

**STRAWBERRY RECREATION DISTRICT
BOND MEASURE T**

**TAX RATE STATEMENT FOR
BOND MEASURE T**

STRAWBERRY RECREATION DISTRICT

<p>T MEASURE T: Shall the Strawberry Recreation District issue bonds not to exceed \$3,500,000 for the benefit of the District, its residents and children to finance the acquisition and construction of a new community building replacing the aging pool house, including a new foundation, sewer and gas lines, bathrooms and preparation for a future pool deck upgrade, and main building upgrades, including new electrical and lighting, bathrooms, sprinklers, energy efficient doors and windows, balcony improvements, kitchen upgrades and improved storage?</p>	BONDS YES
	BONDS NO

An election will be held in the Strawberry Recreation District (the "District") on November 4, 2014, to authorize the sale of not to exceed \$3,500,000 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:

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 \$13.91 per \$100,000 of assessed valuation in fiscal year 2015-16.

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 \$14.13 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 \$14.20 per \$100,000 of assessed valuation in fiscal year 2032-33, decreasing each year thereafter.

Voters should note that the estimated tax rates are based on the assessed value of taxable property on the Marin 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 Marin County Assessor in the annual assessment and the equalization process.

Dated: July 24 , 2014

s/JEFF FRANCIS
Chair, Board of Directors
Strawberry Recreation District

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF
MEASURE T**

**STRAWBERRY RECREATION DISTRICT
BOND ELECTION**

This measure was placed on the ballot by the Board of Directors of the Strawberry Recreation District.

If this measure is approved by a two-thirds vote, the Strawberry Recreation District shall be authorized to incur bonded indebtedness of not to exceed three million five hundred thousand dollars (\$3,500,000) to finance the acquisition and construction of a new community building replacing the aging pool house, including a new foundation, sewer and gas lines, bathrooms and preparation for a future pool deck upgrade, and main building upgrades, including new electrical and lighting, sprinklers, energy efficient doors and windows, balcony improvements, kitchen upgrades and improved storage.

s/STEVEN M. WOODSIDE
County Counsel

ARGUMENT IN FAVOR OF BOND MEASURE T

Strawberry's Recreation District is facing critical facilities needs if it is going to continue serving our community. The foundation of the 52-year-old Pool House Building is deteriorating. The 44-year-old Main Building is out of space, with some groups now being turned away. Dry rot permeates both buildings. Aging gas, sewer, electrical and phone lines all need to be updated to code. The facilities need ADA compliancy upgrades.

These are more than just maintenance issues. Plus, with the pool house foundation deteriorating, jeopardizing one of SRD's biggest services and revenue sources, we need to act quickly.

We're asking the community to support this \$3.5 Million bond to replace the pool house with a new Multi-use Community Center and to make substantial Main Building upgrades. SRD would find another \$1 Million itself to complete the project.

If SRD was left to fund this project alone – at three times the size of its annual budget – it would take 17 years to construct. With bond passage, construction would begin next year.

With passage, SRD would also provide senior residents age 65+ with free SRD fitness, pool and tennis passes. We would get a modern Community Building with five more community rooms, secure foundation, and safer, modern bathrooms, sewer and gas lines. We would improve the Main Building with new electrical, fire sprinkler system, and energy-efficient doors and windows.

This \$3.5 million bond would be repaid over 30 years. Property owners would pay approximately \$14 for each \$100,000 of assessed value, including longtime residents whose homes are assessed at lower amounts under Prop 13.

Please support Strawberry by voting YES on this measure. It's a small investment that gives Strawberry the modern facilities we very much need to continue to provide professional and essential community services.

www.strawberry.marin.org

s/JEFF FRANCIS

SRD Board Chair

s/JENNIFER KLOPFER

SRD Board Vice Chair

s/CALE NICHOLS

SRD Board Secretary

s/PAM BOHNER

SRD Board Member

s/PETER TEESE

SRD Board Member

REBUTTAL TO ARGUMENT IN FAVOR OF BOND MEASURE T

DON'T BE FOOLED. THE BOND MEASURE IS TO BUILD A \$3,500,000 POOL HOUSE.

The Strawberry Recreation District has substantial reserves for repairs and upgrades. They deliberately deferred repairs and maintenance to make themselves look "desperate"

The Strawberry Recreation District spent thousands of taxpayer dollars on consultants and a fancy brochure to "educate" us on the need for this bond measure.

Last year Strawberry voters overwhelmingly defeated a bond measure which called for building a new pool house- this year those highly paid consultants said- call it a "community center", it will attract more voters- but it's still the same building.

