

## ORANGEVALE RECREATION & PARK DISTRICT

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### MEASURE L

To improve parks and recreation for children, families, senior citizens, and residents; upgrade and replace outdated restrooms; renovate sixty-year-old Youth Center; make safety and security improvements; upgrade playgrounds; and improve trails; shall Orangevale Recreation & Park District's measure be adopted authorizing \$24,000,000 of bonds at legal rates, averaging \$1,400,000 annually while bonds are outstanding at rates of approximately \$15.96 per \$100,000 assessed value, with annual audits, independent citizens' oversight, NO money for salaries and all money staying local?

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### IMPARTIAL ANALYSIS OF MEASURE L

Prepared by County Counsel

The California Constitution and Public Resources Code authorize special districts to issue bonds for specified purposes if approved by the voters within district boundaries. Measure L was placed on the ballot by the governing board of the Orangevale Recreation & Park District ("District"). If approved, Measure L would allow the District to incur bonded indebtedness up to a maximum amount of \$24,000,000. The proceeds from the issuance and sale of such general obligation bonds could only be used for the acquisition and improvement of real property of the District. Measure L lists the specific park facilities projects that the District intends to finance by the proposed bond sales.

No funds derived from bond sales may be used for general operating expenses, including employee salaries or pensions, or for any purpose or project other than those expressly stated in the measure.

To ensure that funds are spent only as specified in the measure, Measure L requires: 1) the appointment of a citizen's oversight committee; 2) deposit of bond proceeds into a separate account; 3) completion of annual independent performance and financial audits; and 4) submission of an annual status report to the Board of the District.

If Measure L is passed, the actual dates of sale and the amount of bonds sold would be governed by the District based on the need for construction funds and other factors. If Measure L is approved, the tax rates necessary for payment of principal and interest on any bonds sold will largely be dictated by the timing of the bond sales, the amount sold at a given sale, market interest rates at the time of each sale (although in no event greater than the maximum bond interest rate allowed by law), as well as actual assessed valuation of taxable property in the District over the term of repayment. The District's Tax Rate Statement contains the best estimates of tax rates required to service the bond debt. The District estimates the average annual tax rate levy to fund this bond is \$15.42 per \$100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected will be 2058-59. The District estimates that the total amount repayable during the life of the bond, including principal and interest, is approximately \$48,600,000.

Passage of Measure L requires approval by two-thirds of the voters voting thereon UNLESS Proposition 5 – Assembly Constitutional Amendment No. 1 ("ACA1") is approved on the same election date. If ACA1 is approved, then approval of Measure L by 55% of the voters voting thereon is required.

A “YES” vote on Measure L means you wish to allow the District to issue bonds in an amount not to exceed \$24 million dollars.

A “NO” vote on Measure L means you do not wish to allow the District to issue the proposed bonds.

\*\*\*YOU CAN FIND THE MEASURE ARGUMENTS FOLLOWING THE FULL TEXT OF THIS MEASURE\*\*\*

## **ORANGEVALE RECREATION & PARK DISTRICT BOND MEASURE L**

### **FULL TEXT OF BOND MEASURE**

#### **BOND AUTHORIZATION**

By approval of this measure by the requisite number of registered voters voting on the measure, the Orangevale Recreation & Park District (the “District”) will be authorized to issue and sell general obligation bonds in the aggregate principal amount of up to \$24,000,000 (the “Bonds”) to provide financing for the facilities projects listed in the Bond Project List described below, subject to the accountability requirements imposed by law and described below.

#### **ACCOUNTABILITY REQUIREMENTS**

The provisions in this section are specifically included in this proposition in order that the District’s voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the District.

- The proceeds from the sale of the Bonds shall be used only for the Projects specified in this Resolution, and not for any other purpose, including District employee salaries and other operating expenses.
- The District has evaluated alternative funding sources for the Projects.
- The District shall create a separate account into which Bond proceeds shall be deposited.
- The District shall conduct or cause an annual, independent performance audit to ensure that the Bond funds are expended in accordance with the Project list, and such audits will be posted in a manner that is easily accessible to the public.
- The District shall conduct or cause an annual, independent financial audit of the proceeds from the sale of the Bonds until all of those proceeds have been expended for the public infrastructure Projects, and such audits will be posted in a manner that is easily accessible to the public.
- The District shall appoint an independent citizens’ oversight committee to ensure that Bond proceeds are expended only for the purposes described in the measure approved by the voters.
- The District Administrator will file with the Board an annual report as required by Government Code Section 53411 no later than the first December 31 following the first issuance of the Bonds and at least once a year thereafter, which report may relate to the most recently completed fiscal year of the District and may be incorporated into the District’s annual budget, audit, or the financial audits described above.

