



Local Ballot Measure: P

Full Text of Measure P

EXHIBIT A

FULL TEXT OF BOND MEASURE
for the
WASHINGTON UNION SCHOOL DISTRICT

BOND MEASURE

To improve the quality of education; modernize outdated classrooms and school facilities; replace leaky roofs; and make safety improvements at drop-off and pickup areas; shall the measure authorizing Washington Union School District to issue \$18,200,000 of bonds at legal rates, generating on average \$1.08 million annually as long as bonds are outstanding at approximately \$19 per \$100,000 assessed value, be adopted, with annual audits, independent citizens' oversight committee, NO money for salaries and all money staying local?

INTRODUCTION

The Washington Union School District provides educational services to the residents of semi-rural, unincorporated residential area in the Laguna Seca region of Monterey County between the City of Salinas (the "City") to the east, the City of Monterey to the west, Carmel Valley to the south, and Fort Ord National Monument to the north. The District was established in 1868. The District currently consists of three schools and has an enrollment of approximately 730 students: Toro Park Elementary School serving Kindergarten and Grades 1 through 3, Washington Union Elementary School serving Grades 4 and 5, and San Benancio Middle School serving Grades 6 through 8.

The District's strategic plan, as most recently updated in 2023, contains the District's statement of its missions and its vision. The District's missions are to create a safe, friendly, dynamic learning environment that teaches respect and kindness as core values, to promote excellence in student academic achievement challenging the ability of each individual, to nurture positive personal and civic growth and responsibility, and to instill a lifelong love of learning. The District's vision is that its students will achieve personal success in their learning and become respectful, responsible, and productive citizens.

To accomplish its missions and its vision, the District provides an enriching, challenging curriculum that is aligned with common core state standards, is articulated across grade levels and demonstrates powerful teaching and learning to maximize student performance and serve all students equitably. The District also promotes positive relations with all segments of its community in order to foster open communications, increase accessibility to its school facilities, and instill pride in the District's schools.

While the District's goal is to maintain and improve its facilities so that each student may learn in a welcoming, functional, and dynamic environment, the District has an ongoing need for basic repairs including fixing deteriorating roofs, plumbing, and electrical systems, modernizing outdated classrooms, restrooms, and school facilities; improving student access to computers and modern technology; making security, safety, and handicapped accessibility improvements; making energy-efficiency improvements to reduce utility costs, including installing solar panels; and upgrading parking, paving and asphalt areas, including sidewalks and walkways. Addressing these needed facilities issues requires that the District ask its voters to approve a General Obligation Bond Measure.

Asking the District's voters to approve a general obligation bond is a necessary step to securing both local and state funding. The State of California requires a local match, funded primarily through local general obligation bonds, for school districts wishing to pursue matching state funds for the upgrade or replacement of school buildings and facilities. The millions of dollars potentially available through the State match allows local taxpayers to benefit from the tax dollars they already pay to Sacramento.

It is imperative that our students are housed in safe, complete, comprehensive, and efficient facilities. We need to act locally to provide a school environment to ensure our students have the educational opportunities they deserve, and a school environment the community can take pride in.

The District will appoint a Citizens' Oversight Committee consisting of members of the community to ensure funds are only spent on voter-approved projects improving Washington Union School District and not for any other purpose.

SCHOOL FACILITIES PROJECTS TO BE FUNDED FROM BOND PROCEEDS

As required by the California Constitution, the proceeds from the sale of the bonds will be used only for the purposes authorized under Article XIII A of the California Constitution, including construction, reconstruction, rehabilitation, or replacement of school



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facilities, furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, as specifically set forth in this Measure, and costs incident thereto, and not for any other purpose, including salaries and other routine school operating expenses.

The following Bond Project List includes both projects that can be completed using the bond proceeds, along with State matching funds and other building funds the District is projected to receive and projects that are proposed and needed but whose construction is contingent on the amount of bond funds available, plus the amount of State matching and other building funds the District may receive in the future, which is a function of the State building program rules, passage of State bonds, and the growth rate of the District. The completion of specific projects is also contingent on final project costs.

The Bond Project List includes projects that can be completed using the bond proceeds, along with State matching funds and other building funds the District is projected to receive and projects that are planned and needed but whose construction is contingent on the amount of bond funds available, plus the amount of State matching and other building funds the District may receive in the future, which is a function of the State building program rules, passage of State bonds, and the growth rate of the District. The completion of specific projects is also contingent on final project costs.

Projects on the Bond Project List are of the type that issuing the authorized general obligation bonds will not cause the State to reduce any financial contribution that would otherwise be available to the District had these bonds not been authorized, issued, and or expended for their stated purpose.

