
MEASURE H

COLFAX HIGH SCHOOL CLASSROOM REPAIR / SAFETY MEASURE PLACER UNION HIGH SCHOOL DISTRICT

To repair Colfax High School's leaky roofs, outdated gas/ sewer/ electrical systems, upgrade plumbing to maintain safe drinking water; remove asbestos/ lead paint; reduce wildfire risk; upgrade classrooms/ labs for science, technology, engineering, math and career training, shall Colfax High School Facilities Improvement District No. 3 of Placer Union High School District's measure be adopted, authorizing \$21,000,000 in bonds at legal rates, levying \$30 per \$100,000 assessed valuation (approximately \$1,600,000 annually) while bonds are outstanding, requiring public spending disclosure, oversight, all funds for Colfax High School only?

BONDS YES _____

BONDS NO _____

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE H

This measure, if approved by fifty-five percent of the voters, would authorize the sale of general obligation bonds by the Colfax High School Facilities Improvement District No. 2 of the Placer Union High School District (the "District") in the aggregate principal amount of \$21,000,000. The proceeds of the bonds would be used to provide financing for school facilities projects described in the text of the measure and more fully listed in the Bond Project List. Principal and interest on the bonds would be paid from a tax placed on the taxable property within the District. The District estimates the average annual tax rate required to fund this bond issuance is \$30.00 per \$100,000 of assessed valuation. The tax is estimated to apply from the 2025-2026 fiscal year until the 2041-2042 fiscal year.

A general obligation bond is a form of borrowing commonly used to fund school facilities. By law, local general obligation bonds, which are financed through an increase in local property taxes, can be used for renovating, reconstructing, and building new facilities and for acquiring certain new equipment. To authorize such bond issuance, the District must meet accountability requirements. The Board of Trustees of the District has committed to the following:

- to use the bond proceeds only for school and classroom improvements, and not for any other purposes, such as teacher and administrator salaries and other school operating expenses.
- to evaluate the safety, class size reduction and information technology needs of the District prior to determining that bond issuance is necessary.

- to create a citizen's oversight committee in compliance with Education Code section 15278 no later than 60 days after the Board of Trustees enters the election results in its minutes to ensure bond proceeds are expended only for the projects in the ballot measure.
- to conduct annual independent performance and financial audits to ensure that the bond proceeds are expended only for the projects in the ballot measure.

This measure was placed on the ballot by the Board of Trustees for the District through unanimous adoption of Resolution No. 31:23-24 on June 18, 2024.

A "YES" vote on this Measure would authorize the Colfax High School Facilities Improvement District No. 2 of the Placer Union High School District to borrow money through the sale of bonds in an amount not exceeding \$21,000,000, with the bonds being repaid by revenue derived from an annual tax levied upon the taxable property within the District.

A "NO" vote on this Measure is a vote against the sale of bonds and the corresponding tax by the District.

This analysis is submitted by the Office of the County Counsel of Placer County pursuant to the requirements of Section 9500 of the Elections Code of the State of California.

Karin E. Schwab, County Counsel

By: Clayton T. Cook, Supervising Deputy County Counsel

ARGUMENT IN FAVOR OF MEASURE H

Vote Yes on H to repair Colfax High School with locally controlled funds that cannot be taken away or diverted to other communities.

We are fortunate to have a great local high school here in Colfax. In 2023, Colfax High School had a **100% graduation rate**. Although our students achieve at high levels, Colfax High School was built over 60 years ago and is in need of urgent repairs and safety upgrades.

Roofs are leaking, walls are decaying, gas lines, plumbing, and bathrooms are deteriorating, hazardous materials like asbestos and lead paint need to be removed, and access for students with disabilities needs to be improved. Our region has felt the impacts of wildfires over the last few years and Colfax High School is right in a fire zone and fire safety improvements are needed to keep students safe.

Measure H will provide local funding to complete **urgent repairs and upgrades** at Colfax High School, including:

- Maintaining safe drinking water
- Repairing leaky roofs, aging electrical systems, gas and sewer lines, plumbing, and bathrooms
- Ensuring **EVERY student learns in classrooms that are clean and safe**
- Upgrading science, math, computer and engineering labs
- Reducing wildfire risk
- Replacing aging and deteriorating portable classrooms

Local Funding for Colfax High School ONLY

- All funds must be used for Colfax High School only and cannot be used for other schools
- Measure H will help Colfax High School qualify for state matching funds that would otherwise go to schools in other communities
- A detailed project list and public disclosure of all spending is required
- An independent citizens' oversight committee and mandatory annual audits ensure all funds are spent as promised

Join local community leaders and vote Yes on H to repair and upgrade our school!

