Westminster School District

Thursday, May 28, 2026

Study Session Meeting Minutes

4:30 PM

Trustees Present:	David M. Johnson - Board President
	Tina Gurney - Board Vice President
	Frances Nguyen - Board Clerk
	Jeremy Khalaf - Board Trustee
	Khanh Nguyen - Board Trustee
District Office Administrators Present:	Gunn Marie Hansen, Ph.D. - Superintendent
	Rich Montgomery - Deputy Superintendent, Human Resources
	Manuel Cardoso - Assistant Superintendent, Business Services

1. Call to Order

1.1 Roll Call to Establish a Quorum

Vice President Gurney called the meeting to order at 4:32 pm and a quorum was established with the following three board members present:

- Vice President Tina Gurney
- Clerk Frances Nguyen
- Trustee Jeremy Khalif

The remainder of the Board arrived as noted below:

- President David Johnson - 4:42 pm
- Trustee Khanh Nguyen - 5:05 pm

1.2 Pledge of Allegiance

The Pledge of Allegiance was led by Vice President Gurney.

1.3 Adoption of the Agenda

Approved the May 28, 2026 Study Session Meeting agenda, as presented.

Moved by: Jeremy Khalaf; seconded by: Frances Nguyen

Aye: Jeremy Khalaf, Tina Gurney, and Frances Nguyen

Motion Carried 3-0

2. Public Comments

Any person wishing to address the Board regarding items on the agenda or matters within board's jurisdiction are encouraged to do so. Presentations may not exceed three (3) minutes per person and may be shortened at the Board's discretion to accommodate the number of comments that were requested to address the Board, and to allow the Board to consider its agenda in a reasonable amount of time. The number of presentations will also be limited to twenty (20) minutes per topic unless increased by the Board per Board Bylaw 9323. **Please address the Board from the podium after being recognized.**

No public comments were heard.

3. Board Study Session 4

Long Range Facilities Master Plan Priorities and Funding Strategies

- **3.0 Fiscal Solvency & Organizational Health**
  - 3.5 Develop and implement a long-range Facilities Master Plan to ensure effective use of all district facilities including but not limited to, modernization of classrooms, upgrading of technology infrastructure, and enhanced safety on all campuses
  - 3.6 Examine investment and debt structure strategies to ensure the district is benefitting from the most financially sound terms and conditions.
- **Presenters:**
  - LPA Design Studios
  - Clifford Moss, LLC
  - Keygent Advisors, LLC
- Long Range Facilities Master Plan.pdf
- CliffordMoss Bond Communications.pdf
- Bond Program Overview.pdf

The Board received presentations from LPA Design Studios, Clifford Moss, LLC, and Keygent Advisors, LLC regarding the District's facilities planning, community engagement efforts, and potential bond financing options.

LPA Design Studios presented the Long Range Facilities Master Plan, providing an overview of the facilities master planning process, stakeholder engagement activities, facility needs assessments, project prioritization results, estimated project costs, and potential funding sources. The presentation reviewed priorities identified by staff, students, parents,

community members, and the Facilities Master Plan Committee, and outlined proposed facility improvements including classroom modernization, replacement of portable classrooms, specialty learning spaces, multipurpose room improvements, student support facilities, safety and security enhancements, outdoor learning environments, site utilities, and technology infrastructure. Estimated master plan costs and next steps for prioritization, adoption, funding, and implementation were also discussed.

Clifford Moss, LLC presented Bond Communications, outlining strategies for community engagement, public information, and voter outreach related to a potential future school facilities bond measure. The presentation reviewed recent polling results, voter sentiment regarding school facility improvements, communication methods, stakeholder engagement efforts, and plans for continued public outreach. The consultant emphasized gathering community input, educating stakeholders regarding facility needs, and conducting additional voter research before consideration of a potential November 2026 bond measure.

Keygent Advisors, LLC presented the Bond Program Overview, providing information regarding general obligation bonds, Proposition 39 requirements, financing considerations, assessed valuation trends, interest rate conditions, credit ratings, prior district bond measures, and potential bonding capacity. The presentation also reviewed state funding opportunities through the School Facility Program, current funding applications, modernization eligibility, and a preliminary timeline for a potential November 2026 bond election.

4. Meeting Adjournment

President Johnson adjourned the meeting at 6:05 pm.

Frances Nguyen - Board Clerk

Date



Westminster SD

Long Range Facilities Master Plan

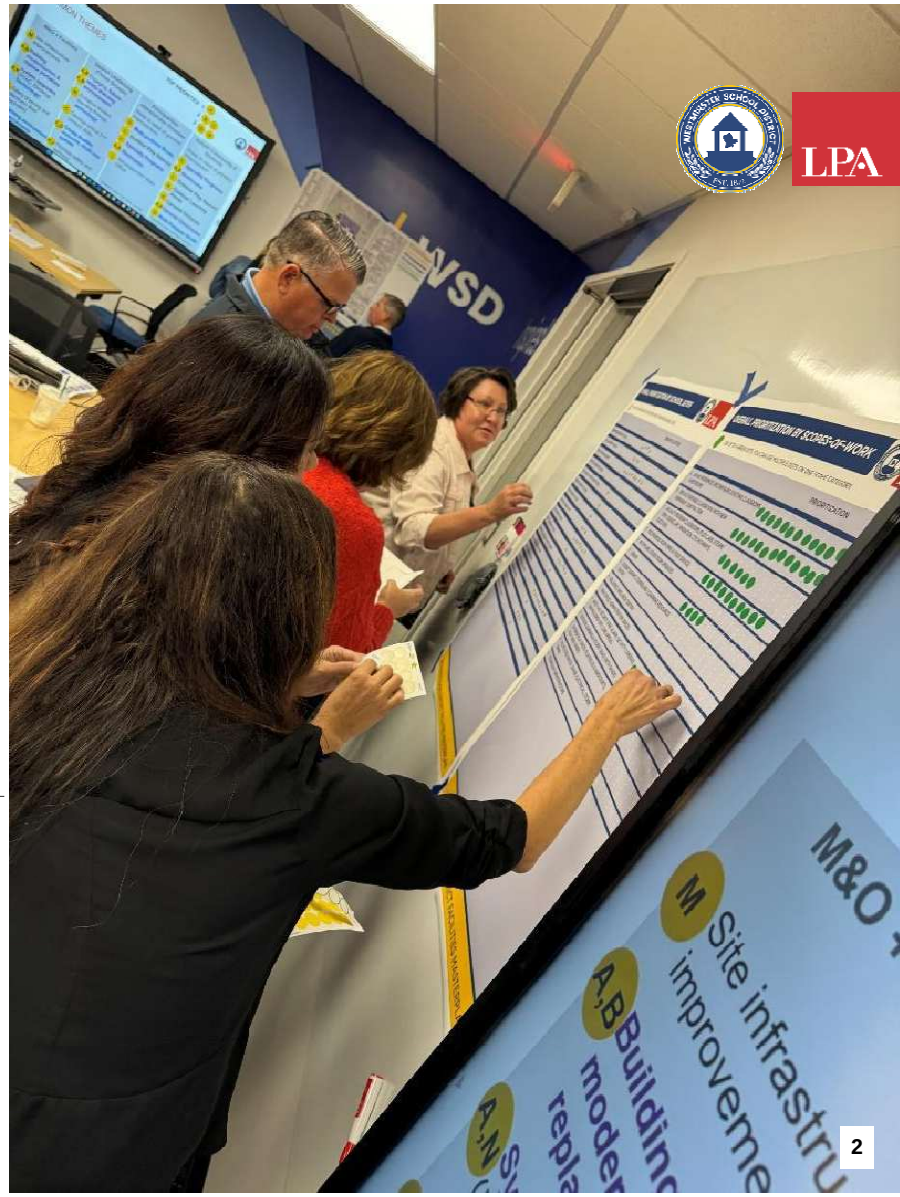
Board Study Session

May 28th, 2026

LPA

AGENDA

1.	FMP Process Review	5 min
2.	Facilities Master Plan Summary & Themes	5 min
3.	Stakeholder Prioritization Recap	10 min
4.	Total Costs & Potential Funding Sources	5 min
5.	Scope Categories	5 min
6.	Activity : Prioritization	15 min
7.	Discussion, Questions, Next Steps	5 min
		50 min



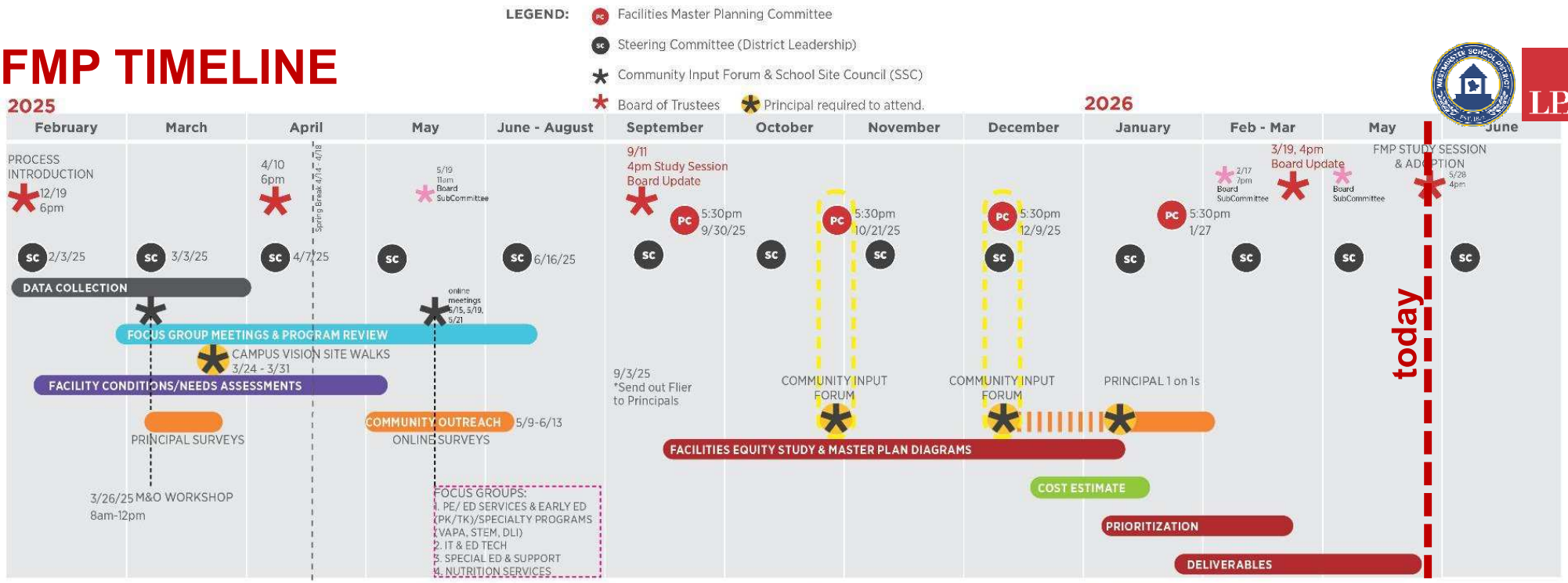
BOARD WORKSHOP

Today's Targets:

- **Review Draft FMP**
- **Review Stakeholder input**
- **Understand the Board priorities for facility improvements while aligning input from District and Community stakeholders**



FMP TIMELINE



DATA COLLECTION

6 WEEKS

- Review historical documents related to facilities
- Program review
- Review enrollment projections
- As-built(s) collection
- Program/space ratios
- Current utilization
- Review District-provided bond, state, local revenue sources

Number of Meetings: 2

- *Kick-off & Plan the Plan (Steering Committee)*

FOCUS GROUPS

10 WEEKS

- Establish Guiding Principles
- Facilities Equity Study to review the Ed Specs and programs to determine the need for changes or additions in facilities and spaces necessary to accommodate the instructional programs

Number of Meetings: 9

- *(7) Ed Specs Focus Groups*
- *(2) Steering Committee meetings*

- ***Develop:***
  - *Planning Program*

FACILITY ASSESSMENTS

10 WEEKS

- Complete a visual evaluation of all 17 sites and their condition to understand the basis for modernization/new construction/replacement based upon the curriculum needs
- Evaluate each site based to determine areas for possible growth/expansion/ consolidation, the context of the schools, the visual definition of the campus and how the indoor and outdoor spaces function independently and together.
- LPA review of schools and support sites for program adequacy alignment with program vision

Number of Meetings: 2

- *(1) Steering Committee*
- *(1) M&O Workshop*

COMMUNITY OUTREACH

36 WEEKS

- Develop an effective community communication plan
- Stakeholder surveys (staff, teachers, parents and students)
- School Site Committee meetings
- Launch Facilities Master Plan website (if option is chosen)
- In-person and virtual community forums

Number of Meetings: 26

- *(1) Community input forum*
- *(4) Planning Committee meetings*
- *(17) Site Admin mtgs*
- *(4) Steering Committee*

PRELIMINARY COST ESTIMATE

4 WEEKS

- Integrate repair and replacement costs with the needs of the long-term vision
- Establish scope of work categories
- Power BI dashboards to test implementation scenarios
- Align prioritized projects from the total need to available funding
- Incorporate deferred maintenance needs into each campus

Number of Meetings: 2

- *Steering Committee Review*

MASTER PLANNING & PRIORITIZATION

20 WEEKS

- **Develop conceptual-level FMPs by** using statistical data gathered to form a basis of the needs to create equity district-wide.
- Develop Future Facilities Needs and Alternatives
- Prioritize short-term and long-term needs of the school district.
- Prepare a final District-wide FMP that can be uploaded to the District's website that includes all 17 campuses and support facilities.

