

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

MEASURE R

To prevent crime and better protect the lives and property of Rancho Murieta owners, residents, and businesses, continue to provide the current level of security patrols, and continue gated security 24 hours per day, year-round, shall the Rancho Murieta Community Services District ordinance to levy an annual supplemental security special tax of \$316 per parcel, including an annual inflation adjustment, providing \$872,000 annually in locally-controlled funding, until ended by voters be adopted?

IMPARTIAL ANALYSIS OF MEASURE R Rancho Murieta Community Services District Special Tax Prepared by County Counsel

Measure R, if approved by the voters, would impose a special tax within the boundaries of the Rancho Murieta Community Services District in the amount of \$316 per year on each parcel. The tax would be in effect until repealed by the District or the voters. The tax rate will be adjusted annually to reflect the increase in the cost of living in an amount not to exceed 5% per year, commencing July 1, 2023.

The proceeds of the special tax are intended to be used to fund security services within the District, as set forth in the full text of the Measure printed in the County Voter Information Guide.

The special tax will be collected by the District at the same time as, and along with, other monthly District service charges and special taxes, and will be subject to the same penalties and interest that apply to other District service charges and special taxes.

Rancho Murieta Community Services District is required by law to provide additional accountability measures for the proceeds. These measures include: (1) depositing the proceeds into a fund that is separate and apart from other District funds and shall be applied only as set forth in the Measure; and (2) providing an annual written report to the Board stating the amount of funds collected and expended, and the status of the security services authorized to be funded from the tax proceeds.

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

A "YES" vote on Measure R means you wish to enact the special tax.

A "NO" vote on Measure R means you do not wish to enact the special tax.

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

ORDINANCE NO. O2022-02

AN ORDINANCE OF THE PEOPLE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT APPROVING SUPPLEMENTAL SECURITY SPECIAL TAX

The people of the Rancho Murieta Community Services District ordain as follows:

Section 5A.00 is added to Rancho Murieta Community Services District Code chapter 21 to read as set forth below.

Section 5A.00 - Supplemental Security Special Tax

5A.01 Findings. The District finds and declares that:

a. The District security services protect the residents and property owners and their property within the District. The District voters approved a special tax for security services in 1998. (See District Ordinance No. 98-1 and District Code chapter 21, section 5.00.) The District's ability to continue to provide security services depends on the availability of sufficient revenue to support these services.

b. The people desire that the District continue to provide a full and ongoing level of security services. But operating costs are increasing, and existing District revenues are insufficient to maintain the current and desired level of services. It therefore is appropriate that the voters approve a new supplemental security special tax on property within the District to fund and maintain the security services. This special tax is necessary and appropriate for public safety and to protect lives and property, and it is in the best interest of the community.

5A.02 Authority

This special tax is adopted and levied pursuant to the following legal authority: California Constitution article XIII C, Government Code sections 50075 - 50077.5, 53720 – 53730, and 61121(a), and other applicable law.

5A.03 Supplemental Security Special Tax Rate

a. There is hereby imposed a special tax upon the owners of parcels within the District at a tax rate of \$316 per parcel per year. The special tax will be known as the supplemental security special tax. The special tax is due from each owner of record of a parcel within the District as reflected upon the property tax rolls of the County Assessor. The tax rate shall be subject to annual adjustments in accordance with section 5A.05. The supplemental security special tax revenue shall supplement the revenue from the special tax for security services that was approved in 1998.

b. For the fiscal year beginning July 1, 2023 and annually thereafter, the Board by resolution shall determine the special tax for the applicable year. The Board may elect to impose a lesser special tax than the authorized maximum special tax rate applicable for the fiscal year. If necessary to meet expenses, the Board may adjust the actual special tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate for that fiscal year. If the Board elects to impose a lesser special tax rate in a fiscal year, then in any later fiscal year the Board may elect to impose up to the full authorized maximum special tax rate.

c. For purposes of this section 5A.00, a "parcel" means a real property parcel or lot within the District created by a subdivision map approved and recorded in accordance with the California Subdivision Map Act. If the County Assessor has assigned multiple assessor parcel numbers to a parcel, the parcel will be treated as a single parcel for purposes of special tax levy and collection.

5A.04 Collection

The District shall bill and collect the supplemental security special tax together with other monthly District service charges and special taxes and the supplemental security special tax shall be subject to the same remedies and penalties for non-payment as other District special taxes and service charges. District Code chapter 21, sections 6.00 (Billing Procedures) and 7.00 (Collection of Special Tax) shall apply to the billing and collection of the supplemental security special tax.

5A.05 Annual Adjustment

Commencing July 1, 2023 and each July 1 thereafter, the tax rate specified in section 5A.03 shall be adjusted to reflect the increase in the cost of living during the previous year based on the percent change for the previous year in the Consumer Price Index for All Urban Consumers for the Pacific Division, as reported by the U.S. Bureau of Labor Statistics and as calculated by the District, with a maximum annual adjustment not to exceed five percent. The General Manager shall keep and maintain a current schedule of the maximum tax rate based on this annual increase and make the current schedule available to any interested party upon request.

