

SACRAMENTO COUNTY VOTER REGISTRATION AND ELECTIONS
 FORM FOR SUBMITTING AN ARGUMENT
 IN FAVOR OF A MEASURE

Argument in Favor of Measure J

A TWO-THIRD VOTE OF APPROVAL IS REQUIRED TO MAINTAIN OUR CURRENT LEVEL OF SECURITY!

This issue is on the ballot because the passage of Proposition 218 in November 1996 required the Community Services District to reevaluate all fees, charges and assessments for services. As part of that review, it was clear the current monthly fee for security services did not comply with the new requirements of Proposition 218 property related fees.

The CSD Board, recognizing the limitations placed on their ability to extend the current security because of Proposition 218, decided to put before the voters a special tax to fund the security department

The purpose of this election is to seek approval to change the current fee to a special tax. The tax will fund continuation of the following current services:

- First response to local emergencies or calls for service
- Operating the security gates
- Providing mobile patrol
- Providing assistance to outside agencies
- Controlling guest access to the community.

There will be NO INCREASE COST to you. The maximum tax rate is limited to your current monthly charge. This measure puts a lid on the special tax and allows only a maximum 2% yearly increase in the future if needed.

For those residents who itemize their deductions, this special tax may be tax deductible, whereas the current fee is not.

In the survey recently completed, you expressed a desire to maintain the same level of security with district employees. If this measure does not pass, the funds will not be available to do this.

If you do not approve this ballot measure, the CSD will no longer be able to provide security service at Rancho Murieta.

Please vote YES and ask your neighbor to do the same.

FORM STATEMENT

The undersigned proponent(s) or author(s) of the primary argument in favor of ballot measure J _____
 _____ at the PRIMARY election for the RANCHO MURIETA CSD to be held
 on JUNE 2, 1998 hereby state that such argument is true and correct to the best of THEIR knowledge and belief."

Signed J. Lansman Date 3-18-98
J. LANSMAN

Signed Marion C. Cravens Date 3-19-98
Marion C. Cravens

Signed Corbette R. Dalton Date 3-18-98
CORBETTE R. DALTON

Signed Ted T. Hart Date 3-19-98
TED T. HART

Signed Ellie K. Severin Date 3-18-98
ELLIE K. SEVERIN

SACRAMENTO COUNTY VOTER REGISTRATION AND ELECTIONS
 FORM FOR SUBMITTING AN ARGUMENT
 IN FAVOR OF A MEASURE

Argument in Favor of Measure K

A TWO-THIRD VOTE OF APPROVAL IS REQUIRED TO MAINTAIN OUR CURRENT LEVEL OF DRAINAGE SERVICES.

This issue is on the ballot because the passage of Proposition 218 in November 1996 required the Community Services District to reevaluate all fees, charges and assessments for services. As part of that review, it was clear the current monthly fee for drainage services did not comply with the new requirements of Proposition 218 property related fees.

The CSD Board, recognizing the limitations placed upon their ability to extend the current drainage fee because of Proposition 218, has put before the voters a special tax to fund this service.

Flood protection and drainage services are currently provided by the Community Services District. The Cosumnes River flows through our community. A flood protection and drainage system, including levees, provides 100-year event flood protection.

Your drainage system includes natural ditches and channels draining into Laguna Joaquin. Underground piping, pump stations, and the levees along the river are maintained by CSD which provide flood protection, safety, and peace of mind.

Effective operation and yearly maintenance of the levees and drainage systems enabled the community to withstand the storm events of January 1997 without any flooding.

Revenue from Measure K provides the following:

- Maintains internal drainage system
- Flood protection facilities
- Replacement, expansion or reconstruction of the system

Your existing drainage rates will *not* increase. The maximum tax rate is the current monthly residential charge. This measure puts a lid on the special tax and allows only a maximum 2% yearly increase in the future.

Residents who itemize their deductions, this special tax may be tax deductible, whereas the current fee is not.

Failure to approve this measure may result in Sacramento County or the homeowners' association providing these services.

Please vote for Measure K.

