



NOTICE: CPAD Board Seeking Adjustment of Property Assessment Amount

April 13, 2020

This Notice constitutes the required public notice 45 days prior to the Special Board meeting planned for May 28, 2020

PROCESS: The CPAD Board is seeking an adjustment of the property assessment through a measure on the November, 2020 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 assessment increase will be stated in the form of one or more resolutions and presented to the CPAD Board for review in a single regular board meeting. The proposed resolution(s) will be considered for adoption during the following CPAD Board regular meeting. If approved, the CPAD measures(s) will be submitted to the El Dorado County Registrar of Voters on or before July 1, 2020 for inclusion in the November 2020 Ballot.

In advance of the initial regular board meeting, an information package will be sent to all property owners to be followed by an open public meeting. The public meeting will allow for public comment and input on the proposed assessment increase. Due to current COVID-19 guidelines the public meeting will likely occur online, similar to the last several CPAD Board meetings. Alternatively, public comments may also be sent to the Board by email at comments@cameronparkairport.com.

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

- April 13, 2020 Special Board meeting to review and then mail initial notice to property owners
- April 27, 2020 Regular Board meeting to review assessment information package for property owners (if package is ready; otherwise, Special Meeting prior to May 4 to review)
- May 4, 2020: Intended date for mailing assessment information package to property owners
- May 11, 2020: Public online meeting for comment
- May 25, 2020: Regular CPAD Board meeting
- May 28, 2020: First available date for Special CPAD Board Meeting to introduce ballot measure(s)
- June 22, 2020: Regular CPAD Board meeting; consideration and potential adoption of the resolution(s)
- July 1, 2020: 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 airport assessments for the following reasons:

- **AIRPORT OPERATIONS:** Our current operating budget is not sufficient for the airport to operate at even a minimal level as outlined in the Cameron Park Airport District mission statement. Infrastructure, like the fuel system, runway, hangars, taxiways, fences, and gates receive inadequate maintenance and only when funds permit. There is not a plan for required maintenance to keep our infrastructure functioning; similarly, 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 voluntary support by residents and board members. This support is essentially a full-time job for several of the volunteers and is not sustainable, fair, nor an appropriate way to operate an airport.



- **LONG TERM MAINTENANCE AND REPLACEMENT:** 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. Bonds and loans come at significantly higher total cost due to interest, fees, etc., when compared to well-planned expenses or funded contingencies. This is demonstrated by considering the significant additional expense incurred under our 2009 street maintenance bond.
- **AIRPORT MODERNIZATION:** The District is responsible for funding initial costs associated with applying for grant funding. Some of our major infrastructure assets, like the underground fuel system, are near end of life and no reserve has been set aside for their eventual replacement. Consultants will be needed to prepare estimates and grant applications to meet the requirements for these funding applications and these start-up expenses are our own responsibility. Even in best-case scenarios the District is responsible for matching funds to qualify for funding. The District has been dependent on gifts and donations for airport improvements and equipment; while much appreciated, accumulating project funds in this manner is unreliable and takes years to accomplish. Many of these assets, like the fuel system, are at risk of failing long before sufficient capital could be raised through gifts or donations.

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
- Pursue funding for high priority capital improvement projects

These proposed increases may vary among the parcels within the Special District depending upon the different impacts upon airport infrastructure.

CAPD Infrastructure and Financial Committee April 13, 2020