

CHULA VISTA ELEMENTARY SCHOOL DISTRICT

(This Measure will appear on the ballot in the following form.)

MEASURE M

To make student safety and campus security improvements throughout the District and renovate, construct, acquire, equip and furnish school facilities/classrooms, including roofs, plumbing, solar panels, heating /air conditioning and electrical systems, shall the Chula Vista Elementary School District measure authorizing \$300 million of bonds at legal interest rates, with projected levies of \$0.03 cents per \$100 assessed valuation raising approximately \$16.7 million for annual repayment while bonds are outstanding, and requiring annual audits and citizens' oversight, be adopted?

Bonds - Yes

Bonds - No

This measure requires approval by 55% of those voting on the measure.
Full text of this measure follows the argument and rebuttals.

COUNTY COUNSEL IMPARTIAL ANALYSIS

This measure was placed on the ballot by the governing board of the Chula Vista Elementary School District ("District"). This measure, if approved by 55% of the qualified electors voting on the measure, will authorize the District to issue and sell general obligation bonds in an amount not to exceed \$300,000,000. If approved, the bonds may be issued in several series and may mature in 40 years or such shorter period as determined by the District Board. The interest rate on the bonds would not exceed statutory limits.

Approval of this measure will authorize a levy on the assessed value of taxable property within the District in an amount needed to pay the principal and interest on the bonds each year the bonds are outstanding. The Tax Rate Statement submitted by the District estimates the highest tax rate which would be required to be levied to fund this bond issue is \$30.00 for every \$100,000 of assessed valuation and the total debt service, including principal and interest, required to be repaid if all the bonds are issued and sold is approximately \$399,700,000. These amounts are estimates. Actual amounts may vary depending on the timing of sales, amount of bonds sold at each sale, and assessed valuation.

Proceeds from the sale of bonds authorized by this measure can only be used for purposes described in the full text of this measure, as permitted by State law. Approval of this measure does not guarantee that the proposed projects identified by the District will be funded by the sale of the bonds. The District's proposal for certain projects may assume receipt of matching State funds subject to appropriation by the Legislature or approval of a statewide bond measure.

The California Constitution permits property taxes, above the standard 1% limitation, to be levied upon real property to pay the interest and redemption charges on any bonded indebtedness for, among other things, the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, when approved by 55% of the voters if:

- (1) the proceeds from the sale of the bonds are used only for the purposes specified,
- (2) the District evaluates safety, class size reduction, and information technology needs to approve a list of specific projects to be funded,

PR-1371-M-1

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Source p1 of 12

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COUNTY COUNSEL IMPARTIAL ANALYSIS (CONTINUED)

(3) the District conducts an annual, independent performance audit to ensure funds have been expended on the specific projects listed, and

(4) the District conducts an annual, independent financial audit of bond proceeds.

Additionally, if the bond measure is approved, State law requires the District to establish an independent citizens' oversight committee. The District has made the issuance of the bonds in this measure subject to these legal requirements.

A "YES" vote is in favor of authorizing the District to issue and sell \$300,000,000 in general obligation bonds.

A "NO" vote is against authorizing the District to issue and sell \$300,000,000 in general obligation bonds.

TAX RATE STATEMENT

REGARDING PROPOSED

\$300 MILLION

CHULA VISTA ELEMENTARY SCHOOL DISTRICT

GENERAL OBLIGATION BOND MEASURE

An election will be held in the Chula Vista Elementary School District (the "District") on March 3, 2020, to authorize the sale of up to \$300 million in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* 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.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate from official sources 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, using a projection of assessed valuations based on experience within the District available at the time of filing of this statement, is \$0.0295 per \$100 of assessed valuation (or \$29.50 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2043-44.
2. The best estimate from official sources of the highest tax rate which would be required to be levied to fund this bond issue, using a projection of assessed valuations based on experience within the District, is \$0.030 per \$100 of assessed valuation (or \$30.00 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2020-21 and following.
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 approximately \$399.7 million.

