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City of Reedley  
Engineering Division  
1733 9<sup>th</sup> Street  
Reedley, CA 93654

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**RESOLUTION NO. 2009-026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2009-2010 FOR  
THE CITY OF REEDLEY COMMUNITY FACILITIES DISTRICT NO. 2005-1  
(PUBLIC SERVICES)**

**RESOLUTION NO. 2009-026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2009-2010 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 2009-10  
 CATEGORY I  
 Special Tax Per Dwelling Unit / Acre**

<b>DEVELOPMENT TYPE</b>	<b>SPECIAL MAXIMUM TAX RATE</b>
Single Family Residential (per dwelling unit)	\$ 794.00
Multi-Family Residential (per dwelling unit)	\$ 591.00
Non-Residential (per gross building square foot)	\$ 0.22
Affordable Housing (per dwelling unit)	\$ 398.00
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, 2009 ending June 30, 2010 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 2009-10  
 CATEGORY II  
 Special Tax Per Net Developable Acre**

\$ 644.00 per acre

**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 2009-2010 fiscal year on all eligible properties in the District per the Rate and Method of Special Tax.

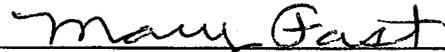
<b>ADOPTED SPECIAL TAX FISCAL YEAR 2009-10 CATEGORY I Special Tax Per Dwelling Unit / Acre</b>	
<b>DEVELOPMENT TYPE</b>	<b>SPECIAL TAX RATE</b>
Single Family Residential (per dwelling unit)	\$ 794.00
Multi-Family Residential (per dwelling unit)	\$ 591.00
Non-Residential (per gross building square foot)	\$ 0.22
Affordable Housing (per dwelling unit)	\$ 398.00
Infill Non Residential (per building square foot)	\$ 0.10

**ADOPTED SPECIAL TAX FISCAL YEAR 2009-10**  
**CATEGORY II**  
**Special Tax Per Net Developable Acre**  
\$ 644.00 per acre

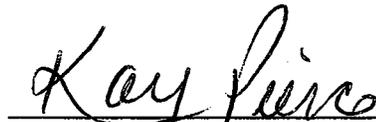
2. This Resolution shall take effect upon its adoption.

This Resolution was duly passed, approved, and adopted by the City Council of the City of Reedley this 26th day of May, 2009 by the following vote:

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

  
\_\_\_\_\_  
Mary Fast, Mayor

ATTEST:

  
\_\_\_\_\_  
Kay Pierce, City Clerk



CERTIFICATION OF RESOLUTION NO. 2009-026

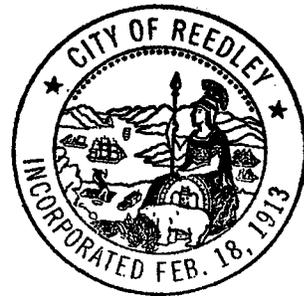
I, Kay L. Pierce, City Clerk of the City of Reedley, do hereby certify that the attached Resolution No. 2009-026 was unanimously approved and adopted at a regular meeting of the City Council of the City of Reedley held on the 26<sup>th</sup> day of May, 2009.

Seal of the City of Reedley

Signed: \_\_\_\_\_

*Kay L. Pierce*

Kay L. Pierce, City Clerk



# Fresno County

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## MEMORANDUM

DATE: May 8, 2009

TO: Lori Oken, Finance Director

FROM: Jerry Isaak, Fire Chief 

SUBJECT: Community Facilities District Projected Expenditures FY 2009/2010

Based on current estimations, the City of Reedley anticipates there will be 345 homes and 3 commercial properties within the Community Facilities District for the 2009/2010 Fiscal Year. The impact on the Fire Department to meet demands for services will be in excess of \$81,300.00. This amount is based on applying Fire Department personnel and associated operating expenses for equipment, training and maintenance to respond within the district. The balance is reserved to provide an allowable buffer and funding of future Fire Department services and maintenance.



## City of Reedley

Police Administration  
843 "G" Street  
Reedley, CA 93654  
(559) 637-4250  
FAX 638-2615

Date : May 7, 2009  
To : Lori Oken, Finance Director  
From : Lieutenant Joe Garza, Operations Division Commander *JG*  
Subject : Community Facility District Budget Needs : 2009 – 2010 Fiscal Year

In review of the estimation of housing being assessed in the 2009 – 2010 fiscal year, it was determined that 345 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 1207 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 600 and increase our reports by 300 for a total of 900 incidents.

In calculating the cost, for police services it was determined that each call would cost the police department \$140.00 for a total cost of \$126,000. 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, increased traffic created by residents and commuter traffic frequenting the commercial establishments.



