

Mt. Shasta City Council Regular Meeting Agenda

Monday, September 11, 2023, 5:30 p.m.

This meeting will be presented in a hybrid format and can be attended in two ways:
In-Person at the Mt. Shasta City Park Upper Lodge, 1315 Nixon Rd. Mt. Shasta, CA

OR

Online at the following link:

MountShasta.22Ave.tv

For the safety of our staff, the council, and public, we are no longer allowing members of the audience to carry large bags, backpacks, or other items outside of small personal items such as purses or satchels. Only service animals are allowed inside council chambers; nonservice pets are not allowed under any circumstances. Violators will be asked to remove the bag and/or animal, and refusal to do so will be cause for removal from the meeting.

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

Page	Item	STANDING AGENDA ITEMS
	1.	Call to Order and Flag Salute
	2.	Roll call
	3.	Special Presentations: Siskiyou Economic Development Council
	4.	Public Comment: This time is set aside for citizens to address the City Council on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda. If your comments concern an agenda item noted on the regular agenda, please address the Council when that item is open for public comment. Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time. Comments should be limited to matters within the jurisdiction of the City. Council discussion or action cannot be taken on items not listed on the agenda other than to receive comments. If you have documents to present to members of Council, please provide a minimum of seven (7) copies to the Deputy City Clerk. Email Comments may be submitted to the City Clerk’s Office (kjoyce@mtshastaca.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the City Council prior to the meeting. These items will NOT be read into the record.
	5.	Council and Staff Comments
	6.	Committee Updates: a) Downtown Enhancement Advisory Committee b) Library Tax Advisory Committee c) Beautification Committee d) Active Transportation Committee

	CITY COUNCIL BUSINESS
Page	<p>7. Consent Agenda – The City Manager recommends approval of the following Consent Agenda items. All Resolutions and Ordinances on this agenda, or added hereto, shall be introduced or adopted, as applicable, by title only, and the full reading thereof is hereby waived.</p> <ul style="list-style-type: none"> a. Approval of Minutes: August 28, 2023 Regular Meeting b. Approval of Disbursements: Accounts Payable \$955,209.15: Total Gross Payroll and Taxes: For Period Ending 9/7/2023 c. Second Reading of CCO-23-09 Amending Chapter 10.44 Restricted Parking: Eliminating Two-Hour Parking in Specific Locations d. Police Department Monthly Report, August 2023
	<p>8. Enhanced Infrastructure Financing District (EIFD) Resolution of Intention: A resolution of the City Council of the City of Mt Shasta Declaring it’s Intention to Establish an Enhanced Infrastructure Finance District</p> <p><u>Background:</u> <u>Report By:</u> Todd Juhasz, City Manager <u>Recommended Council Action:</u></p>
	<p>9. Discussion and Possible Action: Discussion on Whether to Extend Snow Removal Operations on Mt. Shasta Blvd</p> <p><u>Background:</u> <u>Report By:</u> Ken Kellogg, Public Works Director <u>Recommended Council Action:</u></p>
	<p>10. Discussion and Possible Action: Consideration of an Ordinance Establishing a Minimum Floor Price Law (MFPL) to Help Decrease Tobacco Use</p> <p><u>Background:</u> <u>Report By:</u> Todd Juhasz, City Manager and Robert Gibson, Chief of Police <u>Recommended Council Action:</u></p>

	CITY COUNCIL/STAFF REPORTING PERIOD
	11. Reports Re: Outside Meetings: None
	<p>12. Future Agenda Items and Meetings (Appearing on the agenda within 60-90 days):</p> <ul style="list-style-type: none"> a. Emergency Shelter Ordinance – 9/25/2023 b. Discussion and Possible Action: McCloud Avenue Parking Prohibition – TBD c. Discussion and Possible Action regarding the Active Transportation Committee – TBD d. Approval of Funds to Complete a Survey of Washington Avenue – TBD e. Amendment of Parklet Ordinance - TBD <p>Future Agenda Items Over 90 Days:</p> <ul style="list-style-type: none"> f. Discussion and Possible Action: Review of Chapter 13.95 Extraction and Exportation of Groundwater from the City of Mt. Shasta
	<p>13. Adjourn</p> <p>I, Kathryn Joyce, declare under penalty of perjury that this agenda has been posted at least 72 hours in advance at the Mt. Shasta City Hall, 305 N. Mt. Shasta Blvd, Mt. Shasta, CA, in the glass case and on the City website at www.mtshastaca.gov. Agendas and packets shall be made available at least 72 hours in advance of regular meetings and 24 hours in advance of special meetings on the City’s web site. Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting shall be made available on the City’s web site www.mtshastaca.gov. Availability of Public Records: All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at City Hall located at 305 North Mt. Shasta Blvd.</p> <p>The City of Mt. Shasta does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services. In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 530-326-7516 or kjoyce@mtshastaca.gov as soon as possible. Providing at least 72 hours’ notice will help ensure that reasonable arrangements can be made.</p>

Mt. Shasta City Council Regular Meeting DRAFT Minutes

Monday, August 28, 2023; 5:30 p.m.

City Park Upper Lodge 1315 Nixon Road, Mt. Shasta
Meeting allowed for virtual attendance via ZOOM

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

STANDING AGENDA ITEMS

1. Call to Order and Flag Salute: At the hour of 5:30 p.m. Mayor Clure called the meeting to order and led the audience in the flag salute.

2. Roll Call:
Council Members Present: Redmond, Stackfleth, Collings, Clure. Councilmember Stearns arrived at 5:49 p.m.
Council Members Absent: None

3. Special Presentations: None

4. Public Comment:
David Ream – Read prayer.

5. Council and Staff Comments:
Todd Juhasz, City Manager – Review of Enhanced Infrastructure Financing District resolution of intention to come before Council. Comments regarding flooding during previous storm.

6. Committee Updates: No updates.

- a) Downtown Enhancement Advisory Committee
- b) Library Tax Advisory Committee
- c) Beautification Committee
- d) Active Transportation Committee

CITY COUNCIL BUSINESS

7. Consent Agenda:

COUNCIL ACTION: Approved the following Consent Agenda items. All Resolutions and Ordinances on this agenda, or added hereto, shall be introduced or adopted, as applicable, by title only, and the full reading thereof is hereby waived.

- a. Approval of Minutes: August 14, 2023 Regular Meeting
- b. Approval of Minutes: July 24, 2023 Regular City Council Meeting and July 27, 2023 Special City Council Meeting
- c. Approval of Disbursements: Accounts Payable 8/17/2023: Total Gross Payroll and Taxes: For Period Ending 8/6/2023
- d. Monthly Investment and Financial Report

MOTION TO APPROVE: Stackfleth

SECOND: Redmond

AYES: Redmond, Stackfleth, Collings, Clure

NOES: None

ABSENT: Stearns

ABSTAIN: None

8. Awarding Cleanup Consultant and Administration of Brownfields Environmental Protection Agency (EPA) Cleanup Grant

Muriel Terrell, Finance Director – Review of resolution accepting administration and bid for cleanup activities for the Brownfields site at the Roseburg property.

Clarifying questions from Council.

No public comment.

COUNCIL ACTION: Approve CCR-23-23, Awarding The Administration Of An EPA Brownfield Clean Up Grant To Siskiyou Economic Development In The Amount Of \$149,970 And Awarding The Cleanup Consultant To Geocon In The Amount Of \$375,529, And Authorizing The City Manager To Execute The Agreement

MOTION TO APPROVE: Redmond

SECOND: Stackfleth

AYES: Redmond, Stackfleth, Collings, Clure

NOES: None

ABSENT: Stearns

ABSTAIN: None

9. CALFIRE Volunteer Fire Assistance Grant Acceptance

Cory Burns, Acting Fire Chief – Review of staff report, purpose and amount of grant award.

Clarifying questions from Council.

No public comment.

COUNCIL ACTION: Adopt Resolution CCR-23-24, Approving The Department of Forestry and Fire Protection Agreement #7GF23303.

MOTION TO APPROVE: Redmond

SECOND: Stackfleth

AYES: Redmond, Stackfleth, Collings, Clure

NOES: None

ABSENT: Stearns

ABSTAIN: None

10. Small Disadvantaged Community State Revolving Grant Fund Application - Mt. Shasta

Todd Juhasz, City Manager – Review of staff report, grant application for stormwater projects.

Clarifying questions from Council and discussion.

No public comment.

COUNCIL ACTION: Authorize Resolution CCR-23-25 Entering Into A Funding Agreement With The State Water Resources Control Board And Authorizing And Designation The City Manager Or Designee As The Signatory For The Mt. Shasta Storm Drainage Improvement Projects

MOTION TO APPROVE: Redmond

SECOND: Stackfleth

AYES: Redmond, Stackfleth, Collings, Stearns, Clure

NOES: None

ABSENT: None

ABSTAIN: None

11. First Reading of Ordinance CCO-23-XX Amending Chapter 10.44 Restricted Parking: Eliminating Two-Hour Parking in Specific Locations

Robert Gibson, Chief of Police – Review of staff report, proposed amendments to the Municipal Cod, Business Improvement District location, off-street parking requirements.

Clarifying questions from Council and Council comments.

Nancy Gandrau – Comments about July Council meeting and location of business in the downtown business district. Comments in opposition to removal of two-hour parking requirements, comments about incomplete stops at stop sign near business. Comments stating that the two-hour parking sign has been removed.

Debbie Castro – Comments in opposition of removal of two-hour parking requirements, comments regarding trucks and trailers parking in the area.

David Ream – Comments regarding recent removal of signage.

Council comments and discussion.

COUNCIL ACTION: Approve the first reading of the proposed Ordinance amendments to Mount Shasta Municipal Code Section 10.44.080 Parking Restricted, by title only, and move the Ordinance to a second reading and adoption.

MOTION TO APPROVE: Redmond

SECOND: Stackfleth

AYES: Redmond, Stackfleth, Clure

NOES: Stearns, Collings

ABSENT: None

ABSTAIN: None

12. Discussion and Possible Action: Consideration of an Ordinance Establishing a Minimum Floor Price Law (MFPL) to Help Decrease Tobacco Use

Todd Juhasz, City Manager – Review of item, proposed program to reduce adolescent tobacco use. Review of model ordinance, various points.

Clarifying questions from Council.

Steve Bryan, Community Resource Center – Review of statistics related to tobacco use.

Clarifying questions from Council.

Caitlyn Gannon, Community Engagement Coordinator – Review of facts from previous presentation, review of assistance available through the program.

Questions from Council and Council discussion.

COUNCIL ACTION: Continue the item for more information.

MOTION TO APPROVE: Stearns

SECOND: Collings

AYES: Stearns, Collings, Clure

NOES: Redmond, Stackfleth

ABSENT: None

ABSTAIN: None

13. Reports on Outside Meetings: Mayor Pro Tem Stackfleth reviewed his attendance at a recent Collier Interpretive and Information Center board meeting.

14. Future Agenda Items (Appearing on the agenda within 60-90 days):

COUNCIL ACTION: Reviewed items a through f. Item added: Snow removal operations on South Mt. Shasta Boulevard

- a. Emergency Shelter Ordinance – 9/2023
- b. Discussion and Possible Action: McCloud Avenue Parking Prohibition – TBD
- c. Discussion and Possible Action regarding the Active Transportation Committee – TBD
- d. Approval of Funds to Complete a Survey of Washington Avenue – TBD
- e. Amendment of Parklet Ordinance - TBD

Future Agenda Items Over 90 Days:

- f. Discussion and Possible Action: Review of Chapter 13.95 Extraction and Exportation of Groundwater from the City of Mt. Shasta

15. Adjourn: There being no further business, the meeting was adjourned at 6:55 p.m.

Respectfully Submitted By: Kathryn M. Joyce, Administrative Assistant/Deputy City Clerk

City Council Agenda Item #7c
Staff Report

Meeting Date: September 11, 2023
To: Mayor and City Council
From: Muriel Howarth Terrell, Finance Director
Subject: Approval of Warrants and Payroll

	Regular
x	Consent
	Closed
	Presentation

Recommendation:

Staff requests the Mayor and City Council Approve warrants paid including payroll benefits and withholding, and payroll distribution, in the amount of \$955,209.15.

Background & Summary:

Approval of Check Numbers 51025-51145	\$ 661,150.70
Total Payroll Distribution	\$ 167,892.75
Total EFTPS – CalPERS, Nationwide	\$ 47,102.78
Total Payroll EFTPS Taxes	<u>\$ 79,062.92</u>
	\$ 955,209.15

Financial Impact:

Expenditures are consistent with the Budget that the City Council has adopted.

