



N

Fullerton School District, Fullerton Elementary School District Repair, Upgrade and Safe Educational Facilities Measure

To repair aging classrooms, labs and facilities at Fullerton elementary/middle schools to support student achievement in math, science, technology, arts and engineering; remove asbestos/lead pipes; fix deteriorating roofs, plumbing, sewer, electrical; repair, construct, acquire classrooms, sites, facilities and equipment; shall Fullerton School District’s measure authorizing \$262,000,000 in bonds at legal rates be adopted, levying \$30 per \$100,000 assessed value (\$15,000,000 annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

What your vote means

YES	NO
A “YES” vote is a vote in favor of authorizing the District to issue and sell up to \$262,000,000 in general obligation bonds.	A “NO” vote is a vote against authorizing the District to issue and sell up to \$262,000,000 in general obligation bonds.

For and against

FOR	AGAINST
<p>Jay Williams Founder and President O.C. United</p> <p>Amy Choi-Won, Ph.D. Parent</p> <p>Michael Sugarman, M.D. Trustee Providence CA Medical Foundation</p> <p>Ellen Ballard Former FSD Trustee</p> <p>Andrew W. Gregson President and CEO Fullerton Chamber of Commerce</p>	<p>José Tagle Fullerton Resident</p>



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Full Text of Measure N Fullerton School District

“To repair aging classrooms, labs and facilities at Fullerton elementary/middle schools to support student achievement in math, science, technology, arts and engineering; remove asbestos/lead pipes; fix deteriorating roofs, plumbing, sewer, electrical; repair, construct, acquire classrooms, sites, facilities and equipment; shall Fullerton School District’s measure authorizing \$262,000,000 in bonds at legal rates be adopted, levying \$30 per \$100,000 assessed value (\$15,000,000 annually) while bonds are outstanding, with citizen oversight and all money locally controlled?”

PROJECT LIST

The Board of Trustees of the Fullerton School District is committed to **improving the quality of education** in local schools by providing safe, secure, upgraded classrooms, labs and technology needed to support high quality instruction in **math, science, engineering and technology**. To that end, the Board evaluated the District’s urgent and critical facility needs, including **safety** issues, class size reduction, **basic repairs**, computer and information technology in developing the types of projects to be funded by this measure as described below. The District also prepared a Master Facilities Plan, which is incorporated herein in its entirety. 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.

In approving this Project List, the Board of Trustees determines that the District **must**:

- **PROVIDE** modern labs, technical facilities, and equipment so students are prepared for college, in-demand careers in fields like health sciences, engineering, robotics, and technology fields.
- **REPAIR** older classrooms and school facilities including deteriorating roofs, plumbing, sewer, heating, ventilation, and electrical systems, and remove hazardous materials from older school sites, where encountered.
- **UPGRADE** older schools so they meet current health codes, building safety codes, provide proper access for students with disabilities, and meet the same academic and safety standards as newer schools.
- **IMPROVE** student safety and campus security including fencing, intruder protection systems, emergency communications systems, smoke detectors, fire alarms, and sprinkler systems.
- **REMOVE** hazardous materials like asbestos and lead pipes from older school sites.
- **REQUIRE A TRANSPARENT SYSTEM OF ACCOUNTABILITY, INCLUDING A PROJECT LIST DETAILING HOW MONEY WILL BE USED, A CITIZENS’OVERSIGHT COMMITTEE AND PUBLIC DISCLOSURE OF HOW ALL FUNDS ARE SPENT.**

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

**STUDENT SAFETY AND ACHIEVEMENT: LOCAL SCHOOL FUNDING TO SUPPORT
HIGH QUALITY INSTRUCTION IN MATH, SCIENCE, ENGINEERING AND
TECHNOLOGY**

Projects That Improve Student Safety and Success

Goals and Purposes: The District has 120 portable classrooms at schools that are 20+ years old. Most of them are falling apart and have structural damage and water leaks. It is expensive to keep repairing these units. This measure would replace decaying portables with modern, permanent classrooms.

Most schools were built in the 1950’s or earlier (70 years ago) and they need to be repaired and upgraded. It is time to make essential repairs and improvements so that the District’s schools can serve the community well for decades to come.

Whether or not one has 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.

Schools will benefit from a variety of safety and achievement projects, such as:

- Provide modern labs, technical facilities, equipment so students are prepared for college, in-demand careers in fields like health sciences, engineering, robotics, and technology.
- **Upgrade older schools so they meet current health codes, building safety codes, and provide proper access for students with disabilities.**
- Keep computer systems and instructional technology up to date.
- Improve student safety, campus security including fencing, intruder protection systems, and emergency communications systems, smoke detectors, fire alarms and sprinklers.
- Upgrade our older schools so they meet the same academic and safety standards as newer schools.



