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"THE CENTRAL MISSION OF THE WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT IS TO PROVIDE HIGH QUALITY INSTRUCTION, WITH STUDENT ACHIEVEMENT AS THE HIGHEST DISTRICT PRIORITY."

### AGENDA

of a **special** meeting of the Board of Trustees of the  
West Sonoma County Union High School District

Wednesday October 30, 2013  
Analy High School  
6950 Analy Avenue  
Sebastopol, CA 95472

6:00 p.m. Open Session

#### I. PRELIMINARY

A. CALL TO ORDER

B. ROLL CALL

Present

Absent

Diane Landry, President  
Kellie Noe, Vice-President  
Ted Walker, Clerk  
Rebecca DeSart, Trustee  
Amber Twitchell, Trustee  
Keller McDonald, Superintendent  
Cameron Keegan, Analy Student Representative  
Sam Kang, El Molino Student Board Representative  
Ire Quinn, Laguna Student Board Representative

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF THE AGENDA

E. INPUT FROM THE PUBLIC REGARDING ITEMS NOT ON THE OPEN SESSION AGENDA *This is the opportunity for the public to comment on items not listed on the open session agenda. Per Board Bylaw 9323, comments are limited to five minutes. Groups commenting on the same topic are limited to 20 minutes. The Board will not comment on items until they are agendaized. The Board of Education prefers that issues or concerns about instructional programs or the administration of our schools and District be handled first through local school administration. Concerns about the performance of our employees should be handled through that individual, their supervisor or through the District's complaint procedure. Members of the public who wish to speak are asked to raise their hand and be recognized by the Board President, then come to the podium and introduce themselves for the record before addressing the Board.*

**II. DISCUSSION/ACTION ITEMS**

- A. CONSIDERATION OF REVISIONS TO DISTRICT FACILITY IMPROVEMENT PROJECT AND FUNDING TIMELINE **ACTION**

Members of the public will have an opportunity to comment on District facility improvement projects and options for funding improvement projects.

**III. FUTURE AGENDA ITEM**

- A. PUBLIC HEARING ON DISTRICT'S INITIAL PROPOSAL FOR CONTRACT NEGOTIATIONS WITH WEST SONOMA COUNTY TEACHERS ASSOCIATIONS (WSCTA) FOR 2013-2014 – NOVEMBER
- B. CONSIDERATION OF APPROVAL OF DISTRICT'S INITIAL PROPOSAL FOR CONTRACT NEGOTIATIONS WITH WEST SONOMA COUNTY TEACHERS ASSOCIATION (WSCTA) FOR 2013-2014 – NOVEMBER
- C. CONSIDERATION OF APPROVAL OF MONTHLY BUDGET UPDATE FOR 2013-14 - NOVEMBER
- D. ENROLLMENT STUDY RESULTS - NOVEMBER
- E. FIRST READING OF RECOMMENDED REVISIONS TO BOARD POLICY AND ADMINISTRATIVE REGULATION 5116.1 INTRADISTRICT ATTENDANCE AND BOARD POLICY AND ADMINISTRATIVE REGULATION 5117 INTERDISTRICT ATTENDANCE - NOVEMBER
- F. FIRST READING OF 2014 BOARD OF EDUCATION MEETING CALENDAR - NOVEMBER
- G. FIRST READING OF RECOMMENDED REVISIONS TO ADMINISTRATIVE REGULATION FAMILY LEAVE – MILITARY RESERVE - NOVEMBER
- H. FIRST READING OF RECOMMENDED REVISIONS TO BOARD POLICY AND ADMINISTRATIVE REGULATION 1112 COMMUNITY RELATIONS - NOVEMBER
- I. FIRST READING OF PROPOSED SPECIAL EDUCATION COURSE CHANGE FROM "COMMUNITY STUDIES" TO "TRANSITION STUDIES" - NOVEMBER
- J. ORGANIZATIONAL MEETING – DECEMBER
- K. SUPERINTENDENT'S MID-YEAR GOALS PROGRESS REPORT – DECEMBER
- L. REVISE INSTRUCTIONAL MATERIALS ADOPTION CALENDAR - DECEMBER
- M. APPOINTMENTS TO FILL OPEN CITIZENS' BOND OVERSIGHT COMMITTEE POSITIONS - JANUARY

**IV. ADJOURNMENT**

*West Sonoma County Union High School District*

**District Goals for 2013-2014**

**Adopted June 26, 2013**

*“The mission of the West Sonoma County Union High School District is to provide high quality instruction, as student achievement is our top priority.”*