5A.06 Use and Disposition of Revenue

Revenue collected from the special tax shall be deposited in a special fund called the supplemental security special tax fund and shall be used only for the provision of security services within the District. Security services include:

- a. Operating and staffing the security gates located at the entrances to parts of Rancho Murieta;
- b. Providing a mobile security patrol of the District and its boundaries;
- c. Operating a radio communication system to maintain contact with external sheriff, police, fire, and other emergency response services and other appropriate entities within the District;
- d. Providing assistance to other agencies delivering first aid, firefighting, police, and emergency services within the District;
- e. Monitoring, controlling, and registering guests and invitees of District residents and property owners, and other visitors within the District;
- f. Purchasing, maintaining, and repairing vehicles and equipment used by the District exclusively to provide security services;
- g. Contracting with the County of Sacramento for additional patrols by County deputy sheriffs;
- h. Conducting such other activities as the District Board in its discretion may authorize for the protection of District property owners and residents and their property; and,
- i. Performing other administrative services and tasks supporting the security services or relating to the administration and collection of the special tax.

All supplemental security special tax revenue collected in a fiscal year in excess of the security services expenditures for that year will be transferred to the District Security Reserve account to be utilized for improvements, replacements, or repair to security vehicles, equipment, or fixed assets.

5A.07 Annual Report

The District chief fiscal officer shall prepare and file an annual report with the Board no later than January 1, 2024 and annually thereafter. The report shall include the amount of special tax revenue collected and expended in the prior fiscal year, the status of the security services funded by the special tax, an evaluation about whether the year's security services revenues and expenditures are consistent with this section 5A.00, and other accountability measures appropriate to comply with Government Code sections 50075.1 - 50075.3 and 12463.2.

5A.08 Effective Date

This special tax shall be deemed adopted as of the day following the November 8, 2022 election upon certification of the election results evidencing approval by at least two-thirds of the participating registered voters and declared by the Board. If approved by the voters, the special tax shall be levied and collected against all real property parcels within the District beginning January 1, 2023 and shall continue in effect until repealed by the Board or by two-thirds vote of the voters.

5A.09 Interpretation and Amendment

The Board by resolution may interpret or construe this section 5A.00 for purposes of clarifying any vagueness or ambiguity as it relates to the special tax or its levy, calculation, or collection. The Board by ordinance may amend this section 5A.00; provided, however, that any Board-approved amendment that increases the voter-authorized special tax rate shall become effective only if approved by a two-thirds vote of the District voters voting on the question.

5A.10 Appeals

Any taxpayer or landowner who contends that the calculation, levy, or collection of this special tax is in error or in violation of the law may file a notice with the District Secretary appealing the special tax. The notice shall state the grounds for the appeal. The District General Manager then will review the appeal and alleged error or violation, and, if appropriate, meet with the appellant. If the General Manager determines that an error was made or violation occurred, then, as appropriate, the General Manager shall correct the special tax levy. If the taxpayer or landowner disagrees with the General Manager's determination, the taxpayer or landowner may file an appeal with the Board within 30 days from the date of the General Manager's determination. The findings and determination of the Board, made after affording the appellant an opportunity to be heard by the Board, shall be final and conclusive. The Board by resolution may adopt rules for the filing and hearing of appeals under this section.

5A.11 Severability

If any section, subsection, or portion of this section 5A.00 is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of section 5A.00. The District voters declare that they would have adopted the remainder of this ordinance, including each section, subsection, and portion, irrespective of the invalidity of any other section, subsection, or portion of this section 5A.00.

ARGUMENT IN FAVOR OF MEASURE R

Protect our Rancho Murieta quality of life as one of the most special places to live - and protect our property values. We love living here - in a safe, gated community with 24-hour specialized security. If you agree, there's nothing more important than Measure R on your November ballot. **Join us in VOTING YES.**

Continued security services are at risk. The fact is: although voters approved Measure J 24 years ago for specialized security, it no longer provides enough funds. Without additional revenue to cover the cost of security here in Rancho Murieta, tough choices about cuts will have to be made. We urge you to vote YES on Measure R to continue critical security services and ensure we always have a patrol officer to respond quickly to emergencies, day or night.

Measure R will continue to:

- Deter crimes including burglary and theft.
- Provide emergency response patrols 24/7 year-round.
- Reduce vandalism, graffiti, and property damage.
- Patrol open space areas to reduce trespassing and fire risk.

We appreciate that our local security officers go above and beyond – including operating radio communications to maintain direct, efficient contact with other emergency services, assisting first responders when rapid-response is needed, supporting Sheriff services before they arrive (sometimes 30-40 minutes), and completing local welfare visits.

Taxpayer protections are REQUIRED. ALL Measure R funds (100%) are for security, safety, and local enforcement – they cannot be used for any other purposes. By law, the County and State CANNOT take this funding away. Mandatory Rancho Murieta CSD financial audits and regular public reporting will ensure proper spending.

Help ensure Rancho Murieta continues to be a special place to live.

Please join representatives from Rancho Murieta Association and Murieta Townhouse Inc., civic and business leaders, seniors, parents, and residents throughout Rancho Murieta who are voting **YES on R** to protect and maintain our critical and specialized security services.

VOTE YES on R.

s/Randy Jenco

Director, RMCS D V.P., RMA Board

s/Rob Brown

RMA Director & Pres, RMA Advisory Comm., Recreation & Aquatics

s/Jane Hall

Murieta Town House Inc. Board & President

s/James Moore

Past President RMA & MTI Boards

s/Cheryl McElhany

Fire Safe Council Co-chair, RMA Board of Dir. – President

NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE R WAS FILED

NO ARGUMENT AGAINST MEASURE R WAS FILED

NO REBUTTAL TO ARGUMENT AGAINST MEASURE R WAS FILED