

City Council Chambers
29844 Haun Road
Menifee, CA 92586



**Menifee City Council
Regular Meeting Agenda**

**Wednesday, June 19, 2024
5:00 PM Closed Session
6:00 PM Regular Meeting**

**Bill Zimmerman, Mayor
Bob Karwin, District 1
Ricky Estrada, District 2
Lesa Sobek, District 3
Dean Deines, District 4**

AGENDA

**Armando G. Villa, City Manager
Jeffrey T. Melching, City Attorney
Stephanie Roseen, Acting City Clerk**

10.6 Annual Levy for Maintenance Community Facilities Districts for Fiscal Year 2024/2025

RECOMMENDED ACTION

1. Adopt a resolution ordering the levy and collection of special taxes within each of the following Community Facilities Districts: 2012-1, Audie Murphy Ranch; 2012-2, Hidden Hills; 2014-1, Town Center; 2014-2, Commerce Center; 2015-2, Maintenance Services; and 2017-1, Maintenance Services; for Fiscal Year 2024/2025.



CITY OF MENIFEE

SUBJECT: Annual Levy for Maintenance Community Facilities Districts
for Fiscal Year 2024/2025

MEETING DATE: June 19, 2024

TO: Mayor and City Council

PREPARED BY: Lauri Lockwood, Financial Analyst

REVIEWED BY: Travis Hickey, Chief Financial Officer

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

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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 (FY) 2024/2025 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 (GC) Section 53311 *et seq.*

The services that may be funded with proceeds of the special tax, as provided by GC Section 53313, include without limitation all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas in public street rights-of-way, 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 foregoing 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 resolution 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, 2024, pursuant to GC Section 6066. As of the date of this staff report no comments were received from the public regarding this matter.

STRATEGIC PLAN OBJECTIVE

Regular City Business

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this item. Each district is funded by special tax assessments on parcels within the district, which can only be used for administrative costs and maintenance services provided therein.

ATTACHMENTS

1. Resolution

RESOLUTION NO. 24-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN EACH COMMUNITY FACILITIES DISTRICT LISTED BELOW FOR FISCAL YEAR 2024/2025.

WHEREAS, the City Council of the City of Menifee (the "City") has heretofore instituted and conducted proceedings under the terms and provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 25 of the State of California Government Code for the acquisition and construction of certain public works of improvements, together with appurtenances and appurtenant work, and to finance a portion of the costs of providing services, as applicable, in special tax districts designated as

COMMUNITY FACILITIES DISTRICT NO. 2012-1 (AUDIE MURPHY RANCH)

COMMUNITY FACILITIES DISTRICT NO. 2012-2 (HIDDEN HILLS)

COMMUNITY FACILITIES DISTRICT NO. 2014-1 (TOWN CENTER)

COMMUNITY FACILITIES DISTRICT NO. 2014-2 (COMMERCE POINTE)

COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)

(herein after referred to as the "CFD"); and

WHEREAS, Resolution No. 11-242 adopted the "Resolution of Intention" on December 6, 2011, Resolution No. 12-249 entitled "A Resolution Establishing Community Facilities District No. 2012-1," adopted January 17, 2012; and Ordinance No. 2012-103 entitled "An Ordinance Levying Special Taxes to be Collected During Fiscal Year 2012-13 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 the City of Menifee Community Facilities District No. 2012-1 (Audie Murphy Ranch)," adopted February 7, 2012; and

WHEREAS, Resolution No. 12-268 adopted the "Resolution of Intention" on May 15, 2012, Resolution No. 12-277 entitled "A Resolution Establishing Community Facilities District No. 2012-2," adopted June 19, 2012; and Ordinance No. 2012-108 entitled "An Ordinance Levying Special Taxes to be Collected During Fiscal Year 2013-14 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 the City of Menifee Community Facilities District No. 2012-2 (Hidden Hills)," adopted June 19, 2012; and

WHEREAS, Resolution No. 14-380 adopted the "Resolution of Intention" on June 18, 2014, Resolution No. 14-388 entitled "A Resolution Establishing Community Facilities District No. 2014-1," adopted August 6, 2014; and Ordinance No. 2014-153 entitled "Ordinance of the City Council of the City of Menifee Acting in its Capacity as the Legislative Body of the City of Menifee Community Facilities District No. 2014-1 (Town Center) Authorizing the Levy of a Special Tax Therein," adopted August 20, 2014; and

WHEREAS, Resolution No. 14-382 adopted the "Resolution of Intention" on July 02, 2014, Resolution No. 14-392 entitled "A Resolution Establishing Community Facilities District No. 2014-2," adopted August 06, 2014; and Ordinance No. 2014-154 entitled "An Ordinance Levying Special Taxes to be Collected During Fiscal Year 2015-16 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 the City of Menifee Community Facilities District No. 2014-2 (Commerce Pointe)," adopted August 20, 2014; and

