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When Recorded Mail to:

City of Reedley
City Clerk's Office
1733 9th Street
Reedley, CA 93654



FRESNO County Recorder
Robert C. Werner

DOC- 2007-0169101

Tuesday, SEP 11, 2007 10:28:03

Ttl Pd \$0.00

Nbr-0002598646

RGR/R4/1-6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NO. 2007-035

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2007-2008
FOR THE CITY OF REEDLEY COMMUNITY FACILITIES DISTRICT
NO. 2005-1 (PUBLIC SERVICES)**

RESOLUTION NO. 2007-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2007-2008 FOR THE CITY OF REEDLEY COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

WHEREAS, in proceedings heretofore conducted by this Council pursuant to the Mello-Roos Community Facilities Act of 1982, Section 53311 et seq. of the California Government Code (the "Law"), this Council on November 8, 2005, adopted a resolution entitled "A Resolution of the City Council of the City of Reedley Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien" finalizing the formation of the City of Reedley Community Facilities District No. 2005-1 (Public Services) (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311 et seq. (the "Law");

WHEREAS, the City Clerk executed and caused to be recorded in the office of the County Recorder of the County of Fresno a notice of special tax lien in the form required by the Law.

WHEREAS, Maximum Special Tax Rates were established as follows:

Category I includes each Developed Parcel within the District for which a building permit has been issued prior to July 1 of the current Fiscal Year. Said Maximum Special Tax shall increase each Fiscal Year thereafter by an inflation factor which is the Annual All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose area.

TABLE 1 MAXIMUM SPECIAL TAX FISCAL YEAR 2007-08 CATEGORY I Special Tax Per Dwelling Unit / Acre	
DEVELOPMENT TYPE	SPECIAL MAXIMUM TAX RATE
Single Family Residential (per dwelling unit)	\$ 764.00
Multi-Family Residential (per dwelling unit)	\$ 568.00
Non-Residential (per gross building square foot)	\$ 0.21
Affordable Housing (per dwelling unit)	\$ 382.00
Infill Non Residential (per building square foot)	\$ 0.10

Category II includes each Parcel within the District that is not included in Category I.

The Maximum Special Tax that may be levied annually on Taxable Property in Category II beginning with the Fiscal Year starting July 1, 2007 ending June 30, 2008 is as set forth in Table 2 below per Net Developable Acre (said amount to be levied pro-rata for any portion of an acre). Said special tax shall increase each Fiscal Year thereafter by an inflation factor which is the Annual All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose area.

TABLE 2 MAXIMUM SPECIAL TAX FISCAL YEAR 2007-08 CATEGORY II Special Tax Per Net Developable Acre
\$ 619.00 per acre

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REEDLEY AS FOLLOWS:

1. The following Special Tax Rates shall be levied for the ensuing 2007-2008 fiscal year on all eligible properties in the District per the Rate and Method of Special Tax.

ADOPTED SPECIAL TAX FISCAL YEAR 2007-08 CATEGORY I Special Tax Per Dwelling Unit / Acre	
DEVELOPMENT TYPE	SPECIAL TAX RATE
Single Family Residential (per dwelling unit)	\$ 764.00
Multi-Family Residential (per dwelling unit)	\$ 568.00
Non-Residential (per gross building square foot)	To be taxed in future years
Affordable Housing (per dwelling unit)	To be taxed in future years
Infill Non Residential (per building square foot)	To be taxed in future years

ADOPTED SPECIAL TAX FISCAL YEAR 2007-08

CATEGORY II

Special Tax Per Net Developable Acre

\$ 619.00 per acre

2. This Resolution shall take effect upon its adoption.

This Resolution was duly passed, approved, and adopted by the City Council of the City of Reedley this 22nd day of May, 2007 by the following vote:

AYES: Brockett, Rapada, Fast, Betancourt, Soleno.
NOES: None.
ABSENT: None.
ABSTAIN: None.

