



Paradise Unified School District Measure

Arguments in Support of, or in opposition to, the proposed laws are the opinions of the authors.

Y

School Bond Measure

To update classrooms and science labs in schools; perform essential safety/security upgrades; fix leaky roofs, deteriorating plumbing/septic systems; equip classrooms with 21st-century learning technology; replace aging heating/plumbing; and construct/equip classrooms, shall Paradise Unified School District issue \$61,000,000 in bonds, at legal interest rates, levy \$57.50 per \$100,000 of assessed value for as long as bonds are outstanding (\$3.5 million annually) with taxpayer oversight, audits, no employee salaries, all money staying local?

Bonds—Yes

Bonds-No



IMPARTIAL ANALYSIS OF MEASURE Y

Measure Y, a Paradise Unified School District (“District”) bond measure, seeks voter approval to authorize the District to issue \$61 million of bonds at legal rates. The primary purpose of the bonds is to finance school facilities projects as specified in the measure.

Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, this measure will become effective upon the affirmative vote of at least 55% of the qualified electors voting on this measure.

Education Code section 15100 restricts the use of the proceeds from the bonds sale to items such as building school buildings, improving school grounds, supplying school buildings and grounds with equipment, and acquiring real property for school facilities. In addition, proceeds may only be used for the projects listed in the measure. This measure provides that its proceeds will fund projects outlined in the measure (reproduced in the sample ballot pamphlet) that include, but are not limited to: acquiring, renovating and updating classrooms and other facilities to meet health and safety standards; repairing or replacing leaking roofs, deteriorating plumbing and aging septic systems, outdated heating, electrical, and other utility infrastructure; increasing student access to 21st-century learning technology; and updating physical education facilities. Proceeds may not be used for any other purpose such as administrators’ or teachers’ salaries or other operating expenses.

If 55% of those who vote on the measure vote “yes”, the District will be authorized to issue bonds in the amount of \$61 million. Approval of this measure will authorize a levy on the assessed value of taxable property within the District by an amount needed to pay the principal and interest on the bonds each year that the bonds are outstanding.



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The Tax Rate Statement for Measure Y 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. The best estimate of the tax rate required to be levied to fund the bonds is 5.75 cents per \$100 of assessed valuation or \$57.50 per \$100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2053-54. The best estimate of the total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold is \$125,800,000.

The Board of Trustees ("Board") will appoint a citizens' oversight committee to ensure that the bond proceeds are spent for the projects listed in the measure. The Board will also conduct annual, independent performance and financial audits.

If 55% of those voting on this measure do not vote for approval, the measure will fail and the District will not be authorized to issue the bonds.

This measure is placed on the ballot by the governing board of the District.

/s/Bruce S. Alpert
County Counsel

The above statement is an impartial analysis of Measure Y. If you desire a copy of the measure, please call Butte County Elections at 530-538-7761 or 800-894-7761 within Butte County and a copy will be mailed to you at no cost. You may also access the full text of the measure at the following website address: <http://buttevotes.net>



TAX RATE STATEMENT

An election will be held within the boundaries of Paradise Unified School District (the "District") on November 6, 2018 to authorize the sale of up to \$61,000,000 in bonds to finance facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within the District. The following information is provided in compliance with Sections 9400-9404 of the California Elections Code.



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1. The best estimate of the annual average 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 estimated assessed valuations available at the time of filing of this statement, is 0.0575 cents per \$100 (\$57.50 per \$100,000) of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2053-54.
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 0.0575 cents per \$100 (\$57.50 per \$100,000) of assessed valuation, which rate would be levied while the bonds are outstanding.
4. The best estimate of total debt service, including principal and interest, which would be required to be repaid if all the bonds are issued and sold is \$125,800,000.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the County of Butte 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, debt service 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 County Assessor in the annual assessment and the equalization process.

Signed: /s/Michelle John, Superintendent

Dated: June 19, 2018



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ARGUMENT IN FAVOR OF MEASURE Y

Vote YES on Measure Y to make critical repairs and improvements at our aging elementary, middle and high schools and ensure all Paradise and Magalia students have access to safe and updated classrooms.

Every penny from Measure Y goes directly to benefit students at Paradise Unified School District schools.

By law, no Measure Y funds may be used for any form of administrator or staff compensation. All funds stay here and cannot be taken away by the State. A Citizens' Oversight Committee and independent audits will ensure all funds are spent as promised.

While local schools have provided students on the Ridge with a quality education for over 80 years, school facilities require health, safety and handicapped accessibility improvements to provide the up-to-date educational environments our students deserve.

