



Local Ballot Measure: R

Measure R

Healdsburg Unified School Improvement District No. 1

Measure Question

55% Majority Needed to Pass

To improve the quality of Healdsburg elementary schools with no estimated increase to current tax rates; replace leaky roofs; upgrade inadequate electrical systems; make health/ safety improvements; and construct/ modernize classrooms and restrooms; shall Healdsburg Unified School District School Facilities Improvement District No. 1's measure authorizing \$49,500,000 of bonds at legal rates be adopted, raising approximately \$3,000,000 annually while bonds are outstanding, levying \$29 per \$100,000 assessed value, with audits, citizens' oversight, no money for salaries, and all money for local schools?

What Your Vote Means

YES	NO
A "yes" vote on Measure R will authorize the District to issue bonds and levy taxes to pay for the indebtedness.	A "no" vote on Measure R will not authorize either the issuance of bonds or the associated levy of taxes.

For and Against Measure R

FOR	AGAINST
<p>William K. Seppi Business Owner</p> <p>Elena Halvorsen Second generation Healdsburg resident</p> <p>Skip Brand Healdsburg Running Company</p> <p>Marcy Flores Executive Director, Corazón Healdsburg</p> <p>J. Chris Herrod Healdsburg Parent</p>	<p>No argument was submitted against Measure R</p>



Local Ballot Measure: R

County Counsel's Impartial Analysis of Measure R

Tax Rate Statement — Measure R

California law permits school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities if 55% of the voters who vote on the measure approve the sale of the bonds. The Healdsburg Unified School District ("District") Board of Trustees ("Board") has placed on the ballot the question of whether to issue \$49,500,000 in bonds for such purposes with respect to its sub-territory "School Facilities Improvement District No.1 (Elementary Service Area)" ("SFID No. 1") only.

Money raised by bond sales may only be used for the purposes and projects stated in the "Bond Project List" set forth in Measure R throughout the territory of SFID No.1, including but not limited to: modernizing classrooms, restrooms and school facilities; repairing/replacing leaky roofs; upgrading inadequate electrical systems; and making health, safety and security improvements. As required by state law, Measure R prohibits using bond proceeds for teacher and administrator salaries, or other operating expenses.

The Board has certified that it evaluated safety, class size, enrollment growth and information technology needs in developing the Bond Project List. Inclusion of a project on the Project List does not guarantee it will be funded or completed. The Board will establish the priority and order in which projects are undertaken.

If adopted, Measure R includes "Accountability Requirements" that requires the Board to: annually conduct independent financial and performance audits to ensure bond proceeds have been expended only on projects on the Bond Project List; establish an Independent Citizens' Oversight Committee; and create a special account into which proceeds of the bonds are deposited. Measure R further requires the Superintendent of the District to provide an annual report to the Board on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, the District has discretion to decide when to sell all or any portion of the bonds based on the need for project funds and other factors. The interest rate on the bonds would depend on the market rate at the time the bonds are sold, but not exceed the statutory maximum. Bonds will be repaid with funds raised from an increase in property taxes based upon the assessed value of taxable property in SFID No.1 through fiscal year 2058-59. The "Tax Rate Statement" prepared by the District's Superintendent estimates the highest tax rate necessary to fund the bonds is \$29 per \$100,000 of assessed value in fiscal year 2025-26. Those tax levies are projections, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in SFID No.1. If all bonds are sold, the total debt services, including principal and interest, is estimated at \$106,300,000.

A "yes" vote on Measure R will authorize the District to issue bonds and levy taxes to pay for the indebtedness.

A "no" vote on Measure R will not authorize either the issuance of bonds or the associated levy of taxes.

ROBERT PITTMAN
County Counsel

By: s/ Petra Bruggisser
Deputy County Counsel

An election will be held in School Facilities Improvement District No. 1 (Elementary Service Area) (the "Improvement District") of Healdsburg Unified School District (the "District") on November 5, 2024, to authorize the sale of up to \$49,500,000 in bonds to finance school facilities improvements in the Improvement District as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the Improvement District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the Improvement District, and other demonstrable factors.

Based upon the foregoing and projections of the Improvement District's assessed valuation, the following information is provided:

1. The best estimate of the average annual 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 a projection of assessed valuations available at the time of filing of this statement, is \$27.30 per \$100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is 2058-59.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$29.00 per \$100,000 of assessed value. It is estimated that such rate would be levied starting in fiscal years 2025-26 through 2053-54.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$106,300,000.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on Sonoma County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District with respect to bonds of the Improvement District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the Improvement District as determined by the Sonoma County Assessor in the annual assessment and the equalization process.

s/ Chris Vanden Heuvel
Superintendent
Healdsburg Unified School District



Local Ballot Measure: R

Arguments and rebuttals are the opinions of the authors. They are printed exactly as submitted, including errors.

