



Legislation Details (With Text)

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Title: HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, Annexation No. 114 (Final Tract Map No. 6235) (northeast corner of North Armstrong and East Olive Avenues) (Council District 4)

1. ***RESOLUTION - to Annex Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 114 (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 2020-2021 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 114 (Subject to Mayor's Veto)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 20-001341 Location Map, 2. 20-001341 Feature Map, 3. 20-001341 Resolution Annex-Levy, 4. 20-001341 Resolution Calling Election, 5. 20-001341 Resolution Declaring Results, 6. 20-001341 Ordinance

Date	Ver.	Action By	Action	Result
10/22/2020	1	City Council	adopted	Pass

REPORT TO THE CITY COUNCIL

October 22, 2020

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

THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic Operations and Planning Division

BY: RANDY GUILL, Supervising Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT

HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11, Annexation No. 114 (Final Tract Map No. 6235) (northeast corner of North Armstrong and East Olive Avenues) (Council District 4)

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RECOMMENDATIONS

1. Adopt Resolution Annexing Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 114,
2. Adopt Resolution Calling Special Mailed-Ballot Election,
3. Adopt Resolution Declaring Election Results, and
4. Adopt Ordinance Levying a Special Tax for the Property Tax Year 2020-2021 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 114.

EXECUTIVE SUMMARY

On September 17, 2020, the Council of the City of Fresno (Council) adopted Council Resolution No. 2020-225 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. 6235. This is the noticed public hearing to consider annexing Final Tract Map No. 6235 as Annexation No. 114 to CFD No. 11 to provide funding for the Services (as hereafter defined) pertaining to certain required above ground public improvements associated with this subdivision. The cost for Services is \$684.24 per lot annually. If approved, the recommended resolutions and ordinance will levy a Special Tax on the properties in Final Tract Map No. 6235 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 Final Tract Map No. 6235 has petitioned the City of Fresno to be annexed into CFD No. 11 to provide the funding for the operation and reserves for maintenance (Services) pertaining to the landscaping, trees and irrigation systems; concrete curbs, gutters, valley gutters, sidewalks and curb ramps, street name signage, street lighting, and local street paving associated with this subdivision. Pursuant to this petition, the Council adopted Council Resolution No. 2020-225, declared its intention to annex the Final Tract Map No. 6235 to CFD No. 11, and set the public hearing for formal consideration. (See attached Location and Features Map.)

Resolution No. 2020-225 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 \$684.24 per residential lot to provide Services for Fiscal Year 2020-2021. The Maximum Special Tax will be adjusted upward annually by 2% or by the rise of the Construction Cost Index (CCI), if it exceeds 2% 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

Pursuant to California Environmental Quality Act Guidelines Section 15378 this action does not qualify as a "project."

LOCAL PREFERENCE

Local preference was not implemented as 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 for services will be borne by the property owners within the subject tract.

Attachments:

Location Map

Feature Map

Resolution Annex-Levy

Resolution Calling Election

Resolution Declaring Results

Ordinance