

# VOTER'S INFORMATION PAMPHLET

## MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

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

### SOQUEL UNION ELEMENTARY SCHOOL DISTRICT

**Q** To repair and renovate every school in the Soquel Union Elementary School District, replace deteriorating facilities to eliminate student safety hazards, make health and safety improvements throughout the District, provide handicapped access, reduce overcrowding in libraries, computer labs and cafeterias, build new classrooms and facilities, repair classroom heating/ventilation systems and upgrade classroom electrical systems for safety and to provide greater student access to computers shall the District issue \$15 million of bonds at the lowest possible interest rate?

- Renovate student restrooms to provide for handicapped access as required by law;
- Building a new elementary school to reduce overcrowding; and
- Building new classrooms in order to accommodate class size reduction in kindergarten through 3rd grade.

• **What will Measure Q cost?** It is estimated, on average, property owners will pay approximately \$24.33 per year per \$100,000 of assessed valuation.

• **Will the District receive any State money?** In order to qualify for money from the recently passed State school bond, school districts are required to provide local matching funds. Passage of Measure Q will provide the District with the local funds needed to qualify for money from the State bond.

• **What assurances are there that Measure Q funds will be spent on improving our schools?** By law, the payment of administrative salaries from bond funds is strictly prohibited. In addition, the expenditure of the bond funds will be annually reviewed by an independent accounting firm.

### MEASURE Q

#### SOQUEL UNION ELEMENTARY SCHOOL DISTRICT MEASURE TEXT

Measure Q is a general obligation bond measure that will provide funding for classroom and facility improvements in the Soquel Union Elementary School District. The following information is provided to help voters better understand Measure Q.

• **What is a general obligation bond?** General obligation ("G.O.") bonds fund projects such as school repair and new classrooms. Similar to a home loan, G.O. bonds are repaid while the project is being used - typically 25 to 30 years. The loan repayment comes from a tax on all property - residential, commercial, agricultural and industrial - located in the district. Interest on the bonds will be set below the legal limit at the lowest rate possible.

• **Why is the District proposing Measure Q?** Four of the five schools of the Soquel Union Elementary School District were built before 1965. Most classrooms in the District are over 35 years old. These aging facilities are deteriorating and must be repaired and renovated before they create serious student safety problems. Classrooms can not accommodate the demands of modern technology and are in need of rewiring. Health and safety improvements need to be made at every school in the District.

The District has sought to provide classroom space for its children and arrange for additional classrooms for class size reduction by installing portable classrooms. However, the installation of these portables has caused critical support facilities such as libraries, cafeterias and computer labs to be overcrowded.

• **How would the passage of the bond impact Jade Street Park?** The District plans to build a new elementary school at Jade Street Park on property already owned by the District. However, park facilities would remain open for community use when school is not in session. In addition, usage of the community center would remain unchanged.

• **What would the passage of Measure Q mean to the District?** Measure Q will repair, renovate and modernize schools and classrooms throughout the District including:

- Upgrading 35 year old classroom electrical systems;
- Replacing portable classrooms with permanent facilities;
- Providing students with access to additional classroom computers;
- Repairing and upgrading classroom heating and ventilation systems;
- Expanding and upgrading libraries throughout the District;
- Repairing and replacing deteriorating asphalt hard surfaces;
- Replace deteriorating classroom windows;
- Repair and upgrade classroom communication systems;



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## MEASURES, ANALYSES AND ARGUMENTS (whichever is applicable to your ballot)

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### IMPARTIAL ANALYSIS BY COUNTY COUNSEL MEASURE Q

(SOQUEL UNION ELEMENTARY SCHOOL DISTRICT)

If approved by at least two-thirds of those voting, this measure will permit up to \$15,000,000 of bonds to be issued on behalf of the Soquel Union Elementary School District. These bonds would constitute a debt of the District.

The money raised through sale of the bonds could be used by the School District for the purposes which are stated in the ballot question.

If issued and sold, the term of the bonds and the rate of interest paid on the bonds cannot exceed limits set by State law.