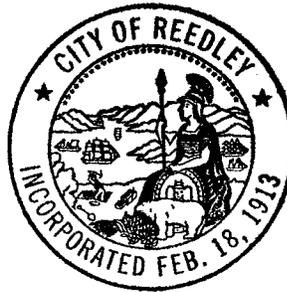


Ray Soleno, Mayor

ATTEST:



Elizabeth Vines, City Clerk



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Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods

San Francisco-Oakland-San Jose, CA (1982-84=100 unless otherwise noted)

Item and Group	Indexes			Percent change from—		
	Dec. 2006	Jan. 2007	Feb. 2007	Feb. 2006	Dec. 2006	Jan. 2007
Expenditure category						
All items	210.4	-	213.688	3.2	1.6	-
All items (1967=100)	646.7	-	656.937	-	-	-
Food and beverages	208.3	-	212.590	3.6	2.1	-
Food	207.7	-	212.378	3.6	2.3	-
Food at home	206.4	210.394	213.139	3.8	3.3	1.3
Food away from home	209.0	-	211.243	3.3	1.1	-
Alcoholic beverages	219.1	-	219.747	3.6	.3	-
Housing	233.0	-	235.853	3.0	1.2	-
Shelter	262.6	264.629	266.249	2.8	1.4	.6
Rent of primary residence ¹	270.7	272.658	274.176	3.6	1.3	.6
Owners' equivalent rent of primary residence ^{1 2}	280.9	282.422	283.417	2.8	.9	.4
Fuels and utilities	238.0	-	237.172	1.7	-3	-
Household energy	251.3	250.680	250.048	1.6	-5	-3
Gas (piped) and electricity ¹	251.5	250.864	250.178	1.6	-5	-3
Electricity ¹	259.5	259.147	259.147	6.8	-1	.0
Utility (piped) gas service ¹	227.9	226.749	224.583	-9.5	-1.5	-1.0
Household furnishings and operations	126.0	-	127.561	5.9	1.2	-
Apparel	111.5	-	112.979	6.7	1.3	-
Transportation	159.5	-	162.137	2.7	1.7	-
Private transportation	152.4	-	154.959	2.9	1.7	-
Motor fuel	195.5	200.880	209.749	10.2	7.3	4.4
Gasoline (all types)	193.6	199.904	208.115	10.2	7.5	4.1
Gasoline, unleaded regular ³	193.5	199.471	207.966	10.4	7.5	4.3
Gasoline, unleaded midgrade ^{3 4}	180.2	186.551	194.137	10.1	7.7	4.1
Gasoline, unleaded premium ³	183.6	190.644	197.120	9.5	7.4	3.4
Medical care	335.0	-	347.866	6.1	3.8	-
Recreation ⁵	101.0	-	102.627	1.4	1.6	-
Education and communication ⁵	124.2	-	125.186	2.1	.8	-
Other goods and services	346.9	-	352.228	2.2	1.5	-
Commodity and service group						
All items	210.4	-	213.688	3.2	1.6	-
Commodities	160.2	-	163.390	3.3	2.0	-
Commodities less food and beverages	131.3	-	133.763	3.2	1.9	-
Nondurables less food and beverages	156.9	-	162.094	5.8	3.3	-
Durables	106.2	-	106.279	-1	.1	-
Services	252.2	-	255.614	3.1	1.4	-
Special aggregate indexes						
All items less medical care	205.1	-	208.047	3.0	1.4	-
All items less shelter	190.1	-	193.351	3.5	1.7	-
Commodities less food	135.4	-	137.853	3.3	1.8	-
Nondurables	184.0	-	188.881	4.6	2.7	-
Nondurables less food	161.8	-	166.647	5.6	3.0	-
Services less rent of shelter ²	251.7	-	255.088	3.5	1.3	-
Services less medical care services	246.5	-	249.250	2.8	1.1	-
Energy	218.5	221.710	227.213	6.6	4.0	2.5
All items less energy	212.6	-	215.666	3.0	1.4	-
All items less food and energy	214.1	-	216.859	2.9	1.3	-

¹ This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

² Index is on a December 1982=100 base.

