

What they don't tell you is that in fourteen years, the Authority has only spent \$450,000 for recycling, compared to \$4,000,000 budgeted for new landfill. And most Authority decisions are time-consuming, requiring an undemocratic 2/3 vote.

Measure D's Recycling Board will:

- provide real waste reduction and recycling expertise;
- act quickly and flexibly to meet our recycling needs; and
- be open to public participation and governed by strict conflict of interest rules.

Most importantly, the Recycling Board will be directly accountable to voters via initiative.

Measure D is sponsored by environmentalists, pro-recycling authority members, and the co-author of the 1987 county recycling plan (which the Authority adopted, but never implemented). Measure D will provide Alameda County communities with the resources to meet the state-mandated 50% waste reduction goal on time.

We need your help to pass Measure D. If you are committed to recycling, please call us at 486-0891.

s/PAT FORD	s/DAN KIRSHNER	s/NANCY SKINNER
Executive Secretary,	Senior Economic	Berkeley City
United Services	Analyst,	Councilperson &
Employees Union,	Environmental	Member,
Local 616, SEIU	Defense Fund	Alameda County Waste
(AFL-CIO)		Management Authority

s/DAN SICULAR	s/SUSAN KATTCHIEE
Former Alameda County	President, Northern
Recycling Coordinator	California Recycling Association

CITY OF OAKLAND

PROPOSED MEASURES

TO BE VOTED ON AT THE GENERAL MUNICIPAL ELECTION
(RUN-OFF) CONSOLIDATED WITH THE STATEWIDE GENERAL
ELECTION TO BE HELD IN THE CITY OF OAKLAND
ON NOVEMBER 6, 1990

**PROPOSED MEASURES TOGETHER WITH LEGAL ANALYSES OF EACH MEASURE
PREPARED BY THE CITY ATTORNEY, FINANCIAL ANALYSES OF EACH MEASURE
PREPARED BY THE CITY AUDITOR, ARGUMENTS IN FAVOR OF ADOPTION AND
ARGUMENTS AGAINST ADOPTION AND REBUTTALS TO ARGUMENTS IN FAVOR OF
ADOPTION AND REBUTTALS TO ARGUMENTS AGAINST ADOPTION. ARGUMENTS
IN SUPPORT OR OPPOSITION OF THE PROPOSED LAWS ARE THE OPINIONS OF THE
AUTHORS.**

Copies of this Pamphlet in Spanish may be obtained by phoning 273-3611
Copias de este Panfleto en Español se pueden obtener llamando por telefono al número
273-3611

The Council of the City of Oakland does hereby submit on its own motion the following measure to be voted on by the qualified electors of the City of Oakland at the General Municipal Election (Run-Off) consolidated with the Statewide General Election to be held in the City on Tuesday, November 6, 1990.

CITY OF OAKLAND PROPOSED MEASURE

**FULL TEXT OF MEASURE K
A MEASURE ON INCURRING BONDED DEBT FOR THE PURPOSE OF THE
ACQUISITION, REHABILITATION AND DEVELOPMENT OF MUNICIPAL PARK,
RECREATIONAL AND OPEN SPACE FACILITIES**

THE PROPOSED MEASURE READS AS FOLLOWS:

WHEREAS, the City of Oakland ("City") on June 12, 1990 adopted, by a two-thirds vote of the members of its City Council, Resolution No. 67209 C.M.S., entitled "A Determination that the Public Interest and Necessity Demand the Acquisition, Rehabilitation and Expansion of Park and Recreation Facilities and Open Space with Financing through the Issuance of General Obligation Bonds" (the "Resolution") and;

WHEREAS, in order to provide for the issuance by the City of its general obligation bonds to finance the improvements described in the Resolution, it was necessary for the Council to pass an Ordinance ordering the submission of the Proposition of incurring bonded indebtedness for such purpose to the qualified voters of the City at an election held for that purpose; and

WHEREAS, subsequent to the introduction of this Ordinance the City Council determined that it would be appropriate to include the Oakland Zoo in the proposed park acquisition, rehabilitation and development program; and

WHEREAS, by Resolution No. 67394 C.M.S., passed on July 31, 1990, the City Council adopted a "Resolution Establishing the Criteria, Intent and Purpose for Acquiring Open Space Parkland in Connection with the Sale of General Obligation Bonds Proposed for the November 6, 1990 Ballot"; and,

WHEREAS, on August 2, 1990, the City Council adopted Ordinance No. 11249 C.M.S., ordering submission of a measure to City voters based on the following conditions and parameters:

Section 1. The indebtedness to be incurred by the City shall be for the object and purpose set forth in the Resolution, namely, to acquire open space and rehabilitate, develop and expand park and recreational facilities within the City. The cost of repayment of the bonds is projected to average less than \$8.45 per year per \$100,000 of assessed property valuation. The foregoing provision shall not be construed to limit the power and duty of the City Council to cause to be levied and collected a tax sufficient to pay debt service on the bonds in any fiscal year. All of the referenced municipal park and recreational facilities and open space acquisition and development are referred to herein collectively as the "Park Program". Said indebtedness shall include the cost of legal and other fees and the cost of printing bonds and other costs and expenses, incidental to or connected with the authorization, issuance and sale of the general obligation bonds to be issued to finance the Park Program (collectively, the "Bond Issuance Fees and Expenses").

Section 2. The estimated costs of the acquisition, development and completion of the Park Program, including any Bond Issuance Fees and Expenses attributable thereto, are not to exceed sixty million dollars (\$60,000,000).

Section 3. The principal amount of general obligation bonds to be issued for the Park Program is not to exceed sixty million dollars (\$60,000,000).

Section 4. The rate of interest to be paid on the bonds for the Park Program shall not exceed twelve percent (12%) per annum (unless the maximum interest rate for general obligation bonds of the City shall hereafter be increased by the Legislature of the State of California, in which event said maximum fixed by said Legislature shall apply).

Section 5. The City proposes to acquire, develop and complete the Park Program and to issue and sell general obligation bonds of the City pursuant to Article 9, commencing with section 43600 of Chapter 4 of Division 4 of Title 4 of the Government Code of the State of California in one or more series in the maximum amounts and for the objects and purposes set forth above if two-thirds of all qualified voters voting on the measure set forth above vote in favor thereof. The bonds are to be general obligations of the City payable from and secured by taxes levied and collected in the manner prescribed by laws of the State of California. All of said bonds are to be equally and ratably secured, without priority, by the taxing power of the City.

Section 6. The net proceeds of the sale of the bonds (the "Proceeds") shall be allocated within the City for the following general acquisition and development purposes and amounts:

I. <u>CREEK RESTORATION/PRESERVATION</u>	500,000
A. Courtland	
B. Temescal	
II. <u>DEVELOPMENT</u>	14.9 million
A. Facility Improvements (structures)	
1. Bushrod Recreation Center Replacement	
2. Dunsmuir House Renovation	
3. Multi-Purpose Senior Centers	
4. North Oakland Cultural Center	
5. Oakland/Laney Tennis Center	
6. Tassafaronga Gym Replacement	
7. West Oakland Youth Development Center	

- B. Park Improvements
1. Chinese Garden (Harrison St.-Railroad Park)
 2. Curt Flood Sports Complex
 3. DeFremery Tot Lot
 4. Field Improvements
 - a. Caldecott
 - b. Fruitvale
 5. Greenman Field
 6. Montclair Pond
 7. Peralta-Hacienda (Phase III)
 8. Raimondi Park
 9. Mosswood Park
 10. Dimond Park

III. <u>JOAQUIN MILLER PARK EXPANSION AND IMPROVEMENTS</u>	1.5 million
A. Acquisition Adjacent to Lookout Point	
B. Cascades Improvements	
C. Chabot Observatory	
IV. <u>LAKE MERRITT IMPROVEMENTS</u>	400,000
A. Boathouse Addition	
B. Storage Facilities Restoration	
V. <u>OPEN SPACE ACQUISITIONS AND ENHANCEMENTS</u>	18.5 million
VI. <u>POOL</u>	3 million
A. Arroyo Water Play Area	
B. Enclosures <ol style="list-style-type: none">1. Dimond2. Temescal	
C. Temescal Renovation	
VII. <u>SHORELINE ACCESS/IMPROVEMENTS</u>	4 million
General acquisition and improvements of shoreline areas in Oakland, i.e., Oakland/Emeryville Crescent, Middle Harbor Park improvements, wheelchair access improvements, the extension to Lake Merritt Channel Park to Estuary Park, San Leandro Bay Shoreline, East Bay Municipal Utility District property adjacent to Curt Flood Sport Complex, etc.	
VIII. <u>SPECIAL/THEME PROJECTS</u>	1.5 million
A. Morcom Rose Garden Improvements	
B. Museum Rooftop Landscaping Replacement	
C. Skyline Ranch Rehabilitation	
IX. <u>TRAILS</u>	200,000
General acquisition and improvement of trail linkages that will complete a city wide trail system that may link to bike lanes and other existing trails, i.e., Rifle Range Canyon to King Estates to San Leandro Bay, Shepherd Canyon Creek, Sausal Creek, San Leandro Creek, York Trail, etc.	
X. <u>OAKLAND ZOO ENHANCEMENT</u>	10 million
Sub-Total	54,500,000
Real Estate Fees (5%)	1,175,000
Design/Construction Fees (20%)	4,200,000
Grand Total	59,875,000

TAX RATE STATEMENT IN CONNECTION WITH THE CITY OF OAKLAND BOND MEASURE K

An election will be held in the City of Oakland (the "City") on November 6, 1990, for the purpose of submitting to the electors of the City the question of incurring a bonded indebtedness of the City of Oakland in the principal amount of \$60,000,000. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the City. The following information regarding tax rates is given to comply with Sections 5300 and 5304 of the Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the City, and other demonstrable factors.

Based upon the foregoing and projections of the City's assessed valuations, and assuming the entire debt service will be amortized through property taxation:

1. The best estimate of the tax rate which would be required to be levied to fund the bond issue during the first fiscal year after the first sale of the bonds based on estimated assessed valuations available at the time of filing of this statement is 0.64 cents per 100 dollars assessed valuation.
2. The best estimate of the tax rate which would be required to be levied to fund the bond issue during the first fiscal year after the last sale of the bonds if the bonds are proposed to be sold in series and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of filing of this statement is 1.89 cents per 100 dollars assessed valuation for the year 2003/04.
3. The best estimate of the highest tax rate which would be required to be levied to fund the bond issue and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of filing of this statement is 1.89 cents per 100 dollars assessed valuation for the year 2003/04.
4. The proposition enacted by the City Council of the City of Oakland and submitted to the voters includes a provision whereby the cost of repayment of the bonds will average approximately \$8.45 per year per \$100,000 of assessed valuation. The provision, however, shall not be construed to limit the power and duty of the City Council to cause to be levied and collected a tax sufficient to pay debt service on the bonds in any fiscal year.

Attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the City. The actual times of sales of said bonds and the amount sold at any given time will be governed by the needs of the City and other factors. The actual interest rate at which the bonds will be sold, which in any event will not exceed 12%, will depend upon the bond market at the time of the sales. The actual assessed valuations in the future years will depend upon the value of property within the City as determined in the assessment and the equalization process. Hence, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated as above stated.

s/Henry L. Gardner
City Manager

MEASURE K: MUNICIPAL OPEN SPACE ACQUISITION AND PARK AND RECREATIONAL FACILITIES EXPANSION, DEVELOPMENT AND REHABILITATION BOND

K Measure K: Shall the City of Oakland be authorized to issue general obligation bonds in the principal amount of sixty million dollars (\$60,000,000) to acquire land for open space and to expand, develop and rehabilitate park and recreational facilities?	YES
	NO

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE K

Measure K submits to the voters of the City of Oakland the question of whether or not general obligation bonds to be funded by a supplemental ad valorem property tax should be issued. The proceeds of the bond issuance would finance the acquisition, rehabilitation and development of municipal park, recreational and open space facilities.

A "Yes" vote is a vote in favor of authorizing the issuance of general obligation bonds and the levying of the supplemental property tax.

A "No" vote is a vote against such issuance and tax levy.

Measure K has been proposed to pay the costs of preserving open space in Oakland and maintaining and improving the recreational and park facilities to be made available to Oakland residents.

The amount of the supplemental ad valorem property tax is projected to average \$8.45 per \$100,000 of assessed real property value per year over the life of the bond issue. This tax shall be levied for each fiscal year by the City Council of Oakland for a period not to exceed 40 years.

Measure K proposes an ad valorem property tax that falls within the subject matter of Article XIII A (Proposition 13) of the California Constitution. Proposition 46 amended Article XIII A to allow for such bond issuance provided it is supported by a "Yes" vote from two-thirds or more of the qualified electors voting on the measure.

s/JAYNE W. WILLIAMS
City Attorney

CITY AUDITOR'S FINANCIAL ANALYSIS OF MEASURE K

Adoption of Measure K will increase the cost of City government by approximately \$954,448 per year after all the City projects proposed to be funded by this bond issue are completed.

These projects are scheduled to be completed over a 15-year period, 1991 to 2005, so the increase in operating and maintenance costs will be phased in with the completion of each project.

BACKGROUND

Measure K authorizes the City to:

1. Sell up to \$60,000,000 (sixty million) in general obligation bonds.
2. Levy a supplemental property tax to pay for the bond issuance costs, the principal and interest on the bonds.

The moneys raised by the sale of these bonds would be used to:

- Preserve creeks, develop two multipurpose senior centers, replace or improve various parks, playing fields and recreation facilities \$15,400,000
- Expand Joaquin Miller Park and make improvements to Lake Merritt structures 1,900,000
- Acquire open space 18,500,000

● Improve swimming pools, shoreline areas, Rose Garden; replace museum roof garden landscaping; rehabilitate Skyline Ranch; acquire and improve trails.	8,700,000
● Improve animal habitat at Knowland Zoo and help carry out the Zoo's Master Plan	10,000,000
● Pay fees for real estate appraisals and acquisition and for the design and construction of improvements and structures	5,375,000
Total	\$59,875,000

Bond issuance costs are estimated to be approximately \$230,000.

The average annual tax levy is estimated to be \$8.45 per \$100,000 of the assessed property valuation.

FINANCIAL IMPACT ON CITY GOVERNMENT

City staff estimates the increase in operating and maintenance costs to be approximately \$954,448 per year upon completion of all the proposed projects. Additional information is shown below:

Project	Proposed Allocation of Bond Moneys	Estimated Annual Operating and Maintenance Costs to Come From General Fund or Other Sources
Restore & Preserve Creeks	\$ 500,000	\$ 15,784
Develop 2 Multipurpose Senior Centers	2,500,000	400,930
Improve Various Centers and Facilities	5,780,000	38,919
Improve Various Parks and Playing Fields	6,620,000	178,234
Expand Joaquin Miller Park and Improve Woodminster Cascades	1,350,000	41,435
Relocate Chabot Observatory	150,000	3,946
Improve Lake Merritt Structures	400,000	-0-
Acquire Open Space	18,500,000	-0- *
Improve Pools	3,000,000	216,008
Acquire and Improve Shoreline Areas	4,000,000	-0- *
Improve Rose Garden	260,000	-0-
Replace Museum Roof Garden Landscaping	1,090,000	39,462
Rehabilitate Skyline Ranch	150,000	9,865
Acquire and Improve Trails	200,000	9,865
Improve Animal Habitat at Knowland Zoo and Help Carry Out the Zoo's Master Plan	10,000,000	-0-
Subtotals	\$54,500,000	\$954,448
Fees for Real Estate Appraisals and Acquisition and for Design and Construction of Improvements and Structures	5,375,000	-0-
Totals	\$59,875,000	\$954,448

*It is anticipated that East Bay Regional Park District will maintain these areas.

s/Norma Ng Lau
City Auditor

ARGUMENT IN FAVOR OF MEASURE K

Fine parks are not a luxury. In crowded cities, they are a necessity! They are a legacy for our children and grandchildren.

Citizens of Oakland put together Measure K to save open space, build new park and recreation facilities and repair old ones, so Oakland can once again meet urgent needs of all citizens. Measure K will:

- Acquire land along our urban creeks, shoreline and ridgelines to expand existing parks or save wildlife habitats.
- Improve park trails to give everyone better access to city and regional parks.
- Fund new senior centers and a new West Oakland Youth Development Center. Replace old, run-down or unsafe structures, like Bushrod Recreation Center, Chabot Science Center and Tassafaronga Gym. Add new facilities at Laney College, Studio One and the East Oakland Sports Center.
- Fix up deteriorated ballfields, playgrounds, pools and parks throughout Oakland.
- Replace outdated animal facilities at the Oakland Zoo and establish a California wildlife exhibit.
- Renovate Oakland park landmarks like the Rose Garden, Lake Merritt Boathouse, Woodminster Cascades, Peralta Hacienda, Montclair Pond, Oakland Museum Roof Garden.

Oakland has always voted for park bond measures, but other measures have spread funds around the state or other counties. Measure K will fund projects only for Oakland!

We will not have this chance again. Our ridgelines and shoreline are vanishing; our creeks are polluted and neglected. If we don't act now, we'll lose them, along with seven endangered plant and animal species that call Oakland home.

Measure K will give our neighborhoods new recreational facilities, and our young people new positive activities. A vote for Measure K will help bring our parks back to one of the finest systems in the country and meet needs that have not been met in decades. Please vote for Measure K.

s/Anne Woodell
Parks and Recreation Commission

s/Ty Yurgelevic
Jack London Youth Soccer League

s/William "Bill" Patterson

s/Harriet Walsh
Commission on Aging

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE K

This hastily and badly-drawn bond Measure proposes to acquire land and facilities and leaves unanswered the crucial question: WHO WILL PAY THE OPERATING AND MAINTENANCE COSTS? The City Auditor's financial analysis says it will cost the City General Fund \$954,448 per year! And, that assumes Regional Parks will pay to operate open space; if they don't, it will cost the City MUCH MORE!

There could be only two ways to pay this operating cost:

- Cut back on essential City services such as police, fire, libraries.
- Raise our already high Landscaping and Lighting assessments, or impose some other new tax!

While Resolution 67394 C.M.S., is a "guide" to proposed acquisition, there is NO GUARANTEE that ANY PARTICULAR PROJECT WILL ACTUALLY HAPPEN! And, it's not binding on future City Councils! It's a \$60,000,000 blank-check!

Despite stating a preference for "willing sellers" the City retains its eminent domain rights to take OUR homes and property with OUR bond money!

Measure K was rushed to the ballot at the last moment, even though there are millions in regional and state park bond funds already available. It is NOT the reasonable, workable plan that Oakland citizens deserve! All of us could support a well-defined, affordable park program with SPECIFIC projects and provision for maintenance. This is NOT IT! The City must get more public input, hold more hearings, and come up with a comprehensive, responsible plan.

It's our money, MAKE THEM DO IT RIGHT! VOTE NO ON MEASURE K!

s/TED DANG
Chairman, Board of Directors
Oakland Chamber of Commerce

s/ARTHUR B. GEEN
Executive Vice President
Alameda County Taxpayers
Association

s/DONALD I. BARBER
President
Oakland Chamber of Commerce

s/CLIFFORD TSCHETTER, Secretary
Citizens of Oakland for Responsible Spending
(COORS)

ARGUMENT AGAINST MEASURE K

Like most Oakland residents, we support a reasonable level of park and recreation facilities in keeping with our needs and ability to pay. This \$60,000,000 bond issue IS NOT REASONABLE and is NOT RESPONSIBLY PLANNED!

What began as a limited measure for open space was loaded up with additions, including a \$10-million last-second boost, until it reached \$60-MILLION—all of this with virtually no public input, and no study of feasibility. Measure K was rushed to the ballot in a few short weeks with scant explanation of what the taxpayers' money would be used for, no guarantees of which projects actually would be purchased, and no funding in place for operation and maintenance! Oakland voters are asked to sign a blank check, to be spent at the whim of city officials on a vague wish-list of park acquisitions. WE DESERVE BETTER THAN THIS!

Oakland voters and taxpayers have already passed gigantic bond issues for park land, open space, and recreation facilities. In 1988 alone, we approved \$225-million for the East Bay Regional Park District, much of which should be used in Oakland; and we voted for \$776-million in state bonds, \$351-million of which is set aside for the use of local park agencies including Oakland. THERE IS ALREADY MONEY AVAILABLE FOR PARK ACQUISITION AND RECREATION FACILITIES! This huge bond issue could mean Oakland would be by-passed in that funding, shifting added cost to our taxpayers, without added benefit!

City officials should come back with a definite, limited list of acquisitions based on reasonable criteria. They should explain how maintenance and operations will be paid—do they intend to raise Landscaping and Lighting assessments on our property? WE NEED A SOLID, WORKABLE PROPOSAL, not this hastily-drawn grab-bag. Until we get that, VOTE NO ON MEASURE K!

s/TED DANG
Chairman, Board of Directors
Oakland Chamber of Commerce
s/CLIFFORD TSCHETTER
Secretary to the Citizens of Oakland
For Responsible Spending (COORS)

s/ARTHUR B. GEEN
Executive Vice President
Alameda County Taxpayers
Association
s/DONALD I. BARBER
President and CEO
Oakland Chamber of Commerce

REBUTTAL TO THE ARGUMENT AGAINST MEASURE K

Measure K clearly identifies the projects and properties proposed for acquisition, and has always contained a park and recreation element in order to draw citywide support. Public input helped shape this measure from the onset, and directly influenced its final form, now before the Oakland voters.

The idea of Oakland being by-passed by other sources of funding due to passage of this measure is ridiculous. None of these badly needed improvements have been identified by other bond measures previously approved by Oakland voters. In fact, many of the projects and properties identified as part of this measure were originally proposed in Measure AA in 1988, but adequate funding was not available, so they were removed from Measure AA.

Furthermore, the City has submitted a definite, limited list of acquisitions based on reasonable criteria. Exhibits A and B within the resolution describe which properties are proposed for acquisition. All properties fit within guidelines in Oakland's Specific Plan. The fact that more land is listed than funding can support should not be interpreted as a "hastily-drawn grab-bag". The excessive list will provide flexibility to the City during land negotiations with property owners.

Finally, open space acquisition and upgraded existing facilities will require no increase in maintenance and operation costs. New facilities will not overburden existing available funding.

Isn't open space, Oakland's Zoo, upgraded and additional Park and Recreation facilities, to serve Oakland, worth to you less than the cost of one pizza per year? VOTE YES ON MEASURE K!

s/John Sutter
Former City Council Member
City of Oakland
s/Harlan Kessel
Director
East Bay Regional Park District
s/Robert Eagle
Member
Oakland Shoreline Committee

s/Joel J. Parrott
Executive Director
Oakland Zoo
s/Anne Woodell
Oakland Parks and
Recreation Commission



CITY OF OAKLAND

PROPOSED MEASURES

**TO BE VOTED ON AT THE GENERAL MUNICIPAL ELECTION
(RUN-OFF) CONSOLIDATED WITH THE STATEWIDE
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ON NOVEMBER 6, 1990**

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CITY OF OAKLAND PROPOSED MEASURE

FULL TEXT OF MEASURE K

**A MEASURE ON INCURRING BONDED DEBT FOR THE PURPOSE
OF THE ACQUISITION, REHABILITATION AND DEVELOPMENT
OF MUNICIPAL PARK, RECREATIONAL AND OPEN SPACE FACILITIES**

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	<ul style="list-style-type: none"> A. Arroyo Water Play Area B. Enclosures <ul style="list-style-type: none"> 1. Dimond 2. Temescal C. Temescal Renovation 	
VII.	<u>SHORELINE ACCESS/IMPROVEMENTS</u>	4 million
	General acquisition and improvements of shoreline areas in Oakland, i.e., Oakland/Emeryville Crescent, Middle Harbor Park improvements, wheelchair access improvements, the extension to Lake Merritt Channel Park to Estuary Park, San Leandro Bay Shoreline, East Bay Municipal Utility District property adjacent to Curt Flood Sport Complex, etc.	
VIII.	<u>SPECIAL/THEME PROJECTS</u>	1.5 million
	<ul style="list-style-type: none"> A. Morcom Rose Garden Improvements B. Museum Rooftop Landscaping Replacement C. Skyline Ranch Rehabilitation 	
IX.	<u>TRAILS</u>	200,000
	General acquisition and improvement of trail linkages that will complete a city wide trail system that may link to bike lanes and other existing trails, i.e., Rifle Range Canyon to King Estates to San Leandro Bay, Shepherd Canyon Creek, Sausal Creek, San Leandro Creek, York Trails, etc.	
X.	<u>OAKLAND ZOO ENHANCEMENT</u>	10 million
	Sub-Total	54,500,000
	Real Estate Fees (5%)	1,175,000
	Design/Construction	
	Fees (20%)	<u>4,200,000</u>
	Grand Total:	<u>59,875,000</u>

**TAX RATE STATEMENT IN CONNECTION WITH
THE CITY OF OAKLAND
BOND MEASURE K**

An election will be held in the City of Oakland (the "City") on November 6, 1990, for the purpose of submitting to the electors of the City the question of incurring a bonded indebtedness of the City of Oakland in the principal amount of \$60,000,000. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the City. The following information regarding tax rates is given to comply with Section 5300 and 5304 of the Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the City, and other demonstrable factors.

Based upon the foregoing and projections of the City's assessed valuations, and assuming the entire debt service will be amortized through property taxation:

1. The best estimate of the tax rate which would be required to be levied to fund the bond issue during the first fiscal year after the first sale of the bonds based on estimated assessed valuations available at the time of filing of this statement is 0.64 cents per 100 dollars of assessed valuation.
2. The best estimate of the tax rate which would be required to be levied to fund the bond issue during the first fiscal year after the last sale of the bonds if the bonds are proposed to be sold in series and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of filing of this statement is 1.89 cents per 100 dollars assessed valuation for the year 2003/04.
3. The best estimate of the highest tax rate which would be required to be levied to fund the bond issue and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of filing of this statement is 1.89 cents per 100 dollars assessed valuation for the year 2003/04.
4. The proposition enacted by the City Council of the City of Oakland and submitted to the voters includes a provision whereby the cost of repayment of the bonds will average approximately \$8.45 per year per \$100,000 of assessed valuation. The provision, however, shall not be construed to limit the power and duty of the City Council to cause to be levied and collected a tax sufficient to pay debt service on the bonds in any fiscal year.

Attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the City. The actual times of sales of said bonds and the amount sold at any given time will be governed by the needs of the City and other factors. The actual interest rate at which the bonds will be sold, which in any event will not exceed 12%, will depend upon the bond market at the time of the sales. The actual assessed valuations in the future years will depend upon the value of property within the City as determined in the assessment and the equalization process. Hence, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated as above stated.

s/HENRY L. GARDNER
City Manager

MEASURE K: MUNICIPAL OPEN SPACE ACQUISITION AND PARK AND RECREATIONAL FACILITIES EXPANSION, DEVELOPMENT AND REHABILITATION BOND	
Measure K: Shall the City of Oakland be authorized to issue general obligation bonds in the principal amount of sixty million dollars (\$60,000,000) to acquire land for open space and to expand, develop and rehabilitate park and recreational facilities?	YES
	NO

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE K

Measure K submits to the voters of the City of Oakland the question of whether or not general obligation bonds to be funded by a supplemental ad valorem property tax should be issued. The proceeds of the bond issuance would finance the acquisition, rehabilitation and development of municipal park, recreational and open space facilities.

A "Yes" vote is a vote in favor of authorizing the issuance of general obligation bonds and the levying of the supplemental property tax.

A "No" vote is a vote against such issuance and tax levy.

Measure K has been proposed to pay the costs of preserving open space in Oakland and maintaining and improving the recreational and park facilities to be made available to Oakland residents.

The amount of the supplemental ad valorem property tax is projected to average \$8.45 per \$100,000 of assessed real property value per year over the life of the bond issue. This tax shall be levied for each fiscal year by the City Council of Oakland for a period not to exceed 40 years.

Measure K proposes an ad valorem property tax that falls within the subject matter of Article XIII A (Proposition 13) of the California Constitution. Proposition 46 amended Article XIII A to allow for such bond issuance provided it is supported by a "Yes" vote from two-thirds or more of the qualified electors voting on the measure.

s/JAYNE W. WILLIAMS
City Attorney

CITY AUDITOR'S FINANCIAL ANALYSIS OF MEASURE K

Adoption of Measure K will increase the cost of City government by approximately \$954,448 per year after all the City projects proposed to be funded by this bond issue are completed.

These projects are scheduled to be completed over a 15-year period, 1991 to 2005, so the increase in operating and maintenance costs will be phased in with the completion of each project.

BACKGROUND

Measure K authorizes the City to:

1. Sell up to \$60,000,000 (sixty million) in general obligation bonds.
2. Levy a supplemental property tax to pay for the bond issuance costs, the principal and interest on the bonds.

The moneys raised by the sale of these bonds would be used to:

* Preserve creeks, develop two multipurpose senior centers, replace or improve various parks, playing fields and recreation facilities	\$15,400,000
* Expand Joaquin Miller Park and make improvements to Lake Merritt structures	1,900,000
* Acquire open space	18,500,000
* Improve swimming pools, shoreline areas, Rose Garden; replace museum roof garden landscaping; rehabilitate Skyline Ranch; acquire and improve trails	8,700,000
* Improve animal habitat at Knowland Zoo and help carry out the Zoo's Master Plan	10,000,000
* Pay fees for real estate appraisals and acquisition and for the design and construction of improvements and structures	<u>5,375,000</u>
Total:	<u>59,875,000</u>

Bond issuance costs are estimated to be approximately 230,000.

The average annual tax levy is estimated to be \$8.45 per \$100,000 of the assessed property valuation.

FINANCIAL IMPACT ON CITY GOVERNMENT

City staff estimates the increase in operating and maintenance costs to be approximately \$954,448 per year upon completion of all the proposed projects. Additional information is shown below:

<u>Project</u>	<u>Proposed Allocation of Bond Moneys</u>	<u>Estimated Annual Operating and Maintenance Costs To Come From General Fund or Other Sources</u>
Restore & Preserve Creeks	\$ 500,000	\$ 15,784
Develop 2 Multipurpose Senior Centers	2,500,000	400,930
Improve Various Center and Facilities	5,780,000	38,919
Improve Various Parks and Playing Fields	6,620,000	178,234
Expand Joaquin Miller Park and Improve Woodminster Cascades	1,350,000	41,435
Relocate Chabot Observatory	150,000	3,946
Improve Lake Merritt Structures	400,000	-0-
Acquire Open Space	18,500,000	-0-*
Improve Pools	3,000,000	216,008
Acquire and Improve Shoreline Areas	4,000,000	-0-*
Improve Rose Garden	260,000	-0-
Replace Museum Roof Garden Landscaping	1,090,000	39,462
Rehabilitate Skyline Ranch	150,000	9,865
Acquire and Improve Trails	200,000	9,865
Improve Animal Habitat at Knowland Zoo and Help Carry Out the Zoo's Master Plan	<u>10,000,000</u>	<u>-0-</u>
Subtotals:	\$54,500,000	\$954,448
Fees for Real Estate Appraisals and Acquisition and for Design and Construction of Improvements and Structures	<u>5,375,000</u>	<u>-0-</u>
Totals:	<u>\$59,875,000</u>	<u>\$954,448</u>

*It is anticipated that East Bay Regional Park District will maintain these areas.

s/NORMA NG LAU
City Auditor

ARGUMENT IN FAVOR OF MEASURE K

Fine parks are not a luxury. In crowded cities, they are a necessity! They are a legacy for our children and grandchildren.

Citizens of Oakland put together Measure K to save open space, build new park and recreation facilities and repair old ones, so Oakland can once again meet urgent needs of all citizens. Measure K will:

- * Acquire land along our urban creeks, shoreline and ridgelines to expand exiting parks or save wildlife habitats.
- * Improve park trails to give everyone better access to city and regional parks.
- * Fund new senior centers and new West Oakland Youth Development Center. Replace old, run-down or unsafe structures, like Bushrod Recreation Center, Chabot Science Center and Tassafaronga Gym. Add new facilities at Laney College, Studio One and the East Oakland Sports Center.
- * Fix up deteriorated ballfields, playgrounds, pools and parks throughout Oakland.
- * Replace outdated animal facilities at the Oakland Zoo and establish an California wildlife exhibit.
- * Renovate Oakland park landmarks like the Rose Garden, Lake Merritt Boathouse, Woodminster Cascades, Peralta Hacienda, Montclair Pond, Oakland Museum Roof Garden.

Oakland has always voted for park bond measures, but other measures have spread funds around the state or other counties. Measure K will fund project only for Oakland!

We will not have this chance again. Our ridgelines and shoreline are vanishing; our creeks are polluted and neglected. If we don't act now, we'll lose them, along with seven endangered plant and animal species that call Oakland home.

Measure K will give our neighborhoods new recreational facilities, and our young people new positive activities. A vote for Measure K will help bring our parks back to one of the finest systems in the country and meet needs that have not been met in decades. Please vote for Measure K.

s/Anne Woodell
Parks and Recreation
Commission

s/Ty Yurgelevic
Jack London Youth Soccer
League

s/William "Bill" Patterson

s/Harriet Walsh
Commission on Aging

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE K

This hastily and badly-drawn bond Measure proposes to acquire land and facilities and leaves unanswered the crucial question: WHO WILL PAY THE OPERATING AND MAINTENANCE COSTS? The City Auditor's financial analysis says it will cost the City General Fund \$954,448 per year! And, that assumes Regional Parks will pay to operate open space; if they don't, it will cost the City MUCH MORE!

There could be only two ways to pay this operating cost:

- * Cut back on essential City services such as police, fire, libraries.
- * Raise our already high Landscaping and Lighting assessments, or impose some other new tax!

While Resolution 67394 C.M.S., is a "guide" to proposed acquisition, there is NO GUARANTEE that ANY PARTICULAR PROJECT WILL ACTUALLY HAPPEN! And, it's not binding on future City Councils! It's a \$60,000,000 blank-check!

Despite stating a preference for "willing sellers" the City retains its eminent domain rights to take OUR homes and property with OUR bond money!

Measure K was rushed to the ballot at the last moment, even though there are millions in regional and state park bond funds already available. It is NOT the reasonable, workable plan that Oakland citizens deserve! All of us could support a well-defined, affordable park program with SPECIFIC projects and provision for maintenance. This is NOT IT! The City must get more public input, hold more hearings, and come up with a comprehensive, responsible plan.

It's our money. MAKE THEM DO IT RIGHT! VOTE NO ON MEASURE K!

s/TED DANG
Chairman, Board of Directors
Oakland Chamber of Commerce

s/ARTHUR B. GEEN
Executive Vice President
Alameda County Taxpayers
Association

s/CLIFFORD TSCHETTER, Secretary
Citizens of Oakland for
Responsible Spending (COORS)

s/DONALD I. BARBER
President
Oakland Chamber of
Commerce

ARGUMENT AGAINST MEASURE K

Like most Oakland residents, we support a reasonable level of park and recreation facilities in keeping with our needs and ability to pay. This \$60,000.000 bond issue IS NOT REASONABLE and is NOT RESPONSIBLY PLANNED!

What began as limited measure for open space was loaded up with additions, including a \$10-million last-second boast, until it reached \$60-MILLION - all of this with virtually no public input, and no study of feasibility. Measure K was rushed to the ballot in a few short weeks with scant explanation of what the taxpayers' money would be used for, no guarantees of which projects actually would be purchased, and no funding in place for operating and maintenance! Oakland voters are asked to sign a blank check, to be spent at the whim of city officials on a vague wish-list of park acquisitions. WE DESERVE BETTER THAN THIS!

Oakland voters and taxpayers have already passed gigantic bond issues for park land, open space, and recreation facilities. In 1988 alone, we approved \$225-million for the East Bay Regional Park District, much of which should be used in Oakland; and we voted for \$776-million in state bonds, \$351-million of which is set aside for the use of local park agencies including Oakland. THERE IS ALREADY MONEY AVAILABLE FOR PARK ACQUISITION AND RECREATION FACILITIES! This huge bond issue could mean Oakland would be by-passed in that funding, shifting added cost to our taxpayers, without added benefit!

City officials should come back with a definite, limited list of acquisitions based on reasonable criteria. They should explain how maintenance and operations will be paid-do they intend to raise Landscaping and Lighting assessments on our property? WE NEED A SOLID, WORKABLE PROPOSAL, not this hastily-drawn grab-bag. Until we get that, VOTE NO ON MEASURE K!

s/TED DANG
Chairman, Board of Directors
Oakland Chamber of Commerce

s/ARTHUR B. GEEN
Executive Vice President
Alameda County Taxpayers
Association

s/CLIFFORD TSCHETTER, Secretary
Citizens of Oakland for
Responsible Spending (COORS)

s/DONALD I. BARBER
President
Oakland Chamber of
Commerce

REBUTTAL TO THE ARGUMENT AGAINST MEASURE K

Measure K clearly identifies the projects and properties proposed for acquisition, and has always contained a park and recreation element in order to draw citywide support. Public input helped shape this measure from the onset, and directly influenced its final form, now before the Oakland voters.

The idea of Oakland being by-passed by other sources of funding due to passage of this measure is ridiculous. None of these badly needed improvements have been identified by other bond measures previously approved by Oakland voters. In fact, many of the projects and properties identified as part of this measure were originally proposed in Measure AA in 1988, but adequate funding was not available, so they were removed from Measure AA.

Furthermore, the City has submitted a definite, limited list of acquisitions based on reasonable criteria. Exhibits A and B within the resolution describe which properties are proposed for acquisition. All properties fit within guidelines in Oakland's Specific Plan. The fact that more land is listed than funding can support should not be interpreted as a "hastily-drawn grab-bag". The excessive list will provide flexibility to the City during land negotiations with property owners.

Finally, open space acquisition and upgraded existing facilities will require no increase in maintenance and operation costs. New facilities will not overburden existing available funding.

Isn't open space, Oakland's Zoo, upgraded and additional Park and Recreation facilities, to serve Oakland, worth to you less than the cost of one pizza per year? VOTE YES ON MEASURE K!

s/John Sutter
Former City Council Member
City of Oakland

s/Joel J. Parrott
Executive Director
Oakland Zoo

s/Harlan Kessel
Director
East Bay Regional Park
District

s/Anne Woodell
Oakland Parks and
Recreation Commission

s/Robert Eagle
Member
Oakland Shoreline Committee

The Council of the City of Oakland does here submit on its own motion the following measure to be voted on by the qualified electors of the City of Oakland at the General Municipal Election (Run-Off) consolidated with the Statewide General Election to be held in the City on Tuesday, November 6, 1990:

CITY OF OAKLAND PROPOSED MEASURE

FULL TEXT OF MEASURE L

FORMATION OF THE ROCKRIDGE COMMUNITY FACILITIES
DISTRICT AND LEVYING OF A SPECIAL TAX PURSUANT
TO MELLO-ROOS COMMUNITY FACILITIES ACT

THE PROPOSED MEASURE READS AS FOLLOWS:

WHEREAS, the California Government Code, Section 53311 et seq., known as the Mello-Roos Community Facilities Act of 1982 ("Act of 1982") provides for the establishment of a community facilities district ("CFD"); and

WHEREAS, pursuant to Sections 53222 through 53325 of the Act of 1982, the City has taken actions preliminary to the formation of such a CFD in the Rockridge community, for which referenced thereto is found in Resolution No. 67087 C.M.S.; and