



Legislation Details (With Text)

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Title: CONTINUED HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District No. 9, Annexation No. 39 (Assessor's Parcel Number 505-281-21) (east side of North Grantland Avenue between West Barstow and Roberts Avenue) (Council District 2)
1. *** RESOLUTION - Annexing Territory to Community Facilities District No. 9 and Authorizing the Levy of a Special Tax (Subject to Mayor's Veto)
2. *** RESOLUTION - Calling Special Mailed-Ballot Election (Subject to Mayor's Veto)
3. *** RESOLUTION - Declaring Election Results (Subject to Mayor's Veto)
4. *** BILL - (For introduction and adoption) - Levying a Special Tax for the Property Tax Year 2018-2019 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 39 (Subject to Mayor's Veto)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 19-1583 Location Map.pdf, 2. 19-1583 Resolution Annex Levy.pdf, 3. 19-1583 Resolution Calling Election.pdf, 4. 19-1583 Resolution Declaring Results.pdf, 5. 19-1583 Ordinance.pdf

Date	Ver.	Action By	Action	Result
5/2/2019	1	City Council	adopted	Pass

REPORT TO THE CITY COUNCIL

May 2, 2019

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SUBJECT

CONTINUED HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District No. 9, Annexation No. 39 (Assessor's Parcel Number 505-281-21) (east side of North Grantland Avenue between West Barstow and Roberts Avenue) (Council District 2)

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RECOMMENDATION

1. Adopt Resolution Annexing Territory to Community Facilities District No. 9 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 2018-2019 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 39

EXECUTIVE SUMMARY

On March 21, 2019, the Council of the City of Fresno ("Council") adopted Council Resolution No. 2019-049 with the intent to annex territory to Community Facilities District No. 9 ("CFD No. 9") at the request of the landowner developing of the territory known as Assessor's Parcel Number 505-281-21. This is the noticed public hearing to consider annexing the operation and reserves for maintenance ("Services") pertaining to certain public improvements, along the frontage of North Grantland Avenue. These improvements include the concrete curb, gutter and sidewalk, and street light associated with the development. The cost for these Services for the public improvements totals \$158.00 annually for fiscal year 2018-2019. If approved, the recommended resolutions and ordinance will levy a Special Tax on the properties in Annexation No. 39 for identified Services. (See attached location map)

BACKGROUND

On December 16, 2008, the Council adopted Council Resolution No. 2008-351 forming CFD No. 9 to fund the Services for public improvements/areas that may benefit not only a particular subdivision or a portion of, but also the City of Fresno ("City") and the public at large, that serve a public purpose, and that are constructed or installed on public property or dedicated rights-of-way or easements. CFD No. 9 is to provide maintenance for certain regulatory required public improvements located within and adjacent to public streets on the perimeter of commercial, industrial and multi-family subdivisions as described and permitted by the City of Fresno Special Tax Financing law, Chapter 8, Division 1, Article 3 of the Fresno Municipal Code ("City Law") and the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, commencing with Section 53311, of Part 1, Division 2, Title 5 of the California Government Code).

New commercial, industrial and multi-family subdivisions and parcel maps have different needs and standards than those of a standard single-family residential subdivision. Commercial, industrial and multi-family subdivisions are traditionally self-maintained with different proprietary requirements for landscaping, signage and general designs. CFD No. 9 is designed to accommodate these requirements by providing funding of services for certain required public improvements in the public rights-of-way along the perimeters of these developments.

The landowner has petitioned the City to have the territory known as Assessor's Parcel Number 505-

281-21 annexed to CFD No. 9 to finance the Services pertaining to certain public improvements, including the concrete curbs, gutters, sidewalks and curb ramps, and street lighting associated with this development (east side of North Grantland Avenue between West Barstow and Roberts Avenue). Pursuant to this petition, the Council adopted Council Resolution No. 2019-049, declared its intention to annex Assessor's Parcel Number 505-281-21 to CFD No. 9, and set the public hearing for formal consideration.

Council Resolution No. 2019-049 also directed preparation of a District Report describing the Services and the costs of those services and this report is on file with the City Clerk of the City of Fresno.

If adopted by the Council, the attached ordinance would levy the proposed maximum special tax totaling \$158.00 annually for Fiscal Year 2018-2019. The Maximum Special Tax may be adjusted upward annually at the discretion of the City with a limit of 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 resolutions and ordinance have been approved as to form by the City Attorney's Office.

ENVIRONMENTAL FINDINGS

By the definition provided in the California Environmental Quality Act Guidelines Section 15378 this hearing does not qualify as a "project" and is therefore exempt from the California Environmental Quality Act requirements.

LOCAL PREFERENCE

Local preference was not considered since this item does not include a bid or award of a construction or services contract.

FISCAL IMPACT

No City funds will be involved. All costs will be borne by the landowner as set by Exhibit D of the Resolution of Intention attached herein.

Attachments:

Location Map

Resolution Annex-Levy

Resolution Calling Election

Resolution Declaring Results

Ordinance