

## **EXHIBIT A**

### **FULL TEXT OF BOND PROPOSITION**

#### **OCEANSIDE UNIFIED SCHOOL DISTRICT CLASSROOM REPAIR / SAFETY IMPROVEMENT MEASURE**

This proposition may be known and referred to as the “Oceanside Unified School District Classroom Repair / Safety Improvement Measure” or as “Measure \_\_\_\_”. *[designation to be assigned by County Registrar of Voters]*

### **BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the voters of the Oceanside Unified School District (the “District”) voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$160,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” below (the “Bond Project List”), subject to all of the accountability safeguards specified below.

### **ACCOUNTABILITY SAFEGUARDS**

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

**Evaluation of Needs.** The Board of Education of the District (the “Board”) has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only 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, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens’ Oversight Committee.** In accordance with and pursuant to Education Code Section 15278 and following, the Board shall establish an independent citizens’ oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are

expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of California Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief financial officer (or other officer designated by the Board) of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief financial officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

## **FURTHER SPECIFICATIONS**

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to California Government Code Section 53410.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

## **BOND PROJECT LIST**

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Therefore, the Board cannot guarantee that all listed projects will be completed. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed

below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment as necessary. Headings and subheadings in the Bond Project List are the types of projects the District intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

#### **DISTRICT WIDE PROJECTS**

**The following projects are authorized at all school facilities sites District wide:**

- Facilities improvements, including, but not limited to:
  - classrooms, labs, and specialized facilities including but not limited to science, technology, engineering, and math instruction
  - classrooms, labs, and specialized facilities for music and arts education
  - school kitchens
  - HVAC
  - roofs
  - plumbing, including, but not limited to hot water, wastewater, grey water, cold water, water treatment, water distribution, hydration stations
  - electrical systems and infrastructure, including but not limited to power distribution, management, generation, connections
  - sanitation
  - school grounds, landscaping, pathways, fields, fencing, hardscape, etc.
  - school playgrounds, playfields, and play structures
  - parking and paving, ingress and egress, drop-off
  - athletic facilities and fields, such as gyms, turf, lighting, seating, and fencing, pools, and courts and all related infrastructure
  - natural gas systems
  - removal of portables and replacement with permanent buildings
  - mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures
- Technology improvements including, but not limited to:
  - classroom and instructional technology (e.g., internet-connected devices and wifi equipment) and technology infrastructure including but not limited to technology infrastructure required for distance learning
  - classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching
- Health, safety and security improvements including, but not limited to:
  - facilities improvements and equipment purposes related or in response to the COVID-19 pandemic
  - facilities improvements and equipment purposes related or in response to large-scale disasters such as wildfires, earthquakes, pandemics/epidemics, and attendant rolling blackouts, public safety power shutoffs, etc.

- seismic safety including, but not limited to seismic retrofits
- centralized clock systems
- fencing
- interior and exterior windows, doors, security systems, including automatic door locking systems, alarm systems, fire alarm systems, electronic monitoring systems
- building accessibility
- Energy efficiency, resiliency and sustainability improvements, including, but not limited to:
  - renewable power generation and storage equipment, infrastructure, and technology
  - energy supply resiliency
  - photovoltaic panels
  - lighting, lighting technology, and other lighting control systems
  - window shades, sun-shades, as well as other shade and daylighting enhancements
  - facility insulation
  - automatic control systems
  - storm water impacts including but not limited to drainage and retention
  - resource usage reduction including, but not limited to water, electricity, and natural gas
  - light pollution mitigation

#### **PROJECTS INVOLVING RENOVATION, REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

#### **MISCELLANEOUS**

**All listed bond projects include the following as needed:**

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
- Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
- Purchase of any rights-of-way and/or easements made necessary by listed bond projects.
- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.

### **GENERAL PROVISIONS**

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the

officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

**Headings.** The headings or titles of the sections of the bond proposition, including any headings or titles included in the Bond Project List, are solely for convenience of reference and shall not affect the meaning, construction or effect of the bond proposition.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

## EXHIBIT B

### TAX INFORMATION STATEMENT

An election will be held in the Oceanside Unified School District (the "District") on November 3, 2020, to authorize the sale of up to \$160,000,000 in bonds of the District. If the bonds are approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. 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 3 cents per \$100 (\$30 per \$100,000) of assessed valuation.
4. 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 3 cents per \$100 (\$30 per \$100,000) as of assessed valuation in fiscal year 2021-22.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2051-52. The tax will expire upon the final payment of the bonded indebtedness.
6. 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 \$272,332,594.

Voters should note that 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, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. 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 District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds sold, market conditions 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 or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and 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. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: August 4, 2020

  
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Superintendent  
Oceanside Unified School District