May 4, 2009

# — MEMORANDUM —

TO: Lori Oken, Finance Director  
From: Russ Robertson, Public Works Manager *RR*  
Subject: CFD Use (2009-2010 Fiscal Year)

## Community Facilities District- Parks Services

In the 2009-2010 budget year, we anticipate that approximately 345 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 Services District. In review of services provided to the community, it is determined that the Parks Maintenance Department provided new residents services in excess of \$30,472. This amount was calculated by applying the cost of personnel (part time and full time parks maintenance workers), equipment, fuel, and vehicle maintenance costs.



Economic News Release

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)

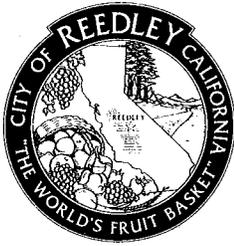
CPI-U	Pricing schedule (1)	All items Indexes				Percent change to Mar. 2009 from--		Percent change to Feb. 2009 from--			
		Dec. 2008	Jan. 2009	Feb. 2009	Mar. 2009	Mar. 2008	Jan. 2009	Feb. 2009	Feb. 2008	Dec. 2008	Jan. 2009
		U.S. city average.....	M	210.228	211.143	212.193	212.709	-0.4	0.7	0.2	0.2
Region and area size (2)											
Northeast urban.....	M	225.091	225.436	226.754	227.309	0.2	0.8	0.2	0.7	0.7	0.6
Size A - More than 1,500,000.....	M	227.681	227.852	229.262	229.749	0.3	0.8	0.2	0.8	0.7	0.6
Size B/C - 50,000 to 1,500,000 (3).....	M	132.830	133.308	133.967	134.411	-0.1	0.8	0.3	0.3	0.9	0.5
Midwest urban.....	M	199.582	200.815	201.453	202.021	-0.8	0.6	0.3	-0.2	0.9	0.3
Size A - More than 1,500,000.....	M	200.465	202.001	202.639	203.240	-0.9	0.6	0.3	-0.3	1.1	0.3
Size B/C - 50,000 to 1,500,000 (3).....	M	128.018	128.636	129.057	129.334	-0.6	0.5	0.2	0.1	0.8	0.3
Size D - Nonmetropolitan (less than 50,000).....	M	195.383	195.843	196.421	197.267	-1.1	0.7	0.4	-0.6	0.5	0.3
South urban.....	M	203.501	204.288	205.343	206.001	-0.3	0.8	0.3	0.1	0.9	0.5
Size A - More than 1,500,000.....	M	206.414	207.035	207.929	208.529	-0.3	0.7	0.3	0.2	0.7	0.4
Size B/C - 50,000 to 1,500,000 (3).....	M	129.099	129.615	130.380	130.873	-0.4	1.0	0.4	0.0	1.0	0.6
Size D - Nonmetropolitan (less than 50,000).....	M	204.428	205.766	206.671	206.927	0.0	0.6	0.1	0.7	1.1	0.4
West urban.....	M	214.685	215.923	217.095	217.357	-0.5	0.7	0.1	0.3	1.1	0.5
Size A - More than 1,500,000.....	M	218.698	219.806	220.955	221.124	-0.4	0.6	0.1	0.5	1.0	0.5
Size B/C - 50,000 to 1,500,000 (3).....	M	129.725	130.682	131.636	131.775	-0.8	0.8	0.1	0.1	1.5	0.7
Size classes											
A (4).....	M	192.646	193.412	194.354	194.750	-0.3	0.7	0.2	0.3	0.9	0.5
B/C (3).....	M	129.519	130.135	130.855	131.230	-0.5	0.8	0.3	0.1	1.0	0.6
D.....	M	202.359	203.409	203.999	204.672	-0.5	0.6	0.3	0.1	0.8	0.3
Selected local areas (5)											
Chicago-Gary-Kenosha, IL-IN-WI.....	M	205.959	207.616	207.367	207.462	-1.9	-0.1	0.0	-1.0	0.7	-0.1
Los Angeles-Riverside-Orange County, CA.....	M	219.620	220.719	221.439	221.376	-1.0	0.3	0.0	0.0	0.8	0.3
New York-Northern N.J.-Long Island, NY-NJ-CT-PA.....	M	233.012	233.402	234.663	235.067	0.8	0.7	0.2	1.6	0.7	0.5
Boston-Brockton-Nashua, MA-NH-ME-CT.....	1	-	230.806	-	232.155	-0.4	0.6	-	-	-	-
Cleveland-Akron, OH.....	1	-	198.232	-	199.457	-1.5	0.6	-	-	-	-
Dallas-Fort Worth, TX.....	1	-	198.623	-	200.039	0.7	0.7	-	-	-	-
Washington-Baltimore, DC-MD-VA-WV (6).....	1	-	137.598	-	138.620	0.4	0.7	-	-	-	-
Atlanta, GA.....	2	196.961	-	199.190	-	-	-	-	-2.4	1.1	-
Detroit-Ann Arbor-Flint, MI.....	2	197.991	-	201.913	-	-	-	-	-0.2	2.0	-
Houston-Galveston-Brazoria, TX.....	2	185.930	-	187.972	-	-	-	-	0.2	1.1	-
Miami-Fort Lauderdale, FL.....	2	218.324	-	220.589	-	-	-	-	0.7	1.0	-
Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD.....	2	218.186	-	220.262	-	-	-	-	-0.3	1.0	-
San Francisco-Oakland-San Jose, CA.....	2	218.528	-	222.166	-	-	-	-	1.2	1.7	-
Seattle-Tacoma-Bremerton, WA.....	2	222.580	-	224.737	-	-	-	-	1.4	1.0	-

