

EXHIBIT A

**STRAWBERRY RECREATION DISTRICT
BOND MEASURE J**

<p>J BOND MEASURE J: Shall the Strawberry Recreation District incur bonded indebtedness of not to exceed \$7,000,000 to finance the acquisition, construction and completion of certain recreational improvements, including but not limited to main building improvements, new bathrooms, pool area renovations with a new pool house, new playground features and activity spaces, enhanced plaza and seating, hillside amphitheater, tennis courts, athletic field improvements and bleacher seating, for the benefit of the District, its residents and children?</p>	BONDS YES
	BONDS NO

**COUNTY COUNSEL’S IMPARTIAL ANALYSIS
OF BOND MEASURE J
STRAWBERRY RECREATION DISTRICT
BOND ELECTION**

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 \$7,000,000 to finance the acquisition, construction and completion of certain recreational improvements, including but not limited to main building improvements, new bathrooms, pool area renovations with a new pool house, new playground features and activity spaces, enhanced plaza and seating, hillside amphitheater, tennis courts, athletic field improvements and bleacher seating, for the benefit of the District, its residents and children.

s/STEVEN M. WOODSIDE
County Counsel

EXHIBIT C

TAX RATE STATEMENT FOR MEASURE J

An election will be held in the Strawberry Recreation District (the “District”) on November 5, 2013, to authorize the sale of not to exceed \$7,000,000 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 \$35.85 per \$100,000 of assessed valuation in fiscal year 2014-15.

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 \$29.80 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 \$35.91 per \$100,000 of assessed valuation in fiscal year 2017-18, 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 29, 2013

s/JENNIFER KLOPFER
Chair, Board of Directors
Strawberry Recreation District

ARGUMENT IN FAVOR OF MEASURE J

For decades, Strawberry Recreation District has given our kids a safe, healthy place to play and provided recreational opportunities to our residents. But our facilities were built more than 40 years ago, and it's time to renovate and revitalize them.

In the fall of 2011, the District commissioned an architecture firm to lead a Master Plan process and develop a Vision Plan for the future. In addition to the open Board meetings, staff and community members were invited to provide input via an online survey available on the District's website. The survey was also made available in hard copy at the District's offices.

After careful and extensive study of this Master Plan by our elected Board of Directors, along with community input, the Board focused on the most critical and achievable elements of the plan. This measure is the culmination of years of hard work and study.

By voting YES on this measure, you are voting to support the following capital improvements:

- Main building improvements, including new bathrooms, kitchen, reception hall improvements and facility-wide wi-fi
- Major pool area renovations, with a new pool house, sauna, outdoor showers and upstairs fire pit
- New playground features and activity spaces, enhanced plaza and seating, vegetation restoration and a hillside amphitheater
- Additional outdoor basketball half-court which could be used for other sports and activities
- Tennis court and athletic field improvements with new bleacher seating and improved dugouts

This relatively small capital investment in our recreational facilities will benefit our children and residents for decades to come. For more information on the district, please visit <http://strawberry.marin.org>.

Strawberry is not just a physical location: it is a true community. Please support our community by voting YES on this measure.

s/JENNIFER KLOPFER
SRD Board Chair

s/PETER TEESE
SRD Board Vice Chair

s/CALE NICHOLS
SRD Board Secretary

s/JEFF FRANCIS
SRD Board Member

s/PAM BOHNER
SRD Board Member

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE J

Don't be fooled. The District has publicly stated at their Board meetings that more than \$5,000,000.00 of this \$7,000,000.00 bond issue is designated for the pool and pool facilities. This is in addition to the substantial sums already spent on pool improvements.

They are asking the Strawberry owner of a \$500,000 home to pay about \$4500.00, and the owner of a \$1,000,000 home to pay about \$9,000.00 over the next 30 years to subsidize the many nonresidents and 200 or so Strawberry families that use our pool, with any remaining funds (assuming there are remaining funds) being used for the building and other areas.

The District Board stated at recent Board meetings that most of the promised non pool related improvements are contingent on the District receiving various grants and donations to the tune of \$5,000,000.00.

Communities typically first raise funds within the community to see that their is community support for a plan before seeking funds from taxpayers- Strawberry is doing this in reverse- with little or no evidence that there is widespread support for this remodel.

Strawberry residents, including renters (higher property taxes inevitably leads to higher rents) should not have to pay for this expensive plan.

The bond sale will be a lien on all Strawberry homeowners- and impact the selling price of all Strawberry homes anytime in the foreseeable future.

Vote NO on Measure J

s/LEW WIENER

past Director, Strawberry Recreation District

s/ROBERT LONG

past Director, Strawberry Recreation District

s/BOB NICKOLOFF

resident, homeowner

s/MARTI BLOCK WIENER

past Director, Strawberry Recreation District

ARGUMENT AGAINST MEASURE J

If you like the \$3,500.00 drinking fountain next to the tennis courts you'll love this \$7,000,000.00 bond issue.