## **FURTHER SPECIFICATIONS**

**Specific Purposes.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, and shall constitute the specific purposes of the Bonds, and proceeds of the Bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

**Rate of Interest.** The Bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

**Term of Bonds.** The number of years the whole or any part of the Bonds are to run shall not exceed the legal limit, though this shall not preclude Bonds from being sold which mature prior to the legal limit.

## **BOND PROJECT LIST**

Bond proceeds will be expended on the acquisition and improvement of real property of the District in compliance with applicable provisions of the California Constitution and California Public Resources Code Section 5790 and following.

The types of projects authorized to be funded with Bond proceeds are set forth below. Specific examples included on this project list of the more general types of projects authorized are not intended to limit the broader types of projects described and authorized by this measure. The projects in the Bond Project List are authorized to be completed at each of the current and future sites of the District, including:

Almond Park	Norma Hamlin Park
Orangevale Community Center Park	Orangevale Community Park
Palisades Park	Pecan Park
Rollingwood Natural Area	Streng Park
Sundance Park	Youth Center Park

The projects authorized pursuant to this measure are:

- Upgrade and replace outdated and deteriorating restrooms and construct new restrooms including at under-served parks and nature areas.
- Renovate 60-year-old Youth Center, which is used for after school programs for teens and children.
- Renovate facilities which are used by all community members, including for summer camps, preschool programs, enrichment classes and senior programs.
- Make safety and security improvements, including lighting and fencing.
- Construct and/or improve pathways and trails for bicycles, equestrians and pedestrians.
- Upgrade existing playgrounds, construct new playgrounds, replace playground surfacing, and install new play and exercise equipment throughout the District.
- Make improvements to outdated plumbing and irrigation systems.
- Repair or replace leaky and/or deteriorating roofs.
- Protect and enhance open space.
- Update amenities including new or improved seating, picnic tables, shade structures, and lighting.
- Improve handicapped accessibility throughout the District and ensure compliance with the Americans with Disabilities Act and other similar laws and regulations.

- Improve and/or build new soccer, baseball, and softball fields for community use.
- Add spray park play area to the aquatic facility and build a skate park and/or bike track.
- Upgrade aging and inadequate infrastructure including electrical and heating, ventilation and air-conditioning systems.
- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards.
- Expand, renovate, resurface, or replace parking lots, including walkways/pathways and driveways.
- Upgrade, improve, renovate and construct sport courts including pickleball courts, tennis courts, volleyball courts, and basketball courts.
- Improve support facilities including corporation building/yard.

Each of the projects described in this Bond Project List include 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, legal and other professional and consultant services including fees relating to litigation, facilities assessments, inspections, site preparation, utilities, landscaping, construction management by third parties, general contractors, and other planning and permitting, environmental review, rezoning and municipal license fees if any, accounting and similar costs; 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 facilities for staff if needed; all federal, state and locally-mandated safety upgrades; the costs of new or expanded infrastructure; the cost of providing parking and other facilities to accommodate new or expanded facilities; addressing any unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes; complying with all access requirements of the Americans with Disabilities Act and similar laws and regulations; costs of the election including other costs arising directly from the measure; project construction oversight, management and administration during the duration of such projects, and Bond issuance costs.

The Board of Directors may alter the scope and nature of any of the specific projects described above as required or recommended by new conditions, discoveries or any other factors including economic factors that may become apparent during the course of planning, design and construction. If a modernization or renovation project is more financially beneficial to be undertaken as new construction based on cost or safety considerations or other compelling factors, this measure authorizes said project to be undertaken in whole or in part as new construction including relocation and all costs relating thereto. To accomplish any of the projects included on the above list, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests. Projects on this list may be undertaken and used as joint use projects with other public or non-profit agencies.

