



Staff Report

TO: City Council
FROM: Jennifer Ustation, Finance Director
DATE: June 17, 2025
SUBJECT: Annual Resolution to Place the Levy of Special Taxes for Community Facilities Districts on the Fiscal Year 2025-26 Riverside County Tax Roll

Description The approval of this item will allow the Riverside County Auditor-Controller to levy and collect special taxes for the City's Community Facilities Districts for the 2025-2026 fiscal year.

Background and Analysis:

Beaumont is required to direct the Riverside County Auditor-Controller to place its levy of special taxes for the Community Facilities Districts (CFDs) on the County tax roll. For Fiscal Year (FY) 2025-26, this must occur prior to August 15, 2025. The resolutions before the Council are required to complete the annual enrollment and collection of the City's Community Facilities District ("CFD") special taxes needed to meet all financial and contractual obligations.

City staff has prepared the Fiscal Year 2025-26 Special Levy for the City's various improvement areas ("IA") of CFD No. 93-1, CFD Nos. 2016-1, 2016-2, 2016-3, 2016-4, 2018-1, 2019-1, 2021-1, and 2023-1. The calculations incorporate various assumptions as applicable for each IA or CFD, including:

1. The expected annual debt service costs;
2. The expected costs of providing services such as the landscaping, maintenance, and lighting of City-owned parks, parkways, streets, roads, and open space;
3. The expected costs of providing public safety services such as police, fire, and ambulance and paramedic services;
4. The expected administrative costs; and
5. The collection of funds for future facilities.

Over the past several years, the City has implemented measures to reduce special tax rates for all applicable IAs of CFD No. 93-1 and recently formed CFDs for which the final series of bonds has been issued. The City's developing CFDs, for which the final series of bonds has not been issued, are not yet eligible for a reduction. Historically, the reduction in special tax rates has been accomplished through two forms: i) bond

refinancing, and ii) bond issuances to fully bond CFDs/IAs. For Fiscal Year 2025-26, the City and finance team have reviewed available funds for services and are recommending enrollment of an amount that is less than the FY 2025-26 Maximum Special Tax for Services and Public Safety. Cumulatively, this leads to a projected savings of approximately \$670,010 across 33 IAs and 8 CFDs.

Approval of the attached resolutions establishes the levy of all IAs/CFDs listed in Attachment F and authorizes the County of Riverside to place the levy upon the property tax roll for Fiscal Year 2025-26. Detailed parcel calculations will be provided to the County of Riverside to levy and collect such special taxes on behalf of the City.

The aggregate Fiscal Year 2025-26 projected CFD levy will show an increase over FY 2024-25, primarily as a result of building permits being issued and increased development within the City. In some cases, certain IAs/CFDs have seen an increase in their levies because the IA was not eligible for reduction, and the special tax escalated annually per the requirements of the RMA and/or debt service requirements for bonds outstanding. Staff will continue to make all efforts possible to continue to reduce the special tax rates in future years for all eligible IAs/CFDs.

Multiple resolutions are provided for individual consideration. This will allow individual City Council members to recuse themselves for consideration of those IAs/CFDs for which they own property.

Fiscal Impact:

The fiscal impact on the City's general fund is indirect, as the administration and maintenance portions of assessments collected are the funding source for the administration of the CFD processes and maintenance of the various applicable geographic regions.

The estimated cost to prepare this report is \$320.

Recommended Action:

Waive the full reading and adopt by title only “A Resolution of the City Council of the City of Beaumont, California, Levying the Special Tax in Community Facilities Districts No. 93-1, 2016-1, 2016-2, 2016-3, 2016-4, 2018-1, 2019-1, 2021-1, and 2023-1 and Directing the County Auditor to Collect the Same on the Tax Rolls (93-1, 2016-1, 2016-2, 2016-3, 2016-4, 2018-1, 2019-1, 2021-1, and 2023-1).”

Waive the full reading and adopt by title only “A Resolution of the City Council of the City of Beaumont, California, Levying the Special Tax in Community Facilities Districts

No. 93-1 (IA 18) and Directing the County Auditor to Collect the Same on the Tax Rolls (IA 18)”

Waive the full reading and adopt by title only “A Resolution of the City Council of the City of Beaumont, California, Levying the Special Tax in Community Facilities Districts No. 93-1 (IA 14 and 14B) and Directing the County Auditor to Collect the Same on the Tax Rolls (IA 14 and 14B).”

Waive the full reading and adopt by title only “A Resolution of the City Council of the City of Beaumont, California, Levying the Special Tax in Community Facilities Districts No. 93-1 (IA 9) and Directing the County Auditor to Collect the Same on the Tax Rolls (IA 9).”

Waive the full reading and adopt by title only “A Resolution of the City Council of the City of Beaumont, California, Levying the Special Tax in Community Facilities Districts No. 93-1 (IA 8E) and Directing the County Auditor to Collect the Same on the Tax Rolls (IA 8E).”

Attachments:

- A. Resolution for Annual Levy 2025 (Balance)
- B. Resolution for Annual Levy 2025 (Fenn recusal – IAs 14, 14B)
- C. Resolution for Annual Levy 2025 (Martinez recusal – IA 9)
- D. Resolution for Annual Levy 2025 (Voigt recusal – IA 8E)
- E. Resolution for Annual Levy 2025 (White recusal – IA 18)
- F. Summary of CFD Special Tax Enrollment
- G. PowerPoint Presentation