

MEASURES SUBMITTED TO THE VOTERS
SCHOOL
<p>BOND MEASURE P – SAUSALITO MARIN CITY SCHOOL DISTRICT GENERAL OBLIGATION BONDS</p> <p>“To replace older portable classrooms; construct new and modernize existing classrooms; upgrade libraries, science labs/support facilities; make essential safety and security improvements; keep schools safe, clean and well-maintained; repair, construct, acquire classrooms, equipment, sites/facilities; shall Sausalito Marin City School District’s measure authorizing \$41,600,000 in bonds, at legal rates, levying 3¢ per \$100 of assessed value (\$2,500,000 annually) while bonds are outstanding, be approved, with citizen oversight, audits, no funds for administrators, and all funds spent locally?”</p> <p style="text-align: center;"> <input type="radio"/> BONDS YES <input type="radio"/> BONDS NO </p>

COUNTY COUNSEL’S ANALYSIS OF BOND MEASURE P

This Measure was placed on the ballot by the Board of Trustees of the Sausalito Marin City School District.

Pursuant to Article XIII A (1)(b)(3) of the California Constitution, if this measure is approved by 55% of the votes cast the Sausalito Marin City School District will be authorized to incur bonded indebtedness of up to forty-one million six hundred thousand dollars (\$41,600,000) with an interest rate not to exceed the limit set by law.

Money raised by bond sales may only be used for the purposes and projects stated in the Bond Project List set forth in Measure P. These purposes and projects include replacement and installation of infrastructure, repair and modernization of outdated classrooms and facilities at all district schools, construction of new educational facilities and technology improvements. As required by law, Measure P prohibits using bond proceeds for teacher and administrator salaries or other operating expenses.

The District estimates the highest projected tax rate necessary to fund the bonds will be 3 cents per \$100 of taxable value (\$30 per \$100,000 of assessed value) while the bonds are outstanding. This estimate is a projection, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District. If all the bonds are sold, the District estimates total debt service (including the principal and interest) will be approximately \$77,293,068, and the bonds will raise approximately \$2.5 million dollars annually. If the bond issuance is authorized,

it will commence in fiscal year 2021-22 and the final fiscal year in which it is anticipated that the revenue will be collected is 2049-50.

The Measure requires annual independent financial audits and the establishment of an independent citizens’ oversight committee.

s/BRIAN E. WASHINGTON
Marin County Counsel

**TAX RATE STATEMENT FOR BOND MEASURE P
REGARDING PROPOSED
\$41,600,000
SAUSALITO MARIN CITY SCHOOL DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in the Sausalito Marin City School District (the “District”) on November 3, 2020, to authorize the sale of up to \$41,600,000 in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of ad valorem tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District’s assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.03 per \$100 of assessed valuation (or \$30 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2049-50.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.03 per \$100 of assessed valuation (or \$30 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2021-22 and following.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$77,293,068.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. 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.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations 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.

s/ITOCO GARCIA
Superintendent
Sausalito Marin City School District

ARGUMENT IN FAVOR OF BOND MEASURE P

The Sausalito Marin City School District's unification process provides a unique opportunity to improve both of our schools under a single unified vision. Measure "P" makes investments in modern, upgraded, and healthy learning spaces to support our children's success, enable equitable outcomes for all kids, and create active, thriving centers for community life that benefit the whole community.

A high-quality education is fundamental to the success of our children as we tackle inequities and build a more just society. This starts by ensuring that ALL children in our community receive the best education possible. Good schools make a positive impact on our community, raise property values, and provide the academic foundation for our students to succeed in high school, college, and beyond.

Measure "P" provides the investment and funding needed to begin renovating and rebuilding outdated facilities to ensure that all our students have access to 21st century learning environments.