Payment of interest on the bonds (and principal, when applicable) would be financed by a tax levied on real property within the School District. The Tax Rate Statement for Measure Q which is printed in this ballot pamphlet provides information about that tax, as required by law. The precise effect of the bonds upon the property tax rate within the District would only be determined after sale of the bonds.

A "yes" vote on Measure Q is a vote to approve the bonds.

A "no" vote on Measure Q is a vote against approving the bonds.

DWIGHT L. HERR, COUNTY COUNSEL

By: JANE M. SCOTT  
Assistant County Counsel

### TAX RATE STATEMENT FOR BOND MEASURE Q

An election will be held in Soquel Union Elementary School District on March 7, 2000 to authorize the sale of \$15 million in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required 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 \$.02136 per \$100 (\$21.36 per \$100,000) of assessed valuation in fiscal year 2000-01.
2. 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 \$.04115 per \$100 (\$41.15 per \$100,000) of assessed valuation in fiscal year 2004-05.
3. The best estimate of the tax rate that would be required 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 \$.04115 per \$100 (\$41.15 per \$100,000) of assessed valuation in fiscal year 2004-05.
4. The average tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$.02433 per \$100 (\$24.33 per \$100,000) of assessed valuation.

These estimates are based on projections derived from information obtained from official sources. 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 timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated: November 8, 1999

s/ Dan Cope  
Superintendent



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### ARGUMENT IN FAVOR OF MEASURE Q

Your **YES** vote on Measure Q will have a lasting, positive impact on our children's schools.

#### **Measure Q will repair and upgrade our schools.**

Deteriorating classrooms – many built before 1965 – need to be repaired or replaced before they create serious student safety hazards. Measure Q will

- Repair classrooms at every school in the District,
- Renovate student restrooms for handicapped access,
- Provide students with increased classroom computer access,
- Repair classroom communication systems for student safety,
- Replace inadequate heating and ventilation systems,
- Upgrade 35 year old electrical systems for modern technology,
- Make basic repairs to classrooms including new lighting, flooring, and windows,
- Repair deteriorating asphalt surfaces,
- Make health and safety improvements at every school.

#### **Measure Q will build classrooms and relieve overcrowding.**

Student overcrowding causes discipline problems and makes critical support facilities such as cafeterias and labs overused. Measure Q will:

- Build over 25 permanent classrooms throughout the District,
- Build a new elementary school to reduce student overcrowding,
- Complete the Main Street school, and
- Provide classrooms for continued class-size reduction for students in kindergarten through 3<sup>rd</sup> grade.

#### **Measure Q makes sense for our entire community.**

As taxpayers, we know the importance of education and the value of quality schools. Measure Q will:

- Make the District eligible for State matching funds,
- Build a multi-purpose room at Santa Cruz Gardens Elementary School that will be open for community use,
- Make repairs now instead of waiting until they cost more,
- Keep the Jade Street Park school site open for community use, and
- Be used only to improve our children's schools – not to pay administrative salaries.

Invest in our community's future by voting **YES ON MEASURE Q!**

s/ Beverly Bargetto  
President – Bargetto Winery

s/ Kathleen Crocetti  
President, Soquel Education Association  
Teacher, Main Street Elem.

s/ Carolyn Mecozzi  
Parent / Volunteer  
New Brighton Middle School

s/ Rod Sanford  
Rod Sanford's Traditional Karate

s/ Charles P. Thomas III  
Business & Property Owner Capitola. Parent Volunteer

### REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE Q

Proponents of Measure Q assert:

#### 1. **"Student overcrowding causes discipline problems..."**

- \* **FACT:** ENROLLMENT HAS NOT SIGNIFICANTLY INCREASED OVER THE YEARS.
- \* **FACT:** NEW BRIGHTON MIDDLE SCHOOL, WITH AN AVERAGE CLASS SIZE OF 24, SUSPENDS MORE STUDENTS ANNUALLY THAN ALL THE OTHER SCHOOLS COMBINED. THE OTHER SCHOOLS HAVE UP TO 29 STUDENTS PER CLASS.