Number of Meetings: 4

- *Planning Committee Prioritization*
- *Board Workshop for Project Prioritization*
- *Present Final Draft FMP with Recommended Prioritization*
- *Present FMP to Board of Trustees for final adoption*

FMP process | stakeholder engagement

*Principal, Student & School Community Surveys













FMP | Deliverable Organization

SECTION 1

Process

- Document Purpose
- Background
- Process
- Planning Participants



SECTION 2

Planning Considerations

- Planning Assumptions
- Demographics
- Scope of Work Categories
- Cost Summary
- Priorities



SECTION 3

Educational Vision

- District Wide Guidelines
- Educational Vision & Alignment of LCAP Goals
- Ed Spec Additions



FMP | Deliverable Organization

SECTION 4

Master Plans

- Existing Plan Diagram
- Proposed Master Plan Diagram
- Existing Conditions & Needs
- Cost Summary by Site
- School Site Priorities



SECTION 5

Appendix

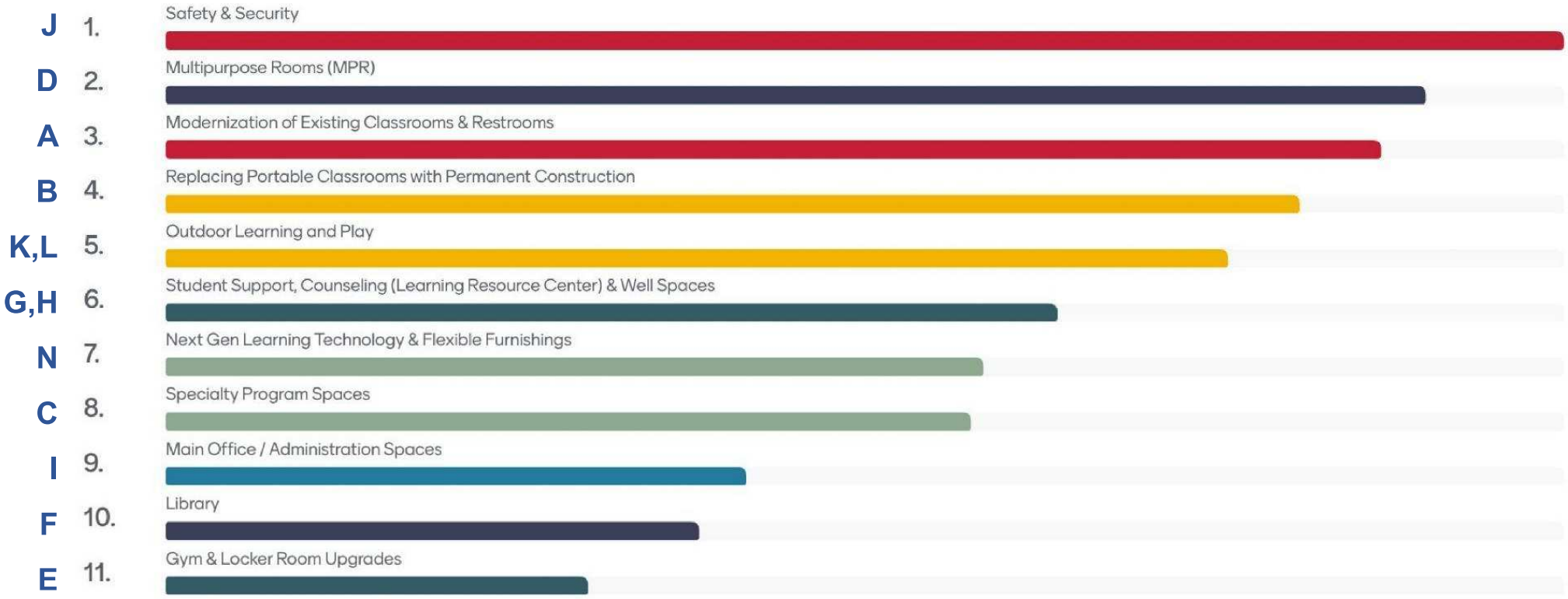
- Detailed Cost Estimate
- Prop 2 Inventory List
- Funding Sources
- Assessed Value
- Deferred Maintenance Plan



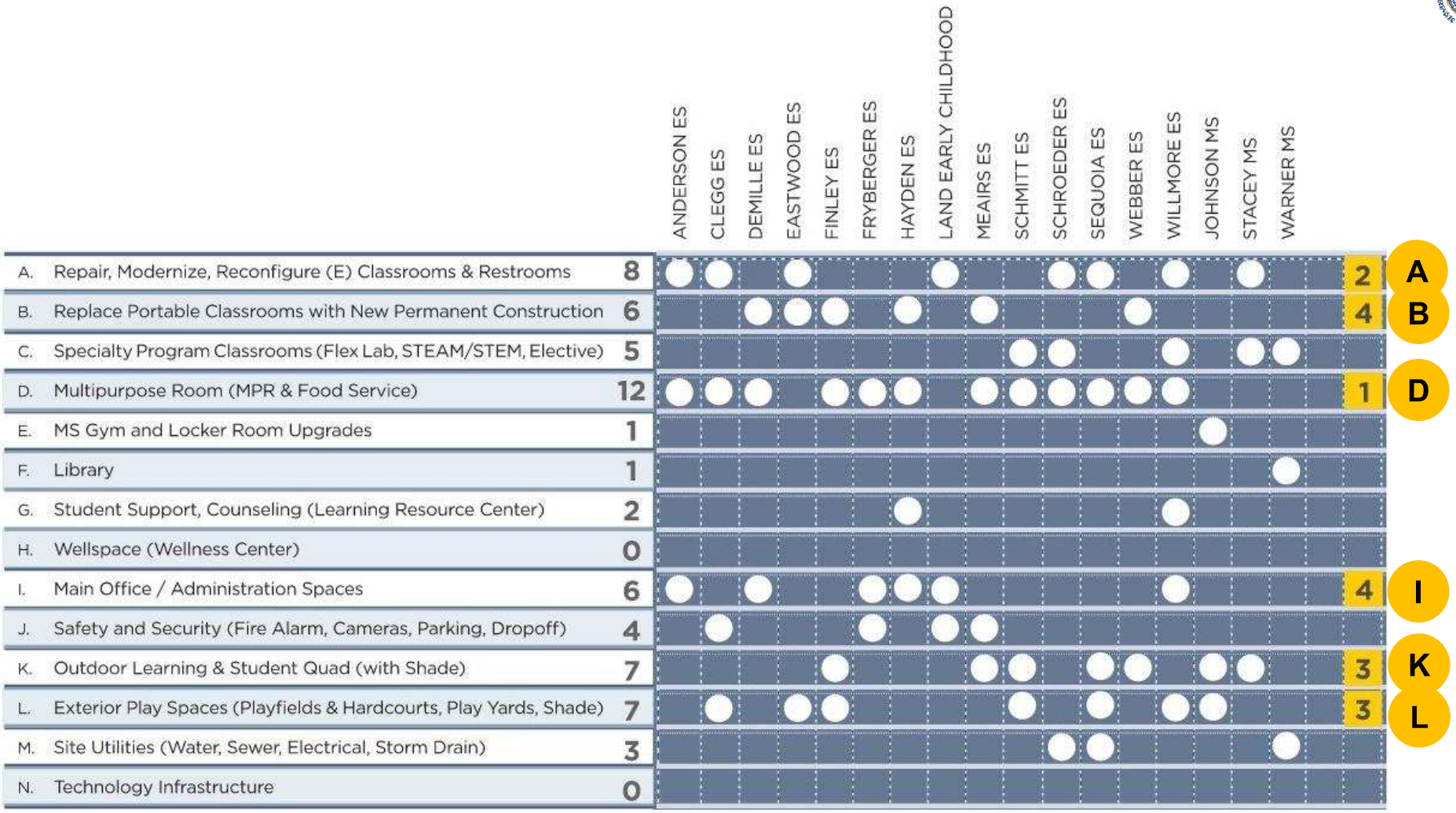
Long Range Facilities Master Plan
STAKEHOLDER PRIORITIES
(M&O, Principals, School Community, Students, FMP Committee)

COMMUNITY FORUM INITIAL PRIORITIES

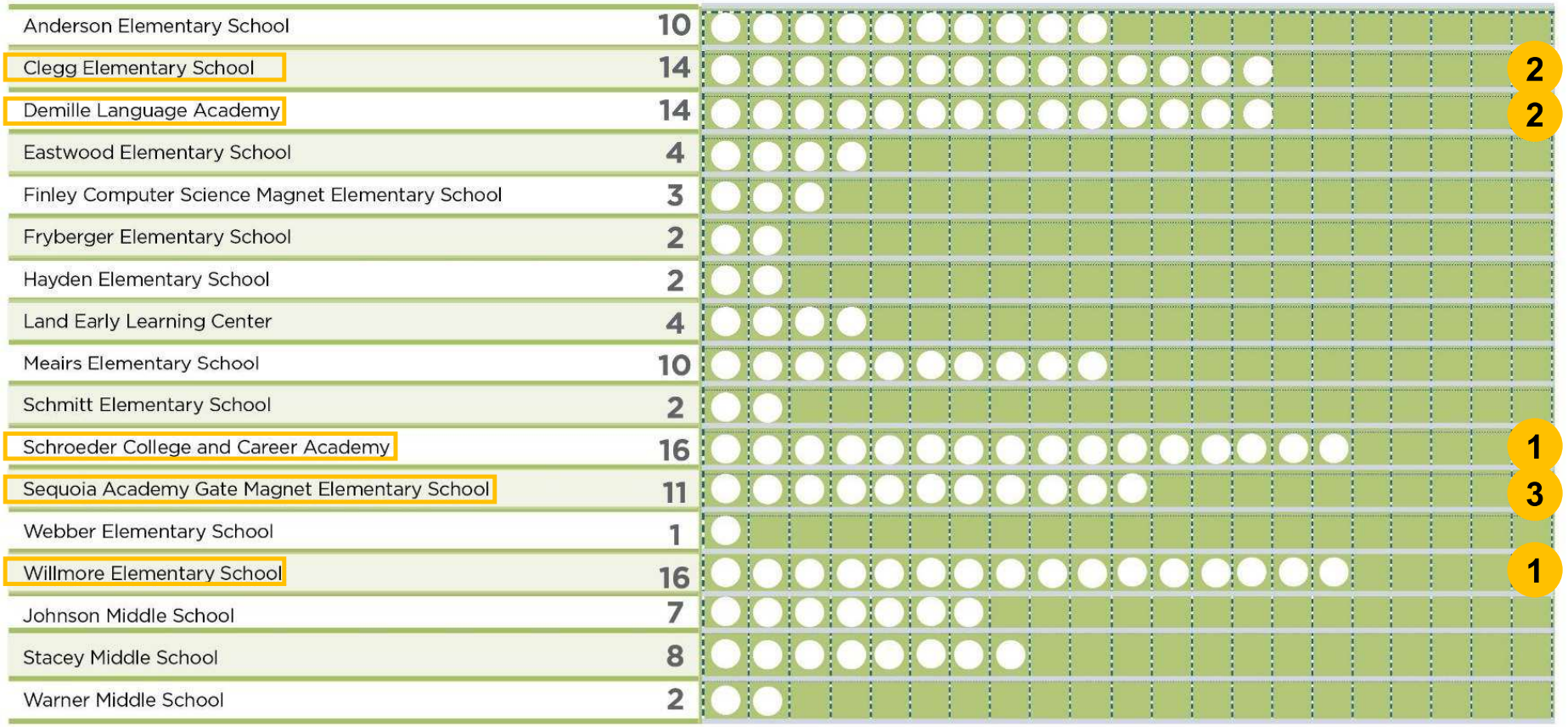
Rank (by dragging) the following scopes of work in the order of priority (With #1 being top priority)



