - Network/data/POS

14 Administrative and support facilities

- Renovate/modernize/expand/upgrade existing facilities
- Districtwide
 - Front office
 - Administrative and support
 - Custodial
 - Storage

For any project involving modernization or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction if the Board of Trustees determines that replacement and new construction is economically more practical considering the building's age, condition, and other relevant factors.

* * *

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 acquisition of a variety of instructional, maintenance, and operational equipment, including the reduction or retirement of 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 environmental investigation, remediation, and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, fiber optic cable and hardware necessary to increase bandwidth.

The allocation of bond proceeds may 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 may 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. 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, but not for other administrator

or teacher salaries. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code Section 53410.

FISCAL 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.

**IMPARTIAL ANALYSIS
FULLERTON JOINT UNION HIGH SCHOOL DISTRICT
MEASURE I**

Approval of the measure would authorize the Board of Trustees of the Fullerton Joint Union High School District ("District") to issue general obligation bonds in an amount not to exceed \$175,000,000.

The California Constitution provides that school districts may issue general obligation bonds for the 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, with the approval of 55% of the voters of the district, voting at an election for that purpose.

The measure provides that funds received from the sale of the bonds shall be expended only on the specific high school improvement projects listed in the measure, including upgrading and constructing career technical education facilities, visual and performing arts facilities and science labs; upgrading classrooms, libraries, kitchens, cafeterias and administrative and support facilities; upgrading and constructing aquatics facilities, gymnasiums, tracks, sports fields, tennis courts and baseball/softball fields; upgrading network infrastructure; upgrading roofing; upgrading HVAC, plumbing, electrical and lighting systems; improving disability access; improving energy efficiency; upgrading security and safety systems; and upgrading landscaping and hardscapes.

The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended. In addition, annual performance and financial audits will be conducted. The measure further provides that bond proceeds will not be used for teacher or administrator salaries or other school operating expenses.

Approval of this measure will also authorize the District to levy an ad valorem tax on the assessed value of real property within the District by an amount needed to pay the principal and interest on these bonds in each year that the bonds are outstanding. The Tax Rate Statement for the measure in this sample ballot pamphlet reflects the District's best estimates, based upon currently available data and projections, of the property tax rates required to service the bonds.

If 55% of the voters of the District voting on the measure vote yes, the District will be authorized to issue bonds in an amount not to exceed \$175,000,000 and levy the related taxes as estimated in the Tax Rate Statement. A no vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

The measure was placed on the ballot by the Board of Trustees of the District.

Approval of Measure I does not guarantee that the proposed project or projects in the District that are the subject of bonds under Measure I will be funded beyond the local revenues generated by Measure I. The 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.

**TAX RATE STATEMENT
FULLERTON JOINT UNION HIGH SCHOOL DISTRICT
MEASURE I**

An election will be held in the Fullerton Joint Union High School District (the "District") on November 4, 2014, to authorize the sale of up to \$175,000,000 in bonds of the District for the specific school facilities projects listed in the Bond Project List established by the District, as described in the proposition. The District expects to sell the bonds in two or more series. Principal and interest on the bonds will be payable from the proceeds of 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.

1. The best estimate of the tax, which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$19.00 per \$100,000 of assessed valuation in fiscal year 2014-15.

2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$19.00 per \$100,000 of assessed valuation in fiscal year 2014-15.

3. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$19.00 per \$100,000 of assessed valuation in fiscal year 2020-21.

4. The best estimate of the average tax rate which would be required to be levied to fund this bond issue during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$19.00 per \$100,000 of assessed valuation.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on Orange 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.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the Orange County Assessor in the annual assessment and the equalization process.

Dated: August 5, 2014

s/ George Giokaris
Superintendent, Fullerton Joint Union High School District

ARGUMENT IN FAVOR OF MEASURE I

Measure I is critical:

- Local graduates require 21st-century technology skills and a solid background in science and math for success in college and to compete for good jobs
- Whether or not you have school-age children, protecting the quality of our schools, the quality of life in our community and the value of our homes is a wise investment

Out of over 22,000 public high schools in the nation, our local high schools—Buena Park, Fullerton Union, La Habra, Sonora, Sunny Hills and Troy—rank in the top 7% and have earned many national and state awards. However, each was built over 50 years ago and requires critical upgrades.

Measure I will keep our high schools among the best in the State and nation. No District funds exist to address our local schools' facility needs. Measure I will provide locally controlled funding for safety improvements and to accommodate 21st-century instruction.

Vote Yes on I:

- Provide facilities and equipment needed for career and technology education
- Upgrade classrooms, science labs, libraries, and school facilities
- Repair leaky roofs, floors, plumbing, heating/ventilation and electrical systems
- Improve arts and athletics facilities
- Upgrade technology infrastructure to accommodate 21st-century instruction
- Improve energy efficiency to reduce utility costs
- Upgrade safety and security systems

Yes on I will help our high schools qualify for millions in available State matching money that will otherwise go to other districts.

Measure I requires strict taxpayer protections:

- No funds will be used for administrators' salaries, pensions or benefits
- All funds will stay local and cannot be taken away by the State or used for other purposes
- Independent citizen oversight, mandatory audits and a detailed project list will ensure funds are spent as promised

Measure I meets the Orange County Taxpayers Association school bond criteria.

