

# 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.

### BEN LOMOND FIRE PROTECTION DISTRICT

**S** **BEN LOMOND FIRE PROTECTION/9-1-1 RESPONSE IMPROVEMENT MEASURE:** To reduce 9-1-1 response times and improve volunteer firefighters training by replacing an unsafe 68 year-old building containing lead paint/asbestos, constructing a seismically safe fire station accommodating modern firefighting equipment, breathing apparatus, 9-1-1 technology, emergency vehicle exits, and additional firefighters to improve firefighter recruitment/retention, shall Ben Lomond Fire Protection District issue \$10,000,000 in bonds within legal interest rates, requiring citizen oversight, annual audits, and no money for administrators' salaries?

#### FULL TEXT OF BALLOT MEASURE S

The following is the full proposition presented to the voters by the Ben Lomond Fire Protection District.

**"BEN LOMOND FIRE PROTECTION/9-1-1 RESPONSE IMPROVEMENT MEASURE:** To reduce 9-1-1 response times and improve volunteer firefighters training by replacing an unsafe 68 year-old building containing lead paint/asbestos, constructing a seismically safe fire station accommodating modern firefighting equipment, breathing apparatus, 9-1-1 technology, emergency vehicle exits, and additional firefighters to improve firefighter recruitment/retention, shall Ben Lomond Fire Protection District issue \$10,000,000 in bonds within legal interest rates, requiring citizen oversight, annual audits, and no money for administrators' salaries?"

The Governing Board of the Ben Lomond Fire Protection District has evaluated its ability to deliver prompt, lifesaving emergency medical and fire protection throughout the Ben Lomond area. The results of this evaluation reflects the input of community members, local business leaders and the many volunteer firefighters who serve our community. In identifying the Bond Priority Project, the Governing Board makes five important determinations. The District must:

- (i) Provide fire safety facilities which are best suited to recruit, train and retain excellent volunteer firefighters;
- (ii) Provide fire safety facilities which meet current seismic safety standards;
- (iii) Provide fire safety facilities which actually reduce 9-1-1 emergency response times so that the life saving function of the District can be fulfilled;
- (iv) Provide for fire safety facilities which allow the use of new modern firefighting equipment and breathing apparatus; and
- (iv) Provide fire safety facilities with proper emergency vehicle exits and alarms.

#### BOND PRIORITY PROJECT

Design and construct a new fire station on the existing site which station would:

- (i) Meet today's seismic safety standards for California fire stations;
- (ii) Expand and improve training space for volunteer firefighters;
- (iii) Accommodate modern fire engines and safely store emergency equipment and breathing apparatus; and
- (iv) Function as a neighborhood meeting place with various community uses.

The Bond Priority Project includes architectural, engineering, and similar planning costs, and a customary contingency for unforeseen design and construction costs. The final cost of the project will be determined as plans are finalized, construction bids are awarded and the project are completed. The project includes the demolition of existing 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,

and acquiring any necessary easements, licenses, or rights of way to the property. Bond proceeds shall only be expended for the specific purposes identified herein.

#### FISCAL ACCOUNTABILITY

THE GOVERNING BOARD WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON THE NEW FIRE STATION AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THIS PROJECT IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. A FINANCIAL AUDIT WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED.

#### NO ADMINISTRATOR SALARIES

PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE CONSTRUCTION OF A FIRE STATION, AND NOT FOR ANY OTHER PURPOSE, INCLUDING ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.

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**IMPARTIAL ANALYSIS BY COUNTY COUNSEL  
BALLOT MEASURE S**

If approved by at least two-thirds of those voting on the measure, this measure will authorize the Ben Lomond Fire Protection District ("the District") to issue general obligation bonds in a maximum aggregate principal amount not exceeding \$10,000,000.

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.

The money raised through sale of the bonds is to be used by the District to replace the existing fire station with a new fire station, as more fully described in the full ballot proposition printed in this pamphlet. The governing board of the District will appoint a citizens' oversight committee and conduct annual independent audits to ensure that the funds raised are spent only on the new fire station, and not for other purposes including administrators' salaries and other operating expenses.

