



R Ocean View School District, Ocean View Schools Student Success Measure

To repair/modernize aging classrooms/school facilities including improving student safety/campus security, disabled access, deteriorating roofs, plumbing, ventilation/electrical systems, and acquire, renovate, construct, and equip classrooms, sites, facilities, labs/instructional technology to support student achievement in reading, math, arts, science and technology, shall Ocean View School District of Orange County issue \$169,000,000 in bonds at legal rates, with independent citizen oversight, audits, no money for teacher/administrator salaries, and all money staying local?

What your vote means

YES	NO
A "Yes" vote means the school district may proceed to sell the bonds and levy the related taxes as estimated in the tax rate statement.	A "No" vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

For and against

FOR	AGAINST
<p>Ralph Bauer Former Mayor/52-year Huntington Beach Resident</p> <p>Margaret Friedmann President, Ocean View Teachers Association</p> <p>Norma Brandel Gibbs Former Mayor/Retired Professor</p> <p>Libbie Rector Local Realtor/Ocean View Parent</p> <p>Patricia Singer President, Ocean View PTA Roundtable</p>	<p>Dave Sullivan Former Huntington Beach Mayor</p> <p>Calvin Free Independent Business Owner</p> <p>Salvador Manzo Parent/Property Owner</p> <p>James Knapp Real Estate OVSD Facilities Planning Advisory Committee Chair</p> <p>James Ball Retired Boeing Manager</p>



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Full Text of Measure R Ocean View School District

The following is the full proposition presented to the voters by the Ocean View School District of Orange County (the "District").

"Ocean View Schools Student Success Measure. To repair/modernize aging classrooms/school facilities including improving student safety/campus security, disabled access, deteriorating roofs, plumbing, ventilation/electrical systems, and acquire, renovate, construct, and equip classrooms, sites, facilities, labs/instructional technology to support student achievement in reading, math, arts, science and technology, shall Ocean View School District of Orange County issue \$169,000,000 in bonds at legal rates, with independent citizen oversight, audits, no money for teacher/administrator salaries, and all money staying local?"

PROJECT LIST

The Board of Trustees of the Ocean View School District of Orange County (the "Board") is committed to improving the quality of education in local schools with safe, secure, upgraded classrooms, labs and technology needed to **support high quality instruction in math, science and technology**. To that end, the Board evaluated the District's urgent and critical facility needs, including safety issues, class size reduction, computer and information technology, and drafted a Facilities Master Plan, presented to the Board on June 29, 2016, which is incorporated herein in its entirety, in developing the scope of projects to be funded. The District conducted a facilities evaluation and received public input in developing this Project List. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed. **The Board concluded that protecting the quality of our schools, the quality of life in our community, and the value of our homes is a wise investment.** Therefore, in approving this Project List, the **Board of Trustees determines that the District must:**

- (i) **Repair or replace deteriorating roofs, plumbing, heating, ventilation and electrical systems, where needed; and**
- (ii) **Retain all funds to support local students and ensure that money cannot be taken away by the State; and**
- (iii) **Provide the facilities and technology needed to support high quality instruction in math, science and technology; and**
- (iv) **Improve access to school facilities for students with disabilities; and**
- (v) **Adhere to clear system of accountability, such as:**
 - (a) **All expenditures must be subject to annual independent financial audits.**
 - (b) **An independent citizens' oversight committee must be appointed to ensure that all funds are spent properly.**

The Project List includes the following types of upgrades and improvements at District schools and sites:

LOCAL SCHOOL FUNDING TO SUPPORT HIGH QUALITY INSTRUCTION IN MATH, SCIENCE AND TECHNOLOGY:

Basic School Repair and Upgrade Projects

Goals and Purposes: All money raised by the measure will stay local to support our students. It cannot be taken away by the State or used for other purposes.

If we want our students to succeed in college and careers, they must be skilled in the use of today's technologies and have a solid background in science, math, and technology. This measure will make this possible.

Since most of our schools were built more than 50-years ago they need to be modernized. It's time to make essential repairs and improvements so that these schools can serve our community well for the decades to come.

- Improve access to school facilities for students with disabilities.
- **Repair or replace deteriorating roofs, plumbing, heating, ventilation and electrical systems, where needed.**
- Improve heating, ventilation, insulation, doors and windows to increase energy efficiency and save money.
- Replace aging portable classrooms that are expensive to repair and maintain with new, up-to-date classrooms.

