

5
**RECORDING REQUESTED
AND FOR THE BENEFIT OF,**
City Clerk
City of Reedley
No Fee-Gov/t. Code Sections
6103 and 27383

WHEN RECORDED, MAIL TO:

City of Reedley
City Clerk
1733 9th Street
Reedley, CA 93654



FRESNO County Recorder
Paul Dictos, C.P.A.

DOC- 2012-0117055

Tuesday, AUG 21, 2012 10:18:38

Ttl Pd \$0.00

Nbr-0003723225

JZG/R3/1-5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION 2012-030

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY
DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2012-13
FOR THE ICTY OF REEDLEY COMMUNITY FACILTITIES DISTRICT
NO. 2005-1 (PUBLIC SERVICES)**

RESOLUTION NO. 2012-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2012-2013 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's 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 2012-13 CATEGORY I Special Tax Per Dwelling Unit / Acre | |
|--|---------------------------------|
| DEVELOPMENT TYPE | SPECIAL MAXIMUM TAX RATE |
| Single Family Residential (per dwelling unit) | \$ 844.00 |
| Multi-Family Residential (per dwelling unit) | \$ 628.00 |
| Non-Residential (per gross building square foot) | \$ 0.23 |
| Affordable Housing (per dwelling unit) | \$ 426.00 |
| Infill Non Residential (per building square foot) | \$ 0.11 |

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, 2012 ending June 30, 2013 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 2011-12 CATEGORY II Special Tax Per Net Developable Acre |
|---|
| \$ 685.00 per acre |

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Reedley does hereby resolve as follows:

1. The following Special Tax Rates shall be levied for the ensuing 2012-2013 fiscal year on all eligible properties in the District per the Rate and Method of Special Tax.

| ADOPTED SPECIAL TAX FISCAL YEAR 2012-13 CATEGORY I Special Tax Per Dwelling Unit / Acre | |
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| DEVELOPMENT TYPE | SPECIAL TAX RATE |
| Single Family Residential (per dwelling unit) | \$ 844.00 |
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| ADOPTED SPECIAL TAX FISCAL YEAR 2012-13 CATEGORY II Special Tax Per Net Developable Acre |
|---|
| \$ 685.00 per acre |

The foregoing resolution was passed, approved and adopted by the City Council of the City of Reedley at the regular meeting held on May 22, 2012, by the following vote:

AYES: Betancourt, Soleno, Beck, Fast, Fast.

NOES: None.

ABSENT: Chavez

ABSTAIN: None.

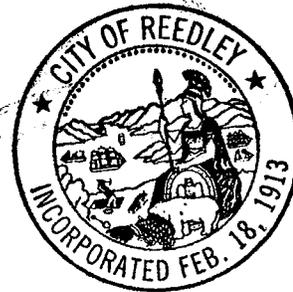
Mary Fast

Mary Fast, Mayor

ATTEST:

Sylvia B. Plata

Sylvia B. Plata, City Clerk



RESOLUTION NO. 2012-030

copy

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY DETERMINING SPECIAL TAX RATES FOR FISCAL YEAR 2012-2013 FOR THE CITY OF REEDLEY COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

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|---|
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The foregoing resolution was passed, approved and adopted by the City Council of the City of Reedley at the regular meeting held on May 22, 2012, by the following vote:

AYES: Betancourt, Soleno, Beck, Fast, ...

NOES: None.

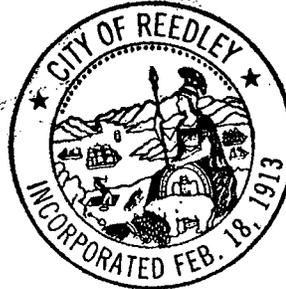
ABSENT: Chavez

ABSTAIN: None.

Mary Fast
Mary Fast, Mayor

ATTEST:

Sylvia B. Plata
Sylvia B. Plata, City Clerk





REPORT TO CITY COUNCIL

MEMORANDUM

AGENDA ITEM NO: 4

COUNCIL MEETING DATE: May 22, 2012

SUBJECT: Adopt Resolution No. 2012-030 establishing the FY 2012/13 rates for Community Facility District (CFD) 2005-01 and setting Department allocations.

RECOMMENDATION

That the City Council adopt Resolution No. 2012-030 establishing the FY 2012/13 annual tax amount for properties within the Reedley Community Facilities District No. 2005-1. Staff recommends that the current tax rate be adjusted by the 2.6% Consumers Price Index (CPI) amount for 2012/13 fiscal year, and to allocate the funds for the 2012/13 fiscal year at 15% for Fire, 74% for Police, 9% for Parks, and 2% for administration costs.