The average homeowner will pay \$125.00 the first year and close to \$4,000.00 over 30 years. Many will pay more. Renters will undoubtedly see rents rise- as landlords pass on this increase.

What the District doesn't want you to know is that they already receive substantial public money, over \$500,000.00 annually- including over \$400,000.00 in tax revenue, and another \$135,000.00+ in franchise fees from Mill Valley Refuse which is directly passed on to all customers.

Rather than build a new pool house for the roughly 200 Strawberry families that use the pool, the Rec Board should get back to basics and stop being a semi-secret private club for the few. They must get involved and represent the entire community. Strawberry faces major issues in the coming years, including the Seminary development and traffic. When have you seen the Board address those issues or represent Strawberry before the county?

T IS TERRIBLE, VOTE NO

s/LEW WIENER

past Director, Strawberry Recreation District

s/BOB KALISKI

Strawberry

s/ROBERT NICKOLOFF

Homeowner, Strawberry

s/MARY WARE

Strawberry

s/MARTI BLOCK WIENER

past Director, Strawberry Recreation District

ARGUMENT AGAINST BOND MEASURE T

Citizens for Sustainable Pension Plans recommends that you vote “NO” on Measure T. Our reasoning follows:

- Measure T requests taxpayer money to provide services that should be funded through the normal operating revenues of the District.
- The District has asked for funding to mask the systematic mismanagement of their operations.
- Money is fungible. A “YES” vote on Measure T is a vote to allow our elected officials to avoid setting priorities and allocating funds appropriately.
- The systematic mismanagement of operations is highlighted through excessive pensions and retiree medical plans.

Mismanaged pensions and other retirement plans are endemic in the public sector and the District is no exception. These plans suffer from major problems:

- The plans are extremely generous. The value of the plans dwarfs the value of corresponding plans provided in the private sector.
- In addition to their lavish plan costs, the plans are subject to extreme cost fluctuations and risk. The costs of plans are based upon very optimistic assumptions. Unless those assumptions are met (and they have not been this century), there is a funding shortfall (i.e., unfunded liability). This shortfall is recovered through increased contributions from the District (i.e., the taxpayer).
- These higher contributions come at a cost. Either the District reduces services or it requests more money. Measure T is an example of a request for more money from the taxpayer.

If taxpayers vote for Measure T, they are enabling the District to continue its mismanagement by maintaining its rich and financially volatile retirement plans. A better idea is that the District reform its plans to stabilize its budget and to eliminate the need for taxpayer requests such as Measure T.

Vote against this measure!

s/JODY MORALES

Founder and President,
Citizens for Sustainable Pension Plans

REBUTTAL TO ARGUMENT AGAINST BOND MEASURE T

The facilities at Strawberry Recreation District perform an important role in our community. In addition to the hundreds of seniors, adults and kids that are served each day, it's where our community comes together to discuss important issues like housing plans or the Seminary sale. It's where residents come for celebrations and gatherings. It's the center of our community, and it needs help.

Unfortunately, one outside group has written an Argument Against Measure T. It was not signed by any members of our community, which explains why their points are either untrue or lacking in evidence. They simply don't know much about our community or District.

None of this measure's funds go towards SRD pensions, employee or administrative costs in order to provide services, nor towards healthcare or employee benefits. SRD has zero retirement liability for previous retirement age employees. In 2010, SRD tightened finances, including cutting staff from seven to four full time employees, all paying 100% of their pension employee contributions. SRD has led on payroll and benefits management with sustainable healthcare and pension plans. SRD is well managed, but our facilities are aging and need help.

SRD is asking for community support only to address urgently needed capital building improvements that far exceed our annual maintenance and repair budget. If SRD was left to fund this project alone, it would take 17 years to construct. Passing Measure T means construction would begin in 2015.

Let's invest in our community. Join us and vote YES on Measure T.

s/JENNIFER KLOPFER

SRD Board Member 2006-2014, SRD Board-Chair of Finance Committee 2006-2014, Strawberry Resident 12yrs, Strawberry Visioning Group

s/BOB LONG

SRD Board Member 1977-78 and 1979-1992, Strawberry Resident

s/JUDY BARR

Community Leader, Strawberry Resident 46yrs, 37 years SRD Dance & Exercise Teacher

s/JULIANA CARLUCCI

Community Leader, Strawberry Resident

s/SYLVIA MARINO

Community Leader, Strawberry Visioning Group, Strawberry Resident 14yrs

FULL TEXT OF MEASURE T

STRAWBERRY RECREATION DISTRICT RESOLUTION NO. 2014.07.23.01

RESOLUTION ORDERING AN ELECTION TO AUTHORIZE THE ISSUANCE OF GENERAL OBLI- GATION BONDS, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, AND CERTAIN RELATED MATTERS