PR-1371-M-2

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Source p2 of 12

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TAX RATE STATEMENT (CONTINUED)

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations 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 and could be more or less than those projected in preparing this tax rate statement depending on a number of economic and other factors outside the control of the District.

By: Francisco Escobedo, Ed.D.

Superintendent

Chula Vista Elementary School District

PR-1371-M-3

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Source p3 of 12

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ARGUMENT IN FAVOR OF MEASURE M

Vote YES on Measure M for Student Safety and Improved Modern Technology!

Providing our children with a stimulating and relevant learning environment that also ensures and protects their well-being and safety are the critical challenges that we as taxpayers and voters face in today's changing and uncertain world.

Measure M will improve student safety and campus security, repair schools and upgrade classroom technology throughout the Chula Vista Elementary School District. Here's how:

Student Safety, Campus Security, School Repair and Technology. Measure M projects will:

- Improve student safety and campus security, including security alarms and monitoring systems
- Upgrade fire alarms and emergency communication systems
- Provide quality teacher-staff rental housing that will allow employees to live in the communities in which they work
- Renovate and modernize aging classrooms
- Meet handicap accessibility (ADA) requirements in restrooms and classrooms and on playgrounds
- Upgrade outdated heating, ventilation and air-conditioning systems
- Repair older playgrounds and playing fields to increase student safety
- Improve student access to computers and modern technology in classrooms throughout the district

Taxpayer Protections. Measure M will **protect taxpayers** by:

- Qualifying for state matching funds
- Significantly reducing borrowing costs by issuing as a series of short-term, low-interest bonds
- Requiring annual audits and independent taxpayer oversight of the funds
- Prohibiting funds from going to administrators' salaries, pensions or benefits
- Mandating that funds be used locally and are not taken by the state and spent elsewhere

Vote YES on Measures M:

To keep our schools and students safe, repair our classrooms, enhance local property values and qualify for state matching funds, please join parents, teachers, grandparents, guardians, neighbors, business owners and community leaders in voting YES on **Measure M!**

LAURIE HUMPHREY
Retired Teacher;
President, CVESD Board of Education

CHRISTOPHER CARROLL
Retired Principal

NANCY KERWIN
Retired Educator

PABLO VELEZ
CEO/Sr. VP,
Sharp Chula Vista Hospital

KEVIN MARSHALL
Small Business Owner/YMCA Board Member

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Source p4 of 12

TM Job Number: 24800-8

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REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE M

Vote NO on Measures M to avoid further wasteful bureaucratic spending at the expense of our students and teachers.

Every year we are told that our schools are underfunded, with our teachers lacking necessary supplies and school buildings rapidly decaying. These pleas are not exclusive to San Diego County, nor is the trend of drastically increasing education spending per pupil over the last several decades.

MORE SPENDING SOLVES NOTHING:

The U.S. spends more on education per capita than nearly every other country, and our local schools are no exception. We spend more and more with little to no improvement in our schools. This is because the educational challenges we face can't be solved by simply throwing more money at the issue. The problems we face are more systemic, with union priorities constantly superseding the needs of students and teachers. The predictable result has been an insatiable bureaucratic desire for more funding, which comes in the form of taxes in one way or another.

BONDS ALWAYS REQUIRE TAX INCREASES:

While proponents promote bond measures to avoid having to justify direct tax increases on working families, the measures immediately increase property taxes. Furthermore, state and local governments will need to pay back the bonds eventually, which necessitates more taxes or unsustainable borrowing.

Until existing funds are prioritized towards the direct needs of students and teachers rather than unaccountable bureaucracies and union demands, there's no reason to believe that more revenue will improve school infrastructure, safety, or education quality.

TONY KRVARIC
Chairman, Republican Party of San Diego County

PR-1371-M-5

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San Diego	March 3, 2020	Proof Created: 01/09/2020 19:31
Source Name: PR-1371-M-ENG.pdf	Source p5 of 12	TM Job Number: 24800-8
Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c		

ARGUMENT AGAINST MEASURE M

Why is the answer always “more money”, i.e. more taxes? What is needed is better prioritization of spending, just like all of us do in our own household budgets.

