

MEASURE A
PLEASANT HILL RECREATION & PARK DISTRICT

To improve parks and recreation for children, families and senior citizens; upgrade and replace deteriorating restrooms; improve safety / security; upgrade outdated plumbing and irrigation; and upgrade, construct, renovate, and expand parks / facilities; shall Pleasant Hill Recreation & Park District issue \$63,500,000 of bonds at legal rates, averaging \$3,400,000 collected 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 funding staying local?

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF
MEASURE A**

The governing board of the Pleasant Hill Recreation and Park District has adopted a resolution proposing that the District incur bonded indebtedness.

The ballot measure would authorize the District to issue general obligation bonds in an amount not to exceed sixty-three million five hundred thousand dollars (\$63,500,000). The ballot measure states that the money raised by the sale of the bonds would be used to "improve parks and recreation for children, families and senior citizens; upgrade and replace deteriorating restrooms; improve safety/security; upgrade outdated plumbing and irrigation; and upgrade, construct, renovate, and expand parks/ facilities." The money raised would only be used for specified projects and not for any other purpose, including not for staff and administrator salaries and other operating expenses.

In exchange for money received from a holder of the bonds, the District will promise to pay to the holder interest for a certain period of time and to repay the principal on the expiration date. The bonds would bear interest payable at a rate that does not exceed the legal limit, which is currently 12 percent per year. The time of maturity of the bonds will not exceed 30 years from the date of the bonds.

Proceeds from the sale of the bonds will be deposited into a District account that will be kept separate from other District accounts. For as long as any proceeds of bond sales remain unexpended, an annual independent audit report will be prepared stating the amount of bond proceeds received and expended in the year and the status of any projects funded or to be funded from the proceeds of bond sales. Additionally, an independent community oversight committee appointed by the District Board will monitor expenditures.

General obligation bonds pledge a local agency's taxing power as security for payment of principal and interest to bond holders. The tax rate statement for this measure reflects the District's best estimates, based upon currently available data and projections, of the property tax rates required to service the bonds. The estimated highest annual tax rate required to be levied to fund the bonds is expected to be \$19.38 per \$100,000 of assessed valuation.

Two-thirds of those voting on the measure must approve the measure for it to pass.

A "yes" vote is in favor of authorizing the bonded indebtedness.

A "no" vote is against authorizing the bonded indebtedness.

**TAX RATE STATEMENT FOR
MEASURE A**

An election will be held in the Pleasant Hill Recreation & Park District (the "District") on March 3, 2020, to authorize the sale of not to exceed \$63,500,000 in bonds of the District to finance facilities as described in the ballot measure. If the bonds are approved, the District expects to sell the bonds in three series (but may issue the bonds in more than or fewer than three series). Principal and interest on the bonds 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:

Dated: November 21, 2019

Chair, Board of Directors
Pleasant Hill Recreation & Park District

1. The best estimate of the tax rate that would be required to be levied to fund this bond issue during the first fiscal year after the sale of the bonds, based on estimated assessed valuations available at the time of filing this statement, is 1.985 cents per \$100 of assessed valuation (\$19.85 per \$100,000 of assessed valuation) in fiscal year 2021-22. It is estimated that the final fiscal year in which the tax is anticipated to be collected will be 2056-57.

2. The District's best estimate of the average tax rate that would be required to be levied to fund this bond issue over all of the years the bonds are expected to be outstanding is 1.938 cents per \$100 of assessed valuation (\$19.38 per \$100,000 of assessed valuation).

3. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is 1.985 cents per \$100 of assessed valuation (\$19.85 per \$100,000 of assessed valuation) in fiscal year 2021-22, decreasing each year thereafter.

4. 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 \$125,382,700.

Voters should note that the estimated tax rates are based on the assessed value of taxable property on the Contra Costa County official tax rolls, not on the market value of property. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based on the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of the sale of the bonds, the amount of bonds sold and market interest rates at the time of the sale, and actual assessed valuations over the term of repayment of the bonds.