³ Special index based on a substantially smaller sample.

⁴ Indexes on a December 1993=100 base.

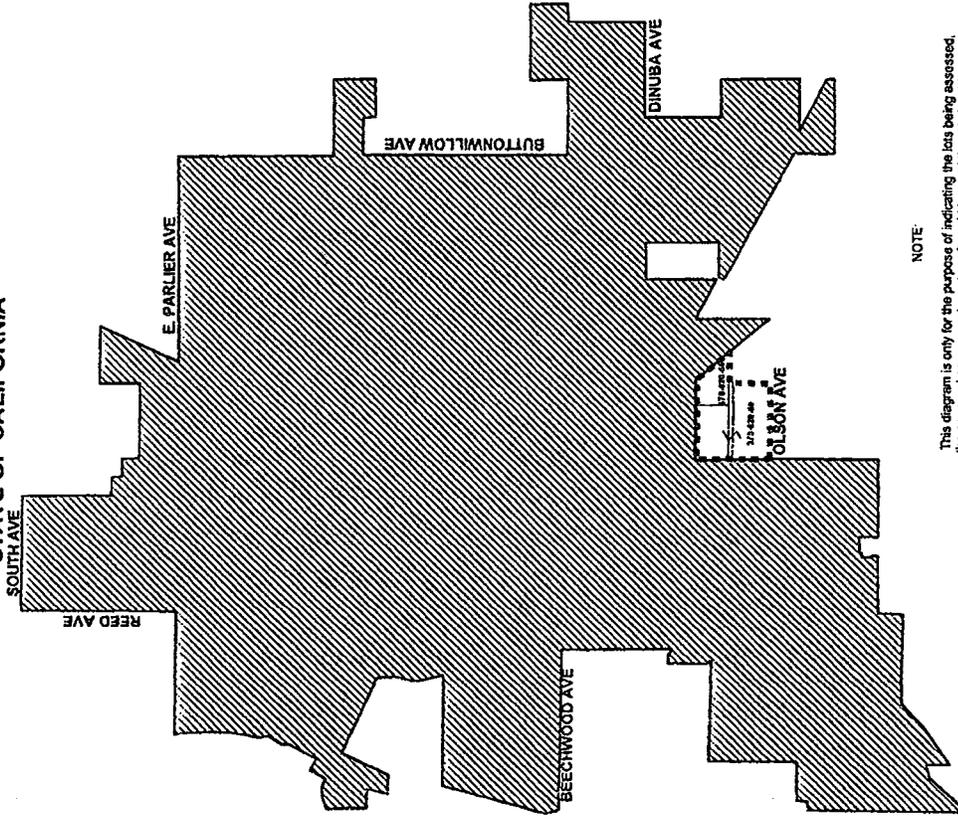
⁵ Indexes on a December 1997=100 base.

- Data not available.

NOTE: Index applies to a month as a whole, not to any specific date.

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PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SERVICES)
CITY OF REEDLEY
COUNTY OF FRESNO
STATE OF CALIFORNIA



Burman Brothers
Berryman & Hefner

NOTE
This diagram is only for the purpose of indicating the lots being assessed, the assigned assessment numbers for said lots and the relationship to the surrounding streets.

Fresno County Assessor's Parcel Numbers of the land to be included in Community Facilities District 2005-1: 370-020-58 and 370-020-59.

For a detailed description of the lines and dimension of the lots, reference is made to the Fresno County Assessor's Maps for the fiscal year 2005-2006. For the information on the streets and other appurtenant lines and dimensions within the subdivided area reference is made to the filed final tract maps.



Filed in the office of the City Clerk of the City of Reedley this 27th day of September, 2005.

