

**VOTER'S PAMPHLET**  
**MEASURES, ANALYSES AND ARGUMENTS**

(whichever is applicable to your ballot)  
Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

**F** **SCOTTS VALLEY FIRE PROTECTION DISTRICT BOND MEASURE.** Shall the Scotts Valley Fire Protection District be authorized to issue general obligation bonds (in multiple series, no bond exceeding 30 years from issuance) in a principal amount not exceeding \$8,000,000, bearing interest at legal rates, to assist in constructing a new fire station and administration building, pay costs of issuance, and levy an ad valorem tax on taxable property in the District at a rate sufficient to pay for the bonds and administration thereof?

**FULL TEXT OF BALLOT MEASURE F**  
**SCOTTS VALLEY FIRE PROTECTION DISTRICT**  
**RESOLUTION NO. 2006-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SCOTTS VALLEY FIRE PROTECTION DISTRICT DETERMINING THE NECESSITY TO INCUR A GENERAL OBLIGATION BOND INDEBTEDNESS IN CONNECTION WITH THE CONSTRUCTION OF A NEW FIRE STATION AND AN ADMINISTRATION BUILDING AND LEVY A SPECIAL TAX THEREFOR, CALLING A SPECIAL ELECTION THEREON, REQUESTING CONSOLIDATION OF SAID SPECIAL ELECTION, AND AUTHORIZING PREPARATION OF A TAX RATE STATEMENT**

**SCOTTS VALLEY FIRE PROTECTION DISTRICT**

**BE IT RESOLVED** by the Board of Directors ("Board") of the Scotts Valley Fire Protection District ("District") resolves as follows:

1. The construction of a new fire station and administration building on certain real property owned by and located within the District has been proposed. The real property on which the new fire station and administration building are proposed to be constructed is located at 6000 La Madrona Drive, Scotts Valley, California 95066, and constitutes a portion of the real property commonly known as Santa Cruz County Assessor's Parcel No. 021-141-20.
2. Pursuant to Section 13925 of the California Health and Safety Code, the Board does hereby find, determine, and declare that in order to assist in financing the construction of the aforesaid proposed fire station and administration building it is necessary to incur a General Obligation bond indebtedness.
3. The purpose for which the proposed debt is to be incurred is to provide a portion of the funds necessary to pay for the cost of construction of said improvements and expenses incidental thereto, including, but not limited to, architectural and engineering fees and costs, as well as to pay all expenses incurred by the District in connection with the conducting of proceedings for the authorization, issuance, and sale of bonds. It is the intent of this Board to utilize existing sources of funds to the maximum practical extent, consistent with prudent financial management, to reduce the overall debt obligation required to finance the new station and to use existing revenue streams to reduce the annual debt service. Specifically, the Board intends to use the proceeds from the sale of the Sims Road station, the proceeds from the sale of the unused Glenwood lot, and funds in the Zone A capital improvement account to reduce the amount of the Bond offering. These amounts are \$450,000, \$400,000 and \$350,000, respectively. Further, the Board intends to utilize part of the revenue stream for the Zone A account to reduce the annual debt service throughout the period of Bond indebtedness. This amount is currently estimated at \$55,000 per year, and will increase annually in proportion to the increase in total assessed valuation in Zone A.
4. The construction of the fire station and administration building is necessary to carry out the objects, purposes and powers of the District.
5. The cost of construction of the fire station and administration building, and the expenses incidental thereto, is and will be too great to be paid out of the ordinary revenue available to the District after the District meets the costs of providing services pursuant to Section 13862 of the Health and Safety Code.

6. The maximum amount of the proposed General Obligation bond debt to be incurred is not to exceed \$8,000,000.

7. The bonds may be issued in more than one series and the maximum term the bonds of each series proposed to be issued shall run before maturity shall not exceed thirty (30) years from the date of issuance.

8. Consistent with Section 53531 of the California Government Code, the maximum rate of interest to be paid on the bonds shall not exceed twelve percent (12%) per year payable semiannually, unless a higher rate is permitted by law.

9. To pay the interest and principal, and any premium, on any bonds issued, the District proposes to annually levy for thirty (30) years after each series of bonds is issued or until the bonds are fully paid a special ad valorem tax on all property in the District subject to taxation by the District, at a rate sufficient for these purposes and based on assessed valuation.

10. Pursuant to Sections 13925 et seq. of the California Health and Safety Code, this Board hereby calls a District-wide special election for June 6, 2006 at which the proposition of authorizing the District to incur the General Obligation bond indebtedness in connection with the construction of a new fire station and an administration building shall be submitted to the voters, along with the proposition of the levy of the special ad valorem tax.

11. The Board does hereby request the Santa Cruz County Board of Supervisors to approve consolidation of said special District-wide election with any other elections conducted by Santa Cruz County within the territory of the District on said date.

