



## **LL** Lowell Joint School District

To repair and modernize aging classrooms/school facilities at local elementary/intermediate schools, repair termite damage, dry rot, deteriorating roofs, plumbing, and electrical, improve student safety/security, and upgrade classrooms, science labs, and facilities to support student achievement in math, science, technology, and arts, shall Lowell Joint School District issue \$48,000,000 in bonds at legal rates, an estimated 3 cents per \$100 assessed valuation (\$3,000,000 annually) for approximately 33 years, with citizen oversight and all money locally controlled?

### What your vote means

YES	NO
If 55% of the voters within the District voting on the measure vote "yes," the District may proceed to sell the bonds and levy the related taxes 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>Jan Averill Former LJSD Board Trustee</p> <p>Jane Williams La Habra Heights Council Member</p> <p>Helyn "Lyn" Carty LJSD Parent, Local Businesswoman</p> <p>Martin Tourville LJSD Board Trustee, Banker</p> <p>David Little Certified Financial Planner</p>	No argument against this measure was submitted.



# Ballot Measures-LL

## Full Text of Measure LL Lowell Joint School District

### SAFE NEIGHBORHOOD SCHOOLS MEASURE

This proposition may be known and referred to as the "Lowell Joint School District Safe Neighborhood Schools Measure" or as "Measure LL".

#### BOND AUTHORIZATION

By approval of this proposition by at least 55% of the voters of the Lowell Joint School District (the "District") voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$48,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled "BOND PROJECT LIST" below (the "Bond Project List"), and qualify to receive State of California matching grant funds, subject to all of the accountability safeguards specified below.

#### 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 specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code (the "Education Code")).

**Evaluation of Needs.** The Board of Trustees of the District (the "Board") has prepared a facilities needs assessment plan in order to evaluate and address all of the facilities needs of the District at each campus and facility, 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 needs in developing the Bond Project List.

**Limitations on Use of Bonds.** 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.

**Independent Citizens' Oversight Committee.** The Board shall establish an independent citizens' oversight committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** Upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of bond proceeds received and expended in that year, and (b) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

#### FURTHER SPECIFICATIONS

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to California Government Code Section 53410.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall 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 the statutory maximum number of years from the date borne by that bond.

# Ballot Measures-LL

## ESTIMATED BALLOT INFORMATION

The District is required by law to include in the statement of the measure to be voted on estimates of the amount of money to be raised annually to repay the bonds and the rate and duration of the tax to be levied for the bonds. As of the time this proposition was placed on the ballot, the District estimated \$3,000,000 would be raised annually for the repayment of the authorized bonds for approximately 33 years at a projected tax rate of 3 cents per \$100 of assessed valuation. Attention of all voters is directed to the fact that such information is based upon the District's projections and estimates only, which are not binding upon the District. The amount of money to be raised annually and the rate and duration of the tax to be levied for the bonds may vary from those presently estimated due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

### BOND PROJECT LIST

The Bond Project List below lists the specific projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of the bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or facility site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. Any authorized repairs shall be capital expenditures. The Bond Project List does not authorize non-capital expenditures. Each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for completion of the listed projects (whether the related work is performed by the District or third parties). 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 of California 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. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available).

The specific projects authorized to be financed with proceeds of the bonds under this proposition are as follows:

#### SAFE NEIGHBORHOOD SCHOOLS PROJECTS

The following projects are authorized to be financed at the following sites:

<b>Meadow Green Elementary School</b>	<b>El Portal Elementary School</b>	<b>Macy Elementary School</b>
<b>Olita Elementary School</b>	<b>Rancho-Starbuck Intermediate School</b>	<b>Jordan Elementary School</b>
<b>District Office</b>	<b>Maintenance &amp; Operations Site</b>	

