



O La Habra City School District, Bond Measure

To provide safe, modern neighborhood schools; fix deteriorating roofs, plumbing, electrical, and infrastructure; upgrade classrooms and science labs to support student achievement in math, science, technology, arts, and engineering; repair, construct, acquire classrooms, equipment, sites/ facilities; shall La Habra City School District's measure be adopted authorizing \$73,000,000 in bonds at legal rates **without increasing current tax rates**, levying \$25 per \$100,000 assessed value (\$5,000,000 annually) while bonds are outstanding, with independent audits, citizen oversight, and all money locally controlled?

What your vote means

YES	NO
A "YES" vote is a vote in favor of authorizing the District to issue and sell up to \$73,000,000 in general obligation bonds.	A "NO" vote is a vote against authorizing the District to issue and sell up to \$73,000,000 in general obligation bonds.

For and against

FOR	AGAINST
<p>Jim Gomez City Council Member</p> <p>Emily Pruitt School Board President</p> <p>Justin Rodgers Board Member</p> <p>Louise Gant Resident</p> <p>John Dobson Resident</p>	<p>No argument against this measure was submitted.</p>



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Full Text of Measure O La Habra City School District

FULL TEXT BALLOT PROPOSITION OF THE LA HABRA CITY SCHOOL DISTRICT BOND MEASURE ELECTION NOVEMBER 5, 2024

The following is the full proposition presented to the voters by the La Habra City School District.

“To provide safe, modern neighborhood schools; fix deteriorating roofs, plumbing, electrical, and infrastructure; upgrade classrooms and science labs to support student achievement in math, science, technology, arts, and engineering; repair, construct, acquire classrooms, equipment, sites/ facilities; shall La Habra City School District’s measure be adopted authorizing \$73,000,000 in bonds at legal rates **without increasing current tax rates**, levying \$25 per \$100,000 assessed value (\$5,000,000 annually) while bonds are outstanding, with independent audits, citizen oversight, and all money locally controlled?”

PROJECT LIST

The Board of Education of the La Habra City School District is committed to **improving the quality of education** in local schools by providing safe, secure, upgraded classrooms, labs and technology needed to support high quality instruction in **math, science, engineering and technology**. To that end, the Board evaluated the District’s urgent and critical facility needs, including **safety** issues, class size reduction, **basic repairs**, 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. The Board have prioritized the key health and safety needs so that the most critical facility needs are addressed.

In approving this Project List, the Board of Education determines that the District **must**:

- **PROVIDE** classrooms, facilities and technology needed to support high quality instruction in math, science, engineering, and technology.
- **REPAIR** older classrooms and school facilities including deteriorating roofs, plumbing, gas lines, sewer lines, heating, ventilation, and electrical systems, and remove hazardous materials, like asbestos and lead pipes, from older school sites, where encountered.
- **UPGRADE** older schools so they meet current health codes, building safety codes, provide proper access for students with disabilities.
- **IMPROVE** student safety and campus security including fencing, intruder protection systems, emergency communications systems, smoke detectors, fire alarms, and sprinkler systems.
- **KEEP** computer systems and instructional technology up-to-date.
- **REQUIRE A TRANSPARENT SYSTEM OF ACCOUNTABILITY, INCLUDING A PROJECT LIST DETAILING HOW MONEY WILL BE USED, A CITIZENS’ OVERSIGHT COMMITTEE AND PUBLIC DISCLOSURE OF HOW ALL FUNDS ARE SPENT.**

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

STUDENT SAFETY AND ACHIEVEMENT: LOCAL SCHOOL FUNDING TO SUPPORT HIGH QUALITY INSTRUCTION IN MATH, SCIENCE, ENGINEERING AND TECHNOLOGY

Projects That Improve Student Safety and Success

Goals and Purposes: Some schools were built so long ago that the infrastructure is failing, resulting in gas leaks, water leaks, and sewage backups. We need to fix these problems.