#### 2. **"Deteriorating Classrooms - many built before 1965 - need to be repaired or replaced..."**

- \* **FACT:** THE SCHOOL DISTRICT BOAST THAT ITS BUILDINGS MEET FIELD ACT STANDARDS. THIS INCLUDES SOQUEL ELEMENTARY SCHOOL, THE OLDEST FACILITY IN THE DISTRICT BUILT 78 YEARS AGO.

**\*THESE FACTS WERE OBTAINED FROM THE SCHOOL DISTRICT WEBSITE.**

#### 3. **"Measure Q Makes Sense for our entire community."**

**FACT:** . MEASURE Q MAKES NO SENSE AT ALL. WITHOUT PLANS, SPECIFICATIONS AND BIDS WE DON'T KNOW HOW MUCH THE ACTUAL PROJECT(S) WILL COST. THE SCHOOL DISTRICT DOESN'T EVEN HAVE AN ARCHITECT FOR ITS MEASURE Q WISH LIST AT THIS TIME.

**Measure Q is a money grubbing after thought. It shows no proven need for upgrades and growth and it asks for money based on wish list guesses, not hard bids. We don't know what they really plan on spending. Is it \$15 million or \$30 million? Is the project dependent on State matching funds?**

**FACT: SCHOOL DISTRICTS WILL SPEND EVERY PENNY THEY GET, AND MORE!!!!**

**TEACH OUR CHILDREN FISCAL RESPONSIBILITY**  
**KEEP OUR ELECTED OFFICIALS FISCALLY**  
**RESPONSIBLE!!!!**

**STOP-EM**

**NO BLANK CHECK FOR WASTEFUL SPENDING**  
**ON MARCH 7, 2000**  
**VOTE NO ON MEASURE Q**

"Stop-Em" Committee Against Measure Q  
s/, Carolyn M. Busenhardt, Chairman

"Stop-Em" No New Taxes  
s/ Vernon C. Bohr Jr., Chairman



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## MEASURES, ANALYSES AND ARGUMENTS (whichever is applicable to your ballot)

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### ARGUMENT AGAINST MEASURE Q

#### **WOULD YOU GIVE A CONTRACTOR A BLANK CHECK WITHOUT KNOWING WHAT YOU WERE GETTING FOR YOUR MONEY? WITHOUT PLANS, SPECIFICATIONS, AND BIDS THAT'S EXACTLY WHAT MEASURE Q DOES.**

Measure Q appears to be written as an after thought, not a serious ballot measure showing a proven need for upgrades and growth. The economy is good, so let's get more spending money by taxing the property owner mentality is blatant in this measure. For example, what are the costs to provide students with access to additional classroom computers, repair and upgrade classroom communication systems, or repair and upgrade heating and ventilation systems? Why haven't student rest rooms been renovated long before now to provide for handicapped access, as required by law? What have they been doing with the money they get every year?

Once again we are told that the money from the general obligation bonds will only be spent on improving our schools since the law prohibits using bond funds for the payment of salaries. Whereas bond money may not be used for salaries, regular budget money can. By providing bonds as a new source of revenue, money in the regular budget that would normally go for repair, upgrades, and improvements can go to salaries instead. Therefore, passage of this bond measure will not stop salary increases as the full ballot text fraudulently implies.

When will our elected officials learn to live within the year to year revenue increases available to them from existing taxes instead of always adding new taxes? This certainly won't happen as long as you and I continue to tax ourselves. Bond measures only encourage irresponsible pork barrel spending and certainly won't force our elected officials to be fiscally responsible.

#### **NO BLANK CHECK FOR WASTEFUL SPENDING ON MARCH 7, 2000 VOTE NO ON MEASURE Q**

"Stop-Em" Committee Against Measure Q  
s/ Carolyn M. Busenhardt, Chairman

"Stop-Em" No New Taxes  
s/ Vernon C. Bohr Jr., Chairman

### REBUTTAL TO ARGUMENT AGAINST MEASURE Q

It's always easier to criticize than to work for a solution. Here are the facts about Measure Q. Four years ago, District leaders began an exhaustive review of the physical condition of each school.

