



1.15

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

916-264-7474
FAX 916-264-7480



May 8, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE PROVIDING FOR APPROVAL OF STANDARD FORM AGREEMENTS FOR THE NORTH NATOMAS COMMUNITY PLAN AREA

LOCATION AND COUNCIL DISTRICT:

North Natomas, Council District 1, Neighborhood Services Area 4 (see Exhibit A)

RECOMMENDATION:

This report recommends that the City Council adopt the attached ordinance authorizing the City Manager to execute certain standard form agreements for the North Natomas Community Plan Area.

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

FOR COUNCIL MEETING OF: May 23, 2000

SUMMARY:

In the development of North Natomas, property owners/developers are required to execute numerous agreements related to public improvements and the North Natomas Financing Plan. Under the current City Code, the City Council must individually approve each of these agreements for every development project. In the majority of cases, the agreements are non-controversial, involve no new policy issues and are placed on the consent calendar. Approval of the attached ordinance would authorize the City Manager to execute these standard form agreements without the necessity of City Council approval unless major or substantive changes are required.

City Council
Ordinance Providing for Approval of Standard Form Agreements for North Natomas
May 8, 2000

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The North Natomas, property owners/developers are required to execute various standard form agreements which have been developed by the City Attorney's Office. These agreements include:

- Reimbursement for Overwidth Pavement Construction Agreement
- Non-gateway Public Facility Fee Reimbursement/Credit Agreement
- Gateway Public Facility Fee Reimbursement/Credit Agreement
- Developer Advance Funding Reimbursement Agreement
- Public Land Acquisition Fee Reimbursement Agreement
- Park Development Fee Reimbursement Agreement
- Acquisition and Shortfall Agreement for Mello-Roos CFD's
- Drainage Agreement
- Water Development Reimbursement Agreement.

A copy of each of these agreements is on file in the Office of the City Clerk. Under provisions of the current City Code, the City Council is required to specifically approve each of these standard form agreements for each development project. They are generally placed on the consent calendar. Approval of the attached ordinance and resolution would authorize the City Manager to execute the agreements within the North Natomas Community Plan Area, where the City Attorney has approved the agreement as to form. The ordinance would also allow the City Manager, with the approval of the City Attorney, to make minor, non-substantive changes to the standard form agreements. Where, however, a major or substantive change is required, City Council approval would be mandatory. This action would significantly streamline the City/Developer reimbursement agreement process. It would also eliminate unnecessary matters from the City Council agenda, reduce staff time and expense in preparing Council Reports, and eliminate unnecessary development delays.

FINANCIAL CONSIDERATIONS:

There will be no impact to the General Fund. The sole purpose of this ordinance is to streamline the development process and reduce unnecessary staff workload.

ENVIRONMENTAL CONSIDERATIONS:

The City Council's action in approving this ordinance is solely for the purpose of streamlining the developer agreement process and is itself not a project for the purpose of the California Environmental Quality Act.

POLICY CONSIDERATIONS:

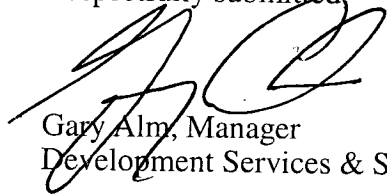
In approving this ordinance, the City Council will no longer be required to approve each and every standard form agreement executed between North Natomas landowners/developers and the City.

City Council
Ordinance Providing for Approval of Standard Form Agreements for North Natomas
May 8, 2000

ESBD CONSIDERATIONS:

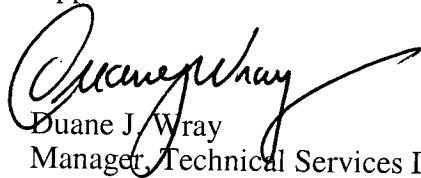
None. No goods or services are being purchased.

