

**MEASURE SUBMITTED TO VOTE OF VOTERS
SCHOOL**

**DIXIE ELEMENTARY SCHOOL DISTRICT
BOND ELECTION
MEASURE B**

B To enhance the quality of education through facility improvements; protect children's safety; repair roofs; replace outdated heating/ventilation/plumbing systems; comply with earthquake safety standards; acquire school facilities; upgrade classrooms/bathrooms; obtain eligibility for state funding for renovation of schools; and make other school facilities/site improvements, shall the Dixie Elementary School District issue \$10 million of bonds, at legal interest rates, and appoint a citizens' oversight committee to guarantee that funds are spent only on school improvements?

**DIXIE ELEMENTARY SCHOOL DISTRICT
BOND ELECTION
IMPARTIAL ANALYSIS BY COUNTY COUNSEL
MEASURE B**

If this Measure is approved by a two-thirds vote, the DIXIE ELEMENTARY SCHOOL DISTRICT will be authorized to incur bonded indebtedness of Ten Million Dollars (\$10,000,000) with an interest rate not-to-exceed the limit set by law. The proceeds of the proposed bonds may be used for the purposes set forth in the Measure and to acquire and construct other improvements, school buildings and grounds in the District. The Measure authorizes the Dixie Elementary School District to appoint a citizens' oversight committee to monitor spending of the proceeds of the bonds.

Dated: September 21, 1999

PATRICK K. FAULKNER
County Counsel

**DIXIE ELEMENTARY SCHOOL DISTRICT
TAX RATE STATEMENT REGARDING PROPOSED
\$10,000,000 DIXIE SCHOOL DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in the Dixie School District (the "District") of Marin County on December 7, 1999, for the purpose of authorizing the sale of \$10,000,000 in general obligation bonds. The bonds would be payable from tax levies made upon the taxable property in the District.

The following information regarding tax rates is given to comply with Section 9400 to 9404 of the Elections Code. The best estimate of the tax rates which would be required to be levied to fund the bond issue and an estimate of the year in which such rates would apply, based on a projection of assessed valuation based on information presently available from official sources, upon experience within the District, and other demonstrable factors, expressed as a rate per \$100 of assessed valuation, is as follows:

1. First year after the first sale of the bonds (2000-01) 1.8 cents
2. First year after sale of the last series of the bonds (2000-01) 1.8 cents
3. Highest annual rate during the entire period of indebtedness (2001-02) 3.0 cents

Based on these tax rates, the estimated average annual tax over the term of the bonds would be \$28.32 for \$100,000 of residential assessed valuation. This would be equivalent to about \$2.36 per month.

These tax rates and the years in which they apply are based on assumptions with respect to assessed valuation growth, the timing of bond sales, the amount of bonds sold at any one time, the interest rate on the bonds, the taxable territory of the District, and other such factors. Although the District has made every effort to reasonably account for the factors which may affect the tax rates and the years in which they apply, these estimates are not binding on the District. The actual tax rates and the years in which they apply may vary from those presently estimated. The tax rates and the years in which they apply are estimates based on the best information available as of the date hereof.

Dated: September 17, 1999

s/ Thomas J. Lohwasser, Ed.D.
Superintendent
Dixie School District

MEASURE B CONTINUED ON NEXT PAGE



ARGUMENT IN FAVOR OF MEASURE B

The schools and classrooms in the Dixie Elementary District need to be renovated and repaired to meet the demands of the coming century.

Today, there are 4 active schools in the district serving more than 1900 children.

Measure B would provide the funds to make sure these children have safe, secure, and modern facilities now and in the future.

Measure B will provide the funds to:

- Make seismic upgrades of school buildings and classrooms
- Replace outdated fire alarms / fire hydrants
- Renovate bathrooms
- Update plumbing / sewer systems
- Replace old heating / ventilation systems
- Improve access for disabled students
- Replace/repair school roofs
- Modernize for energy efficiency
- Qualify for matching state grants

The schools have performed ongoing maintenance. Now, the schools need more extensive repairs, such as plumbing and furnace replacements, roof repairs and electrical upgrades – so that we can continue to provide quality education in a safe environment.

Measure B, along with its companion Measure A for the High School District, has been carefully planned – only the most essential repairs are being made. Costs, which are tax deductible, have been minimized -- \$5 per month for the average homeowner. Seniors who are longtime homeowners will pay less. Many spend more on video rentals.

Funds cannot be used for salaries or operating expenses.

Measure B means:

- Improved property values.
- Schools that are safe and meet the demands of the coming century.
- Continuing effort to improve quality education.

