

OXNARD SCHOOL DISTRICT

1051 South "A" Street • Oxnard, California 93030 • 805/385-1501



BOARD OF TRUSTEES

Ms. Monica Madrigal Lopez, President
Mrs. Debra M. Cordes, Member
Mr. Denis O'Leary, Member
Mrs. Veronica Robles-Solis, Member

ADMINISTRATION

Karling Aguilera-Fort, Ed.D.
District Superintendent
Ms. Betsy George
Assistant Superintendent,
Business & Fiscal Services
Dr. Jesus Vaca
Assistant Superintendent,
Human Resources & Support Services
Dr. Anabolena DeGenna
Assistant Superintendent,
Educational Services

AGENDA
SPECIAL BOARD MEETING
Wednesday, May 27, 2020
4:00 p.m.

**REGULAR (VIRTUAL) MEETING - ONLINE ONLY DUE TO COVID-19 SHELTER
IN PLACE ORDER- VIA ZOOM**

To watch and provide public comment, join from a PC, Mac, iPad, iPhone, or Android device:
Please click this URL to join. <https://zoom.oxnardsd.org>

Or join by phone:
Dial (for higher quality, dial a number based on your current location)
US: +1 669 900 6833
Webinar ID: 930 7307 2826

***NOTE:** In accordance with requirements of the Americans with Disabilities Act and related federal regulations, individuals who require special accommodation, including but not limited to an American Sign Language interpreter, accessible seating or documentation in accessible formats, should contact the Superintendent's office at least two days before the meeting date.

Note: No new items will be considered after 10:00 p.m. in accordance with Board Bylaws, BB 9323 – Meeting Conduct

Watch the meeting live: osdtv.oxnardsd.org

Broadcasted by Charter Spectrum, Channel 20 &
Frontier Communications, Channel 37

Section A: PRELIMINARY

A.1. Call to Order and Roll Call (4:00 p.m.)

The President of the Board will call the meeting to order. A roll call of the Board will be conducted.

Time: _____

ROLL CALL VOTE:

Robles-Solis ____, Cordes ____, O'Leary ____, Madrigal Lopez ____

A.2. Pledge of Allegiance to the Flag

Dr. Karling Aguilera-Fort will lead the audience in the Pledge of allegiance.

A.3. Adoption of Agenda (Superintendent)

Moved:

Seconded:

Vote:

ROLL CALL VOTE:

Robles-Solis ____, Cordes ____, O'Leary ____, Madrigal-Lopez ____

A.4. Public Comment (3 minutes per speaker) / Comentarios del Público (3 minutos para cada ponente)

Instructions on How to Comment on ZOOM Via Web or Phone are Available at:

<https://support.zoom.us/hc/en-us/articles/201362663> -Joining-a-meeting-by-phone.

<https://support.zoom.us/hc/en-us/articles/205566129> -Raise-Hand-In-Webinar.

Members of the public may address the Board on any matter within the Board’s jurisdiction at this time or at the time that a specific agenda item is being considered. Comments should be limited to three (3) minutes. Please know this meeting is being video-recorded and televised. The Board particularly invites comments from parents of students in the District.

Las instrucciones para comentar en ZOOM vía video conferencia o por teléfono están disponibles en:

<https://support.zoom.us/hc/en-us/articles/201362663> -Joining-a-meeting-by-phone.

<https://support.zoom.us/hc/en-us/articles/205566129> -Raise-Hand-In-Webinar.

Los miembros del público podrán dirigirse a la Mesa Directiva sobre cualquier asunto que corresponda a la jurisdicción de la Mesa Directiva en este periodo o cuando este punto figure en el orden del día y sea analizado. Los comentarios deben limitarse a tres (3) minutos. Tenga presente que esta reunión está siendo grabada y televisada. La Mesa Directiva invita en particular a los padres y alumnos del distrito a que presenten sus comentarios.

Note: No new items will be considered after 10:00 p.m. in accordance with Board Bylaws, BB 9323 – Meeting Conduct

A.5. Board Workshop Presentation - Enhanced Master Construct Program (Aguilera-Fort/CFW)

The Board will be presented with the third in a series of Board study session workshops to review data, analysis, and options for the Enhanced Master Construct Program prior to presenting a draft of the program to the Board. Key topics for review under this third Board workshop include potential funding sources including a new general obligation bond program and a proposed sequencing of projects.

Section D: ACTION ITEMS

D.1. Interview Provisional Appointment Candidate for Trustee Area Two (2) Vacancy, Consider Approval of Provisional Appointment, and Administer Oath of Office to the Provisional Appointment (Aguilera-Fort)

The Board of Trustees will interview candidates for provisional appointment to fill the current vacancy in Trustee Area Two (2). The selected candidate will hold office until the next regularly scheduled Statewide General Election for governing board members, which will take place on November 3, 2020.

Section G: CONCLUSION

G.1. Adjournment

Moved:

Seconded:

Vote:

Time Adjourned: _____

ROLL CALL:

Robles-Solis ____, Cordes ____, O'Leary ____, Madrigal Lopez _____

Karling Aguilera-Fort, Ed.D.

District Superintendent and Secretary to the Board of Trustees

This notice is posted in conformance with the provisions of Chapter 9 of the Government Code, in the front of the Educational Service Center, 1051 South A Street, Oxnard, California by 4:00 p.m. on Tuesday, May 26, 2020.

