

# Community Facilities District (CFD) 2003-2 (Services)

ATTACHMENT 7

**ANNEXATION NO. 24 -  
SUBDIVISION FOR BELLEVUE RANCH VILLAGES 23 & 24  
NORTHWEST CORNER OF G STREET & FARMLAND AVENUE**



BELLEVUE RANCH NORTH  
VILLAGES 23 & 24

Old Lake Rd

V 24

V 23

Farmland Ave

G St

El Capitan  
High  
School

Bellevue Rd

CITY LIMIT



# Annexation Area

# CFD 2003-2 (Services)



- ▶ Formed in 2003.
- ▶ Covers the following services:
  - ▶ Police;
  - ▶ Fire;
  - ▶ Maintenance of:
    - ▶ Parks/Open Space
    - ▶ Landscaping
    - ▶ Storm Drain System

New  
Developments  
on vacant land  
are required to  
annex into CFD

# Process for Annexation

- ▶ City's tax consultant, Goodwin & Associates calculates the Rate and Method of Apportionment (RMA) to determine cost per lot (completed).
- ▶ Developer petitions the City to Annex into CFD (accepted on April 17, 2023, by City Council).
- ▶ Deposit and Reimbursement Agreement approved by City Council on April 17, 2023.
- ▶ Council adopts Resolution of Intent (ROI) to annex property into CFD (Resolution #2023-26, adopted on April 17, 2023).

# Public Hearing and Election (June 5, 2023)

- ▶ The Petition to Annex into the CFD included a consent and waiver of the typical 30 days required between the adoption of the Resolution of Intent and the election.
- ▶ The City's outside legal counsel (Maryann Goodkind of Norton Rose Fulbright) mailed the ballot to the property owner.
- ▶ Public hearing will be held tonight (June 5, 2023).
- ▶ If no majority protest is heard at the public hearing, the Election will be held tonight (June 5, 2023).
- ▶ If the proposition passes with at least a 2/3 vote of the qualified voters (the landowner), the property is annexed into CFD and taxes are levied on lots after development has occurred.

# Order of Proceedings for Public Hearing and Election

**1. Staff Presentation.**

**2. The Mayor announces the public hearing:**

*“This is the time and place for the public hearing for the proposed Annexation No. 24 to the Community Facilities District No. 2003-2 (Services) of the City of Merced (the “CFD”), including the proposed levy of special taxes, and all other matters discussed in the Resolution of Intention adopted on April 17, 2023.*

*We will receive comments and questions and any oral protest from any interested persons. When all comments have been received, the hearing will be closed.”*

# Order of Proceedings for Public Hearing and Election (Cont.)

## **3. Assistant City Clerk:**

*“Notice of the public hearing was given and the affidavit attesting to publication of such notice is on file in the City Clerk's office.”*

**4. Public Hearing Held with Oral Protests or Comments by Public, if any.**

**5. The Mayor closes the Public Hearing.**

*“The public hearing is hereby closed.”*

**6. Questions or discussion by members of the City Council.**

# Order of Proceedings for Public Hearing and Election (Cont.)

7. Provided there is no majority protest at the public hearing, the City Council may make a motion to adopt the following resolution:

**Resolution #2023-\_\_** - *Determining the Validity of Prior Proceedings, Calling a Special Election within Annexation No. 24 to the Community Facilities District No. 2003-2 (Services) of the City of Merced.*

## 8. Hold the Election

The Mayor announces:

*“At this time, I ask the Assistant City Clerk to open the ballots and, after tabulation, announce the results of the election.”*

***Pause or break for Holding Election***

9. **The City Clerk opens the ballots and after reconvening the meeting, announces the results of the election.** The Assistant City Clerk then completes a Statement of all Votes Cast and the Certificate of the Election Official.



# Order of Proceedings for Public Hearing and Election (Cont.)

10. If the proposition passes with at least **2/3 vote** of the qualified voters (the landowner), the Mayor then announces:

“The results of the election being in favor of the Proposition, we may now proceed with further action for the CFD.”

11. The City Council makes a motion to consider adoption of the following resolutions:

**Resolution #2023-\_\_** -- *Canvassing the Results of the Election held within Community Facilities District No. 2003-2 (Services) Annexation No. 24.*

**Resolution #2023-\_\_** -- *Annexing Annexation No. 24 to the Community Facilities District No. 2003-2 (Services) of the City of Merced and Authorizing the Levy of a Special Tax Within said Annexation No. 24.*

**End of Item.**