Measure "P" will:

- Modernize classrooms at both Nevada Street and Phillips Drive campuses to provide students with learning environments appropriate to their age group and curriculum
- Replace outdated portable classrooms at both campuses with modern, permanent facilities
- Keep classrooms and school buildings safe, healthy, and well-maintained by updating and improving utilities, heating, ventilation, and filtration systems
- Provide maker spaces, robotics, video and visual and performing art spaces to enhance learning opportunities
- Improve classroom facilities at both campuses to provide 21st century classrooms including the technology, wireless infrastructure, and flexible classroom furniture required

Taxpayer Safeguards are in Place and Require:

- A citizens' oversight committee to protect taxpayer funds
- Annual independent audits on all Measure "P" expenditures
- No money for administrator salaries

Measure "P" is a critical investment in our community's future. Please join us and vote YES on Measure "P," so that our students and community do not get left behind

IDA GREEN
Board President, Sausalito Marin City School District
BERG HOLDINGS
Carlo Berg, Managing Director

PETER PASTREICH
Executive Director, San Francisco Symphony (Ret.)
HORIZON COMMUNITY SCHOOL
Stevie Lee, Director of Equity & Inclusion

ARGUMENT AGAINST BOND MEASURE P

No argument against Bond Measure P was filed.

**FULL TEXT OF BOND MEASURE P
BALLOT PROPOSITION
OF THE SAUSALITO MARIN CITY SCHOOL
DISTRICT BOND MEASURE ELECTION
NOVEMBER 3, 2020**

The following is the full proposition presented to the voters by the Sausalito Marin City School District.

“To replace older portable classrooms; construct new and modernize existing classrooms; upgrade libraries, science labs/support facilities; make essential safety and security improvements; keep schools safe, clean and well-maintained; repair, construct, acquire classrooms, equipment, sites/facilities; shall Sausalito Marin City School District’s measure authorizing \$41,600,000 in bonds, at legal rates, levying 3¢ per \$100 of assessed value (\$2,500,000 annually) while bonds are outstanding, be approved, with citizen oversight, audits, no funds for administrators, and all funds spent locally?”

PROJECT LIST

The Board of Trustees of the Sausalito Marin City School District is committed to retaining and attracting quality teachers in local schools and keeping schools clean and safe by providing secure, upgraded classrooms, labs and technology needed to support high quality instruction. To that end, the Board evaluated the District’s urgent and critical technology and facility needs, including basic health and safety repairs, class size reduction, computer and information technology in developing the types of projects to be funded by this measure as described below. The District conducted a facilities evaluation and received public input in developing this Project List. Critical to this assessment was the desire to improve both school campuses equitably, so that all students have equal access to quality classrooms and improved facilities so that all students are prepared for college or good paying careers after high school.

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

- (i) **The District must improve the educational and social outcomes of all current and future students enrolled in our public schools with the support of all our educational stakeholders;**
- (ii) **The gap in the quality of public education and the quality of educational facilities within the District is a crucial social justice issue; and**
- (iii) **The District must ensure that all local students have access to a quality education to help combat inequality.**

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

**SCHOOL REPAIR AND UPGRADE PROJECTS
FUNDED BY MONEY THAT CANNOT BE TAKEN
BY STATE OR USED FOR OTHER PURPOSES**

Goals and Purposes: The District currently has outdated buildings that were built as far back as 1945 during World War II which have outlived their useful life and are in urgent need of basic health and safety repairs. Funds from this measure will be used to replace outdated portable classrooms with permanent facilities, repair broken plumbing, bathrooms, gas lines and leaky roofs; upgrade or replace heating, ventilation and air conditioning systems, deteriorating walls and floors and outdated electrical systems and wiring.

Our schools are the center of our community and offer the best opportunity for our children to succeed yet they have less facilities funding than schools in some other nearby communities. This measure will help fix this social justice problem by providing cleaner, safer, healthier and up-to-date schools, retaining and attracting quality teachers and providing 21st century education to our young people so they have access to the tools they need to be prepared for college and to compete for good-paying jobs.

