

**FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT  
MEASURE P**

**P** "To improve the quality of academic instruction in core subjects like math, science and writing, shall Facilities Improvement District No. 4 of the Folsom Cordova Unified School District issue \$68,000,000 in bonds at legal rates, to construct, acquire, repair classrooms, sites, facilities and equipment, upgrade instructional technology, student safety and security systems, upgrade, repair and equip classrooms, with citizen oversight, annual public audits, with all funds spent only in Rancho Cordova and no administrators' salaries?"

"Approval of Measure P does not guarantee that the proposed project or projects in the Folsom Cordova Unified School District that are the subject of bonds under Measure P will be funded beyond the local revenues generated by Measure P. The school 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."

Ed. Code §15122.5

**IMPARTIAL ANALYSIS OF MEASURE P**

Prepared by County Counsel

Measure P, if approved by the voters, would allow the Folsom Cordova Unified School District ("District") to incur bonded indebtedness up to a maximum amount of \$68 million. The proceeds from the issuance and sale of such general obligation bonds could only be used for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities.

No funds derived from bond sales may be used for general school operating expenses, including administrator and teacher salaries, or for any purpose or project other than those expressly stated in the measure. Measure P lists the school facility improvement projects within the District intended to be financed by bond sales.

To assure that funds are spent only as specified in the measure, Measure P requires: 1) the appointment of a citizen's oversight committee and 2) completion of annual independent performance and financial audits.

If Measure P is passed, the actual dates of sale and the amount of bonds sold would be governed by the District based on the need for construction funds and other factors. If Measure P is approved, the tax rates necessary for payment of principal and interest on any bonds sold will be largely dictated by the timing of the bond sales, the amount sold at a given sale, market interest rates at the time of each sale (although in no event greater than the maximum bond interest rate allowed by law), as well as actual assessed valuation of taxable property in the District over the term of repayment.

Passage of Measure P requires approval by fifty-five percent of the voters voting thereon.

**FULL TEXT OF MEASURE P**

**FULL TEXT BALLOT PROPOSITION**

**SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 4 OF  
THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT  
BOND MEASURE ELECTION NOVEMBER 6, 2012**

The following is the full proposition presented to the voters of the School Facilities Improvement District No. 4 of the Folsom Cordova Unified School District.

"To improve the quality of academic instruction in core subjects like math, science and writing, shall Facilities Improvement

District No. 4 of the Folsom Cordova Unified School District issue \$68,000,000 in bonds at legal rates, to construct, acquire, repair classrooms, sites, facilities and equipment, upgrade instructional technology, student safety and security systems, upgrade, repair and equip classrooms, with citizen oversight, annual public audits, with all funds spent only in Rancho Cordova and no administrators' salaries?"

Bonds - Yes

Bonds - No

PROJECTS

The Board of Education of the Folsom Cordova Unified School District evaluated the District's urgent and critical facility needs, including safety issues, enrollment trends, desire to preserve neighborhood schools, class size, and computer and information technology, in developing the scope of projects to be funded. The District has prepared a Facilities Needs Assessment which was presented by the Board on February 21, 2007, and September 18, 2008 for elementary and secondary schools respectively. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed. The Board concluded that if these needs are not addressed now, the problems will only become more pressing and expensive. **Therefore, in approving this Project List, the Board of Education determines that:**

- (i) **to best prepare our students for the 21st century, there needs to be a greater emphasis on core subjects like math, science, reading and writing in the classroom; and**
- (ii) **to achieve our goals, the District must provide classroom computers and instructional technology at all Rancho Cordova area schools; and**
- (iii) **student safety at Cordova High School is a priority and safety and security improvements must be made; and**
- (iv) **specific accountability safeguards must be adhered to such as:**
  - (a) **Sacramento must be prohibited from taking any of the funds raised,**
  - (b) **All expenditures must be subject to annual independent financial audits,**
  - (c) **No funds can be used for teacher and administrators' salaries (as determined by the California Attorney General) and pensions,**
  - (d) **All funds must be used locally in Rancho Cordova only,**
  - (e) **An independent citizen oversight committee must be appointed to ensure that all funds are spent only as authorized.**

Essential School Repairs and Upgrades

**Goal and Benefits:** To maintain high quality education at our Rancho Cordova neighborhood schools and to increase an emphasis on math, science and technology education, schools will benefit from the renovation, repair and upgrade of aging classrooms and labs, fixing leaking roofs and providing safety and security systems, and allowing all children have the resources they need to continue to excel:

- Repair or replace leaky roofs.
- Replace existing water, sewer and plumbing systems.
- Make schools safe by removing hazardous materials, such as asbestos, lead paint and mold.
- Provide additional electrical service capacity to relieve overloaded electrical systems so that it can handle modern instructional technology.

- Replace older windows, ceilings, heating, ventilation, air conditioning and lighting systems with building code compliant, energy efficient systems which will save money on operating costs.
- Provide improved up-to-date classroom technology.
- Upgrade classrooms, science labs, libraries, and other learning technology so that our students are prepared to excel in the 21st century economy.
- Renovate existing classrooms to accommodate current curriculum emphasis on science, technology, and math.
- Provide new classrooms and facilities to give students the resources they need to excel.

**Student Health and Safety  
and Energy Efficiency Projects**

**Goal and Purpose:** Since good, safe, clean, well-maintained and up-to-date schools help protect and improve local property values and reduce maintenance and operating costs returning more money to the classroom, schools and school sites will benefit from a variety of health and safety projects, such as:

- Upgrade fire alarm systems, smoke detectors and sprinklers, improve fire safety equipment and fire exit doors to make students safer in the event of an emergency.
- Upgrade security systems, including video surveillance and fencing.
- Upgrade to schools to meet handicap accessibility requirements.
- Replace or update outdated restrooms, lighting, plumbing, irrigation, heating and ventilation systems.
- Upgrade emergency communication systems to improve student safety so police and firefighters can communicate with principals and teachers during emergencies.
- Accessibility upgrades as mandated by the Division of the State Architect (DSA).

