



# Information and General Services Agency

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*Information Systems & GIS  
Energy Services & Cable TV  
Facilities Management*

*Emergency Services  
Central Services  
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*Purchasing  
County Airport  
Public Library*

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## **NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo**

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**MEETING DATE:** April 8, 2025

**TO:** Board of Supervisors

**FROM:** Craig Griesbach, Director, Information and General Services Agency

**SUBJECT:** Presentation on Voter Opinion Survey and Truckee Library JPA's formation of a Community Facilities District (CFD) for the purpose of placing a ballot measure on the November 2025 special election in Eastern Nevada County for purposes of generating partial funding for a new Truckee Regional Library.

**RECOMMENDATION:** Accept the presentation and provide policy direction regarding the formation of a Community Facilities District (CFD) for the purposes of placing a ballot measure on the November 2025 special election.

**FUNDING:** The Truckee Library project has been funded via Resolution 24-151 and Resolution 24-540. No additional funding is being requested.

**BACKGROUND:**

A new Truckee library facility has been a long-time goal of the County of Nevada, Town of Truckee, Friends of the Truckee Library, and the community. These key partners along with Placer County are involved in the development and construction of this new facility.

As shared in staff presentations to the Nevada County Board of Supervisors on January 23, 2024, May 28, 2024, and October 8, 2024, and at the January 2025 Board Workshop, several key milestones have been achieved to move this project forward:

- In January 2024, the Board of Supervisors approved Resolution 24-050 which accepted and executed the Joint Powers Authority Agreement (JPA) for the new Truckee Library. The JPA serves as the governing body for the new Truckee Regional Library and is responsible for constructing and maintaining the new building. Alison Lehman (County Executive Officer) and Erin Mettler (Deputy County Executive Officer and Chief Fiscal Officer) serve as JPA Board Members.

- In June 2024, Nevada County staff made a presentation to the Placer County Board of Supervisors requesting their support to include the residents of the Martis Valley, Sierra Meadows, and Northstar in the opportunity to be included in the development and potential funding for the new building given their proximity to the site of the project. As a result of the presentation, Placer County officially became a non-voting member of the JPA in October 2024.
- The JPA successfully executed a lease option agreement with Truckee Donner Public Utility District and Truckee Donner Recreation and Park District to secure the land for the proposed library. The lease option is in effect for five years, and if the option is exercised it would secure the land for the library site for 99 years.

As shared in previous presentations, the JPA intends to fund the project with the combination of revenues generated from special tax and monies raised by a capital campaign led by FOTL. FOTL believes they can fundraise up to \$20 million from donors, foundations, and grants, however, the fundraising effort is still in its initial stages.

The project partners have been targeting November 2025 to bring a revenue measure to the Truckee area voters for approval. To pursue the revenue measure, the JPA needs to form a Community Facilities District (CFD) which will give the registered voters in the service area for the new library the opportunity to vote on a special tax to help pay for the cost of construction for the new facility, which may include maintenance. The JPA has identified the applicable service area to include the boundaries of Truckee Fire Protection District and Northstar Community Facilities District which is specific to Truckee area residents and does not include western Nevada County.

In October 2024, the Board of Supervisors approved Resolution 24-540 to formally transfer \$150,000 to the Truckee Library JPA to support the activities related to securing the financing for the new Truckee Library. The Town of Truckee also committed \$150,000 to equally share in the costs.

The JPA has been using the allocated dollars to pay for the consultants assisting in both the CFD formation as well as the special election. Contracts were executed with the following consultants: Stradling Yocca Carlson & Rauth, LLP (bond counsel); Goodwin Consulting Group (special tax counsel); and TeamCivX and True North Research (polling consultant).

#### **Voter Opinion Survey Summary:**

TeamCivX and True North Research completed a voter opinion survey in February 2025 to assess the feasibility of a revenue measure to fund the construction of a new regional library that would also serve as an Emergency Resource Center for disaster response.

The opinion survey studied a range of funding levels that could generate between \$10 and \$25 million in revenues to understand what amount of the project that voters would likely support funding through a revenue measure. The results of the survey and presentation are attached (Attachment 1: Voter Opinion Survey Summary Report, TeamCivX and True North Research) and summarized below.

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 fifth and improving the quality of local library facilities and services ranked ninth with 48% of respondents considering it extremely important or very important.

The initial ballot test (Figure 2 from the attached report) indicates 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”.

