

**ALTADENA LIBRARY DISTRICT
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT ON JULY 27, 2020 THE ALTADENA LIBRARY DISTRICT BOARD OF TRUSTEES will hold a public hearing to consider the following:

FORMING AND ESTABLISHING ALTADENA LIBRARY DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2020-1 (FACILITIES AND SERVICES AND AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE FACILITIES AND SERVICES.

On June 22, 2020, the Altadena Library District (the “Library District”) Board of Trustees (the “Board”) adopted Resolution No. 2020-05 declaring its intention to consider the formation of proposed Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services) (“CFD No. 2020-1”) and setting a public hearing on said resolution of intention with respect to the formation of said community facilities district and to authorize the levy of a special tax therein to finance certain facilities and services.

The Altadena Main Library and the Bob Lucas Memorial Branch Library and Literacy Center are both over 50 years old and require structural repairs and upgrades due to age. A 2018 Facilities Condition Assessment identified a need for roof repair and replacement; HVAC repair and replacement; ADA ramps elevators, and accessibility upgrades; window repair and upgrades; fire and life safety system upgrades; and lighting, plumbing, and electrical upgrades. Additional needs include quiet meeting rooms, flexible learning spaces, community meetings spaces and upgraded technology access. Furthermore, a substantial portion of funding for both libraries is set to expire in four years.

Resolution No. 2020-05 provides in summary as follows:

1. The name proposed for the community facilities district is “Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services).”
2. The boundaries of CFD No. 2020-1 are described and shown on the map entitled “Proposed Boundaries of Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services), Altadena Library District, County of Los Angeles, State of California” a copy of which is on file in the Office of the Board Secretary and shall remain open for public inspection.
3. It is the intention of the Board to finance authorized facilities and services relating to equipping and maintaining public libraries within the boundaries of the Library District. A general description of the public facilities (the “Authorized Facilities”) and public services (the “Authorized Services”) which are proposed to be financed with the revenues from special taxes, whether provided directly by the Library District or by a third party contracting with the Library District of CFD No. 2020-1, is set forth in Exhibit B to Resolution No. 2020-05.

The financing of the costs of the Authorized Facilities may include, without limitation, the payment of principal of and interest on bonds or other indebtedness together with all direct, indirect, periodic, and/or other related costs (including, without limitation, costs of administering CFD No. 2020-1, levying the special tax and administering the bonds, and establishing and replenishing reserve funds).

4. It is hereby further proposed that, except where funds are otherwise available, a special tax (the "Special Tax") sufficient to finance the Authorized Facilities, Authorized Services and related incidental expenses, secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2020-1, will be levied annually within the boundaries of such CFD No. 2020-1. For further particulars as to the rate and method of apportionment of the proposed Special Tax, reference is made to the attached and incorporated Exhibit C (the "Rate and Method"), which sets forth in sufficient detail the rate and method of apportionment of the Special Tax to allow each landowner or resident within the proposed CFD No. 2020-1 to clearly estimate the maximum amount of Special Tax that such person will have to pay for the Authorized Facilities and Authorized Services.

The maximum amount of Special Tax which may be levied in any fiscal year on parcels within CFD No. 2020-1 which are used for private residential purposes ("Residential Parcels") is specified in the Rate and Method. No portion of the Special Tax shall be levied on Residential Parcels to finance Authorized Facilities after fiscal year 2055-56, or upon an earlier determination as set forth in the Rate and Method. The portion of the Special Tax levied to finance Authorized Services shall be levied as long as the Library District provides the Authorized Services. Under no circumstances will the portion of the Special Tax levied on Residential Parcels in any fiscal year for Authorized Facilities be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD No. 2020-1 by more than 10 percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

A portion of the Special Tax may be prepaid and permanently satisfied in part pursuant to the provisions contained in the Rate and Method.

The Special Tax herein authorized, to the extent possible, shall be collected in the same manner as ad valorem property taxes or in such other manner as the Board or its designee shall determine, including direct billing of the affected property owners. Such Special Tax shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for *ad valorem* taxes. Any Special Tax that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Library District, acting for and on behalf of CFD No. 2020-1.

Pursuant to Government Code Section 53340 and except as provided in Government Code Section 53317.3, properties of entities of the state, federal, and local governments shall be exempt from the levy of the Special Tax.

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 nonexempt property in CFD No. 2020-1, and that lien shall continue in force and effect until the lien is cancelled in accordance with law or until collection of the Special Tax ceases.

5. If, following the public hearing, the Board determines to establish CFD No. 2020-1 and proposes to levy the Special Tax within CFD No. 2020-1, the Board shall then submit the levy of the special taxes to the qualified electors of CFD No. 2020-1. If at least twelve (12) persons, who need not necessarily be the same twelve (12) persons, have been registered to vote within CFD No. 2020-1 for each of the ninety (90) days preceding the close of the public hearing, the vote shall be by registered voters of CFD No. 2020-1, with each voter having one (1) vote. Otherwise, the vote shall be by the landowners of CFD No. 2020-1 who were the owners of record at the close of the subject hearing, with each such landowner or the authorized representative thereof, having one (1) vote for each acre or portion of an acre of land owned within CFD No.2020-1.

Resolution No. 2020-05 contains other provisions which are not summarized above, including the Rate and Method. A complete copy of Resolution No. 2020-05 may be reviewed or obtained at the Library District, by emailing nwinslow@altadenalibrary.org or calling (626) 798-0833 x 103.

NOTICE IS FURTHER GIVEN that at the hearing the testimony of all interested persons or taxpayers, including all persons owning property in the proposed CFD No. 2020-1 for or against the formation of CFD No. 2020-1, the extent of the proposed CFD No. 2020-1, or the financing of the Authorized Facilities, the Authorized Services and related Incidental Expenses, will be heard. If 50 percent (50%) or more of the registered voters, or six registered voters, whichever is more, residing within the territory proposed to be included in the proposed CFD No. 2020-1 and not exempt from the levy of Special Tax, or the owners of one-half or more of the area of the land in said territory, file written protests against the formation of the proposed CFD No. 2020-1, and protests are not withdrawn so as to reduce the value of the protest to less than a majority, no further proceedings to create CFD No. 2020-1 or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the Board. If a majority of protests of the registered voters or of the landowners are only against the furnishing of a specified type or types of Authorized Facilities or Authorized Services within CFD No. 2020-1, or against levying a specified Special Tax, those types of Authorized Facilities, Authorized Services or the specified Special Tax will be eliminated from the resolution of formation establishing CFD No. 2020-1.

SAID PUBLIC HEARING WILL BE HELD BY THE BOARD on July 27, 2020 at 5:00 p.m. at the regular meeting of the Board. The Library District will conduct this meeting pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20. The members of the Board shall participate in this meeting via teleconference. The live stream of the meeting may be viewed by visiting the Library District's YouTube channel at the following URL: <https://www.youtube.com/c/AltadenaLibrary>. Any person who would like to make public comment during the public hearing can call in to (626) 316-0997, or if the line is busy call (626) 316-0625.

Any written comments or petitions to be submitted to the Board must be received by the Library District not less than two (2) hours prior to the public hearing. Written comments or petitions

may be submitted by email to hello@altadenalibrary.org or online at www.altadenalibrary.org/publiccomment. Any person who would like to make public comment during the public hearing can call in to (626) 316-0997, or if the line is busy call (626) 316-0625.

If you wish to challenge the Library District's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Library District at or prior to the public hearing.

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/s/ Jason Capell
Jason Capell
Board Secretary, Altadena Library District