

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

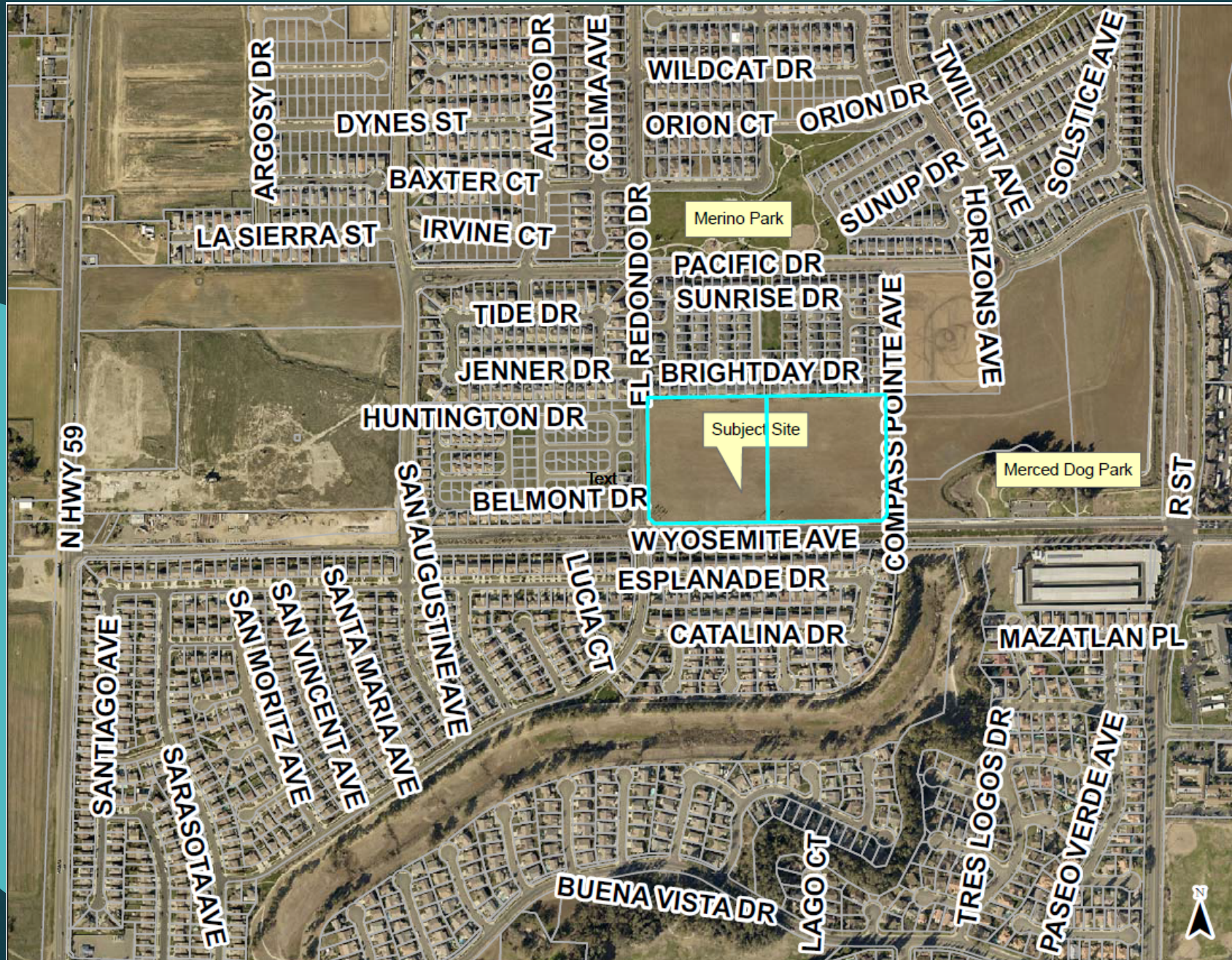
ANNEXATIONS NO. 28 AND NO.29

CFD 2003-2 (Services)