FORM STATEMENT

"The undersigned proponent(s) or author(s) of the primary argument in favor of ballot measure K on _____ at the PRIMARY election for the RANCHO MARIETA CSD to be held

on JUNE 2, 1998 hereby state that such argument is true and correct to the best of THEIR knowledge and belief."

Signed J. Lansman Date 3-18-98
J. LANSMAN

Signed Marion C. Cravens Date 3-15-98
Marion C. Cravens

Signed Correne R. Dalton Date 3-18-98
CORRENE R. DALTON

Signed Ted T. Hart Date 3-19-98
TED T. HART

Signed Elliot K. Sevier Date 3-15-98
ELLIOT K. SEVIER

IMPORTANT INFORMATION
on
MEASURE J

EXHIBIT	5
WITNESS	_____
DATE	_____
L. AXELSEN, C.S.R.	

Background

Passage of Proposition 218 in November 1996 required the Rancho Murieta Community Services District to reevaluate its basis and structure of all fees, charges and assessments for services. As part of that review, it was clear the current monthly fee for security services did not comply with the new requirements of Proposition 218.

After months of research, analysis and discussions, the CSD Board, recognizing the limitations placed on their ability to extend the current security fee, elected to allow the voters to decide on a special tax to fund the security department instead of a Proposition 218 type fee.

Purpose Of The Special Tax

The tax will fund continuation of the security service, including (*as excerpted from the ballot measure*):

- (a) Operating the security gates located at the entrances to Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- (b) Providing a 24 hour a day mobile patrol of the District and its boundaries;
- (c) Operating a radio communication system to maintain contact with external police, fire and other emergency services as well as the appropriate entities within the District;
- (d) Providing assistance to other agencies providing first aid, fire fighting, police and emergency services within the District;
- (e) Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;
- (f) Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- (g) Other incidental costs of providing the services listed above.

How Much Is The Special Tax?

The monthly *maximum* tax rate is:

Residential Inside Gates

- Metered	Per Lot	\$19.62	No Increase
- Unmetered	Per Lot	\$15.70	No Increase
Residential Outside Gates	Per Lot	\$ 4.73	No Increase

Non residential uses range from \$0.011 to \$0.175 per building square foot per month. Undeveloped property rates will increase from \$6.00 to \$16.59 per acre per month.

The maximum tax rate can never be increased beyond 2% per year without another vote.

Note: You may be able to deduct the amount of the Special Tax you pay if you itemize your deductions. Please consult your tax preparer for individual advice.

Vote on Security
June 2, 1998

Yes or No?

On June 2, 1998 all registered voters in Rancho Murieta will have the chance to vote yes or no on **Measure J** to establish a *special tax* to fund security services.

A Yes Vote Means

The special tax for security services will continue to fund:

- 24 hour gate operation
- 24 hour mobile patrol
- Assistance to outside agencies
- Controlling and registering guests

A No Vote Means

- Fees not in compliance with Prop. 218
- No funding for security operations
- Change in service provider

More information & public awareness

Cable Broadcast – Watch for an interview and presentation of facts on Channel 5 in early May.

Public Meetings – Coffee receptions at the CSD Administration Building

- April 21 7-9 a.m.
- May 16 7-9 p.m.

Speakers Bureau – If you would like someone from the CSD to present facts about **Measure J** at your club or community group, please call 354-3700.

Reports – Copies of the *Special Tax Rate Analysis* report dated February 23, 1998, prepared by Economic & Planning Systems, are available for review at the CSD Administration Building.

Who Can Vote?

Only registered voters, residing in the district, whether or not they are property owners can vote. Property owners who do not live in the Rancho Murieta can *not* vote in this election.

You must be registered voter to be able to vote in the June general election. *Please register early.*

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

MEASURE J

YES	SPECIAL TAX
NO	Shall Ordinance No. 98-1, an ordinance of the Rancho Murieta Community Services District be approved authorizing a special tax for security services to fund continuation of security service by the District, including but not limited to operating 24-hour security gates, providing 24-hour mobile patrol, both 365 days a year, together with ancillary services including assistance to outside agencies, and other services authorized by the Board to protect its customers and their property?