**Community Involvement**

Goal 1: Involve the community with the District to widely benefit the diverse groups in West Sonoma County

Success Indicator:

Our schools and District will explore and recommend ways to expand community partnerships and use of District facilities, including Community School concept and other means of bringing community-based support services to students at school

**Student Wellness**

Goal 2: Focus resources from the District and community to support student wellness

Success Indicator:

Our District will use a collaborative community process to create a system to measure student wellness (e.g. a wellness index) aligned with the County of Sonoma Health Action goals and Cradle to Career goals for the year 2020 (some examples to consider: percent of students with health insurance; percent of District students with a usual source of health care; percent of qualifying District families receiving food aid; percent of students connected to support resources in the community; percent of students who demonstrate high self-esteem or other resiliency factors; percent of students overall and in significant subgroups who graduate; percent of students who complete university A-G requirements, who take and pass the Early Assessment Program assessments, and other measures of college- and career-readiness)

**College and Career Readiness**

Goal 3: Restructure curriculum, instruction and assessment to align with the 21<sup>st</sup> Century Teaching and Learning Model, including Common Core State Standards

Success Indicator:

Each school will participate in the Smarter Balanced Assessment pilot project and use the experience to align curriculum, instruction and assessment with the 21<sup>st</sup> Century Teaching and Learning Model

**Enrollment**

Goal 4: Achieve student enrollment targets for each WSCUHSD high school and implement policies and practices to reach those targets

Success Indicators:

With input from stakeholders, the District will set enrollment targets

The District will review the impact of interdistrict and intradistrict transfer policies on achievement of enrollment targets

**WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT**

**TO: Diane Landry, Board President**

**FROM: Keller McDonald, Superintendent**

**DATE: October 30, 2013**

**ITEM: CONSIDERATION OF REVISIONS TO DISTRICT  
FACILITY IMPROVEMENT PROJECT AND FUNDING  
TIMELINE**

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**Background Information:**

In May 2010, the Board reviewed results of a voter survey, paid from a generous donation from two local families, which gauged the level of support for various school construction projects and approaches to funding these projects. The survey indicated especially strong support for “green” projects and modernization projects. The survey also indicated 60% support for funding these projects through General Obligation Bonds at the \$25.96 tax rate approved by the voters in 1996, and 67% support for funding projects at the \$11.50 tax rate that was in effect in 2010. (The tax rate had naturally lowered between 1996 and 2010 because the total assessed value of property in the District increased over that time period.)

The Tax Rate Statement included in the 2010 Sonoma County Voter’s Pamphlet estimated the highest tax rate for Measure I bonds that would be sold during the first year after voter approval would be \$11.50 per \$100,000 of assessed valuation, based on the total District assessed valuation and market conditions that year. The Voter’s Pamphlet also stated, “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 the actual increases in assessed valuations.”

State law currently limits the tax rate for General Obligation Bonds sold by high school districts to \$30.00 per \$100,000 of assessed valuation. The law also limits the maximum interest rate that can currently be paid on General Obligation Bonds to 8%, and stipulates that the ratio of total debt service to principal for each bond series cannot exceed 4 to 1. As stated in the Voter’s Pamphlet, the District Board has discretion within these limits set by law to sell bonds based on the needs of the district.

In November 2010, the West Sonoma County voters approved Measure I, which authorized the District to sell up to \$23,800,000 in general obligation bonds to improve District facilities. The District immediately sold bonds that yielded \$7,916,793 (at an approximate tax rate of \$11.50 and approximate interest cost of \$20,400,000 over 32

years), which enabled the District to construct a District-wide solar power project and a number of additional facility improvements.

In September 2013, the Board revised the District Facility Improvement Project Timeline based on updated project costs and the receipt of \$2,700,000 in state facility modernization funding. Staff was directed to move “full speed ahead” on the Analy Band Room project.

