



## M

### Buena Park School District, School Safety, Renovation and Construction Measure

In order to repair and improve classrooms, labs, school facilities and instructional technology to support student achievement in math, science, technology, arts and engineering; fix deteriorating roofs, plumbing, ventilation and electrical; and improve school safety and security systems, shall Buena Park School District’s measure authorizing \$84,000,000 in bonds, at legal rates, be adopted, levying approximately 3¢ per \$100 of assessed value (averaging \$6,000,000 annually) while bonds are outstanding, with citizen oversight, independent audits, and all money staying local?

#### What your vote means

| YES   | NO   |
|---|--|
| A “YES” vote is a vote in favor of authorizing the District to issue and sell up to \$84,000,000 in general obligation bonds. | A “NO” vote is a vote against authorizing the District to issue and sell up to \$84,000,000 in general obligation bonds. |

#### For and against

| FOR   | AGAINST  |
|---|--|
| Rita Lanning<br>Parent<br><br>Evan Sandler<br>CPA<br><br>Ernesto L. Rodriguez<br>Retired Financial Analyst<br><br>Susan Pike<br>Long Time 40 Year Resident<br><br>Debra Vanderwest<br>Real Estate Agent | <b>No argument against this measure was submitted.</b> |



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## Full Text of Measure M Buena Park School District

### BUENA PARK SCHOOL DISTRICT SCHOOL SAFETY, RENOVATION AND CONSTRUCTION MEASURE

This measure may be known and referred to as the “Buena Park School District School Safety, Renovation and Construction Measure” or as “Measure M”

#### FINDINGS

The Buena Park School District (the “District”) is committed to providing a rigorous educational program that nurtures our nearly 4,000 students from Buena Park and parts of La Palma, Anaheim, La Mirada, and Fullerton. Many schools were built in the 1960s and while many classrooms have been updated, some still need repairs. Roofs and old plumbing need replacement, outdated electrical systems struggle to support newer technology standards, and nearly 100 aging portable classrooms need to either be replaced or updated to permanent classrooms. The Board of Trustees of the District (the “Board”) has evaluated the District’s urgent and critical facility needs, including safety issues, basic repairs, computer and information technology in developing the types of projects to be funded by this measure as described below.

#### BOND AUTHORIZATION

By approval of this measure by at least 55% of the voters of the Buena Park School District (the “District”) voting on the measure, the District shall be authorized to issue and sell bonds of up to \$84,000,000 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”), subject to all of the accountability safeguards specified below.

#### ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this measure 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 Constitution of the State of California (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).

**Evaluation of Needs.** The Board has evaluated the facilities needs of the District to determine which projects to finance from a local bond at this time. To address the facilities needs of the District, the Board deems it necessary and advisable to fund the specific school facilities projects listed in the Bond Project List. 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 measure 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. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this measure and such proceeds shall be applied only to those specific purposes.

**Independent Citizens’ Oversight Committee.** In accordance with and pursuant to California Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens’ oversight committee, within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the California Education Code, to ensure that (a) bond revenues are expended only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and (b) that no funds are used for any teacher or administrative salaries or other school operating expenses. In accordance with Section 15282 of the California 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. The committee may be comprised of the same members of the citizens’ oversight committees for other District bond measures. 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.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this measure 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 California Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this measure 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 California Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code Section 53410 and following, upon approval of this measure 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 authorized by this measure shall be deposited. In compliance with the requirements of California Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief fiscal officer of the District shall cause a report to be filed with the Board at least once a year, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or



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authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief financial officer of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

### FURTHER SPECIFICATIONS

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

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit (currently 1.25% of the total assessed valuation of taxable property in the District). In that event, the District intends to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the California Education Code applicable to the District. By approval of this measure, the voters have authorized the District to seek such a waiver, and to issue authorized bonds in excess of the District's statutory bonding limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

**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.

### 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 this bond measure and shall be reproduced in any official document required to contain the full statement of the bond measure. Listed projects will be completed as needed at a particular school or school 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. In so far as permitted by law, 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 project funds expected from non-local bond sources have not yet been secured. Therefore, the Board cannot guarantee that the bond proceeds will provide sufficient funds to allow completion of all listed projects. Alternatively, if the District obtains unexpected funds from non-local 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 from the sale of bonds authorized by this measure are as follows:

### **DISTRICT WIDE PROJECTS**

**The following projects are authorized to be financed at all school facilities sites District wide:**

- To increase security and accessibility and/or eliminate or mitigate health and safety risks and/or comply with local, state and federal building, health, safety, access and other related requirements, including the Field Act and access requirements of the Americans with Disabilities Act (ADA), acquire, replace, upgrade and/or install improvements, fixtures, furniture and/or equipment to grounds, buildings, and structures or portions thereof, including lighting, fencing, smoke detectors, fire alarms, fire detection and suppression systems, security alarms, security systems, emergency exit lighting, signage, safety doors, video surveillance, safety locks and hardware, master key and door lock and cameras and emergency communication systems.
- Replace outdated temporary portable classrooms with permanent classrooms.
- Construct or acquire and install additional classrooms and related facilities.
- Construct, reconfigure, modify and/or acquire and install school facilities and improvements to school grounds to create innovative indoor and outdoor learning areas and spaces, including outdoor learning areas, shade structures, and walkways.
- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, labs, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff support facilities), whether permanent, portable or modular, including interior and exterior (as applicable) doors, windows, door and window hardware, roofs, rain gutters and downspouts, pillars, structural supports, walls, ceilings and floors and finishes, paint, siding, insulation, casework, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, furniture and equipment.
- Construct, replace, improve, renovate and/or acquire and install auditoriums, performing arts centers, amphitheaters, music buildings.
- Construct, replace, improve, renovate and/or acquire and install athletic facilities and school grounds, including gymnasiums, physical education facilities, fields, courts, turf, outside instructional areas, paved and other hard surfaces and other school grounds and path of travel areas, and replace, acquire and/or install related equipment and fixtures in such areas.
- Construct, replace, improve, renovate and/or acquire and install green spaces, including hard and softscapes, irrigation and drainage, and shade structures.
- Construct, replace, improve, renovate and/or acquire and install playgrounds, playfields and other play spaces, including replacing turf and installing new irrigation and drainage systems, and acquire, improve, replace and/or upgrade playground equipment and fixtures.
- Renovate, replace, upgrade, expand, and/or install walls, gates, fencing, and landscaping.
- Repair or replace roofs.
- Reconfigure, renovate, repair, resurface, improve and/or expand parking lots and related areas, including ingress and egress areas, student pick-up/drop-off areas and parking areas.

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- Increase student access to computers and modern technology. Update and/or acquire and install technology equipment, fixtures and infrastructure, including computers, tablets, mobile devices, software, interactive educational technology, digital projectors and cameras, monitors, audio systems, video systems, network equipment (including servers, network interface devices, network switches and routers, wireless network equipment, firewalls, network security equipment, racking, power and cooling equipment, wiring and uninterruptible power supplies), backup power systems, etc.; rehabilitate and replace such equipment, fixtures and infrastructure as needed in the future. Technology equipment, fixtures and infrastructure includes existing technology equipment, fixtures and infrastructure as well as technology equipment and fixtures and infrastructure developed in the future.
- Remove, repair, and refinish building and site areas damaged by dry rot, water, termites, etc.
- Erosion mitigation improvements to grounds and buildings.
- 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 (including HVAC), plumbing, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.

**MISCELLANEOUS****All listed bond projects include the following as needed:**

- Planning, designing and providing temporary housing necessary for listed bond projects.
- The inspection, sampling and analysis of grounds, buildings and building materials to determine the presence of hazardous materials or substances, including asbestos, lead, etc., and the encapsulation, removal, disposal and other remediation or control of such hazardous materials and substances.
- Seismic and historical evaluations, site surveys (including topographic, geological and utility surveys), and infrastructure analyses.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings or other temporary buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; and relocating fire access roads or ingress/egress pathways.
- 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 other improvements required to comply with building codes, including seismic safety requirements, the Field Act, and access requirements.
- Acquisition of any rights-of-way, easements, licenses and/or real property made necessary by listed bond projects, or lease of real property made necessary by the listed bond projects.
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel.
- 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 or incidental to the listed bond projects.

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

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 instead (including any necessary demolition) if the Board determines that replacement new construction is more practical than renovation, rehabilitation or repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.

**GENERAL PROVISIONS**

**Interpretation.** The terms of this bond measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this measure within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, California Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, California Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this measure for current maintenance, operations or repairs. The school facilities projects on the Bond Project List only authorize capital expenditures.

**Estimated Ballot Information.** The Board hereby declares, and the voters by approving this bond measure concur, that the information included in the statement of the bond measure to be voted on pursuant to Section 13119 of the California Elections Code is based upon the District's projections and estimates only and is 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

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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 project 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.

**Headings.** The headings or titles of the sections of the bond measure, 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 measure.