Attachments:

- 1.) Check Registers – 8/24/23, 8/29/23, 9/8/23
- 2.) ACH Payroll Distribution – 8/24/23, 9/7/23
- 3.) EFTPS Reports – 8/24/23, 9/7/23

Check Register Report

Fiscal Year 2023-2024

Date: 08/24/2023

Time: 1:28 pm

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City of Mt. Shasta

BANK: TRI COUNTIES BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
TRI COUNTIES BANK Checks								
51025	08/24/23	Printed			10021	ANGIE ACEVES	COVID SUBSISTENCE	550.00
51026	08/24/23	Printed			10022	JOSE LUIS ACEVES	COVID SUBSISTENCE	450.00
51027	08/24/23	Printed			10185	ALDER ACRES RV & MH PARK LLC	COVID SUBSISTENCE	475.00
51028	08/24/23	Printed			12213	CAL-ORE COMMUNICATIONS	COVID SUBSISTENCE	142.85
51029	08/24/23	Printed			12444	CARLA CHARRAGA	COVID SUBSISTENCE	950.00
51030	08/24/23	Printed			12504	CIRRUS PROPERTY MANAGEMENT	COVID SUBSISTENCE	1,000.00
51031	08/24/23	Printed			12540	CITY OF MONTAGUE	COVID SUBSISTENCE	112.32
51032	08/24/23	Printed			12558	CITY OF TULELAKE	COVID SUBSISTENCE	206.10
51033	08/24/23	Printed			12560	CITY OF WEED	COVID SUBSISTENCE	75.80
51034	08/24/23	Printed			12580	CITY OF YREKA	COVID SUBSISTENCE	298.11
51035	08/24/23	Printed			13215	GREG DINGER	COVID SUBSISTENCE	2,310.90
51036	08/24/23	Printed			14036	EMERALD POINTE ESTATES LLC	COVID SUBSISTENCE	1,177.20
51037	08/24/23	Printed			16076	ERICH GISLER	COVID SUBSISTENCE	1,250.00
51038	08/24/23	Printed			16081	GO TIME INVESTMENTS	COVID SUBSISTENCE	619.00
51039	08/24/23	Printed			17062	SARAH L HARVEY	COVID SUBSISTENCE	750.00
51040	08/24/23	Printed			17102	HERITAGE ENTERPRISES &	COVID SUBSISTENCE	2,415.23
51041	08/24/23	Printed			17172	HOTSHOTS, INC.	COVID SUBSISTENCE	863.20
51042	08/24/23	Printed			17168	HUGHES NETWORK SYSTEMS	COVID SUBSISTENCE	84.98
51043	08/24/23	Printed			20009	KARUK HOMES 1	COVID SUBSISTENCE	4,775.00
51044	08/24/23	Printed			20007	KARUK TRIBE HOUSING AUTHORITY	COVID SUBSISTENCE	1,524.61
51045	08/24/23	Printed			201068	DOUGLAS M. LARSON	COVID SUBSISTENCE	900.00
51046	08/24/23	Printed			22146	MEAN GENE'S GAS, INC	COVID SUBSISTENCE	439.73
51047	08/24/23	Printed			24001	OAKRIDGE MHP LLC	COVID SUBSISTENCE	570.37
51048	08/24/23	Printed			25080	PACIFIC POWER & LIGHT	COVID SUBSISTENCE	2,905.72
51049	08/24/23	Printed			27034	RANDOM INVESTMENTS LLC	COVID SUBSISTENCE	595.00
51050	08/24/23	Printed			27033	RIGO RASCON	COVID SUBSISTENCE	400.00
51051	08/24/23	Printed			27152	RIGHTPATH SERVICING	COVID SUBSISTENCE	1,260.10
51052	08/24/23	Printed			27151	SCOTT RONNIE	COVID SUBSISTENCE	800.00
51053	08/24/23	Printed			27146	ROOT AUTOMATION	COVID SUBSISTENCE	40.98
51054	08/24/23	Printed			27874	ELEANOR SAENZ	COVID SUBSISTENCE	900.00
51055	08/24/23	Printed			28078	SELECT PORTFOLIO SERVICING INC	COVID SUBSISTENCE	837.75
51056	08/24/23	Printed			28176	SHASTA COURTYARDS ESTATES LLC	COVID SUBSISTENCE	5,515.00
51057	08/24/23	Printed			28201	SHASTA HORIZON MHPS LLC	COVID SUBSISTENCE	651.67
51058	08/24/23	Printed			28946	SISKIYOU TELEPHONE CO	COVID SUBSISTENCE	54.05
51059	08/24/23	Printed			28824	J.D. STROPLE	COVID SUBSISTENCE	1,000.00
51060	08/24/23	Printed			29160	TOWN OF FORT JONES	COVID SUBSISTENCE	112.50
51061	08/24/23	Printed			30084	US BANK	COVID SUBSISTENCE	882.53
51062	08/24/23	Printed			29997	USDA-RD	COVID SUBSISTENCE	879.94
51063	08/24/23	Printed			31051	VYVE	COVID SUBSISTENCE	728.38
51064	08/24/23	Printed			32220	LEO WINTERS	COVID SUBSISTENCE	500.00

Total Checks: 40

Checks Total (excluding void checks):

40,004.02

Total Payments: 40

Bank Total (excluding void checks):

40,004.02

Total Payments: 40

Grand Total (excluding void checks):

40,004.02

Check Register Report

Fiscal Year 2023-2024

Date: 08/29/2023

Time: 10:55 am

Page: 1

City of Mt. Shasta

BANK: TRI COUNTIES BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
TRI COUNTIES BANK Checks								
51065	08/29/23	Printed			10229	AMAZON CAPITAL SERVICES	Return- Parts PW8	12.22
51066	08/29/23	Printed			11156	YOLANDE DIEDRE BELL	Library cleaning Aug 22	120.30
51067	08/29/23	Printed			12749	CORDICO PSYCHOLOGICAL CORP	Pre-Emp Psych Eval S. Hopkins	500.00
51068	08/29/23	Printed			12853	JAMES CROSS	Credit Refund BSTS-906-10	34.74
51069	08/29/23	Printed			15221	FRIENDS OF THE MT SHASTA	Reimbursement for expenses and payroll 2023-2024	874.54
51070	08/29/23	Printed			17048	SHAUNA HARTE	Refund deposit- MCLD-503-01	150.00
51071	08/29/23	Printed			18037	INSTRUMENT TECHNOLOGY CORP	Repairs- water and sewer locating equipment	405.65
51072	08/29/23	Printed			20123	DAVID KNOWLES	Business License refund S0125	89.00
51073	08/29/23	Printed			21065	LANDSTAR RANGER, INC.	WWTP Sulfur Dioxide	1,300.00
51074	08/29/23	Printed			21062	LEAGUE OF CALIFORNIA CITIES	5/19/23 Meeting- Juhasz	35.00
51075	08/29/23	Printed			21169	PIERCE LOBBAN	2023-24 work clothing reimb #2	32.15
51076	08/29/23	Printed			22343	MT. SHASTA POINT S TIRE & AUTO	Flat Repair #295	134.95
51077	08/29/23	Printed			22352	MUNICIPAL EMERGENCY SERVICES	SCBA Flow Test	2,010.87
51078	08/29/23	Printed			24000	OFFICE DEPOT	Office Supplies- PD & CH	77.28
51079	08/29/23	Printed			11140	PACE ANALYTICAL SERVICES LLC	Water lab services	1,481.36
51080	08/29/23	Printed			25080	PACIFIC POWER & LIGHT	Aug 23 Parker Plaza	4,093.96
51081	08/29/23	Printed			28338	SISKIYOU COUNTY AIR POLLUTION	Annual permit fee - emergency backup generator	77.28
51082	08/29/23	Printed			11380	SJ DENHAM-MT. SHASTA	PD- New 2023 1500 RAM	54,109.88
51083	08/29/23	Printed			28815	STERLING HEALTH ADMINISTRATION	8/24/2023 HSA Deductions	290.00
51084	08/29/23	Printed			28813	HUNTER STOCK	Refund UB Deposit SPRG-712-02	150.00
51085	08/29/23	Printed			29011	TEAMSTERS LOCAL 137	Aug 23 Misc Union Dues	1,855.68
51086	08/29/23	Printed			30004	U.S. BANK EQUIPMENT FINANCE	Sept 23 pd copier maintenance	191.66
51087	08/29/23	Printed			30007	USA BLUE BOOK	WWTP- Settleometer Kit	285.90
51088	08/29/23	Printed			31055	CARLOS VARGAS	Credit Refund OMCL-300-28	138.63
51089	08/29/23	Printed			32140	WESTERN BUSINESS PRODUCTS	Copier maint & extra copies	1,587.49
Total Checks: 25							Checks Total (excluding void checks):	70,038.54
Total Payments: 25							Bank Total (excluding void checks):	70,038.54
Total Payments: 25							Grand Total (excluding void checks):	70,038.54

Check Register Report

Fiscal Year 2022-2023

Date: 08/29/2023

Time: 11:25 am

Page: 1

City of Mt. Shasta

BANK: TRI COUNTIES BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
TRI COUNTIES BANK Checks								
51090	08/29/23	Printed			15221	FRIENDS OF THE MT SHASTA	Reimbursement for expenses & payroll 2022-2023	6,958.92
51091	08/29/23	Printed			16180	GREAT NORTHERN CORPORATION	Jun 23 20-CDBG-CV2-3-00106	2,592.33
51092	08/29/23	Printed			16203	GREEN DOT TRANSPORTATION	Transportation Grant Assistance	5,100.75
51093	08/29/23	Printed			29140	TIMBERWORKS	Sewer Interceptor Improvement May 2023	253,847.61
					Total Checks: 4		Checks Total (excluding void checks):	268,499.61
					Total Payments: 4		Bank Total (excluding void checks):	268,499.61
					Total Payments: 4		Grand Total (excluding void checks):	268,499.61

Check Register Report

Fiscal Year 2023-2024

Date: 09/08/2023

Time: 8:20 am

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City of Mt. Shasta

BANK: TRI COUNTIES BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
TRI COUNTIES BANK Checks								
51094	09/08/23	Printed			15194	22ND AVENUE ENTERTAINMENT	Sep 23 Hybrid Public Meeting	3,195.00
51095	09/08/23	Printed			10229	AMAZON CAPITAL SERVICES	Charger for FD utility truck	27.94
51096	09/08/23	Printed			10338	APEX TECHNOLOGY MANAGEMENT	2023-2024 Wireless Cloud Service	7,511.23
51097	09/08/23	Printed			25050	AT&T	Aug 23 phone & fax service	547.43
51098	09/08/23	Printed			11156	YOLANDE DIEDRE BELL	Library cleaning Sep 5	240.60
51099	09/08/23	Printed			12213	CAL-ORE COMMUNICATIONS	Aug 23 phone & internet serv	1,539.26
51100	09/08/23	Printed			12200	CALIFORNIA SAFETY COMPANY	Sep 23 Shop alarm service	225.00
51101	09/08/23	Printed			12551	CITY OF MT SHASTA	Sep 23 Library Utilities	306.75
51102	09/08/23	Printed			12618	CODE PUBLISHING INC	Muni code web update	94.00
51103	09/08/23	Printed			12640	COLONIAL LIFE & ACCIDENT INSUR	Sep 23 life/accident insurance	372.34
51104	09/08/23	Printed			12842	CROWN MOTORS	Parts PW7- returned	83.81
51105	09/08/23	Printed			13064	DE LAGE LANDEN	Annual property tax admin fee	93.82
51106	09/08/23	Printed			13071	DELTA HEALTH SYSTEMS	Sep 23 health insurance	35,160.00
51107	09/08/23	Printed			13160	DEPT OF MOTOR VEHICLES	Sales tax for police truck 2023 Chevy prop 64 cohort 3	3,560.00
51108	09/08/23	Printed			15010	FASTENAL COMPANY	Supplies- Shop and FD	601.89
51109	09/08/23	Printed			16030	GATEHOUSE MEDIA CALIFORNIA	Notice of Public Hearing- Vacation of Field St	1,270.10
51110	09/08/23	Printed			16180	GREAT NORTHERN CORPORATION	Jul 23 20-CDBG-CV2-3-00094	30,110.43
51111	09/08/23	Printed			17037	HARDY DIAGNOSTICS	WWTP lab supplies	1,158.79
51112	09/08/23	Printed			17100	HEATON STEEL & SUPPLY	Steel	221.26
51113	09/08/23	Printed			17118	GABRIEL HERNANDEZ RAMIREZ	Mileage - Water class and test	99.56
51114	09/08/23	Printed			17122	HOFFCO SIGNS & INDUSTRIAL	New logos/ lettering- FD Vehicles	529.15
51115	09/08/23	Printed			18063	INTERSTATE BATTERY	Battery - PD 18	169.65
51116	09/08/23	Printed			20003	JONES CARPET CLEANING &	Aug 23 cleaning services	800.00
51117	09/08/23	Printed			20063	KENNYS LOCK SHOP	Door Repair- Library	605.15
51118	09/08/23	Printed			20096	KATHLEEN KING	Refund STR permit fee and inspection fee	396.00
51119	09/08/23	Printed			22071	MENDES SUPPLY COMPANY	Toilet paper & paper towels CH & PW	376.52
51120	09/08/23	Printed			22133	MEYERS POLICE K-9 TRAINING LLC	Aug 23 K-9 training	700.00
51121	09/08/23	Printed			28120	NAPA AUTO PARTS	Aug 23 equipment parts	1,757.02
51122	09/08/23	Printed			24000	OFFICE DEPOT	Office supplies- FD	338.25
51123	09/08/23	Printed			24007	OHD, LLLP	Qfit Annual Calibration	935.00
51124	09/08/23	Printed			24033	OREILLY AUTOMOTIVE INC	Aug 23 equipment parts	20.40
51125	09/08/23	Printed			11140	PACE ANALYTICAL SERVICES LLC	Water lab services	374.82
51126	09/08/23	Printed			25020	PACE ENGINEERING INC	Aug 23 Water Dist Syst Impro	75,082.06
51127	09/08/23	Printed			25080	PACIFIC POWER & LIGHT	Sep 23 Pine Flash	138.78
51128	09/08/23	Printed			25120	PERSONNEL PREFERENCE INC	Credit Check- A. Hobbs	25.00
51129	09/08/23	Printed			25126	PETERSON MACHINERY CO	PW# 22 Parts	214.88
51130	09/08/23	Printed			25121	PITNEY BOWES INC	Postage meter Lease	179.02
51131	09/08/23	Printed			25160	POSTMASTER	Bulk mail permit reimbursement	1,800.00
51132	09/08/23	Printed			25501	PRECISION EMPRISE LLC	Sidewalk Assessment	1,127.12
51133	09/08/23	Printed			27000	RAMSHAW'S ACE HARDWARE INC	Aug 23 misc supplies	467.82
51134	09/08/23	Printed			28560	SISKIYOU OPPORTUNITY CENTER	Aug 23 city yard janitorial	887.50
51135	09/08/23	Printed			28272	JOHNSON SIVONGSA	Mileage - Water class and test	99.56
51136	09/08/23	Printed			28594	SMITH BUILDING SERVICES LLC	Aug 23 Building Inspector serv	5,944.67
51137	09/08/23	Printed			32060	SOLANOS INC	Aug 23 misc supplies	1,130.70
51138	09/08/23	Printed			28640	SOUSA READY MIX LLC	Ready Mix	7,806.93
51139	09/08/23	Printed			28686	MICHAEL STASZEL DO	S. Hopkins- work physical	125.00

Check Register Report

Fiscal Year 2023-2024

Date: 09/08/2023

Time: 8:20 am

Page: 2

City of Mt. Shasta

BANK: TRI COUNTIES BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
TRI COUNTIES BANK Checks								
51140	09/08/23	Printed			28800	STATE WATER RESOURCES	D2 Exam Fee - G. Hernandez Ramirez re-exam	45.00
51141	09/08/23	Printed			28800	STATE WATER RESOURCES	D2 Exam Fee - J. Sivongsa re-exam #2	45.00
51142	09/08/23	Printed			29169	STATEWIDE TRAFFIC SAFETY &	Traffic safety- Street Stripin materials	716.80
51143	09/08/23	Printed			28815	STERLING HEALTH ADMINISTRATION	9/7/2023 HSA Deductions	290.00
51144	09/08/23	Printed			29195	TRC	Aug 23 Admin/Planning Service	4,144.24
51145	09/08/23	Printed			28857	USA WASTE OF CALIFORNIA INC	Aug 23 bin rental fees	88,917.28

Total Checks: 52

Checks Total (excluding void checks):

282,608.53

Total Payments: 52

Bank Total (excluding void checks):

282,608.53

Total Payments: 52

Grand Total (excluding void checks):

282,608.53

Jodi Polk

From: Tri Counties Bank <tricoties@olbanking.com>
Sent: Wednesday, August 23, 2023 11:30 AM
To: Jodi Polk
Subject: Tri Counties Bank - ACH Payment Status Change Notification

ACH Notification



Report Date/Time 08/23/23 11:30:06 PDT

This transaction has been successfully completed.

