



APPROVED
BY THE CITY COUNCIL

AUG 11 1998

OFFICE OF THE
CITY CLERK

1.3

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES &
SPECIAL DISTRICTS
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2988

July 27, 1998

916-264-7474
FAX 916-264-7480

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE LEVYING A SPECIAL TAX ON PROPERTY WITHIN NORTH NATOMAS DRAINAGE COMMUNITY FACILITIES DISTRICT NO. 97-01 FOR FISCAL TAX YEAR 1998/99

LOCATION AND COUNCIL DISTRICT:

The subject Community Facilities District (CFD) includes approximately 5800 acres in the North Natomas Community Plan area, located in Council District 1 (see Exhibit A).

RECOMMENDATION:

This report recommends that the City Council adopt the attached ordinance to levy a special tax on property in the North Natomas Drainage CFD No. 97-01.

CONTACT PERSON: Edward Williams, Associate Engineer, 264-5440

FOR COUNCIL MEETING OF: August 11, 1998

SUMMARY:

The North Natomas Drainage CFD No. 97-01 was formed in June of 1997 and bonds have been sold to finance the first phase of construction. The special tax levy for FY 1998/99 and all subsequent years of the CFD will pay debt service on the bonds.

City Council
North Natomas Drainage CFD 97-01
July 23, 1998

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The North Natomas Drainage CFD 97-01 was approved by property owners and formed by the City Council in June of 1997. The CFD essentially covers all of the City's North Natomas Community Plan area and will finance an estimated \$24.6 million in area-wide drainage improvements. Bonds in the amount of \$20.175 million have been used to finance the first phase of improvements. Construction of the work began in the spring of this year. It is now time to levy the special tax to pay debt service on the bonds.

FINANCIAL CONSIDERATIONS:

For the first phase of construction, \$20.175 million in bonds were sold. This requires a 1998/99 annual debt service of \$1,652,821. The special tax levy on property owners in North Natomas will be for the amount of debt service.

ENVIRONMENTAL CONSIDERATIONS:

The City Council's action in adopting the ordinance is solely for the purpose of levying a special tax on an existing community facilities district and is, therefore, not a project for purposes of the California Environmental Quality Act. The North Natomas Comprehensive Drainage Plan EIR was approved by City Council on May 20, 1997.

POLICY CONSIDERATIONS:

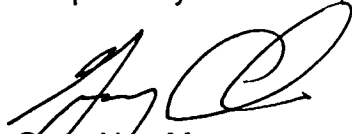
None.

City Council
North Natomas Drainage CFD 97-01
July 23, 1998

MBE/WBE:

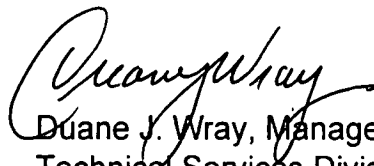
None. No goods or services are being purchased.

Respectfully submitted,



Gary Alm, Manager
Manager, Development Services

Approved:



