

TOWN COUNCIL STAFF REPORT

Title: Transit Community Facilities District (CFD) No. 2013-3 Annexation No. 5.

Meeting Date: September 7, 2022

Prepared by: Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Adopt the attached two resolutions to annex property into the Community Facilities District No. 2013-3 (Transit CFD) and declaring the results of the landowner election. Waive the first reading and adopt by title only the attached ordinance authorizing the levy of special taxes in Community Facilities District No. 2013-3.

BACKGROUND:

The Town has received petitions from developers requesting the Town Council complete proceedings to annex the developers' properties into the Mello-Roos Community Facilities District (CFD) 2013-3. The petition requests the Town finance services and improvements with a special tax levied against properties included in the District that allow transient occupancies. The properties include the Yotel project, the Obsidian Phase 2 Remainder parcel, the Villas 3 project, and three additional vacant and unentitled parcels at the corner of Joaquin Rd and Meridian Blvd. The annexation map has been recorded with Mono County as shown in Attachment 6. Town Council has previously adopted a resolution declaring its intention to annex the properties into the CFD and authorizing the levy of special taxes and setting the time and date for this public hearing. Properties are not subject to the tax until an occupancy permit has been issued.

Today's annexation process involves:

- a public hearing to consider adoption of a resolution of annexation;
- special election of landowners. A minimum of 2/3 of votes in favor of annexation are required in order for annexation to proceed;
- adoption of a resolution declaring the election results; and
- adoption of an ordinance levying special taxes.

ATTACHMENTS:

1. Order of Proceedings for Hearing and Subsequent Actions
2. Resolution Annexing Properties
3. Resolution Declaring Results of Landowner Election
4. Annexation Ordinance
5. Amendment No. 5 to Notice of Special Tax Lien
6. Annexation No. 5 Boundary Map