



Agenda Report

File #: 19-0644

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 7/17/2019

TO: Honorable Mayor and City Council Members

FROM: Administrative Services Department

SUBJECT:

City Council consideration of Resolution No. 2019-072 levying special taxes to be collected during Fiscal Year 2019-20 for the payment of the annual cost of the operation and maintenance of parkways and open space within Community Facilities District No. 2002-3.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2019-072 levying special taxes to be collected during Fiscal Year 2019-20 for the payment of the annual cost of the operation and maintenance of parkways and open space within Community Facilities District No. 2002-3.

ANALYSIS:

It is necessary that the City Council levy special taxes for the payment of annual costs associated with the operation and maintenance of parkways, medians, and open space, including street trees and landscaping within Community Facilities District No. 2002-3 (the "District"), pursuant to Section 53340 of the Government Code. Special taxes within the District are levied in an amount necessary to satisfy the Operation and Maintenance Special Tax Requirement, as defined in the District's Rate and Method of Apportionment (RMA). Any necessary replenishment or expenditure of the reserve funds and an amount estimated for administrative expenses during the year are included in the levy. The special taxes levied will not exceed the authorized amounts as provided in the RMA.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

This item supports the City's Strategic Plan Goal 6: Improve Communications with Our Community; Objective a: Commit to transparency in all City actions. The recommended action will help achieve these goals by providing concise, forthright information regarding the annual special taxes that will be levied on each subject parcel within the District.

FISCAL IMPACT:

The following is a summary of the FY 2019-20 budgeted revenues and expenditures for the District:

| District | Estimated Operating Costs | Estimated Assessments | Estimated Deficit | Percentage of Maximum Tax | Average Change per Benefit Unit |
|------------|---------------------------|-----------------------|-------------------|---------------------------|---------------------------------|
| CFD 2002-3 | \$27,897 | \$17,219 | (\$10,678) | 31.37% | 0% |

Due to the excess balance in the District's reserve account, the assessment rates in Fiscal Year 2019-20 remain the same as in Fiscal Year 2018-19 and the estimated operating deficit will be drawn from reserve account. Pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), an adequate amount is retained in the reserve account to maintain the financial stability of the District.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the action is not subject to CEQA. This action merely sets the special taxes to be levied and collected within the District for Fiscal Year 2019-20, and there is no possibility that adopting the resolution will have a significant effect on the environment.

PREPARED BY: LIEN-CHI CANTUBA, FINANCIAL ANALYST III

REVIEWED BY: JENNIFER SCHAEFER, FINANCE MANAGER III

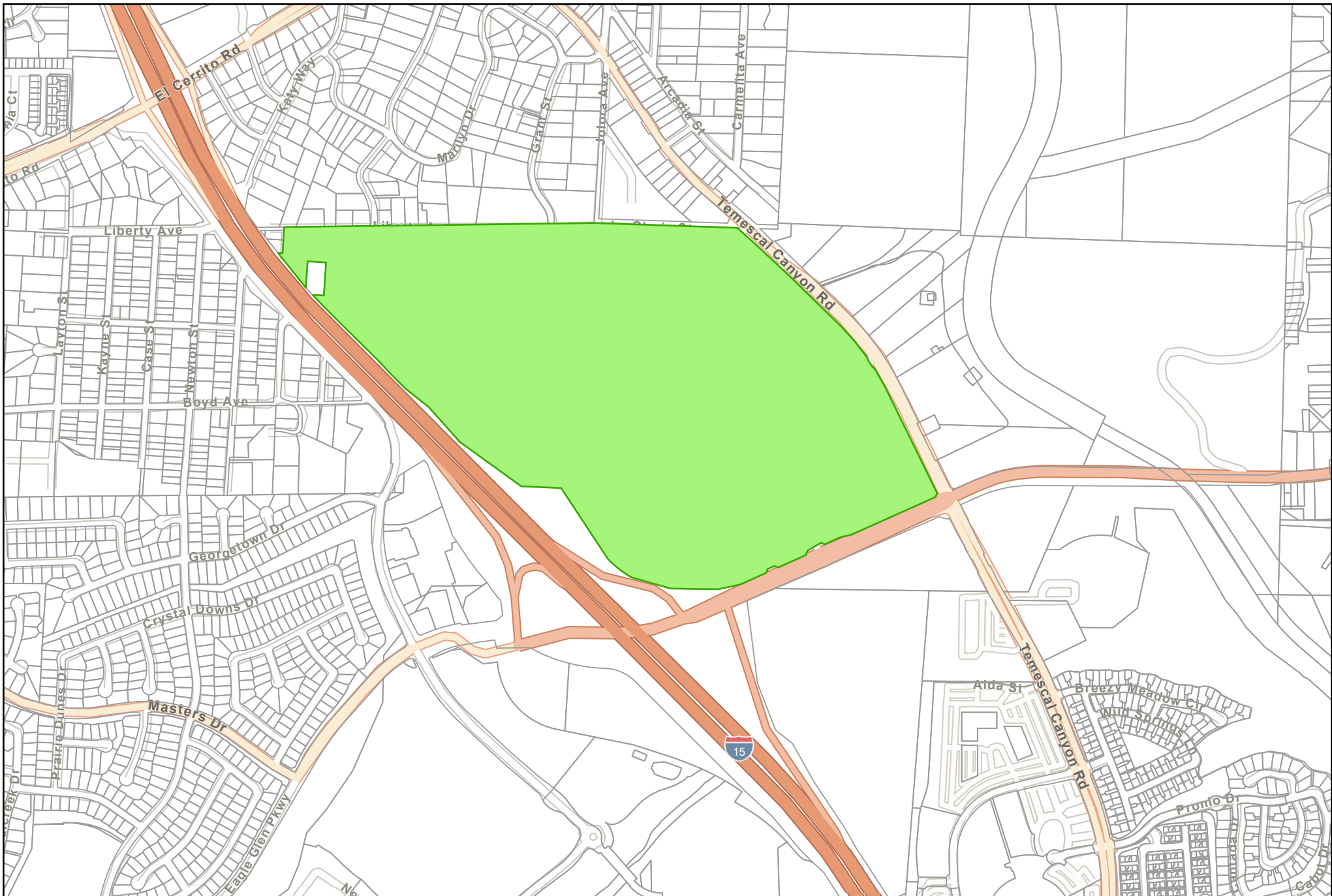
REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