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IMPROVE THE QUALITY OF EDUCATION IN LOCAL PUBLIC SCHOOLS

School Repair and Upgrade Projects Funded By Money That Cannot Be Taken By the State Or Used for Other Purposes

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

All money raised by the measure will stay in Fullerton to support our students. It can't be taken away by the State or used for other purposes.

- Remove hazardous materials like asbestos and lead pipes from older school site, where encountered.
- Provide classrooms, labs and technology to support high quality instructions in math, science, engineering and technology.
- Provide the classrooms and facilities needed to support high quality instruction in music, visual and performing arts.
- Ensure that all students have equal access to outdoor learning, athletics, and physical education facilities.
- Make repairs to older classrooms, school facilities including deteriorating roofs, plumbing, sewer, heating, ventilation, electrical systems.

In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: add or renovate student and staff restrooms; repair and replace electrical, plumbing, heating, ventilation and air conditioning systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, walls, floors, doors and drinking fountains; construct or renovate facilities for more efficient administration and multi-purpose learning spaces; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices; upgrade or construct support facilities including administrative, physical education, gyms, music, art, performing and fine arts classrooms or facilities, science, computer labs/classrooms, libraries and buildings, covered eating areas, and welcome centers; repair and replace fire alarms, emergency communications, fencing and security systems; improve facilities to satisfy ADA requirements; resurface or replace asphalt, broken concrete and improve hard courts, turf and irrigation/drainage systems and campus landscaping; install signage and marquees; expand parking lots and pick-up and drop-off areas; improve all site utilities; acquire land; construct new school buildings, including 2-story classrooms; upgrade or replace interior and exterior painting, floor covering (including carpets), and school facades; demolition; upgrade kitchens, food service, and school cafeterias; build or install or upgrade a data center and generator at central district office; construct various forms of storage and support spaces and classrooms; improve outdoor learning environments and quads; repair, upgrade and install interior and exterior lighting systems; improve playgrounds, tracks, play structures, sports complex, athletic fields and facilities to support student health, fitness and safety; replace outdated security fences and security systems (including access control systems), provide lunch shelters, indoor space for assemblies or for rainy day lunch; transform libraries into modern learning centers; upgrade music labs, multi-purpose rooms, learning centers and library media centers; add or upgrade parking lots. 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. The upgrading of technology infrastructure includes, but is not limited to, network rewiring, cabling, fiber infrastructure, computers, portable interface devices, servers, switches, routers, modules, sound projection systems, classroom tv/audio enhancements, laser printers, digital white boards, document projectors, upgrade voice-over-IP, clock/telephone/ intercom systems, call manager and network security/firewall, wireless technology systems, refresh classroom technology, miscellaneous IT and instructional equipment, data storage, phones, identity cards and the construction and installation of a data center in the cloud for the District's enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security. 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 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 portable classrooms and 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 or drainage systems, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. 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, staff training expenses and a customary contingency for unforeseen design and construction costs. 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 types of projects and 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.

FISCAL ACCOUNTABILITY: THIS MEASURE REQUIRES A CLEAR SYSTEM OF ACCOUNTABILITY, INCLUDING A PROJECT LIST DETAILING HOW THE MONEY WILL BE USED, A CITIZEN'S OVERSIGHT COMMITTEE, INDEPENDENT AUDITS TO ENSURE MONEYS IS SPENT PROPERLY AND PUBLIC DISCLOSURE OF HOW ALL FUNDS ARE SPENT.

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



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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.

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 AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.

Tax Rate Statement Fullerton School District Measure N

An election will be held in the Fullerton School District (the "District") on November 5, 2024, to authorize the sale of up to \$262,000,000 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 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 2059-60.
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 per \$100,000) of assessed valuation in fiscal year 2026-27.
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 \$516,074,000.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the County of Orange 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, debt service 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 County Assessor in the annual assessment and the equalization process.

Dated: July 17, 2024.

s/ Superintendent
Fullerton School District

Ballot Measures-NImpartial Analysis
Fullerton School District
Measure N

This measure was placed on the ballot by the governing board (“Board”) of the Fullerton 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 \$262,000,000 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 2059-60. The best estimate of the total debt service, including principal and interest, required to be repaid if all bonds are issued and sold is \$516,074,000. 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, 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.

Approval of Measure N does not guarantee that the proposed project or projects in the District that are the subject of the bonds under Measure N will be funded beyond the local revenues generated by Measure N. The District’s proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

A “YES” vote is a vote in favor of authorizing the District to issue and sell up to \$262,000,000 in general obligation bonds.

A “NO” vote is a vote against authorizing the District to issue and sell up to \$262,000,000 in general obligation bonds.



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Argument in Favor of Measure N

VOTE YES on Measure N to improve the quality of education that neighborhood children receive attending Fullerton public elementary and middle schools.

Fullerton School District (FSD) has provided a high-quality education for generations of local children. Unfortunately, FSD **school facilities** do not match the exceptional teaching and learning happening inside them. Most of our schools were built in the 1950s or earlier and need to be repaired and upgraded.