COMPLETE TEXT OF MEASURE J

ORDINANCE NO. 98-1

Section 1.00. Findings.

The Board of Directors of the District hereby finds and declares that the District's ability to continue to provide security services depends on the availability of funds to support these services. The security services are a portion of the public safety or police services related to real property and provide for the security and protection of the real property and property owners within the District. The special tax levied herein, if approved by a two-thirds vote of the voters, will provide for a special and secure funding source to continue to provide security services.

Section 2.00. Authority.

This special tax is levied under each of the following authorities:

Government Code section 61615 which provides the District with the power to tax for the purpose of carrying out the operations of the District; Government Code section 61615.1 which authorizes the District to impose special taxes pursuant to Government Code section 50075, et seq.; Government Code section 50075 through section 50077 which authorizes special districts, among others, to impose special taxes; Government Code section 61622 which authorizes the District to perform all acts necessary to carry out fully the provisions of the Community Services District law; Government Code section 53978, et seq., which authorizes the District to impose a special tax for police protection services, which includes security services; and Article XIII of the California Constitution. This tax is based, to the extent practicable, upon the cost of providing security services to the properties within the District and is not an ad valorem property tax.

Section 3.00. Security Tax.

If approved by the voters, commencing July 1, 1998, property within the District shall be assessed a monthly security tax. The maximum tax rates shall be as listed in the tax rate statement.

Charges for property and/or units not identified herein shall be determined by the Board based upon the total actual cost of providing security services to that property or unit, not to exceed the maximum charge per lot, acre, or building square foot for property identified herein.

For the fiscal year beginning July 1, 1998, and annually thereafter, the District Board shall set the actual security tax for the applicable fiscal year. The actual security tax set by the Board shall not exceed the maximum tax rate set forth in this section as adjusted pursuant to section 5.00 of this Ordinance. If necessary to meet expenses, the Board may adjust the actual tax rate during a fiscal year so long as the actual tax rate does not exceed the maximum allowable tax rate.

Section 4.00. Collection.

The Security Tax shall be collected with other monthly District taxes, fees and/or charges and shall be subject to the same penalties for non-payment as other monthly District taxes, fees and/or charges.

Section 5.00. Annual Adjustment.

Commencing July 1, 1999 and each July 1 thereafter, the amounts specified in Section 3.00 shall be increased by two percent (2%) per year. The General Manager of the District shall maintain a current schedule of maximum tax rates based on the yearly increased specified herein and shall make the same available to any interested party upon request.

Section 6.00. Disposition of Revenue.

Revenues collected under the provisions of this Ordinance shall be deposited in a special fund called the Security Tax fund and shall be used only for the provision of security services within the District. Security services include:

- (a) Operating the security gates located at the entrances to Rancho Murieta, 24 hours a day, 365 days a year, including but not limited to staffing these gates;
- (b) Providing a 24 hour a day mobile patrol of the District and its boundaries;
- (c) Operating a radio communication system to maintain contact with external police, fire and other emergency services as well as the appropriate entities within the District;
- (d) Providing assistance to other agencies providing first aid, fire fighting, police and emergency services within the District;
- (e) Monitoring, controlling and registering guests or invitees of District customers and other visitors within the District;
- (f) Conducting such other activities as the Board in its discretion may authorize for the protection of District customers and their property; and
- (g) Other incidental costs of providing the services listed above.

Section 7.00. Effective Date.

This Ordinance shall take effect July 1, 1998.

Section 8.00. Suspension of Security Fee.

Upon the effective date of the levying of the tax established by the ordinance, and except as provided herein, the District shall suspend the collection of the security fee established in and collected under District Code Chapter 21, section 5.00. To the extent that a property or property owner is or becomes legally exempt from payment of the tax established in this Ordinance, such property and/or property owner shall remain subject to and shall pay the security fee established in and collected under District Code Chapter 21, section 5.00; and, to that extent, that security fee shall remain in effect.