

***Santa Ynez Valley Union High School District
Measure K Citizen's Oversight Committee
(COC)
June 20, 2017
Special Meeting
Agenda***

The Special meeting of the Santa Ynez Valley Union High School District Measure K Citizen's Oversight Committee will be held in the Distance Learning Room, Santa Ynez Valley Union High School, 2975 East Highway 246, Santa Ynez, California on June 20, 2017 at 3:00 pm. The public may address the COC on each agenda item as it is discussed. The COC will recognize members of the public who indicate that they wish to speak after each person has completed a speaker card. Persons wishing to address the COC shall be allowed three minutes for each presentation. The COC is prohibited from taking action on any item that is not part of the printed and published agenda.

Special Session - 3:00 pm

A. Discussion/Information

1. Welcome and Thank You
 - i. Community service
 - ii. Integrity of Process and Accountability
2. Points of Interest
 - i. Credit rating increase: presentation to S&P
 - ii. Bonds available to community to purchase
3. The Opportunity
 - i. Measure K
 - ii. Prop 51
 - iii. SYVCAF
 - iv. District contribution
 - v. Developer Fees
4. Requirements, Roles, Responsibilities
 - i. Prop 39 Election (55% / 60 Days)
 - ii. COC Composition Requirements
 - iii. California Education Code 15278(b)
5. Project List
6. Construction Update
7. Expenditure Update
8. Expenditure Monitoring Tool - Key Analytics
9. Ten-Year Planning
10. Set Fall meeting date (October)
 - i. Time
 - ii. Location
 - iii. Agenda
 - a. Training on use of monitoring software
 - b. Review of expenditures to date
 - c. Annual reporting to public

- d. Election of officers
- e. Other needed resources?

B. Adjournment

SYVUHSD Bond Measure Project List 2016

ROOFING	
Location	
A-Bldg. Tile	
B-Bldg. Tile	
B-Bldg. Built-Up	
C-Bldg.	
E-Bldg.	
L-Bldg.	
Old GYM Tile	
Old GYM Built-Up	
MP-Tile	
MP-Built-Up	
Potables: P-2, 3, 4, 6, 7, 11-B, 12	
Breeze Way - C Bldg. to Library	
Breeze Way - A- Bldg. to C- Bldg.	
Breeze Way - C Bldg. to L Bldg.	
Breeze Way between Library & S-Bldg.	
Library	
Theater Tile	
Theater Built-Up	
New Gym Tile	
New Gym Built-Up	
Maintenance Bldg.	
A-Bldg. Corbels	
MP-Bldg. Corbels	
Old GYM Corbels	
Various Bldg. Rafters	
New Gym Beams	

HVAC / ENERGY MANAGEMENT SYSTEM (EMS)

Location	
Individual HVAC controls: A, B, C, E, L, MP, S, IA, P, Theater	
Music, Library. LB-1 & 2	
Replace Ceiling and Floor Mounted Unit Ventilators	
Locations: A, B, C, E, L, LB, MP, P & Music	
Replace Air Handlers	
Locations: Library, Music	
Install 10 Ton Units in Ag. & Auto Shop	

Thermostats
Locations: all rooms on campus
Notes:
1. Replace existing proprietary control system w/ direct digital controls (DDC) to automate system.

ELECTRICAL AND LIGHTING

Location
Main service disconnect (power bldg.)
Building disconnect (panel boards)
Locations: B, C, E, L, IA, MP, Music, Library
Replace Parking Lot Lights
Locations: Main Pklt., Sophomore Pklt., Teachers Pklt, Dirt Pklt., RHS
Theater Electrical Panels

PAVING

Location
Parking Lot #1 Main
Parking Lot # 2 Swimming Pool
Parking Lot #3 Round About
Parking Lot # 4 Science
Parking Lot # 5 Teachers
Fire Lane # 6 (west lot: entrance to maint. bldg.)
Parking Lot # 7 Sophomore (adjacent to RHS)
Parking Lot # 8 Dirt Area
Ag. Lane (Auto Shop to Stadium and farm gate)
Concrete Sidewalks
C-1 to C-4
Student Courtyard (C/MP/Pit)
Path of Travel (four handicap access points from lot to sidewalk)
Old Gym
Note:
1. Includes curbing as needed

