Measure A

Twin Hills Union School District

Measure Question

55% Needed to Pass

To improve the quality of education; modernize and renovate classrooms, restrooms and school facilities; and make health, safety and security improvements; shall Twin Hills Union School District's measure be adopted authorizing $14,000,000 of bonds at legal interest rates, generating on average $964,000 annually as long as bonds are outstanding, projected rates not exceeding $30 per $100,000 assessed value, with annual audits, independent citizens' oversight committee, no money for salaries and no money taken by the State?

What Your Vote Means

YES	NO
A "yes" vote on Measure A will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.	A "no" vote on Measure A will not authorize either the issuance of bonds or the associated levy of taxes.

For and Against Measure A

FOR	AGAINST
TWIN HILLS UNION SCHOOL DISTRICT BOARD Jeff Harding, Board President Les Crawford Retired Superintendent/Principal, THUSD Sarah Erickson Educational Foundation Vicechair Amy Ryan THUSD Parent/Alumna SONOMA COUNTY FAMILY YMCA Matthew Henry, CEO	No argument was submitted against Measure A

Local Ballot Measure: A

County Counsel's Impartial Analysis of Measure A

California law permits school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities if 55 percent of the voters who vote on the measure approve the sale of the bonds. The Twin Hills Union School District Board of Trustees ("Board") has placed on the ballot the question of whether to issue $14,000,000 in bonds for such purposes.

Money raised by bond sales may only be used for the purposes and projects stated in the "Bond Project List" set forth in Measure A, including but not limited to: replace and repair leaky roofs; modernize and renovate classrooms and other school buildings to modernize/update learning environments; make health, safety, emergency response and security improvements; address safety and health concerns; improve play areas, yards, fields and other outdoor physical education spaces; update bathrooms; ensure ADA compliance; and update/replace portables. As required by state law, Measure A prohibits using bond proceeds for teacher and administrator salaries, or other operating expenses.

The Board has certified that it evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Project List. Inclusion of a project on the Bond Project List does not guarantee it will be funded or completed. The Board will establish the priority and order in which projects are undertaken.

If adopted, Measure A includes "Accountability Requirements" that require the Board to: annually conduct independent financial and performance audits to ensure bond proceeds have been expended only on projects on the Bond Project List; establish an Independent Citizens' Oversight Committee; and create an account into which proceeds of the bonds are deposited. Measure A further requires the Superintendent to provide an annual report to the Board on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, Twin Hills School District has discretion to decide when to sell all or any portion of the bonds based on the need for project funds and other factors. The interest rate on the bonds would depend on the market rate at the time the bonds are sold, but not exceed the statutory maximum. The bonds will be repaid with funds raised from an increase in property taxes based upon the assessed value of taxable property in the District. The "Tax Rate Statement" prepared by the District's Superintendent estimates the property tax levies required to pay off the bonds, which shall not exceed statutory limits. Those tax levies are projections, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District.

A "yes" vote on Measure A will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.

A "no" vote on Measure A will not authorize either the issuance of bonds or the associated levy of taxes.

JOSHUA A. MYERS
County Counsel

By: s/ Adam Brand
Assistant County Counsel

Tax Rate Statement — Measure A

An election will be held in the Twin Hills Union School District (the "District") of Sonoma County, California, on June 2, 2026, to authorize the sale of up to $14,000,000 in bonds of the District to finance school facility improvements as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* property tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. 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 which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is $28.20 per $100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is 2060-61.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is $30 per $100,000 of assessed value. It is estimated that such rate would be levied in fiscal years 2027-28 through 2056-57.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately $32,783,000.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the Sonoma County's official tax rolls. In addition, taxpayers eligible for a property tax exemption such as the homeowner's exemption will have 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 are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

s/ Dana Pedersen
Superintendent
Twin Hills Union School District

Local Ballot Measure: A

Arguments and rebuttals are the opinions of the authors. They are printed exactly as submitted, including errors.

Argument in Favor of Measure A

Our schools are among the most important assets in our community and shape the future of our children. Measure A enhances overall campus safety, sustains our neighborhood schools, and makes responsible investments in Twin Hills Union School District classrooms.

Our dedicated teachers and staff work tirelessly to provide high-quality instruction, yet our school facilities are outdated and require upgrades to fully support student achievement. While our schools have been well maintained, many buildings and core systems are decades old and need modernization. Outdated electrical, plumbing, and HVAC systems are increasingly costly to maintain. Some classrooms have exceeded their intended lifespan.