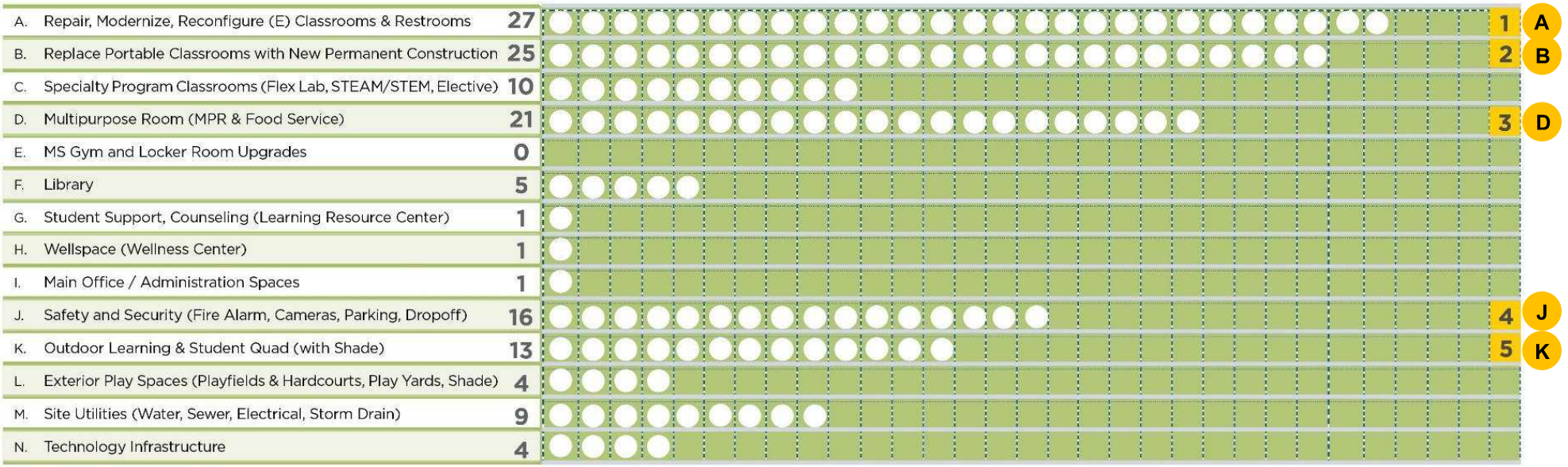
SCHOOL SITE PRIORITIES SUMMARY



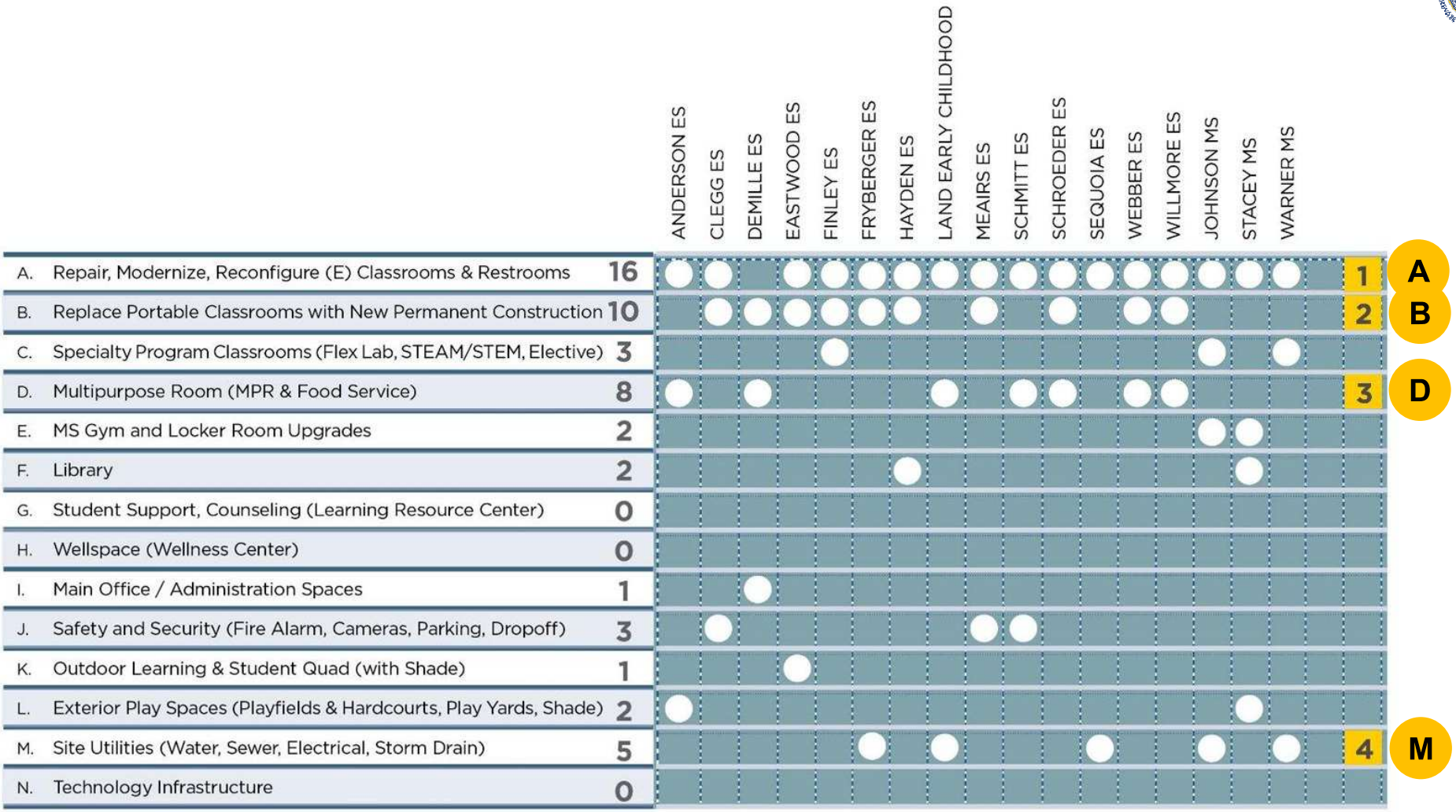
FMP COMMITTEE PRIORITIES | Overall Site Prioritization



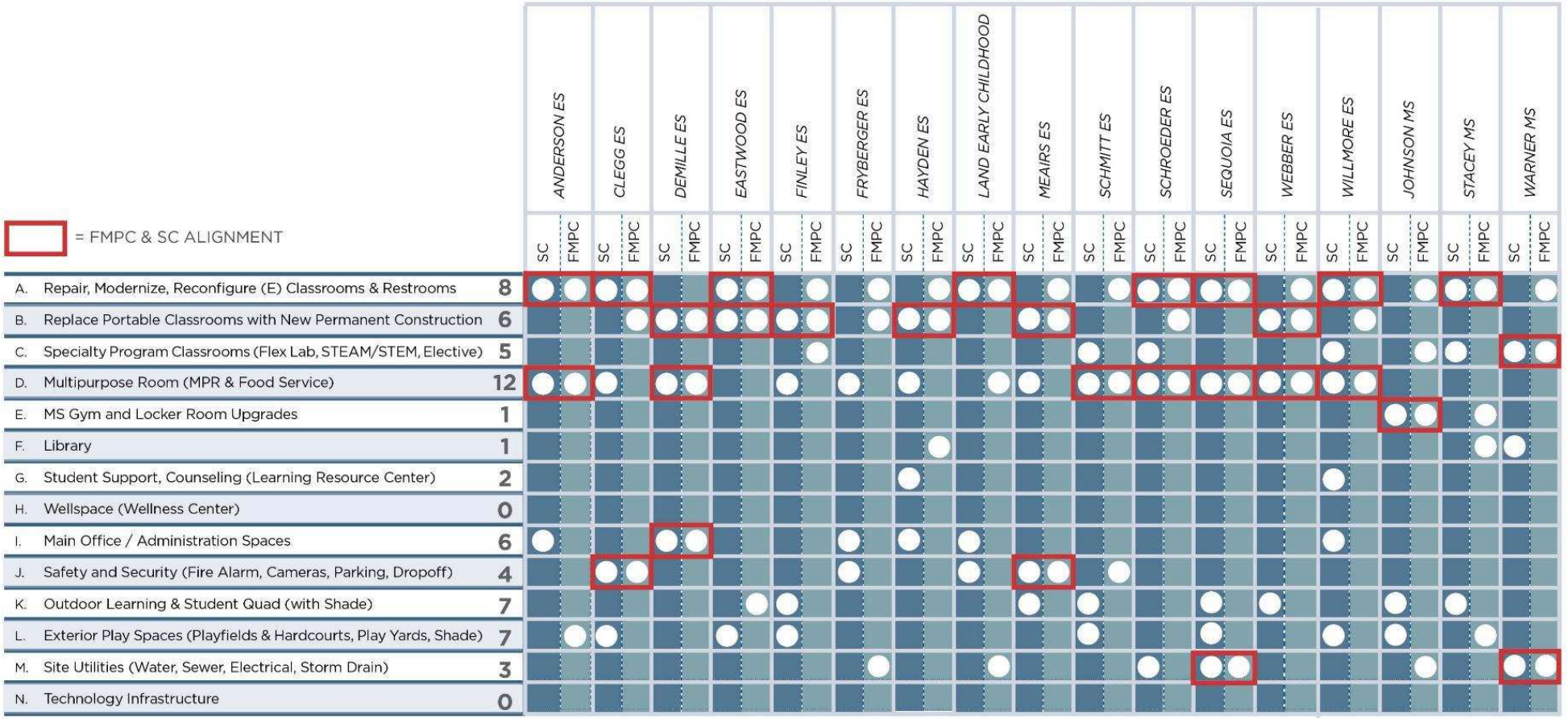
FMP COMMITTEE PRIORITIES | Overall Scope Prioritization



FMP COMMITTEE PRIORITIES SUMMARY



SCHOOL SITE VS. FMPC PRIORITIES SUMMARY



Long Range Facilities Master Plan
FACILITIES MASTER PLAN THEMES

OVERALL CONDITION THEMES

Category 1

Schools where most of the facilities received little to no modernization in 2021-2024.

Clegg ES, Schroeder ES, Willmore ES

Category 2

Schools facilities that received new buildings but little to no modernizations in existing classrooms and restrooms.

Johnson MS (2014), Stacey MS (2019)

Category 3

Schools facilities that received only a light modernization in 2021-2024.

Fryberger ES, Hayden ES, Meairs ES, Land PS

Category 4

Schools where most of the facilities received modernization in 2021-2024.

Anderson ES, DeMille ES, Eastwood ES, Finley ES, Schmitt ES, Sequoia ES, Webber ES, Warner MS

FMP process | stakeholder engagement

- Replace portables with new permanent construction
- General modernization in spaces and systems that were not modernized in the last round of work and at the end of their life cycle
- Multipurpose Room enhancements and modernization (expansion and new construction depending on specific program needs at the sites)
- Dedicated space to support Pathway programs (including Music, Art, STEM, Science, Makerspace)
- Dedicated and centralized space (Learning Resource Center) for student support services
- Wellspace at all sites to support student social emotional needs
- Restroom modernization and more staff restrooms
- Restrooms for Kindergarten / TK Classrooms
- Locker room upgrades
- Shade at playgrounds
- Enhance outdoor learning spaces

PLANNING THEMES

01 **Modernize Older Buildings & Upgrade Aged Site Utilities**. A lot of work has been done, but there are facilities that received only minimal upgrades or little to no work.

02 **Replace Aged Portables with New Permanent Construction**. Build appropriate facilities for TK and Kindergarten

03 **Better support Specialty Programs** with Flexible Lab spaces at the ES and enhance MS facilities to support CTE Pathways

04 **MPR and Food Service improvements** to better support programs and school community activities

05 **Enhance Outdoor Learning Environments** to extend Classrooms to outdoor spaces. Support learning and incorporate learning into play

06 **Support Wellness & Wellbeing** with dedicated space for support staff by creating a Learning Resource Center, a hub for student support. Addition of a Wellspace to support social emotional needs of all students

COMMON THEMES

TOP PRIORITIES

1. A — Repair/ Modernize Existing Classrooms & Restrooms
2. B, C — Replace Portable Classrooms + Specialty Programs
3. D, N — MPR /Performing Arts Center & Food Service + Technology Infrastructure

M&O + Facilities

- M — Site infrastructure improvements
- A,B — **Building modernization & replace portables**
- A,N — **System upgrades** (HVAC, Electrical, **Technology**)
- J — Safety (Fencing and electronic door hardware)
- A — **Learning environment enhancements**

District Leadership (Focus Groups)

- A,B, C,N — Engaging, **future-ready learning environments**
- N — Enhance student learning through **technology**
- C — Develop critical 21st century skills
- C,D — **Create flexible, inclusive, multi-use spaces**
- H,J — Prioritize safety and wellness

Principal/Site Administrator Priorities

Areas in need of greatest improvement:

- D — **Multi-purpose Room**
- L — **Outdoor Play Spaces**
- C — **Specialty Programs**
- A,B — **Restrooms**
- I — Administration/ Main Office

**updated with Fall 2025 survey results*

School Community & Students

Areas in need of greatest improvement:

- C — **Specialty Programs**
- A,B — **Restrooms**
- L — **Outdoor Play Spaces**
- K — **Outdoor Learning Areas**
- K — **Campus Grounds**
- A,B — **General Classrooms**
- D — **Multi-Purpose Room**

**updated with Fall 2025 survey results*

19

Scope of Work Categories | development of cost

A	Repair/ Modernize/ Reconfigure Existing Classrooms & Restrooms
B	Replace Portable Classrooms with New Permanent Construction
C	Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, Electives)
D	Multipurpose Room (MPR) / Performing Arts Center & Food Service
E	MS Gym and Locker Room Upgrades
F	Library
G	Student Support, Counseling (Learning Resource Center)
H	Wellspace (Wellness Center)
I	Main Office / Administration Spaces
J	Safety and Security (Fire Alarm, Security Cameras, Parking & Drop-off, ADA Path of Travel)
K	Outdoor Learning & Student Quad (with Shade)
L	Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)
M	Site Utilities (Water, Sewer, Electrical, Storm Drain)
N	Technology Infrastructure

Development of Costs
TOTAL PROGRAM COSTS

Budget Development | Costs

Based on:

- Maintenance and repair needs identified by the site assessments and M&O interviews.
- Program & campus needs identified by stakeholders throughout the FMP process.

Total project cost includes **construction costs and soft costs** (design) for the scope of work identified.