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

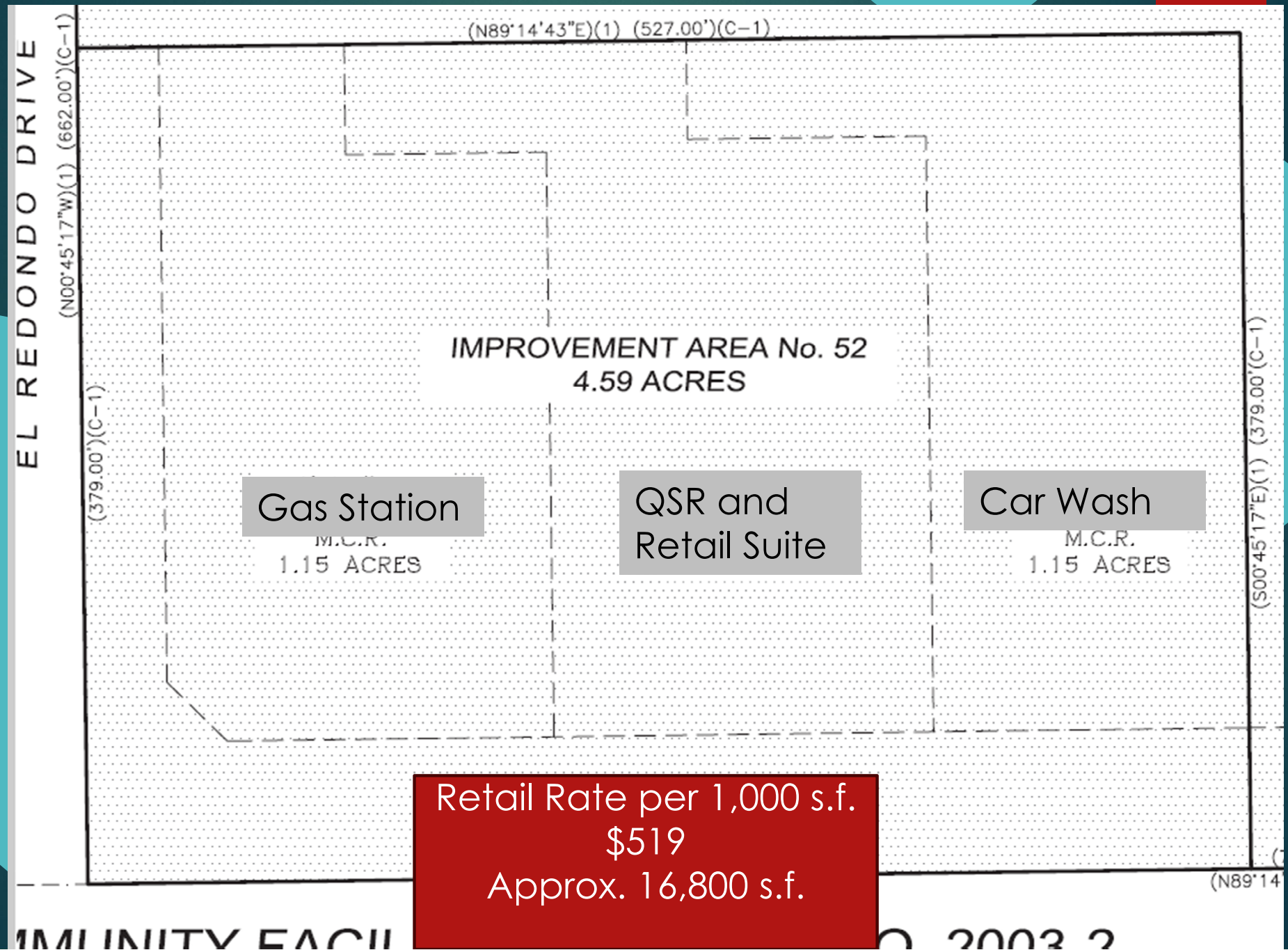
Annexation No. 28



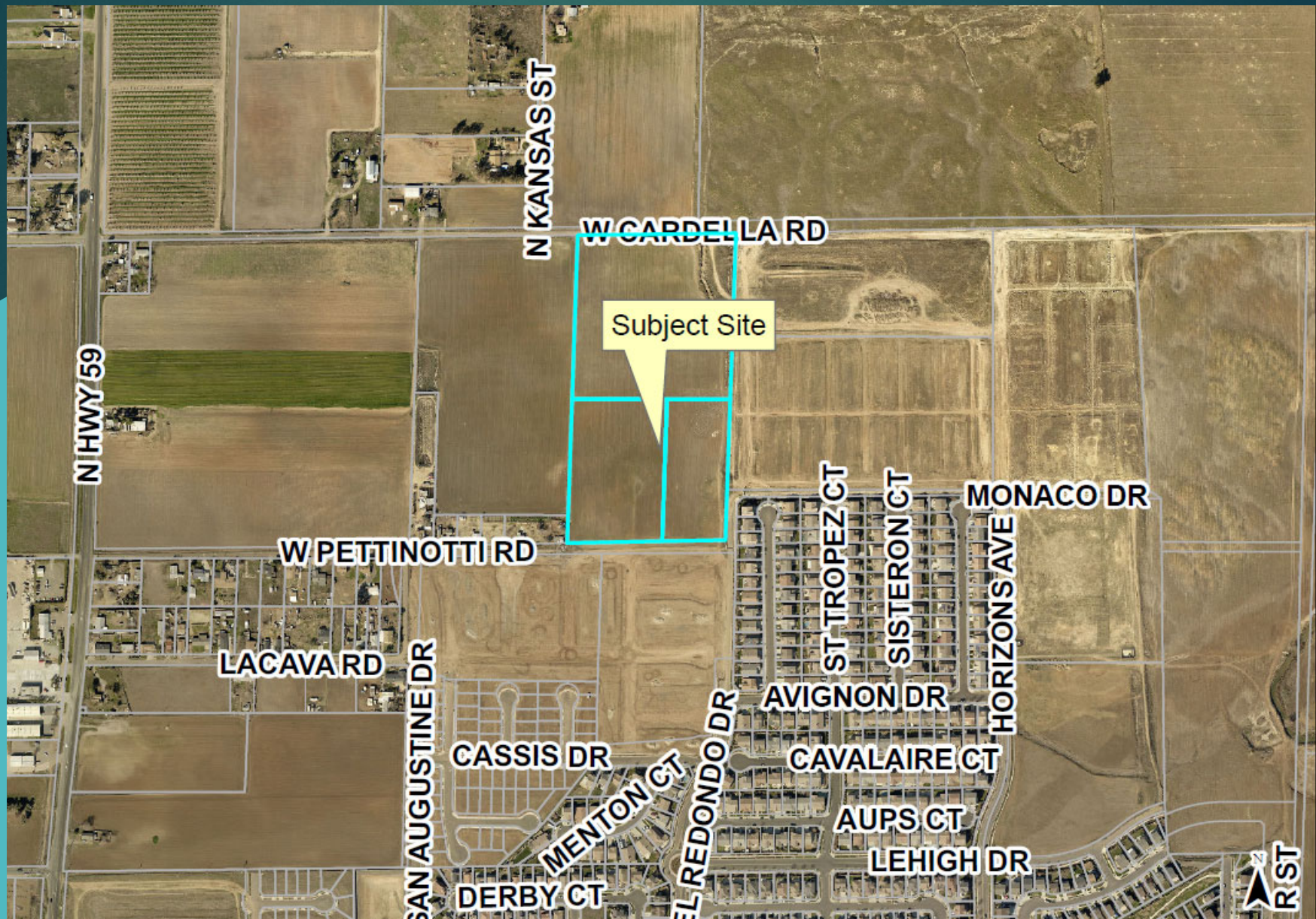
