



## Local Ballot Measure: BB

# Measure BB

## Cotati-Rohnert Park Unified School District

### Measure Question

**55% Majority Needed to Pass**

**Repair Cotati-Rohnert Park Unified School District Schools Without Increasing Tax Rates.** To repair/ upgrade local schools without increasing projected tax rates by replacing leaky roofs, aging plumbing/ HVAC; removing hazardous materials including asbestos/ lead; upgrading science, technology, engineering, math classrooms/ labs; and replacing deteriorating portable classrooms; shall Cotati-Rohnert Park Unified School District's measure authorizing \$91,500,000 in bonds at legal rates be adopted, levying approximately \$35 per \$100,000 assessed value while bonds are outstanding (\$5,400,000 annually) with independent oversight, audits, no funds for administrators?

### What Your Vote Means

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

### For and Against Measure BB

FOR	AGAINST
Susan Adams Mayor, Rohnert Park  Josh Cutler Local Teacher  Eric Martin Trustee/Cotati Resident  Shari Lorenz Local Realtor  Mike Cybulski Evergreen Elem. School Parent	No argument was submitted against Measure BB



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## County Counsel's Impartial Analysis of Measure BB

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 Cotati Rohnert Park Unified School District ("District") Board of Trustees ("Board") has placed on the ballot the question of whether to issue \$91,500,000 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 BB, including but not limited to: replacing leaky roofs, aging plumbing, HVAC and electric al systems, removing hazardous materials, upgrading science, technology, engineering, math classrooms and labs, and replacing deteriorating portable classrooms. As required by state law, Measure BB prohibits using bond proceeds for teacher and administrator salaries, or other operating expenses.

The Board has certified that it evaluated safety, class size reduction, 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 BB 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 BB 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 Cotati Rohnert Park Unified 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 BB estimates the highest tax rate necessary to fund the bonds is \$35 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 \$189,200,000.

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

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

ROBERT PITTMAN  
County Counsel

By: s/ Joshua A. Myers  
Chief Deputy County Counsel

## Tax Rate Statement — Measure BB

An election will be held in the Cotati-Rohnert Park Unified School District (the "District") on November 5, 2024, to authorize the sale of up to \$91,500,000 in general obligation bonds. The following information is submitted 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 District, and other demonstrable factors.

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

1. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$35 per \$100,000 of assessed valuation. It is currently expected that the tax will be collected until fiscal year 2058-59.

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 \$35 per \$100,000 of assessed valuation. This rate is projected to apply in each fiscal year that bonds are outstanding.

3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$189,200,000.

These estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the 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 durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par 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 District based on the need for project funds and other considerations. Actual assessed valuations 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.

s/ Maité Iturri  
Superintendent  
Cotati-Rohnert Park Unified School District



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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 BB	Argument Against Measure BB
<p>Vote Yes on BB to repair and upgrade Cotati-Rohnert Park Unified School District schools – without increasing tax rates.</p> <p>While our neighborhood schools provide quality instruction that prepares students for college and careers, local schools were built decades ago and need urgent repairs and upgrades to protect student safety and support quality education.</p> <p>Each day over 2,000 local students attend class in 80 portable classrooms that are deteriorating, well beyond their useful life, and need to be replaced.</p> <p>Outdated classrooms and labs need updates to meet current educational, accessibility, and safety standards. Additional classrooms are needed to relieve student overcrowding.</p> <p>Measure BB provides locally controlled funding to fix our schools, upgrade classrooms and labs, and prepare students for successful futures.</p> <p>Measure BB does not increase tax rates. It extends the rate we currently pay.</p> <p>Yes on BB will replace leaky roofs, aging plumbing, and HVAC systems. It will remove hazardous materials including asbestos and lead pipes.</p> <p>Yes on BB will upgrade classrooms, science labs, computer labs, school libraries, equipment, and learning technology to support quality instruction in science, technology, engineering, math, and job training.</p> <p>Yes on BB will replace outdated, aging, and deteriorating temporary portable classrooms, relieve student overcrowding, improve accessibility for students with disabilities, and protect student safety.</p> <p>Every penny from Measure BB is locally controlled to repair and upgrade local schools only. Funds cannot be taken by the State or used for administrator salaries. An independent oversight committee, annual audits, and public disclosure on all spending ensures funds are spent as promised.</p> <p>Voting Yes on BB makes sure students in Rohnert Park and Cotati have safe and up-to-date schools and access to the same quality education as other students in Sonoma County.</p> <p>Join teachers, parents, small business owners, elected and community leaders – vote Yes on BB to repair and upgrade local schools without increasing tax rates.</p> <p>s/ Susan Adams Mayor, Rohnert Park</p> <p>s/ Josh Cutler Local Teacher</p> <p>s/ Eric Martin Trustee/Cotati Resident</p> <p>s/ Shari Lorenz Local Realtor</p> <p>s/ Mike Cybulski Evergreen Elem. School Parent</p>	<p><b>No Argument Was Submitted Against Measure BB</b></p>



# Local Ballot Measure: BB

## Full Text of Measure BB

### FINDINGS

Cotati-Rohnert Park Unified School District (the "District") serves nearly 6,000 local students at 13 schools. Most District schools were built decades ago with aging classrooms and labs that no longer meet current education and safety standards. For example, the District has more than 80 deteriorating portable classrooms that are well beyond their useful life.

