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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- 2008-0114266
Monday, AUG 11, 2008 12:59:27
Ttl Pd $0.00 Nbr-0002823166
DJG/R6/1-5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NO. 2008-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2008-2009 FOR THE CITY OF REEDLEY COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

RESOLUTION NO. 2008-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2008-2009 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.

V

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)	$ 785.00
Multi-Family Residential (per dwelling unit)	$ 584.00
Non-Residential (per gross building square foot)	$ 0.22
Affordable Housing (per dwelling unit)	$ 393.00
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, 2008 ending June 30, 2009 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 2008-09 CATEGORY II Special Tax Per Net Developable Acre
$ 636.00 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 2008-2009 fiscal year on all eligible properties in the District per the Rate and Method of Special Tax.

ADOPTED SPECIAL TAX FISCAL YEAR 2008-09 CATEGORY I Special Tax Per Dwelling Unit / Acre	
DEVELOPMENT TYPE	**SPECIAL TAX RATE**
Single Family Residential (per dwelling unit)	$ 785.00
Multi-Family Residential (per dwelling unit)	$ 584.00
Non-Residential (per gross building square foot)	$ 0.22
Affordable Housing (per dwelling unit)	$ 393.00
Infill Non Residential (per building square foot)	$ 0.10

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ADOPTED SPECIAL TAX FISCAL YEAR 2007-08 CATEGORY II Special Tax Per Net Developable Acre
$ 636.00 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 27th day of May, 2008 by the following vote:

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

Ray Soleno, Mayor

ATTEST:

Kay Pierce, City Clerk

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Table 3. Consumer Price Index for All Urban Consumers (CPI-U): Selected areas, all items index

Table 3. Consumer Price Index for All Urban Consumers (CPI-U): Selected areas, all items index

(1982-84=100, unless otherwise noted)

All items

CPI-U	Pricing schedule (1)	Indexes: Dec. 2007	Jan. 2008	Feb. 2008	Mar. 2008	Percent change to Mar. 2008 from-- Mar. 2007	Jan. 2008	Feb. 2008	Percent change to Feb. 2008 from-- Feb. 2007	Dec. 2007	Jan. 2008
U.S. city average	M	210.036	211.080	211.693	213.528	4.0	1.2	0.9	4.0	0.8	0.3
Region and area size(2)											
Northeast urban	M	223.425	224.325	225.213	226.926	3.9	1.2	0.8	4.0	0.8	0.4
Size A - More than 1,500,000	M	225.688	226.310	227.411	229.087	3.7	1.2	0.7	3.7	0.8	0.5
Size B/C - 50,000 to 1,500,000 (3)	M	132.323	133.301	133.511	134.611	4.6	1.0	0.8	4.7	0.9	0.2
Midwest urban	M	200.227	201.427	201.896	203.723	3.7	1.1	0.9	3.8	0.8	0.2
Size A - More than 1,500,000	M	201.519	202.830	203.347	205.141	3.4	1.1	0.9	3.5	0.9	0.3
Size B/C - 50,000 to 1,500,000 (3)	M	128.040	128.753	128.922	130.121	4.0	1.1	0.9	4.1	0.7	0.1
Size D - Nonmetropolitan (less than 50,000)	M	195.819	196.708	197.596	199.472	4.8	1.4	0.9	5.0	0.9	0.5
South urban	M	203.457	204.510	205.060	206.676	4.4	1.1	0.8	4.6	0.8	0.3
Size A - More than 1,500,000	M	206.078	207.221	207.605	209.065	4.3	0.9	0.7	4.6	0.7	0.2
Size B/C - 50,000 to 1,500,000 (3)	M	129.368	129.937	130.351	131.442	4.5	1.2	0.8	4.7	0.8	0.3
Size D - Nonmetropolitan (less than 50,000)	M	202.878	204.524	205.189	206.933	4.4	1.2	0.8	4.7	1.1	0.3
West urban	M	214.733	215.739	216.339	218.533	3.7	1.3	1.0	3.5	0.7	0.3
Size A - More than 1,500,000	M	218.020	219.036	219.799	221.997	3.5	1.4	1.0	3.4	0.8	0.3
Size B/C - 50,000 to 1,500,000 (3)	M	130.481	131.328	131.538	132.896	3.9	1.2	1.0	3.7	0.8	0.2
Size classes											
A (4)	M	192.140	193.045	193.685	195.314	3.7	1.2	0.8	3.8	0.8	0.3
B/C (3)	M	129.718	130.431	130.728	131.892	4.3	1.1	0.9	4.4	0.8	0.2
D	M	202.333	203.200	203.803	205.730	4.4	1.2	0.9	4.5	0.7	0.3
Selected local areas(5)											
Chicago-Gary-Kenosha, IL-IN-WI	M	207.155	208.757	209.526	211.542	4.5	1.3	1.0	4.4	1.1	0.4
Los Angeles-Riverside-Orange County, CA	M	219.373	220.918	221.431	223.606	3.3	1.2	1.0	3.1	0.9	0.2
New York-Northern N.J.-Long Island, NY-NJ-CT-PA	M	229.395	229.869	231.020	233.122	3.8	1.4	0.9	3.6	0.7	0.5
Boston-Brockton-Nashua, MA-NH-ME-CT	1	-	231.980	-	233.084	2.9	0.5	-	-	-	-
Cleveland-Akron, OH	1	-	199.686	-	202.500	4.3	1.4	-	-	-	-
Dallas-Fort Worth, TX	1	-	197.079	-	198.596	4.4	0.8	-	-	-	-
Washington-Baltimore, DC-MD-VA-WV (6)	1	-	136.293	-	138.090	4.7	1.3	-	-	-	-
Atlanta, GA	2	202.751	-	204.166	-	-	-	-	4.8	0.7	-
Detroit-Ann Arbor-Flint, MI	2	200.201	-	202.378	-	-	-	-	2.2	1.1	-
Houston-Galveston-Brazoria, TX	2	186.246	-	187.585	-	-	-	-	3.5	0.7	-
Miami-Fort Lauderdale, FL	2	217.319	-	219.082	-	-	-	-	5.3	0.8	-
Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD	2	219.025	-	220.935	-	-	-	-	3.7	0.9	-
San Francisco-Oakland-San Jose, CA	2	218.485	-	219.612	-	-	-	-	2.8	0.5	-
Seattle-Tacoma-Bremerton, WA	2	218.966	-	221.728	-	-	-	-	4.7	1.3	-

