



Date: December 18, 2024

Board Memo Author and title: Mandy Stewart, Administrative Analyst II, Nevada County

Title: **Boundary for Public Opinion Polling and Formation of Community Facilities District**

Recommended Action: The Board adopt Resolution 2024-13, approving the combined boundary of Truckee Fire Protection District and Northstar Community Service District as the formal boundary for public opinion polling and the formation of the Community Facilities District.

Discussion:

On September 18, 2024, the Truckee Library JPA Board of Directors received a presentation on possible boundaries options for the creation of the Community Facilities District (CFD).

A CFD is a special tax district which is permitted to levy a special tax on the taxable properties located within its boundaries for the purpose of sourcing funding to construct public improvements located within the district boundary. The ability to levy the special tax is subject to voter approval.

The development of the boundary is critical to move the CFD formation forward. The established boundary will identify all parcels which will be subject to the special tax.

On September 18, staff presented 3 possible boundary options to the Board for their consideration. The three options included: (i) the draft boundary map presented to the Placer County Board of Supervisors on June 25, 2024; (ii) the boundary map which includes Truckee Fire Protection District (TFPD) boundaries plus Northstar Community Service District boundaries (NCSD); and (iii) boundary used by the Tahoe Truckee Unified School District (TTUSD) to finance capital needs for Truckee specific schools.

Staff shared that it is simpler to establish a new CFD boundary when it is tiered off a pre-existing government boundary which already includes the three impacted jurisdictions of Nevada County, Placer County, and the Town of Truckee. The TTUSD boundary and the Truckee Fire Protection District plus Northstar Communities Service District boundary both fulfill this qualification.

Exhibit 2 attached shows the two qualifying boundaries, with TTUSD outlined in Green and TFPD plus NCSD outlined in red.

The Board requested more information on the difference in number of parcels and number of registered voters between the 2 aforementioned qualifying boundaries. While there are more parcels overall in the TTUSD boundary, staff believes the overall number of developed parcels and number of registered voters is similar between the two boundaries. Therefore, there would be no material impact from selecting one of the qualifying boundaries versus the other.



Staff met with the strategy consultants on December 2nd to align on next steps to move the library project forward, and public opinion polling is the next critical milestone in the process.

TeamCivX and True North Research (the polling consultants) requested direction on the boundary map to be used for the upcoming polling. The initial polling, completed in May 2023, used the TFPD plus NCSD Boundary.

Given the use of this boundary for the first round of polling, coupled with it being a pre-existing boundary, staff recommends using the same boundary for the upcoming round of polling.

Staff believes that it is prudent to use the same boundary for the CFD as we use for polling. It will ensure that the polling data aligns with the voters who will have the opportunity to vote on the measure. It will also eliminate any confusion with the public if we were to use different boundaries.

Therefore, staff recommends that the JPA formally adopt the Truckee Fire Protection District plus Northstar Community Service District as the official boundary for both the upcoming public opinion polling as well as for the formation of the Community Facilities District.

Attachments:

Exhibit 1 – Resolution 2024-13 Approving the Combined Boundary of Truckee Fire Protection District and Northstar Community Service District as the Formal Boundary for Public Opinion Polling and the Formation of the Community Facilities District

Exhibit 2 – Boundary Map: Public Opinion Polling and Communities Facilities District Formation