

THE DAILY RECORDER

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Ad Description
MEASURE P

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08/12/2022

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NOTICE OF ELECTION

NOTICE OF BALLOT MEASURES TO BE DECIDED UPON. NOTICE OF TIME WITHIN WHICH ARGUMENTS AND REBUTTAL ARGUMENTS FOR OR AGAINST MEASURES MAY BE FILED WITH THE REGISTRAR OF VOTERS. NOTICE OF CENTRAL COUNTING LOCATION.

NOTICE IS HEREBY GIVEN BY COURTNEY BAILEY-KANELOS REGISTRAR OF VOTERS FOR SACRAMENTO COUNTY IN ACCORDANCE WITH THE PROVISIONS OF THE ELECTIONS LAWS OF THE STATE OF CALIFORNIA THAT ON TUESDAY, NOVEMBER 8, 2022, THERE WILL BE A GENERAL ELECTION. NOTICE IS FURTHER GIVEN THAT AT THE GENERAL ELECTION THE FOLLOWING MEASURE SHALL BE PUT TO A VOTE FOR THE QUALIFIED VOTERS IN THE ELVERTA JOINT ELEMENTARY SCHOOL DISTRICT. MEASURE P:

"To improve the quality of educational facilities; upgrade inadequate electrical systems; replace leaky roofs; modernize outdated classrooms, restrooms and school facilities; and make health, safety and handicapped accessibility improvements, shall Elverta Joint Elementary School District's measure be adopted authorizing \$4,000,000 of bonds at legal rates, generating on average \$239,000 annually while bonds are outstanding at a rate of 3 cents per \$100 assessed value with annual audits, independent citizens' oversight, NO money for salaries and all money staying local?"

FULL TEXT OF BOND MEASURE BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$4.0 million in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List included below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

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

Evaluation of Needs. The Board of Trustees of the District has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The Board of Trustees hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List described below.

Independent Citizens' Oversight Committee. Following approval of this measure, the Board of Trustees will establish an independent citizens' oversight committee, under Education Code Sections 15278 and following, to

ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board of Trustees.

Performance Audits. The Board of Trustees will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The Board of Trustees will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Sacramento County Treasurer, as required by the Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than December 31 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

No Teacher or Administrator Salaries

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), specifically the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

State Matching Funds

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond



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financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the Elverta Joint Elementary School District, including the furnishing and equipping of such school facilities, at all current and future sites and properties.

School Facility Project List. The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure. The following types of projects are authorized:

- Upgrade inadequate electrical systems
- Repair or replace outdated heating, ventilation and air conditioning systems with building code compliant, energy efficient systems
- Repair or replace leaky roofs
- Make health, safety and handicapped accessibility improvements
- Modernize and renovate outdated classrooms, restrooms and school facilities
- Repair or replace deteriorating plumbing and sewer systems
- Improve student access to computers and modern technology
- Replace existing wiring systems to meet current electrical and accessibility codes and increased capacity
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.
- Repair and improve outdated school playgrounds and playfields
- Make security improvements throughout the District, such as installing security fencing, cameras, lighting, and fire alarm and security systems
- Repair and upgrade roofs, walls, and floors
- Make facility improvements to increase the District's energy efficiency, including replacing outdated lighting and windows
- Upgrade school site parking, utilities and grounds
- Upgrade, expand, repair and/or equip labs, multipurpose rooms, food service facilities, auditoriums, libraries, locker rooms, and other school facilities, including the cafeterias and gymnasiums.

- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
 - Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground equipment replacement
 - Abate and remove hazardous materials identified prior to or during construction
 - Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards and improve outside instructional areas
- Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above.

Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, bond project construction management, administration and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; 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; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

The District may alter the scope and nature of any of the specific projects that are described above as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project may result in higher costs than new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reasons or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The District plans to pursue funds from other sources to advance the identified projects to the extent possible. If matching funds from the State or any other source become available, they will be used for and applied to the Bond Project List.

The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that all such projects will be undertaken. Project priorities will be determined by the Board of Trustees. The ability of the District to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

TAX RATE STATEMENT

An election will be held in the Elverta Joint Elementary School District (the "District") on November 8, 2022 to authorize the sale of up to \$4.0 million in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

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

1. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is 2.9¢ per \$100 (\$29 per \$100,000) of assessed valuation. It is currently expected that the tax will be collected until fiscal year 2053-54.
2. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 3¢ per \$100 (\$30 per \$100,000) of assessed valuation. This rate is projected to apply until fiscal year 2051-52.
3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$7,600,000.

These estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the County's official tax rolls. 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. 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 durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par 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 District based on the need for project funds and other considerations. Actual 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.

s/Michael Wells
Superintendent
Elverta Joint Elementary School District
Tuesday, August 16, 2022 at 5:00 p.m. is hereby fixed as the final date and time for the filing of arguments. Arguments for or against the measures listed are not to exceed 300 words in length. The 10-calendar day required public viewing period will be from Wednesday, August 17, through Friday, August 26, 2022.

Thursday, August 18, 2022 at 5:00 p.m. is hereby fixed as the final date and time for the filing of rebuttal arguments. Rebuttal arguments are not to exceed 250 words in length. The 10-calendar day required public viewing period will be from Friday, August 19, through Sunday, August 28, 2022.

NOTICE IS FURTHER GIVEN that California Elections Code Section 9600 governs the form of said arguments and/or rebuttals. Arguments and/or rebuttals submitted to the Sacramento County Elections Office must follow E.C. 9600. Authors of said arguments/rebuttals may call the Elections Office at (916) 875-6276 for more information on submitting an argument for or against a measure. To be eligible for printing and distribution as provided by law, such arguments and rebuttals must be received and filed at Voter Registration and Elections, 7000 65th Street, Suite A, Sacramento, CA 95823, no later than said date and time. All arguments and rebuttals must be submitted in block format. Limited use of bolding, underlining, capitalizing, italics or bullets (small solid circle only) is permitted. Arguments and rebuttals that are not in compliance will be reformatted and set in uniform type.

NOTICE IS FURTHER GIVEN that Vote by Mail processing may begin on the 29th day before the election, which is Monday, October 10, 2022. All ballots cast in the November 8, 2022 General Election shall be tallied at the central counting place, the Voter Registration and Elections Office at 7000 65th Street, Suite A, Sacramento, California. Initial results will be available at 8:00 p.m. on election night and continue until the count is completed. Persons interested in viewing these procedures should contact Karen Startup of Voter Registration and Elections at (916) 875-6276 for further information. (EC §§ 12109, 15101, 15104)
Karen Startup
Campaign Services Manager
Sacramento County Elections
8/12/22

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