

**TRUCKEE LIBRARY JOINT POWERS AUTHORITY
CALIFORNIA**

RESOLUTION 2025-04

**A RESOLUTION OF THE TRUCKEE LIBRARY JOINT
POWERS AUTHORITY ESTABLISHING COMMUNITY
FACILITIES DISTRICT NO. 1 (TRUCKEE LIBRARY) OF
THE TRUCKEE LIBRARY JOINT POWERS AUTHORITY,
AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN,
CALLING AN ELECTION AND APPROVING AND
AUTHORIZING CERTAIN ACTIONS RELATED THERETO**

WHEREAS, the Board of Directors (the “Board of Directors”) of the Truckee Library Joint Powers Authority (the “Authority”) has heretofore adopted Resolution 2025-02 (the “Resolution of Intention”) stating its intention to form Community Facilities District No. 1 (Truckee Library) of the Truckee Library Joint Powers Authority (“Community Facilities District No. 1” or the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code (the “Act”); and

WHEREAS, a copy of the Resolution of Intention setting forth a description of the proposed boundaries of Community Facilities District No. 1, the facilities and incidental expenses to be financed by the District and the rate and method of apportionment of the special tax proposed to be levied within the District is on file with the Clerk; and

WHEREAS, the Resolution of Intention called for a public hearing on the formation of Community Facilities District No. 1 as required by the Act to be held on June 23, 2025; and

WHEREAS, notice was published as required by law relative to the intention of this Board of Directors to form proposed Community Facilities District No. 1 and to levy a special tax (the “Special Tax”) and to incur bonded indebtedness in the maximum aggregate amount of up to \$25,000,000 therein to finance the facilities and incidental expenses described in the Resolution of Intention; and

WHEREAS, on June 23, 2025, this Board of Directors conducted a noticed public hearing as required by law relative to the proposed formation of Community Facilities District No. 1, the levy of the Special Tax therein and the issuance of bonded indebtedness by the District; and

WHEREAS, at the June 23, 2025, public hearing there was filed with this Board of Directors a report containing a description of the facilities necessary to meet the needs of the District and an estimate of the cost of such facilities as required by Section 53321.5 of the Act (the “CFD Report”); and

WHEREAS, at the June 23, 2025, public hearing all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 1, the levy of the Special Tax and the issuance of bonded indebtedness were heard and full and fair hearings were held; and

WHEREAS, at the public hearing evidence was presented to this Board of Directors on the matters before it, and the proposed Special Tax to be levied within the District was not precluded by a majority protest of the type described in Section 53324 of the Act, and this Board of Directors at the conclusion of the hearing was fully advised as to all matters relating to the formation of the District, the levy of the Special Tax and the issuance of bonded indebtedness therein; and

WHEREAS, following the public hearing, this Board of Directors has determined to authorize the formation of the District to finance the types of facilities (the “Facilities”) and the incidental expenses (the “Incidental Expenses”) set forth in Attachment A hereto, which are described in more detail in the CFD Report; and

WHEREAS, this Board of Directors has determined that there have been at least twelve registered voters residing in the proposed boundaries of Community Facilities District No. 1 for each of the 90 days prior to June 23, 2025, and that the qualified electors in Community Facilities District No. 1 are the registered voters within Community Facilities District No. 1; and

WHEREAS, on the basis of all of the foregoing, this Board of Directors has determined to proceed with the establishment of Community Facilities District No. 1 and to call an election therein to authorize (i) the levy of the Special Tax pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment C to the Resolution of Intention (the “Rate and Method”), (ii) the issuance of bonds to finance the Facilities and Incidental Expenses, and (iii) the establishment of an appropriations limit for Community Facilities District No. 1; and

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED THAT THE TRUCKEE LIBRARY JOINT POWERS AUTHORITY RESOLVES AS FOLLOWS:

SECTION 1. Each of the above recitals is true and correct.