The State of California does not provide dedicated or adequate funding for the repair and upgrade of school facilities, so some improvements must be funded locally. The District has an opportunity to fund repairs and upgrades to local schools by extending, but not increasing, current bond tax rates.

The Board of Trustees of the District (the "Board") believes that locally controlled funding from a school improvement bond measure could help to complete high priority facility repairs and upgrades, as shown in the Bond Project List.

The measure includes fiscal accountability requirements, including an independent citizens' oversight committee and annual audits.

### BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the Cotati-Rohnert Park Unified School District (the "District") will be authorized to issue and sell bonds of up to \$91,500,000 in aggregate principal amount, 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 included 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 the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District 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.)

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The Bonds may be issued in series by the District, from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

**Evaluation of Needs.** The Board of Trustees of the District (the "Board") has identified detailed facilities needs of the District, and 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 described 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 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 Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board 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), specifically 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 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 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 tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or 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 will result in an extension for additional years, but not an increase in, the 2023-24 cumulative tax rate levied for outstanding general obligation bonds of the District. This expectation is based on several factors examined by the School Board at the time of placing this measure on the ballot, including the District's already outstanding bonded debt, the required annual debt service payments on its outstanding bonds, the District's current and projected total taxable assessed value of properties in its boundaries taking into account reasonable assessed valuation growth estimates, and the expected timing and structure of additional general obligation bonds. This projection will be examined by the Board at the time a series of bonds is to be issued pursuant to this bond measure. This current expectation does not, however, impose a maximum tax rate on the levy necessary to support the general obligation



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## Full Text of Measure BB (Continued)

bonds to be issued pursuant to this measure during the entire term they are outstanding, because in accordance with State law general obligation bonds are secured by *ad valorem* property taxes unlimited as to rate or amount. The actual tax rates necessary to support issued bonds over the full term of years a bond issue is outstanding can be impacted by many future factors including changes in assessed valuations.

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 and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation 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 modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the District, including the furnishing and equipping of school facilities, at all current and future sites and properties.

**School Facility Project List.** The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure. The following types of projects are authorized at all existing sites of the District and all sites that may be acquired by the District in the future:

#### School Construction and Improvements

- Construct new classrooms and related facilities to reduce student overcrowding
- Repair or replace deteriorating roofing, flooring and windows
- Construct or improve science, technology, engineering, arts and math (STEAM) facilities and career training labs and facilities, including providing furnishings and equipment
- Replace or repair portable classrooms
- Modernize existing classrooms, restrooms and multi-purpose rooms, including providing updated furnishings and equipment
- Construct, repair, replace and/or upgrade paved surfaces, turf, fields, grounds and outdoor areas, including playgrounds, shade structures, lighting and landscaping
- Upgrade tracks, fields, and related facilities for school and community use
- Upgrade or replace HVAC, electrical, water, sewer and plumbing systems
- Construct wellness centers and other student support facilities
- Provide clean and safe classrooms, and a quality learning environment for current and future students

#### Instructional Technology Upgrades for Student Learning

- Improve, and upgrade technology infrastructure, electrical systems and wiring
- Add, update and expand telecommunications, internet, network and computer systems
- Add, update and replace instructional equipment, including media and audio-visual equipment

#### Student Health and Safety Improvements

- Remove hazardous materials, including asbestos and lead pipes
- Make seismic upgrades
- Make health, safety and security improvements and accessibility upgrades, including fencing, locks, fire and emergency systems
- Update parking lots and drop off areas to improve campus traffic and safety
- Replace or install alarm systems, communication systems, fencing and locks

**Incidental Expenses.** 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. 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, painting, bond project construction management, administration and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; abatement, 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; the preparation or restoration of construction, renovation or remodeling; 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 the Field Act; access requirements of the Americans with Disabilities Act; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

**Furnishing and Equipping.** Each project is assumed to include its share of furniture, fixtures, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. The upgrading of technology infrastructure includes, but is not limited to, computers, projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, telephone system, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment.

**Alterations to Scope; Acquisition of Real Property.** The scope and nature of any of the specific projects described above may be altered by the District as required by conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for or otherwise determined by the Board to be in the best interests of the District to be undertaken as new construction, this bond measure authorizes said new construction including land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing



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### Full Text of Measure BB (Continued)

on the original site, including an expanded site, and all costs relating thereto. 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 construction instead, if the Board 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.

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.

Interim Financing Included; Joint Use Projects Authorized. Authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the Bond Project List, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Bond Project List Not in Order of Priority; Board Determines Prioritization. Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that all such projects will be undertaken. Project priorities will be determined by the Board. The ability of the District to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

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 Bond 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. As such, in accordance with legal requirements, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

Severability. The 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 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.