This study's results were presented to the Board in June 1998 in a 375 page "Needs Assessment Report" (available for public review at district office) which identified nearly \$8 million of critically needed improvements.

The District has also analyzed the impact of class-size reduction, the current level of classroom overcrowding and the number of soon-to-be school-age children to determine how many new classrooms would be needed in the future. Using State approved guidelines, the District's architect estimates the cost of these new classrooms to be \$7 million.

Less than 5.00% of the District's annual budget is available for repairs and improvements. Only by passing Measure Q will these critically needed improvements be made throughout the District.

Measure Q will make improvements at every school. It will reduce student overcrowding. It will make the District eligible for State matching funds. Above all, it will make a lasting impact in the quality of our children's education.

The schools of Soquel are our most valuable asset. Their continued excellence is critical to the overall quality of life and strength of our community.

Past generations have borne the responsibility for the building of our schools. Now, we must make our investment in order to maintain the high quality of the schools of which we are so proud.

s/ Beverly Bargetto  
President - Bargetto Winery

s/ Kathleen Crocetti  
President, Soquel Education Association  
Teacher, Main Street Elem.

s/ Carolyn Mecozzi  
Parent / Volunteer  
New Brighton Middle School

s/ Rod Sanford  
Rod Sanford's Traditional Karate

s/ Charles P. Thomas III  
Business & Property Owner Capitola. Parent Volunteer



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## MEASURES, ANALYSES AND ARGUMENTS

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Shall the Soquel Union Elementary School District repair and renovate all five existing schools at their current locations (not including Jade Street Park): eliminate safety hazards and make health/safety improvements; upgrade inadequate electrical systems; upgrade inadequate heating/ventilation systems; replace deteriorated facilities; modernize and construct classrooms, libraries, computer stations, restrooms, and facilities to improve inadequate conditions and overcrowding; provide handicapped access, by issuing \$15 million of bonds at interest rates below the legal limit?

### BALLOT MEASURE A FULL TEXT OF MEASURE

Shall the Soquel Union Elementary School District repair and renovate all five existing schools at their current locations (not including Jade Street Park):

- Eliminate safety hazards and make health/safety improvements,
- Upgrade inadequate electrical systems,
- Upgrade inadequate heating/ventilation systems,
- Replace deteriorated facilities,
- Modernize and construct classrooms, libraries, computer stations, restrooms, and facilities to improve inadequate conditions and overcrowding,
- Provide handicapped access,

by issuing \$15 million of bonds at interest rates below the legal limit?

The following are the specific school facilities projects to be funded as identified through a district-wide review process involving and agreed upon by representatives from all schools:

#### Capitola Elementary School

- Modernize all existing permanent classrooms
- Modernize existing and add student restrooms
- Modernize and expand existing multipurpose room
- Repave asphalt play areas
- Paving, utility and landscaping improvements

#### Main Street Elementary School

- Construct new student restrooms
- Repair concrete stairs and install railings

#### Santa Cruz Gardens Elementary School

- Upgrade main/sub electrical panel and distribution system
- Replace existing intercom system with integrated phone/intercom/PA system
- Replace existing fire alarm system for entire school
- Construct walkway canopies
- Demolish and replace asphalt in play areas and related site work
- Replace carpeting
- Redirect drainage around classroom and replace floors
- Construct new multipurpose room/cafeteria
- Improve restroom including disabled access

- Demolish and replace uneven concrete walkways
- Resurface parking lot
- Replace windows