Payment of interest and principal relating to the bonds would be financed by a tax levied annually 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 S is a vote to authorize the District to issue the bonds described above.

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

DANA McRAE, COUNTY COUNSEL  
By Jane M. Scott, Assistant County Counsel

**TAX RATE STATEMENT FOR BOND MEASURE S  
(SECTION 9401 OF THE ELECTIONS CODE)**

To: The voters voting in the June 3, 2008 election on the question of the issuance of \$10,000,000 General Obligation Bonds of the Ben Lomond Fire Protection District:

You are hereby notified in accordance with Section 9401 of the Elections Code of California of the following:

1. The best estimate from official sources of the tax rate which would be required to be levied to fund principal and interest payments during the first fiscal year after the first sale of bonds (Fiscal Year 2008-2009), based on assessed valuations available at the time of the election and taking into account future growth, is the following:

\$.03730 per \$100 of assessed valuation.

2. The best estimate from official sources of the tax rate which would be required to be levied to fund principal and interest payments during the fiscal year after the last sale of bonds and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election and taking into account future growth, is as follows:

\$.03730 per \$100 of assessed valuation.

Year after last sale of bonds: 2010-2011

3. The best estimate from official sources of the highest tax rate which would be required to be levied to fund principal and interest payments on the bonds and the year in which such rate would apply, based on assessed valuations available at the time of the election and taking into account future growth, is as follows:

\$.03730 per \$100 of assessed valuation.

Year of highest tax rate: Tax is projected to be the same every year.

Attention to all voters is directed to the fact that the foregoing information is based upon projections and estimates only. 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. The actual interest rates at which the bonds will be sold, which in any event will not exceed the maximum permitted by law, will depend upon the bond market at the time of sales. The actual assessed values in the future years will depend upon the value of property within the District as determined in the assessment and the equalization process. Accordingly, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated as above stated.

Governing Board of the Ben Lomond Fire Protection District

s/ David Bingham  
President

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**ARGUMENT IN FAVOR OF MEASURE S**

Want to ensure excellent 9-1-1 response in an earthquake or other natural disaster?

Vote **YES on S**: upgrade our fire station and continue to recruit/retain excellent volunteer firefighters to keep us safe.

Ben Lomond's 68-year-old fire station is seismically unsafe – it doesn't comply with current seismic safety standards. Independent seismic safety experts say that retrofitting a station this old is simply not cost effective.

**YES on S** replaces a 68-year-old, seismically unsafe building with a modern fire station that meets today's seismic safety standards for California fire stations.

**YES on S** allows firefighters to be able to respond effectively during a disaster, when they're needed the most.

**YES on S** ensures our Ben Lomond community can use a fire station that withstands earthquakes as an emergency shelter in times of crisis.

Our community has no local police department, other fire safety provider, or even government offices. The Ben Lomond Fire Protection District is our sole local office, and calls for service are increasing—up 33% last year, alone. Medical emergencies already constitute nearly 50% of our 9-1-1 calls.

**YES on S** improves 9-1-1 emergency response times.

**YES on S** ensures our firefighters get to you immediately, in an emergency.

**YES on S** improves firefighter training and emergency technology.

Every dime raised by **YES on S** is legally required to stay in Ben Lomond for your fire protection, and can't be taken by Sacramento politicians. **YES on S** has tough fiscal accountability requirements, including annual audits and Independent Citizens Oversight to monitor all funds to ensure they're spent only on fire safety needs.

NO money will be spent on administrators' salaries.

Unfortunately, NO other funding exists to make our Fire Station seismically safe.

Join Ben Lomond Firefighters in improving your fire SAFETY SERVICES—Vote **YES on S**. Visit [BenLomondYesonS.com](http://BenLomondYesonS.com) for more information.

s/ Annette Marcum  
28 Year Ben Lomond Resident

s/ William W. Burton  
Lt. CDR., Civil Engineer Corps, USN (Retired)  
Retired Civil Engineer

s/ John "Tex" Anderson  
Business Owner

s/ Edwill A. Butler  
33 Year Ben Lomond Firefighter

s/ Susan Weber  
SLV Unified School District, Trustee

**NO ARGUMENT AGAINST MEASURE S WAS FILED.**