Council Questions, Supplemental

Monday, July 17, 2023

ITEM 8 – Resolution Adopting the Levying of the Annual Special Tax for The Riverfront Community Facilities District, Fiscal Year 23/24

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1. *The staff report says that developed single family detached properties are to assessed $1,124.21 per property, but that undeveloped properties are to be assessed on a per acre basis And yet the reso (Attachment A) assesses both developed and undeveloped single family detached properties $1,124.21 each. Is this right?*
   Answer: Yes, the report shows developed and undeveloped parcels paying the same assessment. Note though the amount being assessed is $983.24. The $1,124.21 amount is the maximum permitted amount. The consultant explained the rationale thus:

   > The rationale behind charging those 9 undeveloped parcels was based on a couple of things. First, the improvements have been installed for the entire community and the City is responsible for the maintenance of those items. Secondly, it appeared that all of the parcels would be developed very shortly, and there was no reason to wait another year before getting them onto the tax roll.
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   > Recall also that this CFD is for maintenance only; the developer funded the cost of construction of the public improvements. Since the improvements are all now done, the City will incur maintenance expense for all the public improvements. For those parcels not yet sold, the maintenance assessment will be borne by the developer, presumably. But the City will still incur the full maintenance costs for the completed public improvements. It appears that the parcels listed as undeveloped will soon be developed and sold, and thus benefiting from the maintenance costs.