

MEASURE SUBMITTED TO THE VOTERS

SCHOOL

**SAN RAFAEL ELEMENTARY SCHOOL DISTRICT
BOND ELECTION
MEASURE B**

B To enhance the quality of education through facility improvements; enhance student safety; upgrade, construct, acquire and equip school libraries, facilities, classrooms, science labs; modernize plumbing and bathroom facilities; upgrade technology infrastructure; install energy efficient heating/cooling systems; remove hazardous conditions; repair leaky roofs, shall San Rafael Elementary School District issue \$49,300,000 of bonds at legal interest rates, create a Citizens Oversight Committee, and perform audits to guarantee that funds are spent only on school improvements?

**SAN RAFAEL ELEMENTARY SCHOOL DISTRICT
BOND ELECTION
FULL TEXT OF MEASURE B**

The following is the full proposition presented to the voters by the San Rafael Elementary School District.

"To enhance the quality of education through facility improvements; ensure student safety; upgrade, construct, acquire and equip school libraries, facilities, classrooms, science labs; modernize plumbing and bathroom facilities; upgrade technology infrastructure; install energy efficient heating/cooling systems; remove hazardous conditions; repair leaky roofs, shall San Rafael Elementary School District issue \$49,300,000 of bonds at legal interest rates, create a Citizens Oversight Committee, and perform audits to guarantee that funds are spent only on school improvements?"

The Board of Trustees of the San Rafael Elementary School District has evaluated safety, class size reduction, and information technology needs in developing the scope of school facility projects to be funded, including the following projects:

PROJECTS

- **Gallinas Elementary School**
Update existing facilities to enhance educational programs.
Replace outdated heating and ventilation systems.
Upgrade aging plumbing and bathroom facilities.
Abate hazardous conditions.
Upgrade electrical wiring and equipment at schools.
Reduce earthquake collapse hazard.
Improve air quality to eliminate conditions that breed mold and germs.
Add new science labs.
- **Davidson Middle School**
Update existing facilities to enhance educational programs.
Replace outdated heating and ventilation systems.
Upgrade aging plumbing and bathroom facilities.
Abate hazardous conditions.
Upgrade electrical wiring and equipment at schools.
Reduce earthquake collapse hazard.
Improve air quality to eliminate conditions that breed mold and germs.
Upgrade for service facilities.
Renovate athletic and art facilities.

- **Bahia Vista Elementary School**
Replace existing facility with new facility.
- **Laurel Dell Elementary School**
Update existing facilities to enhance educational programs.
Replace outdated heating and ventilation systems.
Upgrade aging plumbing and bathroom facilities.
Abate hazardous conditions.
Upgrade electrical wiring and equipment at schools.
Reduce earthquake collapse hazard.
Improve air quality to eliminate conditions that breed mold and germs.
Library and student services facilities.
- **Glenwood Elementary School**
Replacement of Portables with Permanent Structure.
- **San Pedro Elementary School**
Build Multi Purpose Room.
Update existing facilities to enhance educational programs.
Replace outdated heating and ventilation systems.
Upgrade aging plumbing and bathroom facilities.
Abate hazardous conditions.
Upgrade electrical wiring and equipment at schools.
Reduce earthquake collapse hazard.
Improve air quality to eliminate conditions that breed mold and germs.
- **Coleman Elementary School**
Build Multi Purpose Room.
- **Sun Valley Elementary School**
Replace Portables.
Build Multi Purpose Room.

Listed repairs, rehabilitation projects and upgrades will be completed as needed at a particular site. Each project is assumed to include its share of costs of the architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed.

The expenditure of bond money on these projects is subject to tough financial accountability requirements. 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.

Funds for School Improvement Only: Proceeds from the sale of the bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of elementary school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher and administrator salaries and other operating expenses. By law, all funds can only be spent on repair and improvement projects specified.

