

ATTACHMENT 5

RESOLUTION NO. 10439

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 4 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the “City Council”) on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (the “Improvement Area”), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the “Resolution of Formation”).

Section 4. All Taxable Property (as defined in Exhibit D-4 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$64,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 4 (the "Improvement Area") in a maximum amount not to exceed \$64,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$13,300,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 6

RESOLUTION NO. 10440

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 5 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the “City Council”) on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (the “Improvement Area”), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the “Resolution of Formation”).

Section 4. All Taxable Property (as defined in Exhibit D-5 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$105,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 5 (the "Improvement Area") in a maximum amount not to exceed \$105,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$21,600,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 7

RESOLUTION NO. 10441

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 6 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the “City Council”) on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (the “Improvement Area”), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the “Resolution of Formation”).

Section 4. All Taxable Property (as defined in Exhibit D-6 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$17,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 6 (the "Improvement Area") in a maximum amount not to exceed \$17,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$3,500,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 8

RESOLUTION NO. 10442

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 1**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 1

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 1 (the "Improvement Area") in a maximum amount not to exceed \$76,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$15,900,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 1

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 1 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement

Area, time periods to record the boundary map, conduct of the election, whether known or unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 9

RESOLUTION NO. 10443

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 2

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 2 (the "Improvement Area") in a maximum amount not to exceed \$36,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$7,400,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 2

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 2 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 10

RESOLUTION NO. 10444

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 3**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 3

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 3 (the "Improvement Area") in a maximum amount not to exceed \$124,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$25,200,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name: _____

Title: _____

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 3

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 3 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 11

RESOLUTION NO. 10445

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 4**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 4

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 4 (the "Improvement Area") in a maximum amount not to exceed \$64,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$13,300,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 4

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 4 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 12

RESOLUTION NO. 10446

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 5**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 5

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 5 (the "Improvement Area") in a maximum amount not to exceed \$105,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$21,600,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 5

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 5 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 13

RESOLUTION NO. 10447

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 6**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 6

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 6 (the "Improvement Area") in a maximum amount not to exceed \$17,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$3,500,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 6

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 6 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 14

RESOLUTION NO. 10448

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 1**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1, dated May 26, 2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 15

RESOLUTION NO. 10449

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2, dated May 26, 2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 16

RESOLUTION NO. 10450

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 3**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3, dated May 26, 2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 17

RESOLUTION NO. 10451

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 4**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4, dated May 26, 2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 18

RESOLUTION NO. 10452

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 5**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5, dated May 26, 2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 19

RESOLUTION NO. 10453

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 6**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6, dated May 26, 2020;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 20

ORDINANCE NO. 10305

**AN UNCODIFIED ORDINANCE LEVYING SPECIAL TAXES
FOR THE FISCAL YEAR 2020-21 AND FOLLOWING FISCAL YEARS
SOLELY WITHIN AND RELATING TO THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

The City Council of the City of Folsom hereby ordains as follows:

SECTION 1 PURPOSE

The City Council of the City of Folsom hereby finds, determines and declares based on the record before it that:

1. The City is authorized to establish a community facilities district pursuant to the terms of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Division 2 of Title 5 of the California Government Code, commencing with Section 53311 (the "Act"); and
2. Pursuant to Section 53350 of the Act, the City is authorized to designate improvement areas within the community facilities district; and
3. On May 26, 2020, the City Council adopted its Resolution No. ____ (the "Resolution of Formation") establishing the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") and designating Improvement Area No. 1, Improvement Area No. 2, Improvement Area No. 3, Improvement Area No. 4, Improvement Area No. 5 and Improvement Area No. 6 (each an "Improvement Area") therein pursuant to the Act; and
4. In accordance with the Rate and Method of Apportionment of Special Tax relating to each Improvement Area, the Resolution of Formation approved the annual levy, subject to voter approval, of a special tax in connection with each Improvement Area (each a "Special Tax"); and
5. The Resolution of Formation proposed the establishment of an appropriations limit for each Improvement Area (each an "Appropriations Limit"); and
6. On May 26, 2020, the City Clerk, as elections official, conducted an election of the landowners of each Improvement Area (each an "Election"); and
7. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 ("Improvement Area No. 1") approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 1; and
8. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 ("Improvement Area No. 2") approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 2; and

9. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (“Improvement Area No. 3”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 3; and
10. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (“Improvement Area No. 4”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 4; and
11. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (“Improvement Area No. 5”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 5; and
12. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (“Improvement Area No. 6” and, together with Improvement Area No. 1, Improvement Area No. 2, Improvement Area No. 3, Improvement Area No. 4 and Improvement Area No. 5, each an “Improvement Area”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 6; and
13. The City Council desires to levy and impose the Special Tax and to take other related actions.

