DRAFT

Measure R : Intro/Q&A

Golden West Community Services District

Marc Regelbrugge, President

Stan Hill, Vice President

Our Goals for this Meeting

DRAFT

- Provide information on our Ballot Measure R
  - How does Measure R work?
  - How we do road work
  - How Measure R will help us keep our roads in safe and good condition
  - What happens if Measure R is/is not adopted?

This meeting is not intended to advocate for or against adoption of Measure R.
The Board is committed to maintaining its neutral role, and we ask members of the audience also to avoid advocating positions either for or against Measure R.

- Topics:
  - The Golden West Community Services District (GWCSD)
  - Measure R features and workings
  - Current and Future Examples
  - District Finances (background info)

Golden West Community Services District

Golden West Community Services District

- GWCSD Facts
  - A California Special District (GC §61000 et seq.)
  - Established in 1983 by El Dorado County Board of Supervisors
  - Special Tax adopted 217-14 in 1984
  - Responsible for maintaining/improving public roads in District

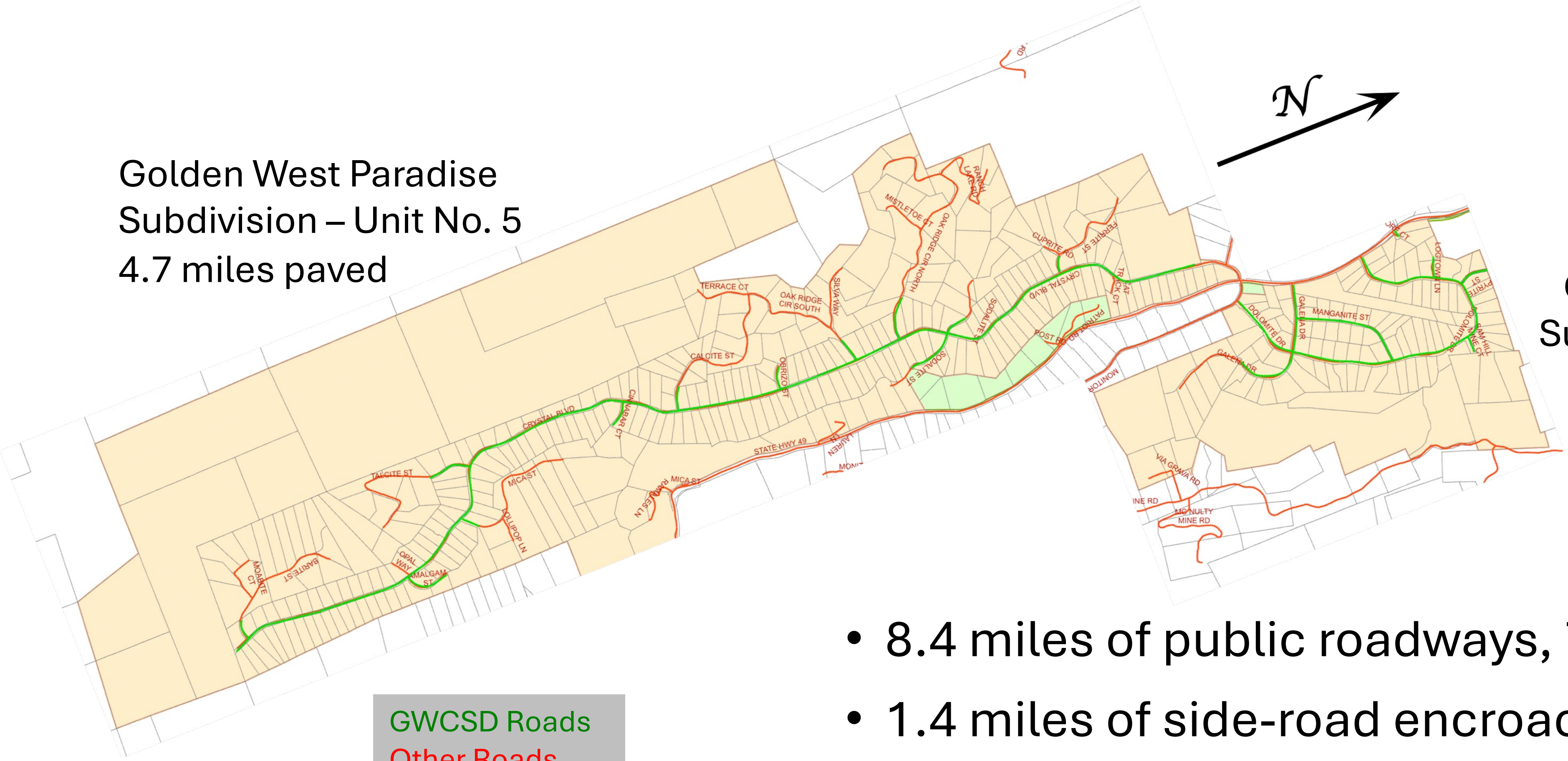
- GWCSD Resources – Annual Revenue

• $120/year/parcel Special Tax adopted August 7, 1984:	$53,880	
• Ad Valorem Property Taxes:	$113,105	(2025-26)
• Interest:	$9,424	(varies)
• Total (July 1, 2025 – May 31, 2026):	$176,409	

GWCSD Responsibility

Golden West Community Services District

Golden West Paradise Subdivision – Unit No. 5
4.7 miles paved



Golden West Paradise Subdivision – Unit No. 2
2.5 miles paved

GWCSD Roads
Other Roads
District Parcels

- 8.4 miles of public roadways, 7.2 miles paved
- 1.4 miles of side-road encroachments (incl.)
- Drainage infrastructure associated with roads

For more detail, please visit https://gwcsd.org/content/desktop_site/maps.html

Ballot Measure R

DRAFT

