



Date: March 19, 2025

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

Title: **Formation of Community Facilities District**

Recommended Action: Provide direction to staff on pursuing formation of the Community Facilities District (CFD) for the purpose of bringing a revenue measure in November 2025.

Discussion:

During a special JPA board meeting on March 3, 2025, the Truckee Library JPA Board of Directors received a presentation on the Voter Opinion Survey conducted by TeamCivX and True North Research for a new Truckee Regional Library (Exhibit 1 and Exhibit 2)

The purpose of the study was to produce an unbiased, statistically reliable evaluation of voters' interest in supporting a local parcel tax measure to fund the construction of the proposed Regional Library that would also serve as an Emergency Resource Center for disaster response. Additionally, the study endeavored to identify opportunities to create a measure that is consistent with community priorities.

A total of 476 survey responses were collected, and the overall margin of error is +/- 4.3% at the 95% confidence level.

The first substantive question from the survey was aimed at identifying the priorities of the community. The results showed that protecting the environment and natural open space is the top priority followed by reducing traffic congestions. Of note, preventing local tax increases ranked #5 and improving the quality of local library facilities and services ranked #9 with 19.5% of respondents considering it extremely important and 28.7% of respondents considering it very important.

The initial ballot test placed the proposed ballot measure language in front of the respondents to get an early read on voter support for a parcel tax to construct a modern library in the Greater Truckee area. The initial test showed that 50% of respondents supported the measure, 42% opposed the measure, and 8% were unsure or unwilling to share their opinion. The primary reason provided for not supporting the measure was "taxes are already too high".

The consultants then zeroed in on the actual size of the proposed levy to evaluate price sensitivity of the voters. As the cost of the measure to each household increased, support for the measure decreased. At 5 cents per square foot, support was 43%. At 4 cents per square foot, support was 45%. At 3 cents per square foot, support was 50%. And at 2 cents per square foot, voter support was 55%.

The survey then introduced both positive arguments and negative arguments related to the measure to see if voter sentiment shifted with these arguments. With additional information to influence opinions, support for the measure can shift.



When respondents heard the positive arguments for supporting the measure, overall support did not change. 50% of respondents supported the measure, 44% opposed the measure, and 6% were unsure or unwilling to share their opinion.

When respondents heard the negative arguments around supporting the measure, overall support deteriorated slightly, which informed the final polling results: 48% support, 45.3% oppose and 6.7% were unsure or unwilling to share their opinion. The most compelling arguments related to the consistent increase in local taxes over recent years and the overall increase in cost of living.

Utilizing the data in the survey, the consultants noted that a local parcel tax measure does not appear feasible at the required 2/3 (66.6%) supermajority level. They also note that an increase in tax sensitivity since the baseline survey in 2023 appears to be the primary reason for the drop in support.

The consultant has subsequently shared that, based on the anticipated strength of the bond campaign being planned by the Friends of the Truckee Library, a measure could be feasible by November 2025 at the 2 cents per square foot level. If successful, this special tax would produce 10 million dollars in bonding capacity.

Timeline:

On September 28, 2024, the Truckee Library JPA Board of Directors received a presentation on the timeline milestones required to be met to form a Community Facilities District (CFD) and bring a revenue measure to the voters in November 2025 (Exhibit 3).

The timeline has also been shared and reviewed at several subsequent meetings.

To meet the requirements outlined by Mello-Roos Law for CFD formation, the Resolution of Intention (official initiation document), needs to be approved by May 2025.

Staff is requesting JPA Board direction on whether to proceed with the steps required to form a CFD, beginning with seeking policy input from the Nevada County Board of Supervisors and the Town of Truckee Council, or to pause and explore alternative paths forward. If the Board chooses to pause CFD formation efforts, it is highly unlikely that a measure could be placed before voters in November 2025 due to time constraints.

Attachments:

Exhibit 1 – Final Report: TeamCivX and True North Research

Exhibit 2 – Power Point Presentation on Regional Library Survey

Exhibit 3 – CFD Formation Timeline