SECTION 2

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOLSOM RESOLVES:

1. The recitals set forth in Section 1 are true and correct.
2. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-1 of the Resolution of Formation) within Improvement Area No. 1 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
3. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-2 of the Resolution of Formation) within Improvement Area No. 2 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
4. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-3 of the Resolution of Formation) within Improvement Area No. 3 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that

this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.

5. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-4 of the Resolution of Formation) within Improvement Area No. 4 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
6. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-5 of the Resolution of Formation) within Improvement Area No. 5 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
7. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-6 of the Resolution of Formation) within Improvement Area No. 6 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
8. The Finance Director of the City of Folsom or designee thereof (the “CFD Administrator”) is authorized and directed, to determine each year, without further action of the City Council, each Special Tax, to prepare the annual Special Tax roll in the amount of each Special Tax in accordance with the related exhibit and, without further action of the City Council, to provide all necessary and appropriate information to the Sacramento County Auditor-Controller’s Office (the “County”) in proper form, and in proper time, necessary to effect the correct and timely billing and collection of each Special Tax on the secured property tax roll of the County; provided, that as provided in the Resolution of Formation and Section 53340 of the California Government Code, the City has reserved the right to utilize any method of collecting each Special Tax which it shall, from time to time, determine to be in the best interests of the City of Folsom (the “City”), including but not limited to, direct billing by the City to the property owners and supplemental billing.
9. The appropriate officers and agents of the City are authorized to make adjustments to the Special Tax roll prior to the final posting of each Special Tax to the County tax roll each fiscal year, as may be necessary to achieve a correct match of each Special Tax levy with the assessor’s parcel numbers finally utilized by the County in sending out property tax bills.
10. The City agrees that, in the event the Special Tax for an Improvement Area is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting such Special Tax from the amounts collected, prior to remitting such Special Tax collections to the City.
11. Taxpayers who have requested changes or corrections of the applicable Special Tax pursuant to Section I of the Rate and Method of Apportionment of the related Special Tax

and who are not satisfied with the decision of the CFD Administrator (whether the CFD Administrator disagrees with the taxpayer or concludes that the City is not authorized to consider the change requested), may appeal to the City Council. The appeal must be in writing, fully explain the grounds of appeal and must be based solely on the correction of mistakes in the levy based upon the status of the property, and no other appeals will be allowed. The CFD Administrator shall schedule the appeal for consideration within a reasonable time at a City Council meeting.

SECTION 3 SEVERABILITY

If for any cause any portion of this ordinance is found to be invalid, or if the applicable Special Tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this ordinance, and the application of such Special Tax to the remaining parcels, shall not be affected.

SECTION 4 EFFECTIVE DATE

This ordinance shall take effect and be in force as a tax measure thirty (30) days following its second reading and adoption at a meeting of the City Council; and before the expiration of twenty (20) days after its passage the same shall be published, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the District.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on May 26, 2020, and the second reading is to occur at the regular meeting of the City Council on June 9, 2020.

On a motion by Council Member _____ seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this []th day of [] 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 21

CITY OF FOLSOM

Report for:

Community Facilities District No. 23 (Folsom Ranch) Public Hearing Report

May 2020

Prepared by NBS for and on behalf of the City of Folsom

Prepared by:



nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

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INTRODUCTION

The City Council (the “City Council”) of the City of Folsom (the “City”) did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the “Act”), on April 14, 2020, adopt Resolution No. 10414 entitled the Resolution of the City Council of the City of Folsom Appointing Consultants, Approving a Proposed Boundary Map and Declaring Intention to Form a Community Facilities District to be Named “City of Folsom Community Facilities District No. 23 (Folsom Ranch)” and to Levy Special Taxes Therein (the “Resolution of Intention”). In the Resolution of Intention, the City Council directed the study and filing of a public hearing report (the “Report”) required by Section 53321.5 of the Act for the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”).

Section 53321.5 of the Act provides that the Report contain the following:

1. A brief description of the public facilities and services to be provided by the District; and
2. An estimate of the fair and reasonable cost of providing the public facilities and services, including the incidental expenses in connection therewith, any City administration costs, and all other related costs.