STUDENT SAFETY AND ACHIEVEMENT:

Projects That Improve Student Safety and Success

Goal and Purpose: Whether or not you have school-age children, protecting the quality of our schools, the quality of life in our community, and the value of our homes is a wise investment. This measure will upgrade campus security systems for improved student safety.

- Ensure children's playground equipment and play areas meet current health and safety standards.
- Improve student safety and campus security systems, including security fencing and cameras, emergency communication systems, smoke detectors, fire alarms and sprinklers.
- Provide facilities and equipment needed to support high quality instruction in music, performing and visual arts.



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- Provide facilities and technology needed to support high quality instruction in math, science and technology.
- Create flexible, multi-use classrooms to support hands-on-science instruction and learning-by-doing.

FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit local schools and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for TEACHER OR ADMINISTRATOR SALARIES.
3. Require CITIZENS' OVERSIGHT and yearly reports to the community to keep the District accountable for how the funds are spent.
4. NO TEACHER OR 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.
5. **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.**

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/project management, and a customary contingency 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), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects.

In addition to the projects listed above, the repair, renovation and construction of school facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; installation of signage and fencing; upgrade libraries, repair and replace heating, air-conditioning and ventilation systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, floors, walls, doors and drinking fountains; improve school facilities for disability access; install shade structures and covered eating areas, wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; relocate District central office; upgrade or construct classrooms, multi-purpose facilities, labs, support facilities (including administrative, non-student instruction spaces and District office), physical education facilities (including playground equipment and tracks), and central and site kitchens; repair and replace gas, water and sewer systems and lines, fire alarms, phone systems, emergency communications, security systems, doors and locks; resurface or replace hard courts, asphalt, turf and irrigation systems and campus landscaping; upgrade technology infrastructure, including network security/firewall, wireless technology systems, and other equipment; expand or modify parking lots and drop-off areas; acquire land; interior and exterior painting and floor covering; demolition; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve playgrounds, athletic fields and play apparatus; install unitary surfacing in existing playgrounds; and replace outdated security fences and security cameras (including access control systems).

The allocation of bond proceeds will be affected by the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded 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. 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 more enhanced and operationally efficient campuses. Necessary site preparation/restoration 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, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. 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 bond projects.

Bond proceeds shall only be expended for the specific purposes identified herein. 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.

NO TEACHER OR 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 AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.



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Impartial Analysis Ocean View School District of Orange County Measure R

The California Constitution provides that school districts may issue general obligation bonds 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, with the approval of 55% of the voters of the district, voting at an election for that purpose. The California Constitution further provides that the bond measure must include a requirement that the bond proceeds will be used only for the permitted purposes and other requirements designed to ensure accountability.

The Board of Trustees of the Ocean View School District of Orange County has proposed to the voters within the Ocean View School District of Orange County that general obligation bonds be issued in an amount up to \$169,000,000 and that *ad valorem* taxes be levied upon taxable property within the school district to repay the bonded indebtedness.

The measure provides that proceeds from the sale of the bonds will generally be used to renovate, repair, construct and upgrade school facilities within the Ocean View School District of Orange County, including upgrading classrooms, libraries and multi-purpose rooms; upgrading electrical systems; improving technology infrastructure; repairing or replacing roofs, windows, floors and drinking fountains; repairing or replacing HVAC systems and plumbing; and updating playgrounds and play apparatus. Bond proceeds may only be spent on the projects set forth in the measure.

The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended within Ocean View School District of Orange County. In addition, annual performance and financial audits will be conducted. The measure also requires the Superintendent of the Ocean View School District of Orange County to submit a yearly report to the Board of Trustees as long as the proceeds of the bond remain unexpended. The measure further provides that bond proceeds will not be used for teacher or administrator salaries or other school operating expenses.

The Board of Trustees of the Ocean View School District of Orange County has called the election for the purpose of submitting the measure to the voters within the school district. If 55% of the voters within school district voting on the measure vote "yes," the school district may proceed to sell the bonds and levy the related taxes as estimated in the tax rate statement. A "no" vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.