SEWER/FRESH WATER LINES

Location

Fresh Water Lines and Both Ag. Lines
Sewer Lines:
MH-1 to East Side of Library
MH-1 to MH-2
MH-2 to MH-3
MH = Man Hole

RESTROOMS

Location
A - Bldg. Boys & Girls - paneling and fixtures
E - Bldg. Boys & Girls- paneling and fixtures
S - Bldg. Boys & Girls- paneling and fixtures
IA - Bldg. Boys & Girls- paneling and fixtures
Ag. & Auto Boys & Girls - gut
New Gym Boys & Girls - gut
Old Gym Boys & Girls - gut
Theater Boys & Girls - paneling, fixtures, lighting
Boys & Girls Locker Rm.

FIRE/LIFE/SAFETY

Location
Rouland Fireplex
Rouland Communication Sys.
Automated Detection Sys. (system sensors)
Install in Bldgs. A, B, C, E, L, IA, S, Ag & Auto,P-Bldg.
Old & New GYM, Music, Theater
MP, Maintenance Shop, Refugio
Weight Rm., Library
Notes:
1. All new system wiring
2. Heat and smoke sensors
3. Alarm type: horn and voice

SOFT COSTS

Location
Architectural/Engineering (AIA tier fee of 12%...industry standard)
Plan Check (DSA for structuralm F/L/S and POT)
Fees to CDE, testing, topo, surveying, hazmat, etc.
Testing and inspections during construction; project inspector (for district)
Advertising (region-wide)
Contingencies

OTHER	
Location	
Theater:	
Demo Wall Base & Carpet	
Remove Chairs, Clean Upholstery & Re-install Chairs	
Pre Floor	
New Carpet and Wall Base	
Demo and Prep Stage Floor	
Install New Floor	
Touch Up, Signage, Trash Disposal	
Stage Lighting	
Theater Lighting	
Old GYM:	
Demo wood floor	
Repair/Replace Damaged Floor Joist	
Install New Flooring and Base	
Re-stripe lines, signage and trash disposal	
Total	

WINDOWS

Location
A - Bldg. - west side
B - Bldg.
C - Bldg.
E - Bldg.
L - Bldg.
MP - Bldg.
Library
Music
Weight Rm.
Business Bldg.
IA - Bldg.
Pirate Cove

SANTA YNEZ VALLEY UNION HIGH SCHOOL DISTRICT

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF EDUCATION OF THE SANTA YNEZ VALLEY UNION HIGH SCHOOL DISTRICT ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Board of Education (the "Board") of the Santa Ynez Valley Union High School District (the "District"), within Santa Barbara 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, the Board deems it necessary and advisable to submit such a bond proposition to the electors to be approved by 55% of the votes cast;

WHEREAS, the Board, in a commitment to reduce the interest costs associated with the general obligation bonds and to not pass this debt obligation onto future generations, will limit the term of bond issuances to fifteen years or less;

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 8, 2016, a statewide general election is scheduled to occur throughout the District;

WHEREAS, pursuant to section 15268 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 Proposition 39 limits 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

WHEREAS, the Board now desires to authorize the filing of a ballot argument in favor of the proposition to be submitted to the voters at the election;

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Education of the Santa Ynez Valley Union High 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 8, 2016, 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 \$14,700,000 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 wisely to address specific facilities needs of the District, all 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 of Education has conducted a facilities assessment 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 of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board of Education 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 of Education.

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

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

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board no later than January 1 of each year, commencing January 1, 2017, 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 into the annual budget, audit, or other appropriate routine report to the Board.

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. Such projects 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. Therefore the Board of Education 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 enumerated 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.

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

Section 2. Ballot 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 reconstruct critical infrastructure beyond its useful life including replacing corroded underground pipes, outdated roofs, and heating and air conditioning systems; upgrading fire alarm and emergency communication systems; and renovating aging restrooms and school facilities; shall Santa Ynez Valley Union High School District be authorized to issue \$14,700,000 of bonds, with local citizen oversight and audits, rates below legal limits, no money for administrator salaries, and all funds spent on District projects and not taken by the State and spent elsewhere?"

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 Santa Barbara County Registrar of Voters at (805) 568-2200 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. Matching Funds. The District has determined that the projects to be funded from the proposed bonds will not require State matching funds for any phase thereof, and that Section 15122.5 of the Education Code does not apply to the bond proposition, and accordingly, the Registrar of Voters is directed not to include the disclosure otherwise required by section 15122.5 of the Education Code.