Most schools were built over 60 years ago and they need to be modernized. It is time to make essential repairs and improvements so that the District’s schools can serve the community well for decades to come.

Student safety, security has become top priority for schools around nation. This measure will provide funding for increased safety, security that will protect students and staff in case of an emergency.

Schools will benefit from a variety of safety and achievement projects, such as:

- Upgrade older schools so they meet current health codes, building safety codes, and provide proper access for students with disabilities.
- **Repair or replace deteriorating roofs, plumbing, heating, ventilation, gas lines, sewer lines, electrical systems, where needed.**
- Remove hazardous materials like asbestos and lead pipes from older school sites, where encountered.
- Improve student safety and campus security systems, including cameras fencing, emergency communications systems, smoke detectors, fire alarms and sprinklers.
- Improve heating, ventilation, air conditioning, insulation, doors, windows, infrastructure to increase energy efficiency, reduce utility bills and have more money to spend in the classroom.



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IMPROVE THE QUALITY OF EDUCATION IN LOCAL PUBLIC SCHOOLS

School Repair and Upgrade Projects Funded By Money That Cannot Be Taken By the State Or Used for Other Purposes

Goals and Purposes: If we want our kids to succeed in high school, college and careers, they must be skilled in the use of today's technologies and have a solid background in science, math, engineering and technology. This measure will make this possible.

Some schools have modern classrooms, labs, educational facilities, but others do not. This measure will ensure that ALL students have equal access to the classrooms, labs, and facilities they need to succeed.

- Provide classrooms, labs and technology to support high quality instructions in math, science, engineering and technology.
- Keep computer systems and instructional technology up-to-date.
- Create modern, multi-use classrooms to support hands-on science instruction and learning-by-doing.
- Ensure that children's playground equipment and play areas meet current health and safety standards.
- Provide the classrooms and facilities needed to support high quality instruction in music, visual and performing arts.

In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: add or renovate student and staff restrooms; repair and replace electrical, plumbing, heating, ventilation and air conditioning systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, walls, floors, doors and drinking fountains; construct or renovate facilities for more efficient administration and multi-purpose learning spaces; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices; upgrade or construct support facilities including administrative, physical education, gyms, music, art, performing and fine arts classrooms or facilities, science, computer labs/classrooms, libraries and buildings, covered eating areas, and welcome centers; repair and replace fire alarms, emergency communications, fencing 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 marquees; expand parking lots and improve pick-up 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), and school facades; demolition; upgrade kitchens, food service, and school cafeterias; build or install or upgrade a data center and install generators at school sites and central district office; construct various forms of storage and support spaces and classrooms; improve outdoor learning environments and quads; repair, upgrade and install interior and exterior lighting systems; improve playgrounds, tracks, play structures, sports complex, athletic fields and facilities to support student health, fitness and safety; replace outdated security fences and security systems (including access control systems), provide lunch shelters, indoor space for assemblies or for rainy day lunch; transform libraries into modern learning centers; upgrade music labs, multi-purpose rooms, learning centers and library 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 lease obligations and 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, fiber infrastructure, computers, portable interface devices, servers, switches, routers, modules, sound projection systems, classroom tv/audio enhancements, laser printers, digital white boards, document projectors, upgrade voice-over-IP, clock/telephone/ intercom systems, call manager and network security/firewall, wireless technology systems, refresh classroom technology, 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's 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 of the 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 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 or drainage systems, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, 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, and similar planning costs, 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, INDEPENDENT AUDITS TO ENSURE MONEY IS SPENT PROPERLY AND PUBLIC DISCLOSURE OF HOW ALL FUNDS ARE SPENT.

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



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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.

Tax Rate Statement La Habra City School District Measure O

An election will be held in the La Habra City School District (the "District") on November 5, 2024, to authorize the sale of up to \$73,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to issue the bonds in multiple 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 through 9405 of the California Elections Code.