For particulars, reference is made to the Resolution of Intention for the District, as previously adopted on April 14, 2020 by the City Council.

NOW, THEREFORE, the City Manager of the City, the appointed responsible officer directed to prepare the Report or cause the Report to be prepared pursuant to the provisions of the Act, does hereby submit this Report containing the following information:

- **DISTRICT INFORMATION.** Information related to the District, including background information, land use plans, and the proposed boundaries that include those properties and parcels on which special taxes may be levied to pay for the costs and expenses of the facilities and services.
- **DESCRIPTION OF FACILITIES AND SERVICES.** A description of the facilities and services that the City Council has determined to be eligible to be funded by the District.
- **COST ESTIMATE.** The cost estimate for the District facilities and services.
- **RATE AND METHOD OF APPORTIONMENT.** The Rate and Method of Apportionment of Special Tax approved by this City Council on April 14, 2020.

DISTRICT INFORMATION

Background

The District is located within the Folsom Plan Area, south of Highway 50. The Folsom Plan Area is located on approximately 3,500 acres and is bounded by Prairie City Road on the west, Highway 50 on the north, White Rock Road on the south, and the Sacramento County/El Dorado County boundary on the east. The Folsom Plan Area is a master-planned community and, through June 30, 2016, the City has received and approved several Specific Plan Amendments that have changed the entitlements to include approximately 11,300 residential units of various size and densities and approximately 2.8 million building square feet of non-residential land uses.

FOLSOM PLAN AREA SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

On January 28, 2014, the City Council approved the Folsom Plan Area Specific Plan Public Facilities Financing Plan (the "PFFP"). The PFFP is an \$877 million plan that describes the backbone infrastructure and facility requirements, presents a comprehensive financing strategy, and sets forth the estimated time horizon for the development of the Folsom Plan Area. The backbone infrastructure improvements identified in the PFFP include roadways, on-site water, off-site potable water, recycled water, wastewater (sewer), storm drainage, and habitat mitigation for infrastructure. The public facilities identified in the PFFP include public schools, parks, transit services, housing trust, trails, fire facilities and equipment, police facilities and equipment, a municipal service center, corporation yard, solid waste, branch library, a community and aquatic center, other general capital facilities, and transportation.

District Purpose

This District is being formed, with six separate improvement areas (the "Improvement Areas") to provide funding for all or a portion of each Improvement Area's share of the backbone infrastructure, on-site and off-site costs, the estimated Specific Plan Infrastructure Fee Program obligation, and other internal site improvements necessary for development. The District will provide funding for authorized facilities through a combination of bonded indebtedness and pay as you go funding (the "PAYGO"), both of which are secured by the levy of special taxes upon property within the boundaries of each Improvement Area of the District. In addition, a special tax will be levied upon District property to provide funding for development specific services that include open space, landscape corridors, street light maintenance, median, entries and entry monumentation maintenance, neighborhood park maintenance, community amenities, and storm water management.

District Description

The District boundaries include six Improvements Areas and encompass all of the property designated by the Assessor’s Parcel Numbers below:

Improvement Area (“IA”) 1:

072-3670-001-0000 through 072-3670-008-0000 and 072-3670-010-0000 through 072-3670-023-0000

IA 2:

072-0070-039-0000, 072-3370-007-0000, 072-3370-035-0000, 072-3370-036-0000, 072-3390-003-0000, 072-3390-004-0000, 072-3390-006-0000, 072-3390-013-0000, and 072-3390-014-0000

IA 3:

072-0060-079-0000, 072-0060-099-0000, 072-0060-101-0000, and 072-0060-103-0000

IA 4:

072-0060-077-0000 and 072-0060-100-0000

IA 5:

072-3190-031-0000, 072-3190-033-0000 and 072-3190-034-00000

IA 6:

072-3380-004-0000 through 072-3380-006-0000 and 072-3380-024-0000 through 072-3380-027-0000

The current development plans for each IA are presented in the table below.

Proposed Development within the Improvement Areas

Development Plan	Planned Residential Units or Acres					
	IA 1	IA 2	IA 3	IA 4	IA 5	IA 6
Single-Family Detached Property-SF/SFHD Zoning ⁽¹⁾	441	0	1,068	366	278	0
Single-Family Detached Property-MLD Zoning ⁽¹⁾	257	340	157	251	401	0
MMD Multi-Family Attached Property ⁽²⁾	0.00	0.00	0.00	0.00	9.70	9.50
MHD Multi-Family Attached Property ⁽²⁾	9.80	0.00	0.00	0.00	17.80	9.30
Non-Residential Property ⁽²⁾	0.00	5.10	0.00	0.00	23.50	11.40

(1) Residential units.

