

## FULTON-EL CAMINO RECREATION AND PARK DISTRICT

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### MEASURE Q

“To improve parks and recreation for children, families, senior citizens, and residents; make safety/security improvements; renovate, construct, and expand parks and facilities; upgrade old restrooms; and provide shade structures/new playgrounds; shall Fulton El Camino Recreation and Park District’s measure be adopted authorizing \$24,000,000 of bonds at legal rates, averaging \$1,380,000 annually while bonds are outstanding at rates of approximately \$18.40 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 Q

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 Q was placed on the ballot by the governing board of the Fulton-El Camino Recreation & Park District (“District”). If approved, Measure Q 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 for park and recreation related purposes. Measure Q 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 Q 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 Q 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 Q 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 \$18.40 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 \$48,271,000.

Passage of Measure Q 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 Q by 55% of the voters voting thereon is required.

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

A “NO” vote on Measure Q 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\*\*\***

## **FULL TEXT OF BOND MEASURE**

### BOND AUTHORIZATION

By approval of this proposition by the requisite number of registered voters voting on the proposition, the Fulton-El Camino Recreation and Park District (the “District”) shall be authorized to issue and sell bonds of up to \$24,000,000 in aggregate principal amount (the “Bonds”) to provide financing for the facilities projects listed in the Bond Project List below, subject to all of the accountability safeguards specified below.

### ACCOUNTABILITY SAFEGUARDS

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’s General Manager 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.

### 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

The specific projects authorized to be financed pursuant to the Proposition (the "Projects") are described below. Listed projects will be completed as needed according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Until all project costs and funding sources are known, the Board cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of certain projects may be subject to further government approvals or appropriation by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on this list is not a guarantee that the project will be funded or completed. The Board references the Master Plan in the detailed project list that includes the following types of projects and are authorized at all existing sites of the District and all sites that may be acquired by the District in the future:

- Make safety and security improvements, including lighting, cameras and fencing
- Renovate and upgrade old restrooms at parks and facilities
- Replace or provide shade structures in the parks
- Upgrade playgrounds and play equipment throughout the District
- Construct new restrooms at parks and facilities
- Upgrade aging and inadequate infrastructure including electrical, plumbing, sewer systems, and roofs
- Improve energy efficiency and water conservation and deliver throughout the district
- Improve park amenities, including installing picnic tables, shade structures, trash receptacles and benches
- Renovate the community pool, which was first built in the 1960's
- Purchase and develop a new park in the District to include playgrounds, shade structures, and picnic areas
- Make safety and security improvements including security lighting and fencing at parks
- Renovate, expand, modernize existing community centers and construct a new community center
- Construct a skate park
- Make American with Disabilities Act handicap accessibility improvements at parks and facilities
- 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
- Upgrade, improve, and renovate sport courts, athletic facilities, and play fields, including installing exercise stations
- Construct an outdoor performing arts venue at Howe Park

The listed projects will be completed as needed. Each project is assumed to include its share of architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of maintenance and operational equipment, including the reduction or retirement of interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary relocation of dislocated District activities caused by construction projects. In addition to the projects listed above, the repair and renovation of each of the existing facilities may include, but not be limited to, some or all of the following: repair and replacement of heating and ventilation systems; upgrade of facilities for energy efficiencies; windows, walls, doors and drinking fountains; installation of wiring and electrical systems; upgrades or construction of support facilities, including administrative and maintenance yards; repair and replacement of fire alarms, emergency communications and security systems; resurfacing or replacing of hard courts, turf and irrigation systems and landscaping and play fields; expand parking; install interior and exterior painting and floor covering; demolition; and construction of various forms of storage and support spaces, upgrade bleachers, kitchens, repair, upgrade and install interior and exterior lighting systems; replace outdated security fences and security systems. .

The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Necessary site preparation/restoration may occur in connection with new construction, including ingress, egress, curb, gutter and sidewalk if required, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects and the costs of issuing the bonds. Bond proceeds shall only be expended for the specific purposes identified herein.

## **TAX RATE STATEMENT**

An election will be held in the Fulton-El Camino Recreation and Park District (the "District") on November 5, 2024, to authorize the sale of up to \$24,000,000 in general obligation bonds of the District (the "Bonds") to finance the acquisition and improvement of real property for park and recreation related purposes. If such Bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the California Elections Code. This information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund the bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of the filing of this statement is \$18.40 per \$100,000 of assessed valuation of all property to be taxed. The final fiscal year in which the tax is anticipated to 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 \$19.00 per

\$100,000 of assessed valuation. This rate is projected to apply to fiscal years 2025-26 through 2055-56.

3. The best estimate from official sources 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 \$48,271,000.

These estimates are based on projections derived from information obtained from official sources and are based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions. The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

s/ Emily Ballus  
General Manager  
Fulton-El Camino Recreation and Park District

### **ARGUMENT IN FAVOR OF MEASURE Q**

#### **Fulton-El Camino Recreation and Park District**

As Sacramento residents, we enjoy an excellent quality of life and sense of community, and much of this is thanks to our parks and recreation facilities. While our parks have been well maintained over the years, the majority are dated and were built in the 1950's and 1960's. Many decades have passed since we have made significant changes to our parks, and it is necessary that they are updated to maintain the quality of our community and to provide continued recreational opportunities for residents, families, children, and senior citizens.

Please vote **YES on Measure Q** to allow the Fulton-El Camino Recreation and Park District to improve local parks and facilities.

With your YES vote, Measure Q 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 property values, upgrade aging facilities, and make our District a great place to live for many years.

#### **Measure Q, if passed, will improve our local parks by:**

- Making safety and security improvements, including lighting, cameras, and fencing
- Renovating and upgrading old restrooms at parks and facilities
- Replacing or provide shade structures in the parks
- Improving handicap accessibility throughout the District
- Providing new playgrounds and play equipment

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

- All funds must be spent locally 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 Q 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 Q!**

s/ Jessica Dias – Board Chair Fulton-El Camino Recreation and Park District

s/ Teresa Higgins – Owner, Capital Confections

s/ Tom Dear – Resident/ Sr Citizen

s/ Anne Marie Fischer – Resident/Parent

s/ Guy Herring – Resident

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

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