Please vote YES on Measure I.

s/ Jane Williams
Former Owner of the "La Habra Journal"

s/ Rose Espinoza
La Habra City Council Member

s/ Doug Chaffee
Fullerton Mayor

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE I

Read the text of Measure I yourself: it authorizes bond money to be spent on administrative offices and press boxes! Why should we approve a \$175,000,000 bond involving administrative offices and press boxes?

\$175,000,000 is just the principal. **The cost of Measure I will grow to over a third of a billion dollars** once Wall Street investors, interest payments, and brokerage fees get their cut of our taxpayer money. There are other far more cost-effective ways to finance schools than another costly bond.

Measure I supporters state that it "will help our high schools qualify for millions in available State matching money that will otherwise go to other districts."

What they're not telling you is:

- **The State matching funds are gone!**
- *The Sacramento Bee* reported on August 15, 2014 that **the State matching funds account is empty**, and AB 2235, which would replenish State matching funds, failed in the State Legislature.
- Buried near the end of the text of Measure I is a warning that without State matching funds, the Fullerton Joint Union High School District "may not be able to complete some of the projects listed..."

Read the text of Measure I yourself: there are 14 broad categories and a list of 6 high schools. There are few specific projects listed. **Without specifics, how can there be adequate accountability to protect our taxpayer dollars?**

Fullerton, La Habra, Buena Park, La Habra Heights, Brea, La Palma, and Anaheim can't afford another tax hike!

Vote "No" on the Measure I tax hike!

s/ Jack Dean
President, Fullerton Association of Concerned Taxpayers (FACT)

s/ Chris Norby
Public High School Teacher (Ret.)
Vice Chair, Assembly Education Committee (Ret.)
Member, Legislative Audit Committee (Ret.)

s/ Bruce W. Whitaker
Fullerton City Council Member

s/ Zonya Townsend
Educator and Registered Nurse

ARGUMENT AGAINST MEASURE I

Measure I proposes a \$175,000,000 bond. A bond is like a government credit card, where your taxes are raised to pay off that credit card. Measure I asks voters to put \$175,000,000 on a credit card.

In other words, **Measure I is a \$175,000,000 tax hike!**

The Fullerton Joint Union High School District (FJUHSD) is already projecting a \$5,000,000 deficit in its 2014-15 budget.

Seven times in the last four years, FJUHSD held a certification that it "may not meet its financial obligations for the current or two subsequent fiscal years," according to California's Department of Education.

In 2002, we approved a \$67,940,000 bond for FJUHSD. Measure I is almost twice the size of that bond! We're still paying for the 2002 bond, and now they want us to approve a bigger one?

Not only that, in 2002, we approved a \$239,000,000 bond for the North Orange County Community College District. Now, *they* have a \$574,000,000 bond on this same ballot, Measure J.

How many bonds are we supposed to pay for?

Just two years ago, California voters approved Proposition 30. We were promised "billions in new funding for our schools" from Proposition 30. Proposition 30 raised the sales tax and income tax. Measure I raises your property tax. What tax will they raise next?

What does a property tax increase mean for you?

- **Homeowners will pay more taxes**
- **Renters will see higher rent** as landlords pass on the costs of higher taxes
- **Struggling mom and pop businesses will pay higher rent** as landlords pass on the costs of higher taxes
- **Customers will see higher prices** as businesses pass on the costs of higher taxes

Fullerton, La Habra, Buena Park, La Habra Heights, Brea, La Palma, and Anaheim can't afford another tax increase.

Vote "No" on Measure I, the \$175,000,000 tax hike!

s/ Jack Dean
President, Fullerton Association of Concerned Taxpayers (FACT)

s/ Bruce W. Whitaker
Fullerton City Council Member

s/ William Hinz
Governing Board Member, Lowell Joint School District

s/ Zonya Townsend
Educator and Registered Nurse

REBUTTAL TO ARGUMENT AGAINST MEASURE I

The opponents' misleading claims about our **outstanding local schools** fall apart when you consider the **FACTS**:

FACT: All six local high schools - Buena Park, Fullerton Union, La Habra, Sonora, Sunny Hills and Troy - rank among the **best in the nation**. (Source: *US News & World Report and Washington Post*)

FACT: Fullerton Joint Union High School District achieved the **highest credit rating available to school districts** because "The District manages its finances as well as any school district in America". (Source: Credit Rating Agency Moody's)

FACT: A measure approved by local voters twelve years ago funded the first phase of school repairs. The Citizens' Oversight Committee certified that projects were completed on time and on budget. Voter-approved local funds qualified our schools for **millions in state matching funds** that would have gone to other school districts. (Source: www.fjuhsd.net/bond2002)

FACT: Measure I provides locally-controlled funding that **cannot be taken by Sacramento** for the next phase of school improvements. Measure I gives local students the tools to **succeed in college, compete for good jobs** and fuel our economy with a skilled workforce.

FACT: Measure I's mandatory **fiscal accountability requirements** ensure funds are spent properly and meet the Orange County Taxpayers Association criteria.

Here's the bottom line: Excellent schools make our homes desirable to families with children, which **increases property values**. The approximately \$4 per month that Measure I costs the typical homeowner will be far exceeded by growth in your home's value by protecting quality schools.

Consider the **FACTS** and please **vote YES**.

s/ Sandra Baltés
Director, La Habra Community Collaborative

s/ Theresa Harvey
President Fullerton Chamber of Commerce

s/ Sueling Chen, EdD, MBA
Fullerton Civic Leader & Parent