

RESOLUTION NO. 25- ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (FAIRWAY CANYON 4C) DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS WITHIN CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (FAIRWAY CANYON 4C) IN AN AMOUNT NOT TO EXCEED \$4,000,000, AND CALLING ELECTIONS THEREIN

WHEREAS, on November 4, 2025, the City Council of the City of Beaumont (the “City Council”) adopted Resolution No. 2025-60 stating its intention to form City of Beaumont Community Facilities District No. 2025-1 (Fairway Canyon 4C) (“Community Facilities District No. 2025-1” or the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”) and to form the District; and

WHEREAS, on November 4, 2025, the City Council also adopted Resolution No. 2025-61 stating its intention to incur bonded indebtedness in the amount of up to \$4,000,000 within the proposed District to finance the purchase, construction, modification, expansion, improvement and/or rehabilitation of public facilities identified in Attachment B to Resolution No. 2025-60; and

WHEREAS, notice was published as required by law relative to the intention of the City Council to form proposed Community Facilities District No. 2025-1 and to incur bonded indebtedness in the amount of up to \$4,000,000 within the boundaries of the District; and

WHEREAS, on December 16, 2025, this City Council conducted a noticed public hearing to determine whether it should proceed with the formation of Community Facilities District No. 2025-1, issue bonds within the District to pay for the facilities and incidental expenses described in Resolution No. 2025-60 and authorize a rate and method of apportionment of a special tax for the District to be levied within such District for the purposes described in Resolution No. 2025-60; and

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 2025-1, the levy of a special tax and the issuance of bonds with respect to the District to pay for the cost of the proposed facilities and incidental expenses were heard and a full and fair hearing was held; and

WHEREAS, the City Council subsequent to such hearing adopted Resolution No. 25-____ establishing Community Facilities District No. 2025-1 (the “Resolution of Formation”), and authorizing the financing of the public facilities (the “Facilities”) and the incidental expenses (the “Incidental Expenses”) described in Attachment A thereto; and

WHEREAS, the City Council desires to make the necessary findings to incur bonded indebtedness within the District, to declare the purpose for said debt, and to authorize the submittal of a proposition to issue bonded indebtedness to the voters of the District, being the landowners therein, all as authorized and required by law;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beaumont, California:

SECTION 1. It is necessary to incur bonded indebtedness in one or more series in a maximum aggregate principal amount not to exceed \$4,000,000 within the District.

SECTION 2. The indebtedness is to be incurred for the purpose of financing the costs of purchasing, constructing, modifying, expanding, improving, and/or rehabilitating the Facilities and financing the Incidental Expenses, as described in the Resolution of Formation, and carrying out the powers and purposes of Community Facilities District No. 2025-1, including, but not limited to, financing the costs of selling the bonds, establishing and replenishing bond reserve funds and paying remarketing, credit enhancement and liquidity facility fees and other expenses of the type authorized by Section 53345.3 of the Act.

SECTION 3. The whole of the property within the District, other than property exempted from the special tax pursuant to the provisions of the rate and method of apportionment attached to Resolution No. 2025-60 as Attachment C, shall pay for the bonded indebtedness issued by the District pursuant to the levy of the special tax for the District authorized by the Resolution of Formation.

SECTION 4. The maximum term of any series of bonds to be issued to finance Facilities shall in no event exceed thirty-five (35) years from the date of issuance of the bonds, or such longer term as is then permitted by law.

SECTION 5. The bonds shall bear interest at the rate or rates not to exceed the maximum interest rate permitted by law, payable annually or semiannually, or in part annually and in part semiannually, except the first interest payment may be for a period of less than six months, with the actual rate or rates and times of payment to be determined at the time or times of sale thereof.

SECTION 6. The bonds may bear a variable or fixed interest rate, provided that such variable rate or fixed rate shall not exceed the maximum rate permitted by Section 53531 of the Act, or any other applicable provision of law limiting the maximum interest rate on the bonds.

