



STAFF REPORT
9/11/2024

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve Resolution 2024-52, A Resolution of the City Council of the City of Coachella Adopting a Statement of Goals and Policies for the Use of the Mello-Roos Community Facilities Act of 1982.

STAFF RECOMMENDATION:

Approve Resolution 2024-52, A Resolution of the City Council of the City of Coachella Adopting a Statement of Goals and Policies for the Use of the Mello-Roos Community Facilities District Act of 1982.

BACKGROUND:

Pursuant to California Government Code, the City of Coachella, shall consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 prior to the establishing a new community facilities district under the Act.

The Local Goals and Policies presented as Attachment A to the resolution attached to this Staff Report provide guidance for the City in proceedings to form a CFD, and in issuing bonds secured by special taxes under the Act. The Policies are intended to be general in nature; specific details will depend on the nature of each particular financing. The Policies are intended to comply with Section 53312.7(a) of the Government Code and are subject to amendment by the City Council at any time. In the event these Policies conflict with or are incompatible with any provisions of the Act, the provision of the Act shall control.

DISCUSSION/ANALYSIS:

The Goals and Policies Concerning the use of the Mello-Roos Community Facilities Act of 1982 outlines the financing priorities of any proposed new CFD, the bond financing and credit quality of the CFD, the required disclosures by developers to prospective purchasers, general guidelines of proposed Rate and Method of Apportionments of any given CFD, aggregate tax burden limitations on property subject to CFD special taxes, the option of the City for retaining special consultants to prepare feasibility analysis prior to the formation of a CFD, the city proceedings to form a new CFD, bond financing terms, if any are required, exceptions to the policy, and the fiscal impact of forming a new CFD. Details of the aforementioned are contained in the Goals and Policies.

ALTERNATIVES:

1. Approve the resolution adopting the City's Goals and Policies Concerning the Use of the Mello-Roos Community Facilities Act of 1982.
2. Take no action.
3. Continue this item and provide staff with direction.

FISCAL IMPACT:

None

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as stated above.

Attachments:

1. Resolution No. 2024-52