By: Elizabeth Vines, City Clerk

I hereby certify that the within map showing proposed boundaries of the City of Reedley Community Facilities District No. 2005-1 (Public Services), County of Fresno, State of California was approved by the City Council of the City of Reedley, at a meeting thereof, held on the 21st day of September, 2005, by its Resolution No. 2005-709

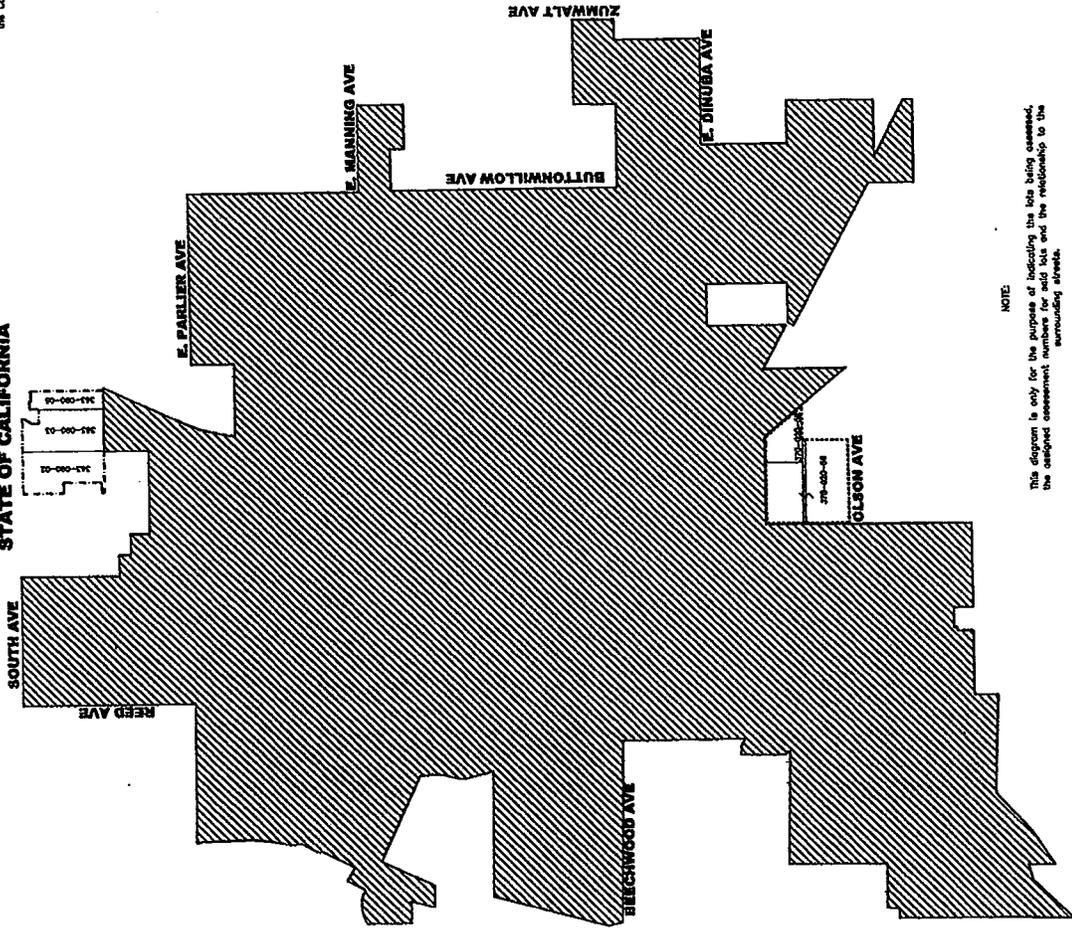
By: Elizabeth Vines, City Clerk

Filed this 27th day of September, 2005, at the hour of 4:00 o'clock p.m. in Book 44 of Maps of Assessment and Community Facilities Districts at Page 52, in the office of the County Recorder in the County of Fresno, State of California. Dusk County Clerk. Doc# 2005-2341719