#### Soquel Elementary School

- Replace boiler heating system with individual gas-fired units
- Replace sewer system
- Replace classroom and restroom plumbing
- Replace roofing on main building, auditorium and relocatable classrooms
- Replace asphalt path in front of school with concrete pathway
- Replace electrical service main/sub panels and distribution throughout school
- Replace ADA noncompliant ramps
- Prepare classrooms for computer wiring
- Add motion detectors for security
- Improve restroom including access for the disabled
- Replace asphalt between and around library and classrooms, in kindergarten area and related site work.
- Replace damaged windows
- Replace casework in administration office
- Install lift for the disabled in the multi-use room

#### New Brighton Middle School

- Modernize all permanent classrooms
- Replace some relocatables with permanent classrooms
- Modernize restrooms
- Modernize resource/meeting and special teaching spaces
- Construct new staff/ administration offices
- Construct new multipurpose/stage/cafeteria room
- Construct new central kitchen
- Add new restrooms
- Add new play areas
- Pave hard-court play area
- Construct and repave parking areas
- Provide landscaping around new structures
- Provide utility improvements as required

As required by the California Constitution, the proceeds from the sale of the bonds will be used only for the provision of school facilities by construction, reconstruction, rehabilitation or replacement of existing school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. In addition, the proceeds from the sale of the bond will only be used for construction and modernization of all five current district schools at their existing locations and not for any other locations such as Jade Street Park. The proceeds of the bonds will be deposited to a Building Fund and the chief fiscal officer of the District will annually file a report with the Board of Trustees, which report shall contain information regarding the amount of funds collected and expended, as well as the status of the projects listed in the ballot measure.

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The District's Board of Trustees has certified that it has evaluated safety, class size reduction and information technology needs in developing the foregoing list.

The District's Board of Trustees will conduct an annual, independent performance audit to ensure that the funds have been expended only on the project list set forth above.

The District's Board of Trustees will conduct an annual, independent financial audit of the proceeds from the sale of the Bonds until all of those proceeds have been expended for the school facilities projects.

Pursuant to Section 15272 of the Education Code, the District's Board of Trustees will appoint a citizens' oversight committee and conduct annual independent audits to assure that funds are spent only on school and classroom improvements and for no other purposes.

As required by Section 53410 of the Government Code the following accountability measures are hereby made a part of the District's Bond Measure:

(a) The specific purpose of the bonds is to improve the quality of education by constructing and modernizing school facilities.

(b) The proceeds from the sale of the District's bonds will be used only for the purposes specified in the Measure, and not for any other purpose;

(c) The proceeds of the Bonds will be deposited into a Building Fund to be held by the Santa Cruz County Treasurer, as required by the California Education Code; and

(d) The chief fiscal officer of the District shall file an annual report with the Board of Trustees of the District, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in the Measure.

Approval of this Bond Measure (the "Measure") does not guarantee that the proposed project or projects in the Soquel Union Elementary School District that are the subject of bonds under the Measure will be funded beyond the local revenues generated by the Measure. Some of the school district's proposals for the project or projects may depend on the receipt of matching state funds (which would be used for planned improvements on all five existing district schools at their current locations and not for any other locations such as Jade Street Park), which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

**See following page for analyses.**

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### IMPARTIAL ANALYSIS BY COUNTY COUNSEL MEASURE A

If approved by at least fifty-five percent of those voting, this measure will permit up to \$15,000,000 of bonds to be issued on behalf of the Soquel Union Elementary School District. These bonds would constitute a debt of that School District.

The money raised through sale of the bonds could be used by the School District for the purposes stated in the ballot question and in the full text of the measure, which is printed in this pamphlet.

If issued and sold, the maximum term of the bonds and the maximum interest paid on the bonds would be limited by State law.

Payment of the interest on the bonds (and principal, when applicable) would be financed by a tax levied on real property within the School District. The Tax Rate Statement for this measure which is printed in this ballot pamphlet provides information about that tax, as required by law. The precise effect of the bonds upon the property tax rate within the District would only be determined after sale of the bonds.

A "yes" vote on Measure A is a vote to approve the bonds.

A "no" vote on Measure A is a vote not to approve the bonds.