BACKGROUND

The Mello-Roos Community Facilities Act of 1982, 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 to finance operational expenses associated with public safety (police and fire) and park maintenance. Services provided within the CFD area do not supplant General Fund activities which are established at a baseline historic spending level using 2005-06 appropriation levels.

RATES

In May 2011, the City Council set the maximum tax rate for Reedley Community Facilities District No. 2005-1 in accordance with the procedures for establishing rates in the enacting resolution. Each year, the City Council must review the percentage change in the Consumer Price Index for San Francisco-Oakland-San Jose area, and adopt the following years tax rates. The CPI change over the last 12 months is 2.6%.

Per Council direction, the proposed fees are brought forth each year in May for discussion. The Council will consider two items: setting the annual CFD tax amount for FY 2012/13 and establishment of the allocation of revenue to City Departments for the upcoming fiscal year. The following table summarizes the current tax rate for FY 2011-12 and the proposed tax rate based on a 2.6% CPI increase of the maximum allowable tax rate. If a lower tax rate is considered, it must be universally applied to each building type category within the CFD.

| Building Type | Current Maximum Rate | Proposed Maximum Rate 2.6% CPI |
|--------------------------|-----------------------------|---|
| Single Family Home | \$822 per Unit | \$844 per Unit |
| Multi Family Residential | \$612 per Unit | \$628 per Unit |
| Affordable Housing | \$415 per Unit | \$426 per Unit |
| Non Residential | \$0.22 per Square Foot | \$0.23 per Square Foot |
| Infill Non Residential | \$0.10 per Square Foot | \$0.11 per Square Foot |
| Undeveloped | \$667 per Acre | \$685 per Acre |

Under existing Council policy, each year as properties develop, they are annexed into the district. For FY 2012/13, it is anticipated that the District will serve 439 single family homes, 116 multi-family units, eight (8) commercial or non-residential properties totaling 87,480 square feet and 19.24 acres of vacant land. If additional properties develop, they will also be served, however the City will not collect fees until the following tax year. The projected FY 2012/13 revenue based on 2.6% CPI increase is \$433,995. This is \$49,553 more than what was projected to be collected this fiscal year, mostly due to additional single and multi-family residential housing being added the tax rolls.

Although the fee may be set by the City Council at any amount as long as it is applied uniformly, staff recommends that the fee be set at the maximum allowable. The recommendation is based on the anticipated costs to provide services to the CFD areas, which includes those incremental cost increases that the City's vendors pass to the City. According to the attached memos covering Police, Fire, Public Works, and Administration services, the anticipated costs to service the CFD area are \$521,812, \$102,725, \$43,296, and \$9,000 respectively, for a total of \$676,833. The amounts collected at the maximum proposed rate do not fully cover the costs to provide services. The anticipated difference of \$268,422 will come from the General Fund; therefore setting the rate at less than the maximum will further impact the General Fund budget for next fiscal year.

ALLOCATIONS

The Special Tax Report establishing the CFD identified the use of CFD funds at a specific allocation amount for each service. The City Council has the annual discretion to change the amount based upon budgetary needs and requirements. The following table summarizes the prior years and proposed allocation for next year.

| | FY 2010-11 | FY 2011-12 | Proposed FY 2012-13 |
|-----------------|-------------------|-------------------|--------------------------------|
| Fire Services | 20% | 12% | 15% |
| Police Services | 71% | 78% | 74% |
| Parks Services | 9% | 10% | 9% |
| Administration | - | - | 2% |

Each service receives its appropriate share of the adopted revenue amount each year and that balance is restricted and carried over each year if / when revenues exceed expenditures. The 2012-13 Departmental allocation for the first time formally recognizes the amount spent annually for the administration of the CFD program [within the percentage allocations]; which includes processing new annexations, reporting new assessments to the Fresno County Assessor's Office, and legal review of recorded annexations. It is entirely appropriate to charge administrative costs to CFD revenue, and the City's allocation of 2% is well below that of many other municipalities.