Many factors may impact the District's ability to address each of the projects described herein, such as construction costs, supply chain issues, labor shortages, unknown environmental factors or site conditions, overall facilities needs and related costs which exceed available Bond funding sources, among others. The District is unable to anticipate all circumstances which may prevent some of the projects listed above from being undertaken or completed. Approval of the District's Bond measure does not guarantee that all of the identified projects within the Bond Project List will be funded beyond

what can be completed with funds generated by this Bond measure. The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board.

Voters are informed that estimates or projections in this Bond measure and related ballot materials, including relating to estimated rates of *ad valorem* property taxes, the duration of issued Bonds until fully repaid and related levies and collections of *ad valorem* property taxes are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the Bonds, the tax rate required to fully amortize the Bonds or the duration of the levy 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. While each of the estimates and approximations relating to this Bond measure are provided based on information currently available to the District and its current expectations, all such estimates and approximations are not limitations nor maximums on the terms of the Bonds nor on the related tax levies. In addition, the abbreviated and condensed statement of this Bond measure presented to voters on the ballot label which is subject to a 75-word count limitation imposed by State law does not limit the scope and broader, more complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

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.

**TAX RATE STATEMENT  
REGARDING PROPOSED  
ORANGEVALE RECREATION & PARK DISTRICT  
GENERAL OBLIGATION BONDS**

An election will be held in the Orangevale Recreation & Park District (the "District") on November 5, 2024, to authorize the sale of up to \$24,000,000 in bonds of the District to finance park district facilities and parks 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* 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 that would be required to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$15.42 per \$100,000. It is currently expected that the final fiscal year in which it is anticipated that the tax will be collected is 2058-59.

2. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$15.96 per \$100,000 of assessed valuation. This highest rate is projected to apply in fiscal years 2025-26 through 2055-56.
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 \$48,600,000.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts or durations 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/ Becky Herz  
District Administrator  
Orangevale Recreation & Park District

### **ARGUMENT IN FAVOR OF MEASURE L Orangevale Recreation and Park District**

As Orangevale residents, we enjoy a great quality of life and sense of community. Great schools and ample recreational opportunities help make our area an amazing place to live. However, while our parks and facilities have been well maintained over the years, they are old, with most being constructed decades ago. Youth Center Park, our oldest, was first constructed in 1948! Please vote **YES on Measure L** to allow the Orangevale Recreation and Park District to improve its local parks and facilities.

With your YES vote, Measure L will upgrade and renovate existing parks, grounds, and facilities while also providing new recreational opportunities to local residents. This is an important and affordable investment in our community that will increase home values, upgrade aging facilities, and make Orangevale a great place to live for many years.

#### **If passed, Measure L will:**

- Upgrade and replace outdated and deteriorating restrooms and construct new restrooms at underserved parks and facilities
- Renovate the 60-year-old Youth Center, which is used for a variety of youth and community programs

- Make safety and security improvements, including lighting and fencing
- Improve trails and courses for bicycles and pedestrians
- Upgrade or provide new playgrounds and play equipment

**Measure L makes financial sense and protects taxpayers.**

- All funds must be spent locally in Orangevale and cannot be taken by the state.
- Spending must be annually reviewed by an independent citizens' oversight committee.
- Funds can only be spent to improve local parks and facilities, not for administrator or staff salaries.

Measure L upgrades and renovates outdated parks and facilities, expands recreational opportunities for local residents, children, families, and senior citizens, and maintains the quality of our community. That's something we can all support. Please join us and **VOTE YES ON MEASURE L!**

s/ Brad Squires

Orangevale/Fair Oaks Community Foundation Chairman/CEO; Orangevale-Fair Oaks Food Bank Founder

s/ Mike Stickney

OVparks Board Chair, Grandparent

s/ Chris Horner

Casa Roble Head Football Coach, Coach of the Year 2023

s/ Lisa Montes

Business Owner, Executive Community Director for Women Veterans Giving

s/ Jenn Gustafson

Orangevale Mom's Club, OV Teen Council Advisor

\*\*\*NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE L WAS FILED\*\*\*

\*\*\*NO ARGUMENT AGAINST MEASURE L WAS FILED\*\*\*

\*\*\*NO REBUTTAL TO ARGUMENT AGAINST MEASURE L WAS FILED\*\*\*