Note: No new items will be considered after 10:00 p.m. in accordance with Board Bylaws, BB 9323 – Meeting Conduct



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Oxnard School District Encourages Remote, Online Public Participation For Oxnard School District's Board Meetings

During the COVID-19 pandemic, the Oxnard School District is committed to public input and participation in school district governance in a manner that is consistent with shelter in place guidance provided by public health officials. The District highly encourages remote, online participation in order to promote the safety and health of our community.

The Oxnard School District has taken the following steps to utilize technology to facilitate public participation during our upcoming board meetings in order to comply with public health guidance during the COVID-19 pandemic:

1. **Watch the meeting live.** The Oxnard School District Board meeting will be live streamed on the District's website at www.osdtv.oxnardsd.org and will also be shown on the following cable TV channels: Charter Spectrum Cable- Channel 20 and Frontier communication – Channel 37
2. **Public comment in advance.** We encourage members of the public to submit public comment in advance of the meeting. Public comment may be emailed to OSD_BoardMeetings@oxnardsd.org. In addition, please feel free to bring your written comment to the District Office between 9:00 and 12:00 p.m., you can also drop off your written comment at the District Office mail box located outside the front office, until 4:00 p.m. before the meeting. Please identify if the public comment is for a non-agenda or agendized item. If your public comment is for an agendized item, please identify clearly the agenda item number and title in your email. Any written testimony for public comment submitted via email before 11:00 am the day of the meeting will be provided to the Board members electronically or in written format. All public comments receive before the meeting will become part of the meeting archive.
3. **Public comment during the meeting.** Members of the public can join the Zoom Meeting from a computer via Zoom at [ZOOM.OXNARDSD.ORG](https://zoom.us/j/11118), mobile device, tablet or by phone. The Zoom meeting information will be provided in every board meeting agenda. You can find the meeting information on the following webpage page <https://www.oxnardsd.org/Page/11118> as long as needed during the COVID-19 pandemic.

In order to facilitate effective remote participation for all, please remember a few courtesies of conference calls if you opt to use Zoom for the purpose of providing public comment:

- Please do not put the call on hold.
- Please do not have the television/website transmission of the meeting playing while you are speaking as you provide public comment. You must minimize background noise.

We ask that you please be patient as we adjust to these changes and implement these new modalities for connection and public engagement. We are committed to making our meetings as accessible as practicable during unprecedented times, but if you need additional accommodations or support for remote participation in advance of the meeting, please go to Monica Noriega at mnoriega@oxnardsd.org or and Arjelia Tellez at atellez@oxnardsd.org or call 805-385-1501.



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El Distrito Escolar de Oxnard recomienda la participación pública a distancia en línea, para las Reuniones de la Junta Directiva de Educación

Durante la pandemia COVID-19, el Distrito Escolar de Oxnard tiene el compromiso de acoger el aporte y la participación del público en el gobierno del distrito escolar, de una manera consistente con la recomendación de las autoridades de salud pública de refugiarse en el lugar (permanecer en casa). El Distrito recomienda la participación a distancia en línea, con el fin de fomentar la seguridad y salud de nuestra comunidad.

Con el fin de cumplir con las indicaciones de las autoridades de salud pública durante la pandemia COVID-19, el Distrito Escolar de Oxnard ha adoptado medidas para facilitar la participación pública en nuestra próxima reunión de la Junta Directiva de Educación, a través de los siguientes medios tecnológicos:

1. **Vea la reunión en vivo.** La reunión de la Junta Directiva de Educación del Distrito Escolar de Oxnard será transmitida en el sitio web del Distrito en www.osdtv.oxnardsd.org y también será transmitida por los canales de televisión por cable: Charter Spectrum Cable - Canal 20 y Frontier Communication - Canal 37
2. **Comentarios del público por adelantado.** Recomendamos a los miembros de público enviar sus comentarios con anticipación, antes de la reunión. Los comentarios del público pueden ser enviados por correo electrónico a OSD_BoardMeetings@oxnardsd.org. Además, puede traer sus comentarios por escrito a la oficina del distrito escolar entre las 9:00 AM y 12:00 PM. También, pueden depositar los comentarios por escrito en buzón localizado afuera de la oficina del distrito escolar hasta las cuatro de la tarde el día 1ro de abril. Por favor indique si el comentario público es sobre un tema que está en la agenda o que no está en la agenda. Si su comentario público es sobre un tema que está incluido en la agenda, por favor indique con claridad en su correo electrónico, el número y el título del tema. Toda declaración por escrito sobre comentarios públicos recibida vía correo electrónico antes de las 11:00 de la mañana del día en que tendrá lugar la reunión será entregada a la Junta Directiva por vía electrónica o por escrito. Todos los comentarios del público recibidos antes de la reunión formarán parte de los archivos de la reunión.
3. **Comentarios del público durante la reunión.** Los miembros del público también pueden participar en la reunión para proporcionar sus comentarios vía Zoom visitando la siguiente página: ZOOM.OXNARDSD.ORG. Usted puede unirse a la reunión a través de Zoom desde una computadora, dispositivo electrónico, tableta o teléfono. Durante la pandemia COVID-19, se proporcionará la información de Zoom en la agenda de cada reunión de la Junta Directiva. También, puede encontrar información de la junta visitando la siguiente página electrónica <https://www.oxnardsd.org/Page/11118> mientras sea necesario.

Con el fin de facilitar una participación a distancia efectiva para todos, por favor recuerde algunas de las reglas de cortesía de las conferencias telefónicas, si decide utilizar Zoom con el propósito de proporcionar su comentario público:

- Por favor no ponga la llamada en espera
- Por favor no mantenga encendida la transmisión de la reunión en la televisión/el sitio web mientras expresa su comentario público. Debe minimizar el ruido de fondo.

