



CITY OF MENIFEE

SUBJECT: Ordinance Introduction and Annexation No. 18, Rockport Ranch, into CFD 2017-1 (Maintenance Services)

MEETING DATE: April 5, 2023

TO: Mayor and City Council

PREPARED BY: Kristen Jensen, Financial Analyst

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Adopt a resolution calling an election to annex territory, including TR 37131, located south of Old Newport Road and west of Briggs Road, into City of Meniffee Community Facilities District (CFD) No. 2017-1 (Maintenance Services) and to levy a special tax on that land; and
2. Hold a special landowner election and canvass the election; and
3. Adopt a resolution declaring results of special landowner election; and
4. Introduce an ordinance, amending the Ordinance No. 2017-231 and levying and apportioning the special tax in CFD 2017-1.

DISCUSSION

On February 15, 2023, the City Council adopted Resolution No. 23-1283, declaring its intent to annex territory to CFD No. 2017-1 and commence the annexation proceedings for the territory to be annexed, also known as Annexation No. 18. The next step in the annexation proceedings is to hold a public hearing on April 5, 2023, to conduct an election for the landowners and to declare the results of that election.

The area within Annexation No. 18 is included in TR 37131 and is approximately 80 gross acres of a vacant property within the City. The property is located south of Old Newport Road and west of Briggs Road, as shown in the attached project location map. The proposed maintenance services will include items such as landscaping, lighting, street maintenance, drainage, parks, and graffiti abatement.

Per the request of AH EHC II (LEN) CA 1, LP (Owner), the City will establish a rate and method of apportionment and authorize the levy of special taxes on the taxable property within Annexation Area No. 18 to pay for those services. Annexation Area No. 18 will have a maximum annual tax of \$571 per unit. This tax rate includes a Maximum Special Tax A of \$533 per unit per year for maintenance services of public facilities and a Maximum Annual Special Tax B (Contingent) of \$38 per unit per year. The maximum annual tax rate is proposed to escalate each year at the greater of Consumer Price Index (CPI) or 2%. The Owner has agreed to initiate and conduct the CFD annexation proceedings pursuant to the Mello-Roos Act of 1982.

The Owner submitted a "Consent and Waiver" form on file in the City Clerk's Office to:

- hold the election and declare election results; and
- consent to the shortening of election time requirements; and
- waive analysis and arguments; and
- waive all notice requirements relating to the conduct of the election immediately following the public hearing.

A copy of the boundary map entitled "Annexation Map No. 18, Community Facilities District No. 2017-1 (Maintenance Services)" was recorded on February 22, 2023, in Book 90 of Maps of Assessment and Community Facilities Districts at Page 57, in the office of the Riverside County Recorder. Annexing the parcel into CFD No. 2017-1 will cover the costs of maintenance of certain public improvements associated with the development.

STRATEGIC PLAN OBJECTIVE

Responsive and Transparent Community Government

FISCAL IMPACT

The individual property owners in the CFD would be responsible for annual payments of special taxes. It is estimated, upon full completion of the tract development that there will be an annual collection of Special Tax A revenues of approximately \$162,510, not including Contingent Tax B, to be used to pay for maintenance costs. In the event the City must take over the privately maintained drainage facilities Contingent Tax B could be levied for a total of approximately \$11,704.

On June 1 of each year, every taxable unit for which a building permit has been issued within the boundaries of the CFD, will be subject to the special tax for the ensuing Fiscal Year. If the anticipated costs of maintaining the facilities in any given fiscal year, prior to buildout of the project, exceeds the special tax revenues available from parcels for which building permits have been issued, then the special tax may also be applied to property within recorded final subdivision maps, as well as other undeveloped property within the boundaries of the CFD.

All costs associated with annexation into the CFD have been borne by the Developer. By annexing into the CFD, the costs of maintaining improvements located within the development would be financed through special taxes levied on the parcels within CFD No. 2017-1 and not through the City's General Fund.

ATTACHMENTS

1. Project Location Map
2. Resolution Calling the Election
3. Resolution Declaring Election Results
4. Certificate of Registered Voters
5. Ordinance
6. Signed Petition, Waiver and Consent for Annexation