

PITTSBURG UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 18-01

RESOLUTION OF THE BOARD OF TRUSTEES OF THE PITTSBURG UNIFIED SCHOOL DISTRICT ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Board of Trustees (the "Board") of the Pittsburg Unified School District (the "District"), within Contra Costa County, California (the "County"), is authorized to order elections within the District and to designate the specifications thereof, pursuant to sections 5304 and 5322 of the California Education Code (the "Education Code");

WHEREAS, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes hereinafter specified, pursuant to section 15100 *et seq.* of the California Education Code;

WHEREAS, pursuant to section 18 of Article XVI and section 1 of Article XIII A of the California Constitution, and section 15266 of the California Education Code, school districts may seek approval of general obligation bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purpose, provided certain accountability measures are included in the proposition;

WHEREAS, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election, as required by section 15266 of the California Education Code;

WHEREAS, on November 6, 2018, a general election is scheduled to occur throughout the District;

WHEREAS, pursuant to section 15270 California Education Code, based upon a projection of assessed property valuation, the Board has determined that, if approved by voters, the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the legal limit of \$60 per year per \$100,000 of assessed valuation of taxable property;

WHEREAS, section 9400 *et seq.* of the California Elections Code requires that a tax rate statement be contained in all official materials, including any ballot pamphlet prepared, sponsored or distributed by the District, relating to the election; and

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Trustees of the Pittsburg Unified School District as follows:

Section 1. Specifications of Election Order. Pursuant to sections 5304, 5322, 15100 *et seq.*, and section 15266 of the California Education Code, an election shall be held within the boundaries of the District on November 6, 2018, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$100,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below. Bonds will be issued in one or more series.

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 the specific facilities needs of the District, 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 section 15264 *et seq.* of the California Education Code).

Evaluation of Needs. The Board has updated its Facilities Master Plan in order to evaluate and address all of 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 and other needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Annual Performance Audits. The Board shall cause an annual, independent performance audit to be conducted to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board shall cause an annual, independent financial audit of the bond proceeds to be conducted until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

The Bond Project List, which is an integral part of this proposition, lists the specific projects the District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. 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, including State grant funds for eligible projects, have not yet been secured. Therefore the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

No Administrator Salaries. 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.

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 purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Section 2. Brief Statement of Proposition. Pursuant to section 13247 of the California Elections Code and section 15122 of the California Education Code, the Board hereby directs the Registrar of Voters to use the following abbreviation of the bond proposition on the ballot:

“To continue to provide safe, modern neighborhood schools with updated computer technology and improve student learning by upgrading, constructing and equipping classrooms, science labs, District office facilities and workforce housing, shall the Pittsburg Unified School District issue \$100,000,000 of bonds at legal interest rates, raising an average of \$6,350,000 annually for 36 years at average projected tax rates of \$55.25 per \$100,000 of assessed value and approved bonding limits with independent oversight and all funds benefitting local schools?”

Section 3. Voter Pamphlet. The Registrar of Voters of the County is hereby requested to reprint Section 1 hereof (including Exhibit A hereto) in its entirety in the voter information pamphlets to be distributed to voters pursuant to section 13307 of the California Elections Code. In the event Section 1 is not reprinted in the voter information pamphlets in its entirety, the

Registrar of Voters of the County is hereby requested to print, immediately below the impartial analysis of the bond proposition, in no less than 10-point boldface type, a legend substantially as follows:

“The above statement is an impartial analysis of Measure _____. If you desire a copy of the measure, please call the Contra Costa County Registrar of Voters at (925) 335-7800 and a copy will be mailed at no cost to you.”

Section 4. Required Vote. Pursuant to section 18 of Article XVI and section 1 of Article XIII A of the State Constitution, the above proposition shall become effective upon the affirmative vote of at least 55% of those voters voting on the proposition.

Section 5. State Matching Funds. In addition to the amount of Bonds issued, it is the Board’s intention to seek State funding, in the event and to the extent it is available.