This June, Measure A gives local voters the opportunity to strengthen our schools and community. If approved, it will address critical needs at Apple Blossom Elementary, Twin Hills Middle School, and Orchard View by repairing leaky roofs; upgrading aging electrical, plumbing, sewer, heating, and technology systems; improving safety and accessibility; modernizing classrooms and restrooms; and enhancing learning spaces to meet today's academic standards. These improvements will reduce maintenance costs, increase energy efficiency, and ensure facilities meet safety requirements.

Measure A makes financial sense. Approval allows the District to qualify for approximately $5 million in additional state modernization grants that would otherwise go elsewhere. Every dollar stays local and cannot be taken by the State. Acting now prevents more costly emergency repairs later, protects property values, and ensures safe, functional classrooms.

Measure A protects taxpayers through strict fiscal safeguards. By law, bond funds may only be used for school facilities, not administrator or teacher salaries, and are subject to annual independent audits and oversight by a citizens' committee to ensure transparency and accountability.

By investing in our schools now, we meet critical safety and educational needs for years to come. Please join us in voting Yes on Measure A.

TWIN HILLS UNION SCHOOL DISTRICT BOARD
s/ Jeff Harding, Board President

s/ Les Crawford
Retired Superintendent/Principal, THUSD

s/ Sarah Erickson
Educational Foundation Vicechair

s/ Amy Ryan
THUSD Parent/Alumna

SONOMA COUNTY FAMILY YMCA
s/ Matthew Henry, CEO

Argument Against Measure A

No Argument Was Submitted Against Measure A

Full Text of Measure A

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Twin Hills Union School District (the "District") will be authorized to issue and sell bonds of up to $14,000,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific school facilities projects listed under the heading "Bond Project List" 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 XIIIA, 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 District Board of Trustees (the "School Board") has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens' Oversight Committee. Following approval of this measure, the School Board 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 School Board.

Performance Audits. The School Board 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 School Board 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 Sonoma County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the School Board not later than January 1 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), being 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 project or 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 project or 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 relating to estimated rates of *ad valorem* property taxes, the duration of issued bonds and related levies and collections of *ad valorem* property taxes are provided as informational only and are not binding on the District. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the rate or the 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 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 construction, reconstruction, rehabilitation, or replacement of school facilities of the Twin Hills Union School District, including furnish and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, all in compliance with California Constitution Article XIIIA, Section 1(b)(3).

This measure authorizes bond projects to be undertaken at all current and future District properties, sites and campuses.

Specific School Facility Project List. The items presented on the following list provide the specific school facilities projects authorized to be financed with voter-approved bond proceeds. Examples provided in each category does not limit the broader meaning of the type of project authorized. Authorized projects are:

- **Replace and/or Repair Leaky Roofs.** Includes replacing or repairing aging, damaged, or leaky roofs.

- **Modernization and Renovation to Classrooms and Other School Buildings to Provide Modern/Updated Learning Environments.** Includes improvements to modernize, rehabilitate, renovate, reconfigure, repair, construct, expand and/or upgrade classrooms, libraries, multi-purpose rooms, auditoriums, and other school facilities, including all improvements to interiors and exterior such as doors, windows, hardware and keyless entry, casework, flooring, millwork, painting, lighting and siding, and furnishing and equipping classrooms.

- **Make Health, Safety, Emergency Response and Security Improvements Throughout Facilities.** Includes security cameras, fences, fire alarms, fire sprinkler and equipment systems, emergency exits, door hardware, alarm systems,

Full Text of Measure A (Continued)

communication systems, interior and exterior lighting systems, security and access and other reconfiguration of facilities enhancing safety, and updates to point of entry controls.

• **Address Safety and Health Concerns.** Includes all upgrades required by laws, regulations and building codes, including the Field Act, to provide a safe and healthy environments including improvements to improve air quality and seismic improvements, and includes addressing unforeseen conditions revealed in connection with construction such as dry rot or other structural issues.

• **Modernization and Renovation to Facilities Related to and Serving the School Sites.** Includes upgrading, modernizing, expanding, constructing, equipping and furnishing kitchen, food prep area/kitchen, eating and gathering spaces, multi-purpose rooms, meeting spaces, offices, counselling and similar spaces and facilities for transportation or maintenance, including all improvements to interiors and exterior such as doors, windows, hardware and keyless entry, casework, flooring, millwork, painting, and lighting, and including furnishings and related equipment.