The date of sale and the amount of bonds sold at any given time will be determined by the District based on the need for construction funds and other factors, including the legal limitations approved by a 2/3 vote. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each bond sale, among other factors. Actual future assessed valuation will depend on the amount and value of taxable property within the District as determined by the Contra Costa County Assessor in the annual assessment and the equalization process.

**ARGUMENT IN FAVOR OF
MEASURE A**

Pleasant Hill residents enjoy an excellent quality of life and sense of community with great schools, low crime, and quality recreational opportunities and parks. Our parks and facilities have been well maintained but many are old having been built more than 60 years ago. Today, these aging community resources need to be upgraded, renovated and repaired. Please vote **YES on Measure A** to enable the Pleasant Hill Recreation & Park District to improve your local parks and facilities.

With your YES vote, Measure A will upgrade and renovate parks, grounds, and facilities and provide new recreational opportunities for children, families and senior citizens. This important and affordable investment will protect open space, increase property values, improve the health of citizens, and make Pleasant Hill a vibrant community for many years.

If passed, Measure A will upgrade deteriorating facilities, including:

- Upgrading and replacing outdated and deteriorating restrooms
- Making improvements to outdated plumbing and irrigation systems
- Making safety and security improvements including lighting and fencing
- Providing new recreation opportunities by acquiring/developing a new park and constructing a new community center
- Improving park amenities including installing picnic tables, benches and upgrading playgrounds and play equipment

Measure A 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 and pensions.

Measure A 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 A!

Jennifer Ortega, Board Chair, Pleasant Hill Recreation & Park District

Matt Rinn, Mayor, City of Pleasant Hill

Ken Carlson, Retired Sergeant/Councilmember

Pleasant Hill Chamber of Commerce, Angela Warren, Chairperson/
Business Owner

Jeannette E. Holmes, EdD, President, Pleasant Hill Senior Club

**ARGUMENT AGAINST
MEASURE A**

Voters should vote against this proposal:

- Taxpayers are already paying interest on the prior bond, and will for many years to come
- The bond language allows bond money, on which taxpayers will pay long-term interest, to be used for "repairs" and "renovations;" taxpayers should not have to pay interest for work that should have been funded from the district's operating budget
- The district wants to use bond money for routine maintenance because its operating budget is stressed to pay rapidly rising payments for unfunded pension debt
- The amount of the bond is too large, considering the financial impact on working families, who are struggling to meet high living costs and a flood of other tax proposals
- Pleasant Hill property owners will also bear the costs of building and maintaining a new library, a responsibility the county abandoned in order to meet its own \$1.2 billion unfunded pension debt

Send a serious message to the governing board that taxpayers expect the district to do what working families have to do every day — live within its means.

Contra Costa Taxpayers Association
Jack Weir, Executive Director

**REBUTTAL TO ARGUMENT IN FAVOR OF
MEASURE A**

No Rebuttal to Argument in Favor of Measure A was filed.

**REBUTTAL TO ARGUMENT AGAINST
MEASURE A**

Vote YES on Measure A to upgrade, replace and build facilities.

Improving or replacing park amenities and facilities will reduce the ongoing maintenance costs for the Pleasant Hill Recreation and Park District since aging facilities cost more to operate and maintain. The District is fiscally responsible, maintains a balanced budget and maintains a fund of more than \$2 million for ongoing and routine maintenance. The District has done a great job of maintaining its budget and parks; however, 50-to 80-year-old parks and facilities need more than routine repairs.

Measure A listens to the Pleasant Hill residents who identified these improvements to parks as their top priority in dozens of public meetings held during 2019.

These new funds will be spent locally and will be used for specific projects outlined in our plan at www.yesforpleasanthillparks.com. Spending will be reviewed annually by an independent citizens oversight committee. And none of the money will be used to pay for staff salaries or pensions.

This is an important and affordable investment in our parks and recreation facilities.

The District takes pride being fiscally responsible while providing affordable—and even free—programs and events. Simply raising fees will not generate enough revenue to improve Pleasant Hill's facilities that will give residents high-quality parks and recreation opportunities and increase property values.

Our residents deserve safe parks and facilities that provide recreational opportunities for children, families and seniors. We need places to swim and play NOW! Join us in voting YES for Pleasant Hill Parks and YES on Measure A.

