

# VOTER'S PAMPHLET

## MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

**N** **School Repair Measure.** To improve safety conditions of neighborhood schools, replace relocatable classrooms and to construct, acquire, upgrade and equip classrooms, facilities and sites, shall Aromas-San Juan Unified School District issue \$23,500,000 of bonds at legal interest rates, maintain its Citizens' Oversight Committee and enforce strict financial accountability guidelines to guarantee that no bond money used for salaries or other operating expenses?

### FULL TEXT OF BALLOT MEASURE N

The following is the full proposition presented to the voters by the Aromas-San Juan Unified School District.

**"School Repair Measure.** To improve safety conditions of neighborhood schools, replace relocatable classrooms and to construct, acquire, upgrade and equip classrooms, facilities and sites, shall Aromas-San Juan Unified School District issue \$23,500,000 of bonds at legal interest rates, maintain its Citizens' Oversight Committee and enforce strict financial accountability guidelines to guarantee that no bond money used for salaries or other operating expenses?"

The Board of Trustees of the Aromas-San Juan Unified School District has evaluated safety, class size reduction, and information technology needs in developing the list of school facility projects to be funded, as outlined in the District's Facilities Assessment, on file in the District Office, and as shall be amended from time to time, including the following projects:

### PROJECTS

1. Aromas School: Construct new classroom buildings; remove portable classrooms; construct new library/media center/administrative building; improve outdoor safety by installing outdoor lighting, create a new outdoor eating area near cafeteria; relocate kindergarten playground to grass area near all the kindergarten rooms; upgrade multi-purpose room and kitchen; enhance student safety by improving bus loading zone.

2. San Juan School: Renovate four science/humanities classrooms, improve ventilation and cooling in classrooms and gym; expand gym facility; renovate and upgrade multi-purpose room, restrooms and kitchen.

3. Anzar High School: Construct new classrooms, multipurpose auditorium, dining hall and kitchen, upgrade sewer system with new septic system and leach fields.

4. District-wide: Construct new pre-school on site of existing portable, which will be demolished; refinance existing lease/purchase obligations (Certificates of Participation).

Listed repairs, renovation projects and upgrades will be completed as needed at a particular site. Each project is assumed to include its share of costs of architectural, engineering, and similar planning costs, construction management, landscaping and a customary contingency for unforeseen design and construction costs. Some projects may involve the demolition of existing structures. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. The allocation of bond proceeds, as well as the timely completion of the projects, might 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.

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the repair, renovation, 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, and not for any other purpose, including teacher and administrator salaries and other operating expenses.

Bond Expenditure and Citizen Oversight. The expenditure of bond money on these projects are subject to tough financial accountability requirements. Performance and financial audits will be performed annually, and all bond expenditures will be monitored by the independent Citizens' Oversight Committee to ensure that funds are spent as promised and specified.

### TAX RATE STATEMENT FOR BOND MEASURE N

#### AROMAS-SAN JUAN UNIFIED SCHOOL DISTRICT

An election will be held in the Aromas-San Juan Unified School District (the "District") in San Benito, Monterey, and Santa Cruz counties on June 6, 2006, to authorize the sale of up to \$23,500,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds 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 the 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 \$0.05973 per \$100 (\$59.73 per \$100,000) of assessed valuation in fiscal year 2006-07.

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 \$0.05966 per \$100 (\$59.66 per \$100,000) of assessed valuation in fiscal year 2010-11.

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 \$0.05998 per \$100 (\$59.98 per \$100,000) of assessed valuation in fiscal year 2034-35.

Based on these estimated tax rates, the estimated average annual tax over the life of the bonds is \$59.76 for \$100,000 of assessed valuation. This is equivalent to about \$4.98 per month.

Voters should note that these estimated tax rates are based on the assessed value of taxable property in the District as shown on the official tax rolls of the respective counties, 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 District's projections and are not binding upon the District. 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. 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 District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: February 23, 2006

s/ Jacquelyn B. Muñoz  
Superintendent  
Aromas-San Juan Unified School District

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**IMPARTIAL ANALYSIS BY COUNTY COUNSEL**  
**MEASURE N**

If approved by at least fifty-five percent of those voting on the measure, this measure will authorize the Aromas-San Juan Unified School District ("the District") to incur a bonded indebtedness in a principal amount not exceeding \$23,500,000.

The money raised through sale of these general obligation bonds may only be used by the District for the purposes described in the ballot question and the full text ballot proposition printed in the voter pamphlet, to the extent permitted, and not for teacher or administrator salaries or other school operating expenses.

The Board of Trustees of the District will cause annual, independent performance and financial audits to be conducted, and it also will cause the appointment of a citizens' oversight committee.

The term to maturity of any bonds issued hereunder will be limited by State law.

Payment of interest on the bonds (and principal, when applicable) would be financed by a tax levied on real property within the District. The Tax Rate Statement for Measure N which is printed in this ballot pamphlet provides information about that tax. The precise effect of the bonds upon the property tax rate within the District would be determined after sale of the bonds.

A "yes" vote on Measure N is a vote to authorize the general obligation bonds to be issued and financed by ad valorem taxes levied annually on real property in the Aromas-San Juan Unified School District. A "no" vote on Measure N is a vote against issuing the proposed general obligation bonds.

DANA McRAE, COUNTY COUNSEL  
By JANE M. SCOTT  
Assistant County Counsel

**ARGUMENT IN FAVOR OF MEASURE N**

Four years ago Aromas and San Juan Bautista voters overwhelmingly approved Measure S to repair and rehabilitate aging school buildings. Money for Measure S paid for phase one of the first major repairs of Aromas-San Juan Unified Schools since they were built. Electrical service, alarm systems, and parking lots were all upgraded to meet code requirements and to ensure safety for students.

Today voters are being asked to approve phase two of the repair plan. Measure N will allow the school district to complete the repairs of our neighborhood schools.

Among the projects that need to be completed:

Aromas:

- 10 permanent classrooms including band and art
- Bus loading zone
- Multiple purpose room and kitchen
- Move kinder playground to grass area
- Build a new Library-Media Center/Administration Building
- Outdoor eating area
- New lighting for outside front and new classrooms

San Juan:

- Four science/humanities classrooms
- New preschool classroom
- Kitchen
- Multipurpose room
- Gym weight room
- Site lighting
- Air conditioning

Anzar:

- Construct 6 classrooms
- Dining hall
- New kitchen
- Multi-purpose auditorium

Public schools are a community asset used by neighborhood organizations and civic groups. The area's economic future and quality of life are dependent on good schools. The Independent Oversight Committee will continue to ensure that all money is spent as voters intended. Vote Yes on Measure N for our children, for our community.

s/ Enrique Morales

s/ Linda D. McCue

s/ Harvey S. Nyland

s/ Joel S. Wiley

s/ James Sleznick

**NO ARGUMENT AGAINST MEASURE N WAS FILED.**