Hard Costs

- Cost of construction

Soft Costs

- Generally includes: DSA fees, Testing and Surveys, Inspection, Project management fees, Program contingency, Labor compliance, Builders risk insurance, Commissioning, FF&E (other than classroom)

The following items are **excluded** from this budget:

- Off-site work
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026 dollars)
- Temporary/ Interim housing brought in during construction

Draft Budget Cost Summary | School Sites + Other Sites

SCHOOL SITE	MASTER PLAN COST
Anderson ES	$ 36,634,000
Clegg ES	$ 37,644,000
Demille ES	$ 56,434,000
Eastwood ES	$ 47,533,000
Finley ES	$ 34,212,000
Fryberger ES	$ 35,422,000
Hayden ES	$ 50,756,000
Land Early Learning	$ 21,463,000
Meairs ES	$ 45,930,000
Schmitt ES	$ 22,999,000
Schroeder ES	$ 50,920,000
Sequoia ES	$ 34,462,000
Webber ES	$ 36,384,000
Willmore ES	$ 64,085,000
TOTAL (ES SCHOOLS)	**$ 574,878,000**

SCHOOL SITE	MASTER PLAN COST
Johnson MS	$ 62,112,000
Stacey MS	$ 58,637,000
Warner MS	$ 29,511,000
TOTAL (MS)	**$ 150,260,000**
Central Kitchen	$ 6,552,000
TOTAL (ALL SITES 2026$)	**$ 731,690,000**
Performing Arts Center	$ 51,169,000

The following items are excluded from this budget:

- Off-site work and traffic signals
- Hazardous material surveys, abatement, and disposal
- Escalation (2026$)
- Temporary housing during construction

Draft Budget Cost Summary | Scope of Work Categories

SCOPE OF WORK CATEGORY	MASTER PLAN COST
A) Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$ 105,080,000
B) Replace Portable Classrooms with New Permanent Construction	$ 164,553,000
C) Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, Electives)	$ 57,737,000
D1) Multipurpose Room (MPR) & Food Service	$ 91,940,000
E) MS Gym and Locker Room Upgrades	$ 14,898,000
F) Library	$ 15,541,000
G) Student Support, Counseling (Learning Resource Center)	$ 32,699,000
H) Wellspace (Wellness Center)	$ 8,184,000
I) Main Office/ Administration Spaces	$ 29,359,000
J) Safety and Security (Fire Alarm, Cameras, Parking & Drop-off, ADA Path of Travel)	$ 50,564,000
K) Outdoor Learning & Student Quad (with Shade)	$ 28,715,000
L) Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)	$ 76,451,000
M) Site Utilities (Water, Sewer, Electrical, Storm Drain)	$ 43,462,000
N) Technology Infrastructure	$ 12,507,000
TOTAL:	**$ 731,690,000**

D2) Performing Arts Center (450 seat Theater)	$ 51,169,000

The following items are excluded from this budget:

- Off-site work and traffic signals
- Hazardous material surveys, abatement, and disposal
- Escalation (2026$)
- Temporary housing during construction

POTENTIAL FUNDING SOURCES

Local Funding

- Capital Facilities Funds On-hand
- Developer Fees
- Community Facilities Districts/Mello Roos
- Redevelopment Tax Increment

State Funding

- School Facilities Program (SFP)
  - Modernization
  - New Construction
  - Facilities Hardship
  - Financial Hardship
  - Career Technical Education Grants

Voter Approved

- General Obligation Bond

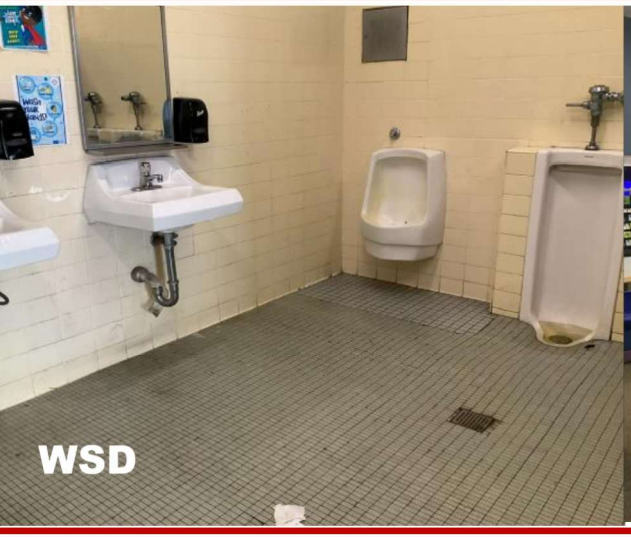


Development of Costs
SCOPE OF WORK CATEGORIES

Scope of Work Categories | development of cost

A	Repair/ Modernize/ Reconfigure Existing Classrooms & Restrooms
B	Replace Portable Classrooms with New Permanent Construction
C	Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, Electives)
D	Multipurpose Room (MPR) / Performing Arts Center & Food Service
E	MS Gym and Locker Room Upgrades
F	Library
G	Student Support, Counseling (Learning Resource Center)
H	Wellspace (Wellness Center)
I	Main Office / Administration Spaces
J	Safety and Security (Fire Alarm, Security Cameras, Parking & Drop-off, ADA Path of Travel)
K	Outdoor Learning & Student Quad (with Shade)
L	Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)
M	Site Utilities (Water, Sewer, Electrical, Storm Drain)
N	Technology Infrastructure

Existing Classrooms & Restrooms
Repair, Modernize, Reconfigure





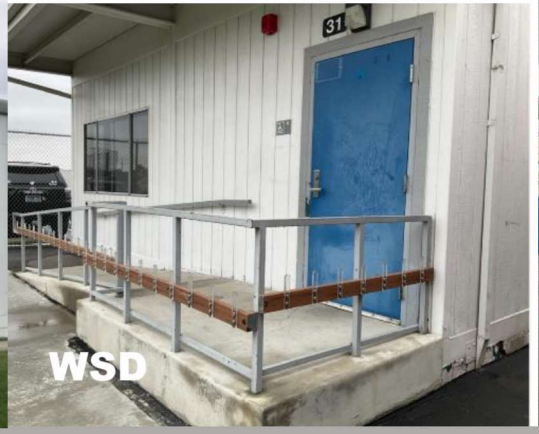


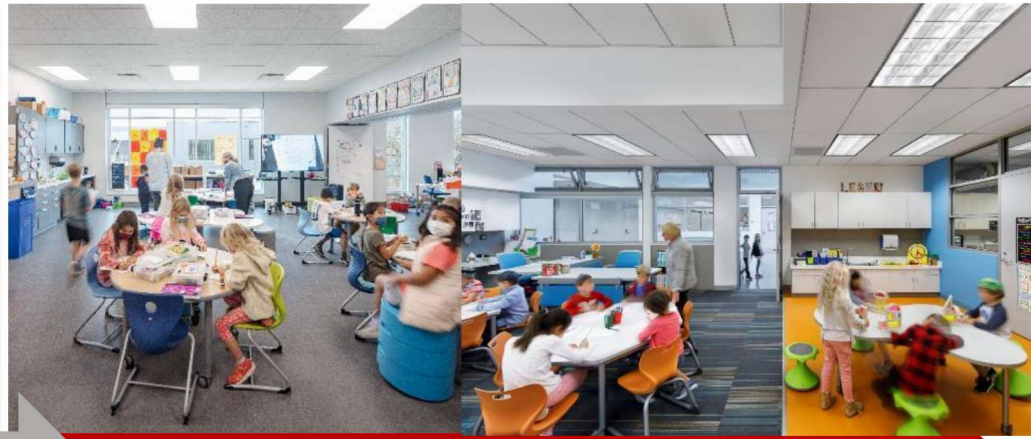
Modernization of Existing Classrooms

Repair and Increase Life Expectancy
Painting, Window Repair, Replace Roofing, Casework, Interior Finishes, HVAC units, Restroom modernization.

B Replace Portables & Build New Construction Classrooms







Replace Aging Portables

New Classrooms to support the TK / Kinder Programs

C Specialty Programs
STEAM, Innovation, Maker





ES Flexible Lab
MS Electives &
Science Labs





Elective, CTE Pathway, VAPA, Music

D MPR, Performing Arts Center & Food Service

Multipurpose Room improvements, expansion. Food Service / Kitchen Upgrades, Lunch Shelter. District-wide Performing Arts Center is also included in this category.



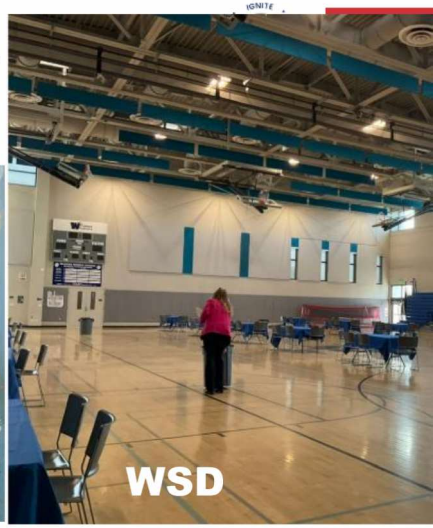






Modernization and Repair of Existing MS Gyms, Modernization & Upgrades to MS Locker Room



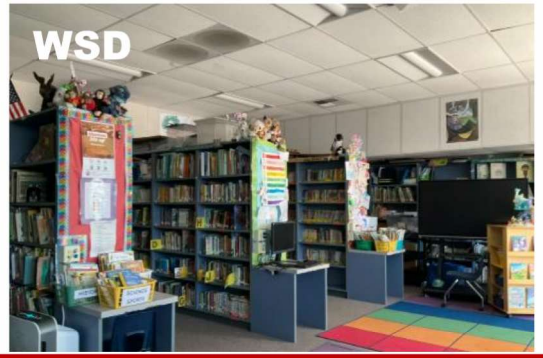


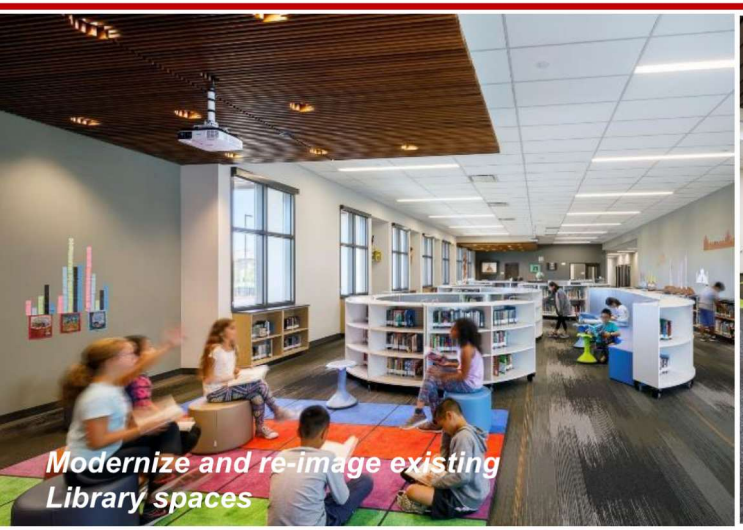




MS Physical Education Gym & Locker Room E

F Modernize Library





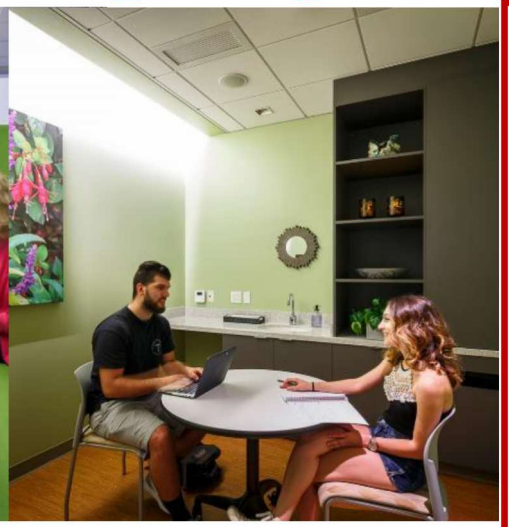






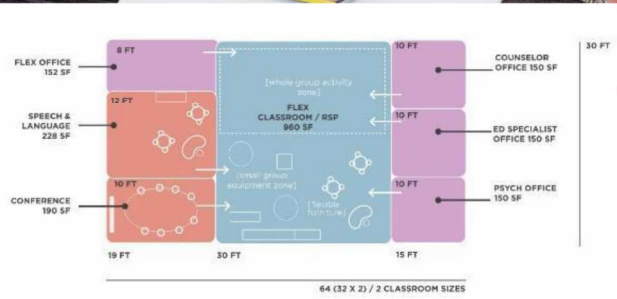
G Student Support Services
Learning Resource Center (Counseling/Psych/Speech)











Main Office & Administration
Staff Support Spaces

H Student Support
Wellspace (Wellness Center)

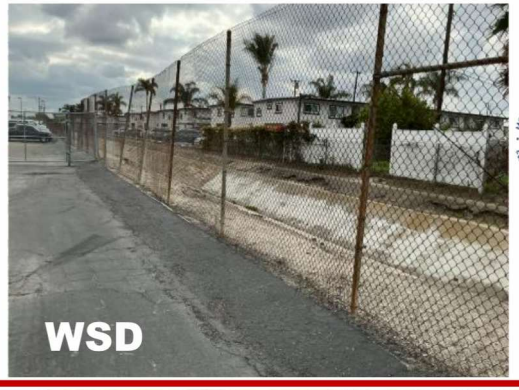


WellSpaces – OCDE & CHOC initiative

- *"A Space of Calm": regulate, restore, & rejuvenate*
- *Open to ALL students on campus: destigmatize mental health & mental illness, support emotional well-being*
- *Space to explore mindfulness activities for: self-management & self-regulation, overall well-being & stress management*

Exterior Lighting
Safety Locks in Classroom Doors
Electronic Door Locks
Signage & Wayfinding
Fire Alarms & Emergency Lighting
Public Address / Emergency Communication Systems
Intrusion Alarms

Fencing & Gates
Secured, Single Point of Entry
ADA pathway improvements to walkways
Parking and Drop-off
Resurface and Restripe Parking
Entry Plaza











Safety & Security

Fencing, Alarms, Locks, Parking

J

K Outdoor Learning









Hardcourts, Playfields, Playground
Shade at Playgrounds, Repair Playfields







Exterior Play Spaces
Playfields and Hardcourts L

M Site Utilities (Water, Sewer, Electrical, Storm Drain)

Site Utility Upgrades
Sewer Line Upgrade/Replacement
Water Service
Electrical Main and Distribution
Storm Water / Site Drainage









Extend WiFi Capacity
Support Multiple Displays & Devices
Upgrade Fiber and Backbone

N Technology Infrastructure

Westminster SD Facilities Master Plan

Activity: Board Prioritization

Board Prioritization | Final Prioritization in Ranked Order

A Repair/ Modernize/ Reconfigure Existing Classrooms & Restrooms
B Replace Portable Classrooms with New Permanent Construction
C Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, Electives)
D Multipurpose Room (MPR) / Performing Arts Center & Food Service
E MS Gym and Locker Room Upgrades
F Library
G Student Support, Counseling (Learning Resource Center)
H Wellspace (Wellness Center)
I Main Office / Administration Spaces
J Safety and Security (Fire Alarm, Security Cameras, Parking & Drop-off, ADA Path of Travel)
K Outdoor Learning & Student Quad (with Shade)
L Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)
M Site Utilities (Water, Sewer, Electrical, Storm Drain)
N Technology Infrastructure

Long Range Facilities Master Plan
DISCUSSION & NEXT STEPS

Discussion

What are you hearing from the community?

Which projects do you find exciting?