We need Measure Y to repair and replace leaky roofs, deteriorating plumbing and old septic systems, as well as modernize classrooms, labs and technology so local students have the resources they need to succeed.

Vote YES on Y: Safe and Modern Classrooms for Every Student

- Repair or replace leaky roofs, deteriorating plumbing and aging septic systems
- Upgrade inadequate electrical and security systems
- Replace outdated heating, ventilation and air conditioning systems
- Construct and modernize science labs and classrooms
- Increase student access to computers and modern technology
- Update physical education facilities for schools and community use

Measure Y will cost the typical homeowner less than \$9 per month. This very modest investment will protect the quality of our local schools, which will protect the value of our homes.

Measure Y benefits all schools in Paradise Unified School District, including charter schools.

Join Paradise and Magalia's parents, teachers and respected leaders in supporting our schools and our community. Vote YES on Y.



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/s/Jon H. Warren, Owner – Matthews, Hutton & Warren CPA's
/s/James Dally, Retired Administrator P.U.S.D./Retired Ex Director Paradise CMA
/s/Jaki Snead, Owner Jaki's Hilltop Café Magalia
/s/Maureen Wisener, Account Manager, Adventist Health
/s/Jim Broshears, Retired Fire Chief

NO ARGUMENT AGAINST MEASURE Y WAS FILED

FULL TEXT BALLOT PROPOSITION OF THE PARADISE UNIFIED SCHOOL DISTRICT BOND ELECTION FOR NOVEMBER 6, 2018

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Paradise Unified School District shall be authorized to issue and sell bonds of up to \$61 million in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Bond Project List, subject to all of the accountability safeguards specified herein.

KEY FINDINGS

- Paradise Unified School District is committed to continuing to provide a strong, high-quality education for all students on the Ridge in local elementary, intermediate and high schools; and
- The District has conducted a project prioritization process with input from parents, teachers, staff, and members of the community to identify the upgrades needed at each school site in order to meet modern safety standards, to meet the District's goals for supporting current academic standards and to address specific priorities at individual school sites; and
- Addressing urgent needs includes completing identified repairs to repair/replace leaky roofs, deteriorating plumbing and aging septic systems, upgrade inadequate electrical and security systems, replace outdated heating, ventilation and air conditioning systems; and
- Improvements are also needed to construct and modernize science labs and classrooms, increase student access to computers and modern technology and update physical education facilities for school and community use; and



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- Ensuring all schools provide a high-quality education keeps our property values and community strong; and
- This bond measure will benefit local schools and no funds can be taken away by the State or other school districts, and by law, no money can be used for administrator, employee or staff salaries or pensions; and
- This bond measure requires strict fiscal accountability protections including mandatory annual audits and an independent citizens' oversight committee comprised of local residents to ensure funds are managed and spent properly.
- Specifically, as further described in the Bond Project List, the Board of Trustees desires to:
 - acquire, renovate, and update classrooms and other facilities to meet health & safety standards
 - repair or replace leaking roofs, deteriorating plumbing and aging septic systems
 - repair or replace outdated heating, deteriorating plumbing, aging septic, electrical, and other utility infrastructure
 - increase student access to 21st-century learning technology
 - update physical education facilities for school and community use
 - acquire sites and construct, furnish, renovate, update and equip science labs, classrooms and buildings

ACCOUNTABILITY MEASURES

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

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



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Independent Citizens' Oversight Committee. The Board shall establish an independent Citizens' Oversight Committee in accordance with Education Code sections 15278-15282 and applicable Board policy, to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. An existing Citizens' Oversight Committee may be empowered by the Board to oversee the expenditure of bond proceeds from this measure. The committee shall be so empowered, or a new committee established, within sixty (60) days of the date when the Board enters the results of the election in its official minutes.

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

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

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

BOND PROJECT LIST

This Bond Project List, which is an integral part of this proposition, describes the specific projects the District proposes to finance with proceeds of the bonds.

Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities on the Bond Project List, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.



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In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources. These sources may include joint-use funds, development impact fees, state funds (if available) and other available funds. The District will pursue state matching funds if and when they become available, and if received, they will be used for and mainly applied to projects on the Bond Project List or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c). No project is dependent on the receipt of state funding for completion.