Les rogamos que tengan paciencia conforme nos ajustamos a estos cambios e implementamos estas nuevas formas de conexión y participación pública. Tenemos el compromiso de hacer que estas reuniones sean accesibles en la medida de lo posible, durante esta época sin precedentes. Sin embargo si usted necesita adaptaciones o apoyo adicionales para la participación a distancia, antes de la reunión, por favor contacte a Monica Noriega en mnoriega@oxnardsd.org o a Argelia Tellez en atellez@oxnardsd.org o llame al 805-385-1501.

OSD BOARD AGENDA ITEM

Name of Contributor: Karling Aguilera-Fort

Date of Meeting: May 27, 2020

Agenda Section: Section A: Study Session

**Board Workshop Presentation - Enhanced Master Construct Program
(Aguilera-Fort/CFW)**

The Board will be presented with the third in a series of Board study session workshops to review data, analysis, and options for the Enhanced Master Construct Program prior to presenting a draft of the program to the Board. Key topics for review under this third Board workshop include potential funding sources including a new general obligation bond program and a proposed sequencing of projects.

FISCAL IMPACT:

None

RECOMMENDATION:

None - information only.

ADDITIONAL MATERIALS:

Attached: [Presentation - Enhanced Master Construct Program \(20 pages\)](#)



Oxnard School District



2020 ENHANCED MASTER CONSTRUCT PROGRAM

BOARD STUDY SESSION 3: FACILITIES AND FINANCING

MAY 2020

6425 CHRISTIE AVENUE SUITE 270
EMERYVILLE, CA 94608
(510) 596-8170

815 COLORADO BLVD SUITE 201
LOS ANGELES, CA 90041
(323) 202-2550

1901 S. VICTORIA AVENUE SUITE 106
OXNARD, CA 93035
(805) 201-1989

180 PROMANADE CIRCLE SUITE 300
SACRAMENTO, CA 95834
(916) 634-7784



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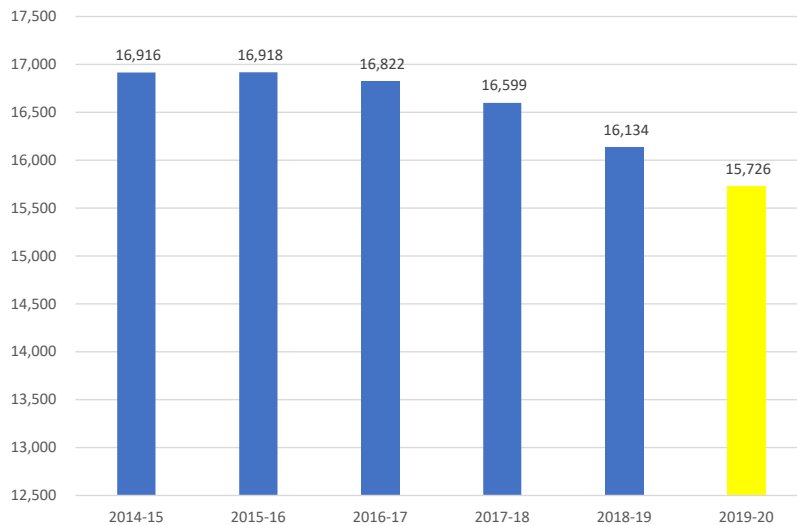
Overview of Workshop 3

- Tonight's presentation serves as the final in a series of three Board workshops to present components of a proposed facilities and financing plan for an Enhanced Master Construct program
- Prior workshops reviewed existing conditions, suggested improvements for equivalent 21st Century Learning and administrative/support environments, provided potential scheduling and phasing of proposed improvements, and estimated costs and remaining schools for improvement, including specific improvements to:
 - Ritchen, Ramona, McAuliffe and Brekke K-5 schools
 - Driffill, Chavez, Kamala and Curren schools
 - the K-5 component of the completed Marshall K-8 school
 - Frank and Fremont middle schools
- This workshop provides an analysis of anticipated funding sources to match estimated budget and proposed improvement schedules discussed at workshops 1 and 2
- A summary of major outcomes from previous workshops is presented as information to utilize in evaluating proposed funding solutions
- Major sources of funding include State aid and available local funding, including proceeds from a potential ad valorem general obligation bond program
- The analysis includes a review of the District's tax base, and an estimate of the amount of bonding authorization and annual tax rate required to be levied

Background

- Since its inception in 2013, the Master Construct Program has supported Measure “R” and “D” improvements to:
 - ✓ reconfigure the educational program
 - ✓ adopt and implement specifications for all schools,
 - ✓ design 8 new schools, construct 6 replacement schools and plan for the modernization of 2 existing schools
 - ✓ remove aging portables and acquire 2 new school sites
 - ✓ construct transitional kindergarten (TK), kindergarten (K), and special education facilities at various existing sites
- Last fall, the District requested an update of the Master Construct Program, including an analysis of existing conditions, options to enhance the scope of the Master Construct Program and equity at remaining school sites, and present options for Board consideration
- Workshop 1 was held in October 2019 and included a background review of the District’s education program and anticipated facility requirements, enrollment trends, classroom capacity, current support facilities and site conditions, status of Master Construct projects, and a review of existing funding sources
- Workshop 2 was held in December 2019 and focused on school site capacity and site configuration, considerations for improvements, program requirements, and options for new construction and facilities replacement/renovation or reconfiguration
- Cost estimates were also provided, and preliminary phasing and scheduling options presented
- Workshop 3 was moved from its original presentation date to accommodate budget and COVID 19 considerations

