

## **CARMICHAEL RECREATION AND PARK DISTRICT**

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### **MEASURE G**

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?

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### **IMPARTIAL ANALYSIS OF MEASURE G**

(Carmichael Recreation and Park District – General Obligation Bond Measure)

Prepared by County Counsel

Measure G, if approved by the voters, would allow Carmichael Recreation and Park District ("District") to incur bonded indebtedness up to a maximum amount of \$31,900,000. The proceeds from the issuance and sale of such general obligation bonds could only be used to finance acquisition and improvement of real property for District purposes. Measure G lists the facilities projects within the District intended to be financed by bond sales.

To assure that funds are spent only as specified in the measure, Measure G requires:  
1) the appointment of a citizen's oversight committee and 2) completion of annual independent performance and financial audits.

If Measure G 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 G is approved, the tax rates necessary for payment of principal and interest on any bonds sold will be largely 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 Tax Rate Statement in the measure estimates the average annual tax rate, the highest tax rate that would be required to fund the bond issue, and total debt service required to be repaid.

Passage of Measure G requires approval by two-thirds of the voters voting thereon.

A "YES" vote on Measure G means you wish to allow the District to incur bonded indebtedness.

A "NO" vote on Measure G means you do not wish to allow the District to incur bonded indebtedness.

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

### **FULL TEXT OF MEASURE**

#### **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 (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.

## **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.

s/Mike Blondino  
District Administrator  
Carmichael Recreation and Park District

## **ARGUMENT IN FAVOR OF MEASURE G**

As Carmichael residents, we enjoy an excellent quality of life and sense of community. Great schools, lower crime, and ample recreational opportunities and parks makes our area a great place to live. Our parks and facilities have been well maintained but many are old having been built between the 1950's – 1960's. Vets Hall at Carmichael Park, our oldest, was built over 70 years ago. It has been decades since we have made major investments to our parks. But they are needed. Please vote **YES on Measure G** to allow the Carmichael Recreation and Park District to improve your local parks and facilities.

With your YES vote, Measure G will upgrade and renovate parks, grounds, and facilities while also providing new recreational opportunities for children, families and senior citizens. This is an important and affordable investment that will protect open space, increase property values, improve the health of children and adults, and make Carmichael a great place to live for many years.

**If passed, Measure G will upgrade deteriorating parks and facilities including:**

- Construct and/or renovate aging restroom facilities
- Make safety and security improvements, including lighting and fencing
- Provide new playgrounds and park equipment

- Improve park amenities, including installing picnic tables, trash receptacles, and benches
- Improve handicap accessibility throughout the District

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

s/Rich Desmond

District 3 County Supervisor, Sacramento County, Parent

s/Joyce Carroll

Chair, Carmichael Recreation and Park District

s/Sharon Ruffner

President, Carmichael Parks Foundation, Co-President Kiwanis

s/Tony Asaro

Alumni Coordinator, La Sierra High School, Grandparent

s/Ron Greenwood

Carmichael Realtor, Lyon Real Estate

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

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

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