



Local Ballot Measure: AA

Measure AA

Petaluma Joint Union High School District

Measure Question

55% Majority Needed to Pass

Local High/ Junior High School Improvement Measure. To repair/ upgrade local high/ junior high school classrooms, science labs, technology/ job training facilities; improve fire/ earthquake safety/ campus security; remove hazardous materials like lead/ asbestos; repair leaky roofs, outdated portable classrooms, HVAC, electrical, plumbing; shall Petaluma Joint Union High School District's measure be adopted authorizing \$159,000,000 in bonds at legal rates, at \$30 per \$100,000 assessed value while bonds are outstanding (\$9,100,000 annually), with independent oversight, and no funds for administrators?

What Your Vote Means

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

For and Against Measure AA

FOR	AGAINST
<p>Damon Connolly California State Assemblymember</p> <p>Amie Carter County Superintendent of Schools</p> <p>Faith Ross Petaluma's Good Egg</p> <p>Sandra Larsen Petaluma Federation of Teachers President</p> <p>Caitlin Quinn Petaluma City Schools Board President</p>	No argument was submitted against Measure AA



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County Counsels' Impartial Analysis of Measure AA

Tax Rate Statement — Measure AA

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 Petaluma Joint Union High School District ("District") Board of Education ("Board") has placed on the ballot the question of whether to issue \$159,000,000 in bonds for such purposes.

Money raised by bond sales may only be used for the purposes and projects stated in the "Bond Project List" set forth in Measure AA, including but not limited to: repairing/upgrading local high/junior high school classrooms, science labs, technology/job training facilities; improving fire/earthquake safety and campus security; removing hazardous materials; repairing leaky roofs, HVAC, and electrical/plumbing systems. As required by state law, Measure AA prohibits using bond proceeds for teacher and administrator salaries, or other operating expenses.

The Board has certified that it evaluated safety, class size reduction and information technology needs in developing the Bond Project List. Inclusion of a project on the Bond 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 AA includes "Accountability Measures" 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 AA 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 Petaluma Joint Union High School 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 the District through fiscal year 2058-59. The "Tax Rate Statement" prepared by the District's Superintendent for Measure AA estimates the highest tax rate necessary to fund the bonds at \$30 per \$100,000 of assessed value. 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 the District. If all bonds are sold, the total debt services, including principal and interest, is estimated at \$320,000,000.

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

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

ROBERT PITTMAN
Sonoma County Counsel

By: s/ Petra Bruggisser
Deputy County Counsel

s/ Brian E. Washington
Marin County Counsel

An election will be held within the boundaries of Petaluma Joint Union High School District (the "District") on November 5, 2024 to authorize the sale of up to \$159 million in bonds to finance facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within the District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors, is estimated to be \$29 per \$100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2058-59.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of filing this statement or a projection based on experience within the same jurisdiction or other demonstrable factors, is estimated to be \$30 per \$100,000 of assessed valuation in fiscal years 2025-26 through 2055-56.
3. The best estimate from official sources 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 will be approximately \$320 million.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the Sonoma County and Marin County official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates, debt service and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Signed: s/ Matthew Harris, Superintendent
Dated: July 23, 2024



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

Argument in Favor of Measure AA	Argument Against Measure AA
<p>Vote Yes on AA to support our students. Measure AA will repair aging classrooms, support our teachers, and expand career training offerings for students. Petaluma City Schools is a critical pillar that makes our community great—now is the time to support our schools.</p> <p>Petaluma City Schools is responsible for the safety and education of 7,300 students across 18 schools with over 950,000 square feet of facilities. Unfortunately, state codes have crippled school funding. Compared to the greater Bay Area, Petaluma City Schools rank near the bottom in per student spending. This funding will change that, and demonstrate Petaluma cares about students by providing long overdue upgrades to our schools.</p> <p>Every cent raised by Measure AA must stay local to repair and upgrade our junior high and high schools—no funds can be taken by the State. There will be an independent citizens' oversight committee, annual audits of funds spent, and by law, no money can be used for administrator salaries. This money is solely supporting students with better classrooms and facilities.</p> <p>The average age of these buildings is 52 years. 40% of Petaluma City Schools' buildings have roofs over 25 years old and starting to leak. Electrical, heating/cooling, and plumbing systems are inefficient and nearing the end of their life. Our students, teachers, and staff deserve better.</p> <p>Outdated security measures must be modernized and improved to keep our students and staff safe on our campuses. Investing in our schools provides our youth with a safe, first-class education and allows our staff to focus on the students.</p> <p>Good schools, gyms, and multi-use rooms support our community. Schools support our children's future while continuing our community's great legacy of public education. Measure AA is an investment into keeping Petaluma family-friendly.</p> <p>Join your neighbors, local parents, teachers, business owners, and community leaders: vote Yes on AA!</p> <p>Learn more at supportpetalumaschools.com</p> <p>s/ Damon Connolly California State Assemblymember</p> <p>s/ Amie Carter County Superintendent of Schools</p> <p>s/ Faith Ross Petaluma's Good Egg</p> <p>s/ Sandra Larsen Petaluma Federation of Teachers President</p> <p>s/ Caitlin Quinn Petaluma City Schools Board President</p>	<p>No Argument Was Submitted Against Measure AA</p>