SECTION 7. Pursuant to Section 53351 of the Act, a special election is hereby called for the District on the proposition of incurring the bonded indebtedness. The proposition relative to incurring bonded indebtedness in the maximum aggregate principal amount of \$4,000,000 shall be in the form of Proposition A set forth in Attachment A hereto. In accordance with Sections 53351(h) and 53353.5 of the Act, the election shall be consolidated with the special election called on the proposition of levying special taxes within the District as described in the Resolution of Formation, which proposition shall be in the form of Proposition B set forth in Attachment A, and on the proposition of establishing an appropriations limit for the District, which proposition shall be in the form of Proposition C set forth in Attachment A.

SECTION 8. The date of the special elections for the District on the propositions of incurring the bonded indebtedness, authorizing the levy of the special tax and setting an appropriations limit shall be December 16, 2025, or such later date as is consented to by the City Clerk, or any Acting City Clerk of the City (referred to herein as the "City Clerk"); provided that, if the election for the District is to take place sooner than 90 days after December 16, 2025, then the unanimous written consent of each qualified elector within the District to such election date must be obtained. The polls shall be open for said election immediately following the public hearing on December 16, 2025. The election shall be conducted by the City Clerk. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law

regulating elections of the City of Beaumont insofar as such provisions are determined by the City Clerk to be applicable. The City Clerk is authorized to conduct the election following the adoption of the Resolution of Formation, and this resolution and all ballots shall be received by and the City Clerk shall close the election by 11:00 p.m. on the election day; provided the election shall be closed at such earlier time as all qualified electors have voted as provided in Section 53326(d) of the Act. Pursuant to Section 53326 of the Act, the ballots for the special elections shall be distributed in person, or by mail with return postage prepaid, to the qualified electors within the District. The City Clerk has secured a certificate of the Registrar of Voters of the County of Riverside certifying that there were no registered voters within the District as of the date of such certificate. Accordingly, since there were fewer than 12 registered voters within the District for each of the 90 days preceding December 16, 2025, the qualified electors shall be the landowners within the District and each landowner, or the authorized representative thereof, shall have one vote for each acre or portion thereof that such landowner owns within the District, as provided in Section 53326 of the Act. The sole landowner within the District has executed and delivered a waiver of certain election law requirements and consenting to the holding of the election on December 16, 2025, which waiver is on file with the City Clerk.

SECTION 9. This Resolution shall be effective upon its adoption.

ADOPTED, SIGNED AND APPROVED this 16th day of December, 2025.

Mike Lara, Mayor of the City of Beaumont

(SEAL)

ATTEST:

Elaine Morgan, City Clerk
of the City of Beaumont

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Elaine Morgan, City Clerk of the City of Beaumont, do hereby certify that the foregoing resolution was duly adopted by the City Council of said City, at a regular meeting of said City Council held on the 16th day of December, 2025, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

Elaine Morgan, City Clerk
City of Beaumont

ATTACHMENT A
BALLOT PROPOSITIONS
CITY OF BEAUMONT
COMMUNITY FACILITIES DISTRICT NO. 2025-1 (FAIRWAY CANYON 4C)
SPECIAL TAX AND SPECIAL BOND ELECTION
December 16, 2025

PROPOSITION A: Shall City of Beaumont Community Facilities No. 2025-1 (Fairway Canyon 4C) (the “District”) incur an indebtedness and issue bonds in the maximum principal amount of \$4,000,000 for the District with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2025-60 of the City Council of the City of Beaumont?

YES _____

NO _____

PROPOSITION B: Shall special taxes with a rate and method of apportionment for the District as provided in Resolution No. 2025-60 of the City Council of the City of Beaumont be levied to pay for the Facilities and Incidental Expenses and other purposes described in Resolution No. 2025-60, including the payment of the principal of and interest on bonds issued by the District to finance the Facilities and Incidental Expenses?

YES _____

NO _____

PROPOSITION C: For each year commencing with Fiscal Year 2026-2027, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to \$1,000,000?

YES _____

NO _____