Transaction Number: ACH-00961283

ACH Company: City Mt Shasta

Company Entry Description: ACHTRANS

Payment Date: 08/24/2023

Total Credits: \$86,022.82 (46)

Total Debits: \$0.00 (0)

Status: Completed

Jodi Polk

From: Tri Counties Bank <tricoties@olbanking.com>
Sent: Wednesday, September 6, 2023 3:05 PM
To: Jodi Polk
Subject: Tri Counties Bank - ACH Payment Status Change Notification

ACH Notification



Report Date/Time 09/06/23 15:05:14 PDT

This transaction has been successfully completed.

Transaction Number: ACH-00975884

ACH Company: City Mt Shasta

Company Entry Description: ACHTRANS

Payment Date: 09/07/2023

Total Credits: \$81,869.93 (51)

Total Debits: \$0.00 (0)

Status: Completed

CalPERS Electronic Funds Transfer

Date: 8/23/2023

CalPERS ID: 6941008066
Employer: City of Mt Shasta

Fiscal Year: 2023/2024

Service Period:
08/07/2023-08/20/2023**Contribution for Defined Benefit - CalPERS**

Rate Plan	Type	Amount Outstanding	Amount Paid
Rate Plan 925	Member Contributions		825.51
Miscellaneous	Employer Contributions		1,425.17
	Total		\$2,250.68
Rate Plan 926	Member Contributions		221.89
Safety - Fire	Employer Contributions		504.03
	Total		\$725.92
Rate Plan 927	Member Contributions		531.81
Safety - Police	Employer Contributions		1,203.20
	Total		\$1,735.01
Rate Plan 25861	Member Contributions		1,691.72
Safety - Fire New	Employer Contributions		1,665.87
	Total		\$3,357.59
Rate Plan 25862	Member Contributions		2,024.74
Safety - Police New	Employer Contributions		1,993.83
	Total		\$4,018.57
Rate Plan 27429	Member Contributions		4,032.75
Miscellaneous New	Employer Contributions		3,996.32
	Total		\$8,029.07
	Total		<u>\$20,116.84</u>

Contribution for 457 Supplemental Income Plan - CalPERS

SIP Plan ID 450083	Member Contributions	500.00
	Total	<u>\$500.00</u>
	Grand Total	<u>\$20,616.84</u>



Contact us at 1-877-496-1630 or NRSPlan@nationwide.com.

FastPay

Payroll detail payment submission

Plan name	MOUNT SHASTA457 PLAN & TRUST
Plan number	0041004001
Pay Center	MOUNT SHASTA457 PLAN & TRUST
Submission date	08-24-2023
Submission time	7:10:15 AM
Pay date	08-24-2023
Payment amount	\$2,925.00
DebitACH account	Checking
Bank routing number	*****5045
Bank account number	*****0938
Debit account type	Checking
DebitACH draft date	08-25-2023

XXXXXXXXXX

CalPERS Electronic Funds Transfer

Date: 9/8/2023

CalPERS ID: 6941008066
Employer: City of Mt Shasta

Fiscal Year: 2023/2024

Service Period:
08/21/2023-09/03/2023**Contribution for Defined Benefit - CalPERS**

Rate Plan	Type	Amount Outstanding	Amount Paid
Rate Plan 925	Member Contributions		825.51
Miscellaneous	Employer Contributions		1,425.17
	Total		\$2,250.68
Rate Plan 926	Member Contributions		221.89
Safety - Fire	Employer Contributions		504.03
	Total		\$725.92
Rate Plan 927	Member Contributions		531.81
Safety - Police	Employer Contributions		1,203.20
	Total		\$1,735.01
Rate Plan 25861	Member Contributions		1,691.72
Safety - Fire New	Employer Contributions		1,665.87
	Total		\$3,357.59
Rate Plan 25862	Member Contributions		2,033.06
Safety - Police New	Employer Contributions		2,002.02
	Total		\$4,035.08
Rate Plan 27429	Member Contributions		4,034.04
Miscellaneous New	Employer Contributions		3,997.62
	Total		\$8,031.66
	Total		<u>\$20,135.94</u>

Contribution for 457 Supplemental Income Plan - CalPERS

SIP Plan ID 450083	Member Contributions	500.00
	Total	<u>\$500.00</u>
	Grand Total	<u>\$20,635.94</u>



FastPay

Payroll
detail
payment
submission

Plan name	MOUNT SHASTA457 PLAN & TRUST
Plan number	0041004001
Pay Center	MOUNT SHASTA457 PLAN & TRUST
Submission date	09-08-2023
Submission time	6:19:06 AM
Pay date	09-07-2023
Payment amount	\$2,925.00
DebitACH account	Checking
Bank routing number	*****5045
Bank account number	*****0938
Debit account type	Checking
DebitACH draft date	09-11-2023

FEDERAL PAYROLL TAX PAYMENT (EFTPS-941)

PAYROLL PERIOD ENDING:	08/20/23
PAYROLL DATE:	08/24/23

ACCOUNT NAME:	ACCT.#	AMOUNT
SOCIAL SECURITY	11-000-2110	\$15,718.72
MEDICARE	11-000-2110	\$3,676.16
FED. WITHHOLDING	11-000-2120	\$16,034.89
TOTAL DEPOSIT:		\$35,429.77

EFTPS CONFIRMATION NO:	83667726
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EFTPS BANK DEBIT DATE:	8/29/2023
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APPROVED: *M Lence*

STATE PAYROLL TAX PAYMENT (EDD)

PAYROLL PERIOD ENDING: 08/20/23
 PAYROLL DATE: 08/24/23

ACCOUNT NAME:	ACCT.#	AMOUNT
STATE WITHHOLDING	11-000-2130	\$4,147.86
STATE DISABILITY INS	11-000-2140	\$1,040.27
TOTAL DEPOSIT:		\$5,188.13

EDD CONFIRMATION # (STATE): 7298119

EDD CONFIRMATION # (SDI): 7298124

EDD BANK DEBIT DATE: 8/29/2023

APPROVED: *M. Ferrell*

FEDERAL PAYROLL TAX PAYMENT (EFTPS-941)

PAYROLL PERIOD ENDING: 09/03/23
 PAYROLL DATE: 09/07/23

ACCOUNT NAME:	ACCT.#	AMOUNT
SOCIAL SECURITY	11-000-2110	\$14,993.70
MEDICARE	11-000-2110	\$3,506.64
FED. WITHHOLDING	11-000-2120	\$15,087.98
TOTAL DEPOSIT:		\$33,588.32

EFTPS CONFIRMATION NO: 25646157

EFTPS BANK DEBIT DATE: 9/12/2023

APPROVED: 

STATE PAYROLL TAX PAYMENT (EDD)

PAYROLL PERIOD ENDING: 09/03/23
 PAYROLL DATE: 09/07/23

ACCOUNT NAME:	ACCT.#	AMOUNT
STATE WITHHOLDING	11-000-2130	\$3,845.06
STATE DISABILITY INS	11-000-2140	\$1,011.64
TOTAL DEPOSIT:		\$4,856.70

EDD CONFIRMATION # (STATE): 7338140

EDD CONFIRMATION # (SDI): 7338149

EDD BANK DEBIT DATE: 9/12/2023

APPROVED: *M. Senoel*

City Council Agenda Item # 8
Staff Report

Meeting Date: 9/11/2023

To: Mayor and City Council

From: Todd Juhasz, City Manager

Subject: Enhanced Infrastructure Finance District
Resolution of Intention

X	Regular
	Consent
	Closed
	Presentation

RECOMMENDATION:

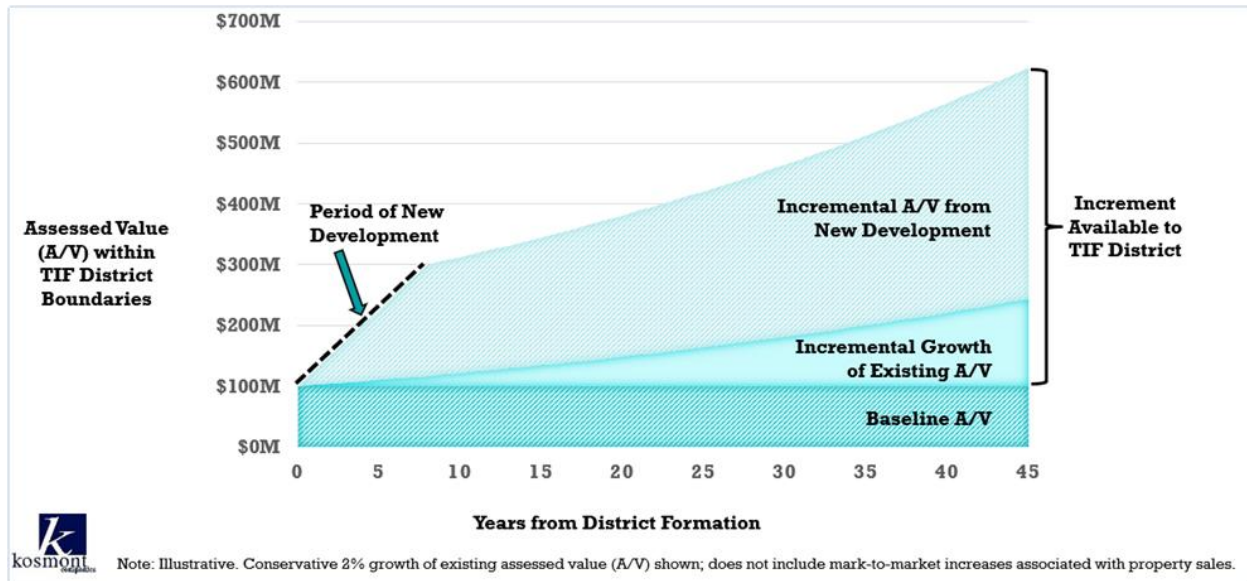
That the City Council:

1. Adopt Resolution 2023-26, a Resolution declaring its intention to establish the Mount Shasta Enhanced Infrastructure Financing District (EIFD) and establishing the Mount Shasta EIFD Public Financing Authority (PFA); and
2. Approve the organization of the Public Financing Authority Board, which would consist of three Council Members and two members of the public, and in the scenario where the County of Siskiyou participates in the EIFD, two Council Members, one County Supervisor, one member of the public appointed by the City Council, and one member of the public appointed by the County Board of Supervisors; and,
3. Find that the adoption of the Resolution of Intention and establishment of the Public Financing Authority are exempt from the California Environmental Quality Act (“CEQA”) as these actions do not constitute a “project” pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5), and that these actions are also exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

BACKGROUND:

An Enhanced Infrastructure Finance District (“EIFD”) is a governmental entity that may be established by a City, County, or through a partnership between the two, that uses future incremental revenue from existing tax rates to help fund and complete public capital facilities and infrastructure projects, as well as other specified projects of communitywide significance, that provide a significant benefit to the properties within the EIFD as well as the surrounding community. EIFDs are funded by capturing all or a portion of the future property tax increment revenue (i.e., the difference in property taxes owed prior to and post establishment of the EIFD) generated within the boundaries of the district. The EIFD may finance projects through the issuance of bonds or under a “pay-go” model where money is spent as it is collected (the proposed Mount Shasta EIFD would not be anticipated to issue bonds). The requirements for the City’s establishment of an EIFD are set forth in California Government Code Sections 53398.50, and following (referred to as the “EIFD Law”). The following

chart illustrates how tax increment financing (TIF) captures that new revenue from new development into the EIFD (note these dollars are for illustrative purposes only):



In 2021, the US EDA awarded the City a grant to study the formation of an EIFD that would encompass specific project areas needing infrastructure investment to catalyze private sector investment. The City, supported by the Siskiyou EDC, then procured the services of Kosmont Companies through a competitive procurement process.

A presentation was provided to the City Council on September 12, 2022 to provide City Council and interested parties an opportunity to discuss EIFDs, and for Council to provide direction to staff as may be deemed appropriate. The City Council provided direction to further explore EIFDs as another tool for the City, including outreach to the County of Siskiyou regarding potential partnership in the EIFD.

At a County Board of Supervisors meeting on August 8, 2023, the Board provided direction to County staff to collaborate with City staff and consultant firm Kosmont Companies on next steps for potential implementation of an EIFD.

DISCUSSION:

As part of the next steps of the EIFD process, a Resolution of Intention (ROI) will need to be adopted for allow for the formation steps to occur, which will include additional opportunities for the public to comment. The adoption of the City Council's ROI, which is provided as an attachment, will provide for the following:

1. Preliminary boundaries of the EIFD. The proposed EIFD boundaries are noted in color in Exhibit A of the Resolution of Intention. Though the exact boundaries of the EIFD are subject to further review and refinement as the formation process continues, the current boundary is focused on properties with potential for new development or rehabilitation. The land included

in these boundaries totals approximately 466 acres (approximately 19% of citywide acreage) and approximately \$10 million in existing assessed property value (which currently only represents approximately 3% of citywide assessed value).

