

# THE DAILY RECORDER

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Ad Description  
MEASURE G

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07/29/2022

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**NOTICE OF ELECTION**  
NOTICE OF BALLOT MEASURES TO BE DECIDED UPON, NOTICE OF TIME WITHIN WHICH ARGUMENTS AND REBUTTAL ARGUMENTS FOR OR AGAINST MEASURES MAY BE FILED WITH THE REGISTRAR OF VOTERS, NOTICE OF CENTRAL COUNTING LOCATION.  
NOTICE IS HEREBY GIVEN BY COURTNEY BAILEY-KANELOS REGISTRAR OF VOTERS FOR SACRAMENTO COUNTY IN ACCORDANCE WITH THE PROVISIONS OF THE ELECTIONS LAWS OF THE STATE OF CALIFORNIA THAT ON TUESDAY, NOVEMBER 8, 2022, THERE WILL BE A GENERAL ELECTION. NOTICE IS FURTHER GIVEN THAT AT THE GENERAL ELECTION THE FOLLOWING MEASURE SHALL BE PUT TO A VOTE FOR THE QUALIFIED VOTERS IN THE CARMICHAEL RECREATION AND PARK DISTRICT.  
MEASURE G:

#### EXHIBIT A BALLOT MEASURE FULL TEXT OF MEASURE

"To improve parks and recreation for children, families and senior citizens; construct/renovate aging restrooms and facilities; make safety/security/handicapped accessibility improvements; and upgrade playgrounds, features, and amenities; shall Carmichael Recreation and Park District's measure be adopted authorizing \$31,900,000 of bonds at legal rates, averaging \$1.7 million annually while bonds are outstanding at a rate of approximately 1.9 cents per \$100 assessed value, with annual audits independent citizens' oversight, NO money for salaries and all funds staying local?"

#### BOND AUTHORIZATION

By approval of this proposition by at least two-thirds of the registered voters voting on the proposition, the Carmichael Recreation and Park District (the "District") shall be authorized to issue and sell bonds of up to \$31.9 million in aggregate principal amount 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

Upon approval of this proposition and the sale of any bonds approved, the Board of Supervisors of Sacramento County (the "Board") shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the District Administrator (or such other employee as may perform substantially similar duties) shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31 of the year in which bonds are first issued, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

**Independent Citizens' Oversight Committee.** Following approval of this measure, the Advisory Board of Directors will establish an independent citizens' oversight committee, to include among others a member of the Sacramento Taxpayers Association, to ensure bond proceeds are expended only on the types of 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 Advisory Board of Directors.

**Financial Audits.** The Advisory Board of Directors will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the park and recreation facilities projects listed below.

#### 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 Bond Project List below describes the types of projects the Carmichael Recreation and Park District proposes to finance with proceeds of the bonds. Listed projects will be completed as needed at particular sites 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 of Supervisors 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 some 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 the Bond Project List is not a guarantee that the project will be funded or completed. Unless otherwise noted, the projects in the Bond Project List are authorized to be completed and shall be approved by the Board of Supervisors at each or any of the District's sites including:

**Bird Track Park** (acquired in 1972, developed in 1981), **Cardinal Oaks Park** (acquired in 1974, developed in 1976), **Carmichael Park** (acquired in 1945 with the ball fields developed first, later constructed Vets Hall in 1951, and District Office and Clubhouse in 1970), **Del Campo Park** (acquired in 1971, developed in 1976), **Glancy Oaks Park** (developed in 1997), **Jan Park** (acquired in 1977, developed in 2011), **La Sierra Community Center**



\* A 0 0 0 0 0 6 0 7 8 0 0 9 \*

(constructed 1955-1958, acquired in 1984, and renovated over the past 38 years), O'Donnell Heritage Park (acquired in 1975, developed in 2010), Patriot's Park (acquired in 1976, developed in 2009), Schweitzer Grove Nature Area (undeveloped, acquired in 1971), Sutter-Jensen Park (acquired Sutter in 1974 and developed in 2018, Jensen House and Botanical Gardens developed in 1958 and acquired in 1976, and Garfield House constructed in 1958, acquired in 1990 and renovated 2017-2022)

