



## Measure A – Oxnard Union High School District

---

### Impartial Analysis by County Counsel\*

Measure “A” was placed on the ballot by the governing Board of the Oxnard Union High School District. Under the Constitution, school districts may issue general obligation bonds if approved by at least 55% of the District’s voters. A “Yes” vote on Measure A would permit the District to issue Bonds in an amount not to exceed \$350 Million for improvements and repairs to be made to the following District schools: Adolfo Camarillo, Channel Islands, Condor, Frontier, Hueneme, Oxnard, Pacifica, Rio Mesa, and Rancho Campana, as well as to Oxnard Adult School, including repairs to roofs, plumbing, electrical wiring, and air conditioning. Bond proceeds could also be used for construction of a new high school in Oxnard.

According to the District’s Tax Rate Statement, Bonds would issue at legal rates estimated at \$0.0278 per \$100 of assessed valuation (i.e., \$27.80 per \$100,000 of assessed value) with a maximum legal rate of \$0.03 per \$100 (\$30 per \$100,000 of assessed value). The District’s Assistant Superintendent estimates that the total debt service, including principal and interest, that may be required to be paid if all the bonds are issued and sold is \$625 million. The final fiscal year during which the tax will be collected for the Bonds is anticipated to be 2048-49.

Bonds proceeds may be used only for Measure A’s stated purposes. Measure A’s stated purposes include the following: the repair, rehabilitation, and making of improvements to existing facilities at schools listed above as well as to education and support facilities within the District; and the acquisition, construction, expansion, and equipping of a new high school to serve the District’s students. Additional details are set forth in Measure A’s Bond Project List. Measure A also provides that bond proceeds cannot be used for teacher or administrator salaries or other school operating expenses.

If Measure A passes, the Board must establish an independent citizens’ oversight committee to ensure bond proceeds are expended only on the projects listed in Measure A’s Bond Project List. The Board also must conduct annual, independent financial and performance audits to ensure that the funds are spent solely for projects in Measure A’s Bond Project List and for no other purposes.

Principal and interest on the Bonds will be payable only from proceeds of *ad valorem* taxes levied upon taxable property within the District. These taxes would be in addition to the other real property taxes levied in the District. The amount of increased taxes will depend upon the amount needed to pay principal and interest on the Bonds but is estimated to be approximately \$20M annually.

Approval of Measure A does not guarantee that all projects specified in Measure A’s Bond Project List will be funded beyond what can be funded with local revenues generated by the Bonds. Measure A’s Bond Project List includes some projects that may require receipt of matching state funds for completion, which could be subject to appropriation by the Legislature or approval of a separate statewide bond measure.

\* Section 9500 of the California Elections Code requires the County Counsel to prepare an Impartial Analysis for each school measure appearing on the ballot.

---

### Tax Rate Statement

An election will be held in the Oxnard Union High School District (the “District”) on June 5, 2018, to authorize the sale of up to \$350 million in bonds of the District to finance improvements to educational 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 2.78 cents per \$100 of assessed valuation (or \$27.80 per \$100,000 of assessed value). The final fiscal year in which it is anticipated that the tax will be collected is 2048-49.
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 3 cents 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 2019-20 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 \$625 million.



## Measure A – Oxnard Union High School District

---

### Tax Rate Statement (continued)

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.

Michael “Sid” Albaugh  
Assistant Superintendent of Business Services  
Oxnard Union High School District

---

### Argument in Favor of Bond Measure A

Our local high schools – Adolfo, Camarillo, Channel Islands, Condor, Frontier, Hueneme, Oxnard, Pacifica, Rio Mesa, Rancho Campana and Oxnard Adult School – are among our most valuable community assets. Not only do these high schools help prepare our children for college and good paying jobs, they are critical to promoting economic growth in our region as well as protecting and increasing local property values.

Clearly, it is in everyone’s interest to make sure our local high schools are our top priority.