Enrollment



- Overall, student enrollment has continued to decline, unfortunately that has not decreased the need for improved school facilities
- The District still has 107 portable classrooms in use (the equivalent of 4 schools of classrooms); the vast majority are old and in need of replacement
- Support facilities at the remaining K-8 schools do not meet enrollment requirements or specifications, are inadequate, and in severe need of replacement, upgrade or modernization
- Fremont is over 59 years old and Haydock is years over 66 years old; both have outlived their economic life and need replacement
- Chavez houses over 847 students on a 6.72 acre parcel and needs to be reconfigured into a more appropriate sized K-5 with adequate support facilities
- Some of our newest schools, Driffill and Soria, are operating beyond their designed student capacity
- New schools must be built on acquired school sites to accommodate existing students, grade span adjustment and the reconfiguration of existing schools to State/local standards

Selected Schools for Assessment and Consideration

The following school sites were selected by the Board for consideration and were found to be in need of improvement pursuant to the District's adopted specifications and its goal to provide all students with equivalent facilities:

- Four remaining K-5 schools, Ritchen, Ramona, McAuliffe and Brekke are in need of 21st Century classroom learning improvements, with upgrades or reconstruction of support facilities to equivalent specifications and facility improvements provided at all newly constructed replacement schools
- The remaining K-8 schools, Driffill, Chavez, Kamala and Curren are in need of similar 21st Century classroom improvements, upgrade or reconstruction of support facilities and provision of additional improvements pursuant to these goals
- The K-5 component of the Marshall K-8 school is in need of 21st Century classroom learning improvements
- At the middle school level, Frank is in need of modernization and 21st Century classroom learning improvements
- Fremont and Haydock are old and in need of replacement
- Specific reconfiguration options for Haydock have been previously presented and await resolution from the Board

Selected School Sites

K - 5

McAuliffe
Ritchen
Brekke
Ramona

K - 8

Driffill
Chavez
Kamala
Curren
Marshall

6 - 8

Fremont
Frank

Estimated Costs

- Based on the educational specifications adopted by the Board and proposed improvements, cost estimates were undertaken and a proposed improvement cost for each site presented to the Board
- A total of \$162.0 million in projects is estimated across all selected school sites
- Because of their size, age and need for improvements, the K-8 and 6-8 schools are in greatest need
- The K-8 schools have, in most cases, newer classrooms, but substantially older support facilities in need of replacement or major repair
- Frank is the newest of the middle schools and is in need of modernization
- Fremont is reaching the end of its economic life and is in need of replacement
- A 20 percent Program Reserve is recommended to accommodate projected increase in costs and/or changes in scope over time
- The proposed sequencing and phasing of school site improvements is presented in the following slides

School	Estimated Cost
K - 5	
McAuliffe	\$6,338,883
Ritchen	\$5,434,602
Brekke	\$6,611,689
Ramona	\$6,090,857
Subtotal	\$24,476,030
K - 8	
Driffill	\$16,119,295
Chavez	\$8,862,684
Kamala	\$14,037,315
Curren	\$14,994,495
Marshall	\$4,623,478
Subtotal	\$58,637,268
6-8	
Fremont	\$63,912,757
Frank	\$14,939,127
Subtotal	\$78,851,884
Total Projects	\$161,965,182
Program Reserve	\$33,148,213
Grand Total	\$195,113,395

Proposed Sequencing & Phasing – Phase I

- Phase I provides the modernization of the K5 schools under design and DSA approval: McAuliffe and Ritche
- In addition, support facilities and additional improvements are proposed to be designed and constructed at all remaining K-8 schools, budget permitting

Project	Schedule FY Start	Estimated Budget
Enhanced Master Construct & Implementation Program Improvements		
McAuliffe K-5		
21st Century	2020-21	\$4,081,448
Support Facilities	2020-21	\$876,540
Additional Improvements	2020-21	\$1,380,895
Subtotal		\$6,338,883
Ritche K-5		
21st Century	2020-21	\$4,025,781
Support Facilities	2020-21	\$878,313
Additional Improvements	2020-21	\$530,508
Subtotal		\$5,434,602
Driffill K-8		
Support Facilities	2020-21	\$7,100,739
Additional Improvements	2020-21	\$305,292
Subtotal		\$7,406,031
Chavez K-8		
Support Facilities	2020-21	\$6,025,359
Additional Improvements	2020-21	\$97,812
Subtotal		\$6,123,171
Kamala K-8		
Support Facilities	2020-21	\$9,155,899
Additional Improvements	2020-21	\$1,080,504
Subtotal		\$10,236,403
Curren K-8		
Support Facilities	2020-21	\$9,570,437
Additional Improvements	2020-21	\$1,172,171
Subtotal		\$10,742,608
Marshall K-8		
Support Facilities	2020-21	\$1,210,201
Additional Improvements	2020-21	\$225,322
Subtotal		\$1,435,524
Program Improvements Subtotal		\$47,717,222
Program Reserve		\$9,465,973
Program Improvements Total		\$57,183,196

*Current dollars

Proposed Sequencing & Phasing – Phase 3

- Phase 3 completes modernization efforts for the Brekke and Ramona K-5 schools
- Remaining 21st Century improvements at Driffill, Chavez, Kamala, Curren, and Marshall are completed as is modernization construction at Frank