WHEREAS, Resolution No. 15-430 adopted the "Resolution of Intention" on April 15, 2015, Resolution No. 15-440 entitled "A Resolution Establishing Community Facilities District No. 2015-2," adopted May 20, 2015; and Ordinance No. 2015-173 entitled "An Ordinance Levying Special Taxes to be Collected During Fiscal Year 2015-16 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 the City of Menifee Community Facilities District No. 2015-2 (Maintenance Services)," adopted June 3, 2015; and

WHEREAS, Resolution No. 17-654 adopted the "Resolution of Intention" on November 1, 2017, Resolution No. 17-658 entitled "A Resolution Establishing Community Facilities District No. 2017-1," adopted December 6, 2017; and Ordinance No. 2017-231 entitled "An Ordinance Levying Special Taxes to be Collected During Fiscal Year 2018-19 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 of the City of Menifee Community Facilities District No. 2017-1 (Maintenance Services)," adopted December 20, 2017; and

WHEREAS, all special taxes in the CFD were levied without regard to property valuation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menifee, California, orders as follows:

Section 1. That the portion of the costs related to the CFD due or coming due through June 30, 2025, be placed on the County Tax Rolls and be collected by the Riverside County Tax Collector, as provided for in Exhibit "A" (a summary of fixed charges)

Section 2. That the properties to be so assessed and the related amounts are submitted via File Transfer Protocol (FTP) as requested by the Riverside County Tax Collector, further identified as County Fund Nos.:

Fund No.	CFD No.
68-3931-FC	CFD No. 2012-1
68-3933-FC	CFD No. 2012-2
68-3967-FC	CFD No. 2014-1
68-3966-FC	CFD No. 2014-2
68-3972-FC	CFD No. 2015-2 Zone 1
68-3974-FC	CFD No. 2015-2 Zone 3
68-3975-FC	CFD No. 2015-2 Zone 4
68-3976-FC	CFD No. 2015-2 Zone 5
68-0058-FC	CFD No. 2015-2 Zone 7

68-0059-FC	CFD No. 2015-2 Zone 8
68-0060-FC	CFD No. 2015-2 Zone 9
68-0061-FC	CFD No. 2015-2 Zone 10
68-0062-FC	CFD No. 2015-2 Zone 11
68-0063-FC	CFD No. 2015-2 Zone 12
68-0064-FC	CFD No. 2015-2 Zone 13
68-0065-FC	CFD No. 2015-2 Zone 14
68-0066-FC	CFD No. 2015-2 Zone 15
68-0068-FC	CFD No. 2015-2 Zone 17
68-0069-FC	CFD No. 2015-2 Zone 18
68-0070-FC	CFD No. 2015-2 Zone 19
68-0071-FC	CFD No. 2015-2 Zone 20
68-0072-FC	CFD No. 2015-2 Zone 21
68-0073-FC	CFD No. 2015-2 Zone 22
68-9983-FC	CFD No. 2015-2 Zone 23
68-9984-FC	CFD No. 2015-2 Zone 24
68-9985-FC	CFD No. 2015-2 Zone 25
68-9987-FC	CFD No. 2015-2 Zone 27
68-9988-FC	CFD No. 2015-2 Zone 28
68-9989-FC	CFD No. 2015-2 Zone 29
68-9990-FC	CFD No. 2015-2 Zone 30
68-9992-FC	CFD No. 2015-2 Zone 32
68-9993-FC	CFD No. 2015-2 Zone 33
68-9994-FC	CFD No. 2015-2 Zone 34
68-9995-FC	CFD No. 2015-2 Zone 35
68-9996-FC	CFD No. 2015-2 Zone 36
68-0167-FC	CFD No. 2017-1 Zone 1
68-0259-FC	CFD No. 2017-1 Zone 2
68-0260-FC	CFD No. 2017-1 Zone 3
68-0261-FC	CFD No. 2017-1 Zone 4
68-0400-FC	CFD No. 2017-1 Zone 5
68-0401-FC	CFD No. 2017-1 Zone 6
68-0403-FC	CFD No. 2017-1 Zone 8
68-0404-FC	CFD No. 2017-1 Zone 9
68-0409-FC	CFD No. 2017-1 Zone 14
68-0536-FC	CFD No. 2017-1 Zone 15
68-0537-FC	CFD No. 2017-1 Zone 16
68-0538-FC	CFD No. 2017-1 Zone 17
68-0539-FC	CFD No. 2017-1 Zone 18
68-0540-FC	CFD No. 2017-1 Zone 19
68-XXXX-FC	CFD No. 2017-1 Zone 22A

Section 3. The adoption of this Resolution constitutes the CFD levy for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025.

Section 4. The City Clerk is hereby authorized and directed to file the levy with the County Auditor-Controller upon adoption of this Resolution.

Section 5. A certified copy of the levy shall be filed in the office of the City Clerk and open for public inspection.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2024.