**Severability.** The Board and the voters hereby declare that every portion, section, subdivision, paragraph, clause, sentence, phrase, word, application and individual project (individually referred to as "Part" and collectively as "Parts"), of this bond measure has independent value, and the Board and the voters would have adopted each Part hereof regardless of whether any other Part of this bond measure would be subsequently declared invalid. Upon approval of this bond measure by the voters, should any Part of this bond measure be found by a court of competent jurisdiction to be invalid for any reason, all remaining Parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the Parts of this bond measure are severable.

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**Tax Information Statement  
Buena Park School District  
Measure M**

An election will be held in the Buena Park School District (the "District") on November 5, 2024, to authorize the sale of up to \$84,000,000 in bonds of the District to finance school facilities as described in the measure. If the bond measure is approved by at least 55% of the voters of the District voting on the bond measure, 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 \$30.00 per \$100,000 (3.00 cents per \$100) 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 2054-55.
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 \$30.00 per \$100,000 (3.00 cents per \$100) of assessed valuation in fiscal year 2025-26 and such tax rate is expected to continue through fiscal year 2054-55.
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 \$165,296,629.

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. 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, the final fiscal year in which the tax is anticipated to be collected and the year or years in which they will apply, and the actual total debt service, may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds sold, market conditions 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 or amortization of bonds sold at any given time will be determined by the District based on need for project funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and 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. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: 6/24, 2024.

s/ Julienne Lee  
Superintendent, Buena Park School District

Ballot Measures-M**Impartial Analysis  
Buena Park School District  
Measure M**

This measure was placed on the ballot by the governing board (“Board”) of the Buena Park School District (“District”). This measure, if approved by 55 percent of the votes cast on the measure, will authorize the District to issue and sell up to \$84,000,000 in general obligation bonds. The sale of these bonds by the District represents a debt of the District.

Voter approval of this measure will also authorize an annual tax to be levied on taxable property in the District to generate revenue to pay principal and interest on the bonds. The District’s stated best estimate in its tax rate statement of the average annual tax rate required to fund the bonds is \$30 per \$100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is fiscal year 2054-55. The best estimate of the total debt service, including principal and interest, required to be repaid if all bonds are issued and sold is \$165,296,629. The interest rate and maturity date on any bond shall not exceed the maximums allowed by law.

Proceeds from the sale of bonds authorized by this measure may only be used by the District for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of interests in real property for school facilities in the District. A complete list of the projects and allowed expenditures, which bonds proceeds may be spent on, is included in the full text of the measure. The Board has certified that it has evaluated safety, class size reduction, and information technology needs in developing the project list for this bond measure.

The California Constitution provides that proceeds of school district bond measures cannot be used for teacher or administrator salaries or other operating expenses and requires independent annual performance and financial audits. State law requires the establishment of an independent citizens’ oversight committee for ensuring that bond proceeds are expended as specified in the measure and as provided by law.

A “YES” vote is a vote in favor of authorizing the District to issue and sell up to \$84,000,000 in general obligation bonds.

A “NO” vote is a vote against authorizing the District to issue and sell up to \$84,000,000 in general obligation bonds.



## Argument in Favor of Measure M

### **Vote Yes on M to ensure success for all local elementary and middle school students!**

We know we must invest in today's educational technology and ensure students have a strong background in science, math, literacy and engineering in order to ensure students have the tools to succeed in high school, college and future careers.

However, many of our schools were built in the 1960s and need repairs and upgrades to meet current safety, security and education standards. Old roofs and plumbing need replacement, electrical systems are over 60 years old, and almost 100 deteriorating portable classrooms need to be replaced or updated to permanent classrooms.

It's time to modernize and upgrade our local elementary and middle schools so they can continue to serve our community for decades to come. Measure M will do just that.

In addition, strong elementary and middle schools keep our property values strong and improve the quality of life for everyone in our community.

#### **Vote Yes on M to:**

- Upgrade older classrooms, labs, and facilities to support high quality instruction
- Ensure proper access for students with disabilities
- Keep computer systems and instructional technology up to date
- Make repairs to older schools and facilities including deteriorating roofs, plumbing, sewer, and HVAC systems
- Improve and update student safety and campus security tools and systems

#### **Strong Accountability Ensures Measure M Funds Remain in Local Schools**

- By law, funds would only be for local elementary and middle schools – the state can't take one dime
- Independent citizens' oversight and annual audits guarantee funds are spent as promised
- A detailed project list is required

Join community leaders, teachers and parents and vote YES on Measure M to keep our local elementary and middle schools safe and strong!

s/ Rita Lanning  
Parent

s/ Evan Sandler  
CPA

s/ Ernesto L. Rodriguez  
Retired Financial Analyst

s/ Susan Pike  
Long Time 40 Year Resident

s/ Debra Vanderwest  
Real Estate Agent

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