2. The public facilities and development proposed to be financed by the EIFD. The activities listed under the Resolution of Intention include all eligible activities under the EIFD legislation and are listed in Exhibit B to the Resolution of Intention (more specific projects will be delineated in the required Infrastructure Financing Plan prior to the district formation).
3. Use of Incremental Tax Revenue. The ROI anticipates that portion of the City property tax increment revenue generated within the EIFD will be allocated to the EIFD. Previous discussions to date have contemplated allocation of 50% of incremental property tax to the EIFD, with the remaining 50% allowed to flow to the General Fund. The exact amounts will be determined and confirmed in future resolutions adopted by the City Council.
4. In the future, should another taxing entity such as the County of Siskiyou participate in the EIFD, a portion of that taxing entity's property tax increment revenue will also be contributed to the EIFD. The exact percentage of tax increment recommended to be contributed by the City and County are still being analyzed, and that final decision will be made by the City Council (and potentially the County Board of Supervisors) at hearings toward the end of the formation process.
5. Establishes a Public Financing Authority to serve as the governing board of the EIFD. The PFA membership is comprised initially of three members of the City Council and two public members. Alternate Board members will also be appointed to represent the City Council in the absence of a regular member.
6. If another taxing entity wishes to participate in the EIFD after the initial formation (such as the County of Siskiyou), the PFA membership will be revised to include members from that new entity in accordance with the resolution.
7. Sets a time and place for the first public hearing on the EIFD to be conducted by the Public Financing Authority. The first public hearing TBD. Likely scheduled in February 2024. in the City Hall Council Chambers.

Approval of the Resolution of Intention and subsequent appointment to the PFA will begin a series of activities that will take place over the next several months, primarily by the PFA Board. The following schedule outlines the various key tasks and milestones in the formation process. As the schedule indicates, the final City Council approvals follow later in *Spring to Summer of 2024*:

Task	Target Date	Notes
EIFD Intro Presentation to City Council	September 2022	Complete

Enhanced Infrastructure Financing District Resolution of Intent

City Council Meeting of September 11th, 2023

Page 4

Discussions with County Board of Supervisors	June and August 2023	Complete
City Council Resolution of Intention	Sept, 25 th 2023	September 25 th , 2023
County Board of Supervisors Resolution of Intention	TBD	
Initial meeting of PFA	November 2023	PFA will review the EIFD, adopt bylaws, direct the preparation of the draft Infrastructure Financing Plan (IFP)
PFA meets to review draft IFP	January 2024	
Presentation to Planning Commission on EIFD and draft Infrastructure Financing Plan (IFP)	Jan/Feb 2024	Statute requires that the Planning Commission be informed about the IFP and review the CEQA documentation
PFA holds Public Hearing #1	February 2024	Written and oral comments taken on IFP; no action taken
Consideration by the City Council to adopt the resolution approving the IFP and allocation of property tax increment	March 2024	
PFA holds Public Hearing #2	April 2024	Written and oral comments taken on IFP; opportunity to revise IFP or terminate EIFD
PFA holds Public Hearing #3	May 2024	Majority protest opportunity; other adopt resolution approving IFP and forming EIFD

The Infrastructure Financing Plan (IFP) referenced in the timeline above becomes the roadmap for the work to be accomplished by the EIFD. The IFP will analyze the tax increment anticipated to be generated by the properties in the EIFD boundary, consider the cost of various infrastructure options to be considered for investment, evaluate the bonding capacity created by the tax increment generated, and provide a plan for how the EIFD will capture tax increment to fund infrastructure investments. The IFP contents are currently under development and will be provided in draft format to the public, PFA, City Council, and Planning Commission in accordance with the schedule above.

Public information and outreach are also an important part of the EIFD formation process. Work has already begun on various public information materials and an information page on the City Website that will serve as a resource to interested stakeholders. Landowners and residents within the EIFD boundaries will also receive mailed notification of the process, and public hearings will be advertised as well. In the event of a majority protest by property owners or residents within the boundaries, the formation proceedings would be discontinued.

Key projects that have been discussed include the following:

- Housing and commercial supportive infrastructure (e.g., roadway improvements, utility enhancements, remediation activities)
- Potential water tank improvements in northern region of the City

A key objective is infrastructure to enable and facilitate and catalyze growth at the Landing / One Shasta LLC Sites and other potential development opportunity site areas (e.g., Orchard)

ENVIRONMENTAL REVIEW:

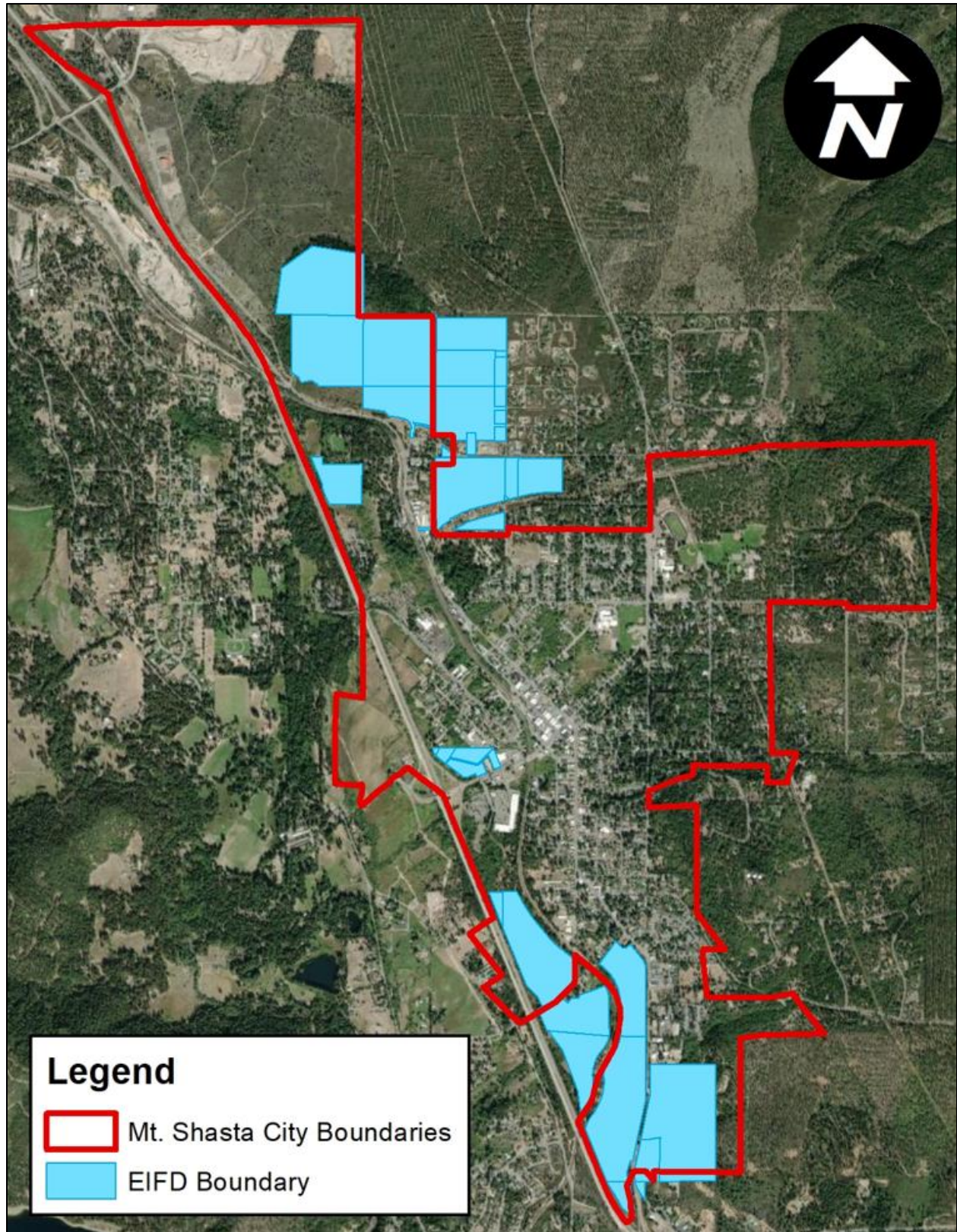
The City Council's adoption of the Resolution of Intention and establishment of the Public Financing Authority are exempt from the California Environmental Quality Act ("CEQA") as actions solely related to the creation of a government funding mechanism and the administrative or organizational activities of the City. Therefore, these actions do not constitute a "project" pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5). Neither of these actions could result in a physical change in the environment because the City has not committed itself to any specific project(s) that could be funded by the EIFD. Further, these actions are also exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines as it can be seen with certainty that there is no possibility that they will have a significant effect on the environment. However, future actions (such as the approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

FISCAL IMPACT:

There is no immediate fiscal impact for establishing the Mount Shasta EIFD or PFA. If ultimately established, the EIFD would create the opportunity to use tax increment financing to fund targeted infrastructure investments in the City. Further information regarding fiscal impact will be analyzed as part of the development of the Infrastructure Financing Plan (IFP), which will be presented to the PFA and City Council as noted in the timeline above.

Attachments: Resolution 2023-26

EXHIBIT A
Proposed Mount Shasta EIFD Boundary



RESOLUTION NO. 2023-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT SHASTA DECLARING ITS INTENTION TO ESTABLISH THE MOUNT SHASTA ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH IMPROVEMENTS AND FACILITIES; ESTABLISHING A PUBLIC FINANCING AUTHORITY; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO

WHEREAS, SB 628, effective as of January 1, 2015, allows a city or county to create a separate government entity known as an “Enhanced Infrastructure Financing District” (EIFD) within a defined area to finance certain infrastructure projects with community-wide benefits; and

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the “EIFD Law”), the City Council of the City of Mount Shasta (“Council”) is authorized to initiate the process to establish an EIFD; and,

WHEREAS, EIFDs are financed through tax increment generated from the growth in property taxes collected from within a designated district boundary. There are no new taxes or impacts to the property owner within an established EIFD; and,

WHEREAS, EIFD tax increment may be used to pay for a variety of public facilities and other projects authorized by the EIFD Law within the established EIFD boundaries or outside of the established EIFD boundaries if there is a tangible connection to the work of the EIFD, including but not limited to infrastructure such as roads, utilities, streetscapes, parks and public recreation, or other community facilities. Funding may also be used to facilitate public-private activities by enticing development with infrastructure development and expansion, including new industrial-manufacturing facility construction and repair, and brownfields remediation. Affordable housing, including affordable senior housing, is also an eligible activity; and,

WHEREAS, the City, supported by the Siskiyou County Economic Development Council (SEDC), was awarded a grant from the United States Economic Development Administration (EDA) for EIFD feasibility study technical advisory services. The City then retained Kosmont & Associates, Inc. DBA Kosmont Companies through a competitive procurement process as the consultant to provide the necessary technical analysis and advisory; and,

WHEREAS, on September 12, 2022, City Council expressed preliminary interest and direction for City staff during a City Council Meeting to move forward with initial EIFD formation activities, including discussion with the County of Siskiyou regarding potential partnership in the EIFD; and,

WHEREAS, the prerequisites set forth in Government Code Section 53398.54 have been complied with prior to the City initiating the creation of or participating in the governance of the EIFD, and the City will provide the required certification to the California Department of Finance (“DOF”) in accordance with the EIFD Law; and,

WHEREAS, the proposed boundaries of the Mount Shasta EIFD are identified on Exhibit A entitled "Proposed Mount Shasta EIFD Boundary", a copy which is on file in the office of the City Clerk; and,

WHEREAS, the EIFD will be governed by a Public Financing Authority ("PFA") board which will be responsible for implementing the Infrastructure Financing Plan for the EIFD ("IFP"), and the PFA is required to be established by the City Council at the same time that the Council adopts its intention to form the proposed EIFD; and,

WHEREAS, this action is exempt from the California Environmental Quality Act ("CEQA") as an action solely related to financing and is not in-and-of itself a "project" (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment because the City has not committed itself to fund any specific projects through the EIFD. However, future actions (such as the funding and/or approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

NOW, THEREFORE, the Mount Shasta City Council does hereby find, determine, conclude, and resolve as follows:

Section 1. The City Council of the City of Mount Shasta proposes and intends to cause the establishment of an EIFD under the provisions of the EIFD Law.

Section 2. The name proposed for the EIFD shall be the "Mount Shasta Enhanced Infrastructure Financing District."

Section 3. The proposed boundaries of the EIFD are as shown on Exhibit A attached hereto, which are preliminarily approved and on file in the office of the City Clerk and incorporated herein by reference.

Section 4. The types of public facilities and development proposed to be financed or assisted by the EIFD pursuant to the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein by reference.

Section 5. The City Council hereby finds that the EIFD is necessary for the area within the boundaries of the EIFD and the City. The City Council's stated goals for the EIFD are to create a means by which to assist in the provision of public facilities or other specified projects of communitywide significance that provide significant benefits to, promote economic development of, and enhance quality of life within, the boundaries of the EIFD or the surrounding community.

Section 6. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to Government Code Section 53398.68, incremental property tax revenue from the City of Mount Shasta and some or all other affected taxing entities within the EIFD may be used to finance the activities described in Section 4 and listed on Exhibit B. The incremental property tax financing will be described in an IFP to be prepared for approval by the PFA, the City Council, and the legislative bodies of all participating taxing entities under EIFD Law.

Section 7. The City or County of Siskiyou may allocate tax revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax

Law (Part 1.5 (commencing with Section 7200) of Division 2 of the Revenue and Taxation Code) or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law (Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code) to the EIFD pursuant to Government Code Section 53398.75.5, if applicable. The City Council does not intend to contribute sales and use taxes or transactions and use taxes to the EIFD.

Section 8. The City Council hereby establishes the “Public Financing Authority of the Mount Shasta Enhanced Infrastructure Financing District” to serve as the governing board of the EIFD:

- A. The PFA membership shall be comprised initially of three members of the City Council appointed by the City Council and two public members selected by the City Council. Members shall serve at the pleasure of the City Council, as the case may be, and shall serve until their successor assumes office.
- B. The City Council further declares that, pursuant to Government Code Section 53398.51.1, should another taxing entity agree to participate as a taxing entity, then the PFA membership shall be modified in accordance with Government Code Section 53398.51.1. For example, if the County of Siskiyou (“County”) agrees to participate as a taxing entity and the participating taxing entities consist of the City and the County, then the PFA membership shall be modified to be two members of the City Council, one member of the County Board of Supervisors (“Board of Supervisors”), and two public members jointly selected by the City Council and the Board of Supervisors. Members shall serve at the pleasure of their respective appointing legislative bodies and shall serve until their successor assumes office.
- C. The legislative body of each participating taxing entity may appoint one of its members to be an alternate member of the PFA board who may serve and vote in place of a member who is absent or disqualifies themselves from participating in a meeting of the PFA.
- D. The members are subject to compliance with the EIFD Law and all applicable ethics laws, including Article 2.4 (commencing with Section 53234) of Chapter 2 of the Government Code.
- E. The City Council, and the governing bodies of any other participating entities shall comply with Government Code Section 54974.