SECTION 2. A community facilities district to be designated “Community Facilities District No. 1 (Truckee Library) of the Truckee Library Joint Powers Authority” is hereby established pursuant to the Act. The Board of Directors hereby finds and determines that all prior proceedings taken with respect to the establishment of the District were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1(b) of the Act.

SECTION 3. The boundaries of Community Facilities District No. 1 are established as shown on the map designated “Proposed Boundaries of Truckee Library Joint Powers Authority (Truckee Library) Community Facilities District No. 1”, which map is on file in the office of the Clerk and was recorded pursuant to Sections 3111 and 3112 of the California Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the County Recorder’s office of the County of Nevada in Book No. 3, Page No. 2 on June 4, 2025 as Instrument No. 2025-0008729 and of the County of Placer Book No. 5, Page No. 36 on May 30, 2025 as Instrument No. 2025-0029470.

SECTION 4. The types of Facilities and Incidental Expenses authorized to be provided for Community Facilities District No. 1 are those set forth in Attachment A attached hereto. The estimated cost of the Facilities and Incidental Expenses to be financed is set forth in the CFD Report, which estimates may change as the Facilities are designed and bid for construction and acquisition, as applicable.

SECTION 5. Except where funds are otherwise available, it is the intention of this Board of Directors, subject to the approval of the eligible voters of the District, to levy annually a Special Tax at the rates set forth in the Rate and Method on all non-exempt property within the District sufficient to pay for (i) the Facilities, (ii) the principal and interest and other periodic costs on the bonds proposed to be issued to finance the Facilities and Incidental Expenses, including the establishment and replenishment of reserve funds, any remarketing, credit enhancement and liquidity facility fees and other expenses of the type permitted by Section 53345.3 of the Act; and (iii) the Incidental Expenses. The District expects to incur, and in certain cases has already incurred, Incidental Expenses in connection with the creation of the District, the issuance of bonds, the levying and collecting of the Special Tax, the completion and inspection of the Facilities and the annual administration of the bonds and the District. The Rate and Method is described in detail in Attachment C to the Resolution of Intention and incorporated herein by this reference, and the Board of Directors hereby finds that the Rate and Method contains sufficient detail to allow each property owner within the District to estimate the maximum amount that may be levied against each parcel. As described in greater detail in the CFD Report, which is incorporated by reference herein, the Special Tax is based on the benefit that each parcel will derive from the right to access the Facilities and the expected demand that each parcel of real property within Community Facilities District No. 1 will place on the Facilities and accordingly, is hereby determined to be reasonable. The Special Tax shall be levied on each assessor’s parcel in accordance with the Rate and Method provided, however, that the Special Tax shall not be levied after the earlier of (1) the Fiscal Year in which the Special Tax has been levied in the prior thirty (30) years, or (2) Fiscal Year 2060-61. The Special Tax is apportioned to each parcel on the foregoing bases pursuant to Section 53325.3 of the Act and such Special Tax is not on or based upon the ownership of real property or the assessed value of real property.

If Special Taxes of the District are levied against any parcel used for private residential purposes, (i) the maximum Special Tax rate shall be specified as a dollar amount which shall be calculated and established not later than the date on which the parcel is first subject to the Special Tax because of its use for private residential purposes

and shall not be increased over time except as authorized under the Rate and Method, (ii) the Special Tax shall not be levied after the earlier of (1) the Fiscal Year in which the Special Tax has been levied in the prior thirty (30) years, or (2) Fiscal Year 2060-61, and (iii) under no circumstances will the Special Tax levied against any such parcel used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

The Chief Financial Officer of the Authority, or his or her designees, will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act.