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 15, 2009





## REPORT TO CITY COUNCIL

# MEMORANDUM

AGENDA ITEM NO: 8

COUNCIL MEETING DATE: 5/26/2009

**SUBJECT: Adopt Resolution 2009-026 establishing the 2009-10 annual CFD tax amount**

### RECOMMENDATION

That the City Council adopt Resolution No. 2009-026 establishing the 2009-10 annual tax amount for properties within the Reedley Community Facilities District No. 2005-1 (CFD). Staff recommends that the maximum tax already in place be increased by a 1.2% CPI amount for the 2009-10 fiscal year. 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 2009-10 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 2008-052). The proposed rate for 2009-10 fiscal year has been increased by the most recent CPI-U for San Francisco-Oakland-San Jose (1.2%) as allowed for by the previously adopted resolution. However, this item is brought before 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	\$ 785 per Unit	\$ 794 per Unit	\$ 596 per Unit	\$ 397 per Unit	\$ 199 per Unit
Multi Family Residential	\$ 584 per Unit	\$ 591 per Unit	\$ 443 per Unit	\$ 295 per Unit	\$ 148 per Unit

<b>Building Type</b>	<b>Current Maximum Rate</b>	<b>Proposed Maximum Rate</b>	<b>75% of Proposed Maximum</b>	<b>50% of Proposed Maximum</b>	<b>25% of Proposed Maximum</b>
Affordable Housing	\$ 393 per Unit	\$ 398 per Unit	\$ 299 per Unit	\$ 199 per Unit	\$ 100 per Unit
Non Residential	\$ .22 per Sq Ft	\$0.22 per Square Foot	\$0.17 per Square Foot	\$0.11 per Square Foot	\$0.06 per Square Foot
Infill Non Residential	\$ .10 per Sq Ft	\$0.10 per Square Foot	\$0.08 per Square Foot	\$0.05 per Square Foot	\$0.03 per Square Foot
Undeveloped	\$ 636 per Acre	\$ 644 per Acre	\$ 483 per Acre	\$ 322 per Acre	\$ 161 per Acre

There will be 348 total parcels eligible for the CFD tax for the 2009-10 assessment. Single Family Dwellings comprise 345 parcels and there are 3 Non Residential parcels that total 38,152 square feet of building space. At the maximum tax rate this would generate a total revenue for the 2009-10 fiscal year of \$282,323. Estimated expenditures based upon the existing distribution rate are shown below.

<b>2009-10</b>	<b>2009-10 Fire</b>	<b>2009-10 Police</b>	<b>2009-10 Parks</b>	<b>2009-10 Administrative Expenditures</b>
\$282,323 Total Tax Revenue Maximum Rate	54% of Revenue Less Admin Fees \$147,054	37% of Revenue Less Admin Fees \$100,760	9% of Revenue Less Admin Fees \$24,509	
Reserve From Prior Year	\$68,950	\$24,666	\$0	
Total Funds Available For Use	\$216,004	\$125,426	\$24,509	
Estimated Expenditures For 2009-10	\$81,300	\$126,000	\$30,472	\$10,000
Amount Reserved For Future Year	\$134,704	\$0	\$0	

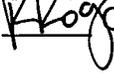
<b>2008-09</b>	<b>2008-09 Fire</b>	<b>2008-09 Police</b>	<b>2008-09 Parks</b>	<b>2008-09 Administrative Expenditures</b>
\$218,612 Total Tax Revenue Maximum Rate	54% of Revenue Less Admin Fees \$112,650	37% of Revenue Less Admin Fees \$77,186	9% of Revenue Less Admin Fees \$18,775	
Estimated Expenditures For 2008-09	\$43,700	\$52,520	\$18,775	\$10,000
Amount Available For 2009-10	\$68,950	\$24,666		

**FISCAL IMPACT:**

The 2009-10 General Fund budget will realize an expenditure relief of \$237,772 for fire, police and park services currently performed for parcels within the CFD boundary.

Prepared by:  Finance Director

Reviewed by:  Asst. City Manager

Approved by:  City Manager

- Attachment(s):
1. Police, Fire & Parks 2009-10 Expenditure Needs
  2. CPI-U For San Francisco-Oakland-San Jose
  3. Map of CFD Boundary

Motion: \_\_\_\_\_

Second: \_\_\_\_\_