1 Areas on pricing schedule 2 (see Table 10) will appear next month.
2 Regions defined as the four Census regions. See technical notes.
3 Indexes on a December 1996=100 base.
4 Indexes on a December 1986=100 base.
5 In addition, the following metropolitan areas are published semiannually and appear in Tables 34 and 39 of the January and July issues of the CPI Detailed Report: Anchorage, AK; Cincinnati-Hamilton, OH-KY-IN; Denver-Boulder-Greeley, CO; Honolulu, HI; Kansas City, MO-KS; Milwaukee-Racine, WI; Minneapolis-St. Paul, MN-WI; Phoenix-Mesa, AZ; Pittsburgh, PA; Portland-Salem, OR-WA; St. Louis, MO-IL; San Diego, CA; Tampa-St. Petersburg-Clearwater, FL.
6 Indexes on a November 1996=100 base.
- Data not available.
NOTE: Index applies to a month as a whole, not to any specific date.

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Last Modified Date: April 16, 2008

U.S. Bureau of Labor Statistics
Division of Consumer Prices and Price Indexes
Suite 3130, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov/cpi | Telephone: (202) 691-7000 | Fax: (202) 691-6325
Do you have a CPI data question?

MEMORANDUM

DATE: May 6, 2008

TO: Lori Oken, Finance Director

FROM: Jerry Isaak, Fire Chief

SUBJECT: CFD Budget F/Y 08-09

The following costs indicate projected efforts by our Fire Dept. to provide services within the CFD areas.

F/Y 08-09

F/T Salary/Benefits	= $21,267.00
P/T Salary (Emerg. Ops.)	= $10,000.00
Fire M/O	= $8,686.00
CURE Salary/Benefits	= $2,871.00
CURE M/O	= $875.00
Reserve Fund	= $78,384.00
Total	= $122,083.00

MEMORANDUM

Date : May 13, 2008

To : Lori Oken, Finance Director

From : Lieutenant Joe Garza, Support Services Division Commander

Subject : Community Facility District Budget Needs : 2008 – 2009 Fiscal Year

In review of the new housing being assessed in the 2008 – 2009 Fiscal Year, it was determined that 289 new parcels would be part of that assessment. In determining the impact, the new housing would have on the police department we calculated that the City of Reedley would grow by a population of approximately 1011 new residents. This calculation was derived from utilizing the state average of 3.5 population increase per home. Because of this increase in population, the police department has estimated that police services would be needed and based on averages the new population would increase our calls for service by 500 and increase our reports by 200 for a total of 700 incidents.