Annexation 28
IA No. 52
(4.59 AC)

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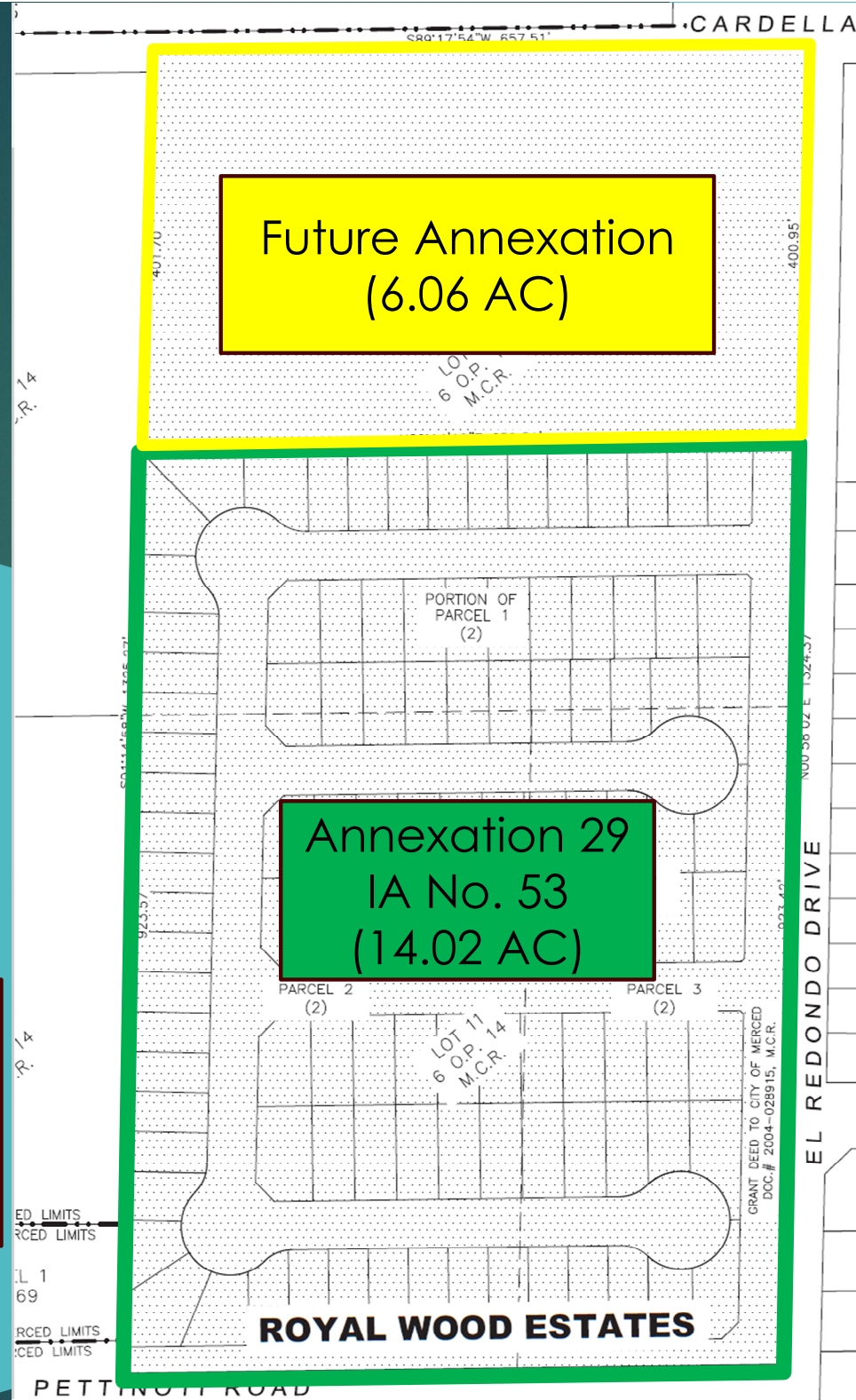
Annexation No. 28