The following table summarizes estimated CFD fund balances as of June 30, 2012, the estimated revenue for next year broken out by Department percentage allocations, then netting out the estimated expenses to get to the required General Fund offset.

| | Estimated Balance on June 30, 2012 | 2012/13 Estimated Revenue | Total Available CFD Revenue for 2012/13 | 2012/13 Estimated Expenditures | 2012/13 Required General Fund Offset | Estimated Unused Balance June 30, 2013 |
|----------------|------------------------------------|---------------------------|---|--------------------------------|--------------------------------------|--|
| Fire | \$ (3,070) | \$ 64,999 | \$ 61,929 | \$ 102,725 | \$ 40,796 | 0 |
| Police | (19,956) | 321,036 | 301,080 | 521,812 | 220,732 | 0 |
| Parks | (2,558) | 38,960 | 36,402 | 43,296 | 6,894 | 0 |
| Administration | 0 | 9,000 | 9,000 | 9,000 | 0 | 0 |
| Total | \$ (25,584) | \$ 433,995 | \$ 408,411 | \$ 676,833 | \$ 268,422 | 0 |

The estimated ending balance for June 30, 2012 is negative because, as part of last year's budget build process, a one-time reimbursement to the General Fund was made from CFD revenue for prior year Administration costs going back to the 2005 establishment of the CFD. The reimbursement, although entirely appropriate, pulled more CFD revenue than was available in the fund, therefore the \$25,584 deficit must be made whole this year. The result is that, assuming approval of the maximum tax rate and CPI increase, of the \$433,995 projected revenue receipts, \$408,411 will actually be available for Department service allocations.

FISCAL IMPACT:

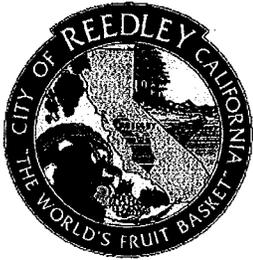
If the maximum rate allowable is established, the 2012/13 General Fund budget will realize an expenditure relief of \$433,995 for Fire, Police and Park services for parcels within the CFD boundary.

Prepared by:  Director of Administrative Services

Approved by:  City Manager

- Attachment(s):
1. Resolution No. 2012-030
 2. Police, Fire & Parks 2012/13 Departmental Budgetary Requirements
 3. 2011 CPI-U For San Francisco-Oakland-San Jose
 4. Map of CFD Boundary

Motion: _____
 Second: _____



CITY OF REEDLEY



Fire Administration

1060 D Street, Reedley CA 93654
Jerald K. Isaak, Fire Chief

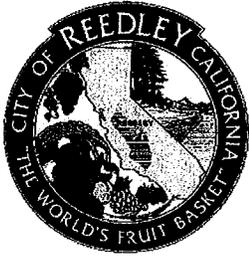
MEMORANDUM

DATE: May 2, 2012
TO: Paul Melikian, Administrative Services Director
SUBJECT: Community Facilities District Projected Expenditures FY 2012/2013

The CFD as adopted per Resolution 2005-109 and governed by Section 53311.5 of the Government Code of the State of California (The Act) specifically states that the first priority for the funds are for fire and emergency medical services, then police and public safety, and finally park maintenance. More specifically: (i) fire protection and suppression services; (ii) emergency medical services including ambulatory services; (iii) community information with regard to public safety; (iv) earthquake and other emergency relief programs; (v) other public safety services, including police protection services, authorized to be funded under Section 53313(a) or (b) of The Act; (vi) park operation and maintenance expenses; and, (vii) repair and replacement of park facilities.

Based on current estimates, the City of Reedley anticipates there will be 439 homes, 116 multi-family units and 8 commercial properties within the Community Facilities District for the 2012/2013 Fiscal Year. The impact on the Fire Department to provide services for the district is estimated to be \$102,725.00. This is based on applying Fire Department personnel costs and associated operating expenses for administration, equipment, training, planning and maintenance to respond within the district. Any balance is reserved to provide an allowable buffer and funding of future Fire Department services and maintenance.

Respectfully submitted,



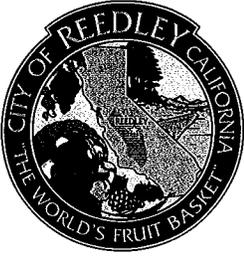
- MEMORANDUM -

Date : May 9, 2012
To : Paul Melikian, Director of Administrative Services
From : Jose L. Garza, Chief of Police
Subject : Community Facility District Budget Needs : 2012 – 2013 Fiscal Year

In review of the estimation of housing being assessed in the 2012 – 2013 fiscal year, it was determined that 439 new single family parcels, 8 Commercial Properties, and an additionally 116 Multi-family Units 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 1900 new residents. This calculation was derived from utilizing the state average of 3.5 population increase per home. The police department responds to an average of 20,000 calls for service per year (1.25 calls per resident), which fluctuates up and down with the economy and other variables. The increase of housing, if all homes were occupied, would increase the population to approximately 26,000 which means the police department would respond to approximately 1.3 calls for service for each resident once per year.