We do not need to burden Strawberry residents with an expensive 30 year bond issue that will constitute a lien on our homes until 2044 and cost a homeowner with a \$500,000 home about \$179.00 and the owner of a \$1,000,000 home about \$358.00 in fiscal 2014-2015, and almost \$9,000.00 over 30 years.

It is proposed to spend more than \$5,000,000.00 on the pool facility which is used by perhaps 200 Strawberry families. (about \$25,000.00 plus interest per family)

This is a pie in the sky plan dreamed up by the Recreation Board with little public input. Meetings of the Board and committees have taken place with little more than the minimum notice required by law.

When did you ever see a notice of a Strawberry meeting in the IJ or an agenda in the Ark?

While the Recreation Board spent their time dreaming up this expensive plan they ignored matters of vital concern to Strawberry- matters such as basic maintenance of the facility, programs for youths and adults, a new bus route through Strawberry and the proposal to build substantial multi housing units in Strawberry that will negatively impact all Strawberry residents.

If the \$7,000,000 bond is passed the Recreation Board will be too involved in trying to spend the money and will continue to ignore these other pressing issues.

Vote NO on Measure J and let the Board know we want them to direct their attention to maintaining our facilities and to trying to save our community from being destroyed by development that the County wants to impose on us.

s/LEW WIENER

past Director, Strawberry Recreation District

s/ROBERT LONG

past Director, Strawberry Recreation District

s/BOB NICKOLOFF

resident, homeowner

s/MARTI BLOCK WIENER

past Director, Strawberry Recreation District

REBUTTAL TO ARGUMENT AGAINST MEASURE J

As a Recreation District, we are puzzled by some of the arguments made by opponents. For the record...

SRD is very focused on programs, establishing Camp Strawberry in 2009 which provides 12-weeks of activities to 120 children daily. The SRD field/courts host soccer, basketball, baseball, and tennis camps for another 100+ children. Special events have increased to 16 annually, including the Strawberry Festival attracting 1,000+ people. The District also provides facilities for dance, yoga, water fitness, basketball, baseball, soccer, lacrosse, community meeting space, and various clubs.

The pool hosts 774 pass holders, 480 total camp courses, 45 weekly lessons, 30 water exercise participants, the Strawberry Seals Swim Team with 150+ families, pool parties and American Red Cross safety courses. The camp and swim programs are typically full with a waitlist.

The District's programs are thriving – but our facilities are not.

After 40-50+ years in these facilities, they need to be modernized. Updating facilities isn't cheap, we're asking you to consider all you get in return as detailed in our "Argument For."

This plan has been years in the making, with public input requested through public surveys, our printed activity guide, website, newspaper articles, onsite flyers, banners and meetings. In fact, some of the people arguing against this project sat in the public meetings where the plan was debated and developed.

We're asking you to make this moderate investment in our community facilities that we can enjoy for decades to come. We ask you to vote YES on Measure J.

s/KELLY READE

past Board Director (2010-2011)
Strawberry Recreation District

s/JULIE ZENER

past Board Director (2006-2012),
Strawberry Recreation District

s/JUDY BARR

Strawberry resident

s/ALEX NORRIS

Strawberry resident, local community leader

s/ERIC ZENER

Strawberry resident, local community leader

FULL TEXT OF MEASURE J
STRAWBERRY RECREATION DISTRICT
RESOLUTION NO. 2013.07.29

RESOLUTION ORDERING AN ELECTION TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION 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 \$7,000,000 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 5, 2013.

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 \$7,000,000; 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 costs.

(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 5, 2013.

(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 9, 2013, 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 per-

form 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 29th day of July, 2013, by the following vote:

AYES: Jennifer Klopfer, Jeff Francis, Pam Boltner

NAYS:

ABSENT: Peter Teese, Cale Nichols

s/JENNIFER KLOPFER

Chair, Board of Directors

Strawberry Recreation District

ATTEST:

s/JEFF FRANCIS

Board Member

Strawberry Recreation District

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 incur bonded indebtedness of not to exceed \$7,000,000 to finance the acquisition, construction and completion of certain recreational improvements, including but not limited to main building improvements, new bathrooms, pool area renovations with a new pool house, new playground features and activity spaces, enhanced plaza and seating, hillside amphitheater, tennis courts, athletic field improvements and bleacher seating, for the benefit of the District, its residents and children?

Purpose of the Bonds.

- Main building improvements, including new bathrooms, kitchen, reception hall improvements and facility-wide wi-fi
- Major pool area renovations, with a new pool house, sauna, outdoor showers and upstairs fire pit
- New playground features and activity spaces, enhanced plaza and seating, vegetation restoration and a hillside amphitheater
- Additional outdoor basketball half-court which could be used for other sports and activities
- Tennis court and athletic field improvements with new bleacher seating and improved dugouts

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.