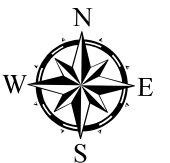
SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. District Map
2. Resolution No. 2019-072



Community Facilities District No. 2002 - 3



RESOLUTION NO. 2019-072

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORONA, CALIFORNIA, LEVYING SPECIAL TAXES TO
BE COLLECTED DURING FISCAL YEAR 2019-20 FOR
THE PAYMENT OF ANNUAL COST OF THE OPERATION
AND MAINTENANCE OF PARKWAYS AND OPEN SPACE
WITHIN COMMUNITY FACILITIES DISTRICT NO. 2002-3**

WHEREAS, the City Council of the City of Corona (“City Council”) previously established Community Facilities District No. 2002-3 of the City of Corona, County of Riverside, State of California (the “District”) pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (“Act”) to levy special taxes for the payment of annual cost of the operation and maintenance of parkways and open space within the District and the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the City Council has previously levied special taxes on parcels of taxable property in the District by resolution, including Resolution No. 2018-075 adopted on July 18, 2018 that levied special taxes on such parcels for Fiscal Year 2018-19 Fiscal Year; and

WHEREAS, all parcels of property in the District have been developed and the special taxes will be levied for Fiscal Year 2019-20 on all parcels in each category of developed property in the District on the same basis and at the same rate to pay annual cost of the operation and maintenance of parkways and open space within the District; and

WHEREAS, the rates of the special taxes that will be levied on such parcels for Fiscal Year 2019-20 will not exceed the rates previously approved by the qualified electors of the District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona, California, as follows:

SECTION 1. Levy of Special Taxes. Special taxes shall be and are hereby levied for the Fiscal Year 2019-20 on all parcels of real property within the District which are subject to taxation, which are identified in Exhibit “A” attached hereto, and in the amount set forth for each such parcel in said Exhibit “A”. Pursuant to said Sections 53340 and 53358, such special taxes shall be collected in the same manner as ordinary ad valorem property taxes are

collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

SECTION 2. Transmittal to County. The City Clerk shall immediately following adoption of this resolution transmit a copy hereof to the Board of Supervisors and the County Auditor of the County of Riverside together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit “A” hereto, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

PASSED, APPROVED AND ADOPTED this 17th day of July 2019.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at an adjourned meeting thereof held on the 17th day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 17th day of July 2019.

City Clerk of the City of Corona, California

[SEAL]

Exhibit "A"

City of Corona Community Facilities District 2002-3 Fiscal Year 2019-20

| APN | Preliminary Levy |
|--------------|--------------------|
| 279140011 | \$884.28 |
| 279231020 | \$143.90 |
| 279231022 | \$1,061.78 |
| 279231023 | \$1,253.68 |
| 279231024 | \$1,634.26 |
| 279231025 | \$2,104.40 |
| 279231026 | \$1,755.80 |
| 279231027 | \$1,148.14 |
| 279231028 | \$244.66 |
| 279231029 | \$335.80 |
| 279231030 | \$269.28 |
| 279231031 | \$231.54 |
| 279231032 | \$157.66 |
| 279231033 | \$167.58 |
| 279231034 | \$178.76 |
| 279231035 | \$185.48 |
| 279231036 | \$260.96 |
| 279231037 | \$292.30 |
| 279231038 | \$1,877.32 |
| 279231039 | \$402.96 |
| 279231040 | \$205.32 |
| 279231041 | \$195.40 |
| 279231042 | \$282.38 |
| 279231043 | \$272.48 |
| 279231045 | \$761.16 |
| 279231046 | \$911.48 |
| Total | \$17,218.76 |