• **Provide All Infrastructure Needed to Adequately Serve School Facilities.** Address inadequate systems and utilities including upgrades, additions, installation of adequate electric systems including outlets and switching, plumbing systems and water systems, and including upgrades for energy efficiency and to support all modern technology needs.

• **Replace, Acquire and Install HVAC Systems.** Ensure comfortable learning and working environments with new or upgraded and energy-efficient heating, ventilation and air conditioning systems (HVAC).

• **Outdoor Learning and Gathering Spaces.** Provide outdoor learning and gathering spaces including coverings/sun shades and seating.

• **Drinking Fountains.** Ensure high quality drinking water and sufficient number of drinking fountains.

• **Improve Access to Computers and Modern Technology.** Includes providing modern teaching and learning equipment such as whiteboards, computers, software and other technology equipment, and installing or upgrading infrastructure sufficient to support modern technology including wiring/electric and providing internet access.

• **Improvements to School Exteriors Including Entryways**. Includes improvements and upgrades to school entries, student drop-off / pick-up areas, parking lots, driveways and other paved surfaces, curbing, updating ADA access, improvements to paths of travel, increase of access points, signage, adequate lighting, landscaping and irrigation.

• **Improvements to Play Areas and Yards, Fields and Other Outdoor and Physical Education Spaces.** Includes replacing play field surfaces including grass, turf, concrete and/or asphalt, updated fitness/P.E. equipment, installing safe surface treatments and playground equipment, and improving or constructing all related facilities such as seating/bleachers, changing rooms, restrooms, sound systems, and lighting.

• **Update Bathrooms.** Ensure legally compliant, improved and modernized, constructed and expanded bathrooms serving all students and staff.

• **Update/Replace Portables.** Replace, renovate or otherwise improve portable buildings including replacing with modular buildings or other more permanent structures.

• **Ensure ADA Compliance and Barrier Free Access to all Facilities.** Includes improvements to ensure barrier-free access and compliance with all requirements of the American With Disabilities Act (ADA) and all other similar laws and regulations at all facilities in the District.

• **Furnishing and Equipping and Incidental Expenses.** Furniture, equipment including technology equipment and all work necessary and incidental to specific projects described above as more particularly described below.

The order in which the foregoing projects are listed does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board.

Furnishing and Equipping; Incidental Expenses. Each of the bond projects described on the above 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 and updates to master plan documents, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal including litigation, 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 and parking 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; costs of the election; bond issuance and compliance costs; and project administration during the duration of such projects, as permitted by law.

Alterations to Scope; New Construction; Real Property Interests. The scope, nature and priority of any of the specific projects described above may be altered by the School Board. This may occur due to unforeseen conditions that may arise during the course of planning, design and construction, or due to other compelling factors which become apparent in the course of project planning and execution, such as changing cost considerations, safety considerations, programmatic considerations or other considerations that arise or become apparent over the several years of undertaking bond financed projects. In the event that a modernization or renovation project is determined by the Board to be more economical or otherwise in the best interests of the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. In addition, this measure authorizes the acquisition of interests in real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. This measure also authorizes payment of costs related to consolidation of facilities or campuses.

Interim Financing Included; Joint Use Projects Authorized. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes or lease financings relating to projects and/or equipment previously financed. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Full Text of Measure A (Continued)

Other Funding Sources. The Bond Project List presents more projects than are expected can be addressed with proceeds of this bond measure. The School Board will determine project prioritization and there is no guarantee that all projects will be addressed. Additional funds for facilities projects are expected to be pursued from the State's facilities matching funds program, if and to the extent available and qualifying, to provide additional funding to complete additional facilities projects.

Unforeseen Circumstances. Many factors which the District cannot predict or control may impact its ability to address each of the projects, including but not limited to construction cost issues, supply chain issues which can cause project delays, labor shortages, and unknown environmental factors or site conditions, among others. The District is unable to anticipate all unforeseen circumstances which may limit or prevent some of the projects listed above from being undertaken or completed.

Interpretation. The terms of this Bond Measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIIIA, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Examples included on the project list are not intended to limit the broader types of projects described and authorized by this measure. Words used in the Project List such as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used to describe school facilities projects in plain English but are not intended to expand the nature of such projects beyond what is authorized by State law. The Bond Project List only authorizes capital expenditures.

Severability. The District Board hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond proposition has independent value, and the District Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond measure are severable.