

RESOLUTION R2025-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, CALLING SPECIAL
ELECTION IN AND FOR CITY OF MANTECA COMMUNITY
FACILITIES DISTRICT NO. 2025-1 (INDELICATO FACILITIES
AND SERVICES)

WHEREAS, the City Council (the "City Council") of the City of Manteca (the "City") on the date hereof, adopted "A Resolution of the City Council of the City of Manteca to Form City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services), and to Authorize the Levy of Special Taxes Therein to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities" (the "Resolution of Formation"), to form "City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services) (the "CFD") and authorize the levy of a special tax on property within the CFD, and preliminarily establish an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the City Council has also adopted on the date hereof, a resolution titled "A Resolution of the City Council of the City of Manteca, State of California, Deeming It Necessary to Incur Bonded Indebtedness in and for City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services) in an Amount Not to Exceed \$7,000,000 to Finance the Acquisition and Construction of Certain Public Facilities" (the "Resolution of Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$7,000,000 upon the security of the special tax to be levied for facilities within the CFD pursuant to the Act; and

WHEREAS, pursuant to the provisions of the Resolution of Formation and the Resolution of Necessity, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness shall be submitted to the qualified electors of the CFD as required by the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANTECA, AS FOLLOWS:

1. Pursuant to Sections 53326, 53351 and 53325.7 of the Act, the issues of the levy of the special tax, the incurring of bonded indebtedness and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the CFD, at an election called therefor as provided below.
2. The City Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public hearings heretofore conducted and concluded by the City Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, the City Council finds that, for these proceedings, the qualified electors are the landowners within the CFD and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the CFD as of the close of the public hearings.

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3. The City Council hereby calls a special election to consider the measures described in Section 1 above, which election shall be held on September 2, 2025, and the results thereof canvassed at the meeting of the City Council on September 2, 2025. The City Clerk is hereby designated as the official to conduct the election and to receive all ballots until 6:00 p.m. on the election date. It is hereby acknowledged that the City Clerk has on file the Resolution of Formation, a certified map of the boundaries of the CFD, and a sufficient description to allow the City Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 of the California Elections Code. The City Council hereby finds that paragraphs (a), (b), and (c) (1) of Section 4000 and Section 4108 are applicable to this special election, except that Sections 53326 and 53327 of the Act shall govern for purposes of determining the date of the election.
4. As authorized by Section 53353.5 of the Act, the three propositions described in Section 1 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit A and by this reference incorporated herein and the form of ballot is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit A, to be delivered to each of the qualified electors of the CFD. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot.
5. The City Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the CFD. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, the City Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. The City Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.
6. The City Council hereby finds that the proposed debt issuance constitutes a "local bond measure" within the meaning of Sections 53410, et seq. of the California Government Code. As a result, the bond measure shall include the propositions set forth above and the following: (a) the specific purpose of the bonds shall be as set forth in the propositions; (b) any proceeds received from the sale of any bonds shall be applied only to the purposes set forth in the propositions; (c) the proceeds of any bonds shall be deposited into special accounts to be created therefor as part of the issuance of the bonds; and (d) the City shall cause a report to be prepared annually under Section 53411 of the Government Code.
7. Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the provision and/or acquisition of the

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Facilities and Services, the payment of debt service on the bonds and other debt and the incidental costs thereof, all as defined in the Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual audit and report of the CFD.

8. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 2nd day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

EXHIBIT A - Form of Ballot

EXHIBIT A

CITY OF MANTECA
COMMUNITY FACILITIES DISTRICT NO. 2025-1
(Indelicato Facilities and Services)

**SPECIAL ELECTION BALLOT
(Mailed-Ballot Election)**

This ballot is for a special, landowner election for the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services). You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City **no later than the hour of 6:00 p.m. on September 2, 2025, either by mail or in person.** The City Clerk's office is located at 1001 W. Center Street, Manteca, California 95337.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk and obtain another.

BALLOT MEASURE

Shall the measure pursuant to which (i) the City of Manteca shall incur indebtedness and issue bonds up to \$7,000,000 on behalf of City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services) ("CFD"), to acquire and/or construct facilities set forth in the list of authorized facilities for the CFD attached to the resolution of formation and incorporated by this reference herein and pay for the costs of issuing the bonds and related expenses; (ii) a special tax shall be levied at rates of \$1,993 to \$2,330/residential unit to pay for facilities and bonds and administrative costs and up to \$212/residential unit to pay for services and administrative costs (with other property taxed at other rates), subject to annual escalation on each July 1, commencing on July 1, 2027 through July 1, 2060, raising \$395,506 in Fiscal Year 2026-27 (assuming full build-out of the CFD), in accordance with the rate and method of apportionment of special taxes for the CFD attached to the resolution of formation and incorporated by this reference herein; and (iii) the annual appropriations limit of the CFD shall initially be \$7,000,000, subject to escalation, **be adopted?**

YES

NO

The undersigned is the authorized representative of the landowner and is the person legally authorized and entitled to cast this ballot on behalf of the landowner. By execution in the space provided below, the undersigned certifies that the landowner certifies that such owner has initiated, requested and/or reviewed all the CFD provisions and proceedings leading up to this election, including the list of authorized facilities, the bond indebtedness limit for the CFD, and the rate and method of apportionment of special taxes, which includes the tax rates and duration of

the special tax to be placed on the landowner's property. The undersigned has waived (i) the time limit pertaining to the conduct of the election, (ii) any requirement for analysis and arguments with respect to the ballot measure, and (iii) any irregularity in the proceedings that may be claimed as a result of the application of such waivers.

Further, the undersigned, on behalf of the landowner, hereby knowingly, voluntarily and intelligently waives any and all defects in any notice, ballot, or procedure related to the conduct of the election, whether known or unknown (except the right to vote and to have the ballots fairly counted), and states that the election is being expedited at the particular instance and request of the landowner.

Total Acreage: _____
Number of Votes: _____ a _____

By: _____

Name: _____

Title: _____