Also in September, the Board discussed information related to future bond sales. The Board reviewed the percent change in total property values in the District in recent years, as calculated by the County of Sonoma:

**Percent Change in Total Property Values in WSCUHSD**

<b>Year</b>	<b>Total Percent Change</b>
2006	9.38%
2007	9.96%
2008	8.36%
2009	5.77%
2010	-0.34%
2011	-1.17%
2012	-0.33%
2013	1.17%
2014	2.92%

The Board also reviewed estimates related to a potential bond sale in 2013-2014, based on 2013-2014 property values:

<b>Approximate tax rate (per \$100K assessed value)</b>	<b>Bond Revenue</b>	<b>Total Interest Cost</b>
\$11.50 (Capital Appreciation Bonds, if sold before 12/30/13)	\$4,200,000	\$18,500,000 over 34 years
\$14.75 (~\$2.75 increase)	\$4,200,000	\$6,100,000 over 28 years
\$16.00 (~\$4.50 increase)	\$7,500,000	\$10,000,000 over 28 years

Capital Appreciation Bonds (CABs) can generate higher revenues from lower tax rates. However, CABs typically have a higher total interest cost and longer pay-back period than conventional bonds. New state laws limit the total interest cost and pay-back period of CABs sold by California public schools on or after January 1, 2014. After December 30, 2013 the District would likely realize far less than the estimated \$4.2 million that would be generated by selling Capital Appreciation Bonds at an \$11.50 tax rate. The new limitations being placed on CABs make it more attractive to sell conventional current interest bonds, which would require a higher tax rate than CABs. By raising the tax rate, current interest bonds would generate equivalent revenues at a net savings to taxpayers through lower total interest costs and a shorter pay-back period, while providing immediate facility improvements for West Sonoma County high school students.

There is strong interest in moving forward to accomplish the facility improvements needed to best serve our students and community. However, the District can't move forward until funding is generated from the next bond sale. Even though the total assessed valuation of West County is trending upward, it will likely be several years before the assessed valuation grows enough to generate needed bond revenues at the \$11.50 tax rate associated with the District's 2011 bond sale. The Board has reviewed the estimated revenue, total interest cost and pay-back period of a bond sale using an increased tax rate.

At the October meeting, the Superintendent reported that the Measure I Citizens' Bond Oversight Committee had suggested that the Board seek public opinion, perhaps by using a phone poll, regarding increasing the bond tax rates in order to complete facility improvement projects sooner than later, with the potential benefits to tax-payers of net tax savings and more timely use of the new facilities. The Board scheduled the Special Board Meeting on October 30 to give community members and school support groups an opportunity to provide input on the District facility improvement project and funding timeline.

**Current Consideration:**

At this time, the Board will consider revising the District Facility Improvement Project and Funding Timeline based on the needs of the District. A two-thirds majority vote (four "aye" votes on a five-member Board) is required to put a measure on the ballot. However, a simple majority is needed to initiate a General Obligation Bond sale within the authority granted by the voters in 2010 through Measure I.

**Recommendations:**

The administration respectfully recommends the Board consider revising the District Facility Improvement Project Timeline. Administration is available to take direction, should the Board wish to consider adopting a resolution at a subsequent Board meeting to initiate a bond sale.

**Attachments:**

District Facility Improvement Project Timeline – Ideas for Discussion October 30, 2013  
Information from 2010 Sonoma County Voter's Pamphlet: Measure I language, County Counsel's Impartial Analysis of Measure I, and Tax Rate Statement – Measure I

**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE**  
**January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

**Page 1 of 7**

**PHASE 1: JANUARY 2012 – DECEMBER 2013<sup>1</sup>**

<b>SITE</b>	<b>PROJECT</b>	<b>WHO and WHEN</b>	<b>COST EST.</b>
DO	Replace retaining wall	District staff Completed Oct., 2012	\$25K
DW	Obtain ~\$2,700K OPSC modernization matching funds for district solar project	QKA Funding received June, 2013	\$40K
AHS	Renovate existing bleachers (north side), with improved ramps & handicapped seating	District staff / volunteers / non-bid contractor Completed Sept., 2012	\$90K
EHS	Rebuild tennis courts	QKA / bid contractors Complete not closed Aug., 2012	\$144K
EHS	Restore / repair / replace high-priority roofs and gutters	QKA / bid contractors Complete not closed Aug., 2012	\$625K
AHS	Restore / repair / replace high-priority roofs and gutters	QKA / bid contractors Complete not closed Aug., 2012	\$901K
AHS	Conceptual drawings for new bleachers, turf field, wider walkway, renovated track	QKA Completed June, 2012	\$12K
EHS	Conceptual drawings for new bleachers, turf field, walkways	QKA Completed June, 2012	\$8K
EHS	Conceptual drawings to provide adequate performing arts facility	QKA Complete not closed Aug., 2012	\$78K
AHS	Conceptual drawings to provide adequate band teaching space	QKA Complete not closed Aug., 2012	\$15K
AHS	Exhaust fans and louvered windows to reduce heat in south facing main building classrooms	QKA / bid contractors Completed Oct. 15, 2013	\$280K
EHS	Change from potable/treated irrigation water to well water irrigation (well, electric, pumps, tanks, valves - \$55K; irrigation lines, trenching, sprinkler heads – \$165K)	Construction Manager / bid contractors Bid: Jan. 1, 2014 Est. Finish May 1, 2014	\$220K
DW	Gas emergency shutoffs	Construction Manager / bid contractors Completed Oct. 15, 2013	\$45K