12. The measure to be submitted to the voters of the District and to be placed on the June 6, 2006 ballot and in any ballot pamphlet shall read substantially as follows:

**MEASURE F**

**SCOTTS VALLEY FIRE PROTECTION DISTRICT BOND MEASURE**

Shall the Scotts Valley Fire Protection District be authorized to issue general obligation bonds (in multiple series, no bond exceeding 30 years from issuance) in a principal amount not exceeding \$8,000,000, bearing interest at legal rates, to assist in constructing a new fire station and administration building, pay costs of issuance, and levy an ad valorem tax on taxable property in the District at a rate sufficient to pay for the bonds and administration thereof?

The words "YES" and "NO" shall be printed on the ballots so that the voters may express their choice on the aforesaid proposition.

13. That all the purposes enumerated in the foregoing measure shall be united and voted upon as one single proposition.

14. That the Chair of the Board is hereby authorized and directed to prepare or cause to be prepared a tax rate statement (the "Tax Rate Statement") conforming to the requirements of Section 9401 of the Elections Code, and to file or cause to be filed said Tax Rate Statement with the Santa Cruz County Elections Department.

15. The Secretary to the Board is hereby authorized and directed to file or cause to be filed with the Santa Cruz County Elections Department a map showing the boundaries of the District and to execute and file with the Santa Cruz County Elections Department any forms or applications required by it in connection with the consolidation of the special election herein referenced.

16. That the Santa Cruz County Elections Department is hereby requested to include the Tax Rate Statement in all official publications pertaining to the special election herein called, pursuant to the provisions of Section 9402 of the Elections Code.

17. That the members of the Board are hereby authorized, but not directed, to prepare and file with, or cause to be prepared and filed with, the Santa Cruz County Elections Department a ballot argument in favor of the proposition set forth above, within the time established by law.

18. This Board hereby requests the Board of Supervisors of Santa Cruz County, pursuant to Elections Code Sections 10400, 10401 and 10403 to consolidate this District-wide special election with the statewide election to be conducted in Santa Cruz County on June 6, 2006.

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19. Upon approval by the Santa Cruz County Board of Supervisors of the District's request for consolidation of said special District-wide election with the statewide election to be conducted in Santa Cruz County on June 6, 2006, the election shall be conducted in all particulars, including, without limitation, the specification of precincts, polling places, and selection of officers of election, the same as the consolidated statewide election.

20. Without limiting the foregoing in any manner, with respect to the special election herein called on the measure to be submitted, all notices required by law shall be published by, and the date and place for submission of written arguments for and against the measure for inclusion in the ballot pamphlet shall be fixed by the County of Santa Cruz.

21. The District agrees to enter into any necessary service contract with the County of Santa Cruz for its services in connection with the administration and conduct of the election and to pay the reasonable costs of Santa Cruz County relating thereto. The Chair or Vice-Chair of the Board is hereby authorized to execute the service contract on behalf of the District.

22. This resolution constitutes notice of the special General Obligation bond election pursuant to California Health and Safety Code Section 13925 and the Secretary to the Board is hereby directed to arrange for its publication in the Santa Cruz Sentinel, a newspaper of general circulation within the District as soon as possible after its adoption in accordance with and subject to the requirements of Section 6066 of the California Government Code.

### TAX RATE STATEMENT BOND MEASURE F

A special general obligation bond election will be held within the Scotts Valley Fire Protection District ("District") on June 6, 2006, for the purpose of submitting to the electors of the District the question of incurring a general obligation bonded indebtedness of the District in a principal amount not to exceed \$8,000,000. It is the intent of the Board of Directors of the Scotts Valley Fire Protection District that the highest tax rate shall never exceed \$0.00815 per \$100 assessed valuation and that more than one series of bonds will be issued and the tax rate shall expire 30 years after the issuance of each series of general obligation bonds ("bonds"). Proceeds of the bonds would be utilized to assist in construction of a new fire station (series A bonds) and an administration building (series B bonds) on land owned by and within the District, and to pay for costs of issuance of the bonds.

The following estimated projections are made assuming said bonds are sold with an average annual interest rate of 5.44% using the fiscal year 2005-2006 assessed valuations of real property and improvements located within the Scotts Valley Fire Protection District, as provided by the assessor's office of the County of Santa Cruz, California, as the base year. If such bonds are authorized and sold, the principal thereof and interest thereon, and the cost of administering them, will be payable from the proceeds of tax levies made upon the taxable real property and improvements in the District.

The following information regarding tax rates is given to comply with Section 9400 and 9401 of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, and assuming the entire debt service will be amortized through special tax levies based on assessed valuation made upon all taxable real property and improvements within the District:

The best estimate from official sources of the tax that would be required to be levied to fund the bond issues during the first fiscal year after the first sale of the bonds, based on assessed valuations presently available, is \$0.00400 per \$100 assessed valuation.