The projects shall consist of one or more of the following activities:

- Construct and/or renovate aging restroom facilities
- Make safety and security improvements, including lighting and fencing
- Provide new playgrounds and play equipment
- Improve park amenities, including installing picnic tables, trash receptacles, and benches
- Make the parks and facilities handicap accessible by making Americans with Disabilities Act improvements
- Replace or provide canopies and shade structures in the parks
- Repair or replace leaky roofs
- Improve outdated irrigation systems for water efficiency
- Repair or replace outdated heating, ventilation and air-conditioning systems in buildings and gymnasiums for energy efficiency
- Add or upgrade multi-game areas, water play areas and volleyball courts
- Replace basketball court and resurface tennis courts at Carmichael Park
- Upgrade dog park
- Repair or replace natural grass turf on soccer fields
- Install pickle ball courts
- Provide additional amenities including a waterpark, a skatepark, and bike park
- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards
- Abate and remove hazardous materials identified prior to or during construction

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. Some projects throughout the District may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. 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. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient facilities. Necessary site preparation/restoration may occur in connection with new construction, including ingress and egress, 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. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code §53410.

#### EXHIBIT B BALLOT MEASURE ABBREVIATED MEASURE

"To improve parks and recreation for children, families and senior citizens; construct/renovate aging restrooms and facilities; make safety/security/handicapped accessibility improvements; and upgrade playgrounds, features, and amenities; shall Carmichael Recreation and Park District's measure be adopted authorizing \$31,900,000 of bonds at legal rates, averaging \$1.7 million annually while bonds are outstanding at a rate of approximately 1.9 cents per \$100 assessed value, with annual audits, independent citizens' oversight, NO money for salaries and all funds staying local?"

#### EXHIBIT C TAX RATE STATEMENT

An election will be held in the Carmichael Recreation and Park District (the "District") on November 8, 2022, to authorize the sale of up to \$31.9 million in

bonds of the District to finance facilities 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 1.8¢ per \$100 (\$18 per \$100,000). It is currently expected that the tax will be collected until fiscal year 2056-57.

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 1.9¢ per \$100 (\$19 per \$100,000) of assessed valuation. This rate is projected to apply in each fiscal year that the bonds are outstanding until 2052-53.

3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$62.7 million.

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.

By:  
District Administrator  
Carmichael O' Recreation and Park District  
Monday, August 15, 2022 at 5:00 p.m. is hereby fixed as the final date and time for the filing of rebuttal arguments. Rebuttal arguments are not to exceed 250 words in length. The 10-calendar day required

public viewing period will be from Tuesday, August 16, through Thursday, August 25, 2022.

NOTICE IS FURTHER GIVEN that California Elections Code Section 9600 governs the form of said arguments and/or rebuttals. Arguments and/or rebuttals submitted to the Sacramento County Elections Office must follow E.C. 9600. Authors of said arguments/rebuttals may call the Elections Office at (916) 875-6276 for more information on submitting an argument for or against a measure. To be eligible for printing and distribution as provided by law, such arguments and rebuttals must be received and filed at Voter Registration and Elections, 7000 65th Street, Suite A, Sacramento, CA 95823, no later than said date and time. All arguments and rebuttals must be submitted in block format. Limited use of bolding, underlining, capitalizing, italics or bullets (small solid circle only) is permitted. Arguments and rebuttals that are not in compliance will be reformatted and set in uniform type.

NOTICE IS FURTHER GIVEN that Vote by Mail processing may begin on the 29th day before the election, which is Monday, October 10, 2022. All ballots cast in the November 8, 2022 General Election shall be tallied at the central counting place, the Voter Registration and Elections Office at 7000 65th Street, Suite A, Sacramento, California. Initial results will be available at 8:00 p.m. on election night and continue until the count is completed. Persons interested in viewing these procedures should contact Karen Startup of Voter Registration and Elections at (916) 875-6276 for further information. (EC §§ 12109, 15101, 15104)  
Karen Startup  
Campaign Services Manager  
Sacramento County Elections  
7/29/22

SC-3610135#