Signed,

Casey Jeffreys, Colfax Representative on PUHSD Board of Trustees and Colfax Business Owner

Rick Spears, Former Colfax High School Principal

Bob MacDonald, Over 50-year Colfax Area Resident and Colfax Business Owner

Mary Ann Wells, Over 60-year Colfax Area Resident, Colfax High School Graduate, and Colfax Business Owner

Dr. Justin Diederichs, Local Dentist

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE H

Measure H is an unnecessary property tax increase that we cannot afford.

This fiscally irresponsible bond would not build any new schools. Instead, this measure is designed to pay for repairs and maintenance that should be funded with on-going tax revenues, which have increased substantially in recent years.

Bonds are the most expensive way to pay for infrastructure because interest and other transaction expenses more than double the cost to taxpayers. This bond does not even have an interest rate cap, so taxpayers might be forced to pay the highest interest rate in a generation for the next three decades.

It makes no sense to borrow money at high interest rates for three decades or more to pay for things that will need to be replaced long before this bond is paid off. What happens the next time a roof leaks or a surveillance camera breaks? Will they increase taxes yet again for three decades? Can you afford that? This is no way to run a school!

We need to focus on repairing and maintaining our local school without raising taxes and without incurring massive new debts.

Please vote NO on Measure H.

Signed,

Thomas N. Hudson, President, California Taxpayer Protection Committee

Jean Pagnone, Treasurer, Placer County Taxpayers Association

Mark Wright, Chairman, Placer County Republican Party

Eric Eisenhammer, President, Placer County Republican Assembly

ARGUMENT AGAINST MEASURE H

Measure H is a PROPERTY TAX INCREASE that our district cannot afford. This enormous tax increase comes at a time when tax revenues are already breaking previous records, but our family budgets have been devastated by inflation. The LAST thing we need is higher taxes and more debt!

(Proposition 13 does not protect us from this tax increase.)

It is immoral and reckless to leave our children and grandchildren burdened with irresponsible debt for on-going maintenance and technology upgrades that should have been funded with current revenues. Instead of using the district's unanticipated revenue increases to pay for maintenance and upgrades, they are asking us to borrow even more money. The upgrades and repairs that this bond will supposedly fund will be obsolete and outdated long before this bond is paid off. They aren't even planning to build any new schools with this massive tax increase.

Today's schoolchildren will still be paying for this bond long after their own children have graduated. This is fiscally irresponsible!

Remember that bonds increase property taxes. If you are renting, your rent is likely to increase as a result. If you own your home and you cannot afford this tax increase, your property will be sold to pay the taxes. Once issued, bonds can never be cancelled. Bonds can only be repaid... with interest.

VOTE NO on Measure H. We cannot afford this tax increase!

Signed,

Thomas N. Hudson, President, California Taxpayer Protection Committee

Jean Pagnone, Treasurer, Placer County Taxpayers Association

Mark Wright, Chairman, Placer County Republican Party

REBUTTAL TO THE ARGUMENT AGAINST MEASURE H

The opponents of Measure H don't live in the Colfax area and don't understand the needs of Colfax High School. Here's why local leaders in our community support Measure H:

FACT: Colfax High School was built over 60 years ago and is in urgent need of repairs like fixing leaking roofs and decaying walls, replacing outdated gas lines, plumbing and bathrooms, upgrading fire safety and security systems, removing hazardous materials like asbestos and lead paint, maintaining safe drinking water, and improving access for students with disabilities. These improvements are urgent and **waiting only makes them more expensive.**

FACT: Our region has felt the impacts of wildfires and Colfax High School in a high-risk fire zone. **We need Measure H now to improve fire safety, alerts, and evacuations to keep our students safe.**

FACT: Without Measure H, there is **no funding to repair Colfax High School.** Local bond measures like Auburn passed for Placer High School and Loomis passed for Del Oro High School **are the only realistic way to upgrade school facilities.**

FACT: Measure H's **mandatory fiscal accountability protections** ensure funds are spent properly and only for Colfax High School. An **independent oversight committee** of local residents must review all spending and report their findings to the community. No funds can be used for administrators' salaries. **No funds can be taken away by the State.**

FACT: Safe and up-to-date classrooms **keep our kids on the right track, ready for success in college and the workforce** so they can contribute to our community and economy.

Join Colfax area leaders and vote Yes on H for our Colfax High School.