SECTION 6. In the event that a portion of the property within Community Facilities District No. 1 shall become for any reason exempt, wholly or partially, from the levy of the Special Tax specified in the Rate and Method, or in the event of delinquencies in the payment of Special Taxes levied, the Board of Directors shall, on behalf of Community Facilities District No. 1, increase the levy to the extent necessary and permitted by law and these proceedings upon the remaining property within Community Facilities District No. 1 which is not exempt or delinquent in order to yield the required debt service payments on any outstanding bonds of the District, or to prevent the District from defaulting on any of its other obligations or liabilities; provided, however, under no circumstances will the Special Tax levied against any parcel used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. The amount of the Special Tax will be set in accordance with the Rate and Method. The obligation to pay Special Taxes may be prepaid only as set forth in Section G of the Rate and Method.

SECTION 7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all non-exempt real property in the District and this lien shall continue in force and effect until the Special Tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the Special Tax by the District ceases.

SECTION 8. Consistent with Section 53325.6 of the Act, the Board of Directors finds and determines that the land within Community Facilities District No. 1, if any, devoted primarily to agricultural, timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within Community Facilities District No. 1 and will be benefited by the Facilities proposed to be provided within Community Facilities District No. 1.

SECTION 9. It is hereby further determined that there is no *ad valorem* property tax currently being levied on property within proposed Community Facilities District No. 1

for the exclusive purpose of paying the principal of or interest on bonds or other indebtedness incurred to finance the construction of capital facilities which provide the same services to the territory of Community Facilities District No. 1 as are proposed to be provided by the Facilities to be financed by Community Facilities District No. 1.

SECTION 10. Written protests against the establishment of the District have not been filed by one-half or more of the registered voters within the boundaries of the District or by the property owners of one-half (1/2) or more of the area of land within the District. The Board of Directors hereby finds that the proposed Special Tax has not been precluded by a majority protest pursuant to Section 53324 of the Act.

SECTION 11. In accordance with Section 53325.7 of the California Government Code, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIIIB of the California Constitution, of the District is hereby preliminarily established at \$25,000,000 and said appropriations limit shall be submitted to the voters of the District. The proposition establishing the annual appropriations limit shall become effective if approved by the qualified electors voting thereon, and the appropriations limit shall be adjusted in accordance with the applicable provisions of Section 53325.7 of the Act without any further action of this Board of Directors.

SECTION 12. An election is hereby called for Community Facilities District No. 1 on the propositions of levying the Special Tax on the property within Community Facilities District No. 1 and establishing an appropriations limit for the District pursuant to Section 53325.7 of the Act and shall be consolidated with the election on the proposition of incurring bonded indebtedness, pursuant to Sections 53351 and 53353.5 of the Act. The language of the proposition to be placed on the ballot is attached hereto as Attachment B. The full text of the proposition as set forth in Attachment B shall be printed in the voter pamphlet. Two-thirds of the votes cast at the election in favor are required for the proposition to pass.

SECTION 13. The Board of Directors hereby finds that more than 12 persons have been registered to vote within the territory of the District for each of the ninety (90) days preceding the close of the public hearing heretofore conducted and concluded by the Board of Directors for purposes of these proceedings. Accordingly, pursuant to Section 53326 of the Act, this Board of Directors finds that for purposes of these proceedings, the qualified electors are the registered voters within the District and that the vote shall be by said registered voters, with each having one vote.

SECTION 14. The date of the election for Community Facilities District No. 1 on the propositions of incurring the bonded indebtedness, authorizing the levy of the Special Tax and establishing an appropriations limit for the District shall be November 4, 2025, or such later date as is consented to by the Registrar of Voters of the County of Placer and the County of Nevada (each a "County Registrar" and together the "County Registrars"). Each County Registrar is hereby designated as the official to conduct said election within its jurisdiction. The County Registrars are hereby requested to consolidate the Community Facilities District No. 1 election specified herein with any election within its

jurisdiction scheduled for November 4, 2025, in accordance with Sections 10400 et. seq. of the California Elections Code.

In accordance with Section 53351(i) and (j) of the California Government Code: (i) the polls shall be open at such times as determined by the County Registrars in compliance with applicable provisions of the California Elections Code and (ii) mailed ballots shall be returned to the County Registrars by the hour required by the applicable provisions of the California Elections Code, provided that, if all qualified electors have voted, the election shall be closed.

