



## Legislation Details (With Text)

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**File created:** 6/12/2014      **In control:** City Council

**On agenda:** 7/17/2014      **Final action:** 7/17/2014

**Title:** 10:15 AM - HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community District No. 11, Annexation No. 55 (Final Tract Map No. 5531) (east side of S. Armstrong Avenue south of the San Joaquin Valley Railroad) (Council District 5)

1. RESOLUTION - Annexing Territory to Community Facilities District No. 11 and authorizing the levy of a special tax
2. RESOLUTION - Calling Special Mailed-Ballot Election
3. RESOLUTION - Declaring Election Results
4. \* BILL - (For introduction and adoption) - Levying a Special Tax for the Property Tax Year 2013-2014 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 55, Final Tract Map No. 5531

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. T5531 Annex55 Location Map.pdf, 2. T5531 Annex55 Feature Map.pdf, 3. T5531 Annex55 HRG ANNEX-LEVY Reso.pdf, 4. T5531 Annex55 ROI Exhibit A Descrip Services.pdf, 5. T5531 Annex55 ROI Exhibit B RMA.pdf, 6. T5531 Annex55 HRG CALL ELECTION Reso.pdf, 7. T5531 Annex55 HRG ELECTION RESULTS Reso.pdf, 8. T5531 Annex55 HRG ORDINANCE.pdf

Date	Ver.	Action By	Action	Result
7/17/2014	1	City Council	adopted	Pass

## REPORT TO THE CITY COUNCIL

July 17, 2014

**FROM:** SCOTT L. MOZIER, PE, Director  
Public Works Department

**BY:** ANDREW J. BENELLI, PE, City Engineer/Assistant Director  
Public Works Department, Traffic and Engineering Services Division

SCOTT TYLER, PE, City Traffic Engineer/Division Manager  
Public Works Department, Traffic and Engineering Services Division

ANN LILLIE, Senior Engineering Technician  
Public Works Department, Traffic and Engineering Services Division

## SUBJECT

**10:15 AM - HEARING** to adopt resolutions and ordinance to annex territory and levy a special tax

regarding City of Fresno Community District No. 11, Annexation No. 55 (Final Tract Map No. 5531) (east side of S. Armstrong Avenue south of the San Joaquin Valley Railroad) **(Council District 5)**

1. **RESOLUTION** - Annexing Territory to Community Facilities District No. 11 and authorizing the levy of a special tax
2. **RESOLUTION** - Calling Special Mailed-Ballot Election
3. **RESOLUTION** - Declaring Election Results
4. \* **BILL** - **(For introduction and adoption)** - Levying a Special Tax for the Property Tax Year 2013-2014 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 55, Final Tract Map No. 5531

## RECOMMENDATIONS

1. Adopt Resolution Annexing Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax
2. Adopt Resolution Calling Special Mailed-Ballot Election
3. Adopt Resolution Declaring Election Results
4. Adopt Ordinance Levying a Special Tax for the Property Tax Year 2013-2014 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 55, Final Tract Map No. 5531

## EXECUTIVE SUMMARY

On June 5, 2014, the Council of the City of Fresno ("Council") adopted Council Resolution No. 2014-85 with the intent to annex territory to Community Facilities District No. 11 ("CFD No. 11") at the request of the landowner of Final Tract Map No. 5531 ("T5531"). This is the noticed public hearing to consider annexing T5531 as Annexation No. 55 to CFD No. 11 to provide funding for the operation and reserves for maintenance ("Services") pertaining to the landscaping, trees and irrigation systems within the street rights-of-way and landscape easements in and along South Armstrong and East California Avenues, and Outlot A and B, concrete curbs and gutters, valley gutters, curb ramps, sidewalks, Outlot A and B hardscaping, block walls and amenities, street signage, street lighting and interior street paving associated with this subdivision. The cost for Services is \$1,018.38/lot annually. If approved, the recommended resolutions and ordinance will levy a Special Tax on the properties in T5531 for identified Services. (See attached location and features map.)

## BACKGROUND

On November 15, 2005, the Council adopted Council Resolution No. 2005-490 forming CFD No. 11 to fund the maintenance of landscaping, open spaces, local streets, local street lights and street furniture, curbs, gutters, sidewalks, street trees and other public facilities and services as defined by the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3 of the Fresno Municipal Code ("City Law").

The landowner of T5531 has petitioned the City of Fresno to be annexed into CFD No. 11 to provide funding for the operation and reserves for maintenance ("Services") pertaining to the landscaping, trees and irrigation systems within the street rights-of-way and landscape easements

in and along South Armstrong and East California Avenues, and Outlot A and B, concrete curbs and gutters, valley gutters, curb ramps, sidewalks, Outlot A and B hardscaping, block walls and amenities, street signage, street lighting and interior street paving associated with this subdivision. Pursuant to this petition, the Council adopted Council Resolution No. 2014-85, declared its intention to annex the T5531 to CFD No. 11, and set the public hearing for formal consideration. (See attached location and features map.)

Resolution No. 2014-85 also directed the preparation of an Engineer's Report describing the Services and the costs of those services and this report is on file with the City Clerk.

If adopted by the Council, the attached ordinance would levy the proposed Maximum Special Tax of \$1,018.38 per residential lot to provide Services for FY13-14. The Maximum Special Tax will be adjusted upward annually by 3% plus the rise, if any, in the Construction Cost Index for the San Francisco Region.

The levy of the special tax is subject to approval by the qualified electors through a special election. Two additional resolutions are attached for Council consideration pertaining to this special election.

Today's public hearing has been duly noticed and the attached ordinance and resolutions have been approved as to form by the City Attorney's Office.

## **ENVIRONMENTAL FINDINGS**

N/A

## **LOCAL PREFERENCE**

N/A

## **FISCAL IMPACT**

No City funds will be involved. All costs for services will be borne by the property owners within the subject tract.

Attachments:      Location Map  
                         Feature Map  
                         Resolutions (3)  
                         Ordinance