The best estimate from official sources of the tax that would be required to be levied to fund the bond issues during the first fiscal year after the last sale of the bonds, based on assessed valuations presently available, is \$0.00664 per \$100 assessed valuation, which would apply in fiscal year 2008-2009.

The best estimate of the highest tax rate which would be required to be levied to fund the bond issues and an estimate of the year in which that rate will apply, based on assessed valuations presently available, is \$0.00815 per \$100 assessed valuation for the fiscal year 2009-2010.

Attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which is not binding upon the District. The actual times of sales of said bonds and the amount sold at any given time will be governed by the needs of the District and other factors. However, as a practical matter the District believes the foregoing projections and estimates (including the aforesaid annual interest rate) are sound and reasonable and based thereon, the estimated average rate of \$0.00580 per \$100 of assessed valuation means a tax of \$5.80 per \$100,000 of assessed valuation, \$8.70 per \$150,000 assessed valuation, \$11.60 per \$200,000 of assessed valuation, and so on.

The actual interest rates at which the bonds will be sold, which in any event cannot exceed 12% per annum by law, will depend upon the bond market at the time of sale. Actual assessed valuation in future years will depend upon the value of the property within the District as determined in the assessment and equalization process. Hence, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated above.

The intention of the current Board of Directors of the District to limit the tax rate is not binding on future Boards of Directors who may determine the needs of the District require a higher tax rate to pay for principal and interest on any authorized bonds up to the maximum of \$8,000,000.

Dated: March 8, 2006.

s/ Art Smith  
Chair, Board of Directors  
Scotts Valley Fire Protection District

### IMPARTIAL ANALYSIS BY COUNTY COUNSEL MEASURE F

If approved by at least two-thirds of those voting on the measure, up to \$8,000,000 of general obligation bonds may be issued on behalf of the Scotts Valley Fire Protection District ("the District").

The bonds would constitute an indebtedness of the District, with a maximum term of thirty years from issuance and a maximum interest rate of twelve percent per year payable semiannually, unless state law permits a higher rate.

The money raised through sale of the bonds will be used by the District to provide a portion of the funds necessary to pay for constructing a proposed new fire station and administration building, as well as expenses incidental thereto and expenses in connection with the authorization, issuance and sale of the bonds. The location of the proposed new fire station and administration building is 6000 La Madrona Drive, Scotts Valley, California.

Payment of interest, principal and any premium on the bonds as well as the cost of administering the bonds would be financed by a tax levied on real property within the District. The Tax Rate Statement for this measure which is printed in this ballot pamphlet provides information about that tax, as required by law. The precise effect of the bonds upon the property tax rate within the District would be determined after sale of the bonds.

A "yes" vote on Measure F is a vote to authorize the District to issue the bonds described above.

A "no" vote on Measure F is a vote not to authorize the District to issue those bonds.

DANA McRAE, COUNTY COUNSEL

By Jane M. Scott, Assistant County Counsel

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**ARGUMENT IN FAVOR OF MEASURE F**

**Vote YES on SV Fire Station**

Emergency response time is often the most crucial factor for fires, medical emergencies and traffic collisions. We know that a fire will double in size each and every minute. **Seconds lost in medical emergencies can mean the difference between life and death.**

**Safer Community**

- **Faster access to Highway 17**
- Quicker response times during emergencies
- **Modern Fire Station that meets current seismic standards**
- Efficient fire and paramedic crew distribution controls costs
- **Faster service to families and seniors**
- Invest tax payers' funds in a new building instead of maintaining a 40 year old, outmoded structure

This bond will build an up-to-date Fire Station and administrative headquarters on La Madrona Drive near Mount Hermon Road to replace the obsolete firehouse on Erba Lane.

**Fiscal Responsibility**

- Land is already owned free and clear
- Net bond proceeds may only be used to pay for the buildings
- Grant funding used for equipment purchases
- Existing funds have been set aside to prepare for this project
- No bond proceeds can be used to pay for personnel, operations or administration
- Funds will be used to invest in long term facilities

Bond repayment will be made over a thirty-year term with an average tax rate of \$5.80 per \$100,000 of **assessed** valuation, as shown on your property tax bill. The average parcel will be taxed approximately \$26.68 per year, or about 51 cents per week. Your tax will be based on the assessed value of your property.

Voting **YES on Measure F** protects your property and your life.

For more information, go to [www.YesonSVFireStation.com](http://www.YesonSVFireStation.com)

Please join us and other community leaders

**Vote YES on SV Fire Station**  
**Vote Yes on Measure F.**

Scotts Valley Firefighters  
s/ Michael Pasquini, Executive Director

Scotts Valley Peace Officers Association  
s/ Jayson Rutherford

Senior Coalition  
s/ Tom Walsh, Executive Director

Pasatiempo Home Owners Association  
s/ Gary A. Reece, President

s/ Fred Zanotto  
Grocer