DANA McRAE, COUNTY COUNSEL

By Jane M. Scott, Assistant County Counsel

### TAX RATE STATEMENT FOR BOND MEASURE A

An election will be held in Soquel Union School District (the "District") on March 5, 2002 to authorize the sale of \$15 million in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required 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 \$.02808 per \$100 (\$28.08 per \$100,000) of assessed valuation in fiscal year 2002-03.
2. 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 \$.02983 per \$100 (\$29.83 per \$100,000) of assessed valuation in fiscal year 2008-09.
3. The best estimate of the tax rate that would be required 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 \$.02983 per \$100 (\$29.83 per \$100,000) of assessed valuation in fiscal year 2008-09.
4. The average tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$.01774 per \$100 (\$17.74 per \$100,000) of assessed valuation.

These estimates are based on projections derived from information obtained from official sources. 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 timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated: November 14, 2001

s/ Dan Cope  
Superintendent  
Soquel Union School District

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## MEASURES, ANALYSES AND ARGUMENTS

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### ARGUMENT IN FAVOR OF MEASURE A

#### Soquel Union Elementary School District General Obligation Bonds

Your **YES** vote on Measure A will have a lasting, positive impact on every school in our District. The repairs and upgrades funded by this bond will provide our children with the type of learning environment in which we, as a community, can be proud. These projects include:

- Replacing inadequate heating and ventilation systems,
- Making basic repairs to classrooms including new lighting, flooring, and windows,
- Providing students with increased classroom computer access,
- Repairing classroom communication systems for student safety,
- Renovating student restrooms including handicapped access,
- Upgrading 35 year-old electrical systems for modern technology,
- Repairing deteriorated asphalt surfaces, and
- Making health and safety improvements at every school.

Measure A makes sense for our entire community. Passage will make the District eligible for over \$4.6 million in State matching funds. An official citizens oversight committee will be established as required by law. It will monitor the spending of Measure A monies ensuring that they are spent appropriately. Moreover, this oversight will guarantee that the official ballot language stating that no bond funds will be used to develop Jade Street Park is rigorously enforced.

We all know the importance of education and the value of quality school facilities. Measure A will be used only to improve our children's schools – not to pay administrative salaries. Invest in our community's future by voting

#### YES ON MEASURE A!

s/ Gayle Trista Ortiz, Capitola City Council  
s/ Bruce R. Arthur, Capitola City Council Member &  
Former Mayor  
s/ Don O'Regan, Realtor, Thunderbird Real Estate  
s/ Linda Fridy, Chair, Friends of Main Street  
s/ Dean Kingston

### REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

The best rebuttal to the argument in favor of **Measure A** is that, "it's a **sugar-coated pipe dream.**" The argument in favor of Measure A fails to mention that **Measure A** is merely **the first phase of a two phase bond measure** campaign which is insufficient to fund what the school district is promising us from this bond measure. **The school district is asking us to fund a failure that we will be later obligated to bail out. THE TRUE COSTS ARE UNKNOWN.** Completion of the wish list is not possible with even 40 million dollars let alone the 15 million dollars they are seeking with this bond measure.

If you want the truth about Measure A go to the school's own web site and read it for yourself:

(<http://www.soqueldo.santacruz.k12.ca.us/Facilities/TaskForceMinutes101001.html>)

- ".....the proposed budget reflects improvements that is over the \$15 million limit (\$16,785,709)... District....hoping that state bond funds will make up the differences."
- "Projects to be completed in the 2nd bond phase. (\$24,344,643) far exceed the \$15 million limit."
- "The total budget for all the projects is \$37 million dollars. The local bonds along with state bond money equals \$35 million dollars."

**MEASURE A IS BAD, ILL CONCEIVED, AND DECEITFUL. MEASURE A PROMISES WHAT IT CANNOT FULFILL.**

**ON MARCH 5, 2002, VOTE NO ON MEASURE A**

s/ Vernon C. Bohr Jr.  
s/ Carolyn M. Busenhart



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### ARGUMENT AGAINST MEASURE A

We grow weary of writing these ballot arguments, but will continue to write them as long as the school districts continue to try and tax us because they think they can. Whereas they have been unable to get the two thirds majority vote necessary to pick our pockets in the past, they think they can now do so with a 55 percent majority vote.