- Motivation
  - Road improvement costs have increased dramatically (250% since 2020)
  - Costs grow faster than revenue => improvement work delayed
  - GWCSD Bylaws prohibit contracts without adequate cash on hand
  - Special Tax amount same as adopted 42 years ago ($120, August 1984)
- Text of Measure R:

  Shall the measure to enact a Special Tax in the amount of $300.00, adjusted annually per the Engineering News Record Construction Cost Index, on each parcel of land within the Golden West Community Services District, commencing Fiscal Year 2027-2028 and continuing for unlimited duration, to be used only for road maintenance and improvements and generating an annual revenue of approximately $135,300.00, to replace the current Special Tax of $120.00, be adopted?

Measure R requires 2/3 affirmative votes (cast) to be adopted

Road Tax Ballot Measures – November 2026

Golden West Community Services District

	Governing Body			Special Tax (Annual)		Increase		Annual Escalation
Measure	Name	# Parcels	Type	Current	Proposed	$	%	
J	Walnut Drive	75	Road ZOB	$325	$525	200	62%	
K	Tegra	23	Road ZOB	$260	HIGH $525	265	102%	ENRCCI ≤ 3%
L	Rancho Ponderosa Estates	29	Road ZOB	$225	$500	275	122%	
A	Lynx Trail	74	Road ZOB	$300	$450	150	50%	
M	Fernwood-Cothrin Ranch	264	Road ZOB	$150	$375	225	150%	ENRCCI
R	**Golden West**	**451**	**CSD**	**$120**	**$300**	**180**	**150%**	**ENRCCI**
H	Garden Valley Ranch Estates	176	CSD	$150	LOW $250	100	67%	CPI ≤ 4%
Q	Showcase Ranches	151	CSD	$125	$250	125	100%	

Notes:

ENRCCI Engineering News Record Construction Cost Index

CPI U.S. Bureau of Labor Statistics Consumer Price Index

- 8 Road Maintenance Tax Measures on El Dorado Ballots in 2026
  - 5 Zones of Benefit (ZOBs); proposed annual tax ranges from $375 to $525
  - 3 CSDs; proposed annual tax ranges from $250 to $300

What Happens if Measure R is Adopted?