Various cost levels were also evaluated as the cost of the measure decreased, support for the measure increased. The highest support (55%) was at the 2 cents per square foot level which is 12 percentage points below the necessary 67% approval for passage. Note that a 2 cent per square foot assessment equates to roughly \$10 million in bonding capacity, while a 5 cent per square foot charge would equate roughly \$25 million in bonding capacity.

Utilizing the data in the survey, TeamCivX originally believed that a local parcel tax measure was not feasible at the required 2/3 supermajority level. They also noted that an increase in tax sensitivity since the baseline survey conducted in 2023 appears to be the primary reason for the less than 2/3 support level.

However, after further exploring potential paths forward, TeamCivX subsequently indicated that, with a very strategic, well-funded, and strong campaign, a measure could feasibly pass in a November 2025 election at the lower end of the assessment levels that were evaluated. Per the attached letter (Attachment 2), FOTL identified a plan to establish a Library Bond Measure Committee that would have adequate funding, resources, and expertise to run a campaign that could result in successful passage of a measure.

### **JPA Board Direction**

The Library JPA reviewed the polling results at their March 3, 2025 and March 19, 2025, meetings and heard presentations from both Charles Heath from TeamCivX and FOTL representatives and supporters. Following in depth discussions with the JPA, partners and project consultants, the JPA Board recommended that both the Nevada County Board of Supervisors and the Town Council support proceeding with a ballot measure on a November 2025 special election to support bond funding for the Truckee Library, including formation of a CFD.

### **CFD and Special Election Costs:**

The CFD and ballot measure is anticipated to cost \$318,500 in election fees, consultant fees, and Nevada County staff time to implement, as summarized below. Of the \$318,500

in expected costs, \$106,000 has already been expended, with \$212,500 remaining. As noted previously, Nevada County and the Town of Truckee each committed \$150,000 to support these costs. While the \$318,500 exceeds the \$300,000 allocated to the JPA to fund these costs, staff anticipates there will be adequate cost savings in the design and entitlement process to fund the additional \$18,500. The design and entitlement process is being funded with monies allocated pursuant to a 3-way cost sharing agreement that was approved by the Board of Supervisors via Resolution 24-151. If the decision is made to not move forward with the CFD formation, the County would see an estimated \$106,250 returned that could be made available for other uses.

**Table 1: Estimated CFD Formation and Special Election Costs**

	<i>Total Cost</i>	<i>Expended to Date</i>	<i>Future Costs*</i>
Nevada County Election Dept.	\$84,500	\$0	\$84,500
Placer County Election Dept.	\$33,000	\$0	\$33,000
Bond Counsel	\$25,000	\$6,000	\$19,000
Special Tax Consultant	\$58,000	\$26,000	\$32,000
County Administrative Staff Time	\$64,000	\$20,000	\$44,000
Polling Consultant	\$54,000	\$54,000	\$0
<b>Total</b>	<b>\$318,500</b>	<b>\$106,000</b>	<b>\$212,500</b>
<b>Cost Share</b>			
<i>County</i>	<i>\$159,250</i>	<i>\$53,000</i>	<i>\$106,250</i>
<i>Town</i>	<i>\$159,250</i>	<i>\$53,000</i>	<i>\$106,250</i>
<i>*if it is decided to not move forward with CFD formation, future costs would be returned to the respective agency.</i>			

**Timeline and Next Steps**

Truckee Town Council will hear the same presentation and provide policy direction at their scheduled Town Council meeting on April 8, 2025.

The JPA Board will then officially vote regarding the formation of a CFD on April 16, 2025 with the formation documents including the Resolution of Intention and Local Goals and Policies, going before the JPA Board for approval in May 2025.

Following the requirements outlined under Mello-Roos Law, the JPA will work in partnership with the hired consultants to bring a revenue measure to voters in November 2025.

**Staff Recommendation:**

While the initial polling results present challenges to moving the project forward, the

recommendation from TeamCivX, including their confidence in the Library Bond Measure Committee to lead to a successful campaign, coupled with the March 19, 2025 decision by the JPA Board, staff is recommending the Board of Supervisors provide direction to take the steps necessary to bring the measure to the Truckee area voters in November.

Staff has also considered the proposed timing of other pending voter approved measures, such as renewal of Measure A, and believe November 2025 is ideal for offering Truckee area voters the opportunity to support a measure without creating competing interests from other priority measures.

**Item Initiated by: Mandy Stewart, Senior Management Analyst**

**Approved by: Craig Griesbach, Director, Information and General Services Agency**

**Submittal Date: March 25, 2025**