- Modernize, upgrade, renovate, replace, rehabilitate, re-configure, expand, acquire and install, and/or upgrade classrooms, classroom buildings, labs, restrooms, common areas and grounds and school support facilities (including library, multipurpose room/auditorium, kitchen, food storage, preparation and service, cafeteria, workrooms and office/staff support facilities, whether permanent, portable or modular, including interior and exterior (as applicable) doors, windows, door and window hardware, roofs, flashing, rain gutters and downspouts, walls, ceilings and floors and finishes, paint, siding, insulation, casework, cabinets, secured storage, carpets, tiles, baseboards, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, whiteboards, furniture and equipment.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Construct additional classrooms/classroom buildings, restrooms, and related school facilities.
- Acquire, install and/or construct renewable energy and/or energy-saving systems, improvements and equipment, including photovoltaic solar panels, electricity generation and distribution systems, upgraded insulation, efficient lighting, energy management and conservation systems, and structures to support such systems, improvements and equipment and related infrastructure. Rehabilitate, renovate, upgrade and/or replace such systems, improvements and equipment as needed in the future.
- Replace portable classroom buildings with modular or permanent classroom buildings.
- Construct, improve, reconfigure, expand, and/or install parking areas, including the acquisition and installation of safety bollards.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Upgrade, expand and/or acquire and install fire alarm, fire protection (including sprinklers), bell, clock, intercom, phone, data, instructional media and communication systems.



# Ballot Measures-LL

- Upgrade, expand and/or acquire and install fencing, gates, locks, security lighting, security alarm and related security systems, video surveillance, and electronic site marquees.
- The inspection, sampling and analysis of grounds and buildings to determine the presence of termites and the removal, disposal and other remediation or control of such termites or related damage cause thereby.
- Renovate, resurface, upgrade, expand, construct and/or install and improve paved, concrete, and other hard surfaces, including pathways, sidewalks, lunch shelters, and covered walkways.
- Renovate, resurface, upgrade, expand, construct and/or install play and outside instructional areas, play grounds, playfields, physical education/athletic fields and related facilities, and acquire, improve, replace and/or upgrade playground equipment and fixtures.

All or portions of these projects may be used as joint-use projects within the meaning of Section 17077.42(c) of the Education Code (or any successor provision).

## MISCELLANEOUS

### All listed bond projects include the following as needed:

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Planning and designing necessary for listed bond projects, including post-construction Division of the State Architect certification.
- Acquisition of any rights-of-way, easements, and/or real property made necessary by listed bond projects, or lease of real property for the listed school facilities projects.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; relocating fire access roads; and acquiring any necessary easements, licenses, land or rights of way made necessary by listed bond projects.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables/portables) for students and school functions or other storage for classroom materials displaced during construction.
- For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction/re-construction instead (including any necessary demolition), if the Board of Trustees of the District determines that replacement and new construction/re-construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.
- Furnishing and equipping of classrooms and other school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- All other costs and work necessary and incidental to the listed bond projects.

## GENERAL PROVISIONS

**Severability.** If any provision of this bond proposition, or part thereof, is for any reason held by a court of competent jurisdiction to be invalid for any reason, the remaining provisions shall not be affected, but shall remain in full force and effect, and to this end the provisions of this bond proposition are severable.

**Headings.** The headings or titles of the sections of the bond proposition, including any headings or titles included in the bond project list, are solely for convenience of reference and shall not affect the meaning, construction or effect of the bond proposition.



# Ballot Measures-LL

## Impartial Analysis Lowell Joint School District Measure LL

Approval of Measure LL (“Measure”) would authorize the Board of Trustees (“Board”) of the Lowell Joint School District (“District”), which placed the Measure on the ballot by Resolution 2018-19 No. 724, to issue general obligation bonds in an amount not to exceed \$48,000,000.

Proceeds from the sale of the bonds authorized by the Measure shall be used only for the purposes specified in the Measure, including, but not limited to, upgrading classrooms, buildings, labs, restrooms, common areas/grounds, and school support facilities; repairing or replacing doors, windows, hardware, roofs, gutters, walls, ceiling, finishes, paint, siding, insulation, cabinets, storage, and flooring; upgrading lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, whiteboards, furniture and equipment; renovating or replacing electrical, heating, cooling, ventilation, water, sewer, gas, irrigation, and drainage; acquiring energy efficient and renewable energy monitoring systems, fixtures, and equipment; constructing additional classrooms and replacing existing portable classrooms with modular or permanent classrooms; expanding parking areas; improving access for disabled students; installing fire alarm, fire protection, instructional media and communication systems; acquiring fencing, gates, locks, security lighting, alarms, surveillance, and electronic marquees; and upgrading playgrounds, instructional areas, athletic fields and facilities, including playground equipment and fixtures. Bond proceeds may not be expended on teacher or administrator salaries or other operating expenses.