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Tax Rate Statement Ocean View School District Measure R

An election will be held in Ocean View School District (the "District") on November 8, 2016 for the purpose of submitting to the electors of the District the question of issuing bonds of the District in the principal amount of \$169 million. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of taxes levied on the taxable property in the District. The following information regarding tax rates is given to comply with Section 9401 of the California Elections Code. This 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 assessed valuations of taxable property in the District, and assuming the entire debt service on the bonds will be paid through property taxation:

1. The best estimate from official sources of the tax rate that would be required to be levied to fund the bond issue during the first fiscal year after the first sale of the bonds, based on estimated assessed valuations available at the time of the filing of this statement, or on a projection based on experience within the District or other demonstrable factors, is \$0.030 per \$100 (\$30.00 per \$100,000) of assessed valuation of all property to be taxed for the year 2017-18.
2. The best estimate from official sources of the tax rate that would be required to be levied to fund the bond issue during the first fiscal year after the last sale of the bonds and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of the filing of this statement, or on a projection based on experience within the District or other demonstrable factors, is \$0.030 per \$100 (\$30.00 per \$100,000) of assessed valuation of all property to be taxed and the year 2025-26.
3. The best estimate from official sources of the highest tax rate that would be required to be levied to fund the bond issue and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of the filing of this statement, or on a projection based on experience within the District or other demonstrable factors, is \$0.030 per \$100 (\$30.00 per \$100,000) of assessed valuation of all property to be taxed, which is projected to be the same in every fiscal year that the bonds remain outstanding.
4. 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 \$319 million.

Attention of voters is directed to the fact that the foregoing information is based upon projections and estimates. The actual timing of sales of the bonds and the amount to be sold at any time will be governed by the needs of the District and other factors. The actual interest rates at which the bonds will be sold, which will not exceed the maximum permitted by law, will depend upon the bond market at the time of sale. The actual assessed valuations in future years will depend upon the value of property within the District as determined in the assessment and the equalization process. Therefore, the actual tax rates and the years in which those tax rates will be applicable may vary from those presently estimated and stated above.

s/ Carol Hansen, Ed.D.

Superintendent
Ocean View School District



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Argument in Favor of Measure R

Vote YES on R to maintain quality elementary and middle schools in Ocean View School District and ensure safe schools and 21st-century learning environments for local students.

OVSD is proud of the many National Blue Ribbon and Distinguished Schools in our district. Three have received the prestigious Golden Bell award by the California School Boards Association and we have one NASA Explorer School.

However, most OVSD schools were built over 50 years ago and are in need of essential repairs and improvements to serve our community well for decades to come.

We need Measure R to make critically needed repairs and upgrades to classrooms and labs, update technology infrastructure, and ensure a safe learning environment that supports student success in high school, college, and future careers.

Great schools in our community protect quality of life and the value of our homes – a good investment for those with or without children.

Measure R will:

- Improve student safety and campus security systems, including security fencing, security cameras, emergency communications systems, smoke detectors, fire alarms, and sprinklers
- Repair or replace deteriorating roofs, plumbing, heating, ventilation, and electrical systems
- Provide the equipment and educational technology needed to support high-quality instruction in science, reading, music, arts, and math
- Improve access to school facilities for students with disabilities
- Ensure that children's playground equipment and play areas meet current health and safety standards

Measure R is fiscally accountable:

- All funds stay in Ocean View School District to support our local elementary students – Sacramento cannot take a single penny
- No Measure R money can be used for administrators' salaries or benefits
- A mandatory Citizens' Oversight Committee and annual independent audits are required

Ocean View TEACHERS, PARENTS, PUBLIC SAFETY, CIVIC and BUSINESS LEADERS support Measure R.

Join us in voting YES on Measure R for our neighborhood schools.

www.SafeOceanViewSchools.org

s/ Ralph Bauer
Former Mayor/52-year Huntington Beach Resident

s/ Margaret Friedmann
President, Ocean View Teachers Association

s/ Norma Brandel Gibbs
Former Mayor/Retired Professor

s/ Libbie Rector
Local Realtor/Ocean View Parent

s/ Patricia Singer
President, Ocean View PTA Roundtable

Rebuttal to Argument in Favor of Measure R

The Ocean View School District Board's priorities do not include what's best for kids! The District needs Measure R to solve its self-created budget crisis. Why should property owners bail out irresponsible trustees who fiscally mismanage our **TAX** dollars?

The Proponents of Measure R want you to believe that a \$169 Million **TAX** will increase student achievement, however, the District has always enjoyed great success due to strong teachers, great principals and involved parents. This **TAX** will not improve that.

The Proponents of Measure R talk about "much needed repairs." OVSD receives over \$2 Million each year in lease revenue; why not use that money for those "much needed repairs?" Instead, the School Board gave 2 raises totaling 7% (Administration, teachers, classified) last year alone. This **TAX** will be used to offset the general fund so more raises can be given.