<sup>1</sup> End of Phase 1 timeframe moved from November 2015 to December 2013

**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE**  
**January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

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**PHASE 1: JANUARY 2012 – DECEMBER 2013 (continued from page 1)**

<b>SITE</b>	<b>PROJECT</b>	<b>WHO and WHEN</b>	<b>COST EST.</b>
AHS	Design, get DSA approval for, and prepare to bid adequate band teaching facility with practice rooms and offices	QKA May 1, 2014 <sup>2</sup>	\$400K
EHS	Science Building B upgrades	Construction Manager Est. Finish Aug. 19, 2013	\$36K
EHS, AHS	Replace restroom partition and finishes (9 restrooms EHS, 7 restrooms AHS)	Construction Manager Completed Sept. 1, 2013	\$308K
EHS, AHS	Deferred maintenance (with Analy clock tower repair)	District staff Est. Finish Oct. 1, 2013	\$136K
AHS	Construct adequate band teaching facility with practice rooms and offices	QKA / bid contractors Bid: May 1, 2014 Est. Finish May 1, 2015 <sup>3</sup>	(Design Option 1 \$1,700K)
<b>TOTAL PHASE 1</b>			<b>\$5,413K</b>

**As of September 11, 2013**

Measure I Bond / Developer Fee / OPSC Modernization Match available \* = \$3,547,750  
 Estimated cost of incompleted Phase I projects = \$2,530,416  
**TOTAL AVAILABLE FOR ADDITIONAL PROJECTS = \$1,016,934**

*\* Does not include Analy Field Goals anticipated donation of \$175,000*

<sup>2</sup> Funding for band room design is included in Phase 1, work extends into Phase 1A timeframe

<sup>3</sup> Funding for band room construction is included in Phase 1, work extends into Phase 1A timeframe



**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE**  
**January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

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**PHASE 1A: DECEMBER 2013 – JANUARY 2016 <sup>4</sup>**

<b>SITE</b>	<b>PROJECT</b>	<b>WHO and WHEN</b>	<b>COST EST.</b>
EHS	Night lighting from lower parking lot to athletic field <sup>5</sup>	QKA / bid contractors Bid: May 1, 2014 Finish: Aug. 15, 2014	\$120K
AHS, EHS	Additional restroom renovations (Analy Maker lab, Karlson Field) <sup>6</sup>	Project Manager	\$160K
EHS	Design, get DSA approval for, and bid adequate performing arts facility <sup>7</sup>	QKA / bid contractors DSA Appvl: Aug. 1, 2015 Bid: Jan., 2016	\$700K
AHS	New home bleachers and press box (south side of field) <sup>8</sup>	QKA / bid contractors DSA Appvl: Aug. 1, 2014 Bid: Nov.1, 2014 Est. Finish Aug. 15, 2015	\$730K
EHS	Install home bleachers and press box (south side of field)	QKA / bid contractors DSA Appvl: Aug. 1, 2014 Bid: Nov.1, 2014 Est. Finish Aug. 15, 2015	\$930K
AHS	Synthetic turf athletic field and synthetic track	QKA / bid contractors DSA Appvl: Aug. 1, 2014 Bid: Nov.1, 2014 Est. Finish Aug. 15, 2015	\$2,550K
EHS	Synthetic turf athletic field and synthetic track	QKA / bid contractors DSA Appvl: Aug. 1, 2014 Bid: Nov.1, 2014 Est. Finish Aug. 15, 2015	\$2,796K

<sup>4</sup> Immediate timeframe for Phase 1A to work on two new projects and high-priority projects moved from Phase 2 and Phase 3 of September 11, 2013 document

<sup>5</sup> New project from September 11, 2013 document

<sup>6</sup> New project from September 11, 2013 document

<sup>7</sup> Design of El Molino performing arts facility moved to Phase 1A from previous document Phase 2 to accelerate this project

<sup>8</sup> Field, bleacher and lighting projects shown in green moved to Phase 1A from previous document Phase 2 and Phase 3

**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE**  
**January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