MEASURE B CONTINUED ON NEXT PAGE



**IMPARTIAL ANALYSIS BY COUNTY COUNSEL
MEASURE B**

If this Measure is approved by a fifty-five percent (55%) vote, the SAN RAFAEL ELEMENTARY SCHOOL DISTRICT will be authorized to incur bonded indebtedness of Forty Nine Million Three Hundred Thousand Dollars (\$49,300,000) at legal interest rates. The proceeds of the proposed bonds may be used for the purposes set forth in the Measure to acquire, construct, renovate and equip school buildings, improvements and facilities in the District. The Measure creates a Citizens Oversight Committee to monitor spending of the proceeds of the bonds.

Dated: August 22, 2002

PATRICK K. FAULKNER
County Counsel

**TAX RATE STATEMENT
MEASURE B**

An election will be held in the San Rafael City Elementary School District (the "Elementary District") on November 5, 2002, to authorize the sale of up to \$49,300,000 in bonds of the Elementary District to finance school facilities as described in the proposition. If the bonds are approved, the Elementary District expects to sell the bonds in 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 Elementary District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02994 per \$100 (\$29.94 per \$100,000) of assessed valuation in fiscal year 2003-04.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02989 per \$100 (\$29.89 per \$100,000) of assessed valuation in fiscal year 2005-06.
3. The best estimate of the highest tax rate which 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 \$0.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2018-19.

Based on these estimated tax rates, the average annual tax over the life of the bonds would be \$29.97 for \$100,000 of assessed valuation.

Voters should note that these estimated tax rates are based on the *assessed value* of taxable property in the Elementary District as shown on the County's official tax rolls, *not* on the property's market 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 the 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.

The actual tax rates 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 estimates are based upon the Elementary District's projections and are not binding upon the Elementary District. The dates of sale and the amount of bonds sold at any given time will be determined by the Elementary 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 Elementary District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: August 1, 2002

s/ Laura Alvarenga, Ed. D.
Superintendent
San Rafael City Elementary School District

MEASURE B CONTINUED ON NEXT PAGE



ARGUMENT IN FAVOR OF MEASURE B

We must upgrade the schools so current and future students can be educated in clean, safe and accessible classrooms. A comprehensive modernization plan is in place and work has started. Approval of Measure B will allow the district to qualify for additional state and federal matching funds, keep the momentum, complete modernization, and finish the job.

Bond funds will be used to:

- Construct or renovate science labs, libraries and computer labs
- Improve technology infrastructure to support student learning
- Upgrade plumbing and bathroom facilities
- Replace outdated heating and ventilation systems
- Reduce earthquake collapse hazards and install reliable fire alarms
- Improve safety of playgrounds and equipment
- Upgrade electrical wiring and equipment at schools
- Improve traffic circulation and parking to keep children safe and reduce neighborhood traffic
- Qualify for state and federal matching funds

The benefits to students and the community include:

- Additional classrooms and enhanced facilities will ensure small class sizes and quality learning.
- Upgrades to computer and science labs will prepare students for the future.
- Top-quality schools improve property values.
- Costs are tax-deductible.

Costs have been kept to a minimum. Homeowners will pay only \$2.50 per month for each \$100,000 of assessed (not market) valuation.

Measure B requires mandatory fiscal oversight. A Citizen's Oversight Committee will review and audit bond expenditures and report annually. Every dollar will be accounted for, and no funds will go to district salaries.

Measure B and its companion Measure A are essential to ensure the highest quality education for our children. Join our broad coalition. Vote Yes on Measures A and B.

- s/ Al Boro, Mayor
City of San Rafael
- s/ Margaret Jones, President
The League of Women Voters of Marin
County
- s/ Bruce Mac Phail, Chair
Independent Bond Oversight Committee
- s/ Betty Pagett, Director of Education and
Advocacy, Ecumenical Association for
Housing
- s/ Dolly Nave, Community Volunteer

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE B

False sound bites in favor of Measure B are deceptive and were so intended.

"Quality education" depends upon good teachers working with attentive students, with disruptive students ousted. It is not dependent upon increasing spending to reduce student-teacher ratios.

"Additional classrooms" don't insure smaller classes. Only more teachers can do that. Measure B explicitly prohibits expenditures for teacher salaries. Studies have shown that smaller class sizes have had little or no impact on improving educational achievement.

Six decades ago, normal classes of 30 to 35 students were more competent in English grammar, reading and writing, in geography, history and math, than today's students, and their textbooks were not "dumbed down" to lower grade levels.