By: Robert C. Warner, County Recorder

**Annexation Map No. 2
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SERVICES)
CITY OF REEDLEY
COUNTY OF FRESNO
STATE OF CALIFORNIA**

Reference is hereby made to that certain map entitled "Proposed Boundary Map of the Community Facilities District No. 2005-1 of the City of Reedley, State of California" filed in the office of the County Recorder of the County of Fresno, State of California, on October 2, 2005, at the hour of 4:00 o'clock p.m. in Book 41 of Maps of Assessment and Community Facilities Districts, at Page 56, (Document No. 024171560) in the office of the County Recorder of the County of Fresno, State of California, which said Annexation Map reflects the boundaries of the City of Reedley, State of California, as amended by the City Council of the City of Reedley, at a meeting (hereinafter referred to as a "meeting") held on the 13th day of June, 2006, by its Resolution No. 2006-038.



-  Proposed Annexation Area
-  Current Boundary
-  Future Annexation Area (City Limits)

Prepared By:
City of Reedley
Planning Department
1715 1/2th Street
Reedley, CA 93254
Phone (559) 837-4200

NOTE:
This diagram is only for the purpose of indicating the lots being assessed, the designated assessment, map sheet and the relationship to the surrounding streets.
For a detailed description of the lots and dimensions of the lots, reference is made to the Fresno County Assessor's map sheets, map sheets and dimensions for the lots shown on the map. A detailed description of the lots and dimensions within the indicated area reference is made to the filed final tract maps.

Fresno County Assessor's Parcel Numbers of the land to be included in Community Facilities District No. 2005-1, Annexation Map No. 2: 383-090-02, 383-090-03 and 383-090-06



Filed in the office of the City Clerk of the City of Reedley the 13th day of June, 2006.
By: *Elizabeth Lewis*
Elizabeth Lewis, City Clerk

I hereby certify that the within map showing proposed boundaries of No. 2 to the City of Reedley, County of Fresno, State of California, was approved by the City Council of the City of Reedley, at a meeting (hereinafter referred to as a "meeting") held on the 13th day of June, 2006, by its Resolution No. 2006-038.

By: *Elizabeth Lewis*
Elizabeth Lewis, City Clerk
Document No. 20060192-04

Filed this 26 day of June, 2006, at the hour of 2:55 o'clock p.m. in Book 41 of Maps of Assessment and Community Facilities Districts, at Page 56, in the office of the County Recorder in the County of Fresno, State of California.
Fee: \$18.00

Robert C. Werner, County Recorder,
County of Fresno
By: *Robert C. Werner*
County Recorder

CFD ANNER MAP NO. 3
-OFFICE COPY

**Annexation Map No. 3
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SERVICES)
CITY OF REEDLEY
COUNTY OF FRESNO
STATE OF CALIFORNIA**

Sheet 1 of 1

Reference is hereby made to that certain map entitled "Proposed Boundary Map of the Community Facilities District No. 2005-1 (Public Services), City of Reedley, County of Fresno, State of California" filed the 12th day of October, 2005, at the hour of 10:00 a.m. in Book 41 of Maps of the County of Fresno, State of California, and to that certain map of the County Recorder of the County of Fresno, State of California, which was the Annexation Map of the

Filed in the office of the City Clerk of the City of Reedley this 14th day of November, 2006.
By: Elizabeth Vines
Elizabeth Vines, City Clerk



hereby certify that the within map, showing proposed boundaries of Annexation No. 3 to the City of Reedley Community Facilities District No. 2005-1 (Public Services), County of Fresno, State of California, was approved by the City Council of the City of Reedley, at a meeting thereof, held on the 14th day of November, 2006, by its Resolution No. 2006-182.