BOARD NEXT STEPS

1 Board Consensus on Prioritization

2 FMP Adoption

3 Funding Options and Next Steps

4 Implementation



SCHOOL BOARD PRESENTATION

BOND COMMUNICATIONS

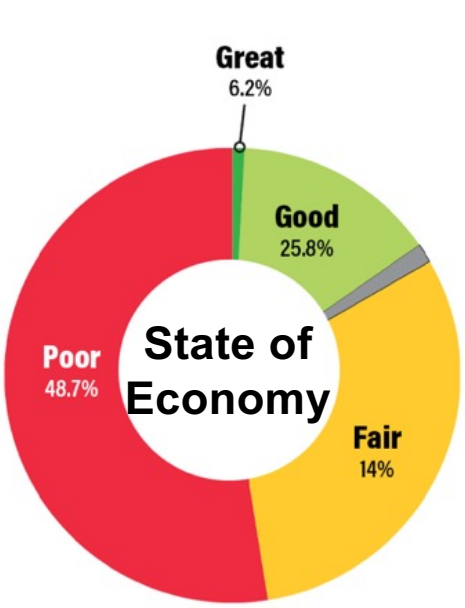
Westminster School District

May 28, 2026

Bonnie Moss, Principal

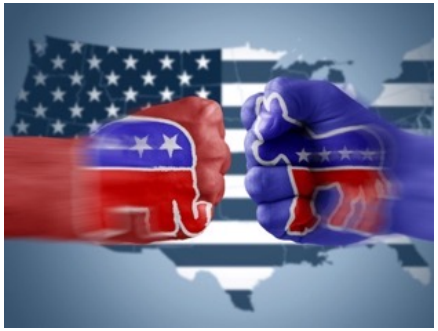
Clifford Moss.

Moving to the Electorate























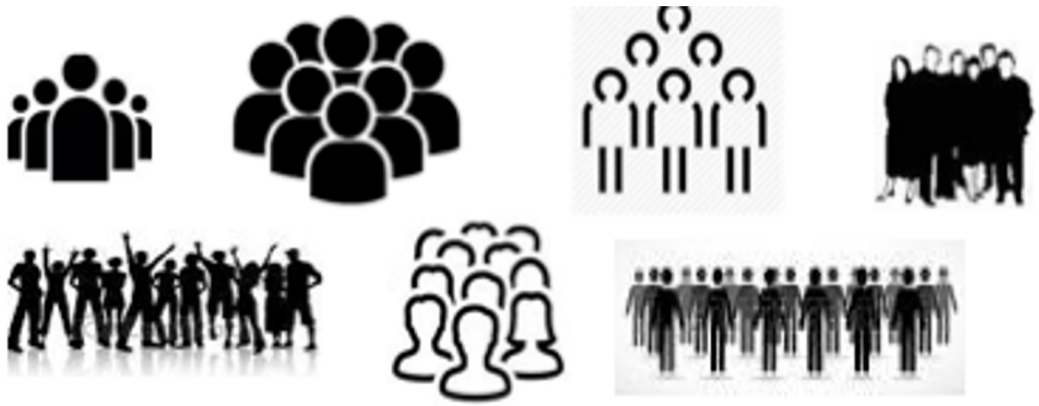




In THIS Work...

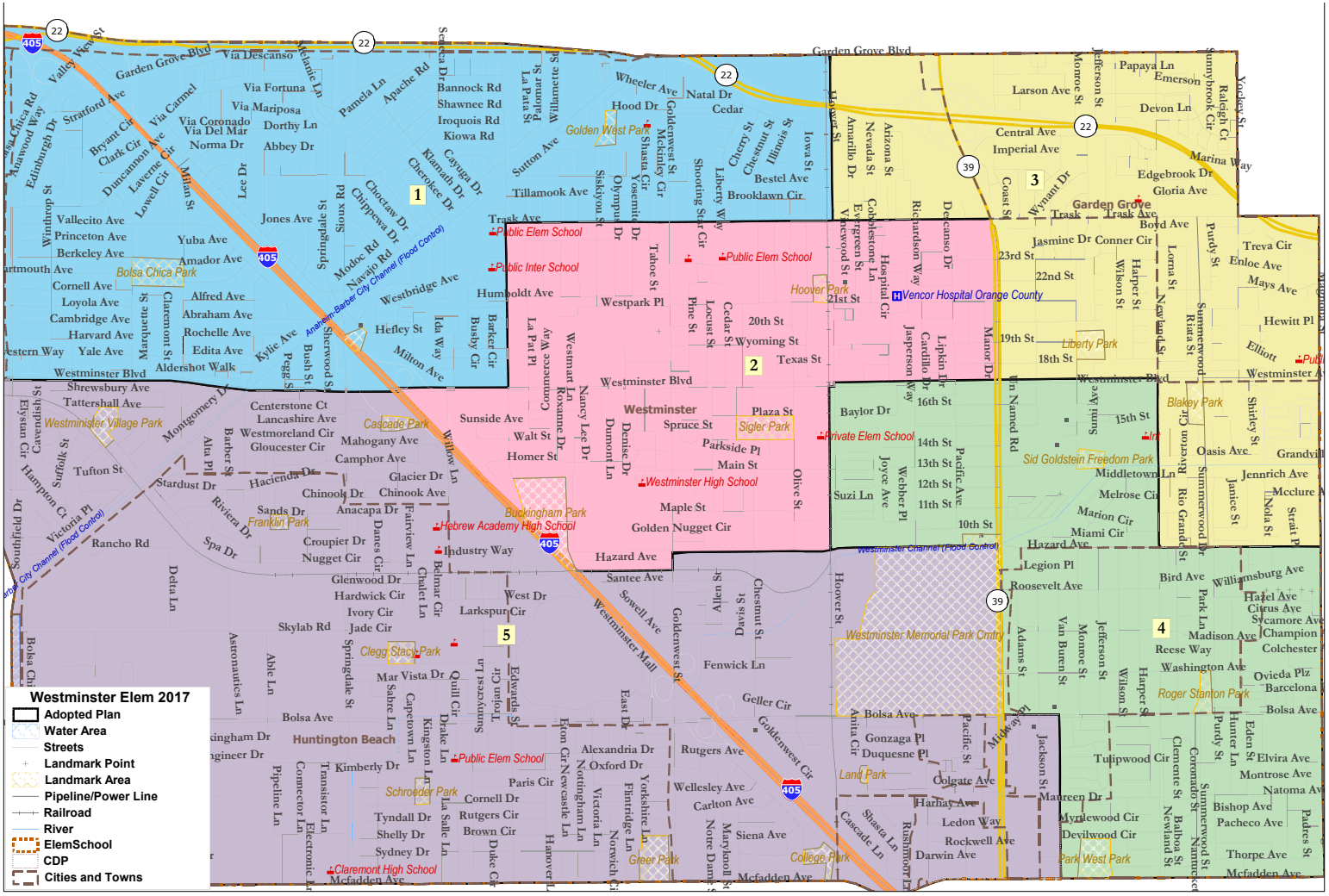
WE BELIEVE

People support what they help create.

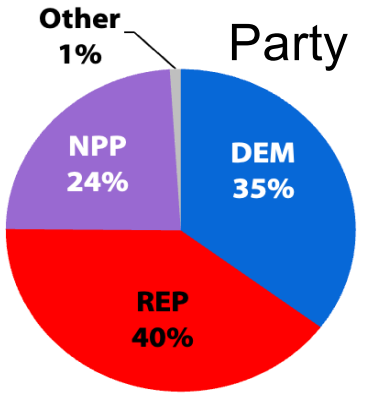


Listening Is Key!

Our Terrain

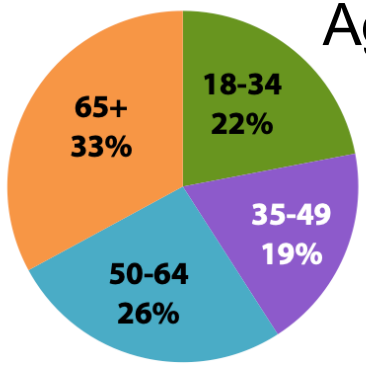


Political Party



Likely Nov. 2026

Age

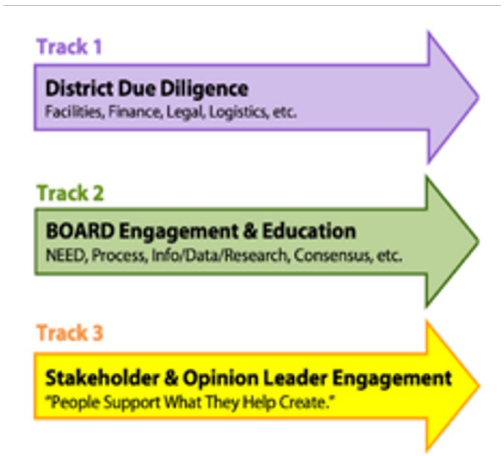


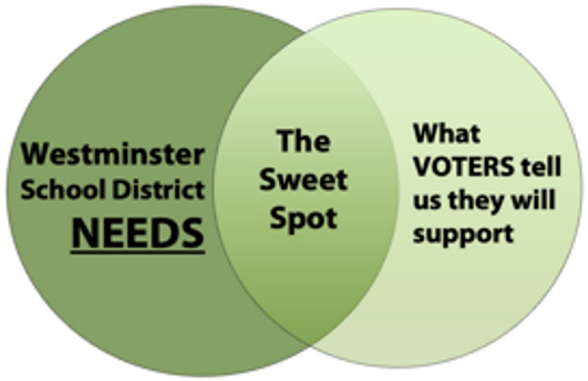
Likely Nov. 2026

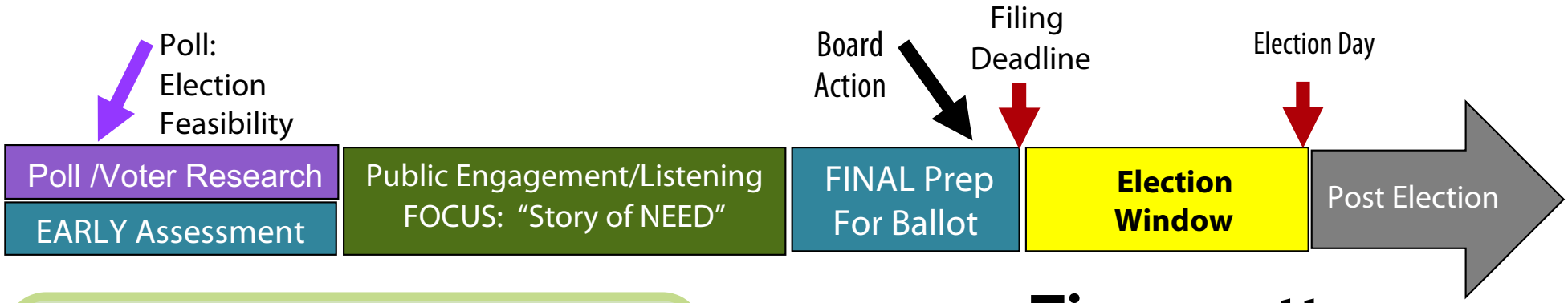
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Approach









Time matters.

We are Guided by Three Core Principles:

1. Your WUSD community is unique.
2. Listening is a lost art.
3. People support what they help create.

Public Engagement













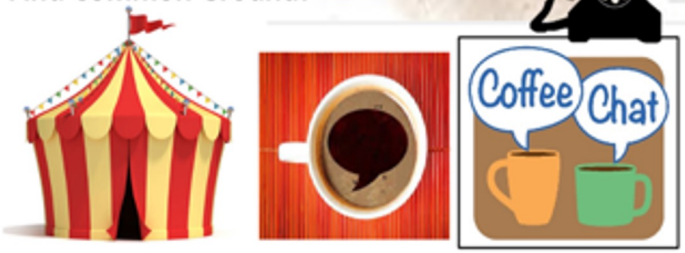
Opinion Leader Engagement



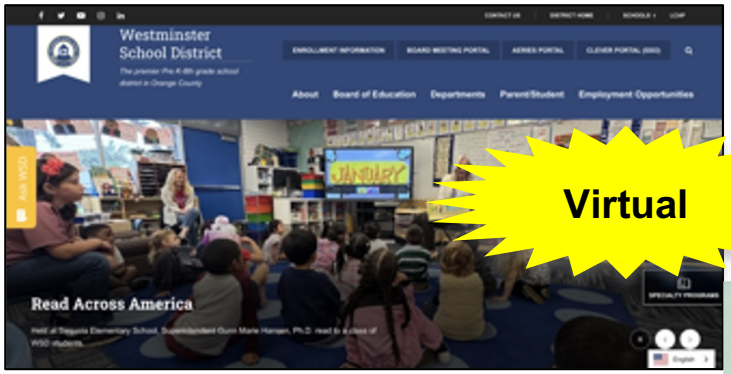








Find ways to engage people & tell our story.

