



REPLENISH
— *Big Bear* —

Replenish Big Bear Voting Options

Advisory Vote – Not an Option



Per the San Bernardino County Registrar of Voters, JPA's are not legally authorized to place advisory measures on the ballot.



Registered Voters

- The total number of registered voters is from the 4/14/2024 San Bernardino County Weekly Report of Registration
- This table assumes 1 registered voter per equivalent dwelling unit (EDU) (1:1 ratio)
- The residential EDU numbers do not account for vacant properties
- Approx. 77% of the full-time population over 18 is registered to vote¹
- Only registered voters with taxed properties are eligible to vote for a Community Facilities District/Mello-Roos Tax

Agency	Total Registered Voters	Total Residential EDUs	Voters/ Parcel %
Big Bear City Community Services District	7,481	10,211.5	73%
City of Big Bear Lake	2,849	8,410	34%
Total	10,330	18,621.5	55%

¹U.S. Census Bureau 2022 ACS 5-Year Estimates Table DP05 for Big Bear City (92314) and Big Bear Lake (92315)

Community Facilities District/ Mello-Roos Tax



- Due to the complexity of a Community Facilities District (CFD) special tax measure, there is not sufficient time to prepare the documents for the November ballot
- Too early to estimate cost; dependent upon number of items on the ballot

Community Facilities District/ Mello-Roos Tax Process



- Direction to move forward from the Governing Board
- Prepare Request for Proposals for tax consultant to develop rate and method of apportionment
- Present proposal(s) to Governing Board for selection
- Estimate of 30 – 60 days for tax consultant to prepare documents and information
- Two Governing Board members must “sponsor” the formation of the CFD
- Within 90 days of the request, the Governing Board must adopt a Resolution of Intention that describes the name of the CFD and its boundaries, facilities and services to be financed, special taxes (from tax consultant), sets the public hearing, describes the voting procedure, etc.

Community Facilities District/ Mello-Roos Tax Process (cont.)



- At least 30 days but no more than 60 days after the Resolution is adopted, the majority protest hearing is held; notice is published 7 days prior to the hearing and mailed to all registered voters with taxed properties at least 15 days prior to the hearing
- If more than 50% of the registered voters lodge oral or written protests, the process must stop
- If there is no majority protest, the Governing Board may adopt a Resolution of Formation which finalizes the Governing Board's proceedings and places the measure on the ballot; requires 4/5 vote of Governing Board
- Must have info to San Bernardino County Registrar of Voters 90 days prior to election
- 2/3 voter approval to pass

Community Facilities District/ Mello-Roos Tax Advantages



- Binding on BBARWA
- Language on ballot is approved by the BBARWA Board
- O&M costs would continue to go through existing Member Agency Prop 218 protest hearing process

Community Facilities District/ Mello-Roos Tax Disadvantages



- Typically takes 9-15 months
- 4/5 vote of BBARWA Board to put on ballot
- Results after RBB funds are expended
- Negative public perception; ability to foreclose on property
- Low success rate (ex. Big Bear Fire Measure I)
- Only qualified registered voters with taxed properties can vote (property owners who are not registered to vote here do not get to vote)
- If a yes vote, this binds BBARWA to proceed and pass on the rates but does not bind Member Agencies; Member Agencies may choose to not approve RBB items
- Loss of legislative support; legislative support is key to future grant awards
- A future BBARWA Board may be able to reverse this decision with another ballot measure to repeal

Public Opinion Poll

- Direction to move forward from Governing Board
- Workshop to develop questions, exact timeline to be discussed with poll consultant
- Results sooner than a ballot measure
- Assuming a 5-minute interview, English only, and five questions:
 - A dual mode survey (online and by telephone); contact method includes branded emails, texts, and phone calls:
 - Sample of 150 participants \$13,500
 - Sample of 200 participants \$14,500
 - A dual mode survey (online and by telephone); contact method includes branded emails, texts, branded postcards, and phone calls:
 - Sample of 150 participants \$15,000
 - Sample of 200 participants \$16,250
 - Sample of 250 participants \$17,500

Public Opinion Poll Advantages



- Results can be sooner than mid-December
- BBARWA Board approves polling questions
- Random selection
- Questions have more flexibility than “yes” or “no”, can ask multiple questions, rank priorities, etc.

Public Opinion Poll Disadvantages



- Response rates may be low; expectation of 100 responses at best for a phone only option, 150-200 for dual mode, and postcards could increase the response rate to 250
- Not binding on BBARWA or Member Agencies; Member Agencies may choose to not approve RBB items
- A future BBARWA Board may reverse any decisions based upon the result



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Considerations

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- BBARWA cannot proceed with the WIFIA loan if one or more Member Agencies do not sign the JPA and Operating Agreement Amendments, regardless of the voting option outcome.
- How does this work if the result is “yes”, and one Member Agency does not want to proceed?
- What is the plan if RBB funds are expended before results are received?



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Thank you