Section 6. 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 7. Consolidation Requirement; Canvass.

(a) Pursuant to section 15266(a) of the California Education Code, the election shall be consolidated with the statewide general election on November 8, 2016.

(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 8. Delivery of Order of Election to County Officers. The Secretary of the Board of Education of the District is hereby directed to deliver, no later than June 29, 2016 (which date is more than 88 days prior to the date set for the election), 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 9. 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 10. Further Authorization. The members of this Board, the Superintendent, and all other officers of the District are hereby authorized, 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 11. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 21st day of June, 2016, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

President of the Board of Education of the
Santa Ynez Valley Union High School District

Attest:

Secretary of the Board of Education of the
Santa Ynez Valley Union High School District

SECRETARY'S CERTIFICATE

I, , Secretary of the Board of Education of the Santa Ynez Valley Union High School District, of Santa Barbara 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 Education of the District duly and regularly held at the regular meeting place thereof on June 21, 2016, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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 Education 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 ____ day of _____, 2016.

Secretary of the Board of Education
Santa Ynez Valley Union High School District

EXHIBIT A

SANTA YNEZ VALLEY UNION HIGH SCHOOL DISTRICT

BOND PROJECT LIST

RENOVATION, MODERNIZATION, REPAIR OF SANTA YNEZ VALLEY UNION HIGH SCHOOL

The facilities and improvements to be financed by the bonds issued for the District include the modernization, replacement, renovation, repair and other improvements to facilities at the site of Santa Ynez Valley Union High School.

Such projects shall include but shall not be limited to:

- Repair/replace old and deteriorating plumbing including sewer and fresh water systems
- Upgrade outdated heating, ventilation, and air-conditioning systems to improve learning environments and lower costs through energy efficiency improvements
- Make handicap accessibility (ADA) upgrades and improvements to the school site, including restrooms and classrooms
- Renovate and repair aging restrooms
- Improve student safety by upgrading fire alarm, security, and emergency communications systems
- Upgrade electrical system and lighting
- Repair/replace deteriorating roofs
- Replace windows and flooring
- Improve safety and traffic flow of student drop-off and pick up locations, including improving parking lots
- Repair dry rot and termite damage
- Address unforeseen conditions revealed by renovation (e.g., asbestos removal, plumbing, gas line or electrical repairs, seismic or structural issues)

Each of the bond projects described in this Bond Project List include all costs incidental but directly related to the specific projects described above. Such costs include, but are not limited to, rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction, interim classrooms and facilities for students, administrators, and school functions but only to the extent such facilities are deemed necessary by the Board as a result of unforeseen conditions, addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act, access requirements of the Americans with Disabilities Act, costs of the election, bond issuance costs and project administration during the duration of such projects, including administration by District personnel.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with local

funds generated by the bond measure and does not guarantee that the projects will be completed in any particular order.

The order in which school facilities projects are listed above does not suggest an order of priority. Project priorities will be determined by the District Board. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or complete.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

EXHIBIT B

TAX RATE STATEMENT

An election will be held in the Santa Ynez Valley Union High School District (the "District") on November 8, 2016, to authorize the sale of up to \$14,700,000 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, the District expects to sell the bonds in one 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 of the tax rate that would be required to be levied to fund the bonds during the first fiscal year after the first sale of the bonds based on estimated assessed valuations available at the time of filing of this statement, is \$.01525 per \$100 (\$15.25 per \$100,000) of assessed valuation in fiscal year 2017-18.

(2) The best estimate of the tax rate that would be required to be levied to fund the bonds during the first fiscal year after the last sale of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01525 per \$100 (\$15.25 per \$100,000) of assessed valuation in fiscal year 2019-20.

(3) The best estimate of the highest tax rate that would be required to be levied to fund the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01525 per \$100 (\$15.25 per \$100,000) of assessed valuation.

(4) The best estimate of the average tax rate which would be required to be levied to fund the bonds during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01519 per \$100 (\$15.19 per \$100,000) of assessed valuation.

(5) The best estimate 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 18,753,000.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated: June 21, 2016.

Superintendent
Santa Ynez Valley Union High School District