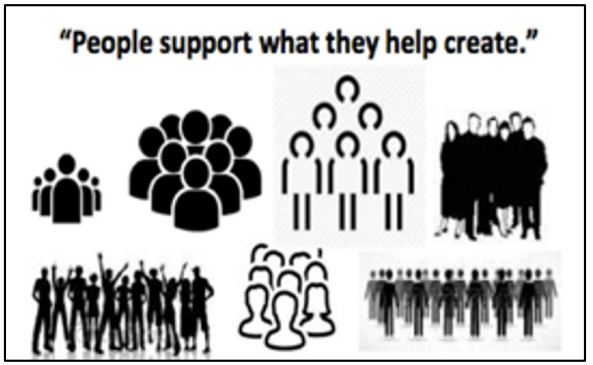


Virtual

2-way Public Information & Communications



Stakeholder Conversations



Clifford Moss

Communications Mix

Video



Digital





Direct Mail



Texting



Face-to-Face Communications

RECENT DISTRICT POLL: KEY CONCLUSIONS

Does a bond appear to be feasible for a 2026 ballot? *Yes, but it will require adjustments & robust engagement to be viable.*

Positive Signs

- Voters rank maintaining the quality of education in local schools among the *most* important issues facing the community
- Sufficient natural support for bond (61%)
- Popular projects and improvements
- Strong positive arguments
- Support is above the 55% threshold at each ballot test, even after opposition arguments

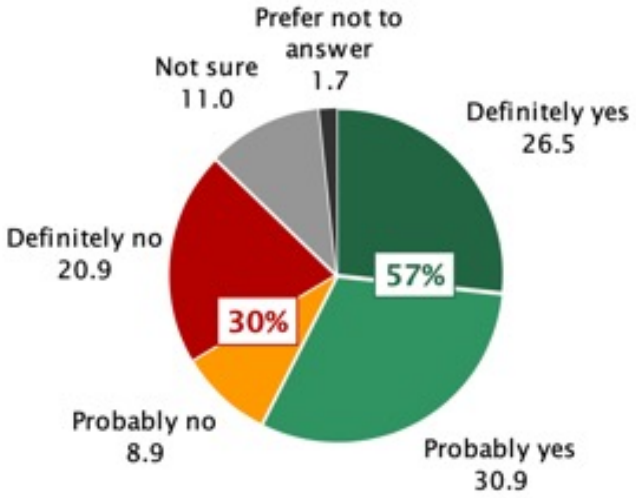
Challenges

- Tax rate sensitivity
- Opposition arguments resonate (-6%)
- Electoral climate: Hyper-partisanship

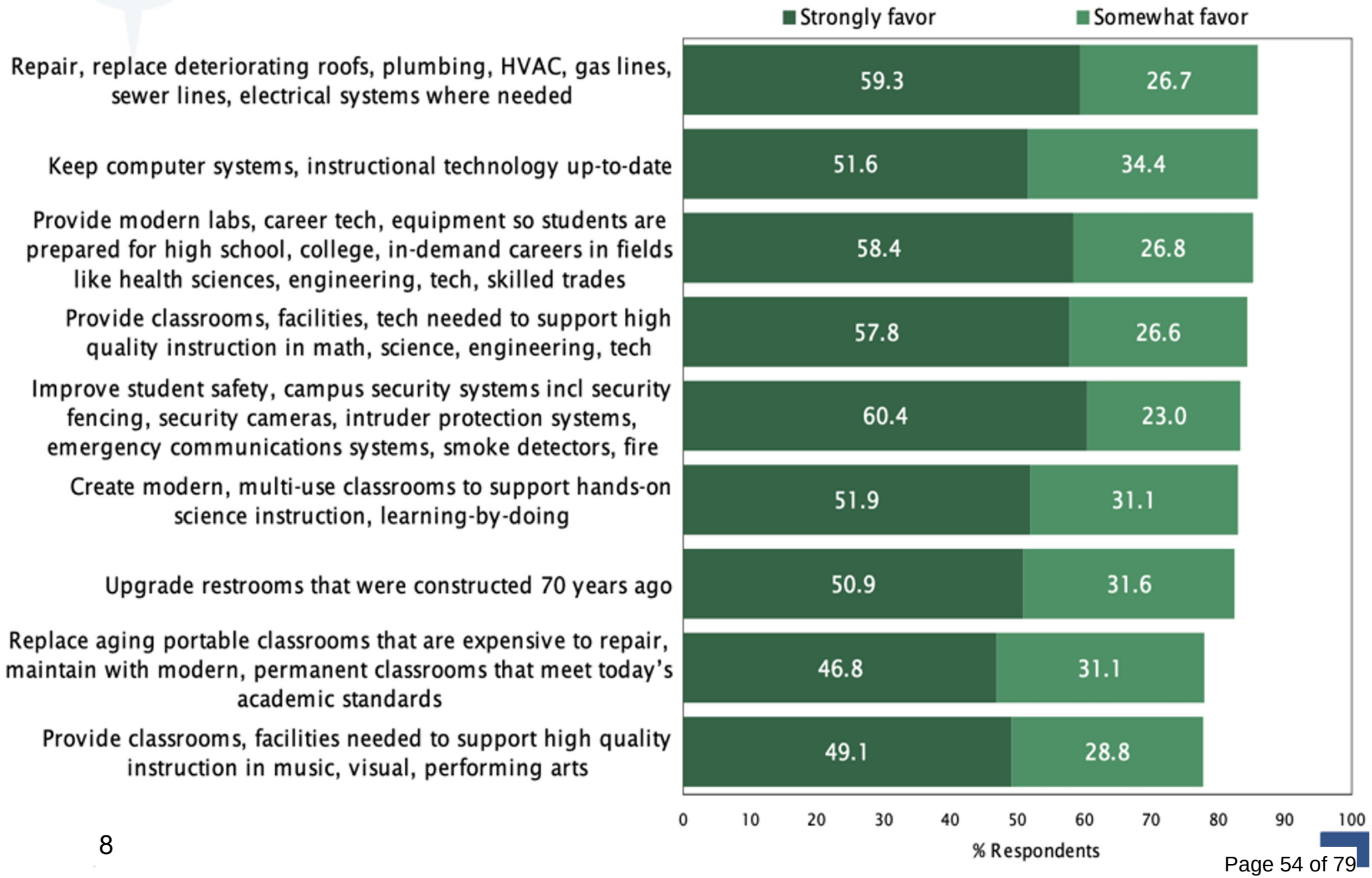
(Un)knowns

- Trajectory of economy, tariffs, inflation, other measures

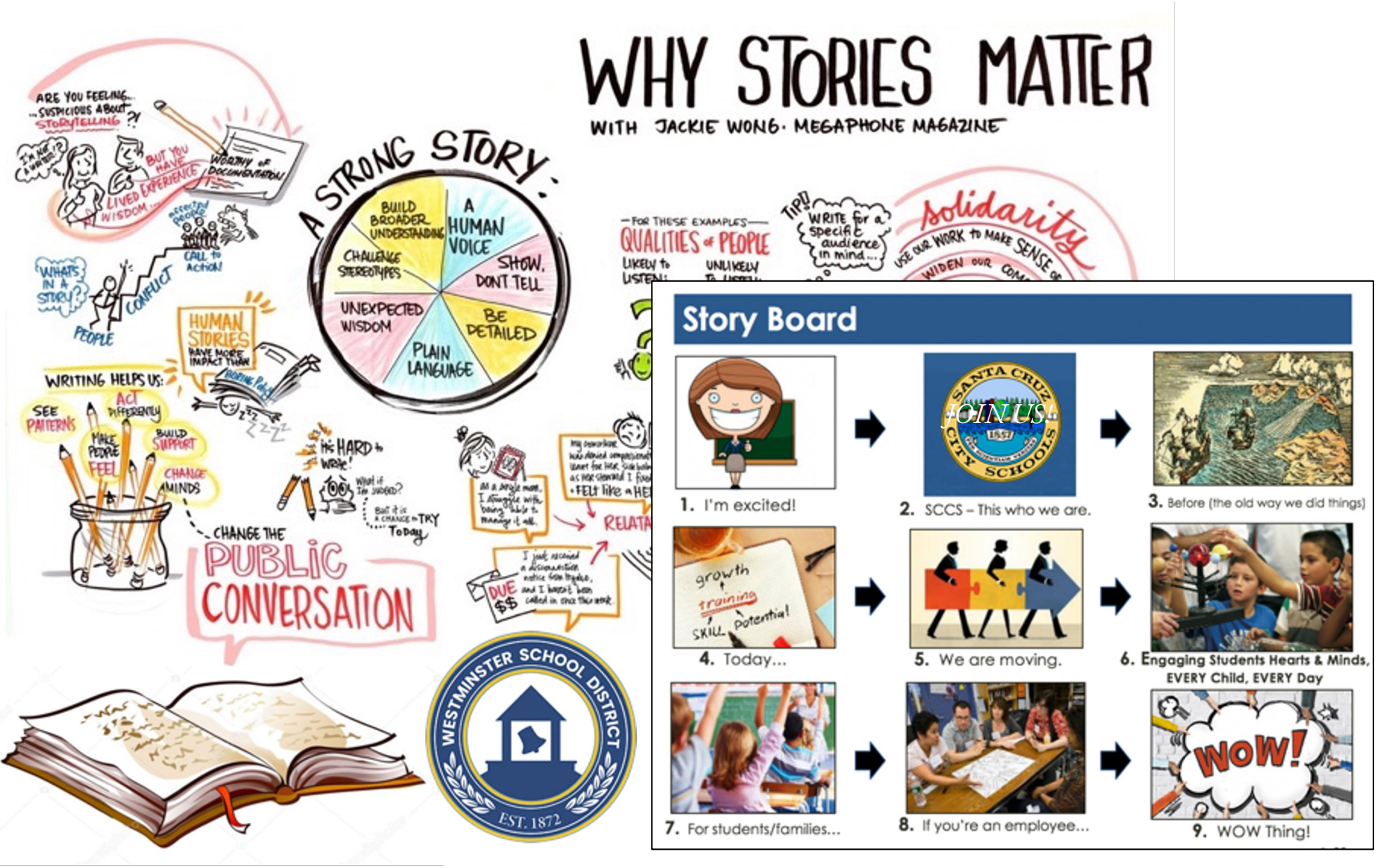
FINAL BALLOT TEST



The Science


Strongly favor
Somewhat favor
Repair, replace deteriorating roofs, plumbing, HVAC, gas lines, sewer lines, electrical systems where needed
59.3
26.7
Keep computer systems, instructional technology up-to-date
51.6
34.4
Provide modern labs, career tech, equipment so students are prepared for high school, college, in-demand careers in fields like health sciences, engineering, tech, skilled trades
58.4
26.8
Provide classrooms, facilities, tech needed to support high quality instruction in math, science, engineering, tech
57.8
26.6
Improve student safety, campus security systems incl security fencing, security cameras, intruder protection systems, emergency communications systems, smoke detectors, fire
60.4
23.0
Create modern, multi-use classrooms to support hands-on science instruction, learning-by-doing
51.9
31.1
Upgrade restrooms that were constructed 70 years ago
50.9
31.6
Replace aging portable classrooms that are expensive to repair, maintain with modern, permanent classrooms that meet today's academic standards
46.8
31.1
Provide classrooms, facilities needed to support high quality instruction in music, visual, performing arts
49.1
28.8
0
10
20
30
40
50
60
70
80
90
100
% Respondents

Telling the Story







END OF SCHOOL YEAR MAILER – MAY 2026



Our Goals:

Right NOW!

- **REPAIR and REPLACE** deteriorating roofs, plumbing, HVAC, gas/sewer lines, and electrical systems.
- **KEEP** labs, technology, and hands-on science equipment up to date so students can properly prepare for high school, college, jobs, and careers.
- **IMPROVE** student safety and campus security systems, including fencing, cameras, intruder protection, emergency communication, smoke detectors, and fire protection.
- **UPGRADE** restrooms constructed 70 years ago.
- **REPLACE** aging portable classrooms with modern, permanent classrooms.
- **PROVIDE** classrooms to support high-quality instruction in music, visual, and performing arts.



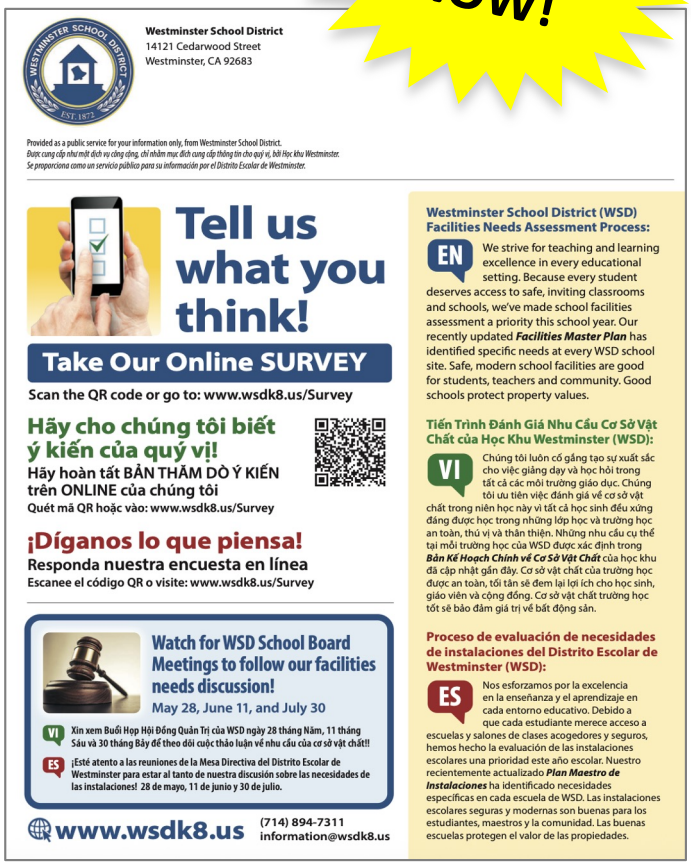
Clifford Moss



An Invitation To Provide Input



Right NOW!





Once again, we are inviting parents, voters and the public to weigh in and share their input and questions.

