

NOTICE: This Resolution was amended on December 6, 2019, to change the location for submitting the impartial analysis and any ballot arguments for and against the ballot measure described below.

The correct location is: Contra Costa County Elections, 555 Escobar St., Martinez, CA 94553.



Board of Directors Resolution

PLEASANT HILL RECREATION & PARK DISTRICT COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA BOARD OF DIRECTORS

IN THE MATTER OF RESOLUTION 2019-11-21 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 Pleasant Hill Recreation & Park 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 Contra Costa 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 PLEASANT HILL RECREATION & PARK 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 \$63,500,000 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. The Board hereby calls an election for March 3, 2020, to be held within the boundaries of the District in accordance with section 4108 of the California Elections Code.

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 Contra Costa 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 or her 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 Contra Costa County Registrar of Voters.

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 Contra Costa 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 \$63,500,000; 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. Delivery of this Resolution. The Clerk is hereby directed to file (or cause to be filed) a certified copy of this Resolution, no later than the close of business on December 6, 2019, with the Contra Costa County Registrar of Voters and the Clerk of the Contra Costa County Board of Supervisors.

Section 9. Impartial Analysis; Ballot Arguments; Further Authorization. The Contra Costa County Counsel is hereby requested to prepare the impartial analysis of the ballot measure in accordance with section 9313 of the California Elections Code and transmit it to the Contra Costa 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.

The Board hereby authorizes arguments for and against the ballot measure and rebuttal arguments to be filed in accordance with Elections Code Sections 9316 and 9317. The deadline to file arguments for and against shall be December 18, 2019 at 5:00 p.m. The deadline to file

rebuttal arguments shall be December 23, 2019 at 5:00 p.m. The deadline for the impartial analysis to be filed is December 18, 2019 at 5:00 p.m.

The Impartial Analysis and all arguments and rebuttal arguments shall be submitted to the Contra Costa County Elections Official at 555 Escobar St. Martinez, CA 94553.

The Board hereby establishes December 19, 2019, through December 28, 2019, as the ten (10) calendar day examination period required by Elections Code Section 9380 for review of the ballot arguments for and against and for review of the impartial analysis.

The Board hereby establishes December 24, 2019, through January 2, 2020, as the ten (10) calendar day examination period required by Elections Code Section 9380 for review of the rebuttal arguments for and against the ballot measure.

Voters may examine the ballot measure, the arguments for and against, rebuttal arguments and the impartial analysis on the District's website at www.pleasanthillrec.com, and at the Contra Costa County Elections Official's office at 555 Escobar St. Martinez, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, with the exception of holiday office closures. Voters may also examine these materials at the District Clerk's Office, 147 Gregory Lane, Pleasant Hill, CA 94523, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, with the exception of holiday office closures.

Section 10. 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.

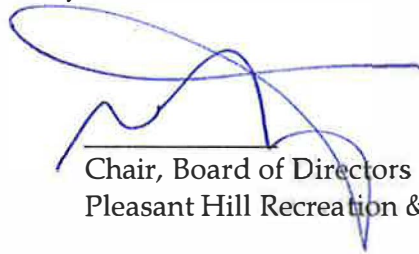
Section 12. Effective Date. This resolution shall take effect immediately on and after its adoption.

PASSED AND ADOPTED this 21st day of November, 2019, by the following vote:

AYES: Glover, Ortega, Pierce, Shess

NOES:

ABSENT: Bonato



Chair, Board of Directors
Pleasant Hill Recreation & Park District

ATTEST:



Clerk, Board of Directors
Pleasant Hill Recreation & Park District

CERTIFICATION

I, Michelle Lacy, Clerk of the Board of Directors of Pleasant Hill Recreation & Park District, Contra Costa County, California, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2019-11-21 passed and adopted by said Board of Directors at a meeting held on the 21st day of November, 2019, and that the minutes of said Board of Directors show that four (4) members of said Board voted for, and no members of said Board voted against, the adoption of said Resolution, the said Resolution is now spread upon the minutes of said Board.



Clerk of the Board of Directors
Pleasant Hill Recreation & Park District

EXHIBIT A

BALLOT MEASURE

“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?”

EXHIBIT B

FULL BALLOT TEXT

The following is the full ballot text of the measure to be presented to the voters by Pleasant Hill Recreation & Park District in the ballot pamphlet:

“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.

EXHIBIT C

TAX RATE STATEMENT

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:

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.

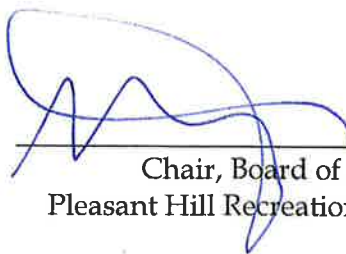
Voters should note that the estimated tax rates are based on the assessed value of taxable property on the Contra Costa County official tax rolls, not on the market value of property. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable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

Dated: November 21, 2019



Chair, Board of Directors
Pleasant Hill Recreation & Park District