Specific projects to be funded by the bond measure include, without limitation, the following:

I. COMPLETE BASIC UPGRADES TO MEET CURRENT STUDENT HEALTH AND SAFETY STANDARDS

- Update aging classrooms and District facilities, or acquire and rehabilitate existing facilities, to meet current fire, seismic and safety codes
- Fix and/or replace leaking or deteriorating roofs
- Create ADA-compliant access and safe pedestrian paths of travel at schools
- Repaint school exteriors and interiors and refresh or replace landscaping
- Resurface playgrounds and asphalt areas
- Remove or replace aging portable buildings and classrooms
- Replace aging, outdated and/or deteriorating utility infrastructure, electrical, lighting, plumbing, heating and ventilation (HVAC) systems
Acquire and install solar energy systems/equipment and upgrade any existing solar equipment for interconnection
- Repair and replace aging student restrooms
- Improve security at schools by providing classroom intrusion alarms, video surveillance cameras, safety locks on classroom doors and exterior lighting for student safety
- Upgrade emergency communications and technology backup systems, signage and fencing



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- Improve student safety and traffic circulation by upgrading or providing additional school drop-off areas and parking lots
- Install or repair shade structures on school campuses and create sheltered eating and outdoor learning areas as needed
- Repair, rebuild, equip and furnish school sites in the event of unforeseen emergency
-

II. IMPROVE SCHOOLS TO MEET CURRENT ACADEMIC STANDARDS AND PROVIDE ACCESS TO MODERN INSTRUCTIONAL TECHNOLOGY

- Provide updated classroom audio/visual technology for content delivery and presentation, which may include projectors and/or large format flat-screen monitors and sound and voice amplification systems
- Acquire computer hardware for student use in the classroom that is current and up-to-date
- Improve school site network infrastructure in order to enhance network-based content and curriculum delivery, which may include:
 - Upgrading and improving the routing and network aggregation capabilities for each site in order to support the larger numbers of concurrent network and internet connections
 - Upgrading and improving the network access layer switching capabilities in order to support the larger numbers of devices on our school networks as well as supporting the higher speed requirements
 - Upgrading and improving classroom wiring for both wired and wireless data communication
 - upgrading and improving fiber network cabling between data wiring closets
- Furnish classrooms and learning spaces with flexible furniture
- Build new or transform existing spaces to ensure functional kitchens, multi-use rooms and stages to meet District facility standards for elementary, middle and high schools



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III. PROVIDE DEDICATED SPACE FOR SCIENCE, MATH, ENGINEERING, ARTS/MUSIC INSTRUCTION, SUPPORT 21ST-CENTURY LEARNING AND ADDRESS SPECIFIC PRIORITIES AT INDIVIDUAL SCHOOL SITES

- To accommodate 21st-century learning methods, acquire sites and construct, furnish and equip and/or renovate, modernize, upgrade, repair, replace, furnish and equip:
 - Classrooms, science labs and school buildings, including relocatable or modular buildings
 - school libraries
 - track and athletic facilities
 - middle and high school performing arts and music spaces and venues
 - multipurpose rooms, play areas and outdoor spaces
 - food service facilities, community centers, meetings and office spaces, workrooms and parent/student support service areas

Projects listed may be completed at any and all school sites and facilities where such project is determined by the Board to be necessary or required, and projects are authorized to be performed at each and all of the District's schools and sites within the District, including without limitation:

Cedarwood Elementary School, Paradise Elementary School, Pine Ridge School, Ponderosa Elementary School, Paradise Intermediate School, Paradise High School, Ridgeview High School, Honey Run Academy, Paradise eLearning Academy, Paradise Adult School, District Office, Pearson Center

In recognition of the education of all students on the Ridge, a pro rata portion of the bond proceeds to be spent on moveable assets, on a per in-district student basis, shall be allocated to Achieve Charter, Children's Community Charter, HomeTech Charter, and Paradise Charter Middle School in order to improve charter school facilities in accordance with the Bond Project List and applicable law as follows:



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School	Bond Allocation
Achieve Charter	\$318,331
Children's Community Charter	296,749
HomeTech Charter	209,073
Paradise Charter Middle	213,120

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. 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: renovation of student and staff restrooms; repair and replacement of heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replacement of worn-out and leaky roofs, windows, walls, doors and drinking fountains; installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrades or construction of support facilities, including administrative, physical education/athletic facilities and performing arts buildings and maintenance yards; repair and replacement of fire alarms, emergency communications and security systems; resurfacing or replacing of hard courts, turf and irrigation systems and campus landscaping and play fields; expand parking; install interior and exterior painting and floor covering; demolition; and construction of various forms of storage and support spaces, upgrade classrooms, bleachers, kitchens, repair, upgrade and install interior and exterior lighting systems; replace outdated security fences and security systems. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall,



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wireless technology systems and other miscellaneous equipment and software. The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District will not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District, such as gyms, fields and performing arts facilities, may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

STATE MATCHING FUNDS

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