Project	Schedule FY Start	Estimated Budget
Enhanced Master Construct & Implementation Program Improvements		
Brekke K-5		
21st Century (Construction)	2027-28	\$2,562,211
Support Facilities (Construction)	2027-28	\$861,697
Additional Improvements (Construction)	2027-28	\$1,906,043
Subtotal		\$5,329,951
Ramona K-5		
21st Century (Construction)	2027-28	\$2,845,738
Support Facilities (Construction)	2027-28	\$1,723,693
Additional Improvements (Construction)	2027-28	\$343,854
Subtotal		\$4,913,285
Driffill K-8		
21st Century	2027-28	\$2,752,559
Subtotal		\$2,752,559
Chavez K-8		
21st Century	2027-28	\$2,739,513
Subtotal		\$2,739,513
Kamala K-8		
21st Century	2027-28	\$3,258,942
Subtotal		\$3,258,942
Curren K-8		
21st Century	2027-28	\$4,251,887
Subtotal		\$4,251,887
Marshall K-8		
21st Century	2027-28	\$3,187,955
Subtotal		\$3,187,955
Frank 6-8		
21st Century (Construction)	2027-28	\$7,772,260
Support Facilities (Construction)	2027-28	\$1,273,154
Additional Improvements (Construction)	2027-28	\$2,953,687
Subtotal		\$11,999,101
Program Improvements Subtotal		\$38,433,193
Program Reserve		\$17,396,910
Program Improvements Total		\$55,830,103

*Current dollars

- All phase improvements are predicated on procuring necessary funding from State aid or local funding sources

State Aid: Modernization Eligibility

- At this time, the District qualifies for approximately \$20.2 million of eligibility for State modernization grants of which about \$1.1 million has been received
- Most is in the K-5 schools and Frank Middle School
- From 2020 thru 2029, an additional \$24.1 is projected, with the majority from the K-5 schools as they achieve eligibility
- A local match of \$12.7 million is required to access current Phase 1 grants and \$11.2 million in Phase 2 grants
- If elected, the District is eligible for State Financial Hardship funding of the local match up to \$11.2 million in Phase 1 and \$16.1 million in Phase 2, based on the timing of improvements and general availability of State aid
- Given fluctuations in enrollment and State aid, only Phase 1 eligibility is assumed available to fund the Enhanced Master Construct Program
- Modernization eligibility is school site specific with funding based on school site enrollment and the use of proceeds restricted to proposed improvements at that site

Estimated Modernization Eligibility by School Site

School Site	2020	Thru 2029	Total
	Current Eligibility	Future Eligibility	
K-5			
Harrington**	\$592,625	\$0	\$592,625
Elm**	\$355,575	\$0	\$355,575
McKinna**	\$474,100	\$0	\$474,100
Rose Avenue	\$0	\$355,575	\$355,575
Brekke	\$0	\$2,915,715	\$2,915,715
McAuliffe	\$3,119,578	\$0	\$3,119,578
Ritchen	\$2,825,636	\$0	\$2,825,636
Ramona	\$0	\$2,754,521	\$2,754,521
Marina West	\$0	\$2,664,442	\$2,664,442
Sierra Linda	\$0	\$2,868,305	\$2,868,305
K-8			
Lemonwood**	\$829,675	\$0	\$829,675
Marshall	\$0	\$3,081,650	\$3,081,650
Driffill	\$0	\$0	\$0
Chavez	\$0	\$4,210,008	\$4,210,008
Curren	\$0	\$237,050	\$237,050
Kamala	\$592,625	\$118,525	\$711,150
Soria	\$0	\$0	\$0
6-8			
Frank	\$5,956,632	\$0	\$5,956,632
Fremont	\$0	\$4,738,230	\$4,738,230
Haydock	\$4,332,096	\$155,434	\$4,487,530
*SUBTOTAL	\$19,078,542	\$24,099,455	\$43,177,997
Amount Received To Date			
Fremont	\$1,097,886	\$0	\$1,097,886
TOTAL	\$20,176,428	\$24,099,455	\$44,275,883

*These amounts are net of what has been received to date

**Pending

State Aid: New Construction Eligibility

- The District is scheduled to have received approximately \$25.9 million in state reimbursements from new construction applications
- New construction eligibility is based on a district's capacity to house students in permanent classrooms, projected increases in enrollment and the amount of any approved but unbuilt residential units within its boundaries
- Up until the current year, the District has continued to maintain eligibility for approximately \$58.2 million in new construction grant applications
- However, the recent and projected decrease in student enrollment has reduced the amount of eligible reimbursements at this time
- Although these factors may change in the future, State reimbursements from new construction applications are assumed not to be available to fund the proposed Enhanced Master Construct program at this time

State New Construction Application Reimbursements

School	New Construction Grant
Driffill	\$9,001,083
Harrington	\$9,680,523
Lemonwood*	\$7,267,952
TOTAL	\$25,949,558

*Pending

Remaining State New Construction Application Submitted for Reimbursements

Projects	Total Grant
Marshall	\$4,484,704
Elm	\$9,017,141
Ritchen Kinder	\$840,861
Brekke Kinder	\$678,482
McAuliffe Kinder	\$896,499
Lemonwood Use of Grants	\$2,048,164
Elm Use of Grants	\$896,472
Marshall Use of Grants	\$1,030,544
McKinna	\$10,751,627
McKinna Use of Grants	\$1,033,433
Ramona Kinder	\$629,766
Seabridge + Land	\$14,337,555
Seabridge Use of Grants	\$846,668
Rose Avenue	\$10,766,932
Total	\$58,258,848

