



CITY OF MENIFEE

SUBJECT: Community Facilities District Levy Ordinances

MEETING DATE: June 16, 2021

TO: Mayor and City Council

PREPARED BY: Margarita Cornejo, Financial Services Manager

REVIEWED BY: Wendy Preece, Deputy Finance Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Introduce an Ordinance amending Ordinance No. 2012-103 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Meniffee Community Facilities District No. 2012-1 (Audie Murphy Ranch); and
2. Introduce an Ordinance amending Ordinance No. 2012-108 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Meniffee Community Facilities District No. 2012-2 (Hidden Hills); and
3. Introduce an Ordinance amending Ordinance No. 2014-153 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Meniffee Community Facilities District No. 2014-1 (Town Center); and
4. Introduce an Ordinance amending Ordinance No. 2014-154 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Meniffee Community Facilities District No. 2014-2 (Commerce Pointe); and

5. Introduce an Ordinance amending Ordinance No. 2015-173 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the annual costs of the maintenance and servicing of street lights, parks, parkways, streets, roads, and open space, the operation and maintenance of storm drainage systems, a reserve fund for capital replacement, and administrative expenses with respect to City of Menifee Community Facilities District No. 2015-2 (Maintenance Services); and
6. Introduce an Ordinance amending Ordinance No. 2017-231 and levying special taxes to be collected during Fiscal Year 2021-22 to pay the maintenance and servicing of landscaping, lighting water quality improvements, graffiti, streets, streets sweeping, parks and trail maintenance, a reserve fund for capital replacement administrative expenses with respect to City of Menifee Community Facilities District No. 2017-1 (Maintenance Services).

DISCUSSION

Each Fiscal Year, the City of Menifee places charges on the tax roll for multiple Community Facilities Districts (CFDs) located within the City. The CFDs and expected charges for Fiscal Year 2021-22 are summarized in the attached Preliminary Summary of Fixed Charges. The special taxes collected from each of these CFDs pays for the ongoing maintenance costs authorized under the "Mello-Roos Community Facilities Act of 1982", Government Code section 53311 *et seq.* (Act).

The services that may be funded with proceeds of the special tax, as provided by Section 53313 of the Act, include without limitation all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas in public street right-of-way's, public landscaping, parks, open spaces and other similar landscaped areas officially dedicated for public use, street sweeping and pavement management, street lighting and traffic signal maintenance, graffiti removal and abatement, flood and storm protection services and the operation of storm drainage systems.

In addition to the costs of the forgoing services, proceeds of the special tax may be expended to pay administrative expenses and for the collection of reserve funds.

The City is required by the County of Riverside to provide a certified Ordinance to the Auditor/Controller's office each year to confirm the special tax levies within each CFD for the annual property tax roll.

A public hearing notice was published on June 5, 2021, pursuant to Government Code Section 6066. As of the date of this staff report no comments were received from the public regarding this matter. The Second Reading and adoption of these Ordinances is scheduled to occur at the July 7, 2021 City Council Meeting.

A preliminary summary of fixed charges by district is attached.

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

There is no fiscal impact to the City's General Fund; each maintenance district funds the services provided and a preliminary summary of fixed charges by district is attached.

ATTACHMENTS

1. Preliminary Summary of Fixed Charges by District FY21-22
2. Ordinance - CFD 2012-1 Audie Murphy Ranch
3. Ordinance - CFD 2012-2 Hidden Hills
4. Ordinance - CFD 2014-1 Town Center
5. Ordinance - CFD 2014-2 Commerce Pointe
6. Ordinance - CFD 2015-2 Maintenance Services
7. Ordinance - CFD 2017-1 Maintenance Services
8. Proof of Publication