Until existing funds are prioritized towards the direct needs of students and hard-working teachers rather than gigantic bureaucracies and union leader demands there is no reason to think that more revenue will improve the quality of education or increase our safety.

New bonds are promoted under the guise of improving the infrastructure and resources in schools, only to see existing district money squandered to meet labor union demands and feeding ever growing bureaucracies that don't directly help students or teachers.

The problems we face in our schools are more systemic – making the top priority the placating of powerful union bosses and burgeoning school bureaucracies that crowd out teachers and the resources they need to properly educate our students.

Proponents argue that reforms have been made and that these additional funds will only go to worthy needs. But the reality is that new revenue allows school districts to shift existing school district money that's currently slated for maintenance and improvements to instead pay for bloated bureaucracies and associated pension benefits.

The truth is teachers struggle with classroom resources because of rigid labor union rules and too many bureaucrats, and wasteful contracting policies – not a lack of funding.

The needs of classrooms must be funded FIRST. Somehow student safety, facilities, and teachers get funded LAST, and then the tugging at the heartstrings comes in the form of issuing more bonds which means taking on MORE DEBT and MORE taxes to pay. No more.

Vote NO to force the right kind of prioritization in school spending, putting the needs of students and taxpayers ahead of bureaucrats and union bosses.

TONY KRVARIC
Chairman, Republican Party of San Diego County

PR-1371-M-6

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March 3, 2020

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Source p6 of 12

TM Job Number: 24800-8

Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c

REBUTTAL TO ARGUMENT AGAINST MEASURE M

PROTECT OUR CHILDREN'S SAFETY. IMPROVE THEIR EDUCATION.

The argument filed against Chula Vista Elementary School District's Measure M is simplistic, misleading and shortsighted. Maybe that's because the gentleman who took it upon himself to tell us how to manage **OUR** local elementary schools **doesn't even live in Chula Vista!**

The facts:

Ensuring our children's safety is job #1.

There can be no compromise on student safety. We must provide our children with secure campuses and safe classrooms.

Classroom technology is now a critical part of a child's education.

There is a small but vocal minority who seems intent on giving less and less to our schools without caring about the future of our children's education. Having up-to-date technology in our children's classrooms is no longer a luxury. It is a requirement for success.

Measure M is fiscally prudent.

The District's Board of Trustees has developed a financial strategy that replaces long-term debt with a series of smaller short-term bonds in order to save taxpayers millions of dollars in interest.

Strict taxpayer safeguards and citizen oversight will continue without interruption.

Every Measure M project will be thoroughly analyzed by the District's Board of Trustees and professional auditors. An independent committee of local citizens is already in place with the legally mandated responsibility to review the spending of each and every Measure M dollar.

If our students are to excel, they must have access to safe classrooms that meet today's educational standards. Measure M deserves your support.

Vote YES on Measure M!

LAURIE HUMPHREY
Retired Teacher;
President, CVESD Board of Education

CHRISTOPHER CARROLL
Retired Principal

NANCY KERWIN
Retired Educator

KEVIN MARSHALL
Small Business Owner/YMCA Board Member

PABLO VELEZ
CEO/Sr. VP,
Sharp Chula Vista Hospital

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Source p7 of 12

TM Job Number: 24800-8

Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c

**FULL TEXT BALLOT PROPOSITION M
OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT
BOND MEASURE ELECTION MARCH 3, 2020**

The following is the full proposition presented to the voters by the Chula Vista Elementary School District.

To make student safety and campus security improvements throughout the District and renovate, construct, acquire, equip and furnish school facilities/classrooms, including roofs, plumbing, solar panels, heating /air conditioning and electrical systems, shall the Chula Vista Elementary School District measure authorizing \$300 million of bonds at legal interest rates, with projected levies of \$0.03 cents per \$100 assessed valuation raising approximately \$16.7 million for annual repayment while bonds are outstanding, and requiring annual audits and citizens' oversight, be adopted?