In calculating the cost, for police services it was determined that our calls for service would increase by 2470 calls for service with each call costing the police department \$211.26 for a total cost of **\$521,812**.

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.



City of Reedley

Public Works Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
FAX 637-2139

May 2, 2012

**Building
Maintenance**

To: Darlene Mata, Community and Economic Development

Disposal

Dear Ms. Mata

Electrical

Re: Community Facilities District- Parks Maintenance Services

**Fleet
Maintenance**

The City of Reedley anticipates that approximately 439 single family units, 116 multiple family units, and 8 commercial properties will be served under the CFD in the 2012-2013 budget year.

**Graffiti
Abatement**

In review of services provided, it is determined that the Parks Maintenance Department provided said residents services in excess of \$43,296. This amount was calculated by applying the cost of personnel (part time and full time parks maintenance workers), equipment, fuel, and vehicle maintenance costs.

**Landscape/
Lighting
Maintenance
District**

Respectfully submitted,

Russ Robertson

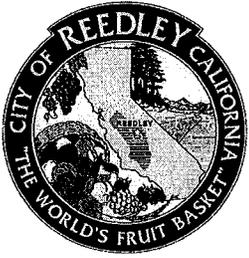
**Parks
Maintenance**

Public Works Director

**Street
Maintenance**

Water

Wastewater



City of Reedley

Memo

To: Paul Melikian
From: Darlene Mata *DM*
Date: 5/15/2012
Re: CFD Administrative Costs

The following time is associated with each processing of a CFD annexation. It is estimated that we will process two per year. The incurs costs of approximately \$3,500 dollars of staff time based on current years salaries to process two CFD annexation per year and to assemble and report the new assessments to the Fresno County Assessor's office. The City utilizes a consultant, Community Economic Solutions, to prepare the reports to the County at a cost of \$5,000. The remaining \$500 is allocated to City Attorney review of recorded annexations.

Total costs for administration of the Community Facility District is \$9,000.

Databases, Tables & Calculators by Subject

FONT SIZE:

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Data extracted on: May 2, 2012 (2:50:18 PM)

Consumer Price Index - All Urban Consumers

Series Id: CUURA422SA0
 Not Seasonally Adjusted
Area: San Francisco-Oakland-San Jose, CA
Item: All items
Base Period: 1982-84=100

Download: .xls

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | HALF1 | HALF2 |
|------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|---------|---------|---------|
| 2002 | | 191.3 | | 193.0 | | 193.2 | | 193.5 | | 194.3 | | 193.2 | 193.0 | 192.3 | 193.7 |
| 2003 | | 197.7 | | 197.3 | | 196.3 | | 196.3 | | 196.3 | | 195.3 | 196.4 | 196.8 | 196.1 |
| 2004 | | 198.1 | | 198.3 | | 199.0 | | 198.7 | | 200.3 | | 199.5 | 198.8 | 198.2 | 199.5 |
| 2005 | | 201.2 | | 202.5 | | 201.2 | | 203.0 | | 205.9 | | 203.4 | 202.7 | 201.5 | 203.9 |
| 2006 | | 207.1 | | 208.9 | | 209.1 | | 210.7 | | 211.0 | | 210.4 | 209.2 | 207.9 | 210.6 |
| 2007 | | 213.688 | | 215.842 | | 216.123 | | 216.240 | | 217.949 | | 218.485 | 216.048 | 214.736 | 217.361 |
| 2008 | | 219.612 | | 222.074 | | 225.181 | | 225.411 | | 225.824 | | 218.528 | 222.767 | 221.730 | 223.804 |
| 2009 | | 222.166 | | 223.854 | | 225.692 | | 225.801 | | 226.051 | | 224.239 | 224.395 | 223.305 | 225.484 |
| 2010 | | 226.145 | | 227.697 | | 228.110 | | 227.954 | | 228.107 | | 227.658 | 227.469 | 226.994 | 227.944 |
| 2011 | | 229.981 | | 234.121 | | 233.646 | | 234.608 | | 235.331 | | 234.327 | 233.390 | 232.082 | 234.698 |
| 2012 | | 236.880 | | | | | | | | | | | | | |

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www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)

Annexation Map No. 7 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 4:00 o'clock p.m. in Book 41 of Maps of Assessment and Community Facilities District at Page 58, (Document No. 024171900) in the office of the County Recorder of the County of Fresno, State of California, which this Annexation Map affects.