Golden West Community Services District

- $120.00 Special Tax increases to $300.00 on your 2027 tax bill
  - District Special Tax revenues increase beginning December 2027
- The 2027 Engineering News Record Construction Cost Index (CCI) is released 1Q 2028
  - District applies CCI to $300 Special Tax amount
  - District notifies residents of updated Special Tax amount for 2028-29
  - District notifies County of updated Special Tax amount (August 2028)
  - This process repeats in each successive tax year

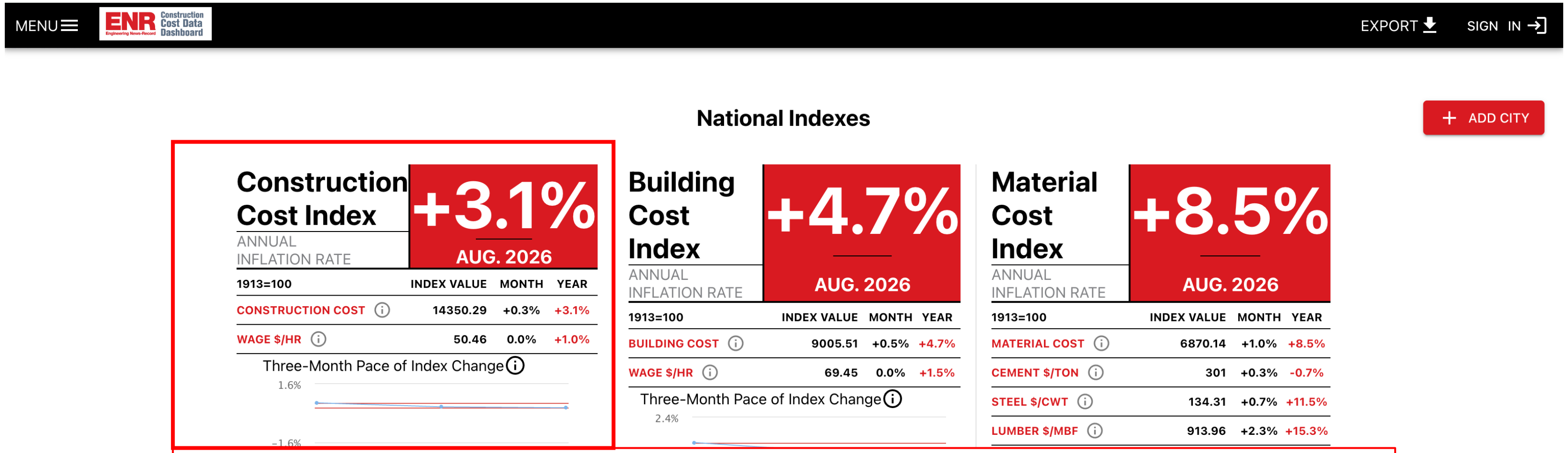
- GWCSD estimates ~$81k added revenue from Tax (2027-28)
  - GWCSD tax revenue grows 46% from $177k (2026) to $258k (2027)

Measure R Revenue stays In Our Community to Fund our Roads

Construction Cost Index (CCI)

Golden West Community Services District

- Engineering News Record
  - Providing construction-industry news, analysis and data for 150 years



1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14350.29	+0.3%	+3.1%
WAGE $/HR	50.46	0.0%	+1.0%

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	9005.51	+0.5%	+4.7%
WAGE $/HR	69.45	0.0%	+1.5%

1913=100	INDEX VALUE	MONTH	YEAR
MATERIAL COST	6870.14	+1.0%	+8.5%
CEMENT $/TON	301	+0.3%	-0.7%
STEEL $/CWT	134.31	+0.7%	+11.5%
LUMBER $/MBF	913.96	+2.3%	+15.3%