Argument in Favor of Measure R	Argument Against Measure R
<p>Improving our local schools must be our number one priority! High-quality schools increase student achievement, improve property values, prepare children for a productive future, and create greater neighborhood safety, and while our teachers and staff do an excellent job in educating our children, deteriorating classrooms and buildings in the Healdsburg Unified School District are not adequate to provide a 21st century education. Changes must be made, and that is why we need your Yes vote on Measure R. Measure R allows the District to make the needed changes without raising the tax rate currently being paid.</p> <p>While our facilities have been well maintained, aging classrooms and facilities must be upgraded. Measure R, a school improvement measure, will allow the District to improve the quality of its school facilities and education provided to local students. By investing in our schools, we can meet today's safety, technological, and educational standards as well as better our community.</p> <p>If passed, Measure R will provide funding to make critical classroom and facility improvements at the District's schools by:</p> <p>Repairing or replacing leaky roofs; upgrading inadequate electrical systems; replacing deteriorating plumbing and sewer systems; making health, safety, and security improvements; replacing energy-inefficient heating, ventilation, and air-conditioning systems.</p> <p>Measure R makes financial sense and protects taxpayers.</p> <p>Measure R will not increase the current tax rate. By law, spending must be reviewed and annually audited by an independent citizens' oversight committee. All bond funds must be spent locally and cannot be taken by the State. Funds are required to be spent only on schools, not for administrator or teacher salaries.</p> <p>Measure R upgrades and renovates classrooms, restrooms, and other school facilities, 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 R!</p> <p>s/ William K. Seppi Business Owner</p> <p>s/ Elena Halvorsen Second generation Healdsburg resident</p> <p>s/ Skip Brand Healdsburg Running Company</p> <p>s/ Marcy Flores Executive Director, Corazón Healdsburg</p> <p>s/ J. Chris Herrod Healdsburg Parent</p>	<p>No Argument Was Submitted Against Measure R</p>



Local Ballot Measure: R

Full Text of Measure R

HEALDSBURG UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1 (ELEMENTARY SERVICE AREA) GENERAL OBLIGATION BONDS FULL TEXT OF MEASURE R

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, Healdsburg Unified School District (the "District") will be authorized to issue and sell bonds with respect to its School Facilities Improvement District No. 1 (Elementary Service Area) ("SFID No. 1") in the principal amount of up to \$49,500,000 at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in SFID No. 1 may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of SFID No. 1 will be 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 District Board of Trustees (the "Board") has identified detailed facilities needs of facilities in SFID No. 1 and the Board has determined which projects to finance from a local bond. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens' Oversight Committee. Following approval of this measure, the Board will establish an Independent Citizens' Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will 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 will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the types of school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Sonoma County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities,

and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated rates of *ad valorem* property taxes, the duration of issued bonds and related levies and collections of *ad valorem* property taxes are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the rate or the duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. In addition, the District currently expects that the estimated tax rate relating to the bonds, if approved and issued, will result in an extension, not an increase, in the cumulative tax levy securing SFID No. 1 general obligation bonds from the rate placed on the 2024-25 tax roll (as projected at the time of placing this measure on the ballot). This expectation is based on factors which have been examined including regularly scheduled amortization of existing bonds, reasonable assessed valuation growth assumptions and anticipated timing of bond issuance pursuant to this measure. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations or caps on the tax levy necessary to amortize bonds authorized to be hereunder and under State law. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation of not to exceed 75 words imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the construction, reconstruction, rehabilitation, or replacement of school facilities of the Healdsburg Unified School District with respect to and benefitting the territory of SFID No. 1, including furnishing and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, all in compliance with California Constitution Article XIII A, Section 1(b)(3).

This measure authorizes bond projects to be undertaken at all current and future elementary school sites and related properties within SFID No. 1, including bond projects at sites providing support services to facilities within SFID No. 1.

School Facility Project List. The items presented on the following list are the types of projects authorized to be financed with voter-approved bond proceeds. Specific examples which follow the broader types of authorized projects are not intended to limit those broader types of projects described and authorized by this measure. The types of projects authorized to be undertaken are:



Local Ballot Measure: R

Full Text of Measure R (Continued)

SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1 (ELEMENTARY SERVICE AREA)

