



## **NOTICE: CPAD Board Seeking Adjustment of Property Special Tax Amount**

**This Notice constitutes the required public notice 45 days prior to the Regular CPAD Board meeting on May 23, 2022 to Introduce the Ballot Measure(s)**

**PROCESS:** The Cameron Park Airport District (CPAD) Board is seeking an adjustment of the property assessment through a measure on the November 2022 General Election Ballot. In accordance with various state laws and CPAD Board Policy, a defined process must be followed in order to change fees or tax amounts. The proposed special tax increase will be stated in the form of one or more resolutions and presented to the CPAD Board for review in a single regular CPAD Board meeting on May 23, 2022. The proposed resolution(s) will be considered for adoption during the following CPAD Board regular meeting on June 27. If approved, the CPAD measures(s) will be submitted to the El Dorado County Registrar of Voters on or before July 6, 2022 for inclusion in the November 2022 General Election Ballot.

In advance of the initial regular board meeting on May 23, an information package will be sent to all property owners to be followed by a public meeting. The public meeting will allow for public comment and input on the proposed assessment increase. Alternatively, public comments may also be sent to the Board by email at [manager@cameronparkairport.org](mailto:manager@cameronparkairport.org).

**SCHEDULE:** Dates may change slightly, but it is the Board's intention to stay aligned with the following.

- March 28, 2022 Regular Board meeting to review and approve initial notice to property owners
- April 7, 2022 Initial notice mailed to property owners
- April 21, 2022 Third Informal Public Information Meeting
- April 24, 2022 Regular Board meeting to review assessment information package
- May 2, 2022 Mail assessment information package to property owners
- May 16, 2022 Public meeting for comment
- May 23, 2022 Regular CPAD Board meeting to introduce ballot measure(s)
- June 27, 2022: Regular CPAD Board meeting; consideration and potential adoption of the resolution(s)
- July 1, 2022 Submit ballot measure(s) to the El Dorado County Registrar of Voters

**PURPOSE OF ADJUSTMENT:** The Infrastructure and Finance Committee is proposing to the CPAD Board increases of the District assessments for the following reasons:

**SUSTAINING AIRPORT OPERATIONS:** Our current operating budget is not sufficient for the airport to sustain operating at even a minimal level as outlined in the Cameron Park Airport District Mission Statement. Current special tax income, with proposed increases in other airport income, is not sufficient to properly just operate the airport beyond about 2025-2028. The timeframe depends on required major repairs to an aging infrastructure, inspections, and inflation rates. In addition, there are insufficient reserves to plan for and fund infrastructure maintenance, like pavement and the inevitable fuel system replacement.

The current special tax for the airport at \$300 per year, or \$25 per month, per property within the District is approximately 24% of the airport's operating budget. This amount as not changed since 1995.

Infrastructure, like the fuel system, runway, hangars, taxiways, fences, and gates receive inadequate maintenance and only when funds permit. We do not have sufficient funds for required maintenance to our infrastructure, including funds to match possible Caltrans and FAA Grants. In addition, there is not a contingency budget for unexpected events or failures. The only reason the airport is operating at the



present level is the high level of volunteer support by residents and board members, and FAA CARES grant money received over the last two years. (Over the last 15-months, volunteers have worked over 2,000 hours, an average of about 130 hours per month)

There is not special tax for maintaining the residential streets according to a pavement plan. Only about \$14,000 is received annually to maintain the streets from the county as the District's share of the property taxes.

### **ACCUMULATING FUNDS FOR LONG TERM MAINTENANCE AND REPLACEMENT OF EXISTING AIRPORT INFRASTRUCTURE AND RESIDENTIAL STREETS:**

We need to ensure funding for routine, ongoing maintenance of our existing infrastructure and not rely on crisis funding when a failure is imminent or unexpected. Both the airport and residential airpark need a plan for preventative maintenance that protects our runway, taxiways, streets, and other capital assets along with a corresponding budget for meeting the plan. Not maintaining our assets according to such a plan will lead to eventual failures which will then require a bond or other loan to fund the emergency repairs or abandonment of the asset. Bonds and loans come at significantly higher total cost due to interest, fees, etc., when compared to well-planned expenses or funded contingencies. The most of the adjustment will be allocated to restricted accounts for accumulation funds for maintenance existing infrastructure.

Therefore, the *Infrastructure and Finance Committee* will propose assessment adjustments to the CPAD board in order to:

- Secure the necessary funds for normal annual operational expenses with contingency
- Provide for long term maintenance of our existing infrastructure for the Airport and Residential Streets

### **DETERMINING THE AMOUNT OF ADJUSTEMENT**

The Infrastructure and Finance Committee has conducted extensive financial analysis with a range of scenarios. Two informal public information meetings have been held as of this writing; on March 7 and March 23 to review and discuss the results. A third informal meeting is tentatively scheduled for April 21. The discussion and feedback from these meetings have been very informative and are key in maturing the analyses and developing eventual recommendations for the Board. Material presented during the meetings is available for viewing on the CPAD Website, under Governance, then under Board Meetings. Prior to the formal public meeting, tentatively scheduled for May 16, an information package with specific proposed amount(s) will be mailed to property owners within the District.

CPAD is a Special District under California State Law and is responsible for the operation of the airport and maintenance of the residential streets. *It is our very local government.* The Board is composed of five members, elected, volunteers, and all are Airpark residents. We have one paid employee, the Airport Manager.

While the CPAD Board plans, approves and oversees the operation and maintenance of the district, *it is equally important that airpark residents be informed and monitor the board by attending meetings and providing feedback!* The future of the airport, the streets, and our District is up to us!

**CPAD Board of Directors**

March 28, 2022