Duane J. Wray, Manager
Technical Services Division

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

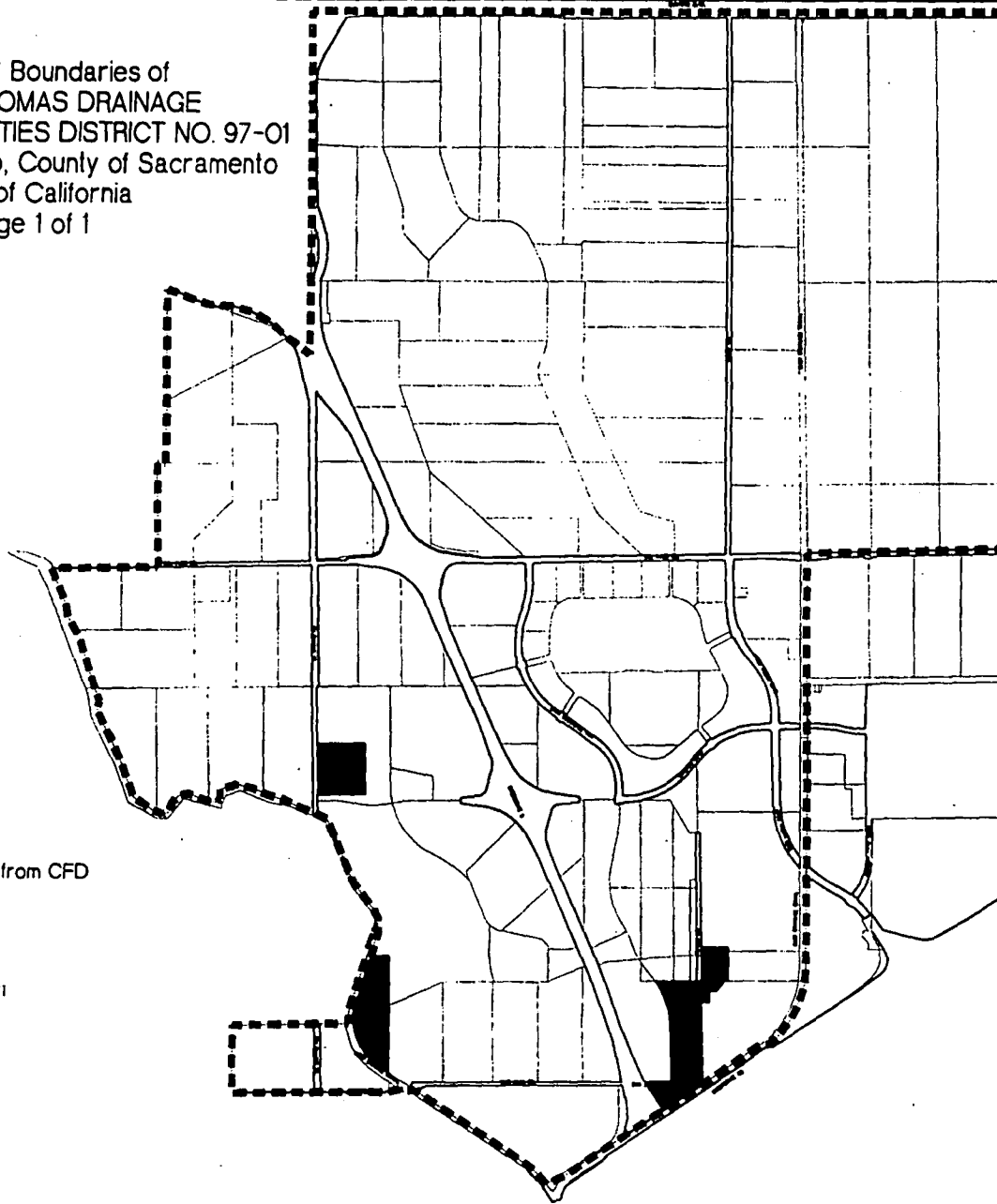
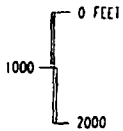
EW:jd

S:\TSvs\PDel\SD\Proj\CFD\NN#1\Ord-Levy Tax

Proposed Boundaries of
 NORTH NATOMAS DRAINAGE
 COMMUNITY FACILITIES DISTRICT NO. 97-01
 City of Sacramento, County of Sacramento
 State of California
 Page 1 of 1



 Excluded from CFD



COMMUNITY FACILITIES
 DISTRICT BOUNDARY

CLERK'S MAP FILING STATEMENT
 FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
 SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 THIS ____ DAY OF ____ 19__

 CITY CLERK, CITY OF SACRAMENTO

CLERK'S CERTIFICATE
 I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
 BOUNDARIES OF THE NORTH NATOMAS DRAINAGE COMMUNITY
 FACILITIES DISTRICT, CITY OF SACRAMENTO, COUNTY OF
 SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE
 CITY COUNCIL OF THE CITY OF SACRAMENTO AT A MEETING
 THEREOF HELD ON THE ____ DAY OF ____ 19__ BY ITS
 RESOLUTION NO. _____

 CITY CLERK, CITY OF SACRAMENTO

COUNTY RECORDER'S FILING STATEMENT
 FILED THIS ____ DAY OF ____ 19__ AT THE HOUR OF
 ____ O'CLOCK __AM, IN BOOK ____ OF MAPS OF ASSESSMENT
 DISTRICTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____
 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
 SACRAMENTO, STATE OF CALIFORNIA.

 COUNTY RECORDER OF THE
 COUNTY OF SACRAMENTO,
 CALIFORNIA

APPROVED
BY THE CITY COUNCIL

ORDINANCE NO. 98-032

AUG 1 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

**ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SACRAMENTO LEVYING A SPECIAL TAX
FOR THE PROPERTY TAX YEAR 1998-1999
AND FOLLOWING TAX YEARS
SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO
NORTH NATOMAS DRAINAGE COMMUNITY FACILITIES DISTRICT NO. 97-01**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax as shown in Exhibit A to the Resolution Establishing the City of Sacramento North Natomas Drainage Community Facilities District No. 97-01 (Resolution No. 97-108 adopted by this Council on March 4, 1997), a special tax is hereby levied on all taxable parcels within the City of Sacramento North Natomas Drainage Community Facilities District No. 97-01 for the 1998-1999 tax year and for all subsequent 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 this Council.