- **Replace and/or Repair Leaky Roofs.** Includes replacing or repairing aging, damaged, or leaky roofs.
- **Provide All Infrastructure Needed to Adequately Serve School Facilities.** Address inadequate systems including upgrades, additions, installation of adequate plumbing systems and water systems, electric systems, and including upgrades for energy efficiency and to support all modern technology needs.
- **Make Health, Safety, Emergency Response and Security Improvements Throughout Facilities.** Includes fire alarms, fire sprinkler and equipment systems, emergency exit lighting, door hardware, alarm systems, communication systems, interior and exterior lighting systems, security and access, point of entry controls, cameras.
- **Replace, Acquire and Install HVAC Systems.** Ensure comfortable learning and working environments with new or upgraded and energy-efficient heating, ventilation and air conditioning systems (HVAC).
- **Modernization and Renovation of Classrooms and Other School Buildings to Provide Modern Learning Environments.** Includes improvements to modernize, rehabilitate, renovate, reconfigure, repair, expand and/or upgrade classrooms, labs, multi-purpose rooms, auditoriums and other school facilities, including facilities supporting programs in science, technology, engineering, arts and math (STEAM), including all improvements to interiors and exteriors, doors, windows, casework, flooring, millwork, painting, and lighting.
- **Modernization and Renovation of Facilities Related to and Serving the School Sites.** Includes upgrading, modernizing, expanding, equipping and furnishing kitchen, food prep area, cafeteria, seating areas, multi-purpose rooms, libraries, auditoriums, meeting spaces, offices, entryways, counselling and similar spaces and facilities for transportation or maintenance.
- **Water Conservation and Energy Efficiency Improvements.** Make improvements to sites resulting in improved water conservation and energy efficiency.
- **Improve Access to Computers and Modern Technology.** Includes providing modern teaching and learning equipment such as whiteboards, computers, software and other technology equipment, and installing or upgrading infrastructure sufficient to support modern technology including wiring and providing internet access.
- **Improvements to School Exteriors Including for Safety.** Includes improvements and upgrades to paved surfaces, turf, fields, grounds, play yards, and other outdoor areas including installing shade structures, parking lots, student drop-off / pick-up areas, signage, fencing, adequate lighting, sidewalks and curbsides and other paths of travel, landscaping and irrigation systems.
- **Update Bathrooms.** Ensure legally compliant, improved and modernized bathrooms serving all students and staff.
- **Ensure ADA Compliance and Barrier Free Access to all Facilities.** Includes improvements to ensure barrier-free access and compliance with all requirements of the

American With Disabilities Act (ADA) and all other similar laws and regulations at all facilities in the District.

- **Improvements to Play Areas and Yards, Fields and Other Physical Education Spaces and Facilities Including Joint Use Facilities.** Includes resurfacing and repaving play areas, updated fitness equipment, safe surface treatments, constructing, improving, repairing and upgrading tracks, courts, gyms, fields and other physical education and community use facilities, including modernizing and/or rebuilding community pool including as a joint use project with the City of Healdsburg, and improving or constructing all related facilities such as changing rooms, restrooms, seating, sound systems, and interior and exterior lighting.
- **Address Safety and Health Concerns.** Includes all upgrades required by laws, regulations and building codes, including the Field Act, to provide a safe and healthy environments including improvements to improve air quality and seismic improvements, and includes addressing unforeseen conditions revealed in connection with construction such as dry rot or other structural issues.
- **Furnishing and Equipping and Incidental Expenses.** Furniture, equipment and all work necessary and incidental to specific projects described above as more particularly described below.

Furnishing and Equipping; Incidental Expenses. Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping facilities throughout SFID No. 1, and all costs which are incidental but directly related to the types of projects described above.

Examples of incidental costs include, but are not limited to: costs of design, engineering, architect including DSA fees, legal and other professional and consultant services including fees relating to litigation, facilities assessments and master plan updates, inspections, site preparation, utilities, landscaping, construction management by third parties, general contractors and/or District personnel, and other planning and permitting, environmental review, rezoning and municipal license fees if any, 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; all federal, state and locally-mandated safety upgrades; the costs of new or expanded infrastructure; the cost of providing parking and other facilities to accommodate new or expanded facilities; addressing any unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; complying with all access requirements of the Americans with Disabilities Act and similar laws and regulations; costs of the election including other costs arising directly from the bond measure; litigation costs; project construction oversight, management and administration during the duration of such projects including by District personnel, and bond issuance costs.

Alternations to Scope and Nature; New Construction. The School Board is hereby authorized to alter the scope and nature of any of the specific projects described above as required or recommended by new conditions, discoveries or any other factors including economic factors and/or factors relating to the most effective delivery of the District's educational programs that may become apparent during the course of facilities planning, design and construction. In the event that the School Board determines that a



Local Ballot Measure: R

Full Text of Measure R (Continued)

modernization or renovation project is in the best interests of the district and it students to be undertaken as new construction based on cost or safety considerations or other compelling factors, this bond measure authorizes said project to be undertaken in whole or in part as new construction, including land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. In addition, to accomplish any of the projects included on the above list, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests.

Interim Financing Included; Joint Use Projects Authorized. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes or lease financings including certificates of participation relating to facilities projects and/or equipment previously financed. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Unforeseen Circumstances; Limited Funding Sources. Many factors may impact the District's ability to address each of the projects described herein, including but not limited to construction costs, supply chain issues which can cause project delays, labor shortages, unknown environmental factors or site conditions, overall facilities needs and related costs which exceed available bond funding sources, among others. The District is unable to anticipate all circumstances which may prevent some of the projects listed above from being undertaken or completed. Approval of the District's bond measure does not guarantee that all of the identified projects within the Bond Project List will be funded beyond what can be completed with funds generated by this bond measure. The District plans to pursue additional funding such as State matching funds, if available, to address its facilities needs.

Project List Not in Order of Priority; Board Determines Prioritization. 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.

Interpretation. The terms of this Bond Measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Words used in the Project List such as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used to describe school facilities projects in plain English but are not intended to expand the nature of such projects beyond what is authorized by law. The Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this measure for current maintenance, operation or repairs.

Severability. The District Board hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond proposition has independent value, and the District Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond measure are severable.