Section 6. Existing Tax Rates. District voters have approved five separate authorizations under which the District has issued bonds that are still outstanding: 1995 Measure A, 2004 Measure E, 2006 Measure J, 2010 Measure L, and 2014 Measure N. In 2017-18, the combined general obligation bond tax rate was \$154.30 per \$100,000 of assessed value (with individual components of \$0.00, \$8.30, \$49.40, \$47.30, and \$49.30, respectively). 1995 Measure A will be fully paid off in tax year 2023-24. 2004 Measure B will be fully paid off by tax year 2031-32. 2006 Measure J will be fully paid off by tax year 2045-46. And, while all bonds haven’t yet been issued under either 2010 Measure L or 2014 Measure N, it is expected that those bonds will be fully paid off by tax year 2051-52.

Section 7. Request to County Officers to Conduct Election. The Registrar of Voters of the County is hereby requested, pursuant to section 5322 of the California Education Code, to take all steps to call and hold the election in accordance with law and these specifications.

Section 8. Consolidation Requirement; Canvass.

(a) Pursuant to section 15266(a) of the California Education Code, the election shall be consolidated with the general election on November 6, 2018.

(b) The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to section 10411 of the California Elections Code.

Section 9. Delivery of Order of Election to County Officers. The Clerk of the Board is hereby directed to deliver, no later than August 10, 2018, one copy of this Resolution to the County Superintendent of Schools and the Registrar of Voters of the County together with the Tax Rate Statement (attached hereto as Exhibit B), completed and signed by the Superintendent, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County.

Section 10. Ballot Arguments. The members of the Board are hereby authorized, but not directed, to prepare and file with the Registrar of Voters of the County a ballot argument in favor of the proposition contained in Section 1 hereof, within the time established by the Registrar of Voters of the County.

Section 11. Further Authorization. The members of this Board, the Superintendent, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution.

Section 12. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 8th day of August, 2018, by the following vote:

AYES: 4 (Miller, Canciamilla, Arenivar, Smith)

NAYS: 1 (Woodridge)

ABSTAIN: 0

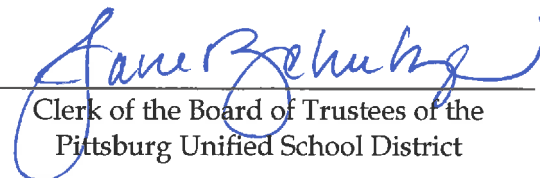
ABSENT: 0

APPROVED:



President of the Board of Trustees of the
Pittsburg Unified School District

Attest:



Clerk of the Board of Trustees of the
Pittsburg Unified School District

CLERK'S CERTIFICATE

I, , Clerk of the Board of Trustees of the Pittsburg Unified School District, of Contra Costa County, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a meeting of the Board of Trustees of the District duly and regularly held at the regular meeting place thereof on August 8, 2018, and entered in the minutes thereof, of which meeting all of the members of the Board of Trustees had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES: 4 (Miller, Canciamilla, Arenivar, Smith)

NOES: 1 (Woolridge)

ABSTAIN: 0

ABSENT: 0

At least 24 hours before the time of said meeting, a written notice and agenda of the meeting was mailed and received by or personally delivered to each member of the Board of Trustees not having waived notice thereof, and to each local newspaper of general circulation, radio, and television station requesting such notice in writing, and was posted in a location freely accessible to members of the public, and a brief description of the resolution appeared on said agenda.

I have carefully compared the same with the original minutes of the meeting on file and of record in my office. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESS my hand this 8 day of August, 2018.


Clerk of the Board of Trustees
Pittsburg Unified School District

EXHIBIT A
PITTSBURG UNIFIED SCHOOL DISTRICT
BOND PROJECT LIST

The Board of Trustees of the Pittsburg Unified School District evaluated the District's urgent and critical facility needs, including safety issues, enrollment trends, the desire to preserve neighborhood schools, class size, and computer and information technology, in developing the scope of projects to be funded. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed. The Board concluded that if these needs are not addressed now, the problems will only become more pressing. Therefore, in approving this Project List, the Board of Trustees determines that:

(i) all of its schools must be healthy and safe from earthquake risks, hazardous materials such as asbestos, lead paint, mold and fire dangers; and

(ii) in repairing aging schools, priority shall be given to basic repairs, such as leaky roofs, plumbing, electrical, heating, ventilation and utility systems; and

(iii) because schools should be safe neighborhood learning environments protect property values, all schools must be at least comparable to schools in other school districts in Contra Costa County; and

(iv) the District must replace aging portable classrooms with new permanent classrooms, so that students can improve their academic performance; and

(v) the District must install and upgrade fire detection systems, security and emergency response systems at every school so that all students are safe, as well as make repairs in compliance with energy saving and cost reduction standards; and

(vi) all bond money shall be used exclusively in our local community.

