

**FULL TEXT OF THE
RED BLUFF JOINT UNION HIGH SCHOOL DISTRICT
BOND MEASURE L**

For over 120 years, Red Bluff Joint Union High School District (the “District”) has sought to educate and empower our students and serve as a social and cultural hub for students and non-students alike. However, many District school buildings are decades old and need repair. While some classrooms and school buildings have been updated over the past few years, additional classroom upgrades are required to successfully train students for future jobs our community needs, in fields like emergency response, healthcare, firefighting, and manufacturing. At the same time, the District wants to provide safe, clean schools for students by investing in basic repairs to roofs, plumbing, electrical systems, and bathrooms. The Board of Trustees of the District (the “Board”) has evaluated the District’s facility needs, including safety issues, basic repairs, and career technical education needs in developing the types of projects to be funded by this measure as described below.

Upon passage of Measure L, the District shall be authorized to issue bonds in the aggregate amount of \$33,600,000 (the “Bonds”), bearing interest at rates not exceeding the statutory limit, for the purpose of funding the school facilities projects listed below (the “Projects”) at the District’s school sites and properties, subject to the accountability safeguards set forth below.

Bond Accountability Measures

At its June 24, 2024 meeting, the Board of the District certified that it evaluated safety, class size reduction, and information technology needs in developing the list of the Projects (the “Bond Project List”) set forth below. The proceeds of the Bonds shall be used only for the Projects identified in the Bond Project List below, and not for any other purpose (i.e., teacher and administrative salaries and other school operating expenses).

The proceeds of the Bonds will be accounted for separately. The Board is bound to conduct financial and performance audits annually to account for the Bond funds and to assure that funds have only been expended on the specific Projects authorized.

The Board will appoint a citizens’ oversight committee (the “Citizens’ Oversight Committee”) having a minimum of seven members and including at least one member active in a business organization representing the business community located within the District, one member active in a senior citizens’ organization, one member active in a bona fide taxpayers’ organization, one member who is the parent or guardian of a child enrolled in the District, and one member who is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization.

Proceeds from the sale of Bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, or replacement, along with related costs, of school facilities as set forth herein, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. Proceeds from the sale of Bonds authorized by this measure shall be deposited with the Tehama County Treasurer as required by the California Education Code.

Bond Project List

This Bond Project List, which is an integral part of this ballot measure, describes the specific Projects the District proposes to finance with proceeds of the Bonds.

The Board of the District is committed to preparing students for college, careers, and beyond by upgrading classrooms for career preparedness; replacing leaky roofs, plumbing, and electrical systems; improving campus safety, supervision, and student wellness; and acquiring, constructing, and modernizing



school facilities and equipment. To achieve these goals and develop this Bond Project List, the Board evaluated its critical facility needs (including safety, class size reduction, and information technology) and sought input from the public, teachers, staff, and parents.

In order to meet all identified facilities needs, the District intends to complete the Projects using a combination of funding sources. These sources may include joint-use funds, development impact fees, state funds, federal funds, and other available funds. The District will pursue state matching funds if and when they become available, and if received, they will be used for and mainly applied to Projects on this Bond Project List or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c).

Specific Projects which may be funded by Measure include, without limitation, the following:

- Classrooms for Future Jobs
 - Renovate, construct, acquire, modernize, repurpose, and repair classrooms and facilities for future career and student apprenticeships for programs such as health occupations, firefighting/EMT, therapeutic services, culinary arts, and child development
 - Acquire and/or upgrade furniture and equipment
 - Upgrade technology infrastructure, wiring, and wireless network systems
- Infrastructure Repairs and Upgrades
 - Repair or replace inefficient and failing plumbing, and mechanical systems
 - Upgrade outdated electrical infrastructure, power distribution and inefficient lighting systems
 - Repair or replace failing roof systems
 - Repair, modernize, or replace outdated interior and exterior finishes including cabinetry, doors and window systems, and repaint interior and exterior surfaces
 - Repurpose and modernize existing facilities
 - Replace non-conforming and non-compliant structures including concession and press box facilities, and other appurtenances
 - Repair or replace failing site drainage, pavement, concrete, and eroded landscape areas
 - Repair, replace, renovate aging pool and tennis court facilities
 - Incorporate and install sustainability, energy efficiency and water conservation measures
 - Upgrade Performing Arts Center rear seating
- Campus Safety and Wellness
 - Install new and/or repair existing fencing and gates
 - Install electronic access controls to all doors and points of entry



