



BOARD MEETING AGENDA SUBMITTAL

TO: GCSB Board of Directors

FROM: Peter Kampa, General Manager

DATE: February 13, 2024

SUBJECT: Agenda Item 6B: Discussion Regarding Support for Tuolumne County's Creation of a Countywide Community Facilities District to Support Fire and Emergency Services throughout the County

RECOMMENDED ACTION:

Staff recommends the following action:

I move to support Tuolumne County's efforts to create a countywide Community Facilities District that will apply to new development to assist in funding the expansion of fire, EMS and other emergency services in the Groveland area and county wide.

BACKGROUND:

The county of Tuolumne is in the process of developing a community facilities district (CFD) for the purpose of funding expansion of their fire and emergency services and to offset the impact of new development in the South County area. On January 29, 2024, GCSB management attended a special meeting of the county Board of Supervisors where they received a presentation from their municipal finance consultant regarding the rate and method of apportionment of the proposed CFD special tax. As detailed by the county's consultant, the countywide CFD is planned to partially fund a new fire station, fire engine, equipment and staffing in the Groveland area. A sheriff's substation and greater law enforcement presence was also discussed.

The GCSB Board of directors is being asked to formally express their support for the formation of this CFD, as it produces a long term solution to the impacts to the GCSB fire department created by continued development of homes and resorts outside of the district boundaries. As we have discussed on numerous occasions publicly at our meetings and in response to development project applications, the district stands firm that emergency response times shall not suffer due to this development occurring outside of our boundaries and not contributing funding to our fire services. The Countywide CFD will cover the cost to expand services in the future and offset impacts to response times.

GCSB has been doing everything in our power to assist the county in understanding the critical importance of the need for them to permanently locate the staffed fire engine in the

South County area. Once the CFD is created and funded, the county has then taken formal action that requires them to ultimately build the facilities that they have listed to be constructed, in the creation of the CFD. In their approvals of the two most recent resort projects, Terra Vi and Under Canvas, our testimony on this matter was clearly heard by the County Planning Commission and County Board of Supervisors. The approval of both of these projects was conditioned upon the payment of a yet to be established “fair share fee”. The county spent the last two years looking into a funding mechanism to be able to implement this fee, and the county chose the establishment of a CFD.

The county's consultant presented the cost of the Groveland area station, equipment, and staffing, and received direction from the board regarding how the CFD tax would be applied to new residential and lodging developments throughout the county. The CFD cannot apply to existing properties, residences or lodging facilities other than those that were conditioned on payment of the fair share fee. The county is considering the option of a special CFD rate for pre-existing lodging facilities that voluntarily join into this year CFD, which is a brilliant idea as ultimately, we would hope that having the fire station would reduce their insurance rates. The board agreed that it was reasonable for the CFD to fund 30% of the cost of the new station, staffing and equipment, with the remainder being funded by the county through allocation of TOT and potentially sales tax revenue.

ATTACHMENTS:

None