While our classrooms and school facilities have been well maintained over the years, for many of these high schools, it has been over ten years – and, in some cases, over 20 years – since MAJOR renovations, upgrades, or modernization projects have been completed.

Your YES Vote on Measure A will make a difference to our classrooms and schools by improving, repairing, expanding and protecting these valuable community assets while at the same time imposing strict taxpayer protections.

Measure A will improve our local high schools by:

- Repairing and replacing leaky roofs, classroom air conditioning and outdated plumbing
- Upgrading and expanding science and technology classrooms throughout the District
- Building additional classrooms at a new high school to relieve District-wide overcrowding
- Improving and expanding vocational education classrooms
- Qualifying the District to receive State-matching funds to help pay for projects

Measure A will protect taxpayers by:

- Requiring annual audits and independent taxpayer oversight
- Prohibiting funds from paying for administrators’ salaries, pensions or benefits
- Requiring by law that all monies be spent on our local schools and cannot be taken by the state

Vote YES on Measure A to upgrade, construct, and renovate local classrooms and high school facilities.

Vote YES on Measure A to preserve and increase property values.

Vote YES to protect our communities’ local public high schools.

s/Dr. Cynthia Azari  
President, Oxnard College

s/Stan Mantooth  
Superintendent of  
Ventura County Schools

s/Maricela Morales  
Former Mayor of  
Port Hueneme

s/Dr. John Puglisi  
Superintendent,  
Rio School District

s/John Zaragoza  
Supervisor – Ventura County

---



## Measure A – Oxnard Union High School District

---

### Rebuttal to Argument in Favor of Bond Measure A

Did you know that lawyers and advisors write bond arguments all over California? Just tired, old cliches.

Do you think District has a plan? Watch video of January 17th meeting where details were still being decided. Details like amount of bonds, where new high school goes, adding performing arts center. Clueless!

NO ADMINISTRATOR SALARIES?

Is that promised?

Constitution says no salaries. Statutes say no salaries. Resolution, question, measure, and argument say no salaries. Guess what lawyers snuck in? Hint: "other costs incidental to and necessary" (lawyer code for salaries). You can take that to the bank.

FACTS

How did District get to \$350,000,000? It's maximum it can tax in one measure.

Measure A is a contract. Have you read the fine print? Besides District salaries, what else does it pay for? -- "costs of the election," "legal," "accounting," "audits," and on and on.

Are our schools REALLY falling apart? Have you ever read School Accountability Report Cards? (sarconline.org) 4 of our school facilities are rated "exemplary," 5 good. Not a "leaky roof" in the lot. Who's being deceptive and dishonest here?

District's spent \$134,997,103 since 2010 from Measure H. Why are you buying Measure H promises again?

BOTTOM LINE

Can you trust District? Have you seen enough to convince you that, when you're not looking, District is willing to breach law, its promises, and its trust?

You're being deceived! Don't sign a blank check. Vote NO! Learn more: <http://bit.ly/NoOUHSDBond>

s/Robin Westmiller  
Libertarian Party of Ventura County Chair

---

### Argument Against Bond Measure A

Are you parents? Do you hold your children accountable?

Supporting schools is good. Supporting wasting your money on vague, unenforceable promises is bad.

Don't be deceived by District's campaign, funded by businesses that will likely benefit from bond money. (Isn't that called pay-to-play?) Beware of high-priced marketers masquerading as "parents, teachers, and community leaders."

Why Vote No on Measure A

- It's virtually, word-for-word, identical to every other bond measure written by lawyers and advisors who made \$2,993,715 (payable by you, with interest) from facilities bonds issued since 2010.

- Did you hear about a list of projects? Why isn't there a list of SPECIFIC projects in Measure A? Because it would restrict the District to spend the money ONLY on those things?

- Can you trust District? Why did it violate oversight laws over many years for Measure H (2004) (\$135,000,000)?