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**PHASE 1A: DECEMBER 2013 – JANUARY 2016 (continued from Page 3)**

<b>SITE</b>	<b>PROJECT</b>	<b>WHO and WHEN</b>	<b>COST EST.</b>
EHS	Relocate / update field lighting	QKA / bid contractors DSA Appvl: Aug. 1, 2014 Bid: Nov.1, 2014 Est. Finish Aug. 15, 2015	\$450K
AHS	Relocate / update field lighting	QKA / bid contractors DSA Appvl: Aug. 1, 2014 Bid: Nov.1, 2014 Est. Finish Aug. 15, 2015	\$400K
<b>TOTAL PHASE 1A</b>			<b>\$8,836K</b>

CARRYOVER FUNDING FROM PHASE 1	\$1,016,934
BOND SALE #2 (estimated revenue from bonds to be sold by June 2014) <sup>9</sup>	<u>\$8,000,000</u>
	\$9,016,934

<sup>9</sup> Approximate tax rate of \$16.50 per \$100,000 assessed valuation required to generate this bond revenue

**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE  
January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

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**PHASE 2: JANUARY 2016 – NOVEMBER 2017 <sup>10</sup>**

<b>SITE</b>	<b>PROJECT</b>	<b>WHO and WHEN</b>	<b>COST EST.</b>
EHS	Provide adequate performing arts facility <sup>11</sup>	QKA / bid contractors Bid: Jan., 2016 Finish: Aug. 15, 2017	\$5,500K
EHS	Restore / repair / replace moderate & low priority (approx. ½) roofs and gutters as needed	QKA / bid contractors DSA Appvl: Aug. 1, 2016 Bid: Jan.1, 2016 Finish: Aug. 15, 2017	\$600K
AHS	Restore / repair / replace moderate & low priority (approx. ½) roofs and gutters	QKA / bid contractors DSA Appvl: Aug. 1, 2016 Bid: Jan.1, 2016 Finish: Aug. 15, 2017	\$500K
EHS, AHS	Deferred maintenance	District staff Aug. 15, 2017	\$147K
<b>TOTAL PHASE 2</b>			<b>\$6,747K</b>

CARRYOVER FUNDING FROM PHASE 1A	\$ 180,934
BOND SALE #3 (estimated revenue from bonds to be sold January 2016) <sup>12</sup>	<u>\$8,000,000</u>
	\$8,180,934

<sup>10</sup> End of Phase 2 timeframe moved from November 2019 to November 2017

<sup>11</sup> Construction of El Molino performing arts facility remains in Phase 2, funded by Bond Sale #3

<sup>12</sup> Since all bond revenues must be used within 3 years of the date of bond sale, Bond Sale #3 may need to be reduced and a Bond Sale #4 added in Jan., 2019 to fund Phase 3 projects. Tax rates for Bond Sale #3 and #4 depend on District's total assessed valuation and market conditions at the time of sale.

**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE  
January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

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**PHASE 3: NOVEMBER 2017 – NOVEMBER 2019 <sup>13</sup>**

<b>SITE</b>	<b>PROJECT</b>	<b>WHO and WHEN</b>	<b>COST EST.</b>
EHS	Replace visitor bleachers (north side of field)	QKA / bid contractors DSA Appvl: Sept. 1, 2018 Bid: Jan. 1, 2019 Finish: Aug. 15, 2019	\$500K
AHS	Replace visitor bleachers (north side of field)	QKA / bid contractors DSA Appvl: Sept. 1, 2018 Bid: Jan. 1, 2019 Finish: Aug. 15, 2019	\$450K
EHS	Remodel gym foyer restrooms and locker room restrooms (ADA compliant)	QKA / bid contractors DSA Appvl: April 1, 2018 Bid: Jan. 15, 2019 Finish: Aug. 15, 2019	\$350K
LHS	Replace restroom finishes	District staff Aug. 15, 2019	\$0.6K
LHS	Repair / replace roofs and gutters as needed	District staff Aug. 15, 2019	\$32K
EHS, AHS	Deferred maintenance	District staff Aug. 15, 2019	\$147K
<b>TOTAL PHASE 3</b>			<b>\$1,479K</b>

CARRYOVER FUNDING FROM PHASE 2 <sup>14</sup> \$1,433,934

<sup>13</sup> End of Phase 3 timeframe moved from November 2022 to November 2019

<sup>14</sup> Additional funding for Phase 3 to be allocated from other sources, such as Developer Fees and Prop. 39 funds