The Measure names change but the con's still the same.  
Tax ourselves more without knowing what for.  
For a generalized list of projects no one will miss.  
With no bids for the costs our money is lost.  
Without knowing how much we should be a soft touch.  
In the name of our children, we should really be willing.  
To part with our cash because they merely ask.  
Though we don't know the need we should happily bleed.  
But why should we fund what may not be done.  
For they can't guarantee, what you say that they need.  
For the safety and good of our children we would.  
But this measure's a con so quickly be gone.

#### READ THE MEASURE, IT SAYS:

*"Some of the School Districts proposals.....depend on the receipt of matching state funds....." and "Approval of this Bond Measure (the "Measure") does not guarantee that the proposed project or projects.....will be funded beyond local revenues generated by the measure."*

#### TRANSLATION: GIVE US THE MONEY BUT WE WON'T GUARANTEE ANYTHING

**THE TIME TO CONSIDER A SCHOOL BOND MEASURE IS IF AND WHEN THE PROJECTS ARE CLEARLY DEFINED, THE COSTS CLEARLY KNOWN, AND THE PROBABILITY OF COMPLETING THEM FAIRLY CERTAIN. MEASURE A DOES NONE OF THIS, IS A BAD MEASURE, AND DESERVES YOUR NO VOTE.**

#### ON MARCH 5, 2002, VOTE NO ON MEASURE A

s/ Carolyn M. Busenhart  
s/ Vernon C. Bohr Jr.

### REBUTTAL TO ARGUMENT AGAINST MEASURE A

**This bond guarantees a higher standard of accountability than ever before.** A new state law requires that an independent citizens' advisory committee reviews all spending and construction.

**The school repairs are clearly defined.** A task force of citizens, parents, staff, and community leaders worked together to identify the most essential needs for each school. **As required by law, the specific repairs are listed in the bond and all construction projects will undergo a competitive bidding process to insure that we receive the best prices.**

Passing this school bond will allow our district to qualify for future State funding to do *additional* projects beyond the scope of this bond. If we do not receive State funding we will complete the projects listed under this bond.

**Our schools are old and deteriorating. Four of our five schools are over 35 years old and one is 86 years old!** Our facilities have been described as deplorable, and if not repaired, will pose real health and safety risks to our children.

**The bond will cost homeowners each year less than the price of going out for dinner and a movie.** That's just \$1.50 a month for \$100,000 of "assessed" value—which is often significantly less than market value.

The quality of our schools is directly related to keeping our neighborhoods thriving, our businesses robust, and our property values strong.

**Translation: The projects are clearly defined, the costs clearly estimated, and the probability of completing them is certain if you vote for measure A.**

s/ John Leopold, Cabrillo College Trustee  
s/ Michael De Mars, Fire Inspector, Central Fire Protection District  
s/ Lynette Hamby, Owner, Hamby Enterprises, Inc.  
s/ Chuck Manning, Owner, Chuck Manning Auto Services

SOQUEL UNION ELEMENTARY SCHOOL DISTRICT  
REGULAR BOARD MEETING

February 18, 2004

Topic: Update on the General Obligation Bond Issuance and Construction Funding

Presented By: Myles Billheimer, Assistant Superintendent, Business Services

Type of Item: Information

**BACKGROUND**

In March 2002 the voters authorized issuance of \$15,000,000 in General Obligation Bonds for modernization and new construction of school facilities. In July 2002 the first \$7,000,000 of these bonds were issued. The original schedule for projects called for the bonds to be issued in three increments one of \$7 million, and two of \$4 million. Due to the positive construction bidding environment the District attempted to accelerate the bond issuance schedule.