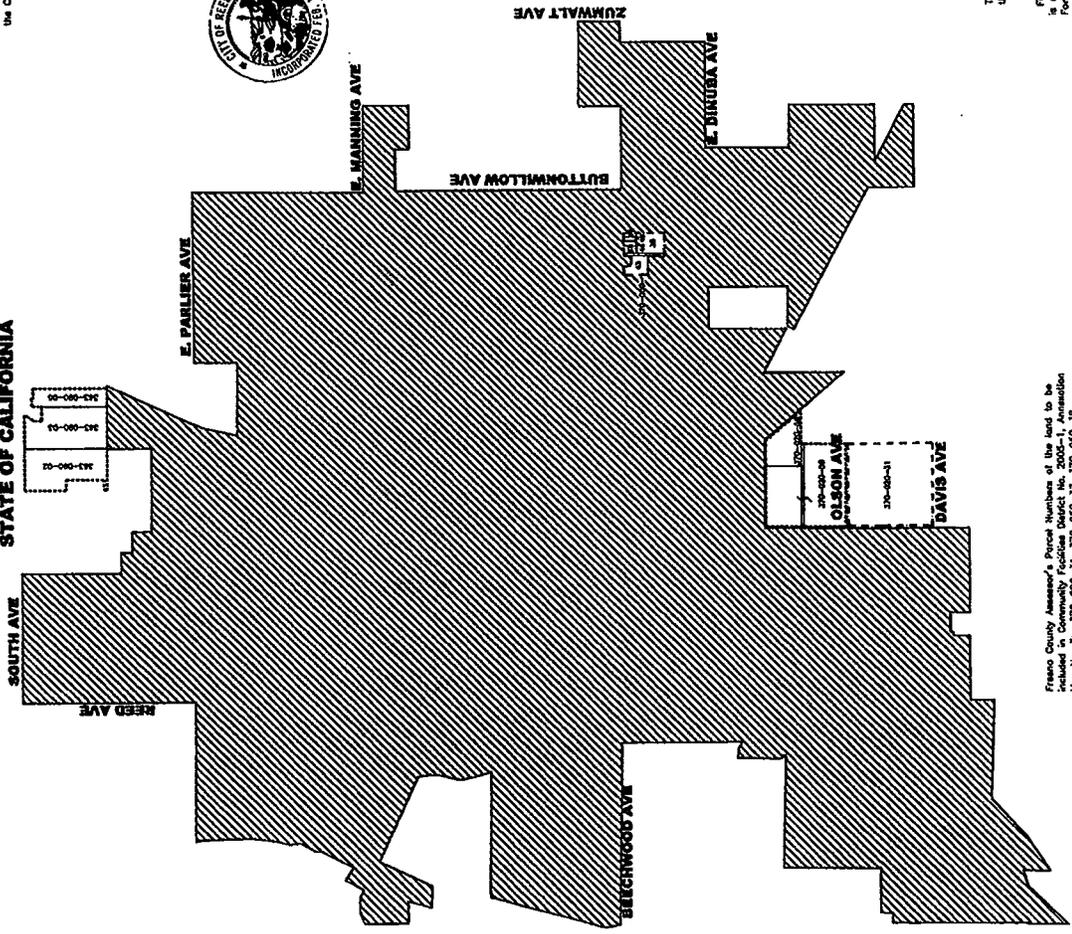
By: Elizabeth Vines
Elizabeth Vines, City Clerk

Doc. No. 20060244954

Filed this 20th day of November, 2006, at the hour of 9:42 a.m. in Book 41 of Maps of the County of Fresno, State of California, and County Recorder's Office at page 34 in the office of the County Recorder in the County of Fresno, State of California.

Robert C. Warner, County Recorder,
County of Fresno

Robert C. Warner
County Recorder



NOTE:

This diagram is only for the purpose of indicating the lots being assessed, the assigned assessment numbers for said lots and the relationship to the surrounding streets.

For a detailed description of the lines and dimension of the lots, reference is made to the Fresno County Assessor's Maps for the fiscal year 2005-2007. For the information on the streets and other appurtenant lines and dimensions which the subdivide area reference is made to the final final tract maps.