- Correct earthquake safety deficiencies that may be encountered
- Improve facilities to meet current health and safety codes, including emergency signage and emergency lighting upgrades
- Upgrade aging baseball field lighting and install new softball and soccer field LED lighting
- Repair or replace uneven pavement, drainage inlets and concrete tripping hazards
- Remediate hazardous materials encountered such as asbestos, PCB's and lead paint
- Repurpose existing building or construct a new building for District Health and Wellness Center
- Provide and install appropriate signage, visual and sound enhancement devices
- Renovate, construct, acquire, modernize, repurpose, and repair classrooms and facilities at the Salisbury Alternative School Site (ISP, FOCUS, and Salisbury High School)

Bond Program Management Costs

Project expenditures may also include:

- Staffing and other general and administrative costs to manage and execute the Bond program, including the cost of District staff when performing work on or necessary and incidental to the Projects.
- Escalation reserve for unforeseen price inflation costs.
- Program reserve for unanticipated scope costs or for unanticipated opportunities to enhance project scope or schedules consistent with authorized Projects.

For any of the Projects, with respect to construction at an existing District site, the District is authorized to identify an alternate site and/or acquire land for such purpose and construct the approved Project at such site if the District has determined that the existing site does not satisfy the requirements of the Division of State Architect or other State laws, codes, and regulations, including, but not limited to, hazardous substances, applicable to school district properties.

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. The allocation of Bond proceeds may also be affected by the final costs of each Project.

Necessary site preparation/grading/restoration may occur in connection with new construction, reconstruction, modernization, renovation, upgrading, rehabilitation or replacement, furnishing and equipping, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, leases, licenses, or rights of way to the property and are authorized Project costs.

Additional Specifications

Listed projects, repairs, improvements, rehabilitation projects, and upgrades will be completed only as feasible, and the Bond Project List does not imply a particular prioritization among such improvements.



Such prioritization remains within the province of the Board by subsequent action. The Projects may be completed at any and all school or District sites where such Project is determined necessary. If the Board determines that it is economically feasible and more cost-effective, buildings, fixtures, and equipment may be demolished and replaced or reconstructed rather than modernized, renovated, repaired, or upgraded. Each Project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, bond project staff, staff training expenses associated with new bond-funded equipment and systems, and a customary contingency for unforeseen design and construction costs. In addition to the Projects listed above, the Bond Project List also includes the acquisition of land, instructional, maintenance and operational furniture and equipment, payment of the costs of preparation of all facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies (including environmental investigation, remediation, and monitoring), design and construction documents, temporary housing for dislocated programs or activities caused or necessitated by construction projects, and construction, repairs, and improvements in the event of unforeseen design and construction matters, unforeseen emergencies or other circumstances in order to permit the continuance of existing educational services or to avoid danger to life or property.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Section 15100 of the Education Code, and all the enumerated purposes shall constitute the specific single purpose of the Bonds and proceeds of the Bonds shall be spent only for such purpose.

Other Terms of the Bonds. When sold, the Bonds shall bear interest at an annual rate not exceeding the statutory maximum. The Bonds may be issued and sold in several series, and in accordance with a plan of finance determined by the Board pursuant to requirements of law.

Project Requiring State Matching Funds. Approval of Measure L does not guarantee that the proposed District Projects that are the subject of Bonds under Measure L will be funded beyond the local revenues generated by Measure L. Some of the District's Projects may assume the receipt of state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.



**IMPARTIAL ANALYSIS BY COUNTY COUNSEL
RED BLUFF JOINT UNION HIGH SCHOOL DISTRICT
BOND MEASURE L**

This Measure L, known as the Red Bluff Joint Union High School District Career Readiness, Repairs, and Safety Measure, is for the issuance and sale of bonds of up to \$33,600,000 to be issued by the Board of Trustees (the "Board") of the Red Bluff Joint Union High School District (the "District"), located in the County of Tehama. The bonds shall be issued and sold with the purpose of raising money to address specific facility needs. Funds obtained from taxpayers through this measure will be spent in compliance with Article XIII A, section 1(b)(3) of the State Constitution and California Education Code Section 15264 *et. seq.*

The bonds will fund specific projects listed in the "Bond Project List," including, but not limited to, repairing roofs, electrical systems, improving safety and security, installing energy efficient systems, and renovate and repair classrooms and facilities for future career and student apprenticeships for programs such as health occupations, firefighting, EMT, therapeutic services, culinary arts, and child development.

Furthermore, the District will seek to levy, upon a 55% vote, an *ad valorem* tax upon those who reside within the District to repay those bonds. The *ad valorem* tax would levy, on average, approximately \$29.92 per \$100,000 of assessed valuation of property, raising approximately \$2,500,000 annually.