Section 8. The City Council hereby sets the time and place for a public hearing of the PFA, the proposed EIFD and IFP, to be held on a date TBD (Likely February, 2024, or as soon thereafter) as the matter may be heard, at City Hall Council Chambers, City Park Upper Lodge, 1315 Nixon Road, Mt. Shasta, California.

Section 9. Pursuant to Government Code Section 53398.60, the City Clerk is hereby directed to mail a copy of this Resolution to the PFA and each owner of land (as defined in the EIFD Law), or alternatively with respect to the owners of land may mail a single-page notice of intention identified in Government Code Section 53398.60(b), within the EIFD and to each

affected taxing entity (as defined in the EIFD Law). In addition, the City Clerk is hereby directed to cause notice of the public hearing to be published not less than once a week for four successive weeks in a newspaper of general circulation published in the City. The notice shall state that the EIFD will be used to finance public works, briefly describe the facilities, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the proposed EIFD and state the day, hour, and place, when and where any persons having any objections to the proposed IFP, or the regularity of any of the prior proceedings, may appear before the PFA and object to the adoption of the proposed IFP.

Section 10. As the City did not have a Redevelopment Agency, EIFD formation prerequisites involving a Successor Agency Finding of Completion from the DOF do not apply.

Section 11. As the City did not have a Redevelopment Agency, EIFD prerequisites involving certification to the DOF and to the PFA that no former Redevelopment Agency assets have been or will be used to benefit any efforts of the EIFD do not apply. The City Clerk is authorized and directed on behalf of the City to provide or make this clarification to the DOF within 10 days after the City Council's action to participate in the EIFD pursuant to Government Code Section 53398.68 or the City Council's action to form the EIFD pursuant to Government Code Section 53398.69, by delivery of a copy of the appropriate Resolution or signing a separate certification, if and as required by the DOF.

Section 12. As the City did not have a Redevelopment Agency, EIFD prerequisites regarding State Controller reviews of asset transfers and corresponding State Controller's findings do not apply.

Section 13. This Resolution in no way obligates the PFA to establish any EIFD.

Section 14. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

Section 15. This Resolution shall take effect immediately upon its adoption.

Section 16. The City Manager, or designee, are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

Section 17. The City Clerk of the City of Mount Shasta shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Mount Shasta at a regular meeting held on the 25th day of September, 2023 by the following vote:

Tessa Clure, Mayor

ATTEST:

Kathy Joyce, City Clerk

APPROVED AS TO FORM:

John Kenny, City Attorney

EXHIBIT B

CITY OF MOUNT SHASTA ENHANCED INFRASTRUCTURE FINANCING DISTRICT LIST OF AUTHORIZED PUBLIC FACILITIES

The Mount Shasta EIFD may finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real tangible property with an estimated useful life of 15 years or longer which are public capital facilities or other projects of community-wide significance that provide significant benefits to the EIFD or the surrounding community. The EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the EIFD. Facilities funded may be located outside the boundaries of the EIFD, as long as they have a tangible connection to the work of the EIFD as detailed in the infrastructure financing plan. The EIFD may also finance the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of property. The EIFD may finance costs described in Government Code Sections [53398.52 [list of eligible improvements]] 53398.56 [replacement housing and relocation obligations if required by actions of EIFD] and 53398.57. Projects financed by the EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Transit facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;
- Corporation yards;
- Police facilities;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;

EXHIBIT B

CITY OF MOUNT SHASTA ENHANCED INFRASTRUCTURE FINANCING DISTRICT LIST OF AUTHORIZED PUBLIC FACILITIES

- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

Other Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including, but not limited to, the cost of environmental evaluation and environmental remediation; engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; costs of issuance of bonds or other debt of the EIFD, of a community facilities district of the City, or of any other public agency for authorized facilities and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement from the EIFD; costs incurred by the County or the EIFD in connection with the division of taxes pursuant to Government Code Section 53398.75; or costs otherwise incurred in order to carry out the authorized purposes of the EIFD; reimbursements to other areas for facilities serving the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Agenda Item # 11

Staff Report

Meeting Date: September 11th, 2023

To: City Council

From: City Manager

Subject: Proposed Tobacco Retailer License Ordinance

X	Regular
	Consent
	Closed
	Presentation

Recommended Action:

Direct staff to prepare a Comprehensive Tobacco Retailer Licensing Ordinance for Mt Shasta with recommended changes.

Recap of the Discussion at the August 28th Council meeting:

At the August 28th Council meeting, the discussion was focused on whether the City should be interfering with local retailers by adopting a price floor for the sale of tobacco product. Though there was some reluctance to interfere with local retailers, there appeared to be some interest related to potentially adopting the Ordinance with some elements that were included in the model ordinance. These elements included the potential ban on the sale of flavored tobacco, a ban on tobacco coupons, and a ban on the provision of free samples.

Summary:

At the August 28th and the July 24th, 2023 Council meetings, presentations were made regarding a model ordinance that was prepared to assist California cities and counties interested in establishing or strengthening a local tobacco retailer licensing program ("TRL") and further regulating the tobacco retail environment with the aim of adopting this ordinance within Mt Shasta.

Communities adopt TRL laws to ensure compliance for the purposes of reducing youth access to tobacco products, limiting the negative public health impacts associated with tobacco use, and in order to enforce local, state, and federal tobacco control laws.

The model ordinance was originally developed by ChangeLab Solutions, a non-partisan nonprofit organization that uses law and policy to advance health equity. The ordinance, written in 2018, was revised further by the Public Health Law Center in 2020. The ordinance further regulates the sale of tobacco products by retailers in cities/counties. It builds upon core provisions such as requiring a local tobacco retailer license by incorporating several policy options. It also reflects changes to state and federal tobacco control laws such as Tobacco 21 and the FDA's Deeming Rule that expands the FDA's regulatory authority over all tobacco products. The model ordinance

is based on an independent and objective analysis of the relevant law, evidence, and available data. Council should consider aspects of the ordinance that are appropriate for the community.

What is not clear from the model ordinance is who has jurisdiction when conducting compliance checks. Determining this aspect of the ordinance, should Council decide to seek adoption, will require further study.

The core provisions of the model ordinance include:

Tobacco Retail License Requirements

- License required for all tobacco retailing
- Non-transferable license
- Fees fully cover the cost of enforcement and administration
- Applicable to one fixed location
- Age verification required for all transactions
- No pharmacy licenses for tobacco sales

Density Limitations

- Population density: allowable licenses limited by population
- Proximity to other retailers: minimum distance from any “youth-friendly facility or location (e.g.school, park, community center)

Prohibitions

- Smoking-including e-cigarette use-is prohibited inside and within 25 feet of a licensed retailer
- All flavored tobacco products, including menthol, prohibited for sale
- On-site sales with the final customer only/no deliveries
- Self-service displays are prohibited

Packaging and Labeling

- Retailers may only sell products that 1)are in the manufacturer’s original packaging, 2) conform to all federal labeling requirements, and 3) conform to all child-resistant packaging and requirements
- Prices clearly marked
- Minimum quantity for cigarettes and little cigars of 20
- Minimum quantity for non-single purchase cigars of 6

Pricing

- No tobacco products should be sold below an established minimum price

- No coupons or discounts honored
- No free samples of promotions

Penalties

- Seeling tobacco products without a license shall result in tiered penalties, including fines and license suspensions
- Violations are a public nuisance
- Options for civil or criminal legal action against retailers

Definitions

- Comprehensive definition of tobacco products including electronic smoking devices, nicotine, products, heated products, other plant products, natural and synthetic products, and components or accessories

License Revocation

- License revoked after a minimum number of violations in a defined period
- Enforcement only against employers/licensees

Compliance

- Enforcement conducted by a civil local government agency (e.g. code enforcement department)
- Multiple inspections annually
- Underage decoy operations annually

Miscellaneous

- Include detailed findings and purpose section
- No purchase, use, possession (PUP) penalties

City Council Agenda Item # 9
Staff Report

Meeting Date: September 11, 2023
To: Mayor and City Council
From: Public Works Director, Ken Kellogg

X	Regular
	Consent
	Closed
	Presentation

Subject: Extending Snow Removal Operations South on Mt. Shasta Blvd.

Recommendation:

Staff does not recommend extending snow plowing to the center of the street along South Mt Shasta Boulevard due to the cost and potential for additional traffic collisions.

Background & Summary:

Currently, when the city faces significant snow events, the City Public Works Department staff plows snow to the center of the street on Mt. Shasta Blvd. from Alma Street south to Forest Street, on Chestnut from Ivy south to Mt. Shasta Blvd. After being plowed to the center of the street, the snow is moved a second time. It is loaded into dump trucks and taken to the Old Mill site and deposited. Municipal Code Section **12.24.070** outlines where and how snow is moved in the “downtown shopping area” or “snow removal district,” terms that are used synonymously.

Under the Ordinance it states that the snow removal district was:

established to protect and provide for the safety and general welfare of the public using the “downtown shopping” areas where snow is plowed from the street curb to the center of the street, and establishes that sidewalk snow removal is a direct benefit to all businesses and properties within the mandatory removal district. (Ord. CCO-06-01, 2006; Ord. 406 § 8, 1982)

Moving the snow twice from the center of street to the Old Mill Site significantly increases the cost of clearing snow from our streets. Last winter, the City spent approximately \$47,000 on contractors hauling snow to the Old Mill Site. In addition, another approximately \$15,000 was expended through a force account prepping a site for the snow to be deposited, loading the contractor’s trucks, and running one of our own. This does not account for staff time.

Recently, there have been more than one request to plow snow to the center of the street further south on Mt Shasta Boulevard (moving the Southern boundary to Roelofs Court). It is anticipated that this would increase the cost of snow removal by approximately thirty percent. Last winter, the increased snow removal cost, if the additional roadway segment was included, would have increased costs by \$20,000 and would require additional staff time.

Besides the additional cost, there are vehicle safety concerns especially as relates to South Mt Shasta Boulevard. The berms in the center of the road can grow quite large, both in width and height, before it can be removed to the Old Mill location. The center berm poses an obstruction to the sight distance of drivers turning onto the Boulevard. Also, drivers on South Mt Shasta Boulevard tend to drive faster, there is more traffic, and there are no traffic signals to slow the flow of traffic.

Recommendation:

For the reasons stated above, the Public Works Director does not recommend extending the area in which snow is plowed to the center of Mt. Shasta Boulevard. The increased cost and significant potential for collisions are reasons not to support the change.

Attachment: N/A

RESOLUTION CCR-23-XX

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MOUNT SHASTA
DECLARING ITS INTENTION TO ESTABLISH
THE MOUNT SHASTA ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO
FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR
MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING
THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH
IMPROVEMENTS AND FACILITIES; ESTABLISHING A PUBLIC FINANCING
AUTHORITY; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED
THERETO**

WHEREAS, SB 628, effective as of January 1, 2015, allows a city or county to create a separate government entity known as an “Enhanced Infrastructure Financing District” (EIFD) within a defined area to finance certain infrastructure projects with community-wide benefits; and

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), the City Council of the City of Mount Shasta ("Council") is authorized to initiate the process to establish an EIFD; and,

WHEREAS, EIFDs are financed through tax increment generated from the growth in property taxes collected from within a designated district boundary. There are no new taxes or impacts to the property owner within an established EIFD; and,

WHEREAS, EIFD tax increment may be used to pay for a variety of public facilities and other projects authorized by the EIFD Law within the established EIFD boundaries or outside of the established EIFD boundaries if there is a tangible connection to the work of the EIFD, including but not limited to infrastructure such as roads, utilities, streetscapes, parks and public recreation, or other community facilities. Funding may also be used to facilitate public-private activities by enticing development with infrastructure development and expansion, including new industrial-manufacturing facility construction and repair, and brownfields remediation. Affordable housing, including affordable senior housing, is also an eligible activity; and,

WHEREAS, the City, supported by the Siskiyou County Economic Development Council (SEDC), was awarded a grant from the United States Economic Development Administration (EDA) for EIFD feasibility study technical advisory services. The City then retained Kosmont & Associates, Inc. DBA Kosmont Companies through a competitive procurement process as the consultant to provide the necessary technical analysis and advisory; and,

WHEREAS, on September 12, 2022, City Council expressed preliminary interest and direction for City staff during a City Council Meeting to move forward with initial EIFD formation activities, including discussion with the County of Siskiyou regarding potential partnership in the EIFD; and,

WHEREAS, the prerequisites set forth in Government Code Section 53398.54 have been complied with prior to the City initiating the creation of or participating in the governance of the EIFD, and the City will provide the required certification to the California Department of Finance (“DOF”) in accordance with the EIFD Law; and,

WHEREAS, the proposed boundaries of the Mount Shasta EIFD are identified on Exhibit A entitled "Proposed Mount Shasta EIFD Boundary", a copy which is on file in the office of the City Clerk; and,

WHEREAS, the EIFD will be governed by a Public Financing Authority ("PFA") board which will be responsible for implementing the Infrastructure Financing Plan for the EIFD ("IFP"), and the PFA is required to be established by the City Council at the same time that the Council adopts its intention to form the proposed EIFD; and,

WHEREAS, this action is exempt from the California Environmental Quality Act (“CEQA”) as an action solely related to financing and is not in-and-of itself a “project” (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment because the City has not committed itself to fund any specific projects through the EIFD. However, future actions (such as the funding and/or approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

NOW, THEREFORE, the Mount Shasta City Council does hereby find, determine, conclude, and resolve as follows:

Section 1. The City Council of the City of Mount Shasta proposes and intends to cause the establishment of an EIFD under the provisions of the EIFD Law.

Section 2. The name proposed for the EIFD shall be the “Mount Shasta Enhanced Infrastructure Financing District.”

Section 3. The proposed boundaries of the EIFD are as shown on Exhibit A attached hereto, which are preliminarily approved and on file in the office of the City Clerk and incorporated herein by reference.

Section 4. The types of public facilities and development proposed to be financed or assisted by the EIFD pursuant to the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein by reference.

Section 5. The City Council hereby finds that the EIFD is necessary for the area within the boundaries of the EIFD and the City. The City Council's stated goals for the EIFD are to create a means by which to assist in the provision of public facilities or other specified projects of communitywide significance that provide significant benefits to, promote economic development of, and enhance quality of life within, the boundaries of the EIFD or the surrounding community.