Why are the schools only now installing "reliable fire alarms"?

Measure B won't "improve property values," but will raise both taxes and housing prices, tending to push "affordable housing" further out of reach for Marin's workforce. Teachers, others are largely priced out of today's housing market.

Much of our school crowding comes from the huge influx of illegal aliens into Marin, yet the School Districts and the County refuse to determine the full impact of illegal immigration on our school, housing, medical and other tax-supported infrastructure. We cannot get reimbursement for the costs resulting from unquantified illegal aliens. Failure to even investigate the problem of illegal aliens only encourages more illegal immigration into Marin.

The Citizens Oversight Committees do not control spending or insure performance.

Vote a resounding **NO** on Measure B.

s/ Fielding L. Greaves, Secretary
MUTA & San Rafael Resident

MEASURE B CONTINUED ON NEXT PAGE



ARGUMENT AGAINST MEASURE B

It is clear that the School District is never loath to reach out for more money at every opportunity, even though it already has adequate funding and is expecting more from other sources. The extensive project list indicates mismanagement in prolonged deferred maintenance.

- This latest \$49.3 million bond issue is **nearly double** the amount of the \$26 million bond issue enacted in December 1999.
- The Elementary School District has sold about two-thirds of its \$26 million bond issue enacted in 1999, and still has unsold approximately \$9.5 million.
- The five-year Parcel tax enacted in 1998, amounting to \$98 per parcel, still has another year to run, times 16,757 parcels equals \$1.64 million.
- In addition, there is Proposition 47 on the statewide ballot, a bond issue in the amount of **\$13.05 billion**, a portion of which proceeds would go to the San Rafael School system.

This endless and increasing tax burden is laid upon us at both state and local level at a time when the economy is in a slump, companies are laying off workers, some firms are going bankrupt, and many individuals have suffered catastrophe with their life savings gravely depleted and their pensions in jeopardy in the abysmal stock market decline.

This Measure B bond issue will cost taxpayers roughly \$75 millions in interest and principle over the 30 years to maturity, a continuing burden of taxation, especially when combined with the Measure A bond issue and the statewide Prop. 47.

This Measure B bond issue in the amount of \$49.3 millions is taxation piled upon taxation, and many taxpayers are crying for relief, feeling both tapped out and taxed out.

s/ Fielding L. Greaves, Secretary
MUTA & San Rafael Resident

REBUTTAL TO ARGUMENT AGAINST MEASURE B

Measure B will enable the San Rafael Elementary School District to fully modernize our local elementary and middle schools. These funds will provide the full amount necessary to complete modernizations already underway.

The schools desperately need these repairs to enhance learning and improve safety for children. Costs have been carefully considered. Most homeowners will pay less than \$5.75 per month – less than a single movie ticket. A well-designed maintenance plan will protect these improvements.

Bond funds will be used for:

- Science labs, libraries and computer labs
- Technology infrastructure
- Plumbing and bathroom facilities
- Heating and ventilation systems
- Reducing earthquake hazards
- Fire alarms
- Playground safety and equipment
- Electrical wiring
- Improving traffic circulation and parking

Bond funding is the only mechanism available to modernize public schools. Statewide bond funds are only appropriated as matching funds to local revenue sources and are divided between all California school districts.

The San Rafael Elementary School District is very aggressive in obtaining such matching funds. The District also has a AAA bond rating for their fiscal management. This means your tax dollars are maximized. There is no waste.

The single Measure B opponent campaigns against school improvement measures throughout Marin County. Many of the facts and figures he cites are inaccurate and purposely misleading.

Our community prides itself on coming together for important civic projects. Let's do it again. Please join our coalition of homeowners and businesspeople in voting YES on Measure B and its companion Measure A to improve our local schools.

s/ Paula Freschi Kamena
District Attorney, Marin County

s/ Margaret Jones, President
The League of Women Voters of Marin County

s/ Maynard H. Willms
Former San Rafael City Council Member
Community Volunteer

s/ Mark Garwood, Chairman of the Board
San Rafael Chamber of Commerce

s/ Charlene F. Lusk
Marin County Teacher of the Year, 2000-2001

END OF MEASURE B