Filed in the office of the City Clerk of the City of Reedley this 13th day of March, 2012.
By: Sylvia B. Plata, City Clerk

I hereby certify that the within map showing proposed boundaries of Annexation Map No. 7 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 12th day of October, 2012 by its Resolution No. 2012-017.



By: Sylvia B. Plata, City Clerk

Document No. 2012-2035216 Fee: \$ 8.00
Filed this 13th day of March, 2012, at the hour of 1:35 o'clock P.M., in Book 43 of Maps of Assessment and Community Facilities Districts at Page 59 in the office of the County Recorder in the County of Fresno, State of California.

Paul Dicos, County Recorder,
County of Fresno
By: Deputy 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 dimensions of the lots, reference is made to the Fresno County Assessor's Maps for the fiscal year 2011-2012. 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.

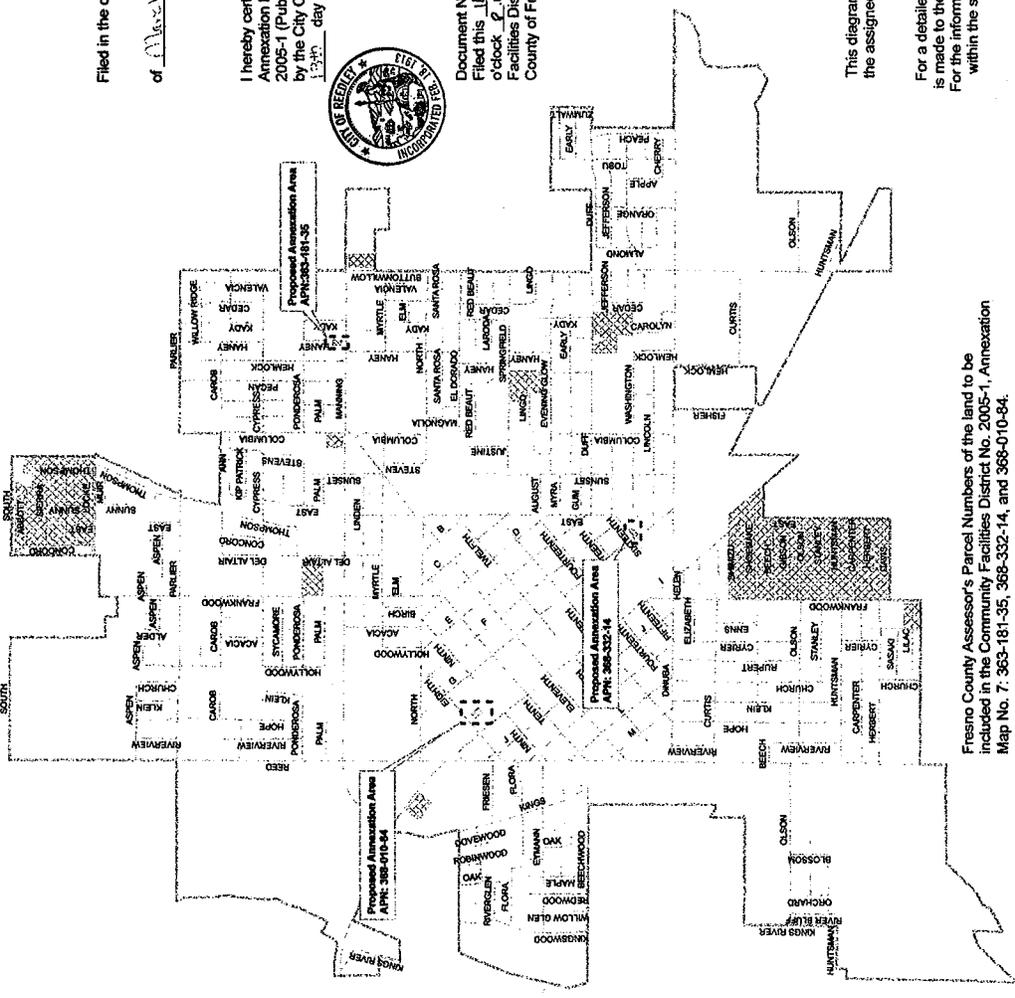


1:115,000

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

Prepared By:
City of Reedley
PW Dept. Engineering Div.
1733 Ninth Street
Reedley, CA 93664
Phone (559) 657-4200

Path: Y:\Community Facilities District Annexation 7.mxd



Fresno County Assessor's Parcel Numbers of the land to be included in the Community Facilities District No. 2005-1, Annexation Map No. 7: 368-181-35, 368-332-14, and 368-010-84.