(2) Acres.

District Boundaries

The proposed boundaries of the District, including the Improvement Areas, are identified on the map of the District recorded on April 20, 2020, in Book 130 at Page 27 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Sacramento. The District map is on file with the City Clerk, to which reference is hereby made and a reduced copy of such map is set forth in Appendix A of this Report.

DESCRIPTION OF FACILITIES AND SERVICES

Facilities

The facilities to be financed by the District include facilities designed to meet the needs of development within the District, whether such facilities are located within or outside the boundaries of the District, and include but are not limited to the following:

TRANSPORTATION IMPROVEMENTS

Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements.

Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the District, including internal subdivision streets and related underground utilities.

WATER SYSTEM IMPROVEMENTS

Authorized facilities include any and all water facilities designed to meet the needs of development of property within the District. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

RECYCLED WATER SYSTEM IMPROVEMENTS

Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the District. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

DRAINAGE SYSTEM IMPROVEMENTS

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the District. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

WASTEWATER SYSTEM IMPROVEMENTS

Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the District. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

PARK, PARKWAY AND OPEN SPACE IMPROVEMENTS

Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the District. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the District.

SPECIFIC PLAN INFRASTRUCTURE FEE (“SPIF”) INFRASTRUCTURE

Authorized facilities include any and all improvements that are included in the SPIF Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

SPIF OBLIGATION

Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire District:

- SPIF Infrastructure Fee (Including the SPIF Set-Aside Component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

OTHER INCIDENTAL EXPENSES AND BOND ISSUANCE COSTS

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including

the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the District; and any other expenses incidental to the formation and implementation of the District and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administration of the District. The District will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.
- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the District, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the District as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The District may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The District may also fund administrative fees of the City related to the District.

Incidental Expenses

It is anticipated that the following incidental expenses may be incurred for the District:

- Engineering services
- Special tax consultant services
- City review and administration
- Bond counsel services
- Bond counsel expenses
- Disclosure counsel services
- Disclosure counsel expenses
- Independent municipal advisor services and expenses
- Appraiser services
- Market absorption study and real estate economist services
- Initial bond transfer agent, fiscal agent, registrar and paying agent fees
- Rebate calculation service set up charge
- Bond printing
- Offering memorandum printing and mailing costs
- Publishing, mailing and posting of notices
- Underwriter's discount

- Bond reserve fund
- Capitalized interest
- Bond syndication costs
- Governmental notification and filing costs
- Credit enhancement costs
- Real estate acquisition costs
- Rating agency fees
- Charges and fees of City other than those waived

Certain annual costs may be included in each annual special tax levy. These include:

- Annual bond transfer agent, fiscal agent, registrar and paying agent fees
- Annual rebate calculation costs
- Special tax consultant costs and administrative expenses
- Other necessary consultant costs
- Costs of posting and collecting the special taxes
- Personnel and Administrative costs of the City
- Arbitrage rebate
- Continuing disclosure reporting and compliance

COST ESTIMATE

Estimated Cost of Public Facilities

The District is eligible to finance the authorized public facilities described in the Description of Facilities and Services section of this Report. The authorized public facilities and the estimated costs herein are subject to review and confirmation and the actual costs may differ from the estimated costs presented below.

Through the utilization of the extended-term CFD, and levying developed parcels at the annual maximum facilities special tax authorized, the facilities special tax for each IA is anticipated to provide a revenue stream that will fund a portion of the following facilities costs:

District Facilities Cost Estimate for the Improvement Areas

Description	IA 1	IA 2	IA 3	IA 4	IA 5	IA 6
SPIF Improvements	\$28,275,000	\$3,455,000	\$32,790,000	\$1,530,000	\$45,170,516	\$1,500,000
Non-SPIF Improvements	1,500,000	4,000,000	5,000,000	27,340,000	10,000,000	4,860,000
Subdivision Improvements	0	6,000,000	15,000,000	9,255,000	9,570,000	1,420,000
Total Facilities Cost Estimate for each IA:	\$29,775,000	\$13,455,000	\$52,790,000	\$38,125,000	\$64,740,516	\$7,780,000

As previously discussed, the District will include an extended-term in order to provide the financing to fund the authorized public facilities and estimated SPIF obligation through bond issuance and the generation of PAYGO special tax revenue from the levy and collection of the facilities special tax within each IA. The primary pledge of facilities special tax revenues will be to service outstanding debt. Facilities special tax revenues in excess of the annual debt service and administrative expenses will be used on a PAYGO basis. The developers will retain 100 percent of the annual PAYGO revenues to fund authorized facilities for the first 20 years, beginning the fiscal year following the issuance of the first building permit or the issuance of the first series of bonds or other debt for the respective IA, whichever occurs first for each IA. Beginning the 21st year and thereafter, the City will be able to utilize 100 percent of the annual PAYGO revenues to fund or acquire eligible facilities.

