



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	4/8/2025
<b>AGENDA SECTION:</b>	Old Business
<b>SUBJECT:</b>	Resolution No. 11341– A Resolution of the City Council Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-1 Ballot Proceeding, And Abandoning District Formation Proceedings
<b>FROM:</b>	Parks and Recreation Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

A public hearing was held on March 25, 2025, and all ballots submitted before the close of the public hearing were tabulated.

The results of the ballot tabulation indicate that the assessment ballots submitted in opposition to the proposed assessment exceed the assessment ballots submitted in favor of the proposed assessment, and therefore a majority protest exists in the ballot proceeding.

Staff recommends the City Council adopt Resolution No. 11341– A Resolution of the City Council Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-1 Ballot Proceeding, And Abandoning District Formation Proceedings.

### **BACKGROUND / ISSUE**

On January 14, 2025, the City Council approved Resolution No. 11321 - A Resolution Initiating Proceedings for the Formation of a Landscaping and Lighting Assessment District to be known as the Natoma Station Maintenance Assessment District No. 2025-1.

On January 28, 2025, the City Council approved Resolution No. 11323 - A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots Within the Proposed District in the City of Folsom.

Pursuant to Government Code Section 53753, ballots were mailed to all current property owners within the proposed district. Along with the ballot, the property owners received a postcard describing the purpose of the new district. For Fiscal Year 2025-26 the proposed Natoma Station Maintenance Assessment District No. 2025-1 annual assessment will be \$78.32 per Special Benefit Point as described in the Final Engineers Report as well as an escalator not to exceed 3% that would allow yearly adjustments if needed in the future. There are a total of 5,535.36 benefit points in the district. The assessment range is based on the benefit received by each parcel and the range of rates for a single-family home is between \$185.47 and \$360.15 with an average single-family home rate of \$258.45 annually.

Under the provisions of Proposition 218, a public hearing must be held on the levy of new assessments at least 45 days after notice of the proposed assessment was mailed to record owners of each parcel in the new district. The public hearing was set in Resolution No. 11323 on January 28, 2025, and the notice of public hearing was mailed to record owners on February 6, 2025, and published in the Folsom Telegraph on March 14, 2025. The public hearing was set for March 25, 2025, at 6:30 p.m. in the City Council Chambers, 50 Natoma Street, Folsom, California 95630.

The public hearing was held on March 25, 2025, and all ballots submitted before the close of the public hearing were tabulated. The results of the ballot tabulation indicate that the assessment ballots submitted in opposition to the proposed assessment exceed the assessment ballots submitted in favor of the proposed assessment, and therefore a majority protest exists in the ballot proceeding.

### **POLICY / RULE**

The Natoma Station Maintenance Assessment District No. 2025-1 shall not be imposed due to existence of a majority protest under Government Code Section 53753(e).

The Natoma Station Maintenance Assessment District No. 2025-1 shall be abandoned pursuant to Streets and Highways Code Section 22593.

### **ANALYSIS**

The original Natoma Station Landscaping and Lighting District (“District”) was formed by Resolution No. 3024 on June 18, 1990, to maintain improvements within the district. These improvements include landscaping and associated improvements along Iron Point, Blue Ravine, Turnpike, Black Diamond, and Natoma Station, as well as the subdivision’s streetlights, landscape lighting, irrigation systems, open space, monument entry signage, soundwalls, mini parks, and art. This district was formed prior to Proposition 218 and therefore does not have an escalator built into the annual rate.

### **Historically Expenses Have Exceeded Revenues**

The existing revenue from the collected assessments has been unable to fund the expected day-to-day unscheduled costs such as irrigation repairs and plant/tree replacements, as well as not being able to set aside funds for life-cycle costs in the district. As a result, when the current fiscal year

closes on June 30, 2025 the District is projected to have a negative fund balance of \$620,194. Expenses have exceeded revenues for several years which highlighted the need for the additional assessment.

Without a new assessment, the level of service must be substantially reduced to complete necessary work at the current assessment rate.

**Revenues vs. Expenditures:**

	Actual	Actual	Actual	Estimate	Projected
	2020-21	2021-22	2022-23	2023-24	2024-25
<b>Revenues</b>	173,249	174,372	174,084	176,817	174,000
<b>Expenditures</b>	274,656	246,858	338,710	222,312	248,032
	(101,407)	(72,486)	(164,626)	(45,495)	(74,032)

As a majority protests exists, the City Council shall adopt Resolution No. 11341– A Resolution of the City Council Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-1 Ballot Proceeding, And Abandoning District Formation Proceedings. The Natoma Station Maintenance Assessment District No. 2025-1 shall not be imposed due to existence of a majority protest under Government Code Section 53753(e). This will abandon the formation proceedings for the Natoma Station Maintenance Assessment District No. 2025-1 pursuant to Streets and Highways Code Section 22593.