The Board shall cause independent performance and financial audits to be conducted annually to ensure that bond proceeds are spent only for the projects identified in the Measure. The Board shall appoint an independent Citizens’ Oversight Committee (“Committee”) under Education Code section 15278 et seq. no later than 60 days after the Board enters the election results in its minutes. The Committee will ensure that bond proceeds are spent as specified in the Measure and as provided by law. The Board shall deposit bond proceeds in a special account and comply with statutory reporting requirements.

Bonds shall be issued under Education Code section 15264 et seq. or Government Code section 53506. The maximum rate of interest on any bond shall not exceed the legal limit. According to the District’s Tax Rate Statement, the best estimate of the average tax rate required to fund the bonds, based on assessed valuations available when the District filed the statement, is \$30 per \$100,000 of assessed valuation. The best estimate of the highest tax rate required to fund the bonds is the same as the average tax rate. The final fiscal year the tax is estimated to be collected is 2051-52. The estimated total debt service required to be repaid if all bonds are issued and sold is \$95,661,874, including principal and interest. Estimated tax rates are based on the assessed value of taxable property on the official tax rolls, not on a property’s market value.

This Measure requires a fifty-five percent (55%) vote for passage.

Ballot Measures-LL**Tax Rate Statement  
Lowell Joint School District  
Measure LL**

An election will be held in the Lowell Joint School District (the "District") on November 6, 2018, to authorize the sale of up to \$48,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to issue the bonds in multiple series over time. 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 through 9405 of the California Elections Code.

1. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 3 cents per \$100 (\$30.00 per \$100,000) of assessed valuation. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2051-52.
2. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 3 cents per \$100 (\$30.00 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year that the bonds remain outstanding.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$95,661,874.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, not on the property's market value, which could be more or less than the assessed value. 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. Certain taxpayers may also be eligible to postpone payment of taxes. Property owners should consult their own property tax bills and tax advisors 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 average annual tax rate, the highest tax rate and the year or years in which they will apply, and the actual total debt service, may vary from those presently estimated due to variations in the timing of bond sales, the amount of bonds sold, 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, including the legal limitations on bonds approved by a 55% affirmative vote. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: 6/21/2018

s/ Jim Coombs  
Superintendent, Lowell Joint School District

Ballot Measures-LL**Argument in Favor of Measure LL**

Vote Yes on LL to keep neighborhood schools on top by providing safe and up-to-date classrooms for all elementary and intermediate students in our community. While our students continue to excel, our schools are over 50 years old and require basic safety repairs and updates. Roofs leak, support beams have extensive termite damage and dry rot and old plumbing and electrical need updating.

Every penny from Measure LL will be dedicated to repairs and upgrades at El Portal Elementary, Jordan Elementary, Macy Elementary, Meadow Green Elementary, Olita Elementary and Rancho-Starbuck Intermediate schools.

We know we cannot rely on the state to fund these critical repairs and updates our schools need. That is why we need Measure LL. By law, all funds must stay here and cannot be taken away by the State. An independent citizens' oversight committee and mandatory annual audits will ensure that funds are spent as promised. No funds can go towards administrator/teacher salaries, benefits or pensions.

Measure LL will:

- Repair leaky roofs, rusty plumbing and failing electrical systems
- Remove hazardous materials and replace damaged and rotting wood and support beams
- Renovate classroom facilities to meet building and safety standards
- Upgrade classrooms, facilities and technology infrastructure to support high-quality instruction
- Improve student safety and campus security
- Increase energy efficiency
- Improve access to facilities for students with disabilities

Measure LL is fiscally accountable:

- Independent citizens' oversight and annual audits are required
- Funds cannot be spent on administrator/teacher salaries, benefits or pensions
- No funds can be taken away by the State

We are fortunate to live in a community with outstanding neighborhood schools that prepare our students to achieve success in high school, college and future careers. Additionally, our excellent schools improve the quality of life in our community and protect the values of our homes. Please join parents, teachers, business and community leaders and vote Yes on LL.

s/ Jan Averill  
Former LJSB Board Trustee

s/ Jane Williams  
La Habra Heights Council Member

s/ Helyn "Lyn" Carty  
LJSB Parent, Local Businesswoman

s/ Martin Tourville  
LJSB Board Trustee, Banker

s/ David Little  
Certified Financial Planner

**No argument against this measure was submitted.**