There are 120 portable classrooms in our schools that are more than 20 years old and falling apart. Most have structural damage and water leaks. **We need Measure N to replace decaying portables with modern, permanent classrooms.**

Measure N provides a responsible plan to repair and update FSD schools. VOTING YES supports upgrades so FSD facilities, educational technology, and school grounds are safe, secure, technologically current, and equipped to provide the best learning environment possible.

If we want our kids to succeed in high school, college, and careers, they must be skilled in today's technologies. **Measure N will make this possible.**

Measure N will:

- **Repair** older classrooms/facilities, including deteriorating roofs, plumbing, sewer, heating, ventilation/electrical systems
- **Upgrade** older schools so they meet current health/building safety codes; ensure proper access for students with disabilities
- **Provide** modern labs, technical facilities, and equipment so students are prepared for college and in-demand careers in fields like health sciences, robotics, and other skilled trades
- **Remove** hazardous materials like asbestos/lead pipes
- **Improve** student safety/campus security, including perimeter fencing, intruder protection/emergency communications systems, smoke detectors, fire alarms/sprinklers

Taxpayer safeguards are **REQUIRED**:

- ALL funds raised stay local to support FSD schools.
- The State can't take this funding away.
- Independent Citizens' Oversight, annual audits, and public reporting ensure proper spending.

VOTE YES on N for safe, modern Fullerton elementary and middle schools.

s/ Jay Williams
Founder and President O.C. United

s/ Amy Choi-Won, Ph.D.
Parent

s/ Michael Sugarman, M.D.
Trustee Providence CA Medical Foundation

s/ Ellen Ballard
Former FSD Trustee

s/ Andrew W. Gregson
President and CEO Fullerton Chamber of Commerce

Rebuttal to Argument in Favor of Measure N

This is **the second time in four years** that the Fullerton School District has proposed an expensive bond:

- Measure J (2020) was for \$198,000,000
- Measure N (2024) is for \$262,000,000

But the total amount will be even more than that in the end due to high interest rates. Measure N's bond **will ultimately cost property owners \$516,074,000** according to the Fullerton School District's Superintendent.

Working families are already stretched to the limit with rising prices and a variety of ever-increasing taxes. Fullerton families can't also afford a half-billion-dollar tax hike!

As voters, we already voted down Fullerton School District bonds just four years ago. Tell the politicians to live within their means instead of asking working families and Fullerton homeowners and businesses to pay more and more.

Vote NO on Measure N!

For more information, visit **NoSchoolBonds.com**.

s/ Jack Dean
President, Fullerton Association of Concerned Taxpayers



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Argument Against Measure N

Measure N proposes a \$262,000,000 million dollar bond. A bond is like a government credit card, where your taxes are raised to pay off that credit card. Measure N asks voters to put \$262,000,000 on a credit card.

In other words, Measure N is a \$262,000,000 tax hike!

What does a property tax increase mean for you?

Homeowners will pay more taxes

- Renters Will see higher rent as landlords pass on the costs of higher taxes
- Struggling mom and pop businesses will pay higher rent as landlords pass on the costs of higher taxes
- Customers will see higher prices as businesses pass on the costs of higher taxes

Fullerton residents can't afford another tax increase. Now is **NOT** the time for a tax increase.

Vote "No" on Measure N

s/ José Tagle
Fullerton Resident

Rebuttal to Argument Against Measure N

The sole opponent of Measure N has no understanding of Fullerton Elementary School District's (FESD) schools, facility NEEDS, students, or the District's finances in general. As Homeowners, Residents, and Local Business Owners, we know the facts and **the FACTS say YES on N!**

FACT: Measure N is about one thing – improving the quality of education in our local elementary and middle schools.

FACT: Most of our schools were built in the 1950s or earlier (70 years ago) and need to be repaired/upgraded. It's time to make essential repairs/improvements so our schools can serve our community well for decades to come.

FACT: Safe, modern school facilities are essential to improving the quality of education in our schools. **There's a direct relationship between safe, quality school facilities and student achievement.**

FACT: Measure N requires a clear system of accountability, including a project list detailing exactly how the funds will be used, a Citizens' Oversight Committee, and independent audits.

As partners with our local businesses and community, FESD makes every effort to use taxpayer dollars in a fiscally prudent, responsible manner. **Our last bond measure was passed by local voters 22 years ago.**

Even if you do not have school-age children, supporting Measure N is a wise investment. Good schools improve the quality of life in our community and protect the value of our homes.

Local homeowners, businesses, seniors, teachers, and parents agree - **VOTE YES on N** to give our kids safe and quality schools.

Join US you'll be in good company!

s/ Minard Duncan
Retired Fullerton Educator

s/ Caleb Beller
Pastor of Local Fullerton Church

s/ Kristin Montoya
Fullerton School District Teacher

s/ Larry Houser
Founder Fullerton Cares Autism Foundation
Local Business Owner

s/ John Phelps
Fullerton Resident - 85 years