

**SOMIS UNION SCHOOL DISTRICT  
IMPARTIAL ANALYSIS BY COUNTY COUNSEL\*  
BOND MEASURE "S"**

Under this measure, the Somis Union School District ("District") is submitting a bond measure, described below, to the voters for approval. The measure will become effective only if fifty-five percent (55%) of the voters vote "Yes" on the measure.

The measure would authorize the District to issue up to \$9,000,000 in bonds at annual interest rates that do not exceed the legal limit. Bond proceeds must be used solely to fund projects included in the Bond Project List set forth in Appendix A-1 to the measure. The District's Board of Trustees ("Board") has certified that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List. The Board must conduct annual, independent performance and financial audits to ensure that bond proceeds have been expended only on the specific projects listed in Bond Project List.

Approval of the bond measure does not guarantee that any particular project will be fully funded or that projects will be completed in any particular order. The bond proceeds may be used to cover all project costs, including costs of issuing the bonds, informational distribution costs, and election costs authorized under State law. Funding for the projects listed in the Bond Project List may come from the bond proceeds or other sources. As required by the California Constitution, the proceeds from these bonds may be used only 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, and not for any other purpose, including teacher and employee salaries and other school operating expenses.

Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. These taxes would be in addition to the property taxes currently levied on taxpayers in the District. The amount of the increased taxes each year would depend upon the amount of taxes needed to pay the principal and interest on the bonds. The bonds will only be issued if the highest projected tax rate necessary to fund this bond issue will be no more than \$30.00 per year for every \$100,000 of assessed valuation. The actual tax rates may vary depending on the timing of sales, amount of bonds sold at each sale, and 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 District.

An independent citizens' oversight committee shall be appointed and must review annual independent audits to assure that bond funds are spent only on school and classroom improvements and for no other purpose. District officials are also required to provide reports at least annually to the Board stating the amount of bond proceeds received and expended in that year and the status of any project funded, or to be funded, from bond proceeds.

\* Section 9500 of the California Elections Code requires the County Counsel to prepare an impartial analysis for each school measure appearing on the ballot.

**SOMIS UNION SCHOOL DISTRICT  
TAX RATE STATEMENT  
BOND MEASURE "S"**

An election will be held in the Somis Union School District (the "District") on November 6, 2012 to authorize the sale of \$9,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

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 \$.0300 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2013-14.

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 \$.0300 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2019-20.

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 \$.0300 per \$100 (\$30.00 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: August 16, 2012

s/Colleen Robertson  
Superintendent  
Somis Union School District

## ARGUMENT IN FAVOR OF BOND MEASURE “S”

Everyone knows the importance and value of having quality schools. From higher achieving students, to greater neighborhood safety and improved property values, quality schools make a difference. While our teachers and staff do their best in educating our children, many classrooms and school facilities in the Somis Union School District are outdated and inadequate to provide students with the facilities they need to succeed. This is why our students need your YES vote on Measure S!

Although our school has been well maintained over the years, our classrooms and facilities are old with many that do not meet 21st century standards. Somis School was first built in 1924 almost 90 years ago. Our classrooms and infrastructure need improvements! Measure S would allow the District to provide an up-to-date school and improve the quality of education provided to local children. By providing a modern school, we can meet today's safety, technological, and educational standards and better our community.

Measure S will provide funding for the Somis School District and:

Improve student access to computers and modern technology

Replace old and inefficient heating, ventilation, and air-conditioning systems

Replace 80-year-old classrooms and restrooms with modern facilities

Construct new science and computer labs

Upgrade inadequate electrical and plumbing systems

Measure S makes financial sense and protects taxpayers.

All funds must be spent locally and cannot be taken by the State.

By law, spending must be reviewed and annually audited by an independent citizens' oversight committee.

Funds can only be spent on Somis school facilities, not for teacher or administrator salaries.

Measure S provides modern classrooms and technology, improves the education of local children, and maintains the quality of our community. That's something we can all support. Please join us and VOTE YES ON MEASURE S!

s/Keri Harber  
Parent and 4H Leader

s/Jean Bricker  
Librarian & Foundation Member

s/Robert W Fulkerson  
3<sup>rd</sup> Generation Somis Board Member/Business Owner

s/Jim Bushong  
Manager - Agriculture

s/Steven Ogne  
Rev. Dr. (Reverend and Doctor)

**NO ARGUMENT AGAINST THIS MEASURE WAS SUBMITTED**

## FULL TEXT OF BOND MEASURE "S"

This proposition may be known and referred to as the Somis Union School District General Obligation Bond of 2012, or Measure "S"

### **BOND AUTHORIZATION**

By approval of this proposition by at least 55 percent of the registered voters voting on the proposition, the Somis Union School District (the "District") shall be authorized to issue and sell bonds of up to \$9,000,000 in aggregate principal at interest rates below the legal limit, to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A-1, subject to all the accountability requirements specified below.