Bill Zimmerman, Mayor

Attest:

Stephanie Roseen, Acting City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney

EXHIBIT "A"

CITY OF MENIFEE COMMUNITY FACILITIES DISTRICTS PRELIMINARY SUMMARY OF FIXED CHARGES FOR FISCAL YEAR 2024/2025

District	Name	County Fund No.	Levied Parcels	Preliminary FY 2024-25 Levy
CFD 2012-1	Audie Murphy Ranch	68-3931	2,356	\$2,474,454.27
CFD 2012-2	Hidden Hills	68-3933	480	\$299,367.13
CFD 2014-1	Town Center	68-3967	9	\$17,843.56
CFD 2014-2	Commerce Pointe	68-3966	5	\$30,296.12
CFD 2015-2 Zone 1	CV Communities	68-3972	359	\$404,358.08
CFD 2015-2 Zone 3	Arco AM-PM	68-3974	2	\$5,452.25
CFD 2015-2 Zone 4	America's Tire	68-3975	1	\$418.81
CFD 2015-2 Zone 5	LA Fitness	68-3976	13	\$6,262.60
CFD 2015-2 Zone 7	Talavera	68-0058	173	\$143,145.60
CFD 2015-2 Zone 8	Menifee Estates	68-0059	30	\$28,094.95
CFD 2015-2 Zone 9	Rite-Aid	68-0060	2	\$18,412.16
CFD 2015-2 Zone 10	Jack in the Box	68-0061	1	\$6,123.11
CFD 2015-2 Zone 11	International Autocrafters	68-0062	1	\$1,587.84
CFD 2015-2 Zone 12	Heritage Lake	68-0063	743	\$182,054.82
CFD 2015-2 Zone 13	Stater Brothers	68-0064	6	\$60,804.60
CFD 2015-2 Zone 14	McDonald's	68-0065	1	\$12,656.50
CFD 2015-2 Zone 15	Arco AM-PM	68-0066	1	\$4,684.32
CFD 2015-2 Zone 17	Ferguson Warehouse	68-0068	2	\$7,468.52
CFD 2015-2 Zone 18	Mosaic	68-0069	127	\$41,396.13
CFD 2015-2 Zone 19	Ridgemore	68-0070	21	\$18,172.16
CFD 2015-2 Zone 20	Underwood	68-0071	510	\$593,026.04
CFD 2015-2 Zone 21	Sponseller	68-0072	15	\$26,393.72
CFD 2015-2 Zone 22	Forterra	68-0073	6	\$6,667.60
CFD 2015-2 Zone 23	Cal Cruz	68-9983	2	\$9,147.42
CFD 2015-2 Zone 24	McCall Plaza	68-9984	1	\$18,279.74
CFD 2015-2 Zone 25	Haun Building	68-9985	2	\$6,543.00
CFD 2015-2 Zone 27	McLaughlin	68-9987	40	\$15,734.42
CFD 2015-2 Zone 28	Boulder	68-9988	29	\$29,869.08
CFD 2015-2 Zone 29	Mayfield	68-9989	322	\$262,285.21
CFD 2015-2 Zone 30	Goetz	68-9990	3	\$5,334.42
CFD 2015-2 Zone 32	Smart & Final	68-9992	2	\$9,908.42
CFD 2015-2 Zone 33	RV Super Center	68-9993	1	\$9,014.34
CFD 2015-2 Zone 34	Shops at Newport	68-9994	1	\$1,931.56

CFD 2015-2 Zone 35	McCall Square	68-9995	6	\$24,000.00
CFD 2015-2 Zone 36	Wellquest	68-9996	1	\$4,400.70
CFD 2017-1 Zone 1	Stark Meniffee	68-0167	660	\$233,884.40
CFD 2017-1 Zone 2	Meadow Run	68-0259	65	\$42,395.97
CFD 2017-1 Zone 3	Oak Hills	68-0260	161	\$132,042.31
CFD 2017-1 Zone 4	McCall Mesa	68-0261	258	\$273,608.48
CFD 2017-1 Zone 5	Del Oro	68-0400	68	\$79,117.56
CFD 2017-1 Zone 6	Sumac Ridge	68-0401	175	\$160,580.09
CFD 2017-1 Zone 8	Banner Park	68-0403	256	\$206,962.70
CFD 2017-1 Zone 9	Sagewood	68-0404	174	\$146,722.53
CFD 2017-1 Zone 14	Alder Ranch	68-0409	6	\$57,584.53
CFD 2017-1 Zone 15	Boulder	68-0536	1	\$35,515.56
CFD 2017-1 Zone 16	Del Oro Apartments	68-0537	1	\$37,853.24
CFD 2017-1 Zone 17	On Deck	68-0538	1	\$3,858.98
CFD 2017-1 Zone 18	Rockport	68-0539	205	\$113,908.76
CFD 2017-1 Zone 19	Popeyes	68-0540	1	\$2,997.40
CFD 2017-1 Zone 22A	Cimarron Ridge	68-xxxx	206	\$233,223.93
CFD 2017-1 Zone 22B	Cimarron Ridge	68-xxxx	88	\$80,639.46
CFD 2017-1 Zone 22C	Cimarron Ridge	68-xxxx	1	\$5,498.15
			Total	\$6,631,983.20