



Local Ballot Measures: Measure X

X

Plumas Lake Elementary School District: Bond Measure

Ballot Question

To maintain safe facilities and quality education for District students and qualify for State matching funds by upgrading, constructing and equipping physical education facilities including a gymnasium, athletic fields and playgrounds, shall the Plumas Lake Elementary School District issue \$18,000,000 of bonds at legal rates, by levying approximately \$30 per \$100,000 of assessed value (raising \$970,000 each year while bonds are outstanding) and with independent citizens' oversight, annual audits, and all funds staying in Plumas Lake?

Full Text of Measure

Section 1. Specifications of Election Order. Pursuant to sections 5304, 5322, 15100 *et seq.*, and section 15266 of the California Education Code, an election shall be held within the boundaries of the District on March 5, 2024, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$18,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below. Bonds will be issued in one or more series.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically 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 the specific facilities needs of the District, 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 has updated its Facilities Master Plan in order to evaluate and address all of the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology and other needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Annual Performance Audits. The Board shall cause an annual, independent performance audit to be conducted to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board shall cause an annual, independent financial audit of the bond proceeds to be conducted until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

BOND PROJECT LIST

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

The Bond Project List, which is an integral part of this proposition, lists the specific projects the District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs.





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The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore, the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

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

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 purposes shall constitute the specific single purpose of the bonds and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 25 years (if issued pursuant to the provisions of the California Education Code) or 40 years (if issued pursuant to the provisions of the California Government Code) from the date borne by that bond.

EXHIBIT A

PLUMAS LAKE ELEMENTARY SCHOOL DISTRICT

KEY FINDINGS

The Plumas Lake Elementary School District (PLESD) has a strong commitment to educate students academically, socially, and emotionally and to provide an inclusive environment which cultivates creative, curious, resourceful, and inspiring learners who will make positive contributions within their local, national, and global communities.

Excellent schools benefit the District's ability to recruit and retain high quality teachers and keep our community vital by continuing to attract young families. To maintain high quality education, the PLESD Board of Trustees (Board) has undertaken extensive stakeholder and community engagement to obtain community input to address overcrowding and the lack of middle school facilities available to Plumas Lake students and families.

The Board has received information regarding the possibility of a local bond measure to address facility improvements including the construction of physical education facilities including a gymnasium, athletic fields and playgrounds to ensure Plumas Lake students are prepared for high school and beyond in a fiscally prudent manner.

The Board recognizes that all residents benefit from living in a community with good schools whether or not residents have school age children, and believes that protecting the quality of our schools, the quality of life in our community, and the value of our homes, is a wise investment.

Without a local school bond, the District will lose its opportunity to receive state matching funds which will then be awarded to other school districts.

To maintain safe school facilities and a high-quality education, the District has three different companion bonds on the ballot that will provide needed school facilities.

Core Academic Classrooms Bond

This bond focuses on the classrooms, facilities, infrastructure, and essential spaces for core academic and special education classrooms.





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STEAM and High School Readiness Bond

This bond focuses on the classrooms, facilities, infrastructure, and essential spaces needed for Science, Technology, Engineering, Art and Music (STEAM) and enrichment classrooms.

Health and Safety Bond

This bond focuses on the facilities, infrastructure, and essential spaces needed for a comprehensive middle school athletic and physical education program including a gymnasium, athletic fields, a track, and other classrooms and necessary spaces.

The purpose of this Bond Measure is to provide PLESD with facilities, infrastructure, and essential spaces needed for a comprehensive middle school athletic and physical education program including a gymnasium, athletic fields, a track, and other classrooms and necessary spaces.

ACCOUNTABILITY MEASURES

This bond measure has strict accountability requirements including:

1. All money will benefit local schools and CANNOT BE TAKEN BY THE STATE.
2. Require CITIZENS' OVERSIGHT and yearly reports to the community to keep the District accountable for how the funds are spent.
3. NO ADMINISTRATOR SALARIES. Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher or administrator salaries, pensions and other operating expenses.
4. FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

BOND PROJECT LIST

- Construct, furnish, and equip a new gymnasium, track, athletic fields, locker/team rooms, physical education/athletic spaces, restrooms, storage, fencing, gates, support facilities, as well as essential site development for Title 5 facilities;
- Improvements to school grounds, including irrigation, drainage, landscape, lighting, fencing, gates, signage, and hardscape to support a gymnasium and all athletic facilities;
- Install, upgrade and/or replace school safety and security measures, including fire and security alarms, security cameras, campus clock, public address and bell systems, lock and key systems, and heating, ventilation, and air conditioning systems to support a gymnasium and all athletic facilities.

For any project involving modernization or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction if the Board of Trustees determines that replacement and new construction is economically more practical considering the building's age, condition, and other relevant factors.

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project 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 Project List, 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),





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design and construction documentation, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, fiber optic cable and hardware necessary to increase bandwidth.