WHEREAS, in the judgment of the Board of Directors (the "Board") of the Strawberry Recreation District (the "District"), it is advisable to call an election to submit to the electors of the District the question whether general obligation bonds of the District shall be issued and sold for the purpose of raising money for the expansion, improvement, acquisition, construction, equipping and renovation of facilities of the District;

WHEREAS, Article XIII A, Section 1(b), of the California Constitution ("Article XIII A") provides an exception to the limit on *ad valorem* property taxes for bonded indebtedness for the acquisition or improvement of real property approved by two-thirds (2/3) of the votes cast by the voters voting on the proposition.

WHEREAS, the Board is specifically authorized to pursue the authorization and issuance of bonds by a two-thirds (2/3) vote of the electorate on the question of whether bonds of the District shall be issued and sold for specified purposes, pursuant to sections 5790 and 5790.1 of the California Public Resources Code (the "Law");

WHEREAS, pursuant to section 10403 et seq. of the California Elections Code, it is appropriate for the Board to request the Marin County Registrar of Voters to perform required election services for the District;

WHEREAS, section 9400 et seq. of the California Elections Code requires that a tax rate statement be contained in all official materials, including any ballot pamphlet prepared, sponsored or distributed by the District, relating to the election;

WHEREAS, certain provisions of the California Government Code (sections 53410 et seq.) require that a local agency submitting a bond measure to the voters provide specific accountability measures; and

WHEREAS, it is the intent of the Board to set forth by this Resolution the specified accountability measures with respect to the proceeds of the bonds to be authorized by the election called pursuant to this Resolution;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF STRAWBERRY RECREATION DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Call for Election. The Board hereby orders an election and submits to the electors of the District the question of whether general obligation bonds (the "Bonds") of the District shall be authorized in the amount of \$3,500,000 for the purpose of financing and refinancing the expansion, improvement, acquisition, construction, equipping and renovation of facilities of the District, and to pay costs incident thereto (the "Project"), as set forth

more fully in the ballot proposition approved pursuant to Section 3 of this Resolution. This Resolution constitutes the order of the District to call such election.

Section 2. Election Date. Pursuant to sections 5790 and 5790.1 of the California Public Resources Code, an election shall be held within the boundaries of the District on November 4, 2014.

Section 3. Purpose of Election; Ballot Measure. The purpose of the election shall be for the voters in the District to vote on a ballot measure, a copy of which is attached hereto and marked Exhibit A, containing the question of whether the District shall issue the Bonds to finance the Project, which is hereby approved and adopted by the Board. The Board hereby determines to include within the ballot pamphlet the Full Ballot Text attached hereto as Exhibit B, which is hereby approved and adopted by the Board. The Marin County Registrar of Voters is hereby requested to reprint the measure in its entirety (the Full Ballot Text located in Exhibit B) in the voter information pamphlet to be distributed to voters, together with the tax rate information (attached as Exhibit C) required by the Law.

The General Manager of the District or his designee is hereby authorized and directed to make any changes to the text of the ballot measure as required to conform to any requirements of Article XIII A, the Law, the California Elections Code or the Marin County Registrar of Voters or.

Section 4. Authority for Election. The authority for ordering the election and for the specification of this election order is contained in sections 5790 and 5790.1 of the Law and in the section 10500 et seq. of the California Uniform District Election Law.

Section 5. Legal Bonding Limit. The District hereby directs that the bonded indebtedness proposed herein, together with all outstanding bonded indebtedness of the District, shall not exceed 2.5% of the assessed value of all taxable property in the District, as shown by the last equalized assessment roll of Marin County, as of the time of issuance of any of the bonds authorized hereby, in accordance with section 5790(c) of the California Public Resources Code.

Section 6. Terms of the Bonds upon Approval by the Electorate. Pursuant to section 5790.3 of the Law and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the ballot measure shall become effective only upon the affirmative vote of a two-thirds supermajority of those electors voting on the measure and in an aggregate amount not to exceed \$3,500,000; provided that such aggregate maximum amount shall be equal to the par amount of the Bonds, which shall not include any bond premium at which the Bonds or any series thereof may be issued. The Bonds shall bear interest payable at a rate not exceeding the legal limit (at the current time twelve percent (12%) per annum), and any series of which shall have a maturity date no later than thirty (30) years following the date of issuance of such series. The Board shall apply the Bond proceeds only to the specific purposes stated in the ballot measure.

Section 7. Accountability Provisions.

(a) 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.