Once all of the debt service has been satisfied for an IA, the City may, in its sole discretion, elect to do one or more of the following actions:

1. Continue to collect the maximum facilities special tax or an amount less than the maximum facilities special tax to fund authorized facilities with annual PAYGO revenues.
2. Discontinue the collection of the facilities special tax altogether.

As stated, there is no obligation on the part of the City Council to extend the facilities special tax if all of the debt service has been paid for an IA. The City Council may choose to extend the facilities special tax collection after all bond debt service has been retired and can choose for what purpose the extension would be, subject to those infrastructure and facilities improvements being authorized by the District. The discretion to continue or extend the facilities special tax is designed specifically not to be an automatic extension but rather an informed decision at the time based on the community needs and requirements.

However, any extension of the facilities special tax levy shall not exceed the final year to levy and collect the facilities special tax as set forth in the IA's Rate and Method of Apportionment. The facilities special tax for each IA shall be levied for a period no longer than the earlier of Fiscal Year 2079/80 or the fiscal year occurring 50 years following the issuance of the first building permit or the first series of bonds or other debt.

Estimated Cost of Public Services

The District is eligible to finance the authorized public services described in the Description of Facilities and Services section of this Report. The authorized public services and the estimated costs herein are subject to review and confirmation and the actual costs may differ from the estimated costs presented below.

District Services Cost Estimate for each IA

Description	IA 1	IA 2	IA 3	IA 4	IA 5	IA 6
Landscaping	\$43,800	\$3,500	\$0	\$15,500	\$18,800	\$0
Sound Walls	6,600	2,700	8,500	4,500	6,400	1,000
Street Lights	35,100	12,400	13,900	33,800	34,500	3,400
Storm Drain	56,900	21,500	106,500	56,200	66,000	800
Total Services Cost Estimate for each IA:	\$142,400	\$40,100	\$128,900	\$110,000	\$125,700	\$5,200

Annual Appropriations Limit

The Fiscal Year 2020/21 annual appropriations limit for each IA is:

- IA 1: \$15,900,000
- IA 2: \$7,400,000
- IA 3: \$25,200,000
- IA 4: \$13,300,000
- IA 5: \$21,600,000
- IA 6: \$3,500,000

Maximum Bonded Indebtedness

The maximum authorized bonded indebtedness for each IA is:

- IA 1: \$76,000,000
- IA 2: \$36,000,000
- IA 3: \$124,000,000
- IA 4: \$64,000,000
- IA 5: \$105,000,000
- IA 6: \$17,000,000

Maximum Special Tax Rates

The determination and application of the maximum special tax rates for the Improvement Areas are more fully set forth in the Rate and Method of Apportionment for each IA, which are included under Appendices B through G of this Report. The Rate and Method of Apportionment for each IA of the District was included as part of the Resolution of Intention, approved by the City Council on April 14, 2020, and established Fiscal Year 2020/21 maximum special tax rates. The Fiscal Year 2020/21 maximum special tax rates for each IA are presented in the tables on the following pages.

Annual Maximum Special Tax Escalation

On each July 1, commencing on July 1, 2021, the maximum facilities special tax shall be increased by 2% of the maximum facilities special tax in effect for the previous Fiscal Year.

On each July 1, commencing on July 1, 2021, the maximum services special tax shall be increased by the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed 4%. In the event that the percentage change is negative, the annualized percentage change shall be equal to zero.

IA 1
Maximum Special Tax Rates
Fiscal Year 2020/21

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	210	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	156	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	156	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	156	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$210	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	156	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$22,500	\$1,400	Acre
Undeveloped Property				
	Not Applicable	\$22,500	\$1,400	Acre

**IA 2
Maximum Special Tax Rates
Fiscal Year 2020/21**

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	200	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	103	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	103	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	103	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$200	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	103	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$29,000	\$1,000	Acre
Undeveloped Property				
	Not Applicable	\$29,000	\$1,000	Acre