Section 6. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to Government Code Section 53398.68, incremental property tax

revenue from the City of Mount Shasta and some or all other affected taxing entities within the EIFD may be used to finance the activities described in Section 4 and listed on Exhibit B. The incremental property tax financing will be described in an IFP to be prepared for approval by the PFA, the City Council, and the legislative bodies of all participating taxing entities under EIFD Law.

Section 7. The City or County of Siskiyou may allocate tax revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law (Part 1.5 (commencing with Section 7200) of Division 2 of the Revenue and Taxation Code) or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law (Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code) to the EIFD pursuant to Government Code Section 53398.75.5, if applicable. The City Council does not intend to contribute sales and use taxes or transactions and use taxes to the EIFD.

Section 8. The City Council hereby establishes the “Public Financing Authority of the Mount Shasta Enhanced Infrastructure Financing District” to serve as the governing board of the EIFD:

- A. The PFA membership shall be comprised initially of three members of the City Council appointed by the City Council and two public members selected by the City Council. Members shall serve at the pleasure of the City Council, as the case may be, and shall serve until their successor assumes office.
- B. The City Council further declares that, pursuant to Government Code Section 53398.51.1, should another taxing entity agree to participate as a taxing entity, then the PFA membership shall be modified in accordance with Government Code Section 53398.51.1. For example, if the County of Siskiyou (“County”) agrees to participate as a taxing entity and the participating taxing entities consist of the City and the County, then the PFA membership shall be modified to be two members of the City Council, one member of the County Board of Supervisors (“Board of Supervisors”), and two public members jointly selected by the City Council and the Board of Supervisors. Members shall serve at the pleasure of their respective appointing legislative bodies and shall serve until their successor assumes office.
- C. The legislative body of each participating taxing entity may appoint one of its members to be an alternate member of the PFA board who may serve and vote in place of a member who is absent or disqualifies themselves from participating in a meeting of the PFA.
- D. The members are subject to compliance with the EIFD Law and all

applicable ethics laws, including Article 2.4 (commencing with Section 53234) of Chapter 2 of the Government Code.

- E. The City Council, and the governing bodies of any other participating entities shall comply with Government Code Section 54974.

Section 8. The City Council hereby sets the time and place for a public hearing of the PFA, the proposed EIFD and IFP, to be held on February 12th, 2024, at 5:30 p.m., or as soon thereafter as the matter may be heard, at City Hall Council Chambers, City Park Upper Lodge, 1315 Nixon Road, Mt. Shasta, California.

Section 9. Pursuant to Government Code Section 53398.60, the City Clerk is hereby directed to mail a copy of this Resolution to the PFA and each owner of land (as defined in the EIFD Law), or alternatively with respect to the owners of land may mail a single-page notice of intention identified in Government Code Section 53398.60(b), within the EIFD and to each affected taxing entity (as defined in the EIFD Law). In addition, the City Clerk is hereby directed to cause notice of the public hearing to be published not less than once a week for four successive weeks in a newspaper of general circulation published in the City. The notice shall state that the EIFD will be used to finance public works, briefly describe the facilities, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the proposed EIFD and state the day, hour, and place, when and where any persons having any objections to the proposed IFP, or the regularity of any of the prior proceedings, may appear before the PFA and object to the adoption of the proposed IFP.

Section 10. As the City did not have a Redevelopment Agency, EIFD formation prerequisites involving a Successor Agency Finding of Completion from the DOF do not apply.

Section 11. As the City did not have a Redevelopment Agency, EIFD prerequisites involving certification to the DOF and to the PFA that no former Redevelopment Agency assets have been or will be used to benefit any efforts of the EIFD do not apply. The City Clerk is authorized and directed on behalf of the City to provide or make this clarification to the DOF within 10 days after the City Council's action to participate in the EIFD pursuant to Government Code Section 53398.68 or the City Council's action to form the EIFD pursuant to Government Code Section 53398.69, by delivery of a copy of the appropriate Resolution or signing a separate certification, if and as required by the DOF.

Section 12. As the City did not have a Redevelopment Agency, EIFD prerequisites regarding State Controller reviews of asset transfers and corresponding State Controller's findings do not apply.

Section 13. This Resolution in no way obligates the PFA to establish any EIFD.

Section 14. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect

without the severed portion.

Section 15. This Resolution shall take effect immediately upon its adoption.

Section 16. The City Manager, or designee, are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

Section 17. The City Clerk of the City of Mount Shasta shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Mount Shasta at a regular meeting held on the 11th day of September, 2023 by the following vote:

Tessa Clure, Mayor

ATTEST:

Kathryn M. Joyce, Deputy City Clerk

APPROVED AS TO FORM:

John Kenny, City Attorney

Proposed Mount Shasta EFD Parcel List

037-060-030-000

037-060-040-000

037-060-050-000

037-060-060-000

037-070-060-000

037-070-070-000

037-070-080-000

037-070-090-000

037-070-210-000

037-140-020-000

037-140-110-000

037-160-010-000

037-160-020-000

037-160-030-000

037-220-030-000

037-220-050-000

057-621-010-000

057-621-030-000

057-781-160-000

057-791-020-000

057-791-030-000

057-801-010-000

057-801-150-000

057-811-190-000

057-821-370-000

057-821-480-000

067-010-010-000

067-010-020-000

067-010-140-000

067-010-150-000

067-010-160-000

067-010-170-000



Enhanced Infrastructure Financing District (EIFD) Analysis Summary

August 2023

**Prepared by:
Kosmont Companies**

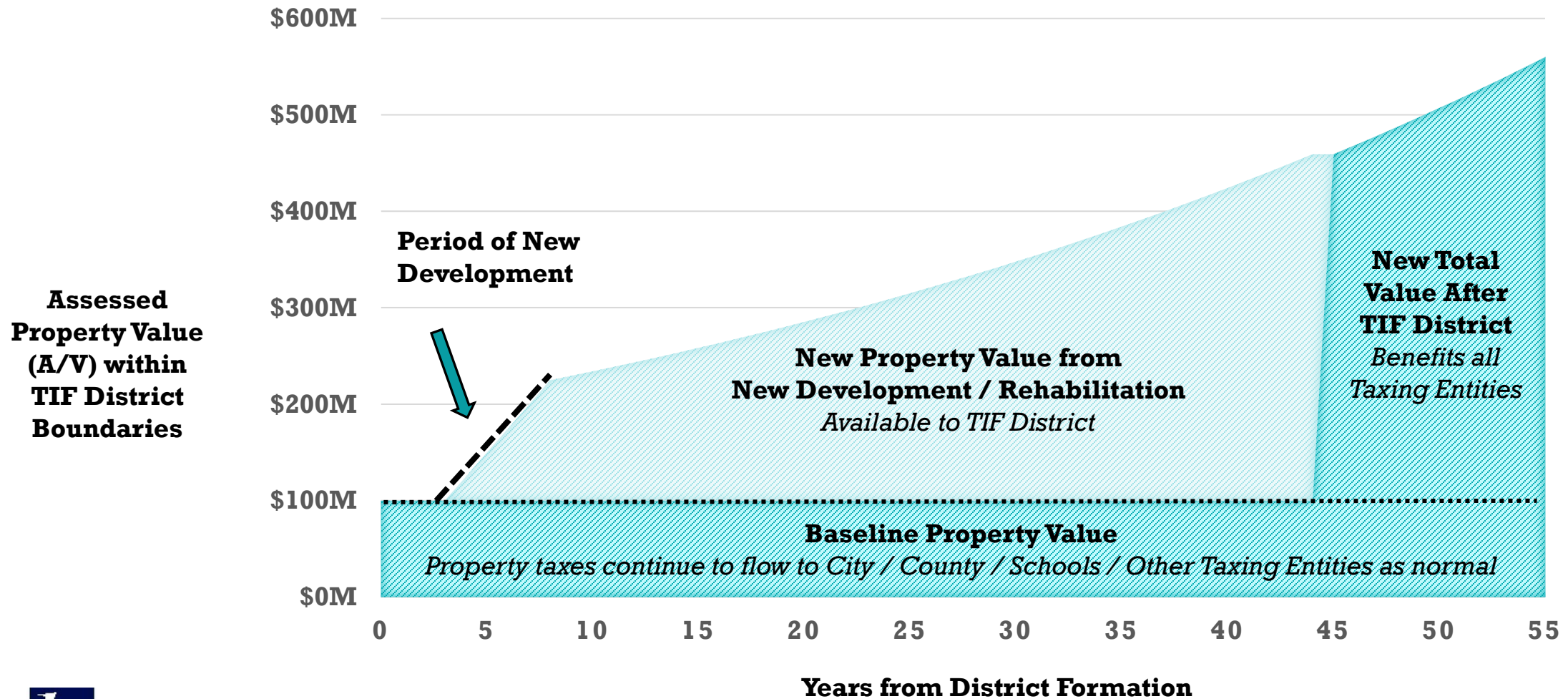
Executive Summary

- Mt. Shasta has significant potential for new private sector investment and development over the next 5-20 years across multiple opportunity site areas in the City (One Shasta LLC, Newman, Orchard Property)
- Investments in critical infrastructure are needed to support new development, such as roadway improvements, water and other utility enhancements, and remediation activities
- A public/private financing strategy that includes **Tax Increment Financing (“TIF”)** financing among other complementary sources has been evaluated by Kosmont to be well-suited to capture value from future development to fund targeted critical infrastructure (*not a new or increased tax*)
- While a City-only special district strategy would likely achieve favorable “return on investment” for the City, a partnership between the City and County of Siskiyou with emphasis on funding regionally beneficial infrastructure would further improve financial feasibility and **long-term positive fiscal impacts** for both the City and County general funds
- Immediate next steps include City Council consideration of a non-binding Resolution of Intention (ROI) and subsequent County consideration of an ROI to partner with the City in the EIFD

Outline

1. Overview of TIF / EIFD
2. District Boundary and Strategic Considerations
3. Targeted Infrastructure
4. Potential Financing and Funding Plan
5. Next Steps

What is Tax Increment Financing (TIF) – Not a New Tax



EIFD Fundamentals

Long Term Districts	45 years from first bond issuance
Governance	Public Financing Authority (PFA) implements Infrastructure Financing Plan (IFP)
Approvals	Mandatory public hearings for formation with protest opportunity; no public vote
Eligible Projects	Any property with useful life of 15+ years & of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and <u>maintenance</u>

NOT A NEW TAX

Types of Projects EIFD Can Fund

Partial List



Water / Sewer / Storm / Flood



Roadway / Parking / Transit



Parks / Open Space / Recreation



Childcare Facilities & Libraries



Brownfield Remediation



Affordable Housing



Broadband



**Wildfire Prevention / Other
Climate Change Response**



**Small Business /
Nonprofit Facilities**

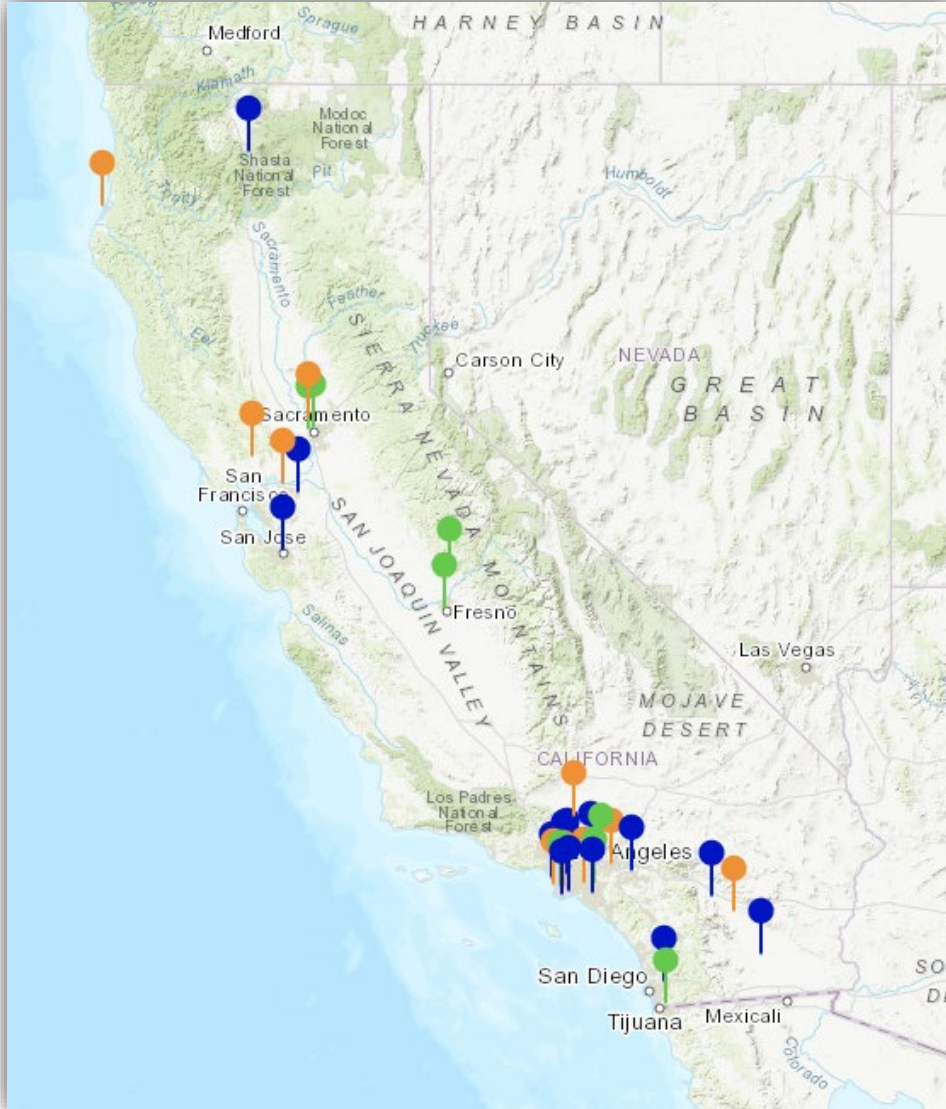
Why are Public Agencies Authorizing EIFDs?