Bond proceeds may be expended at one or more of the following sites or for the acquisition and improvement of new sites:

- Foothill Elementary
- Heights Elementary
- Highlands Elementary
- Los Medanos Elementary
- Marina Elementary
- Parkside Elementary
- Stoneman Elementary
- Hillview Junior High
- Martin Luther King Jr. Junior High
- Rancho Medanos Junior High
- Pittsburg Senior High
- Black Diamond High School
- Adult Education Center
- District Office
- Site Support Services
- Old Riverside

Bond proceeds may be expended for one or more of the following projects:

- Highlands Elementary School portable replacement & modernization
- Stoneman Elementary School portable replacement
- Willow Cove Elementary School portable replacement
- Pittsburg High School athletic conditioning center
- Pittsburg High School tennis court modernization
- Pittsburg High School gym lighting
- Pittsburg High School stadium lighting
- Pittsburg High School baseball & softball fields lighting
- District office construction
- Workforce housing
- New refurbished portables/classrooms/building space if needed for our alternative programs

The Project List includes the following types of projects:

School Health and Safety, Earthquake Safety and Energy Efficiency School Projects

Goal and Purpose: To ensure that our local schools are safe for students and teachers, schools and school sites will benefit from a variety of health and safety projects, such as:

Student Safety

- Strengthen and repair schools and classrooms vulnerable to serious damage in a major earthquake, as required by State law.
- Remove asbestos, lead paint, mold and hazardous materials.
- Fire alarm systems upgraded to automatic systems, repair fire safety equipment, add sprinklers and fire safety doors.
- Upgrade schools to meet handicap accessibility requirements.
- Inspect for/repair gas pipe leaks.
- Install new security systems, such as security (surveillance) cameras, outdoor lighting, fencing, gates and classroom door locks.
- Install/replace/upgrade security fencing to reduce break-ins and vandalism.
- Replace/upgrade existing security systems.
- Upgrade emergency communication systems.
- Replace failing, cracked and buckled asphalt in playground area, classroom ramps and sidewalks
- Upgrade hard court surfaces to meet current safety standards.
- Relocate or improve student drop-off areas and parking areas for safety.
- Upgrade school site parking, utilities and grounds.
- Replace/upgrade existing signage, bells and clocks.

Energy Efficiency Returns Savings to the Classroom

- Install energy efficient systems, including solar power systems, to reduce energy/utility costs and return savings to educational programs.
- Replace existing window systems with energy efficient systems to reduce costs.
- Replace outdated heating and ventilation systems.
- Improve insulation, weather proofing and roofs to reduce costs.

School Renovation, Repair and Upgrade Projects

Goal and Purpose: To maintain our neighborhood schools at the same level as other schools in Contra Costa County school districts, schools will benefit from the renovation, repair and upgrade of outdated school buildings, classrooms, computer learning centers and school libraries and equipment, allowing all children to have the resources they need to learn and stay up-to-date with the latest advances in education:

- Additional electrical service capacity to relieve overloaded electrical systems and accommodate technology.
- Replace existing water, sewer and plumbing systems to meet current codes, including the elimination of lead-containing fixtures.
- Upgrade aging school restrooms.
- Replace older windows, heating, ventilation, air conditioning and lighting systems with building code compliant, energy efficient systems which will save money on operating costs.
- Repair or replace deteriorating roofs and ceilings, as needed.
- Provide improved, upgraded technology.
- Upgrade and equip classrooms, science labs, multipurpose rooms, physical education facilities, kitchens, auditoriums, libraries, arts and music rooms, and educational support spaces.
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, ramps, parking, staff and student restrooms and relocation of some existing electrical devices.
- Replace old, portable classrooms and construct new classrooms and facilities.
- Repair aging schools.