(b) Special Bond Proceeds Account; Annual Audit And Report to Board. The Board hereby directs that a separate account shall be established for deposit of proceeds of the sale of the Bonds if the measure is approved by District voters. For so long as any proceeds of Bonds remain unexpended, the General Manager of the District shall cause a report to be filed with the Board no later than five (5) months after the end of each fiscal year, commencing with the first fiscal year during which any proceeds of Bonds authorized by this measure shall have been received. The report shall state (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. The report may be incorporated into or filed with the audit or other appropriate routine report provided to the Board. Audited financial statements of the District will continue to be made available in accordance with applicable requirements.

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

Section 8. Consolidation Requirement; Canvass.

(a) The election shall be consolidated with the general election on November 4, 2014.

(b) The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to section 10411 of the California Elections Code.

Section 9. Delivery of this Resolution. The Secretary is hereby directed to file (or cause to be filed) a certified copy of this Resolution, no later than the close of business on August 8, 2014, with the Marin County Registrar of Voters and the Clerk of the Marin County Board of Supervisors.

Section 10. Impartial Analysis; Ballot Arguments; Further Authorization. The Marin County Counsel is hereby requested to prepare the impartial analysis of the ballot measure in accordance with section 9160 of the California Elections Code and transmit it to the Marin County election officer. Any and all members of the Board, the General Manager of the District, or any of their respective designees, are hereby authorized to act as an author of any ballot argument prepared in connection with the election, including a rebuttal argument. Each of the Chair and Vice Chair of the Board, and the General Manager of the District, or any of their respective designees, are each hereby authorized, empowered, and directed, for and on behalf of the District, to execute any and all documents, and to perform any and all acts necessary or appropriate to place the Bond measure on the ballot.

Section 11. General Authorization with Respect to the Bond Election. The members of the Board and the other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution, including, without limitation, to prepare and submit for inclusion in the voter information pamphlet an argument in favor of passage of the ballot proposition. All actions heretofore taken by the officers and agents of the district that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

Section 12. Effective Date. This resolution shall take effect immediately on and after its adoption.

* * * * *

PASSED AND ADOPTED this 24th day of July, 2014 by the following vote:

AYES: 3
NAYS:
ABSENT: 2

s/JEFF FRANCIS
Chair, Board of Directors
Strawberry Recreation District

ATTEST:
s/JENNIFER KLOPFER
Board Member
Strawberry Recreation District

**EXHIBIT A
BALLOT MEASURE**

Shall the Strawberry Recreation District issue bonds not to exceed \$3,500,000 for the benefit of the District, its residents and children to finance the acquisition and construction of a new community building replacing the aging pool house, including a new foundation, sewer and gas lines, bathrooms and preparation for a future pool deck upgrade, and main building upgrades, including new electrical and lighting, bathrooms, sprinklers, energy efficient doors and windows, balcony improvements, kitchen upgrades and improved storage?

**EXHIBIT B
FULL BALLOT TEXT**

The following is the full ballot text of the measure to be presented to the voters by Strawberry Recreation District in the ballot pamphlet:

Shall the Strawberry Recreation District issue bonds not to exceed \$3,500,000 for the benefit of the District, its residents and children to finance the acquisition and construction of a new community building replacing the aging pool house, including a new foundation, sewer and gas lines, bathrooms and preparation for a future pool deck upgrade, and main building upgrades, including new electrical and lighting, bathrooms, sprinklers, energy efficient doors and windows, balcony improvements, kitchen upgrades and improved storage?

Purpose of the Bonds.

- A New Community Building would feature five new community rooms, replace the aging pool house, including a new foundation, sewer and gas lines, bathrooms and prepares for a future pool deck upgrade.
- Main Building Upgrades would include new electrical & lighting, bathrooms, sprinklers, energy efficient doors & windows, 2nd floor balcony improvements, kitchen upgrades and improved storage for District activities, among other upgrades.

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

EXHIBIT C

TAX RATE STATEMENT

An election will be held in the Strawberry Recreation District (the "District") on November 4, 2014, to authorize the sale of not to exceed \$3,500,000 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:

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 \$13.91 per \$100,000 of assessed valuation in fiscal year 2015-16.

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 out-

standing is \$14.13 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 \$14.20 per \$100,000 of assessed valuation in fiscal year 2032-33, decreasing each year thereafter.

Voters should note that the estimated tax rates are based on the assessed value of taxable property on the Marin 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 Marin County Assessor in the annual assessment and the equalization process.

Dated: July 24 , 2014

s/JEFF FRANCIS
Chair, Board of Directors
Strawberry Recreation District