Annexation No. 29



Rate per Lot
\$1,273.98
111 Lots



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 May 5, 2025, by City Council).
- ▶ Deposit and Reimbursement Agreement approved by City Council on May 5, 2025.
- ▶ Council adopts Resolution of Intent (ROI) to annex property into CFD (adopted on May 5, 2025).

Public Hearing and Election (May 19, 2025)

- ▶ 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 (May 19, 2025).
- ▶ If no majority protest is heard at the public hearing, the Election will be held tonight (May 19, 2025).
- ▶ 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 makes opening remarks for the public hearing:

“This is the time and place for the public hearings for the proposed Annexation Nos. 28 and 29 to the Community Facilities District No. 2003-2 (Services) of the City of Merced (the “CFD”), including the proposed levy of special taxes, the designation of future annexation areas and all other matters discussed in the Resolution of Intention adopted on May 5, 2025.

We will receive comments and questions and any oral protest from any interested persons first for Annexation No. 28 and then for Annexation No. 29. When all comments have been received the hearings 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 are on file in the City Clerk's office."

4. Public Hearing Held with Oral Protests or Comments by Public, if any, for Annexation No. 28.

5. The Mayor closes the Public Hearing.

"The public hearing for Annexation No. 28 is hereby closed. We will proceed with the public hearing for Annexation No. 29."

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

- ▶ 6. Public Hearing with Oral Protests or Comments by Public, if any, for Annexation No. 29.

- ▶ 7. **The Mayor closes the Public Hearing for Annexation No. 29.**

- ▶ *“The public hearing for Annexation No. 29 is hereby closed. There being no majority protests for either Annexation, we may proceed with the item.”*

Questions or discussion by members of the City Council.

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

- ▶ 8. Provided there is no majority protest at the public hearing, the City Council may make a motion to adopt the following resolutions:
 - ▶ **Resolution #2025-__** - Determining the Validity of Prior Proceedings, Calling a Special Election within Annexation No. 28 to the Community Facilities District No. 2003-2 (Services) of the City of Merced, Calling a Special Election and Designating Future Annexation Area.
 - ▶ **Resolution #2025-__** - Determining the Validity of Prior Proceedings, Calling a Special Election within Annexation No. 29 to the Community Facilities District No. 2003-2 (Services) of the City of Merced, Calling a Special Election and Designating Future Annexation Area.

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

9. Hold Elections. The Mayor announces:

▶ *“At this time, I ask the City Clerk to open the ballots for each annexation election, and, after tabulation, announce the results of such elections.”*

▶ **Pause or break for Holding Elections**

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

11. If the proposition passes with at least **2/3 vote** of the qualified voters (the land owner) the Mayor then announces:

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

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

- ▶ 12. The City Council considers for adoption the following resolutions:
 - ▶ **Resolution #2025-** Canvassing the Results of the Elections held within Community Facilities District No. 2003-2 (Services) Annexation No. 28.
 - ▶ **Resolution #2025-** Annexing Annexation No. 28 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. 28.
 - ▶ **Resolution #2025 -** Canvassing the Results of the Elections held within Community Facilities District No. 2003-2 (Services) Annexation No. 29.
 - ▶ **Resolution #2025 -** Annexing Annexation No. 29 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. 29

End of Item.