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 \$25 per \$100,000 of assessed valuation. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2059-60.
2. The best estimate of the highest tax rate that 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 \$25 per \$100,000 of assessed valuation in fiscal year 2027-28.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$149,785,000.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the County of Orange 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. The actual tax rates, debt service 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 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 the District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: July 9th, 2024

s/ Superintendent, La Habra City School District



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Impartial Analysis La Habra City School District Measure O

This measure was placed on the ballot by the governing board ("Board") of the La Habra City School District ("District"). This measure, if approved by 55 percent of the votes cast on the measure, will authorize the District to issue and sell up to \$73,000,000 in general obligation bonds. The sale of these bonds by the District represents a debt of the District.

Voter approval of this measure will also authorize an annual tax to be levied on taxable property in the District to generate revenue to pay principal and interest on the bonds. The District's stated best estimate in its tax rate statement of the average annual tax rate required to fund the bonds is \$25 per \$100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is fiscal year 2059-60. The estimated total debt service required to be repaid if all bonds are issued and sold is \$149,785,000, including principal and interest. The interest rate and maturity date on any bond shall not exceed the maximums allowed by law.

Proceeds from the sale of bonds authorized by this measure may only be used by the District 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 within the District. A complete list of the projects and allowed expenditures, which bonds proceeds may be spent on, is included in the full text of the measure. The Board has certified that it has evaluated safety, class size, and information technology needs in developing the project list for this bond measure.

The California Constitution provides that proceeds of school district bond measures cannot be used for teacher or administrator salaries or other operating expenses and requires independent annual performance and financial audits. State law requires the establishment of an independent citizens oversight committee for ensuring that bond proceeds are expended as specified in the measure and as provided by law.

Approval of Measure O does not guarantee that the proposed project or projects in the District that are the subject of the bonds under Measure O will be funded beyond the local revenues generated by Measure O. The 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.

A "YES" vote is a vote in favor of authorizing the District to issue and sell up to \$73,000,000 in general obligation bonds.

A "NO" vote is a vote against authorizing the District to issue and sell up to \$73,000,000 in general obligation bonds.



Argument in Favor of Measure O

Every student in our local La Habra City Schools should have the opportunity to learn in safe, up-to-date, quality classrooms and school facilities, regardless of which school they attend. Vote YES on Measure O to provide this opportunity to all local students without increasing tax rates.

Measure O will make critical repairs and upgrades at all schools in the District, with a focus on elementary schools. Most of our schools were built over 60 years ago, and some have infrastructure that is failing and in great need of significant structural repairs and upgrades.

Measure O is a prudent plan that does not increase tax rates and addresses critical facilities needs. Measure O will:

- Repair/replace deteriorating roofs, plumbing, heating, ventilation, gas lines, sewer lines, and electrical systems
- Provide classrooms, facilities, and tech needed to support high-quality instruction in math, science, engineering and tech
- Upgrade older safety schools so they meet current health and building safety codes, and provide proper access for students with disabilities
- Remove hazardous materials like asbestos and lead pipes from older school sites
- Improve student safety and campus security systems, including cameras, emergency communications systems, smoke detectors, fire alarms, and sprinklers

Measure O funds cannot be taken away by the State. By law, every penny raised by Measure O must stay local to benefit our local students.

This measure includes important taxpayer safeguards. No funds from Measure O can be used for administrators' salaries or pensions, and an independent citizens' oversight committee plus mandatory third-party annual audits are required to ensure funds are spent properly.

Students *and* teachers perform better in safe, high-quality schools. Whether you have children in school or not, good schools are the backbone of a strong community and protect our property values.

Please vote yes on O! - support our school *without increasing tax rates*.

s/ Jim Gomez
City Council Member

s/ Emily Pruitt
School Board President

s/ Justin Rodgers
Board Member

s/ Louise Gant
Resident

s/ John Dobson
Resident

No argument against this measure was submitted.