PROJECT LIST FOR THE BOND MEASURE

Description of Projects. The Board of Education of the Chula Vista Elementary School District evaluated the facility needs for the District's schools. The Board has determined that facilities needs exist at 46 of its schools and at the District's Education Service and Support Center and its Transportation Yard. The Board has established a list of projects to be financed at these schools and facilities. The District conducted a facilities needs assessment and received input in developing the project list. The Board has prioritized the key health and safety needs so that the most critical facility needs are addressed. The facilities, improvements and equipment to be financed by the bonds to be issued by the District include the renovation, construction, acquisition, equipping and furnishing of the facilities of the District located at the schools and sites listed below :

Anne and William Hedenkamp Elementary School
Arroyo Vista Charter School
Burton C. Tiffany Elementary School
Castle Park Elementary School
Chula Vista Hills Elementary School
Chula Vista Learning Community Charter School
Clear View Elementary School
Corky McMillin Elementary School
Discovery Charter School
District Transportation Center
EastLake Elementary School
Education Service and Support Center
Ella B. Allen Elementary School
Enrique S. Camarena Elementary School
Fred H. Rohr Elementary School
Greg Rogers Elementary School
Halecrest Elementary School
Harborside Elementary School
Helen Goes Cook Elementary School
Heritage Elementary School
Hilltop Elementary School
J. Calvin Lauderbach Elementary School
John J. Montgomery Elementary School

PR-1371-M-8

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San Diego	March 3, 2020	Proof Created: 01/09/2020 19:31
Source Name: PR-1371-M-ENG.pdf	Source p8 of 12	TM Job Number: 24800-8
Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c		

**FULL TEXT BALLOT PROPOSITION M
OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT
BOND MEASURE ELECTION MARCH 3, 2020 (CONTINUED)**

Joseph Casillas Elementary School
Juarez-Lincoln Elementary School
Karl H. Kellogg Elementary School
Liberty Elementary School
Lillian J. Rice Elementary School
Loma Verde Elementary School
Los Altos Elementary School
Mae L. Feaster Charter School
Myrtle S. Finney Elementary School
Olympic View Elementary School
Otay Elementary School
Palomar Elementary School
Parkview Elementary School
Robert L. Mueller Charter School
Rosebank Elementary School
Saburo Muraoka Elementary School
Salt Creek Elementary School
Silver Wing Elementary School
Sunnyside Elementary School
Thurgood Marshall Elementary School
Valle Lindo Elementary School
Valley Vista Elementary School
Veterans Elementary School
Vista Square Elementary School
Wolf Canyon Elementary School

The projects to be financed at each of the school facilities listed above fall into four categories including safety and security, infrastructure, technology and enhanced energy and water efficiency as further described below:

- Safety and security improvements including new fire alarms systems, security camera and door hardware improvements, along with perimeter fencing and access gate improvements.
- Renovation, repair and construction of classrooms and facilities including new flooring, lighting, windows, roofs, plumbing and electrical systems, kitchen facilities and equipment and restrooms.
- Site improvements including resurfacing of existing exterior hard courts, parking area improvements, and concrete walkway repairs and improvements to meet Americans for Disability Act access requirements.
- Energy efficiency improvements including new solar systems and equipment, heating, ventilation and air conditioning installation and replacement, and window replacement to improve classroom environments.

PR-1371-M-9

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Source p9 of 12

TM Job Number: 24800-8

Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c

**FULL TEXT BALLOT PROPOSITION M
OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT
BOND MEASURE ELECTION MARCH 3, 2020 (CONTINUED)**

- Renovation and replacement of modular classroom space for current and future program needs.
- Construction of preschool facilities.
- Acquisition of additional land for Harborside Elementary School.
- Construction of teacher and staff rental housing.
- Added space for program support for RSP; school psychologists, counselors and therapists, including dedicated offices, conference rooms, and other administration support areas.
- Equipment and related technology improvements to increase data streaming and storage capacity.
- Replacement of play apparatus and rubberized play surfaces.
- Replacement of existing and installation of new shade structures.