Matt Rinn, Pleasant Hill Mayor

Jennifer Ortega, Board Chair, Pleasant Hill Recreation and Park District

Jim Libby, Dolphins Parent Club Vice President/Retired Peace Officer

Pleasant Hill Chamber of Commerce, Angela Warren, Chairperson/
Business Owner

Jeannette E. Holmes, EdD, President, Pleasant Hill Senior Club

FULL TEXT OF MEASURE A

To improve parks and recreation for children, families and senior citizens; upgrade and replace deteriorating restrooms; improve safety/security; upgrade outdated plumbing and irrigation; and upgrade, construct, renovate, and expand parks/facilities; shall Pleasant Hill Recreation & Park District issue \$63,500,000 of bonds at legal rates, averaging \$3,400,000 collected 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 funding staying local?

Purpose of the Bonds. For over 67 years, the Pleasant Hill Recreation & Park District has provided educational and recreational programs for children, youth, seniors, and the community. However, after decades of use, local parks and recreational facilities are deteriorating and need to be repaired, renovated or replaced. The cost to renovate and replace these facilities is beyond the scope of the District's operating budget. The last time the District placed a bond measure on the ballot was in 2009. Projects completed by the 2009 measure included the Senior Center, Community Center, Teen Center, and renovation of Pleasant Oaks Park.

This measure will provide funding to upgrade, enhance, improve, expand, renovate, build, equip or replace parks and recreation facilities in the Pleasant Hill Recreation & Park District.

The following is a list of proposed projects to be financed from the proceeds of the bonds and, unless otherwise noted, the projects are authorized to be completed and shall be approved by the Board of Directors at each or any of the District's sites including Pleasant Hill Park, Rodgers-Smith Park, Winslow Center, the School House, Brookwood Park, Shannon Hills Park, Shadowood Park, Pinewood Park, Dinosaur Hill Park, Chilpancingo Park, Rodgers Ranch Heritage Center, and Paso Nogal Park:

- Renovate and upgrade outdated plumbing, irrigation, and watering systems to increase water conservation
- Upgrade, repair, or replace aging and deteriorating restrooms; add new restrooms
- Make safety and security improvements including security lighting and fencing at parks
- Improve park amenities, including installing picnic tables, shade structures, trash receptacles and benches
- Upgrade playgrounds and play equipment throughout the District
- Make American with Disabilities Act handicap accessibility improvements at parks and facilities
- Modernize/renovate aging and deteriorating recreational facilities at Pleasant Hill Park, Brookwood Park, and Rodgers-Smith Park including upgrading infrastructure and improving safety and security
- Upgrade aging and inadequate infrastructure including electrical, plumbing, sewer systems, and roofs
- Provide a new park to offer more outdoor open space, a new playground, and sports fields for youth and adults

- Replace Winslow Center and the 85-year-old School House with a new gymnasium and new multipurpose community building for additional program and activity space for senior citizens, adults, and youth
- Renovate the community pool, which was first built in the 1950's
- 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

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, 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.

Special Bond Account and Mandatory Annual Audits. A separate account shall be established for deposit of proceeds of the sale of the Bonds. This account shall be audited annually, and a report shall be made detailing (1) the amount of Bond proceeds received and expended in such fiscal year and (2) the status of any projects funded or to be funded from the proceeds of Bonds authorized to be issued by this measure.

No Money for Administrators' Salaries. Proceeds from the sale of the Bonds authorized by this proposition shall be used only for costs incurred in connection with funding of the Project and the cost of the issuance of the Bonds, and not for any other purpose, including staff and administrator salaries and other operating expenses.

Independent Citizens' Oversight Committee. The Board shall establish an independent citizens' oversight committee to ensure Bond proceeds are expended only for the projects authorized by the ballot measure. The committee shall be established within 90 days after the election.

All funds stay local for the benefit of Pleasant Hill Recreation & Park District Facilities. All bond proceeds shall be used to improve facilities within the Pleasant Hill Recreation & Park District for the benefit of the local community. No funds may be taken away by the state government, federal government, or other agencies.