1. Return on Investment: Private sector investment induced by district commitment on a “but for” basis accelerates growth of net fiscal revenues, job creation, housing production, essential infrastructure improvements
2. Ability to attract additional funds (“OPM”) – tax increment from other entities (county, special districts), federal / state grants / loans (e.g., for TOD, water, housing, parks, remediation)

TIF Districts in Progress

Statewide

(Partial List)



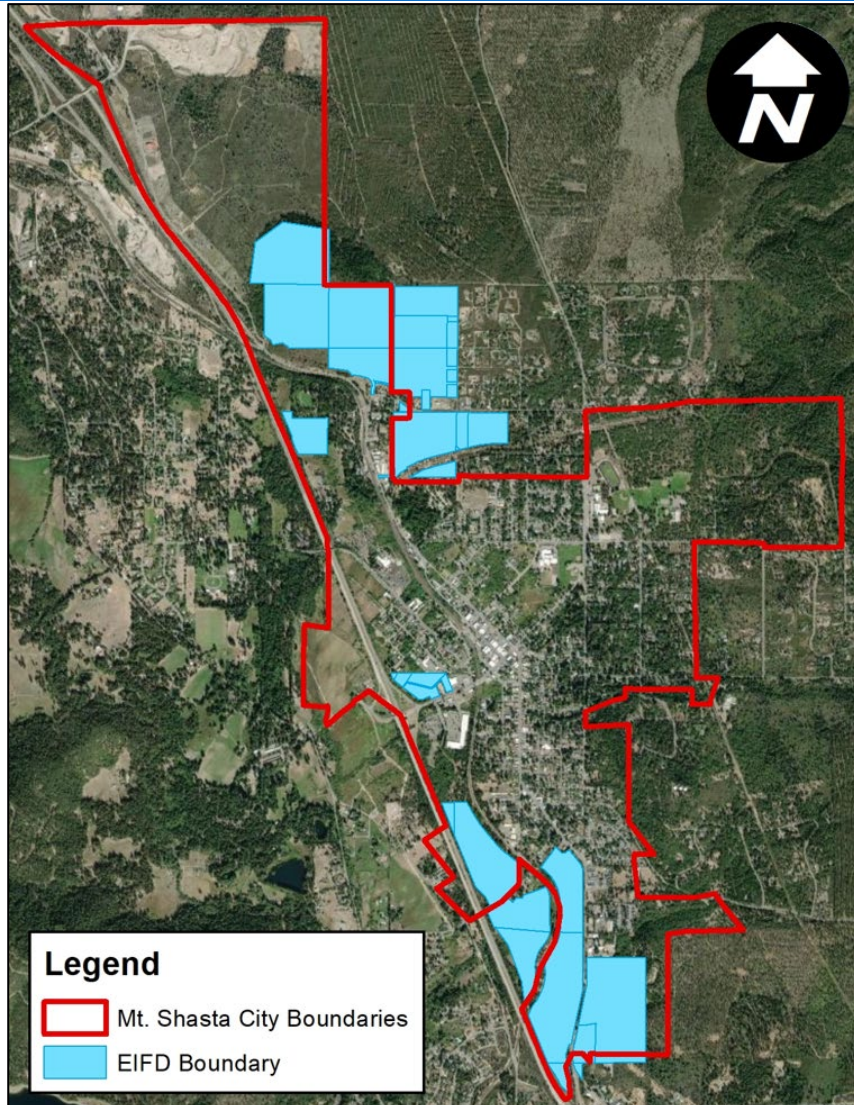
Jurisdiction		Purpose
Azusa		Housing and transit-supportive infrastructure
Banning		Housing and industrial infrastructure
Barstow		Housing and commercial infrastructure
Brentwood		Housing and transit-supportive infrastructure
Buena Park		Mall reimagination, housing-supportive infrastructure
Carson + L.A. County		Remediation, housing infrastructure, recreation
Coachella Valley Association of Govts (CVAG) Cities		Housing and transit-supportive infrastructure
Covina		Housing and transit-supportive infrastructure
El Cajon		Housing and transit-supportive infrastructure
El Segundo + L.A. County		Various infrastructure, regional connectivity
Fairfield		Housing and transit-supportive infrastructure
Fontana		Housing, mixed-use and industrial infrastructure
Fresno		Housing and transit-supportive infrastructure
Fresno County		Industrial and commercial supportive infrastructure
Humboldt County		Coastal mixed-use & energy supportive infrastructure
Indian Wells		Housing and tourism-supportive infrastructure
Imperial County		Housing and greenfield infrastructure
La Verne + L.A. County		Housing and transit-supportive infrastructure
Long Beach (Multiple Areas)		Housing and transit-supportive infrastructure
Los Angeles (Downtown, San Pedro, LACUSC Med Center)		Housing and transit-supportive infrastructure
Los Angeles County Uninc. West Carson		Housing / bio-science / tech infrastructure
Madera County (3 Districts)		Greenfield infrastructure (water / sewer)
Modesto + Stanislaus County		Housing, transit, recreation-supportive infrastructure
Mount Shasta + Siskiyou County		Rural Brownfield site mixed-use infrastructure
Napa		Housing and transit-supportive infrastructure
Oakland		Affordable housing and housing-supportive infrastructure
Ontario		Housing and transit-supportive infrastructure
Palmdale + L.A. County		Housing and transit-supportive infrastructure
Pittsburg		Housing and transit-supportive infrastructure
Placentia + Orange County		Housing and transit-supportive infrastructure
Rancho Cucamonga		Housing and transit-supportive infrastructure
Redlands		Housing and mixed-use supportive infrastructure
Redondo Beach + L.A. County		Parks / open space, recreation infrastructure
Riverside		Housing and transit-supportive infrastructure
Sacramento County (Unincorporated)		Industrial / commercial supportive infrastructure
San Bernardino County (Unincorporated)		Transit-supportive infrastructure
San Jose		Housing and transit-supportive infrastructure
Sanger		Housing and commercial supportive infrastructure
Santa Ana		Housing and transit-supportive infrastructure
South Gate		Housing and transit-supportive infrastructure
Vacaville		Housing and transit-supportive infrastructure
Yucaipa		Housing and transit-supportive infrastructure
Fully Formed	In Formation Process	Under Evaluation

Boundary and Strategic Considerations

Feasibility Analysis Approach for Mt. Shasta

1. Define district boundary alternatives based on areas where infrastructure investment will catalyze and support new/accelerated investment and development
2. Estimate future development within each boundary scenario in terms of magnitude (# units, square footage, hotel rooms), timing, and assessed value
3. Identify eligible public agencies that receive property tax increment within the district (e.g., City, County), as well as their corresponding shares of future property tax increment (different levels of contribution evaluated)
4. Determine EIFD revenue potential based on boundary and development assumptions (#1 and #2 above) and portion of increment available to an EIFD based on EIFD-eligible taxing entities (#3 above)
5. Identify additional complementary funding sources, such as Community Facilities Districts (CFD) and grants on a project-specific basis

Map of EIFD Study Area



	Existing Acreage	Existing A/V
Currently within City limits	318 AC	\$5.2M
Currently outside City limits	148 AC	\$4.9M
Total Study Area	466 AC	\$10.1M

- Approx. 19% of Citywide acreage
- Approx. 3% of Citywide Assessed Value (A/V)
- Includes areas with future development potential, including initial private sector investment interest

Source: City of Mount Shasta, Siskiyou County Auditor-Controller (2022)

Potential Targeted Infrastructure Improvements

- Housing and commercial supportive infrastructure (e.g., roadway improvements, utility enhancements, remediation activities)
- Potential water tank improvements in northern region of the City
- Target is infrastructure to enable and facilitate and catalyze growth at the Landing / One Shasta LLC Sites and other potential development opportunity site areas (e.g., Orchard)

Future Development Assumptions

Absorption Assumed over 10-30 Years

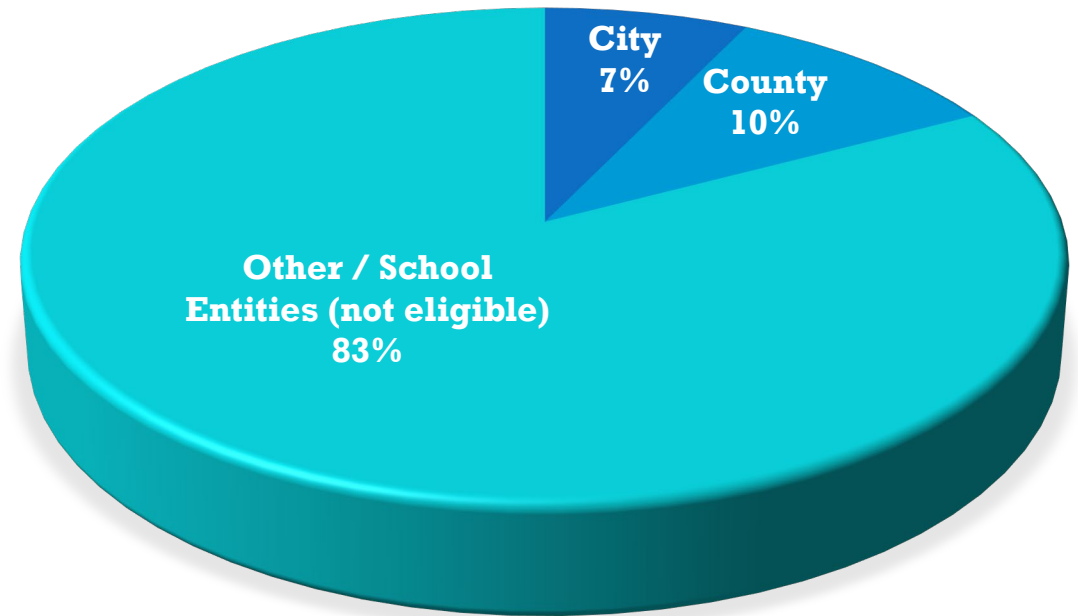
Area	# SF / Units / Rooms	Estimated AV Factor	Estimated Total AV at Buildout
<u>Area 1: Landing</u>			
Market-Rate Residential	160 units	\$250K / unit	\$40.0 million
Affordable Housing	40 units	(property tax-exempt)	\$0
Commercial / Retail	27,500 SF	\$250 PSF	\$6.9 million
Office / Flex	10,000 SF	\$200 PSF	\$2.0 million
Industrial / Flex	25,000 SF	\$125 PSF	\$3.1 million
Hotel	75 rooms	\$200K / room	\$15.0 million
Hostel	75 rooms	\$100K / room	\$7.5 million
<u>Area 2: Orchard / Newman</u>			
Affordable Housing	TBD	(property tax-exempt)	\$0
Industrial / Flex (illustrative example)	100,000 SF	\$125 PSF	\$12.5 million
Total New Development Assumed			\$79.5 million

Potential Partner Agencies

Property Tax Distribution

- Primary non-school recipients and potential contributors of property tax are **City of Mt. Shasta** and **County of Siskiyou**
- City share of property tax varies **between 0% and 15%** among the opportunity sites evaluated (e.g., partly due to previous annexation / sharing agreements)
 - City additionally receives equivalent of approx. **8%** of property tax in lieu of MVLF, also available to EIFD
- County share similarly various **between 5% and 21%**
 - County additionally receives equivalent of approx. **11%** of property tax in lieu of MVLF, also available to EIFD, but not incorporated into this analysis to be conservative
- School-related entities cannot participate

Approx. Weighted Average Property Tax Distribution within EIFD Study Area (not incl. VLF)



As counties tend to rely more heavily on property tax revenue sources generated by new development within incorporated jurisdictions, it is Kosmont's experience that it is not reasonable to assume contribution of property tax in lieu of MVLF by the County. As cities benefit from additional non-property tax revenue sources (e.g., sales tax, transient occupancy tax) from new development, it is Kosmont's experience that it is reasonable for cities to consider contributing property tax in lieu of MVLF.

Tax Rate Area (TRA) weighted average distributions for EIFD Study Area shown. Post-ERAF (Education Revenue Augmentation Fund) distribution.

Source: Siskiyou County Auditor Controller (2022)

Scenario Analysis Summary Matrix

The Landing

EIFD Revenue Contribution Scenario	Year 5 Accumulated Revenue	Year 10 Accumulated Revenue + Bonding Capacity*	50-Year Present Value @ 3% Discount Rate	50-Year Nominal Total
A) City 50%	\$62,000	\$310,000	\$1,898,000	\$4,454,000
B) City 100%	\$124,000	\$619,000	\$3,796,000	\$8,907,000
C) City 50% + County 50%	\$85,000	\$422,000	\$2,587,000	\$6,071,000
D) City 100% + County 100%	\$169,000	\$1,868,000*	\$5,174,000	\$12,142,000

- Market-rate development on the Orchard, Newman, and/or former Crystal Geyser sites would be accretive / in addition to values above (would likely assume annexation of Orchard and Crystal Geyser sites currently outside of City limits)

City allocation includes both AB8 property tax + property tax in lieu of motor vehicle license fees (MVLFF); County allocation includes only AB8 property tax

** Only scenario D represents a likely bond issuance scenario due to fixed costs of issuance. Bonding capacity assumes Year 10 is first bond issuance for EIFD. "Year 10 means 10th year of revenue following district formation. Net proceeds shown. Bondable revenue assumes \$25,000 admin charge, 125% debt service coverage. 6.0% interest rate; 30-year term. Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), costs of issuance estimated at \$350,000.*

Source: Kosmont Transactions Services (KTS), registered municipal advisor.

Potential Cash Flow / Debt Issuance Approaches

- Kosmont Transactions Services is in active discussions with public finance underwriters regarding EIFD debt issuances in other jurisdictions
- Underwriters have proposed several approaches for the leverage of EIFD tax increment for accelerated debt issuance (e.g., 2-3 years from EIFD formation), for example:
 - a) EIFD increment only, based on completed (or nearly completed) improvements
 - b) EIFD increment only, based on completed improvements PLUS near-term growth
 - c) Overlapping EIFD and CFD (CFD Backstop) – landowners / developers must be willing to pay CFD special taxes in the short term (e.g., 5-10 years) until EIFD increment reaches a level to cover debt service
 - d) EIFD increment with City or County general fund backstop
- There are advantages and disadvantages with each approach (e.g., upfront proceeds available, public agency risk, cost of capital)

Private Sector Partnership Approaches

- Outside of debt issuance alternatives, certain other EIFDs have negotiated partnerships with private sector landowner / developer partners (e.g., Madera County EIFDs, Carson / L.A. County EIFD)
- Private sector may be willing to advance infrastructure funding in exchange for reimbursement from EIFD proceeds
- Could be documented via Reimbursement Agreement, Development Agreement, other alternatives
- **May be of particular interest for interested developers for the Landing / One Shasta LLC opportunity sites**

EIFDs work better with a City/County Partnership

- Ideal strategy includes City and County partnership
- EIFDs which involve a City / County joint effort are more likely to win state grant funding sources
- EIFDs explicitly increase scoring for CA state housing grants (e.g., IIG, AHSC, TCC)

Federal & State Sources

- Cap-and-Trade / HCD grant & loan programs (AHSC, IIG, TCC, CERF)
- Prop 68 parks & open space grants
- Prop 1 water/sewer funds
- Caltrans ATP / HSIP grants
- Federal EDA / DOT / EPA funding
- Federal Infrastructure Grant Program



Other Potential Funding Sources

- Development Agreement / impact fees
- Benefit assessments (e.g., contribution from CFD)
- Private investment

Report Card on City/County TIF Partnerships

1. Placentia + County of Orange
2. La Verne + County of Los Angeles
3. Palmdale + County of Los Angeles
4. Carson + County of Los Angeles
5. Stockton + Manteca + Lathrop + County of San Joaquin

Others in progress...