Local Funding: General Obligation Bond Program

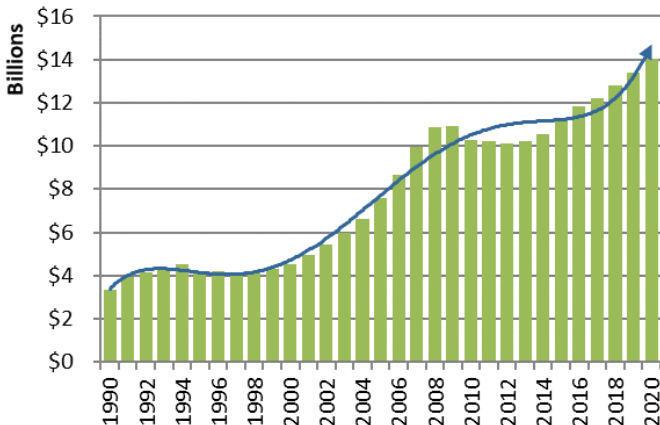
- To date, local District voters have authorized five general obligation bond programs each of which have garnered at least 64% approval to undertake facility improvements
- In 2012 during the “Great Recession”, the District was able to initiate what is now the Master Construct Program with the passage of Measure “R” with 66.4 percent local voter support of a \$90 million bond, pursuant to Prop. 39
- Largely based on the success of Measure “R”, Measure “D” was approved in 2016 by 69.9 percent of local voters for a \$142.5 million bond measure, an overall increase in voter support as the “Great Recovery” was underway
- A similar methodology to the last 2 voter approved measures has been employed in the following analysis of a local general obligation bond program to fund the proposed Enhanced Master Construct Program
- In each of those authorizations, the District has evaluated the following:
 - ✓ Local assessed valuation and anticipated growth
 - ✓ Existing bonding capacity, pursuant to State Law
 - ✓ Tax rate capacity, market conditions, bond size and timing
 - ✓ Existing and proposed tax rates
 - ✓ Prop. 39 requirements
 - ✓ Voter opinion considerations
- In addition, any future bond program would need to be integrated with the existing programs in order to minimize the impact on taxpayers

Assessed Valuation & Bonding Capacity

- The total assessed valuation (AV) and the rate of AV growth typically determines the structure of a G.O. bond program and influences the size and timing of bond sales
- The District's 10-year and 20-year annual growth in AV averaged 3.21% and 5.86%, respectively
- The District's current overall bonding capacity is approximately \$298 million of which \$260 million is applied toward existing debt
- Bonding capacity is expected to increase as prior principal is repaid and AV grows
- Over the next 10 years, approximately \$76 million in G.O. bond principal will be repaid and the District is scheduled to fully repay all outstanding bond principal by FY 2048

FYE	Total	% Change
1988	\$2,891,654,896	N/A
1989	\$2,958,697,006	2.32%
1990	\$3,363,341,728	13.68%
1991	\$3,921,948,792	16.61%
1992	\$4,165,794,141	6.22%
1993	\$4,385,025,009	5.26%
1994	\$4,499,184,252	2.60%
1995	\$4,187,326,968	-6.93%
1996	\$4,208,379,197	0.50%
1997	\$4,144,375,486	-1.52%
1998	\$4,208,319,075	1.54%
1999	\$4,291,591,792	1.98%
2000	\$4,504,862,242	4.97%
2001	\$4,931,354,901	9.47%
2002	\$5,456,598,521	10.65%
2003	\$5,963,113,197	9.28%
2004	\$6,635,172,071	11.27%
2005	\$7,583,558,704	14.29%
2006	\$8,657,971,155	14.17%
2007	\$9,931,635,061	14.71%
2008	\$10,883,340,116	9.58%
2009	\$10,923,360,081	0.37%
2010	\$10,256,972,528	-6.10%
2011	\$10,222,956,307	-0.33%
2012	\$10,128,841,659	-0.92%
2013	\$10,224,776,805	0.95%
2014	\$10,523,302,599	2.92%
2015	\$11,258,539,314	6.99%
2016	\$11,811,053,863	4.91%
2017	\$12,231,081,218	3.56%
2018	\$12,813,934,964	4.77%
2019	\$13,410,386,931	4.65%
2020	\$14,062,908,693	4.87%
5-Year Average		4.55%
10-Year Average		3.21%
20-Year Average		5.86%
30-Year Average		4.88%

Historical AV Growth



Bonding Capacity

Fiscal Year 2019-20	
ASSESSED VALUATION	
Secured Assessed Valuation	\$13,296,280,148
Unsecured Assessed Valuation	\$766,628,545
DEBT LIMITATION	
Total Assessed Valuation	\$14,062,908,693
Applicable Bond Debt Limit	2.12%
Overall Bonding Capacity	\$298,133,664
Outstanding Bonded Indebtedness	\$260,324,093
NET BONDING CAPACITY	\$37,809,571
% of Capacity Currently Used	87.32%

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Assessed Valuation by Land Use

- Based on the latest data available, the District had a relatively large secured tax base of approximately \$13.3 billion in 2019, which has continued to grow in 2020
- As of FY 2019-20, 79.27 percent of the District’s secured assessed value was in combined residential land uses (e.g. SF, MF, Hotel, Time Share)
- The largest component of secured assessed value was comprised of single family uses (55.06%)
- The average assessed value of a single-family residence was approximately \$391,904 at that time