Fresno County Assessor's Parcel Numbers of the land to be annexed are: 370-020-31, 370-020-37, 370-020-38, 370-020-43, 370-020-44, 370-020-45, and 370-020-46.



- Proposed Annexation Area
- Current Boundary
- Future Annexation Area (City Limits)

Prepared By:
City of Reedley
Community Planning Div.
1731 9th Street
Reedley, CA 93654
Phone (559) 837-6200

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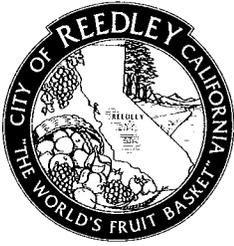
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**Annexation Map No. 4
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SERVICES)
CITY OF REEDLEY
COUNTY OF FRESNO
STATE OF CALIFORNIA**

Reference is hereby made to that certain map entitled, "Proposed Boundary Map of the Community Facilities District No. 2005-1 (Public Services), City of Reedley, County of Fresno, State of California" filed the 12th day of October, 2005, at the hour of 4:30 o'clock p.m., in Book 41 of Maps of Assessment and Community Facilities District of Page 33, (document no. 024175900) in the office of the County Recorder of the County of Fresno, State of California, which the Annexation Map affects.





REPORT TO CITY COUNCIL

MEMORANDUM

AGENDA ITEM NO: 9

COUNCIL MEETING DATE: 5/22/2007

SUBJECT: Adopt Resolution 2007-035 establishing the 2007-08 annual CFD tax amount

RECOMMENDATION

That the City Council adopt Resolution No. 2007-035 establishing the 2007-08 annual tax amount for properties within the Reedley Community Facilities District No. 2005-1 (CFD). Staff recommends that the maximum tax be adopted again and levied upon Single Family Residential and that the other categories remain at a \$0.00 tax amount. Revenues received from the CFD tax are restricted for police and fire services and for park operation and maintenance.

BACKGROUND

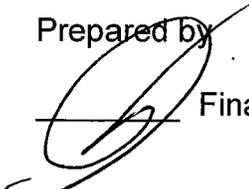
The Mello-Roos Community Facilities Act of 1982, Section 53311 et seq. of the California Government Code allows a City to establish a Community Facilities District (CFD) to finance a variety of services. The Reedley Community Facilities District 2005-1 was established for operational expenses associated with public safety (police and fire) and for park maintenance.

RATES

The following table reflects the **maximum tax rate** that has already been adopted and is in place for the Reedley Community Facilities District No. 2005-1 (Resolution 2006-057). It has been increased by the most recent CPI-U for San Francisco-Oakland-San Jose (3.2%) as previously adopted by the CFD rate resolution. However, staff will bring this tax rate to Council each year, prior to the annual tax levy deadline, so that Council may consider the CFD tax amount, and may adopt a lower rate for any category if they so choose.

Building Type	Maximum Rate	75% of Maximum	50% of Maximum	25% of Maximum
Single Family Home	\$ 764 per Unit	\$ 573 per Unit	\$ 382 per Unit	\$ 191 per Unit
Multi Family Residential	\$ 568 per Unit	\$ 426 per Unit	\$ 284 per Unit	\$ 142 per Unit
Affordable Housing	\$ 382 per Unit	\$ 287 per Unit	\$ 191 per Unit	\$ 96 per Unit
Non Residential	\$0.21 per Square Foot	\$0.16 per Square Foot	\$0.11 per Square Foot	\$0.05 per Square Foot
Infill Non Residential	\$0.10 per Square Foot	\$0.08 per Square Foot	\$0.05 per Square Foot	\$0.03 per Square Foot
Undeveloped	\$ 619 per Acre	\$ 464 per Acre	\$ 310 per Acre	\$ 155 per Acre

Prepared by

 Finance Director

Approved by

 City Manager