The Associate Engineer, Special Districts, Department of Public Works of the City of Sacramento (the "City"), is authorized and directed, with the aid of the appropriate officers and agents of the City, to determine each year, without further action of this Council, the Special Tax Requirement (as that term is defined in Exhibit A of Resolution No. 97-108 Establishing the North Natomas Drainage Community Facilities District No. 97-01), to prepare the annual special tax roll in the amount of the Special Tax Requirement in accordance with said Exhibit A and, without further action of this Council, to provide all necessary and appropriate information to the Sacramento County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the special tax on the secured property tax roll of the County; provided that, as provided in said Resolution No. 97-108 Establishing the North Natomas Drainage Community Facilities District No. 97-01 and Section 53340 of the California Government Code, this Council has reserved the right to utilize any method of collecting the special tax which it shall, from time to time, determine to be in the best interests of the City, including but not limited to, direct billing by the City to the property owners and supplemental billing.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

The appropriate officers and agents of the City are authorized to make adjustments to the special tax roll prior to the final posting of the special taxes to the county tax roll each year, as may be necessary to achieve a correct match of the special tax levy with the assessor's parcel numbers finally utilized by the County in sending out property tax bills.

The City agrees that, in the event the special tax is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting the special tax from the amounts collected, prior to remitting the special tax collections to the City.

Taxpayers who have requested changes or corrections of the special tax pursuant to Section 8 of the Rate and Method of Apportionment of the Special Tax and who are not satisfied with the decision of the Associate Engineer (whether the Associate Engineer simply disagrees with the taxpayer or feels the Department of Public Works is not authorized to consider the change requested), may appeal to the Council. The appeal must be in writing and fully explain the grounds of appeal. Appeals must be based solely on the correction of mistakes in the levy based upon the status of the property. No other appeals will be allowed. The Associate Engineer shall schedule the appeal for consideration within a reasonable time at a Council meeting.

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

This ordinance shall take effect and be in force immediately as a tax measure.

The Title of this Ordinance shall be published at least once in a newspaper of general circulation published in the City of Sacramento, after being passed for publication of Title by the Council, at least three days before the adoption of this Ordinance by the Council, pursuant to Section 32(c) of the Sacramento City Charter. It is hereby found that the Title of this Ordinance was published in _____, a newspaper of general circulation published in the City of Sacramento on _____, 1998.

This Ordinance was PASSED FOR PUBLICATION by the City Council of the City of Sacramento, County of Sacramento, State of California, on _____, 1998; and PASSED AND ADOPTED by said Council this _____ day of _____, 1998.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



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1.3

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
& SPECIAL DISTRICTS
1231 I STREET, ROOM 300
SACRAMENTO, CA 95814
PH 916-264-7474
FAX 916-264-7480

TECHNICAL SERVICES
DIVISION

July 21, 1998

PASSED FOR
PUBLICATION
& CONTINUED
TO 08-11-98

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: NORTH NATOMAS DRAINAGE COMMUNITY FACILITIES DISTRICT NO. 97-01 - ADOPT ORDINANCE LEVYING SPECIAL TAX

LOCATION AND COUNCIL DISTRICT: North Natomas, Council District 1.

RECOMMENDATION: It is recommended that the item be passed for publication and continued to August 11, 1998.

CONTACT PERSON: Edward Williams, Associate Engineer, 264-5440

FOR COUNCIL MEETING OF: August 6, 1998

SUMMARY: This item is presented at this time for approval of publication of title, pursuant to City Charter, section 32.

BACKGROUND INFORMATION: Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication of title. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted

Gary Alm, Manager
Development Services & Special Districts

Approved:

Duane J. Wray, Manager
Technical Services Division

RECOMMENDATION APPROVED:

WILLIAM H. EDGAR
City Manager

Approved:

Michael Kashwagi
Director of Public Works

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SACRAMENTO LEVYING A SPECIAL TAX
FOR THE PROPERTY TAX YEAR 1998-1999
AND FOLLOWING TAX YEARS
SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO
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FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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This Ordinance was PASSED FOR PUBLICATION by the City Council of the City of Sacramento, County of Sacramento, State of California, on _____, 1998; and PASSED AND ADOPTED by said Council this _____ day of _____, 1998.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

** TRANSMIT CONFIRMATION REPORT **

Journal No. : 001
Receiver : DLY RECORDER
Transmitter : SACRAMENTO CITY CLERK
Date : Aug 7, 98 6:25
Time : 00:37
Mode : NORM
Document : 01 Pages
Result : O K

**CITY OF SACRAMENTO
ORDINANCES**

On August 6, 1998, the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of August 11, 1998. In accordance with Sacramento City Charter Section 32, the titles are herein published:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO LEVYING A SPECIAL TAX FOR THE PROPERTY TAX YEAR 1998-1999 AND FOLLOWING TAX YEARS SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO NORTH NATOMAS DRAINAGE COMMUNITY FACILITIES DISTRICT NO. 97-01

Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
CITY CLERK

AD NO.: 8719
RUN ONE TIME: AUGUST 10, 1998
2 PUB PROOFS

Post-it* Fax Note	7671	Date	8/7/98	# of pages	1
To	Barbara	From	Carolyn		
Co./Dept.	Daily Records	Co.	City Clerk's		
Phone #	444-2355	Phone #	264-5427		
Fax #		Fax #			