The projects to be financed at the District's Education Service and Support Center and its Transportation Yard include the following:

- Relocation of Transportation Department to the Maxwell Corporate Yard.
- Expansion of existing cooler/freezer storage along with overall facility improvements to Children Nutrition Services.
- Addition of a new data center and improvements to overall bandwidth throughout District.
- Updates to and refurbishment of the District's Education Service and Support Center to meet staffing space needs for program growth and enhancement.

Whenever specific items are included in the list above, they are presented to provide an example and are not intended to limit the generality of the broader description of authorized projects.

Implementation of Construction Program. Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed only as needed, and the listing of projects does not imply a particular prioritization among such improvements. Projects may be done in phases, based on Board of Education priorities. Listed projects may be completed at any and all District schools, sites and education buildings where such project is determined necessary. Decisions regarding the scope, timing, prioritization or other facets of project implementation will be made solely by the Board of Education by subsequent action. Where terms such as "renovation," and "repair," are used in the foregoing Project List for the Bond Measure, the Board of Education shall determine the best method for accomplishing the project's objective. For any listed project involving renovation or repair of all or a portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation or repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

PR-1371-M-10

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Source p10 of 12

TM Job Number: 24800-8

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**FULL TEXT BALLOT PROPOSITION M
OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT
BOND MEASURE ELECTION MARCH 3, 2020 (CONTINUED)**

Each project financed will include its share of architectural, engineering, and similar planning costs, program management, project or construction management, a contingency for unforeseen circumstances, offsite/utility connection costs, and interim housing. Projects also may include the payment of the costs of preparation of all facility planning, facility assessment reviews, environmental studies, construction documentation, plan check, inspection and permit fees, and the acquisition of improvements on the project list that are financed by the District on an interim basis through temporary loans, leases, lease-leaseback, or lease-purchase arrangements.

The District intends to apply for State matching funds for certain of the projects to be financed. In the absence of such funding, the District may not be able to undertake some of the projects listed above. Approval of this proposition does not guarantee that the proposed projects that are the subject of this proposition will be funded beyond the local revenues generated by this proposition. The District's receipt of matching State funds will be subject to appropriation by the Legislature and approval of a statewide bond measure. In the absence of State matching funds, which the District will pursue to reduce the District's share of the costs of the projects, the District may not be able to complete some of the projects listed above.

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 completed.

FISCAL ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent only to address specific facilities needs of the District in compliance with the requirements of Article XIII A, Section I (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 hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the project list contained in this ballot proposition.

Independent Citizens' Oversight Committee. The Board shall establish an Independent Citizens' Oversight Committee pursuant to Education Code Section 15278 and following to ensure bond proceeds are expended only on the projects listed in this ballot proposition. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Performance Audits. The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects listed in this ballot proposition.

Financial Audits. The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the projects listed in this ballot proposition.

PR-1371-M-11

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Source Name: PR-1371-M-ENG.pdf	Source p11 of 12	TM Job Number: 24800-8
Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c		

**FULL TEXT BALLOT PROPOSITION M
OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT
BOND MEASURE ELECTION MARCH 3, 2020 (CONTINUED)**

Special Bond Proceeds Account: Annual Report to Board. 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 will be deposited which will be a Building Fund to be held by the San Diego County Treasurer, as required by the California Education Code. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board annually stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine and may be incorporated in the annual budget, audit, or another appropriate routine report to the Board.

ADDITIONAL SPECIFICATIONS

Terms of the Bonds. The bonds may be issued and sold in several series in accordance with the financing plan determined by the Board of Education. Bonds may be issued pursuant to the Education Code or the Government Code in the discretion of the Board of Education at interest rates not exceeding the legal limits.

Limit on Use of Bond Proceeds. Proceeds from the sale of bonds authorized by this proposition may be used only for the construction, reconstruction, rehabilitation or replacement of school facilities including the furnishing and equipping of school facilities or acquisition or lease of real property for school facilities and not for any other purpose, including teacher and administrator salaries not related to oversight of the projects to be constructed with the bonds and other school operating expenses. 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 projects being financed.

PR-1371-M-12

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Source ID: uuid:b4cf9413-dffc-41fb-ae60-8afe7aa0f090, uuid:8a723f9a-efbc-413a-a134-91cc486b559c		