An officer of the Authority shall provide to the County Registrars, within three business days of the adoption of this Resolution, a certified copy of this Resolution and the map of the proposed boundaries of the District. The Board of Directors hereby directs the Chief Financial Officer and other appropriate Authority staff, or their designees, to take all actions necessary under the Act and the California Elections Code to assist the County Registrars in the conduct of the election. The Chief Financial Officer or his or her designees are authorized to reduce the word count or otherwise modify the language in the proposition in order to meet the requirements to place the proposition on the ballot.

County Counsel of the County of Nevada is hereby requested to prepare an impartial analysis for the ballot measure. The Chief Financial Officer, or his or her designees, are hereby directed to prepare or caused to be prepared, a tax rate statement for the ballot measure. Arguments and rebuttals, if any, shall also be included in the ballot materials as required by the California Elections Code and the Act.

SECTION 15. The Board of Directors hereby requests the County Registrars to do all things necessary and proper for the conduct of the election. The Authority agrees to enter into service contracts with the County Registrars as may be necessary for these services and to pay the County Registrars all costs in rendering these services. Each member of the Board of Directors, the Chief Financial Officer, or their designees, is hereby authorized to execute any contract as may be necessary on behalf of the Authority for such services.

SECTION 16. The preparation of the CFD Report is hereby ratified. The CFD Report, as submitted, is hereby approved and was made a part of the record of the public hearing regarding the formation of Community Facilities District No. 1. The CFD Report is ordered to be kept on file with the transcript of these proceedings and open for public inspection.

SECTION 17. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred in creating Community Facilities District No. 1. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the Board of Directors, with or without interest.

SECTION 18. This Resolution shall be effective upon its adoption.

The foregoing Resolution was introduced by Board Member Mettler, seconded by Board Member Hobbs at a Special Meeting of the Truckee Library Joint Powers Authority, held on the 23rd day of June, 2025, and adopted by the following vote:

AYES: Board Member Mettler, Board Member Hobbs, and Chair Callaway.

NOES: None.

ABSENT: Vice Chair Lehman.

Jen Callaway

Jen Callaway, Chair

ATTEST:

Kelly Carpenter

Kelly Carpenter, Town Clerk

ATTACHMENT A

Types of Facilities to Be Financed by Community Facilities District No. 1 (Truckee Library) of the Truckee Library Joint Powers Authority

The proposed types of facilities and expenses to be financed by the District include:

The construction, purchase, modification, expansion, rehabilitation, improvement and/or maintenance of a public library facility, including facilities and space to provide emergency resources, and related improvements, including, but not limited to, parking facilities, utilities, hardscape and landscaping improvements, and recreational facilities, as authorized to be financed under the Mello-Roos Community Facilities Act of 1982, as amended (the "Facilities"), and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, permitting, mitigation, coordination, construction staking, construction management and supervision for such Facilities, and to finance the incidental expenses to be incurred, including:

- a. The cost of engineering, planning and designing the Facilities;
- b. All costs, including costs associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and
- c. Any other expenses incidental to the purchase, modification, expansion, rehabilitation, improvement and/or maintenance of the Facilities.

Capitalized terms used and not defined herein shall have the meaning set forth in the Rate and Method of Apportionment of Special Taxes for the District.

ATTACHMENT B

FULL TEXT BALLOT PROPOSITION

**COMMUNITY FACILITIES DISTRICT NO. 1 (TRUCKEE LIBRARY) OF THE
TRUCKEE LIBRARY JOINT POWERS AUTHORITY**

SPECIAL TAX AND BOND ELECTION

The following is the full proposition presented to the voters by Community Facilities District #1 (Truckee Library) of the Truckee Library Joint Powers Authority.