	2019-20 Assessed Valuation ⁽¹⁾	% of Total	No. of Parcels	% of Total
Non-Residential:				
Agricultural	\$204,264,836	1.54%	130	0.41%
Commercial	793,767,029	5.97	855	2.69
Vacant Commercial	27,390,874	0.21	56	0.18
Industrial/Food Processing	1,463,048,246	11	611	1.92
Oil & Gas Production	151,899,962	1.14	42	0.13
Vacant Industrial	54,768,739	0.41	92	0.29
Recreational	16,787,307	0.13	26	0.08
Government/Social/Institutional	8,574,162	0.06	484	1.52
Miscellaneous	35,308,526	0.27	250	0.79
Subtotal Non-Residential	\$2,755,809,681	20.73%	2,546	8.01%
Residential:				
Single Family Residence	\$7,320,378,777	55.06%	18,679	58.79%
Condominium/Townhouse	2,225,649,296	16.74	6,814	21.45
Mobile Home	13,945,808	0.1	656	2.06
Mobile Home Park	11,948,429	0.09	8	0.03
2-4 Residential Units	323,526,022	2.43	909	2.86
5+ Residential Units/Apartments	484,078,240	3.64	288	0.91
Hotel/Motel	72,398,261	0.54	59	0.19
Timeshare	723,269	0.01	1,647	5.18
Vacant Residential	87,802,879	0.66	164	0.52
Subtotal Residential	\$10,540,450,981	79.27%	29,224	91.99%
Total	\$13,296,260,662	100.00%	31,770	100.00%

(1) Local Secured Assessed Valuation, excluding tax-exempt property.

Proposed Bond Size and Timing

- Under Prop. 39, a G.O. bond program may be approved in a general election with 55% approval of eligible voters
- In addition, the maximum tax levy for any series of bonds may not exceed \$30 per \$1000,000 of AV
- Based on the assumptions below, it is anticipated that the District could issue approximately \$173.3 million in GO bonds over an 8-year period, pursuant to Prop. 39
- A series of 3 bond sales is projected to meet the estimated budget and sequencing of improvements which are to be phased over 3 periods
- As provided in the following slides, this further assumes that the proposed \$30 tax rate would be subsumed within the overall total tax rate paid by taxpayers in 2019; not increasing taxes beyond that level
- The next scheduled general election is in November 2020

Projected Bond Proceeds



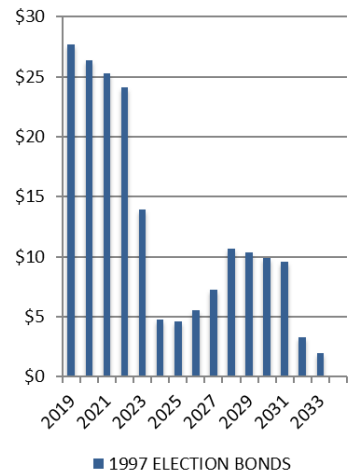
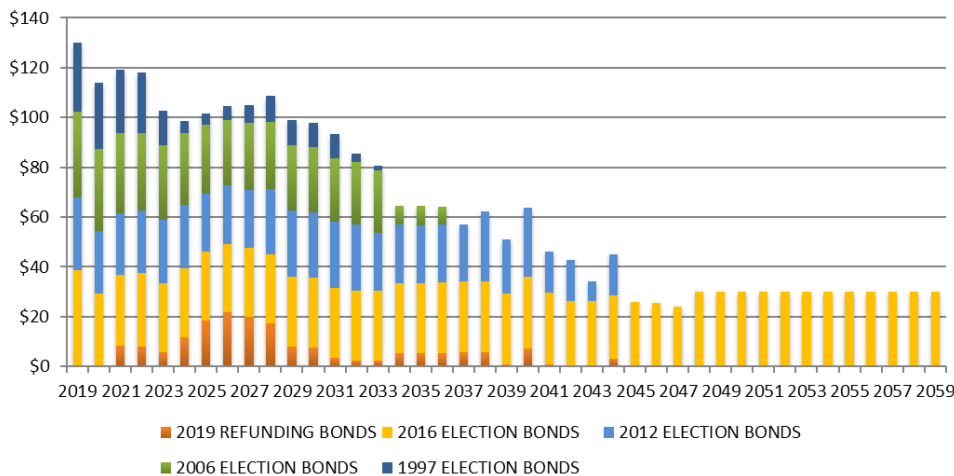
Program Assumptions

- Avg. Annual AV Growth Rate: 4.0%
- Avg. Interest Rate: 3.50%
- Yrs. Between Bond Issuances: 4
- Term of Bonds: 30 yrs.
- Est. Max. Tax Rate for 2020 Auth.: \$30/\$100K