With OVSD's union-controlled school board, precious resources have been wasted. The current school board has managed to assemble a cartel-like following with people we believe are too afraid or unwilling to stand up for what is right. The "Opposition" is hard-working people, like you, who didn't even know this was happening until professionally produced and carefully written mailers designed to make you feel guilty for not supporting the measure were mailed to your homes.

Protect Proposition 13, protect our seniors, protect our future homeowners, your children; they cannot absorb these life-long tax increases AND VOTE NO ON MEASURE R!

s/ James Knapp
Real Estate/OVSD Facilities Planning Advisory Committee Chair

s/ Calvin Free
Independent Business Owner

s/ Dave Sullivan
Former Huntington Beach Mayor

s/ James Ball
Retired Boeing Manager



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Argument Against Measure R

Rebuttal to Argument Against Measure R

Out of Control Government Spending is STEALING FROM OUR CHILDREN!!

This bond measure will impose a massive debt on our residents over the next 30 years! This 30-year debt will be left to our children and will negatively impact home values. Renters, you are not immune - **your rent will increase** to cover the new tax obligation.

The Ocean View School District is proposing a **\$169 MILLION** bond. It was not enough that they borrowed millions to supposedly modernize all schools - a cost of over \$38 million; they then *claimed* they spent another \$40M on asbestos removal yet, magically, fully modernized 3 of the District schools. Apparently, the nearly \$80M in new debt WAS NOT ENOUGH; they still want more!

Half the District's schools have been modernized **without** the need for a bond. All schools are ADA compliant and have received new bathrooms, fire alarms and other safety upgrades. The District leases surplus land and, historically, the lease income was used to modernize and repair our schools. Now the income is used to pay down loans needed to balance the budget mismanaged by OVSD. In past years, the District budgeted wisely to modernize one school at a time. Then everything changed - new trustees brought forward unfunded and non-budgeted projects. Now they want **\$169M** of additional tax dollars. AND THIS IS ONLY THEIR FIRST REQUEST - THEY WILL WANT MORE!

Do you trust these people to manage **\$169M** of your money???? Aren't we taxed enough already? And, by the way, the state has substantially increased funding to schools for the past 4 consecutive years yet Ocean View School District is STILL overspending!

Please join us in voting against the Bond and stopping the madness. Demand the Ocean View School District Trustees live within the existing budget before we give them more.

s/ Dave Sullivan
Former Huntington Beach Mayor

s/ Calvin Free
Independent Business Owner

s/ Salvador Manzo
Parent/Property Owner

s/ James Knapp
Real Estate
OVSD Facilities Planning Advisory Committee Chair

s/ James Ball
Retired Boeing Manager

Our opponents are ideologically opposed to bond measures. They simply have the facts wrong, and their arguments misrepresent the truth.

Curious about the actual need and specific projects? A transparent, detailed, community designed facilities master plan is available here: www.ovsd-fmp.org.

FACT: The need is real. All Ocean View schools are over 50 years old and are deteriorating. They require essential safety repairs, are not handicap accessible, and simply no longer meet the needs of our students facing an ever-changing, 21st-century world.

FACT: Our District schools faced real challenges over the past few years and **under new leadership acting quickly and responsibly**, completed critical renovations at some schools without incurring General Obligation Bond debt.

FACT: The State completely eliminated its funding for school repairs and upgrades.

FACT: No other source of funding exists to complete the repairs and upgrades our local schools require.

FACT: Measure R will make critical repairs, fix leaky roofs and update classrooms, including infrastructure to support educational technology for 21st-century learning.

FACT: NO Measure R funds can be used for teachers' or administrators' salaries.

FACT: Independent citizen oversight and annual audits ensure every penny is used for critical repair and upgrade projects.

FACT: Measure R funds will be controlled locally, stay in our schools and cannot be taken by the State.

Our neighborhood schools are unique, desirable and some of the best in the State. Families move here for our schools - which keeps our community and local property values strong.

Join us: Vote Yes on R.

s/ Bob Ewing
Pastor and 32 yr resident of Huntington Beach

s/ Stephanie Green
Chairperson, OVSD Community Budget Advisory Committee
President of Ocean View Little League 2013 World Series Champions

s/ Robert O. Dettloff
Coast Community College District, Citizen's Bond Oversight Committee Member
President, Huntington Beach Council on Aging

s/ Moses Castillo
Police Detective and PTO President

s/ Gina Clayton-Tarvin
President, Ocean View School District Board of Trustees
Business Owner