- Repair deteriorating classrooms and build new classrooms.
- Ensure accessibility for disabled students.
- Repair plumbing and restrooms.
- Provide safe drinking water.
- Repair deteriorating gas lines.
- Replace deteriorating heating, ventilation and cooling systems.
- Repair leaky roofs.
- Upgrade schools to prepare students for high school, college and careers.
- Repair deteriorating pipes.
- Modernize or build new libraries, pre-kinder and kindergarten classrooms.

**PROJECTS THAT IMPROVE STUDENT SAFETY
AND SUCCESS AND COMBAT INEQUALITIES IN
FUNDING FOR SCHOOLS**

Goals and Purposes: In order for unification and integration of Willow Creek Academy and Bayside Martin Luther King Jr. Academy, it is important that we have equity in regard to school facilities on both campuses owned by the District. This measure will make that possible.

The District intends to improve the educational and social outcomes of all current and future students enrolled in our public schools with the support of all of our educational stakeholders, as well as updated

classrooms with improved educational technology and internet access.

- Provide classroom technology for 21st century learning, including improved access to the internet.
- Repair outdated and deteriorating electrical systems and wiring.
- Upgrade science labs.
- Improve technology for improved distance learning.
- Upgrade emergency communication and fire safety systems and provide secure single points of entry to school campuses.
- Improve student safety and campus security systems, including security cameras, emergency communications systems, smoke detectors, fire alarms and sprinklers.
- Upgrade and construct enrichment classrooms for music, robotics, video, art and dance to promote equity at both campuses in the District.
- Retire outstanding lease obligation.
- Replace outdated portable classrooms with permanent facilities to improve instruction and reduce annual operating costs.

In addition to the projects listed above, the repair and renovation of District schools and facilities may include, but not be limited to, some or all of the following: add or renovate student and staff restrooms; retrofit classrooms and school facilities for social distancing; repair and replace electrical, plumbing, heating, ventilation and air conditioning systems; install, improve and equip school nursing stations; upgrade of facilities for energy efficiencies, including the installation of solar panels and systems; repair and replace worn-out and deteriorated roofs, windows, walls, floors, doors and drinking fountains; construct or renovate offices and facilities for professional development of teachers, more efficient administration and multi-purpose learning spaces; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices; upgrade/construct and equip support facilities including central plants, administrative, nursing and health, physical education, music, art, performing and fine arts classrooms or facilities, amphitheatres, science, computer labs/classrooms, auditoriums, libraries and buildings, swing space, covered eating areas, single-point-of-entry facilities, maintenance and operations facilities and yards; remove hazardous materials; repair and replace fire alarms, emergency communications 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 fencing; expand parking and drop-off areas; improve all site utilities; acquire land; construct new school buildings; upgrade or replace interior and exterior painting, floor covering (including carpets), portable classrooms and school facades; demolition; upgrade kitchens, food service, and school cafeterias; construct various forms of storage and support spaces and classrooms; improve outdoor learning environments; repair, upgrade and install interior and exterior lighting systems; construct, acquire or improve playgrounds, play structures, athletic fields, stadiums, sport complexes, gymnasiums, tracks and facilities to support student health, fitness and safety, lockers, and other facilities serving District students; replace outdated security fences and security systems (including access control systems), provide lunch shelters, upgrade music and art classrooms, multi-purpose rooms, learning centers and 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 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, computers, mobile interface devices, data centers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, clock/telephone/intercom systems, call manager and IT security, wireless technology systems, refresh classroom technology, upgrade school technology for distance learning, acquire necessary software and 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 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 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 District determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary on-site and off-site improvements, site preparation and 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, traffic signals, sewer or utility lines, trees and landscaping, relocating fire access roads, road widening, and acquiring any necessary easements, licenses, permits 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, legal fees and similar planning costs, connection fees, permit fees, 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, AND INDEPENDENT AUDITS TO ENSURE MONEY IS SPENT PROPERLY.

IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE COUNTY ADMINISTRATOR 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 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.