**WSCUHSD FACILITY IMPROVEMENT PROJECT TIMELINE  
January 2012 – November 2022**

**Revised and Approved by School Board – September 11, 2013**

**IDEAS FOR DISCUSSION OCTOBER 30, 2013**

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***UNFUNDED PROJECTS and PROJECTED FUTURE FUNDING  
per Ideas for Discussion October 30, 2013***

***UNFUNDED PROJECTS***

PHASE 1 = \$ 0 K  
PHASE 1A = \$ 8,836 K  
PHASE 2 = \$ 6,747 K  
PHASE 3 = \$ 1,479 K  
TOTAL UNFUNDED PROJECTS = \$17,062 K

***PROJECTED FUTURE FUNDING***

Available for additional projects from Phase I = \$ 1,016 K  
Revenue from future bond sales = \$16,000 K  
Analy Field Goals donation = \$ 175 K  
Developer Fees @ \$70K annually = \$ 630 K  
Proposition 39 funding for energy efficiency projects @ \$100K annually for 5 years = \$ 500 K  
TOTAL PROJECTED FUTURE FUNDING = \$18,321 K

## VOTER'S PAMPHLET

### MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

#### WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT MEASURE I

To improve the quality of education, improve energy efficiency by installing solar panels; modernize outdated classrooms and facilities; replace outdated heating ventilation and air conditioning systems; upgrade inadequate electrical systems; and improve physical education fields and facilities for school and community use; shall the West Sonoma County Union High School District issue \$23,800,000 of bonds at legal interest rates, have an independent citizens' oversight committee and use no money for administrator or teacher salaries or be taken by the state?

#### COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE I

The California Constitution allows school districts to borrow money by issuing bonds to pay for repair, construction, and replacement of school classrooms and facilities if 55 percent of the voters who vote on the measure approve the sale of the bonds. The West Sonoma County Union High School District has called for an election on whether to issue bonds in the amount of \$23.8 million for such purposes.

Money raised by the sale of the bonds can be used only for the purposes and projects stated in the Measure. The Bond Project List is set forth in the Measure, and is published as part of the Measure in this ballot pamphlet. Examples of projects listed include but are not limited to replacing portable classrooms with permanent classrooms; constructing a new library facility at Anahy High School; upgrading and constructing school facilities, including an arts center for school and community use at El Molino High School; installing energy efficiency improvements, including energy efficient windows, high performance lighting, electrical, and HVAC systems; installing solar panels; modernizing outdated classroom interiors; upgrading restroom facilities; improving water conservation infrastructure; upgrading science labs at certain schools; making health and safety improvements; upgrading technology; replacing roofs; and constructing and improving physical education fields and facilities, and other outdoor improvements. As required by state law, the measure prohibits using bond proceeds for school operating expenses or teacher and administrator salaries. The District's Board will establish the priority and order in which the projects will be completed.

If the measure is adopted, the District's Board will conduct annual, independent financial and performance audits to verify that expenditures are proper and projects are being completed. In addition, an Independent Citizens' Oversight Committee will be established within sixty days of the report of election results to the Board. The proceeds of the bonds will be maintained in a separate account in the County Treasury, and the Superintendent of the District is required to report to the Board annually on the status of projects undertaken and the amount of bond proceeds received and expended in that year.

Within limits set by law, the District has the discretion to decide when to sell all or any portion of the bonds. The bonds may be issued and sold in series, at different times, as projects are undertaken. The bonds of any series must mature within 40 years of the date they are issued. The funds to repay the bonds would be raised by an increase in property taxes based upon the value of land and improvements in the District. The interest rate on the bonds would depend on the market rate at the time the bonds are sold. The rate cannot exceed the rate set by state law, currently 12 percent. The Tax Rate Statement prepared by the Superintendent of the District, which estimates the property tax levies required to pay off the bonds, follows this analysis.

STEVEN WOODSIDE  
County Counsel

By: s/ Kathleen Larocque  
Deputy County Counsel

#### TAX RATE STATEMENT - MEASURE I

An election will be held in the West Sonoma County Union High School District (the "District") on November 2, 2010 to authorize the sale of \$23,800,000 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 \$.00093 per \$100 (\$0.93 per \$100,000) of assessed valuation in fiscal year 2011-12.

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 \$.00359 per \$100 (\$3.59 per \$100,000) of assessed valuation in fiscal year 2020-21.

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 of this statement, is \$.01150 per \$100 (\$11.50 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.

s/ Keller McDonald  
Superintendent  
West Sonoma County Union High School District