At its November 19, 2003 meeting the Board of Trustees adopted a resolution requesting the County of Santa Cruz issue up to \$8,000,000 in General Obligation Bonds. Due to certain legal technicalities it was necessary for the County Board of Supervisors to authorize the bond issuance. At its December 9, 2003 meeting the County Board of Supervisors adopted a resolution authorizing the issuance of these bonds.

**STATUS**

The voters approved the bonds under the requirements of Proposition 39. Proposition 39 limits the amount that can be levied for bonds in a given year, based on growth in assessed property valuations. The growth in assessed valuations over the past year allows the District to issue \$6 million of the remaining \$8 million authorized by the voters. We hope to be able to issue the remaining \$2 million in 2005. Our Financial Advisor, Mr. Dale Scott, will attend tonight's meeting to explain the issues.

We don't anticipate that postponement of issuing the final \$2 million will delay our major projects. Attached is a spreadsheet that delineates our current construction funding. Due to the delay of issuing the final bonds, and anticipated cost increases, certain items are being postponed and have been deleted from the analysis until the final \$2 million in bonds are issued. If a cash flow problem arises we can do temporary financing until assessed property valuations grow to the required levels.

As will be discussed in another report, unexpected cost increases in the construction environment have occurred. In the analysis estimates for projects that have not gone out to bid have been increased by 10%. The attached analysis show only projected remaining expenditures. All projects will need to be carefully analyzed and budget revisions may be necessary in the future.

At the December 3, 2003 Board meeting staff presented an analysis similar to the attachment. This analysis anticipated issuing the full \$8 million in bonds, lower project costs, and included items that are postponed on the analysis that is attached. A comparative summary of the two analyses is shown below.

Analysis Date	<u>December 3, 2003</u>	<u>February 18, 2004</u>
Estimated Remaining Funds	\$3,203,668	\$ 481,471
Net Remaining Bond Issue (1)		<u>1,621,500</u>
Total Funding Available	\$3,203,668	\$2,102,971
Less Designated Grant Funds	\$ <u>492,982</u>	<u>492,982</u>
Net Funding Available	<u>\$2,710,686</u>	<u>\$1,609,989</u>

(1) The net remaining bond issue follows:

Total Issue	\$2,000,000
Less Bond Issuance Costs	98,500
Less 2006-07 Construction Management Costs	<u>280,000</u>
Net Bond Issue	<u>\$1,621,500</u>

### **FISCAL IMPACT**

See attached spreadsheet.

### **RECOMMENDED ACTION**

This item is provided for information only.

Attachment: Construction Funding

## Construction Funding

02/08/04

Cash by Fund	02/08/04	
Fund 21, Bonds	4,623,861	
Fund 35, Grants	<u>1,332,349</u>	
Total		5,956,210
Interest on Construction Cash	XX,XXX	
Bond Series B	<u>6,000,000</u>	
Additional Funding		<u>6,000,000</u>
Total Funding		<u>11,956,210</u>
Estimated Outstanding Costs		
Construction Management Costs		
Bond Issuance Costs	128,500	
2004-05	258,077	
2005-06	<u>267,342</u>	
		653,919
Projects Under Contract		
Soquel Modernization	406,788	
SCG Modernization	236,558	
Capitola Modernization	77,616	
NBMS Modernization	126,636	
Main Street Toilet	<u>199,966</u>	
		1,047,564
Projects w/o Contracts		
SCG Multi-use Bldg	2,826,647	
NBMS New Multi-use Bldg	4,675,621	
NBMS Kitchen Equipment	260,000	
NBMS Student Services	1,241,055	
NBMS Existing Multi-use	<u>769,933</u>	
		<u>9,773,256</u>
Estimated Costs		<u>11,474,739</u>
Estimated Remaining Funds		<u>481,471</u>

Projects that have not yet been bid have been increased by 10% of the original estimates.

These estimates do not include 2006-07 Construction Management costs, or upgrading the fire alarm and resurfacing the blacktop areas at Soquel Elementary. These items will be reconsidered when all other projects are substantially complete, and the last \$2,000,000 in bonds are issued.