200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board-ft of 2 x 4 lumber at the 20-city price.

https://enrcostdata.com/cost-indexes (Data from 8/9/26)

If Measure R is Adopted

DRAFT

- GWCSD budget grows beyond Ad Valorem revenue growth
  - Large projects can be executed sooner, at lower cost
  - Resurfacing cycle completes within 15- to 20-year road life
  - Maintenance schedules can be accelerated:
    - Under-Road Culverts
    - Side Road Encroachments
    - Ditch Cleaning/Shaping

- Special Tax payment grows
  - $120.00 in 2026
  - $300.00 in 2027 (Measure R)
  - $309.30 in 2028 (3.1% CCI)
  - $338.97 in 2031 (3.1% CCI)
  - $394.87 in 2036 (3.1% CCI)

  - *$364.65 in 2031 (5.0% CCI)*
  - *$454.40 in 2036 (5.0% CCI)*

If Measure R is not Adopted

- Special Tax remains $120.00/year
- GWCSD revenue grows at ~3% per year
    - Typical Ad Valorem increase is 4-5% per year
- Construction cost escalation forces delay of major projects
    - Escalation rate determines length of delay
    - If cost growth exceeds revenue growth, delays become extended
- See following example and projections

Example: Crystal Blvd. Resurfacing Plan

Golden West Community Services District

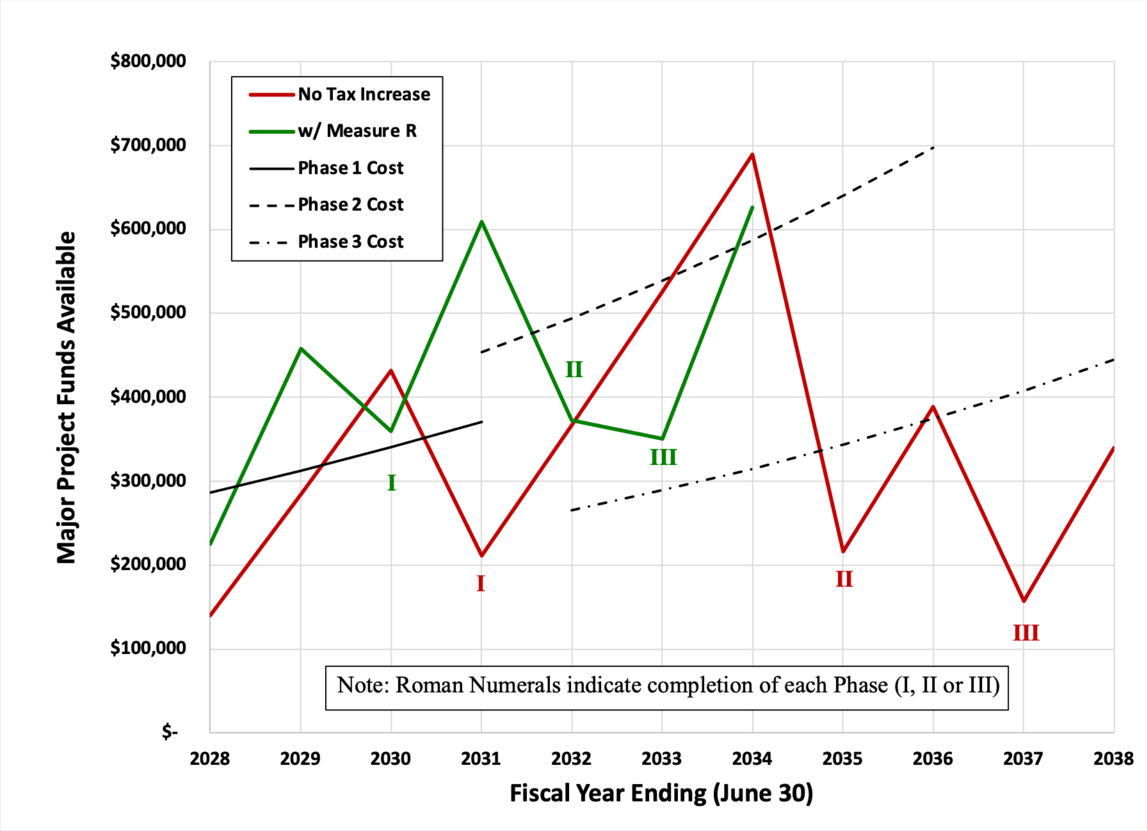
Year	Scope	Miles	Cost ($k)	Remarks
2017	Cul de Sac-Mica Double Chip-Seal w/ Petromat	1.1	102	Low-traffic segment
2020	Mica-Obrizo 2" Asphalt Overlay	1.5	304	Dbl. Chip-Seal ~50% of 2" Asphalt cost
2024	Obrizo-County Road 196 2" Asphalt Overlay	1.7	705	**Not executed – exceeded $500k budget**
2024	Obrizo north 1 mile 2" Asphalt Overlay	1.0	414	Affordable segment
2026	1 mi N Obrizo to County Road 196 2" Asphalt Overlay	0.7	355	Includes 3% for pre-paving repairs