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District may not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain portions of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating enhanced and operationally efficient campuses. Necessary site preparation/restoration and landscaping, may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Bond proceeds shall be expended only for the specific purposes identified herein. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to the bond projects, but not for other administrator or teacher salaries. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF TRUSTEES WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.





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Impartial Analysis

Voter approval of Measure X would authorize the Plumas Lake Elementary School District (the “District”) to issue and sell new general obligation bonds in the principal amount not to exceed eighteen million dollars (\$18,000,000) for the purpose of raising money to fund the completion of projects that fall within the scope of facility improvements, including the construction of classrooms, facilities, infrastructure, and essential spaces needed for Science, Technology, Engineering, Art, and Math (“STEAM”) and enrichment (the “Scope”).

The District Board of Trustees (the “Board”) has compiled a nonexclusive Bond Project List of the types of projects that fall within the Scope and are authorized to be financed with voter-approved bond proceeds. The Board will establish an independent citizens’ oversight committee that will conduct annual, independent performance and financial audits to ensure that bond proceeds are spent only on types of projects that fall within the Scope.

Upon voter approval, the principal and interest on the bonds will be paid by tax levies made upon the assessed value of taxable property in the District. The tax will be levied at an estimated, average annual tax rate of \$30 per \$100,000 of assessed value (3 cents per \$100 of assessed value) in fiscal year 2025 – 2026. The final fiscal year in which the tax is anticipated to be collected is 2059 – 2060.

The District plans to seek State matching funds to complete the proposed projects to the extent possible.

The Board adopted a resolution to place Measure X on the ballot for all registered voters who are residents of the District to vote upon the measure. Measure X will be passed if approved by at least fifty-five percent (55%) of the registered voters voting on the measure.

/s/ Amy Carlson, Deputy County Counsel





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Tax Rate Statement

An election will be held in the Plumas Lake Elementary School District (the "District") on March 5, 2024, to authorize the sale of up to \$18,000,000 in bonds of the District for the specific school facilities projects listed in the Bond Project List established by the District, as described in the proposition. If the bonds are authorized and a State bonding capacity waiver is received, the District expects to sell the bonds in two or more series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that 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 2.73 cents per \$100 of assessed valuation (\$27.28 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2059-60.

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, 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 3.00 cents per \$100 of assessed valuation (\$30.00 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the year in which the highest tax rate will apply is anticipated to be 2025-26.

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 is \$39,800,000.

Voters should note that such estimated tax rates are specific to the repayment of bonds issued under this authorization and are and will be in addition to tax rates levied in connection with other bond authorizations approved or to be approved by local voters for the District or for any other overlapping public agency.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on Yuba County's 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 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 Yuba County Assessor in the annual assessment and the equalization process.

Dated: November 16, 2023.

/s/ Jeff Roberts
Superintendent
Plumas Lake Elementary School District





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Arguments and rebuttals are the opinions of the authors.
We print them exactly as submitted, including grammatical errors.

Argument in Favor of Measure X	Argument Against Measure X
<p>High quality education is achieved through rigorous academics, providing a variety of enrichment subjects, and instilling physical activity as a lifelong habit. Through an extensive community engagement process the Plumas Lake Elementary School District understands that the Plumas Lake community highly desires students to have facilities for physical education, sports, and student health.</p> <p>This local school measure would allow the District to provide high quality physical education and sports programs for Plumas Lake students, and the larger community, by addressing school facilities needed including a gymnasium, athletic fields and a track on a fourth school site. This will help ensure Plumas Lake students are prepared for high school and beyond in a fiscally prudent manner.</p> <p>If passed, Measure X will provide funding to relieve overcrowding and provide critical school facilities in Plumas Lake by:</p> <ol style="list-style-type: none"> 1. Constructing, furnishing, and equipping a new gymnasium, track, athletic fields, locker rooms, physical education/athletic spaces, and support facilities. 2. Improving school grounds with irrigation, drainage, landscape, lighting, fencing, gates, and hardscape to support a gymnasium and all athletic facilities. 3. Installing school safety and security measures, including security cameras and HVAC systems to support gymnasium and athletic facilities. <p>Measure X makes financial sense and protects local taxpayers by:</p> <ol style="list-style-type: none"> 1. Investing in our schools and improving our economy. 2. Making the District eligible for State grant funding. 3. Providing legally required annual spending audits and reviews by an independent citizens' oversight committee. 4. Requiring all funds are spent on school facilities, not for administrator or teacher salaries. <p>All residents benefit from living in a community with good schools. Strong schools contribute to higher property values and make our area more attractive to potential homebuyers and businesses. Investing in the quality of our schools improves life in our community, increases the value of our homes in Plumas Lake, and is a wise investment. Vote Yes on Measure X.</p> <p>/s/ Gary Bradford, Yuba County Supervisor /s/ David Villanueva, Plumas Lake School President /s/ Jacob Cummings, Plumas Lake Business Owner /s/ Nicole Motto, Cobblestone PTO President /s/ Britney McOmber, YSYSL Board Member</p>	<p>NO ARGUMENT AGAINST MEASURE X FILED.</p>