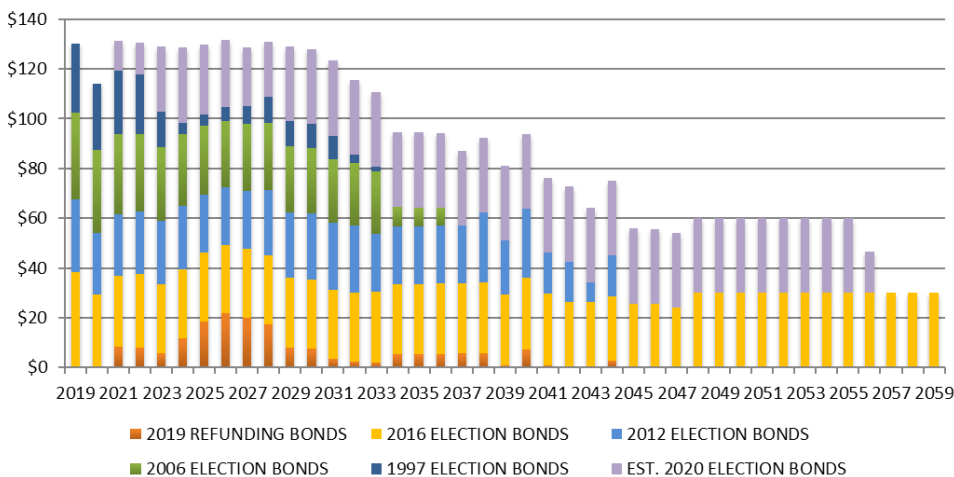
Existing and Projected Tax Rates

- The estimated overall tax rate from existing bond programs is projected to decline over time as bonds are repaid or refinanced at lower rates and as the District's tax base continues to grow
- In FY 2019, the overall tax rate was approximately \$130 per \$1000,000 of AV and is projected to decrease to \$100/\$100,000 of AV by FY2025 and generally over the long run thereafter based on assumptions below
- This may provide a unique opportunity for a new bond program to be structured at a tax rate for initial bonds not to exceed the previous FY2019 overall tax rate of \$130 per \$100,000 of AV

Projected Tax Rates on Existing Bond Program



Projected Tax Rates on Existing & Proposed New Bond Program



ASSUMPTIONS

- Avg. Annual AV Growth Rate: 4.0%
- Avg. Interest Rate: New Bond program 3.50%
- Est. Max. Tax Rate for 2020 Auth.: \$30/\$100K
- Est. Max. Total Tax Rate (All Bonds): \$130/\$100K

Summary Considerations

- Overall, student enrollment has continued to decline, unfortunately that has not decreased the need for improved school facilities
- Improvements to 11 school sites are proposed at an estimated cost of approximately \$195 million over three phases
- A combination of current State aid modernization eligibility and a new G.O. bond program is proposed to fund the Enhanced Master Construct Program
- The final sequencing of the program will need to take into consideration cashflow requirements, swing space to accommodate phased construction activity, and further priorities to be established by the Board
- Any proposed bond program should be integrated within the existing tax rate program for all outstanding bonds and minimize any increase
- Such an approach was utilized successfully during the last effort and should be once again utilized
- Based on these considerations, a \$173.3 million bond program is proposed in combination with the State modernization program to finance the proposed bond program, if desired by the Board

State Aid	G.O. Bond	Total
\$21.8 million	\$173.3 million	\$195.1 million

- As in prior elections, it is recommended that the Board commission a survey of registered voters prior to adoption to review:
 - ✓ Attitudes towards the District
 - ✓ Proposed projects
 - ✓ Projected tax rate
 - ✓ Proposed bond measure

Proposition 39 Bond Election Requirements

- A Proposition 39 bond election requires at least 55% of those casting ballots to vote in favor of the bond measure at a general election; the next general election is November 3 and all Board actions to call an election must be completed by June 30.
- This method of voter approval has been utilized by the District for its 2006, 2012, and 2016 bond authorizations
- The maximum tax rate for elementary school districts is \$30 per \$100,000 of assessed value
- Proposition 39 also requires annual performance and financial audits and that a district establish a Citizens' Bond Oversight Committee to:
 - ✓ Actively review and report on the expenditure of voter-approved bonds
 - ✓ Receive and review copies of annual independent performance and financial audits
 - ✓ Present an annual written report to the Board of Trustees
- A Citizens' Bond Oversight Committee is comprised of individuals from local businesses, senior citizen organizations, organizations involved with schools, a bona fide taxpayers' organization, as well as involved parents of children residing within the district
- Based on the action of separate Oversight Committees for Measures "R" and "D", no negative reports have been prepared nor have any negative results presented from outside auditors
- A voter poll study may be conducted to estimate local voter support for a new bond measure

Next Steps

The following next steps are proposed for consideration:

- Incorporate the Board's direction in response to Workshop #3
- Conduct a survey of local voters to determine support for projects and establish tax rate tolerances
- Pursuant to Board consideration, prepare necessary resolutions for calling a November 2020 general obligation bond election, including:
 - ✓ Enabling resolutions
 - ✓ Tax rate statement
 - ✓ List of proposed projects
- Present Enhanced Master Construct Implementation Program report for Board adoption

OSD BOARD AGENDA ITEM

Name of Contributor: Karling Aguilera-Fort

Date of Meeting: May 27, 2020

Agenda Section: Section D: Action Items

Interview Provisional Appointment Candidate for Trustee Area Two (2) Vacancy, Consider Approval of Provisional Appointment, and Administer Oath of Office to the Provisional Appointment (Aguilera-Fort)

The Board of Trustees will interview candidates for provisional appointment to fill the current vacancy in Trustee Area Two (2). Following, the Board will consider approval of the provisional appointment and administer the Oath of Office. The selected candidate will hold office until the next regularly scheduled Statewide General Election for governing board members, which will take place on November 3, 2020.

FISCAL IMPACT:

None.

RECOMMENDATION:

It is the recommendation of the Superintendent that the Board of Trustees interview candidates for provisional appointment and consider approval to fill a vacancy as outlined above.

ADDITIONAL MATERIALS:

Attached: