

# **Tulare Local Health Care District MEASURE D**

**(2/3 vote required to pass)**

**September 13, 2005**

**ARGUMENT IN FAVOR OF MEASURE B**

**BALLOT TEXT**

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL**

**TAX RATE STATEMENT**

## **Ballot Text**

To improve life-saving emergency medical services by building an adequate Emergency Room to reduce overcrowding and wait times, upgrading medical technology for patient diagnosis and treatment, adding patient beds and medical facilities to meet current earthquake safety standards, and to attract physicians and specialists, shall Tulare Local Health Care District issue up to \$85 million of bonds to construct, equip and renovate our local hospital, with all funds used to improve healthcare in our community?

## **IMPARTIAL ANALYSIS**

**BY TULARE COUNTY COUNSEL**

## **MEASURE D**

If two-thirds of the qualified electors voting in an election held within District boundaries vote in favor of the measure, the Tulare Local Health Care District (hereafter referred to as "District") will be authorized to incur debt by issuing general obligation bonds for the purpose specifically stated in the measure by financing an Emergency Room, upgrading medical technology to patient diagnosis and treatment, adding patient beds and medical facilities to meet current earthquake safety standards and to attract physicians and specialists. If the measure is

approved, the District will be authorized to increase the ad valorem taxes on property located within the District's boundaries, as allowed by law, to pay the bond principal, interest and associated costs.

Although ad valorem taxes on real property ordinarily cannot be levied above 1 percent of the full cash value of the property, the voters of California on June 3, 1986, amended Section 1(b) of Article XIII A of the California Constitution by adding a provision which authorizes an increase of the ad valorem taxes above 1 percent when used to pay for debt service on any bonded indebtedness for the acquisition or improvement of real property, if approved at an election by two-thirds of the votes cast. The District is expressly authorized by the Local Health Care District Law, California Health and Safety Code section 32300 et seq. to submit this bond measure to the voters within its boundaries. The exact effect on tax rates of the issue of the bonds cannot be determined until after the bonds are sold. The District's Tax Rate Statement included in the materials on this measure published in the Voter Pamphlet provides information regarding the estimated effect on tax rates if this measure is approved.

Under this measure, the maximum principal amount of the proposed bonds is not to exceed eighty-five million dollars (\$85,000,000). The number of years the whole or any part of the bonds will remain outstanding shall not exceed thirty (30) years from the date of the bonds or the date of any series thereof. The maximum rate of interest on the bonds shall not exceed the legal limit (at the current time eight percent (8%) per annum. The times of the sale of the bonds and the amount sold at any given time will be governed by the needs of the District, the bond market and other factors.

This bond measure makes no change to existing law. The electors entitled to vote on this measure are the registered voters within the boundaries of the District. If the measure is not approved by at least two-thirds of the votes cast on the measure, the measure will fail and the bonds will not be issued.

KATHLEEN BALES-LANGE  
Tulare County Counsel  
s/ Judy Chapman  
Deputy County Counsel

### **TAX RATE STATEMENT MEASURE D**

An election will be held in the Tulare Local Health Care District (the "District") on September 13, 2005, to authorize the sale of not to exceed \$85,000,000 in bonds of the District to finance hospital facilities as described in the ballot measure. If the bonds are approved, the District expects to sell the bonds in one or more 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 3.65 cents per \$100 (36.5 cents per \$1,000) of assessed valuation in fiscal year 2006-2007.
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 4.68 cents per \$100 (46.8 cents per \$1,000) 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 7.80 cents per \$100 (78.0 cents per \$1,000) of assessed valuation in fiscal year 2009-2010 decreasing each year thereafter.

Voters should note that the estimated tax rates are based on the assessed value of taxable property on the Tulare 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 the bond sale. Actual future assessed valuation will depend on the amount and value of taxable property within the District as determined by the Tulare County Assessor in the annual assessment and the equalization process.

Dated: June 8, 2005

s/ Chairman, Board of Directors  
Tulare Local Health Care District

## **ARGUMENT IN FAVOR OF MEASURE D**

For over half a century, residents of Tulare, Pixley, Tipton, Woodville, Waukena and surrounding

county areas have relied on Tulare District Hospital for life-saving emergency care and healthcare, where local victims of heart attacks and automobile accidents, seniors, and families have received quality medical care since 1951.

While other nearby hospitals have closed, Tulare District Hospital has remained open and independent as a community-owned hospital dedicated to providing quality, personalized medical care to local residents.

But our local hospital is facing a challenge. After decades of constant and growing use, its core medical facilities originally constructed in 1951 have become outdated and overcrowded. Without significant improvements, the Hospital will not be able to provide the quality of care our community expects and deserves.

Measure D has been placed on the ballot to improve local emergency and medical care by expanding and upgrading Tulare District Hospital facilities.

Measure D will:

Build an adequate Emergency Room with life-saving technology to reduce overcrowding and ER wait times

Provide the latest medical technology for patient diagnosis, treatment and recovery

Add new patient beds, operating rooms and medical facilities to reduce overcrowding and accommodate advancing technology

Complete facility upgrades for earthquake safety

Upgrade the Hospital to attract the highest qualified doctors and medical staff

All Measure D funds will be used to improve healthcare in our community. Without Measure D, the Hospital will not meet earthquake safety standards and may have to close, forcing local residents to travel 25-30 minutes for emergency care.

No one knows when a life-threatening emergency will strike. Measure D ensures that quality medical care will be available locally when you need it.

Local firefighters, police, doctors, nurses, emergency service providers, seniors, business leaders and farmers urge your support of Measure D.

Please vote YES on Measure D.

s/ Willard Epps, Firefighter

s/ Dr. John S. Lin, Physician

s/ Peggy Bryant, R.N., Registered Nurse

s/ Don Hillman, Retired County Supervisor, 85-year Tulare Resident

s/ Laurie Tiesiera, Parent

**NO ARGUMENT AGAINST MEASURE D WAS SUBMITTED**