Projects listed below may be completed at any and all schools, sites and facilities, including support facilities and other District-owned properties, where such project is determined necessary, including without limitation:

- San Benancio Middle School
- Toro Park Elementary School
- Washington Elementary School

The bond measure will fund improvements to facilities as follows:

- Repair or replace deteriorating roofs, plumbing, heating, ventilation, air conditioning, and electrical systems.
- Modernize or newly construct outdated classrooms, restrooms, and school facilities.
- Make security, safety, and handicapped accessibility improvements.
- Upgrade playgrounds and playfields for school and community use.
- Improve parking, paving and asphalt areas, pick-up and drop-off areas, sidewalks and walkways, including to San Benancio Middle School parking lot to mitigate traffic congestion on San Benancio Road, and to improve student safety.
- Make energy-efficiency improvements to reduce utility costs, including installing solar panels.
- Upgrade parking, paving and asphalt areas, pick-up and drop-off areas, sidewalks and walkways.
- Modernize multi-purpose rooms and kitchens for school and community use, including the multi-purpose room/kitchen at San Benancio Middle School.
- Refinance or retire part or all debt on existing facilities and school sites, including but not limited to lease financing obligations secured by real property.

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above.

To the extent permitted by law examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including



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the Field Act; access requirements of the Americans with Disabilities Act; costs of the election; project construction oversight, management and administration during the duration of such projects, including by District personnel, and bond issuance costs.

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: renovate student and staff restrooms; upgrade or install signage, clocks and fencing; upgrade of facilities for energy efficiency; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; upgrade public address systems; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; meet earthquake safety standards; improve water conservation; upgrade or construct support facilities, including administrative, physical education (including upgrading gyms, stadiums, athletic facilities, tracks, bleachers, lockers and equipment rooms), and classrooms, labs, and performing arts and music classrooms; repair and replace fire alarms, emergency communications and security systems; resurface or replace hard courts, turf; irrigation and drainage systems and campus landscaping; replace asphalt and broken pavement; expand or improve parking lots and drop-off areas; replace portable classrooms; interior and exterior painting, floor covering and tile replacement; upgrade or expand school cafeterias; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve athletic fields and shade structures; replace or upgrade outdated security fences, gates and security systems (including access control systems); and upgrade heating, ventilation and air conditioning systems. The upgrading of technology infrastructure includes, but is not limited to, servers, switches, routers, modules, sound projection systems, call manager and network security/firewall, wireless technology systems, and other miscellaneous equipment.

Unforeseen conditions may arise during the course of planning, design and construction resulting in the scope and nature of any of the specific projects described above being altered by the District. In the event that the District determines that, with respect to a modernization or renovation project, it is more economical for the District or otherwise in the District's best interests to be undertaken as new construction, this bond measure authorizes said new construction, including land acquisition, relocation, expansion and construction and/or reconstruction, and all costs relating thereto. Conversely, if the District determines that it is more economical or otherwise in the best interests of the District to modernize or renovate District facilities instead of undertaking a new construction project, this bond measure authorizes such a project. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. Further, authorized projects include reimbursements for project costs previously paid and paying and/or prepaying interim financing for the types of projects included on the project list, such as bond anticipation notes. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board of Trustees. 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 section 53410.

These projects may include participation in the State Facility Program's Joint-Use Program to gain matching funds for teacher education, multi-purpose rooms, gymnasiums, libraries, childcare, and other qualifying Joint-Use facilities. With respect to such joint-use projects, the bond funds authorized by this Measure may be used to pay all of the local share needed to qualify the projects for special State matching funds under the State Facility Program's Joint-Use Program requirements.

The Board of Trustees hereby certifies that it has evaluated the safety, class-size reduction, and information technology needs of the District in developing this list of school facilities projects.

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above.

ACCOUNTABILITY MEASURES

If the bonds are approved, the Board of Trustees will implement the following accountability measures in accordance with State law:

- (a) Use the bond proceeds only for the purposes authorized under Article XIII A of the California Constitution, including construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, or



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the acquisition or lease of real property for school facilities and related uses, as specifically set forth in this Measure, and costs incident thereto, and not for any other purpose, including salaries and other routine school operating expenses;

- (b) Conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects and uses listed in this Measure;
- (c) Conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for school facilities projects and uses listed in this Measure; and
- (d) Establish and appoint members to an independent citizens' oversight committee to ensure the bonds are used only for the projects and uses listed in this Measure.

STATE MATCHING FUNDS

California Education Code section 15122.5 requires the following statement to be included in sample ballot:

Approval of this bond measure does not guarantee that the proposed projects in the Washington Union School District that are the subject of bonds under this measure will be funded beyond the local revenues generated by this bond measure. The District's proposal for certain of the projects assumes the receipt of matching state funds, which are subject to appropriation by the Legislature or approval of a statewide bond measure.

ANNUAL TAX AMOUNT, RATE, AND DURATION

The bonds shall bear interest at an annual rate not exceeding the statutory maximum. The maturity of the bonds shall not exceed the maximum term allowed by law at the time of issuance (currently 25 years if issued under Education Code section 15140, or 40 years if issued under Government Code section 53508, so long as the bonds are not capital appreciation bonds ("CABs," which CABs are limited to 25 years)). Accordingly, as further set forth in the tax rate statement, the *ad valorem* tax will be levied at such rates and for so long as may be required to meet the debt service needs of the bonds proposed to be issued, including such bonds that may be issued to refund any approved bonds.