- 4.3-mile Crystal Blvd. re-paving project took 10 years and $1.175 M to complete
- Useful life expectancy is 15-20 years based on pavement type and traffic load
- **Lack of funds in 2024 delayed completion 2 years at $64k higher cost**

Scenario #1 – 9% Construction Escalation

Golden West Community Services District

- East-Side Repaving
- 3-Project Plan:
  I. 2” Asphalt: Southern Dolomite, Upper Galena
  II. Dbl. Chip Seal: Dolomite (Galena-SR 49)
  III. Dbl. Chip Seal: Manganite, Lower Galena
- Assumptions:
  - Escalation: Project 9%, Ad Valorem 4%, CCI 3.1%
  - Interest income not included
  - 20% allowance for overhead/maintenance
  - Chip-Seal cost is 50% asphalt cost
  - Projects executed in first FY when available cash on hand exceeds project cost



- Projection:

  Current funding completes full plan in 9 years at total cost $1.4M

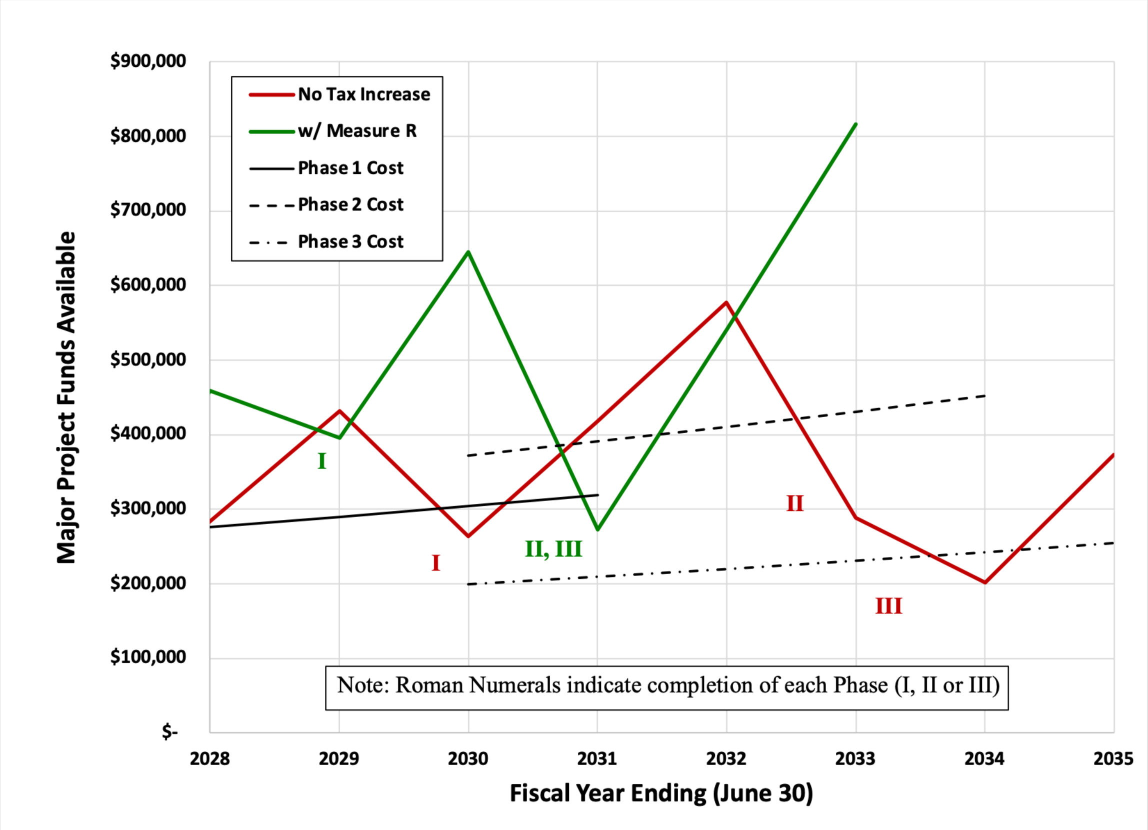
  Measure R funds allow completion in 5 years at total cost $1.1M