**FINANCIAL IMPACT**

The District will not be formed, therefore there will be no fiscal impact on the City of Folsom General Fund.

**ENVIRONMENTAL REVIEW**

The formation of a landscaping and lighting district creates a financing mechanism to service existing landscaping and lighting improvements is not a project under the California Environmental Quality Act. No environmental review is required.

**ATTACHMENT**

1. Resolution No. 11341– A Resolution of the City Council Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-1 Ballot Proceeding, And Abandoning District Formation Proceedings

Submitted,  
Kelly Gonzalez, Parks and Recreation Director

## **RESOLUTION NO. 11341**

### **A RESOLUTION OF THE CITY COUNCIL DECLARING RESULTS OF THE NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1 BALLOT PROCEEDING AND ABANDONING DISTRICT FORMATION PROCEEDINGS**

**WHEREAS**, City Council, on January 14, 2025, initiated the proceeding to form the proposed "Natoma Station Maintenance Assessment District No. 2025-1" (the "District") by adopting Resolution No. 11321, to which resolution reference is made for further particulars; and

**WHEREAS**, City Council, on January 28, 2025, declared its intention to order the formation of the District by adopting Resolution No. 11323, to which resolution reference is made for further particulars; and

**WHEREAS**, notices of such hearing accompanied by assessment ballot materials were mailed to each record property owner in the time, form and manner required by the Assessment Law, a full hearing has been given, and at this time all assessment ballots submitted pursuant to the Assessment Law have been tabulated by the City Clerk pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972 (Streets & Highways Code Section 22500 and following) (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) ("Proposition 218" and, together with the 1972 Act and Article XIID, the "Assessment Law"); and

**WHEREAS**, assessment ballots were tabulated following close of the public hearing on March 25, 2025; and

**WHEREAS**, the City Clerk has prepared and submitted to this legislative body a Certificate of Tabulation Official and Statement of Assessment Ballots Submitted (the "Certificate of the Tabulation Official"), a copy of which is attached as Exhibit A hereto and incorporated herein by this reference, which reflects the results of the tabulation of the assessment ballots; and

**WHEREAS**, the results of the ballot tabulation indicate that the assessment ballots submitted in opposition to the proposed assessment exceed the assessment ballots submitted in favor of the proposed assessment, and therefore a majority protest exists in the ballot proceeding.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM** that the Natoma Station Maintenance Assessment District No. 2025-1 shall not be imposed due to existence of a majority protest under Government Code Section 53753(e).

**BE IT FURTHER RESOLVED** that the formation proceeding for the Natoma Station Maintenance Assessment District No. 2025-1 is hereby abandoned pursuant to Streets and Highways Code Section 22593.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of April 2025, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

City of Folsom  
Natoma Station Maintenance Assessment District No. 2025-1

**CERTIFICATION OF TABULATION RESULTS**

Total Assessment Ballots Distributed: 1,375

Total Assessment Ballots Counted  
by Hand: 536

Hand Counted by:

Second Count by:

If needed, third Count by:

Jennifer Jimenez  
Printed Name

Christina Kelley  
Printed Name

Printed Name

Jennifer Jimenez  
Signature

CK  
Signature

Signature

Total Assessment Ballots Invalidated: 6

Total Assessment Ballot Duplicates  
not Counted: 1  
Total Valid Ballots Counted: 529

Verified in system by:

2nd verification by:

If needed, third Verification by:

Sara Maes  
Printed Name

Jennifer Jimenez  
Printed Name

Printed Name

Sara Maes  
Signature

Jennifer Jimenez  
Signature

Signature

Assessment Ballots In Favor: 262

Weighted Value of assessment  
ballots received In Favor of the \$ 70,445.80 49.65 %

Assessment Ballots In Opposition: 267

Weighted Value of assessment  
ballots received In Opposition of the \$ 71,443.89 50.35 %

Physical Ballots Released to:

2nd verification by:

If needed, third verification by:

Printed Name

Printed Name

Printed Name

Signature

Signature

Signature

PASS/FAIL: FAIL