**Instructional Technology Upgrades  
For Effective Student Learning**

**Goal and Purpose:** To upgrade classroom technology to allow our teachers and students to use up-to-date teaching methods so that we attract and retain excellent teachers and our students are prepared to excel in the 21st century economy:

- Provide and maintain up-to-date technology, computers, data and communication equipment.
- Upgrade and expand wireless systems, telecommunications, Internet and network connections.
- Upgrade electrical systems and wiring.

\* \* \*

The listed projects will be completed as needed. Project expenditures described above may be undertaken at any and all District schools and facilities in the boundaries of the School Facilities Improvement District No. 4. 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. In addition to the listed projects stated above, the Project List also includes: the acquisition of a variety of instructional, maintenance and operational equipment; the reduction or prepayment of outstanding lease obligations, and interim funding incurred to advance fund projects from the Project List; installation of signage and fencing; 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 moni-

toring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. In addition to the projects listed above, the repair and renovation of each of the existing school or facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; repair and replace heating and ventilation, water, systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and leaky roofs, windows, shade structures, trash enclosures; walls, doors and drinking fountains; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade or construct support facilities, including administrative support areas, physical education facilities, facilities for theater arts and music; install security systems and alarms; repair and replace fire alarms, emergency communications and security systems; resurface or replace hard courts, play areas, paved surfaces, turf and irrigation systems and campus landscaping; expand parking; acquisition of sites and facilities; interior and exterior painting and floor covering; demolition; construct various forms of storage and support spaces, upgrade or construct classrooms, cafeterias, food service facilities; repair, upgrade and install interior and exterior lighting systems; improve gas lines, playgrounds, athletic fields and play apparatus; replace outdated security fences and security systems. The upgrading of technology infrastructure includes, but is not limited to, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment and software, as well as computer server rooms, technology office space, centralize high speed data connections between school sites. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District may be undertaken as joint use projects, such as a softball complex, in cooperation with other local public or non-profit agencies. 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 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, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. 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 specific 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 section 53410.

**FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION 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 BY A MEMBER OF THE DISTRICT BOARD OF EDUCATION.**

**TATION 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, INCLUDING PENSIONS.

#### **TAX RATE STATEMENT**

#### **SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 4**

An election will be held in the School Facilities Improvement District No. 4 (the "Improvement District No. 4") of the Folsom Cordova Unified School District (the "School District") of Sacramento County on November 6, 2012, to authorize the sale of up to \$68,000,000 in bonds of Improvement District No. 4 to finance school facilities as described in the proposition. If the bonds are approved, the School District expects to sell the bonds of Improvement District No. 4 in several series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in Improvement District No. 4. The following tax rate 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 rate 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 \$0.05998 per \$100 (\$59.98 per \$100,000) of assessed valuation in fiscal year 2013-14.

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 \$0.06000 per \$100 (\$60.00 per \$100,000) of assessed valuation in fiscal year 2017-18.

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 this statement, is \$0.06000 per \$100 (\$60.00 per \$100,000) of assessed valuation in fiscal year 2014-15.

Voters should note that these estimated tax rates are based on the assessed value of taxable property in Improvement District No. 4 as shown on the official tax rolls of the County, 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. Property owners should consult their own property tax bills and tax advisors 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 School District's projections and estimates only, which are not binding upon the School District. 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 dates of sale and the amount of bonds sold at any given time will be determined by the School 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 Improvement District No. 4 as determined by the County Assessor in the annual assessment and the equalization process.

Dated: July 16, 2012

Debbie Bettencourt  
Superintendent  
School Facilities Improvement District No. 4  
Folsom Cordova Unified School District

#### **ARGUMENT IN FAVOR OF MEASURE P**

Your yes vote on Measure P will allow improvements to continue, such as updated classrooms, computers and instructional technology enhancements, infrastructure for Career and Technology Education programs, safety and security improvements, and site improvements to fields and grounds. Every child deserves a good education in a clean, safe, and modern school and this is why so many parents, teachers, seniors, community groups and business leaders are asking you to join them and vote Yes on Measure P.

In 2006, Rancho Cordova voters strongly supported Measure N to fund much needed improvements to Rancho Cordova and Mather area schools. Because of the significant reduction in property values related to the economic downturn, only half of the Measure N bonds could be issued. Your approval of Measure P will authorize the issuance of bonds equivalent to the amount currently remaining under Measure N and needed to continue with the 2006 planned for and approved projects of existing schools right here in Rancho Cordova.

Measure P requires a Citizens' Oversight Committee composed entirely of members of our community, to ensure that every dollar is spent wisely. This measure prohibits any funds to be used for administrators' salaries or operating expenses, guaranteeing that all money will directly benefit the education of Rancho Cordova children - by law, the funds from Measure P cannot be taken by the State.

We can all be proud of our students who have stepped up and improved their test scores. Now it is our turn to step up and give our kids the best possible learning environment to ensure that they will have the skills they need to succeed in the future. Let us continue our tradition of putting kids first by voting Yes on Measure P.

s/Zak Ford, School Board Member

s/Karen Callen Anderson, Rancho Cordova Business Owner

s/Conrade Mayer, Bond Oversight Committee Chairman, Rancho Cordova

s/Linda Budge, Vice Mayor, City of Rancho Cordova

s/Rod Borba, Cordova Community Council

#### **NO ARGUMENT AGAINST MEASURE P WAS FILED**