Scenario #2 – 5% Construction Escalation

DRAFT

Golden West Community Services District

- East-Side Repaving
- 3-Project Plan:
  1) 2” Asphalt: Southern Dolomite, Upper Galena
  2) Dbl. Chip Seal: Dolomite (Galena-SR 49)
  3) Dbl. Chip Seal: Manganite, Lower Galena
- Assumptions:
  - Escalation: Project 5%, Ad Valorem 4%, CCI 3.1%
  - Interest income not included
  - 20% allowance for overhead/maintenance
  - Chip-Seal cost is 50% asphalt cost
  - Projects executed in first FY when available cash on hand exceeds project cost



- Projection:

Current funding completes full plan in 6 years at total cost $1,026k

Measure R funds allow completion in 3 years at total cost $934k

Limiting Escalation

DRAFT

- Appropriations Limit (Gann Limit) – $560,239 for FY 2026-27
  - Article XIII B, CA Constitution (1979 Proposition 4)
  - Maximum annual Tax Revenue that can be spent by a government agency
  - District revenues: $237,804 (2027), $478,886 (proj. 2045 @ 3.1% CCI)
- Special Tax could be changed by Initiative/Ballot Measure
  - Citizens can place Ballot Measures by Initiative (petition) process
  - Board can place Ballot Measures within their purview
- District Board could set Special Tax escalation below CCI metric by Resolution on a year-by-year basis

DRAFT

GWCSD Operating Finances

Fiscal Years Ending June 30, 2021 – May 31, 2026

GWCSD Finances – Allocations

Golden West Community Services District

- The Board funds Operations in three categories:
  - Overhead – Costs of maintaining operations as a Special District: 8%
    - Insurance: Liability and Compensation
    - County fees: Elections, LAFCO Operations
    - State Requirements: Records Retention & Storage, Required Filings
    - U.S. Mail: P.O Box
    - Legally Required Positions (Secretary, General Manager)
  - Regular Road & Infrastructure Maintenance: 21%
    - Vegetation Management
    - Pothole Repair
    - Ditch Ceaning
  - Major Repair/Improvement Projects: 71%
    - Resurfacing/Paving
    - Drainage Facility Replacement/Upgrades

GWCSD Revenue & Expenses (5 year)