## Measure A – Oxnard Union High School District

---

### Argument Against Bond Measure A (continued)

- Were you surveyed? Did you get a campaign mailer from District? YOU PAID for it all. Is that fair? Using your money for campaign purposes?

- Did you know that District issued \$80,945,000 in Measure H bonds since 2014? \$134,997,103 since 2010? Where has all that money gone?

Proposition 39 permits a bare majority of voters (55%) to approve these bonds. "To ensure that before they vote, voters will be given a list of specific projects their bond money will be used for," it requires that Measure A be a "list of the specific school facilities projects to be funded." (Source: Proposition 39 ballot measure.)

Measure A's intentionally vague language gives District a BLANK CHECK with NO ACCOUNTABILITY.

Don't vote to waste your taxes on vague promises. Did District keep its promises from Measure H? It spent \$134,997,103 and still needs improvements?

Bond money is like drugs. Don't give District another fix. Just say no!

Want more evidence of District's deception? <http://bit.ly/NoOUHSDBond>

s/Robin Westmiller, J.D.  
Libertarian Party of Ventura County Chair

---

### Rebuttal to Argument Against Bond Measure A

Quality schools are key to providing an excellent education, preserving property values, and maintaining our great community.

Don't be misled by the argument against Measure A.

Consider the facts:

FACT: The District has done a good job providing quality classrooms and facilities. Over the last decade through Measure H, the District constructed a new high school, built career technical education facilities, improved student access to technology, completed solar projects throughout the District, and upgraded/renovated many classrooms.

FACT: District schools are old. The average age of schools is nearly 38 years. Adolfo Camarillo High School, our oldest, was built in 1956. Outdated classrooms need major improvements.

FACT: District schools are severely overcrowded. Today, our schools exceed capacity by nearly 2,000 students! A new high school is needed to reduce overcrowding throughout the District.

FACT: Over the last year, with community and architect input, the District prepared a Facilities Needs Analysis that identifies major construction and improvement projects for every school site. This detailed list was approved by the Board, will be sent to all voters, and is available for review on the District's website.

FACT: Strict taxpayer safeguards are in place. By law, spending must be reviewed and annually audited by a Citizens' Oversight Committee. Since 2012, this committee has certified "the expenditures of Measure H...were proper and valid". Measure A is a carefully considered program that will upgrade safety, improve the quality of education for local children, and benefit our community.

Join us and Vote YES on Measure A!

s/Dr. Charles Weis  
Trustee, Hueneme  
School District

s/Jeremy Goldberg  
Executive Director,  
Central Coast Labor Council

s/Alfredo Plascencia  
President, Lazer Broadcasting

s/Richard D. Jaquez  
Former OUHSD Trustee

s/Katherine Gregory  
PTSA ACHS President

---



## Measure A – Oxnard Union High School District

---

### Full Text of Bond Measure A

#### **INTRODUCTION**

“To improve/repair Adolfo Camarillo, Channel Islands, Condor, Frontier, Hueneme, Oxnard, Pacifica, Rio Mesa, and Rancho Campana and Oxnard Adult School including leaky roofs, outdated plumbing, electrical wiring and air conditioning; and construct a new high school in Oxnard, shall Oxnard Union High School District issue \$350 million of bonds with legal rates, estimated annual repayments averaging \$20 million for 31 years, projected tax rates of 3 cents per \$100 of assessed valuation, citizen oversight and annual audits?”

#### **BOND AUTHORIZATION**

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Oxnard Union High School District will be authorized to issue and sell bonds of up to \$350 million in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

#### **ACCOUNTABILITY REQUIREMENTS**

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

**Evaluation of Needs.** The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

**Independent Citizens' Oversight Committee.** Following approval of this measure, the Board of Trustees will establish an Independent Citizens' Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

**Performance Audits.** The School Board will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

**Financial Audits.** The School Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

**Government Code Accountability Requirements.** As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Ventura County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

#### **NO TEACHER OR ADMINISTRATOR SALARIES**

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.