MEASURE ____

“To replace Truckee’s 50-year-old, undersized library with a modern library/ emergency resource center to serve the region during wildfires/ power outages; to support children’s literacy, education, tutoring, teen/ senior activities, enhanced technology; improve access for people with disabilities — shall Community Facilities District #1 (Truckee Library) of the Truckee Library Joint Powers Authority’s measure be adopted levying 3¢/ building square foot or \$29/ vacant parcel annually for 30 years (\$1,400,000 annually), authorizing bonds/ appropriation limit of \$25,000,000 with low-income exemptions, independent oversight, all funds staying local?”

YES --

NO --

Authorized Facilities:

The proposed types of facilities and expenses to be financed by Community Facilities District #1 (Truckee Library) of the Truckee Library Joint Powers Authority (the “District”) include:

The construction, purchase, modification, expansion, rehabilitation, improvement and/or maintenance of a public library facility, including facilities and space to provide emergency resources, and related improvements, including, but not limited to, parking facilities, utilities, hardscape and landscaping improvements, and recreational facilities, as authorized to be financed under the Mello-Roos Community Facilities Act of 1982, as amended (the “Facilities”), and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, permitting, mitigation, coordination, construction staking, construction management and supervision for such Facilities, and to finance the incidental expenses to be incurred, including:

- a. The cost of engineering, planning and designing the Facilities;
- b. All costs, including costs associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and
- c. Any other expenses incidental to the purchase, modification, expansion, rehabilitation, improvement and/or maintenance of the Facilities.

In addition to being used as a library facility, the Truckee Library Joint Powers Authority (the “Authority”) will design and build the new library as a facility that can function as an emergency resource center, which Truckee does not currently have. In order to function as an emergency resource center, the library facility will be built with emergency backup power generation, emergency communications infrastructure and full Americans with Disabilities Act (ADA) access for people with disabilities. These features will allow the library facility to be used as a day-use shelter and gathering space for the community during emergency events such as wildfires, power outages, smokey conditions, earthquakes and extreme weather.

Fiscal Accountability and Independent Oversight:

All of the purposes named in this measure shall constitute the specific purposes of the special tax, and proceeds thereof shall be applied only for such purposes. The proceeds of the special tax shall be separately accounted for apart from other funds of the Authority. To provide independent oversight of the expenditure of the special taxes and the bond proceeds authorized by this measure, the Authority will establish an independent oversight committee (the “Oversight Committee”) comprised of local residents residing within the District. The Oversight Committee shall meet at least once annually to review the expenditure of special taxes and bond proceeds authorized by this measure and produce a report to the public until such time as all bond proceeds from the measure have been expended. The Oversight Committee’s report will detail the expenditures for the prior fiscal year and whether those uses are consistent with the uses described in this measure. The Oversight Committee will operate pursuant to the requirements regarding the composition, duties, funding and other necessary information regarding the Oversight Committee’s formation and operation as determined by the Authority’s Board and codified in a separate resolution of the Authority’s Board.

Low-Income Exemption:

As described in the Rate and Method of Apportionment, the Authority shall provide for fifty (50) Low-Income Exemptions per fiscal year for qualifying residential property owners within the District. The purpose of the Low-Income Exemption is to minimize the financial burden of the special tax on property owners with fixed or limited incomes. A property owner who owns and occupies a single-family home parcel as their principal residence and qualifies as low-income as defined by the U.S. Department of Housing and Urban Development (“HUD”) may apply for a low-income exemption for that parcel. Upon

application, an exemption may be granted on any parcel owned by a qualified property owner. To qualify, the applicant must meet the following specific criteria:

1. Own and occupy the single-family residence as their primary residence.
2. Combined family income from all sources in the calendar year prior (January 1 to December 31) to the property tax year (July 1 to June 30) that is at or below the income level qualifying as "low income" for a family of such size as defined by HUD. A low income property owner, as defined by HUD, is the owner of the property and has an income of 80% of the median family income for the county in which the property is located (i.e. Nevada County or Placer County).