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Full Text of Measure AA

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Petaluma Joint Union High School District shall be authorized to issue and sell bonds of up to \$159 million in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Project List, subject to all of the accountability safeguards specified herein.

ACCOUNTABILITY MEASURES

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

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

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

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

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

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

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Section 15100 of the California Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds and proceeds of the bonds shall be spent only for such purpose.

Other Terms of the Bonds. The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Education pursuant to requirements of law. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum and with a maximum term not exceeding the statutory maximum, provided that the average useful life of bonds sold will not exceed one hundred twenty percent (120%) of the average life of the projects being financed or as otherwise provided by federal tax law. Bond funds may be used to reimburse the District for Bond Project list expenditures incurred prior to the election and bond issuance, in accordance with federal tax law.

SECTION III: BOND PROJECT LIST

This Bond Project List, which is an integral part of this measure, describes the specific projects the District proposes to finance with proceeds of the bonds. All information contained within this "Section III: Bond Project List" comprises the Bond Project List and description of permissible projects and expenses that may be paid from bond proceeds.

In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources, including joint use funds or contributions, development impact fees, and state funding (if available). The District will pursue state matching funds if and when they become available and, if received, they will be used for projects on the Bond Project List or other high priority capital outlay expenditures as permitted by law. Approval of this measure does not guarantee that all projects on this Bond Project List at all listed sites will be funded beyond the local revenues generated by this measure. The District's proposal for the projects assumes the receipt of some state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Bond funds may be used to meet any matching share contribution requirements.

Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, replacement, furnishing and equipping of school facilities, and the acquisition or lease of real property for school facilities, all as listed on the Bond Project List. All projects to be financed with bonds authorized by this measure listed on the Bond Project List have been determined by the District to be "school facilities" as that term is used in the California Constitution. "School facilities" include projects at school sites as well as administrative and teacher/staff support facilities which are necessary for, and related to, the delivery of high-quality education services. Projects listed below may be completed at any and all properties, school sites and facilities where such project is determined necessary, and projects are authorized to be performed at each and all of the District's schools, sites and facilities, including administrative office and ancillary support facilities, whether owned, leased or yet to be acquired.

PETALUMA JOINT UNION HIGH SCHOOL DISTRICT SCHOOLS

- Casa Grande High School
- Carpe Diem High School
- Dual Language Immersion Academy
- Kenilworth Junior High School
- Mary Collins School Cherry Valley
- Petaluma Accelerated Charter School
- Petaluma Junior High School
- Petaluma High School San Antonio High School
- Sonoma Mountain High School
- Valley Oaks Independent Study School

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

Modernization Improvements to Educationally and Functionally Enhance Existing School Facilities

- Renovate and modernize classrooms and school facilities including flooring, ceiling, windows, window coverings, doors, walls, lighting, interior and exterior finishes, and paint;
- Provide adequate furniture, casework, storage, equipment and signage for all classrooms and school facilities;
- Furnish and equip classrooms, science labs, multi-purpose rooms, libraries, food service facilities, auditoriums, physical education and playground facilities, outdoor instructional areas, administration facilities and other school facilities;
- Repair or replace leaky, aging and damaged roofs and exterior walls;



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- Renovate, expand and modernize classrooms, workspaces, office and conference room spaces for libraries, special education, mental health, wellness and counseling and school administration;
- Perform districtwide federal and state-mandated Americans with Disabilities Act (ADA) accessibility upgrades, including site access, walkways, parking, staff and student restrooms, replacement or relocation of some existing electrical devices, drinking fountains, playground equipment, classrooms and facilities;
- Renovate, repair, replace, construct and/or install playfields, playgrounds, play surfaces, courts, other physical education facilities, and all related improvements and equipment;
- Renovate, repair, replace, construct and/or install athletic playfields, gymnasiums, grandstands and food service facilities, pools, other athletic facilities, locker rooms, and all related improvements and equipment including lighting and turf;
- Repair, replace, install or upgrade signage and fencing including repair or replacement of school marquees;
- Repair, replace or upgrade paved surfaces, turf and other grounds;
- Develop, construct, install, improve, repair or replace outdoor areas, including learning and meeting areas, hardscaping, landscaping, irrigation improvements, lighting, removing asphalt, and building/installing shade structures and seating;
- Acquire and construct transportation infrastructure including improving and expanding pedestrian and bicycle paths, installing secure bicycle parking, acquiring and constructing electric bicycle stations;
- Develop, acquire and construct climate-resilient solutions with permeable surfaces, stormwater retention systems, bioswales, heat-mitigating surfaces, shade trees or other climate-appropriate plants; and
- Construct, modernize, and equip food services facilities, kitchens, cafeterias, eating and serving areas.