## Measure A – Oxnard Union High School District

---

### Full Text of Bond Measure A (continued)

#### **STATE MATCHING FUNDS**

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

#### **ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT.**

This measure authorizes the issuance of general obligation bonds to finance the types of projects set forth on the Bond Project List set forth below. When issued, general obligation bonds are repaid by *ad valorem* property taxes levied and collected on taxable property in the District. The measure presented to District voters on the Ballot, as set forth above under the heading "INTRODUCTION", includes information regarding the amount of revenues expected to be raised annually to repay issued bonds, the estimated rate of the approved tax per \$100 of assessed valuation, and the year through which it is approximated the proposed tax will be levied and collected. Each of these estimates and approximations are provided as informational only. Such amounts are estimates only, and are not maximum amounts or limitations on the terms of the bonds or the tax rate or duration supporting repayment of bonds. The approximations and estimates provided depend on a number of variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations have been provided based on information currently available to the District and its current expectations, such estimates and approximations are not binding upon the District.

#### **BOND PROJECT LIST**

Projects which are described below include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, and other planning, legal, accounting and similar costs, independent annual financial and performance audits, a customary contingency, and other costs incidental to and necessary for completion of the listed projects.

The District may alter the scope and nature of any of the specific projects that are described below as required by conditions that arise over time.

Whenever specific items are included in the following list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion. The itemization of projects in the list below does not guarantee that all such projects will be undertaken. The ability of the District to undertake and complete the listed projects is subject to the adequacy and availability of sufficient funding sources.

The order in which school facilities projects are listed in the following Bond Project List does not suggest an order of priority. **Project priorities will be determined by the Governing Board.** The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

#### **REPAIR, REHABILITATION AND IMPROVEMENTS OF EXISTING FACILITIES**

Bond proceeds will be expended to modernize, replace, renovate, acquire, construct, install, equip, furnish, and otherwise improve any or all of the following schools as well as educational and support facilities within the District:

- Adolfo Camarillo High School
- Channel Islands High School
- Condor High School
- Frontier High School
- Hueneme High School
- Oxnard Adult School
- Oxnard High School
- Pacifica High School
- Rio Mesa High School



## Measure A – Oxnard Union High School District

---

### Full Text of Bond Measure A (continued)

- Rancho Campana High School

Specific projects at these sites may include any or all of the following improvements:

#### Health and Safety

- Roofing replacement and repair
- Cafeteria kitchen renovation
- Repair, renovation or replacement of gymnasiums and athletic fields
- Parking lot pick-up, drop-off, and flow & safety
- Renovation of outdoor classrooms/practice fields
- Site drainage and fencing improvements
- Performing arts center repairs
- Improvements in building security and communication systems

#### Modernization/Facility Upgrades

- Upgrades to building infrastructure systems including repair and/or installation of roofs, plumbing, air conditioning, electrical, technology and lighting
- Modernization of restrooms
- Modernization of learning commons and food service facilities
- Library/media center
- Window replacements and window covering retrofitting
- Improvements to athletic fields and facilities
- Landscaping and fencing improvements and replacements
- Renovation of administration buildings
- Site improvements for parking lots and service vehicle access
- Construct new classrooms including replacement of relocatable buildings
- Technology infrastructure
- Lunch/shade shelters
- Home economics classroom / culinary arts renovation
- Pools and aquatics centers
- Performing arts centers
- Locker room additions

#### NEW HIGH SCHOOL

Proceeds of the Bonds will be authorized to construct, acquire, expand and equip a new high school to serve the Oxnard area. The exact size, configuration and location of the project will be determined by the Board of Trustees based on the needs of the District. The project may include but not be limited to:

- Classrooms for all subject areas
- Vocational education classrooms
- Technology infrastructure
- Fine Arts classrooms
- Administrative services
- Library/media center
- Cafeteria
- Performing Arts center
- Gymnasium
- Physical Education facilities including pool, aquatic center, locker rooms and outdoor classrooms/athletic practice fields
- Air conditioning