Golden West Community Services District

Revenue Objective	2021	2022	2023	2024	2025	2026 (May)	TOTAL	%
0100 PROP TAX: CURR SECURED	84,680.43	89,542.99	92,895.63	99,811.96	105,894.80	107,741.95	580,567.76	59.3
0110 PROP TAX: CURR UNSECURED	1,520.44	1,507.65	1,758.01	1,972.05	1,979.45	2,203.86	10,941.46	1.1
0120 PROP TAX: PRIOR SECURED	33.70	-38.71	70.71	-50.77	-24.37	-3.22	-12.66	0.0
0130 PROP TAX: PRIOR UNSECURED	59.63	54.46	51.13	58.49	67.58	90.44	381.73	0.0
0140 PROP TAX: SUPP CURRENT	2,010.76	2,634.89	3,887.78	2,420.17	1,773.74	1,863.66	14,591.00	1.5
0150 PROP TAX: SUPP PRIOR	179.01	160.30	273.90	360.87	234.94	198.90	1,407.92	0.1
0175 TAX: SPECIAL TAX	54,835.92	54,118.52	53,396.79	53,097.65	52,379.38	54,059.38	321,887.64	32.9
0360 PEN & COST DELINQUENT TAXES	508.03	232.64	85.07	107.96	71.23	450.63	1,455.56	0.1
0400 REV: INTEREST	490.05	1,090.46	5,579.97	16,789.18	10,508.91	9,423.80	43,882.37	4.5
0820 ST: HOMEOWNER PROP TAX RELIEF	685.01	688.34	612.96	653.64	658.66	558.45	3,857.06	0.4
TOTAL REVENUE	145,002.98	149,991.54	158,611.93	175,221.20	173,544.32	176,587.85	978,959.82	100
Cost Objective								
4100 INSURANCE: PREMIUM	212.13	4,022.31	3,420.73	3,755.29	3,456.38	3,964.32	18,831.16	2.8
4191 MAINT: ROADS	7,600.00	7,600.00	18,434.02	80,183.43	467,157.76	29,159.05	610,134.26	91.6
4220 MEMBERSHIPS	670.00	703.00	756.00	794.00	837.00	866.00	4,626.00	0.7
4260 OFFICE EXPENSE	140.53	284.00	0.00	193.40	291.90	415.69	1,325.52	0.2
4261 POSTAGE	0.00	0.00	0.00	0.00	0.00	166.85	166.85	0.0
4267 ON-LINE SUBSCRIPTIONS	0.00	359.76	122.95	0.00	0.00	156.00	638.71	0.1
4300 PROFESSIONAL & SPECIAL SRVS	4,987.50	0.00	0.00	1,740.00	9,600.00	3,350.00	19,677.50	3.0
4303 ROAD MAINT & CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0
4304 AGENCY ADMINISTRATION FEE	102.90	107.30	114.13	120.82	132.85	158.83	736.83	0.1
4313 LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0
4400 PUBLICATION & LEGAL NOTICES	163.50	930.00	272.35	107.50	438.45	1,188.38	3,100.18	0.5
4420 RENT & LEASE: EQUIPMENT	148.00	0.00	118.50	226.00	232.00	244.00	968.50	0.1
4440 RENT & LEASE: BUILD & IMPRV	780.00	840.00	840.00	1,020.00	1,020.00	1,020.00	5,520.00	0.8
4500 SPECIAL DEPT EXPENSE	45.00	0.00	30.00	0.00	30.00	0.00	105.00	0.0
4602 MILGE: EMPLOY AUTO (NO OVERNT)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0
4604 MILGE: VOLNTER PRIVATE AUTO	0.00	0.00	0.00	0.00	125.65	173.95	299.60	0.0
TOTAL EXPENSE	14,849.56	14,846.37	24,108.68	88,140.44	483,321.99	40,863.07	666,130.11	100

- Revenue

  Ad Valorem Taxes (63%)

  Special Tax (33%)

  Interest (4%)

- Expense

  Road Maintenance (92%)

  Insurance (3%)

  Prof. Services (3%)

DRAFT

Golden West
Community
Services
District

FOR OUR ROADS