Improving Building Systems and Infrastructure

- Repair or replace outdated and inadequate heating and air-conditioning, plumbing, sewer, electrical systems and other utilities with building code compliant and energy efficient systems including alternative energy systems
- Improve energy efficiency and sustainability including installation of energy-efficient lighting and systems, solar panels, battery storage, retrofitting and replacing natural gas infrastructure with comparable electric infrastructure, acquisition or replacement of electric vehicle charging stations

Replacement of Temporary Classrooms to Achieve State of the Art Learning Environments

- Replace antiquated portable classrooms with state-of-the-art classrooms and school facilities
- Repair outdated temporary portable classrooms or replace with new and/or permanent classrooms

Create Safe, Effective, Well-Maintained and Equitable Learning Environments

- Update schools to improve campus/student safety and security including installing additional fencing and gates, intercom and emergency communications systems, lighting systems, bell systems, fire and life safety systems, pedestrian access, walkways, lighting, reconfiguring entrances and drop-off/pickup locations, point of entry access and upgrading door locks;
- Construct, acquire, improve, furnish, expand and equip additional classrooms/classroom buildings, student centers, multi-purpose

rooms, administration facilities, transportation facilities and other school facilities and property throughout the District;

- Upgrade classrooms and other school facilities with modern 21st century technology;
- Acquire, install and upgrade computers, computer learning technology and technology infrastructure including telecommunications, internet and network connections;
- Construct, equip, improve and upgrade maker spaces, computer labs and science labs to improve student achievement;
- Renovate, repair, replace, modernize, construct libraries, theater/auditorium, multipurpose rooms and classrooms for music and visual arts programs;
- Upgrade school site parking, driveways, walkways, drainage and grounds and improve traffic circulation;
- Construct, modernize, retrofit central kitchen, including energy-efficient equipment, cafeteria, food service and food storage areas; and
- Renovate and repair restrooms.

Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed only as needed, and the listing of projects does not imply a particular prioritization among such improvements. Projects may be done in phases, based on Board of Education priorities and available funding. Listed projects may be completed at any and all District schools, sites, properties (owned, leased or yet to be acquired) and education buildings where such project is determined necessary, as well as at secondary education programs located on elementary school district sites. The Bond Project List also includes the design, acquisition and construction of rental housing units for teachers and staff including all related amenities and facilities.

Decisions regarding the scope, function, timing, location, prioritization or other facets of project implementation for school facility projects listed on the Bond Project List will be made solely by the Board of Education by subsequent action, including the interpretation, meaning and intent of each listed project. Where terms such as “renovate,” “upgrade,” “replace,” “improve” and “repair” are used in the Bond Project List, the Board of Education has the discretion to determine the best method for accomplishing the project’s objective, including the use of new construction. For any listed project involving renovation or modernization of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation, considering the building’s age, condition, expected remaining life, comparative cost and other relevant factors. 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. Where feasible, projects may be completed in partnership with other public or private agencies on a joint use basis using bond proceeds, subject to federal tax rules and regulations.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, legal, accounting and similar planning costs and professional services; litigation costs; construction management; bond project consultants; staff development and training expenses associated with learning construction techniques and approaches and new bond-funded equipment and systems; the furnishing and equipping of all projects, including equipment to maintain facilities in a safe and clean condition; and a customary contingency for unforeseen design and construction costs. Payment of the costs of preparation of facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees, Division of State Architect (DSA) - related requirements, studies and assessments, including ADA and seismic, and temporary housing, storage and relocation costs for displaced programs or activities



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caused or necessitated by projects on the Bond Project List are permissible bond expenditures. Land may be acquired for any project, and all projects may be furnished and equipped using bond proceeds to ensure the functionality and usability of facilities and sites constructed or reconstructed with bond proceeds. Bond proceeds may be used to retire any interim funding incurred to advance fund projects described on the Bond Project List.

The final cost of each project will be determined as plans are finalized and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Necessary site preparation, grading or restoration may occur in connection with acquisition of property, new construction, modernization, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads and acquiring any necessary easements, leases, licenses or rights of way to the property.

The Board of Education hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond measure has independent value, and the Board of Education 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.