District-Wide Wiring and Instructional Technology For Effective Learning Environment Projects

Goal and Purpose: To improve both current instruction methods by applying modern technology infrastructure:

- Provide and maintain upgraded technology, data and communication equipment.
- Upgrade and expand wireless systems, telecommunications, Internet and network connections.
- Upgrade and replace computers, hardware and software systems.
- Upgrade and replace classroom furniture, equipment and instructional aids.

New Construction/Education Enhancement Projects at School Sites

Goal and Purpose: To enhance educational programs and reduce overcrowding at some neighborhood schools, some schools would benefit from the construction and expansion of additional earthquake and accessibility code compliant facilities, such as:

- New classrooms/classroom buildings, including those which will reduce dependency on aging portable classrooms.
- Multi-Purpose/assembly rooms, educational support facilities, and classrooms.
- ADA accessibility upgrades as mandated by the Division of the State Architect (DSA).
- Additional electrical service capacity.
- Additional staff, visitor and student parking/drop-off areas.

* * *

Each project is assumed to include its share of costs of the bond issuance, architectural, engineering, and similar planning costs, furniture, equipment, construction management, and a customary contingency for design and construction costs. Projects may also include the preparation of 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 bond projects. Necessary site preparation/restoration and landscaping 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, utility lines, trees and landscaping, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

For any project involving modernization or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction if the Board of Trustees determines that replacement and new construction is economically more practical.

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 are finalized, construction bids 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 performed.

Bond proceeds shall be expended only for the specific purposes identified herein. 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 the bond projects, but not for other administrator or teacher salaries. 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.

In order to maximize the effectiveness of the bond proceeds in meeting the need for public school facilities, charter schools receiving allocations of bond proceeds shall have the greatest amount of flexibility possible to lease, purchase, develop, and finance charter school facilities so as long as consistent with State laws applicable to charter school facilities projects and Board approval.

EXHIBIT B

TAX RATE STATEMENT

An election will be held in the Pittsburg Unified School District (the "District") on November 6, 2018, to authorize the sale of up to \$100,000,000 in bonds of the District for the specific school facilities projects listed in the Bond Project List established by the District, as described in the proposition. If the bonds are authorized and a State bonding capacity waiver is received, the District expects to sell the bonds in two or more series. 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 from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 5.525 cents per \$100 of assessed valuation (\$55.25 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2054-55

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 6 cents per \$100 of assessed valuation (\$60 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the year in which the highest tax rate will apply is anticipated to be 2054-55.

3. The best estimate from official sources 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 \$230,000,000.

Voters should note that such estimated tax rates are specific to the repayment of bonds issued under this authorization and are and will be in addition to tax rates levied in connection with other bond authorizations approved or to be approved by local voters for the District or for any other overlapping public agency.

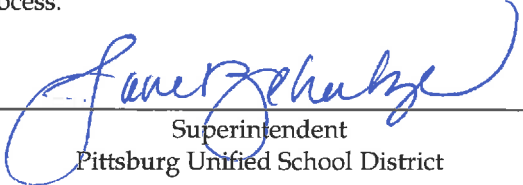
District voters have approved five separate authorizations under which the District has issued bonds that are still outstanding: 1995 Measure A, 2004 Measure E, 2006 Measure J, 2010 Measure L, and 2014 Measure N. In 2017-18, the combined general obligation bond tax rate was \$154.30 per \$100,000 of assessed value (with individual components of \$0.00, \$8.30, \$49.40, \$47.30, and \$49.30, respectively). 1995 Measure A will be fully paid off in tax year 2023-24. 2004 Measure B will be fully paid off by tax year 2031-32. 2006 Measure J will be fully paid off by tax year 2045-46. And, while all bonds haven't yet been issued under either 2010 Measure L or 2014 Measure N, it is expected that those bonds will be fully paid off by tax year 2051-52.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on Contra Costa County's 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 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 Contra Costa County Assessor in the annual assessment and the equalization process.

Dated: August 8, 2018.



Superintendent
Pittsburg Unified School District