In calculating the cost, for police services it was determined that each call would cost the police department $120.00 for a total cost of $84,000. The cost would include the time required for an officer to handle incident, dispatching time, records clerk input time, fuel cost, supervision, etc. The cost is a very conservative figure, which does not take into account increased normal preventive patrol time associated with each new resident.

— MEMORANDUM —

Date: May 13, 2008

To: Lori Oken, Finance Director

From: Joel Glick, Community Services Director

Subject: CFD Use (2008 – 2009 Fiscal Year)

Community Facilities District – Parks Services

In the 2008-09 budget year, we estimate that approximately 288 residential homes will be served under the CFD. Applying the state average of 3.5 people per household, we estimate that approximately **1,008** residents have moved into the City of Reedley over the past couple of years in the Community Facilities District. In review of services provided to the community, it is determined that the Community Services Department (Park Services) provides new residents services in excess of **$20,500**. This amount was calculated by applying the cost of personnel (Part time and Full time Parks Maintenance Workers), equipment, fuel, and vehicle maintenance costs.

REPORT TO CITY COUNCIL

MEMORANDUM

AGENDA ITEM NO: 12

COUNCIL MEETING DATE: 5/27/2008

SUBJECT: Adopt Resolution 2008-052 establishing the 2008-09 annual CFD tax amount

RECOMMENDATION

That the City Council adopt Resolution No. 2008-052 establishing the 2008-09 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 implemented for the other taxing categories. 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. Services provided within the CFD area do not supplant General Fund activities which are established at a historic spending level using the 2005-06 appropriations. The Special Tax Report identifies the use of CFD funds at the following levels: Fire 54%; Police 37%; Parks 9%, although Council does have discretion to change that allocation. Staff reports from these departments identifying their requested budgetary needs for 2008-09 are included as an attachment.

RATES

The following table reflects the current **maximum tax rate** that has already been adopted and is in place for the Reedley Community Facilities District No. 2005-1 (Resolution 2007-035). It has been increased by the most recent CPI-U for San Francisco-Oakland-San Jose (2.8%) as previously adopted by the CFD rate resolution. Staff recommends that the tax rates for the Affordable Housing, Non Residential, Infill Non Residential and Undeveloped, previously set at a $0 tax amount, now be assessed at the maximum tax rate allowed. Staff will continue to 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	Current Maximum Rate	Proposed Maximum Rate	75% of Proposed Maximum	50% of Proposed Maximum	25% of Proposed Maximum
Single Family Home	$ 764 per Unit	$ 785 per Unit	$ 589 per Unit	$ 393 per Unit	$ 196 per Unit
Multi Family Residential	$ 568 per Unit	$ 584 per Unit	$ 438 per Unit	$ 292 per Unit	$ 146 per Unit

Building Type	Current Maximum Rate	Proposed Maximum Rate	75% of Proposed Maximum	50% of Proposed Maximum	25% of Proposed Maximum
Affordable Housing	$ 0	$ 393 per Unit	$ 295 per Unit	$ 196 per Unit	$ 98 per Unit
Non Residential	$ 0	$0.22 per Square Foot	$0.17 per Square Foot	$0.11 per Square Foot	$0.06 per Square Foot
Infill Non Residential	$ 0	$0.10 per Square Foot	$0.08 per Square Foot	$0.05 per Square Foot	$0.03 per Square Foot
Undeveloped	$ 0	$ 636 per Acre	$ 477 per Acre	$ 318 per Acre	$ 159 per Acre

There will be 289 total parcels eligible for the CFD tax for the 2008-09 assessment. Single Family Dwellings comprise 288 parcels and there is 1 Non Residential. The Non Residential parcel is the new Rite Aid store and would be taxed at 18,522 square feet at the Non Residential rate.

2008-09 Estimated Revenue (Maximum Rate)	2008-09 Fire Expenditures	2008-09 Police Expenditures	2008-09 Parks Expenditures
$230,154	$43,699	$84,000	$20,500
	$78,384 (reserved)		

Prepared by

_____ Finance Director

Approved by

_____ City Manager