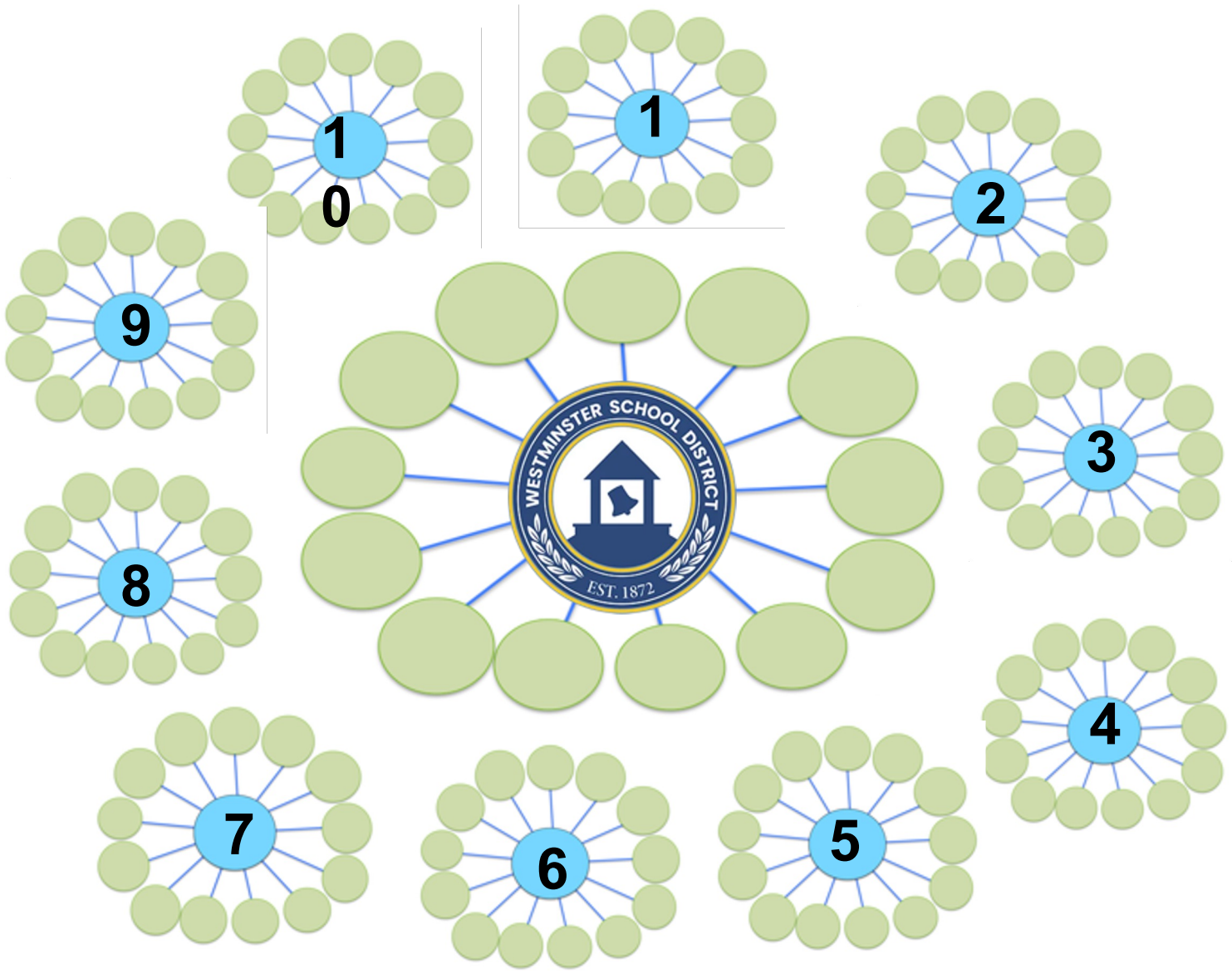
Principals Listening Work



Benefit:
People Support What They Help Create!

Approach:
Principals ARE Relationship Builders & Key Communicators. Each is engaging & LISTENING within his/her Network.

Practicing:
Strategic Consistency.
Operational Flexibility.

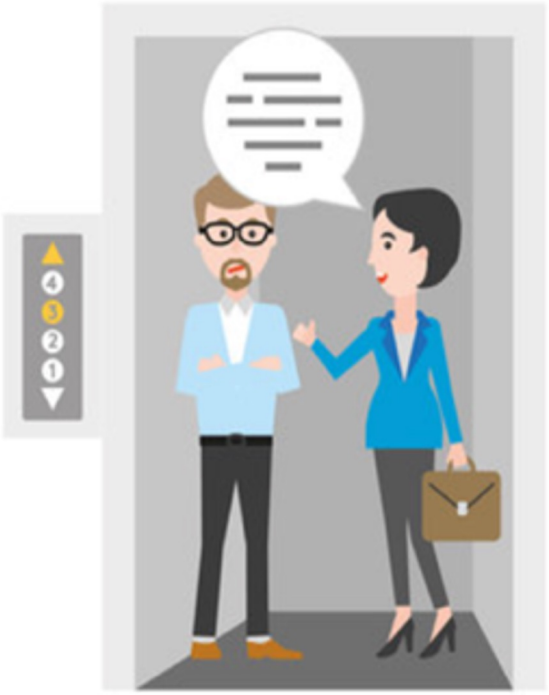


Opinion Leader & Community Member CONVERSATIONS









GOAL: **Real conversations** invite opinion leaders and stakeholders **to think about** the impact of WSD school facilities NEEDS and what a new school bond could mean for WSD students. This is an optimal setting for candid Q&A and exchange.



If We Invest EARLY…





This is where it ALL comes together!

…with evidence that we have listened!

Election Window

88 Days!































- Listening & Understanding Voters
- Targeting
- Turnout Projections
- Mail & Message
- Web & Digital
- Social Media
- Field & Paid Field
- General Visibility
- Yard Signs/Signage
- Earned Media
- Staffing
- Endorsements
- Fundraising

Next…

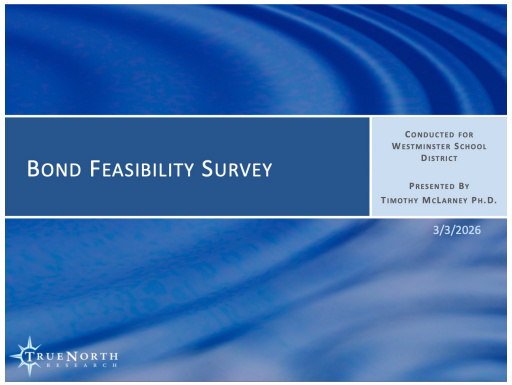
NEXT:

A Tracking Survey with WSD voters THIS summer to confirm alignment **before** asking the Board to consider moving to the Nov. Ballot.









On The Horizon…



Final Approach to Ballot:

- **Continue Public Engagement**
- **Tracking Poll: June/July**
- **Final Ballot Measure Preparation (Throughout the Summer)**
- **Final Board Action – July 30**
- **Election Window (Aug 7 – Nov 3)**


Q
A

May 28, 2026

Westminster School District

Bond Program Overview

General Obligation Bonds Overview

A general obligation bond is a common method of debt financing used by California school districts to generate capital project funds

- Lowest borrowing cost of any debt financing type available to school districts
- Repayment (principal and interest) is made from taxes levied on assessed value ("AV") of properties within school district boundaries
  - Repayment does not encroach on District general fund
- Requires approval of District's registered voters
  - Bond authorization amount
  - Project list
  - Estimated tax rate

Proposition 39 Bond Parameters

Voter Approval Threshold	◆ 55%
Annual Tax Rate Limits per $100,000 of AV	◆ ***$30 for elementary and high school districts*** ◆ $60 for unified school districts ◆ $25 for community college districts
Board Approval Threshold	◆ Two-thirds of total members
Election Dates	◆ Statewide primary, general, special, or regularly scheduled local elections
Use of Bond Proceeds	◆ Construction, reconstruction, rehabilitation or replacement of school facilities ◆ Furnishings and equipment, including technology ◆ Acquisition or lease of real property
Accountability Measures	◆ Citizens' Oversight Committee ◆ Annual audits

Bond Program Considerations

General obligation bond programs are generally structured based on:

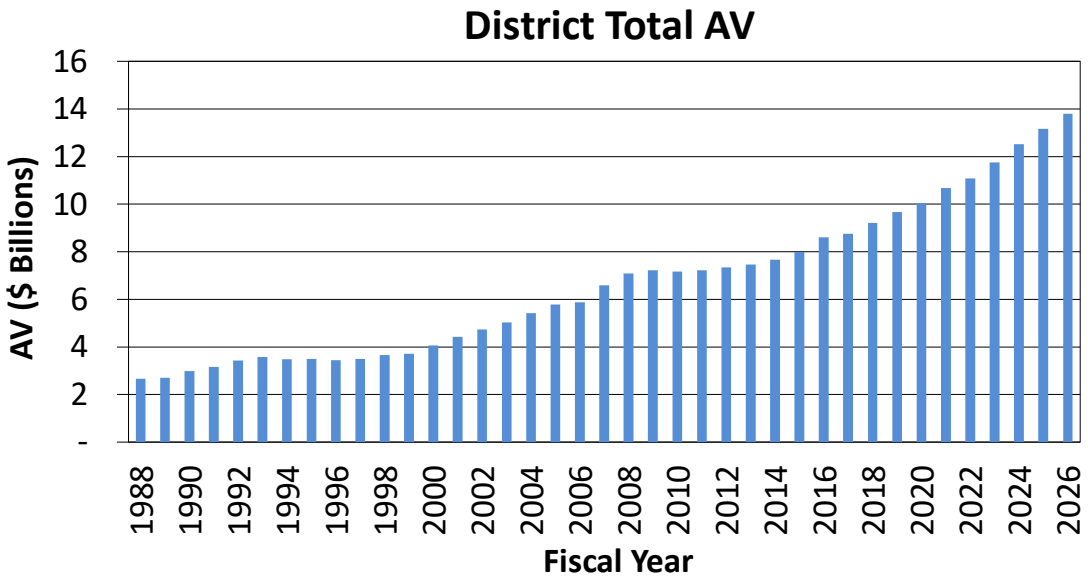
- Funding needs
  - District projects
    - Scope
    - Cost
    - Timing
- Financing constraints
  - District AV
  - Interest rates
  - Tax rates
  - Legal parameters

School districts commonly seek multiple bond authorizations to meet their ongoing project needs

District Assessed Valuation (1)

District AV grew 4.88% in fiscal year 2025-26

- New bond programs generally assume conservative future growth



Growth Statistics

Annualized Growth Rates:		*Lowest Rolling Averages:*	
1-year:	4.88 %	3-year:	-1.22 %
5-year:	5.30	5-year:	0.38
10-year:	4.83	10-year:	2.68
15-year:	4.42	15-year:	3.44
20-year:	4.36	20-year:	3.74
25-year:	4.66	25-year:	3.83
30-year:	4.73	30-year:	3.99
35-year:	4.30	35-year:	4.30

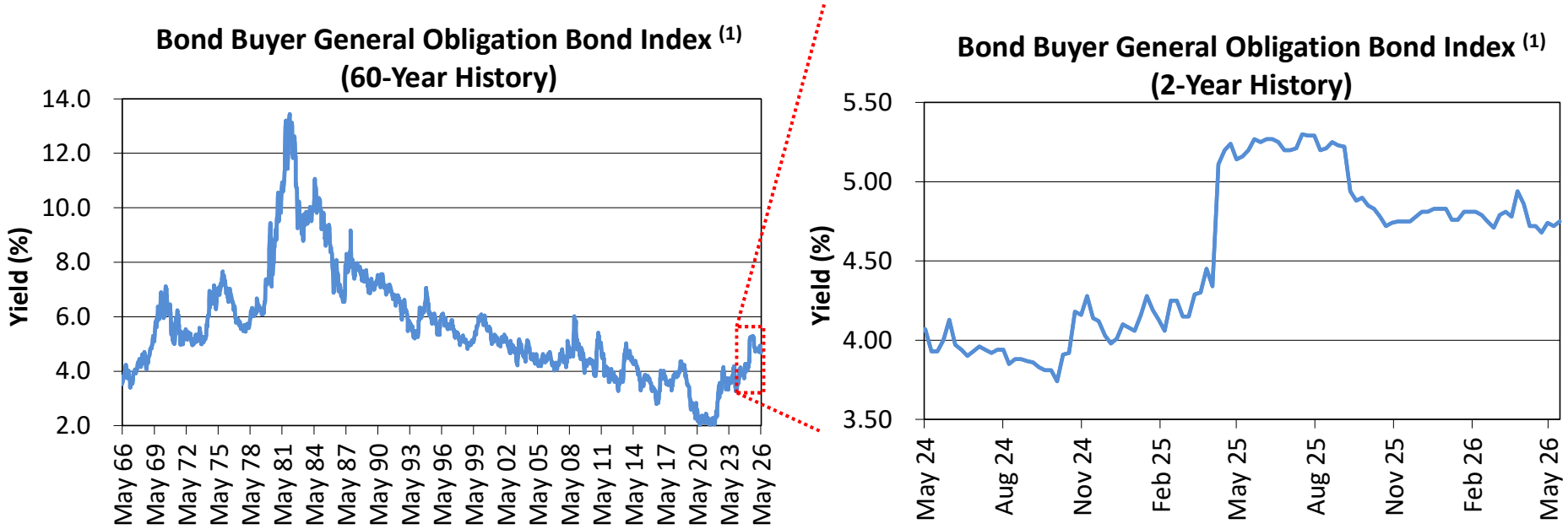
FY	Total AV (1)	Δ Change
1988	$2,656,337,352	
1989	2,699,050,532	1.61 %
1990	2,982,354,366	10.50
1991	3,160,528,602	5.97
1992	3,426,500,928	8.42
1993	3,582,442,428	4.55
1994	3,472,512,246	-3.07
1995	3,486,099,822	0.39
1996	3,452,676,674	-0.96
1997	3,491,397,392	1.12
1998	3,651,403,093	4.58
1999	3,719,278,844	1.86
2000	4,060,339,721	9.17
2001	4,424,277,723	8.96
2002	4,738,085,580	7.09
2003	5,032,037,822	6.20
2004	5,413,025,753	7.57
2005	5,769,497,837	6.59
2006	5,880,464,307	1.92
2007	6,587,934,505	12.03
2008	7,077,558,570	7.43
2009	7,214,725,819	1.94
2010	7,173,084,895	-0.58
2011	7,218,598,956	0.63
2012	7,350,794,794	1.83
2013	7,466,589,130	1.58
2014	7,655,011,047	2.52
2015	7,988,278,635	4.35
2016	8,615,105,975	7.85
2017	8,765,874,832	1.75
2018	9,216,303,486	5.14
2019	9,658,082,853	4.79
2020	10,052,033,887	4.08
2021	10,672,036,804	6.17
2022	11,088,935,695	3.91
2023	11,763,071,356	6.08
2024	12,534,424,558	6.56
2025	13,170,743,428	5.08
2026	13,813,461,785	4.88

(1) Source: California Municipal Statistics, Inc.