Signed,

David Horsey, Retired PUHSD superintendent, Colfax area resident

Christopher Nave, Colfax area resident

Robert Hitchcock, Retired PUHSD educator, long time Colfax area resident

Stephanie Gard, Business Owner

David Lease, Business Owner

FULL TEXT OF MEASURE H SUBMITTED BY THE DISTRICT

FINDINGS

- Colfax High School provides a quality education to over 600 students in grades 9-12 in the eastern foothills of Placer County.
- In 2023 Colfax High School had a 100% graduation rate, with many students participating in the school's International Baccalaureate program.
- While student achievement is strong, Colfax High School was built over 60 years ago and is in urgent need of basic repairs and safety upgrades.
- Other high schools in the region like Placer High School in Auburn and Del Oro High School in Loomis have been upgraded thanks to support from their local voters for school facilities improvement bond measures.
- However, Colfax High School has leaky roofs, decaying walls, outdated gas lines and plumbing, and hazardous materials like asbestos, lead pipes and paint. Classrooms, science labs, career training facilities and classroom learning technology need upgrades to support current instructional standards and prepare students for college and in-demand careers.
- Placer County has felt the impacts of wildfires in recent years and Colfax High School is in a high-risk fire zone, meaning fire safety improvements are needed such as removing flammable brush and trees surrounding the school, and improvements to allow students, teachers, parents and first responders to get in and out of the school quickly and safely.
- Since the State does not provide dedicated funding to repair and upgrade school facilities, improvements to Colfax High School must be funded locally.
- The Board of Trustees believes that a school facilities improvement bond measure is needed to provide locally controlled funding for repairs and upgrades at Colfax High School.
- Funds from a school facilities improvement bond measure would be used to replace deteriorating plumbing systems and maintaining safe drinking water.
- Funds from a school facilities improvement bond measure would be used to repair leaky roofs and outdated gas, sewer and electrical systems.
- Funds from a school facilities improvement bond measure would be used to replace aging and deteriorating portable classrooms, remove asbestos and lead paint, and reduce wildfire risk.
- Funds from a school facilities improvement bond measure would be used to ensuring all classrooms are clean and safe and upgrade science, math, computer and engineering labs.
- A local school facilities improvement bond measure requires strict fiscal accountability protections, including a detailed project list and public disclosure of all spending, an independent citizens' oversight committee, and mandatory annual audits to ensure all funds are spent as voters intended.

- A local school facilities improvement bond measure requires that all funds must be used for Colfax High School only, cannot be used for other schools and cannot be taken away by the State.
- By law, no funds could be used for administrator or other salaries, pensions, or benefits.
- A local school facilities improvement bond measure would help make Colfax High School eligible for state matching funds that would otherwise go to schools in other communities.

BOND AUTHORIZATION

By approval of this proposition by at least 55 percent of the registered voters voting on the measure within Colfax High School Facilities Improvement District No. 3 of the Placer Union High School District ("SFID No. 3"), the Placer Union High School District (the "District") will be authorized to issue and sell bonds on behalf of SFID No. 3 of up to \$21,000,000 in aggregate principal at interest rates not in excess of the legal limit and to provide financing for the specific projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The Bonds may be issued in series by the District from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

FINANCING PLAN

The District intends to use the Bonds to modernize, renovate, construct, upgrade, equip, furnish and otherwise improve Colfax High School, as set forth on the Bond Project List. No series of Bonds will be issued if such issuance would cause the tax rate levied to pay debt service on all of the outstanding Bonds to exceed the Proposition 39 limits per one hundred thousand dollars (\$100,000) of taxable property, based on projections made by the District at the time of issuance of such series of Bonds.

In preparing this information, the District obtained reasonable and informed projections of assessed property valuation that took into consideration projections of assessed property valuations made by the County Assessor, if any, in accordance with Education Code Section 15100(c).

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in SFID No. 3 may be assured that their money will be spent wisely. Expenditures to address specific facility 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 Board of Trustees of the District (the "Board of Trustees") has identified detailed facility needs of the District and has determined which projects to finance from a local bond at this time. The Board of Trustees 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. The Board of Trustees shall establish an Independent Citizens' Oversight Committee under Education Code Section 15278 and following to ensure that bond proceeds are expended only on the 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 Board of Trustees.

Performance Audits. The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List below.

Financial Audits. The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List below.

Annual Report. The Assistant Superintendent, Administrative Services of the District will cause an annual report to be filed with the Board of Trustees, the first report to be filed not later than one year after the issuance of the first series of the bonds, which report will 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 applicable California law.

Expenditure of Bond Proceeds. The proceeds from the sale of the SFID No. 3's bonds will be used only for the purposes specified in this measure, and not for any other purpose. Such proceeds will be deposited into a Project Fund to be held by the Placer County Treasurer, as required by the California Education Code.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the school facilities projects on the Bond Project List below, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

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 California 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. The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Trustees pursuant to requirements of law.

BOND PROJECT LIST

The Board of Trustees of the Placer Union High School District is committed to protecting the quality of education at Colfax High School with safe, secure, upgraded classrooms and labs so that all students are prepared for college and/or good paying jobs. To that end, the Board evaluated the District's facility's needs and prepared a comprehensive Facilities Master Plan to develop the scope of projects to be funded. The Board, in developing the project list and priorities, solicited input from parents, teachers, staff and community and civic leaders.

Proceeds of the Bonds will be used to upgrade, repair, construct, renovate, furnish and equip schools, facilities and classrooms (as listed below) at Colfax High School. The exact size, configuration and location of each project will be determined by the Board of Trustees based on the needs of the District.

Major repairs, renovations, improvements, constructions and equipment acquisitions shall include but not be limited to:

- Upgrade, renovate, and improve school facilities, classrooms and classroom buildings
- Expand STEAM (Science, Technology, Engineering, Arts, and Math) classrooms
- Construct new classrooms and school facilities
- Renovate Career Technical Education (CTE) facilities
- Relocate or remove portable classrooms
- Building system upgrades (HVAC, mechanical, electrical, & plumbing)
- Make handicap accessibility (ADA) upgrades and improvements
- Upgrade fire alarm and emergency communication systems
- Refurbish physical education facilities including locker rooms and restrooms
- Roofing repairs or replacement
- Parking lot expansion
- Address unforeseen conditions revealed by construction/renovation (e.g., asbestos removal, plumbing or gas line repairs, dry rot, seismic, structural, etc.)
- Improve campus security, which includes but is not limited to fencing and surveillance cameras

Scope of Projects. The Projects which are described above 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, site allowance, demolition, 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.

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: renovate student and staff restrooms; installation of signage, clocks, bells and fencing; repair and replace heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; improve school facilities for disability access; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade support facilities, repair and replace gas, water and sewer systems and lines, fire alarms, emergency communications and security systems; resurface or replace hard courts, asphalt, turf and irrigation systems and campus landscaping; interior and exterior painting and floor covering; demolition; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve or reconstruct playgrounds, athletic fields and play apparatus; and replace outdated security fences and security systems (including access control systems).

The scope and nature of any of the specific Projects described may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project will result in higher costs than relocation and construction, this bond measure authorizes land acquisition, relocation and reconstruction, and all costs relating thereto, for said reasons or based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, this measure authorizes the acquisition of real property required to expand or provide school facility projects at Colfax High School. Bond proceeds may also be expended to acquire equipment in any classroom or other educational facility within the District. Property, buildings and equipment on the Project list may be acquired through lease, sale, lease-purchase, lease-leaseback or other project delivery or acquisition methods determined appropriate by the Board of Trustees.

The District may alter the scope and nature of any of the specific projects that are described above as required by conditions that arise over time. Whenever specific items are included in the Project 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 does not guarantee that all such projects will be undertaken.

Projects Subject to Available Funding. The foregoing list of projects is subject to the availability of adequate funding to the District for Colfax High School. Approval of the bond measure does not guarantee that the proposed projects at Colfax High School that are the subject of bonds under the measure will be funded beyond the local revenues generated by the bond measure. The District plans to pursue funds from the State of California, if available, to complete certain of the identified Projects.

The District's proposal for the 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.

TAX RATE STATEMENT PREPARED BY THE DISTRICT

An election will be held within the boundaries of Colfax High School Facilities Improvement District No. 3 of the Placer Union High School District ("SFID No. 3") on November 5, 2024 to authorize the sale of up to \$21,000,000 in bonds to finance facilities as described in the proposition. If the bonds are approved, the School District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within SFID No. 3. The following information is provided in compliance with Sections 9400-9404 of the California Elections Code.

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.

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 estimated assessed valuations available at the time of filing of this statement, is \$30.00 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 2041-42.

2. 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 \$30.00 per \$100,000 of assessed valuation in fiscal year 2025-26 through 2041-42.

3. The best estimate of the total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$27.9 million.

Voters should note that the estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value. Taxpayers eligible for property tax exemption, such as the homeowner's exemption will be taxed at a lower effective tax rate than described above, and certain taxpayers may be eligible for a postponement of their property taxes. 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, nor are the summary estimates, if any, provided in the Abbreviated Ballot Measure. 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 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