County of Siskiyou “Return on Investment”

- Implementation of essential infrastructure improvements of communitywide and regional benefit
- Social impacts: Quality of life improvement, environmental sustainability
- Housing production, including affordable housing
- Economic benefits:
 - **200+** permanent, direct jobs from operation; additional **40+** indirect and induced permanent jobs (**240+** total jobs), supporting **\$7.6M+** in ongoing annual wages in the City and County
 - Additional **1,200+** temporary construction-related jobs*, supporting **\$58M+** in construction-related wages
- Acceleration of development and related fiscal revenues:
 - Positive County general fund net fiscal impact of ~**\$462,000** over district lifetime versus “no-EIFD” scenario (assuming 50% allocation scenario), further improving drastically after district termination (net of County service costs and net of County allocation to EIFD)*

* One construction job-year = one year of employment for one construction employment position

** “No-EIFD scenario” assumes slower, less intense development due to lack of supportive infrastructure; *present value benefit at 3% discount rate (\$866,000 benefit in nominal dollars)*

Summary of Potential Net Fiscal Impacts

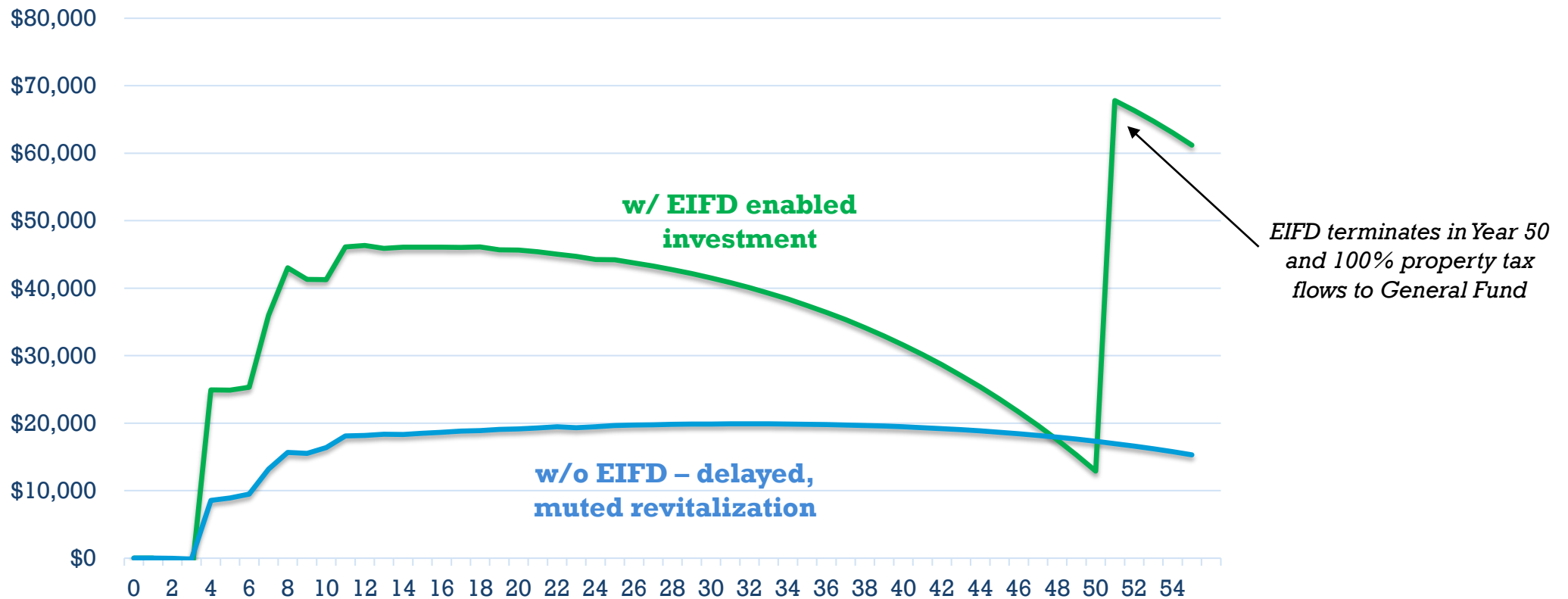
Net of Potential 50% Increment Allocation to EIFD

Estimated County of Siskiyou Fiscal Revenues and Expenditures Within EIFD Study Area	Stabilized Annual Revenues	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
Estimated Fiscal Revenues	\$208,470	\$12,878,500	\$5,271,200
Potential EIFD Tax Increment Allocation (50% Scenario)	(\$28,200)	(\$1,688,700)	(\$699,200)
Estimated Fiscal Expenditures	(\$134,200)	(\$9,471,700)	(\$3,722,900)
Estimated Net Fiscal Impact	\$46,070	\$1,718,100	\$849,100

Fiscal Return on Investment for County of Siskiyou

Net Fiscal Impact – EIFD (50% Scenario) vs. “Do-Nothing” Scenario

Annual NET New Fiscal Revenue to County General Fund (EIFD Parcels)



- **~\$462,000** in cumulative net fiscal benefit to County over 50 years (present-value discounted at 3%), further improves drastically after year 50

Illustrative EIFD Formation Schedule

Target Date	Task
Q3 2023	a) Conduct outreach / discussion among City staff and Council, County staff and Board of Supervisors (BOS), potential private sector investment partners
Sept/Oct 2023	b) Final determination of EIFD boundaries, tax increment contributions, targeted projects, governing Public Financing Authority (PFA) Board composition
Oct 2023	c) City Council / County BOS adopt Resolution(s) of Intent (ROI) to form EIFD and formally establish PFA Board
Nov 2023	d) PFA directs the drafting of the Infrastructure Financing Plan (IFP)
Jan 2024	e) Distribute draft IFP to property owners, affected taxing entities, City Council, County Board of Supervisors, planning commission, with corresponding project-related CEQA documentation
Jan 2024	f) PFA holds an initial public meeting to present the draft IFP to the public and property owners
Feb 2024	g) PFA holds first “official” public hearing to hear written and oral comments but take no action (noticing must occur at least 30 days after “f”)
Mar 2024	h) City Council / legislative bodies of other affected taxing entity contributing increment adopt resolution(s) approving IFP
Mar 2024	i) PFA holds second public hearing to hear additional comments and take action to modify or reject IFP or CRIA Plan (at least 30 days after “g”)
Apr 2024	j) PFA holds third public hearing to consider oral and written protests and take action to terminate proceedings or adopt IFP and form the EIFD by resolution (at least 30 days after “j”)

- Tax increment allocation begins fiscal year following district formation
- Debt issuance, if desired, would occur after a stabilized level of tax increment has been established

Next Steps

- Receive and incorporate feedback from County Supervisors and Executive Staff
- Refine analysis assumptions (e.g., boundary, development projections, levels of contribution, targeted infrastructure costs) based on feedback
- Pursue district formation to establish base year for incremental value growth as soon as feasible (first action would be City/County adoption of a non-binding Resolution of Intention)
- Continue to pursue opportunities for private sector partners and external funding sources (e.g., IIG and AHSC grants), ideally under joint City/County EIFD platform for greater priority

THANK YOU

Questions?

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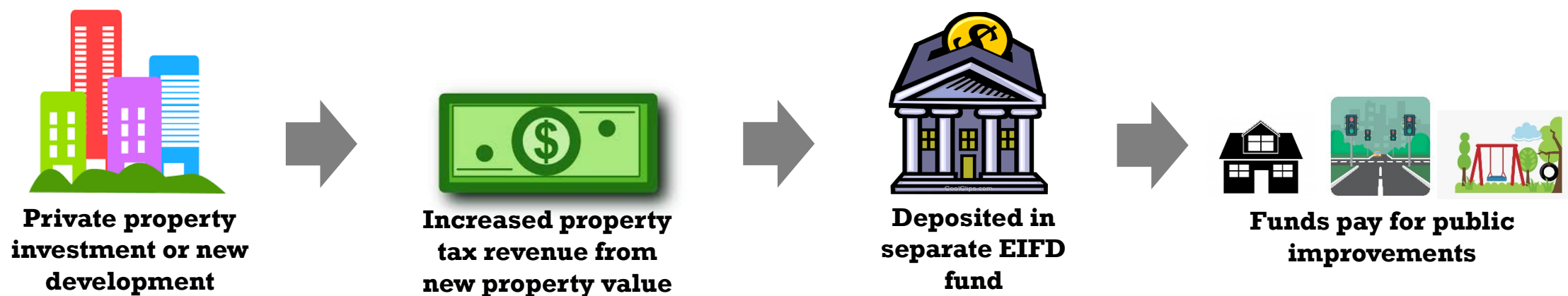
The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

Discussions or descriptions of potential financial tools that may be available to the City are included for informational purposes only and are not intended to be to be “advice” within the context of this Analysis.

Municipal Advisory activities are conducted through Kosmont Companies’ affiliate, Kosmont Transaction Services, which is Registered as a Municipal Advisor with the SEC and MSRB.

Appendix

Mechanics of TIF / EIFD



NOT A NEW TAX

Public Financing Authority (PFA) Members

- **City-Only EIFD Scenario**: PFA consist of five members, including, three members of the City Council and two members of the public appointed by the City Council
- **If partnering with other taxing entity (e.g., City / County)**: PFA consist of five members, including two members of the City Council, one member of the County Board of Supervisors, one public member appointed by the City Council, and one public member appointed by the County
- Public member appointment is flexible (e.g., open application process versus specific recommendations by staff / Council)

EIFD versus Former Redevelopment Agencies

Sample of Differences

	Former RDAs	EIFDs
Eligible Use of Funds	<ul style="list-style-type: none"> • Infrastructure and affordable housing • Market-rate housing • Land clearing and parcel assembly • Tax and other private business / developer subsidies 	<ul style="list-style-type: none"> • Public infrastructure (e.g., roads, sewers, open space, utilities) • Affordable housing
Eminent Domain / Condemnation	<ul style="list-style-type: none"> • Allowed 	<ul style="list-style-type: none"> • Not allowed
Eligible Areas	<ul style="list-style-type: none"> • Must qualify as “blighted” 	<ul style="list-style-type: none"> • No “blight” finding required
Governance	<ul style="list-style-type: none"> • City Council or County Board • School entity participation 	<ul style="list-style-type: none"> • Public Financing Authority including Public Members (no school entities)
Formation	<ul style="list-style-type: none"> • Vote of governing body 	<ul style="list-style-type: none"> • 3 public hearings, majority protest opportunity

EIFDs as a Component of the Mount Shasta Economic Development and Public Financing Toolkit

- There are advantages / disadvantages to EIFD compared to other mechanisms, such as general obligation (GO) bonds, lease revenue bonds / COPs, Mello-Roos Community Facilities District (CFD) financing, assessment districts, and other tools
- **Advantages of EIFD** include no encumbrance of existing city/county resources, can attract tax increment contributions from other taxing entities, increased priority for grant funding, ability to demonstrate commitment to multiple infrastructure (and/or affordable housing) projects to catalyze private sector development, capacity to fund maintenance, no additional taxes to property owners / residents / businesses, and ease of voter approval
- **Disadvantages of EIFD** include lack of comparable financings thus far, statutory vs. constitutional authority to issue debt, and subordination to redevelopment successor agency obligations,
- **Advantages of EIFD vs. Other CA TIF Tools** (e.g. CRIA, IFD, IRFD, AHA, SIFD) include flexibility in delineating project areas, capacity to dedicate property tax in lieu of MVLF, district duration, and governing board composition and corresponding implications for taxing entity partnership
- **Complementary Tool: EIFD should not be considered a replacement for other useful financing mechanisms, but rather a complementary tool; other jurisdictions have been successful in utilizing EIFD as well as other tools for different projects within the same community**

Comparison of TIF/EIFD and Other Tools

District Type	Description	Revenue Source	Approval Structure	Use of Funds
TIF (e.g., EIFD, CRIA, IFD, IRFD)	Incremental property tax revenues from new development used to fund local infrastructure. Max term is 45 years from approval to issue debt.	Incremental (new development) property tax revenues (incl. VLF) – does not increase taxes	<i>District formation</i> – No vote, but majority protest opportunity by landowners and registered voters <i>Bond issuance</i> – None	<ul style="list-style-type: none"> • Infrastructure of regional or communitywide significance • Maintenance • Affordable housing
Mello-Roos Community Facilities District (CFD) and/or Assessment District	Additional assessment or “special tax” used to fund infrastructure / services that benefit property. Max term is 40 years from date of debt issuance.	New property assessment or tax – appears as separate line item on tax bill	<i>District formation</i> – 2/3 vote of landowners or registered voters in district* <i>Bond issuance</i> – vote of elected body (City)	<ul style="list-style-type: none"> • Infrastructure capital expenditures of benefit to landowners • Maintenance • Public services (e.g. safety, programs)
General Obligation	Voter-approved debt that is repaid with “override” to 1% tax levy; City-wide	Direct property tax levied on all properties at same millage rate	2/3 vote of registered voters in entire City	<ul style="list-style-type: none"> • In accordance with bond plebiscite
Lease Revenue / COPs	General Fund-supported borrowing, generally utilizing City-owned assets to be leased and leased back	General Fund (or other legally available revenues as determined by City)	Vote of elected body (City)	<ul style="list-style-type: none"> • In accordance with bond authorization

✓ Potential funding strategy can utilize MULTIPLE mechanisms