Interest Rates

Interest rates have recently experienced volatility due to the war in Iran and investor concerns over inflation and oil prices

- New bond programs should be planned with conservative interest rate assumptions to accommodate potential future volatility



(1) Index reflects average yield to maturity of a sample of 20 GO Bonds with 20-year terms rated 'Aa2' by Moody's and 'AA' by S&P. Source: The Bond Buyer & Bloomberg.

Credit Ratings

The 3 major credit rating agencies are:

- Moody's
- Standard & Poor's ("S&P")
- Fitch

The rating criteria is generally:

- Local economy/tax base
- District finances
- District debt/pension
- District management

The District has strong ratings from Moody's and S&P:

- Moody's (as of March 2026):
  - Bond rating: Aa2
  - Issuer rating: Aa3
    - Rating based on enrollment trends, resident incomes, financial strength, and strong management
- S&P (as of March 2024): AA-

	Moody's	S&P	Fitch	Rating Description
Investment grade	Aaa	AAA	AAA	Prime
	Aa1	AA+	AA+	High grade
	Aa2	AA	AA	
	Aa3	AA-	AA-	
	A1	A+	A+	Upper medium grade
	A2	A	A	
	A3	A-	A-	
	Baa1	BBB+	BBB+	Lower medium grade
	Baa2	BBB	BBB	
	Baa3	BBB-	BBB-	
Non-investment grade	Ba1	BB+	BB+	Speculative
	Ba2	BB	BB	
	Ba3	BB-	BB-	
	B1	B+	B+	Highly speculative
	B2	B	B	
	B3	B-	B-	
	Caa1 & below	CCC+ & below	CCC & below	Extremely speculative/ Default

Prior Approved Bond Measures

Measure O

- Election date: November 4, 2008
- Authorization: $130 million
- Estimated tax rate: $30 per $100,000 of AV
  - Current tax rate: $29.74 per $100,000 of AV

Measure T

- Election date: November 8, 2016
- Authorization: $76 million
- Estimated tax rate: $24.50 per $100,000 of AV
  - Current tax rate: $20.98 per $100,000 of AV
- Estimated total cost of bond measure shown in ballot materials: $164.8 million
  - Final total cost of bond measure: $136.7 million (1)

The District has been proactive in its efforts to reduce costs for taxpayers, including refinancing bonds on five occasions since 2016

- In April 2026, the District saved ~$2.4 million for taxpayers by refinancing Measure O and Measure T bonds

(1) Final cost includes savings from refinancings.

Illustrative 2026 Election: $128 Million

How much can the District raise through a new $30 tax rate?

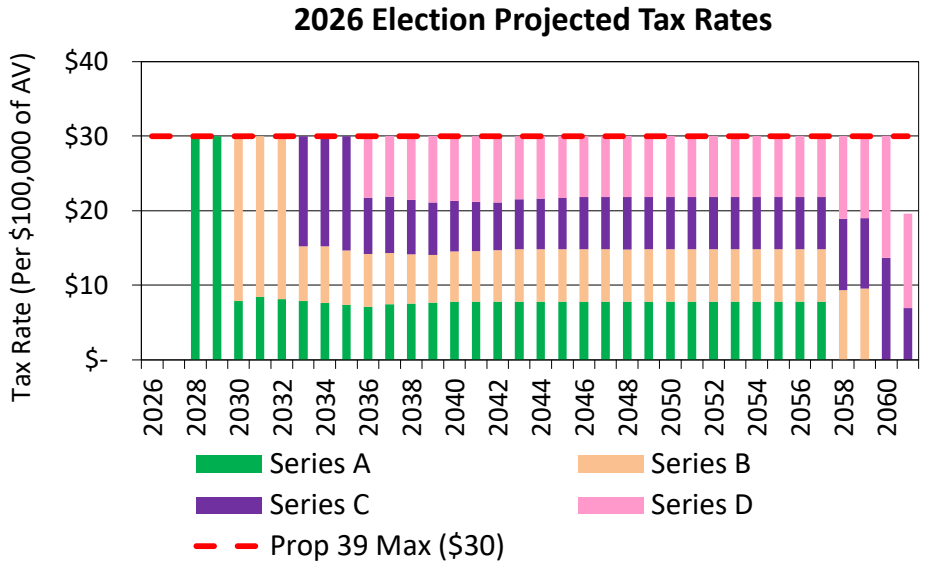
- Assumptions:
  - November 2026 Election
  - 100% current interest bonds
    - No capital appreciation bonds
  - Interest rates: 5.0% - 6.0% (1)
  - Annual AV growth rate: 3.50%

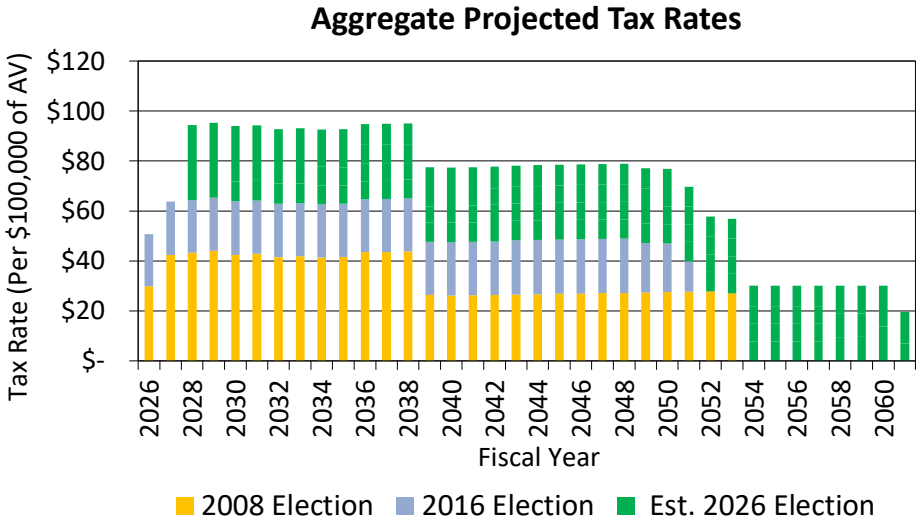
Illustrative Issuance Schedule (1)

Series	Issue Date	Bond Amount	Net Repayment Ratio
A	February 2027	$ 32,000,000	2.05 to 1
B	August 2029	32,000,000	2.08 to 1
C	August 2032	32,000,000	2.16 to 1
D	August 2035	32,000,000	2.32 to 1
Total		$ 128,000,000	2.15 to 1

Tax Rate Sensitivity

Tax	Proceeds
$30.00	$ 128,000,000
$28.00	$ 119,000,000
$25.00	$ 107,000,000





(1) Assumes slightly higher than current market interest rates. Subject to market fluctuations.
(2) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's project needs.

School Facility Program Eligibility

The School Facility Program (SFP) provides state matching funds for modernization projects at schools 25+ years old. Districts must demonstrate eligibility through enrollment data, facility age verification, and project scope documentation. Westminster School District qualifies for these matching funds based on current facility conditions and student population.

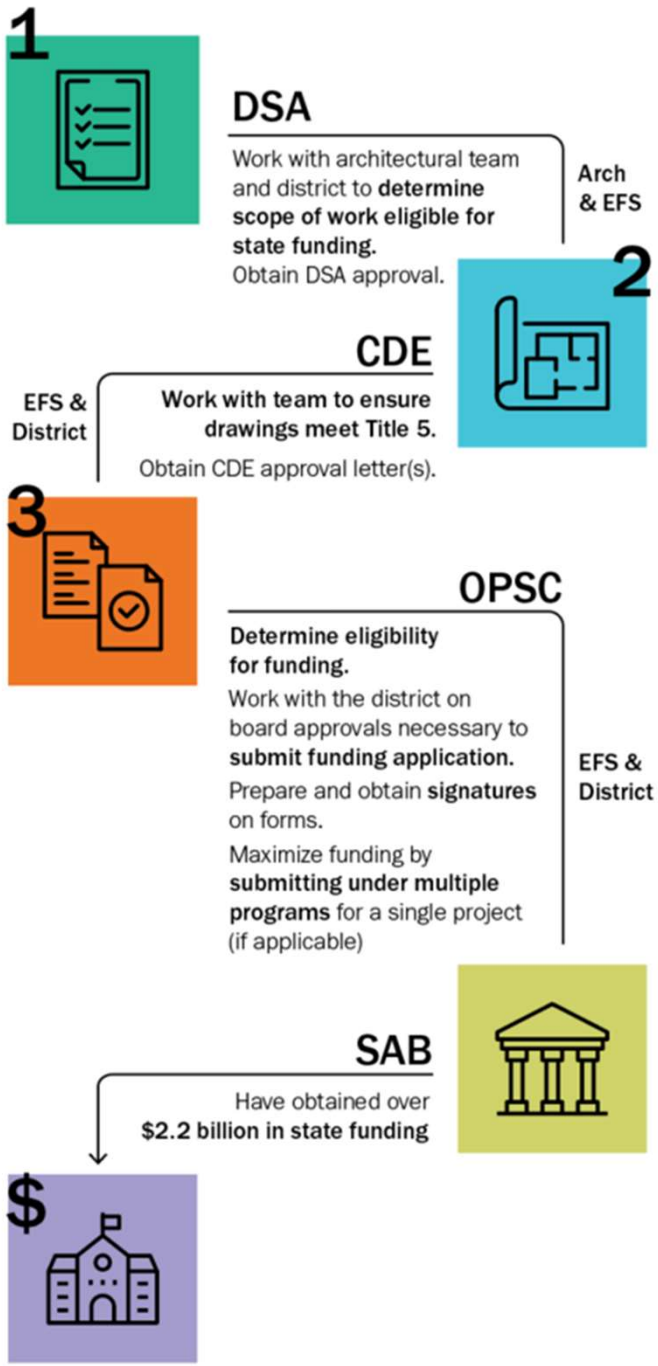
DEPARTMENT OF EDUCATION
STATE OF CALIFORNIA

DSA
DIVISION OF THE STATE ARCHITECT
DEPARTMENT OF GENERAL SERVICES

OPSC
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
DEPARTMENT OF GENERAL SERVICES

School Facility Program Process

The School Facility Program (SFP) Requires DSA and CDE approvals prior to submission. We are working with the District in identifying projects that have already received DSA approval to submit for district reimbursement through the SFP modernization program.



Current Applications for Funding

DLR Group has been actively working on State School Facility Program applications for Westminster School District. Our team has completed eligibility assessments, gathered required documentation, and created a submittal plan with the district. We continue coordinating with the California Department of Education and Office of Public School Construction to ensure compliance and maximize funding opportunities.

School Site	Stage	Anticipated $
Anderson	OPSC 02/13/2026	$6,090,400
DeMille	Submitted to CDE	
Eastwood	Submitted to CDE	
Finley	OPSC 02/19/2026	$5,499,548
Fryberger	OPSC 12/4/2025	$5,008,659
Hayden	OPSC 12/4/2025	$5,786,157
Johnson	Anticipate Fall	
Meairs	OPSC 12/4/2025	$5,406,031
Schmitt	Submitted to CDE	
Sequoia	Anticipate Summer	
Stacey	Anticipate Fall	
Warner	Anticipate Summer	
Webber	Anticipate Fall	

Current Eligibility

Westminster School District Modernization Eligibility Update - May 2026			
School Site	2026 State Funding	**District Match**	**STATUS**
Anderson Elementary	$ 6,090,400	$ 4,060,267	Submitted to OPSC 02/13/2026
Clegg Elementary	$ 3,714,219	$ 2,476,146	
DeMille Learning Academy	$ 3,757,962	$ 2,505,308	Submitted to CDE
Eastwood Elementary	$ 4,258,324	$ 2,838,883	Submitted to CDE
Finley Elementary	$ 5,499,548	$ 3,666,365	Submitted to OPSC 02/19/2026
Fryberger Elementary	$ 5,008,659	$ 3,339,106	Submitted to OPSC 12/04/2025
Hayden Elementary	$ 5,786,157	$ 3,857,438	Submitted to OPSC 12/04/2025
Johnson Middle	$ -	$ -	
Land School (2033 Elig)	$ -	$ -	
Meairs Elementary	$ 5,406,031	$ 3,604,021	Submitted to OPSC 12/04/2025
Schmitt Elementary	$ 4,270,822	$ 2,847,215	Submitted to CDE
Schroeder Elementary	$ 3,828,669	$ 2,552,446	
Sequoia Academy	$ 3,721,034	$ 2,480,689	CDE Set in progress - target CDE Summer 2026
Stacey Middle	$ 5,827,210	$ 3,884,807	CDE Set in progress - target CDE Fall 2026
Warner Middle	$ 6,470,649	$ 4,313,766	CDE Set in progress - target CDE Summer 2026
Webber Elementary	$ 3,195,994	$ 2,130,663	CDE Set in progress - target CDE Fall 2026
Willmore Language Academy	$ 4,428,640	$ 2,952,427	
Total	$ 71,264,318	$ 47,509,547	

	Projects submited to OPSC
	Projects submitted to CDE
	Currently no modernization Eligibility
	Projects identified and being prepped for CDE
	Next projects to be identified

Illustrative 2026 Election Timeline

Activity	Nov Election
Develop or update District facility master plan	In progress
Assemble bond team, including District personnel, financial advisor, underwriter, bond counsel, pollster, and strategist	Completed
Conduct first voter opinion survey	Completed
Begin community outreach to educate voters on District's facility needs	Ongoing
Facility Master Plan and 'Bonds 101' presentations to Board	May 2026
Conduct second voter opinion survey	June 2026
Finalize bond projects list, election amount, estimated tax rates, and draft ballot language	May/June 2026
Adopt resolution, including tax rate statement, calling for bond election ***(must be received by County Registrar of Voters 88 days prior to election)***	June/July 2026
Prepare impartial analysis (bond counsel, county counsel) and pro-ballot argument (committee, campaign consultant) for voter pamphlet	August 2026
Fundraising and campaigning by bond committee	September 2026
Election	November 3, 2026
Certify election results	December 2026
Issuance of bonds	February 2027