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. The Board will appoint at least 7 members to the committee with at least one member active in a business organization representing the business community located within the District, one member active in a senior citizens' organization, one member active in a bona fide taxpayers' organization, one member who is the parent or guardian of a child enrolled in the District and active in a parent-teacher organization. The committee will ensure that bond proceeds are expended only for purposes specified in the Bond Project List.

A "yes" vote will approve the issuance and sale of bonds to be repaid by an *ad valorem* tax.

A "no" vote will not approve the issuance and sale of bonds to be repaid by an *ad valorem* tax.

This Impartial Analysis is hereby submitted to the Elections Officials in conformance with Section 9280 of the Elections Code of the State of California.

Dated: August 5, 2024

s/ Margaret Long _____
Margaret Long
Tehama County Counsel

The above statement is an impartial analysis of Measure L. If you desire a copy of the full text of the measure, please call the Tehama County Clerk at (530) 527-8190 and a copy will be mailed to you at no cost. You may also view the full text of Measure L at www.tehama.gov.

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TAX RATE STATEMENT
RED BLUFF JOINT UNION HIGH SCHOOL DISTRICT
BOND MEASURE L

TAX RATE STATEMENT

An election will be held in the Red Bluff Joint Union High School District (the "District") on November 5, 2024, to authorize the sale of up to \$33,600,000 in bonds (the "Bonds") of the District to upgrade classrooms for career preparedness; replace leaky roofs, plumbing, and electrical systems; improve campus safety, supervision, and student wellness; and acquire, construct, and modernize school facilities and equipment, with citizen oversight, independent audits, and no money for administrators' salaries.

If the Bonds are authorized and sold, debt service thereon 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 9400-9405 of the Elections Code of the State of California. It is anticipated that the District will sell the Bonds in multiple series.

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 \$29.92 per \$100,000 (2.992¢ per \$100) of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2053-54.

2. The best estimate of the highest tax rate that would be required to be levied to fund this Bond issue, based on assessed valuations available at the time of filing of this statement, is \$29.97 per \$100,000 (2.997¢ per \$100) of assessed valuation which would first occur in fiscal year 2028-29.

3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the Bonds are issued and sold is \$72,885,170.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property on the Counties' 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. Such projections and estimates are provided for informational purposes only and are not maximum amounts or limitations on the terms of the Bonds, tax rate, or duration of the tax supporting repayment of issued Bonds. The actual tax rates, debt service, the years in which they will apply, and the final term of each series of Bonds 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 the need for construction funds and other factors, including the legal limitations on bonds approved by a 55% vote. 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

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of taxable property within the District as determined by the Tehama County and Shasta County Assessors in the annual assessment and equalization process.

Dated: _____ June 24, 2024

s/ Todd Brose _____
Todd Brose
Superintendent
Red Bluff Joint Union High School District

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ARGUMENT IN FAVOR OF MEASURE L

Vote Yes on Measure L to keep our high school students safe and on the path to success in college and competitive careers.

All our students deserve safe and clean classrooms to help them learn and be prepared for the future. However, many of our school buildings are decades old and need repair.

Additional classroom upgrades are required to successfully train students for good-paying jobs our community needs, in fields like emergency response, healthcare, firefighting, and manufacturing. With this training, more students will be able to stay in our community rather than leaving to find work elsewhere.

That's why we need Measure L. It provides a dedicated, locally controlled source of funding that can only be spent on our local high schools. The State can't take one penny.

Vote Yes on L: Support Student Success

- Provide modern classrooms, career technical facilities, and equipment so students receive a high-quality education and are prepared for in-demand careers
- Repair leaky roofs, outdated plumbing and electrical systems and improve access for students with disabilities
- Improve campus safety and security systems
- Upgrade education technology to keep up with changing standards

A Clear System of Fiscal Accountability

- By law, all funds from Measure L must stay right here in our community
- A detailed project list outlining exactly how Measure L will be spent is included in your voter pamphlet
- Citizen oversight, and annual independent audits ensure funds are spent efficiently, effectively and as promised
- Measure L cannot fund administrator salaries

Strong schools protect strong property values and ensure that our children can stay here and send their children to good, quality schools.

Join our community in voting Yes on L: Prepare all our students for their futures and a chance for success.

s/ Mandi Owens
Parent/Business Owner

s/ Daniel Ackley
Government/Economics Teacher

s/ Stan Twitchell
Computer Science Teacher

s/ Debb Gibson
Retired School Employee

s/ Ashley Fisher
Parent

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