### **BOND PROJECT LIST**

The Bond Project List attached to this resolution as Exhibit A-1 shall be considered a part of the ballot proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition.

Approval of this Bond Measure (the "Measure") does not guarantee that the proposed project or projects in the District that are the subject of bonds under the Measure will be funded beyond the local revenues generated by the Measure. If state matching funds become available, they will be used for and applied to the Bond Project List as per Exhibit A-1.

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.

### **ACCOUNTABILITY REQUIREMENTS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent wisely 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 Education Code Sections 15264 and following.)

**Evaluation of Needs.** The Board has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the District. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List contained in Exhibit A-1.

**Independent Citizens' Oversight Committee.** The Board shall establish an Independent Citizens' Oversight Committee pursuant to Education Code Section 15278 and following to ensure bond proceeds are expended only on the school facilities projects listed in Exhibit A-1. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

**Performance Audits.** The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A-1.

**Financial Audits.** The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in Exhibit A-1.

**Special Bond Proceeds Account: Annual Report to Board.** Upon approval of this proposition 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 of the District shall cause a report to be filed with the Board annually stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine and may be incorporated in the annual budget, audit, or another appropriate routine report to the Board.

### **FURTHER SPECIFICATIONS**

**No Administrator Salaries.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction and/or rehabilitation of school facilities including the furnishing and equipping of school facilities or acquisition or lease of real property for school facilities and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

The proceeds of the bonds will be deposited into a Building Fund to be held by the Ventura County Treasurer, as required by the California Education Code.

## APPENDIX A-1

The specific school facilities projects to be funded at Somis School or a replacement school include, but shall not be limited to:

- Improve student access to computers and modern technology by updating technology and technology infrastructure throughout the campus.
- Replace inadequate electrical and wiring systems to meet current electrical and accessibility codes, increase capacity, and relieve currently overloaded electrical systems.
- Replace old and energy inefficient heating, ventilation, and air conditioning (HVAC) systems.
- Repair/replace existing deteriorating plumbing, drainage, and sewer systems.
- Repair and replace leaky roofs.
- Construct new learning labs for science, technology, engineering, and math.
- Upgrade and expand the school library for school and community use and to meet 21st century technology standards, including upgrade/replace media, audio/visual equipment, computers, hardware and software systems, and other technology for effective learning environments.
- Replace temporary portable classrooms.
- Modernize outdated classrooms that are now between 50-85 years old, including technology, walls, sound, windows, ceilings, cabinets, doors and hardware, furniture, paint, carpet/vinyl, etc.
- Upgrade outdated restrooms and drinking fountains, and construct new restrooms.
- Make health and safety improvements, such as improve student drop-off and pick-up areas, parking, and a new school entrance to increase student safety.
- Improve energy-efficiency by installing cost-effective systems including "green" building projects and sustainable building practices to promote energy-efficiency (e.g., Energy Management Systems (EMS), HVAC, solar, electrical, lighting, etc.).
- Replace or upgrade fire alarm systems, fire safety equipment, and emergency exit lighting improvements.
- Replace campus wide intercom and telecommunication systems, clocks, and upgrade wireless systems and internet/network connections.
- Improve handicapped accessibility by making Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades and as mandated by the Division of the State Architect (DSA) including site access, parking, restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.
- Modernize, expand, repair and/or equip student support facilities, including the multipurpose room, the school office, library, and other student support facilities.
- Upgrade and improve playgrounds and playfields for school and community use.
- Resurface, repair, and/or replace paved surfaces, play court areas, turf, and other grounds to eliminate safety hazards and improve outside instructional areas.

### Miscellaneous District-wide Projects

- Abate and remove hazardous materials identified prior or during construction.
- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Other improvements required to comply with existing building codes, including the Field Act, and access requirements of the Americans with Disabilities Act.
- Necessary site acquisition and preparation/restoration 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 (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.

- Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.
- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under leases for any of these authorized facilities.
- For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead, if the Board of Trustees determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, and other relevant factors.
- All work necessary and incidental to specific projects described above, including demolition of existing structures.
- The District may determine that it is in the best interests of the students to build a new school at a new site. In that case bond proceeds will be used for site acquisition and construction of such school.