Please join our community-wide effort of local residents and business leaders in voting Yes on Measure B for Dixie School District and Yes on Measure A for San Rafael High School District.

s/ Sue Beittel
League of Women Voters, Marin County

s/ Dr. Thomas Peters, Former Director
Marin County Department of Health
and Human Services

s/ Ann Song-Hill
Community Leader

s/ Tom Bruton, President
Dixie Youth Soccer Association

s/ Elissa Giambastiani, President and CEO
San Rafael Chamber of Commerce

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE B

The proponents of this Measure have used the **most expensive and irresponsible** method of seeking voter approval, and, they plan to **spend in interest payments -- approximately 3 times the amount of the principal**; thereby ignoring the pocketbooks of voters. The proponents use of the more expensive ballot measure has been soundly criticized by a recent IJ Editorial.

The Marin Community Foundation has almost \$1 billion dollars which, in large part, is supposed to support educational needs in Marin County. Yet, the Foundation president, a proponent of this Measure, tells taxpayers that they should pay over \$30 million to get \$10 million for capital improvements to schools. Meanwhile, the Marin Community Foundation "donates" a pittance to teach parents at the Bahia school how to act during a parent-teacher conference; shouldn't Foundation money instead be used for this measure? At the least the Foundation could make an interest free loan to support this measure, thereby saving us millions of dollars.

In the last several years taxpayers have passed hundreds of millions of dollars in bonds to help communities make capital improvements to schools; why isn't that money being sought or used here?

Will a huge annual property tax bill make your property value improve – not likely.

The proponents of this Measure should examine the other available funding sources; seek the most cost-effective method of financing and voter balloting; and come back to voters with a proposal that is fair, honest and cost-effective. If so, it will be supported.

s/ Fielding L. Greaves, Secretary
Marin United Taxpayers Association

MEASURE B CONTINUED ON NEXT PAGE



ARGUMENT AGAINST MEASURE B

Bad lesson for Dixie students; bad news for District voters and taxpayers.

The Dixie & San Rafael School Districts have voted to **throw away, literally, \$150,000.00.** Instead of placing their request for taxpayer's money on last month's November ballot – which would have cost \$50,000 for the election – they intentionally put it on this December ballot, which costs taxpayers \$200,000, i.e., \$150,000.00 down the drain.

This financial fact was known in advance by the school hierarchy; they were asked to put the measure on the November 1999 ballot in order to save \$150,000; they refused. It was not *their* \$150,000, so why should they care?

Should this outrageous act of fiscal irresponsibility be rewarded? Is this the "lesson" we want our children to be taught by their School – "use any means, however **WASTEFUL and DEVIIOUS** – in order to win"? No, and that is why we are urging a **NO VOTE** on this bond measure.

Apparently the purpose of this ballot "timing" was to assure the lowest voter turnout possible, in order to have only a few make a decision for the whole. In that way democratic notions such as majority rule are tactically thwarted.

Consider also the fact that passage of this measure pursuant to its terms could result in **taxpayers having to pay \$30 MILLION IN INTEREST ALONE** in order to get \$10 million in principal for this bond. **Is this the "economic" way of funding schools?**

This improper use of special elections; **costing four times more** than required; when there is no "emergency", and when a cheaper ballot was available a month earlier – cannot be condoned. The ballot proponents show disdain and disregard for us all by use of this expensive ploy. **Come out and VOTE NO to stop this abusive and wasteful scheme.**

s/ Fielding L. Greaves, Secretary
Marin United Taxpayers Association
and San Rafael Taxpayer

REBUTTAL TO ARGUMENT AGAINST MEASURE B

The need is undeniable.

Please study the facts and make an informed decision.

Measure B will provide funds to modernize our 1960 vintage schools which will only continue to deteriorate and become more costly to fix the longer we wait. *Without this bond measure, the cost of those inevitable repairs will be funded through the District's normal operating budget, leaving less money for those programs that have made our schools some of the most sought - after in the county.* There is no "fat" in the District's budget that can be trimmed to make these repairs. Rigorous oversight holds our school district accountable for every penny spent.

The *one* individual opposed to Measure B doesn't dispute Dixie School District's dire need for repairs and renovation. His single argument over timing and cost is deliberately misleading. The date was chosen as the optimal time to organize our efforts successfully. His characterization of this measure is an insult to the hundreds of volunteer parents spearheading this effort to make Dixie Schools safe for our children and teachers.

Well-respected individuals and groups including the Mayor, League of Women Voters, Chamber of Commerce, City Councilmembers, Senior advocates and neighborhood leaders all support Measure B.

For homeowners, no better investment can be made than to keep our schools modern and safe. Ask any realtor what the quality of the local schools means to property values. Measure B benefits the entire community, especially our children.

Please join us in voting YES on Measure B, a prudent reinvestment in our community.

s/ Sue Beittel
League of Women Voters, Marin County

s/ Jay E. Neuhaus, Fire Chief
Marinwood Fire Department

s/ Sandy Boyd, Ed.D.
Former Dixie Board Member

s/ Gary Phillips
San Rafael City Councilmember

s/ John A. Starkweather
Former Member, San Rafael Planning Commissioner

END OF MEASURE B