Respectfully submitted



Gary Alm, Manager
Development Services & Special Districts

Approved:



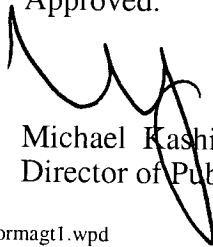
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

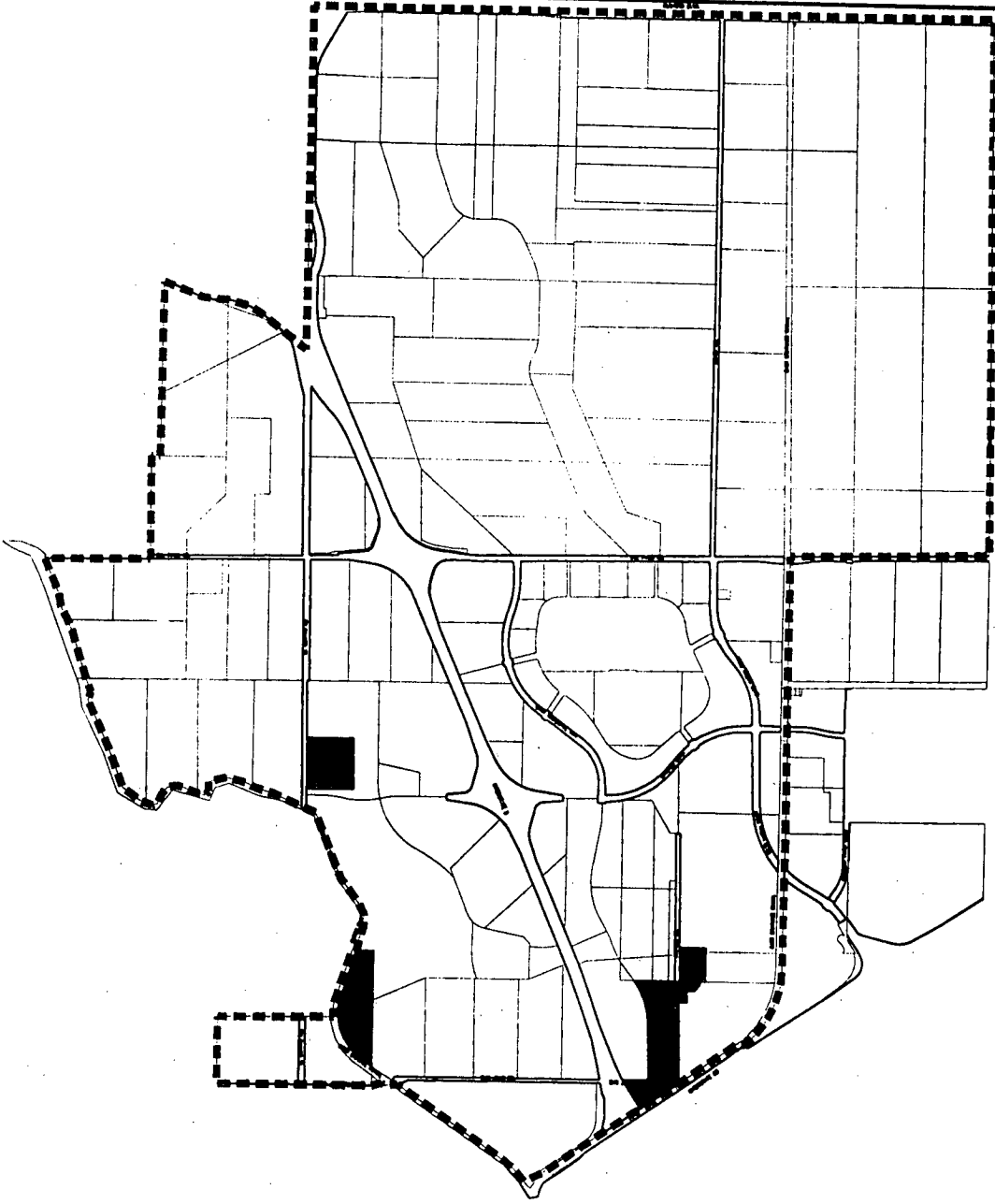
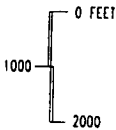
Approved:



Michael Kashiwagi
Director of Public Works

S:\TS Wrk Grp Docs\Spec Dists\PROJECTS\NN Boiler Plate Agreements\formagt1.wpd

NORTH NATOMAS



4

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING TITLE 84 OF THE SACRAMENTO CITY CODE TO ADD CHAPTER 11 TO PROVIDE THE CITY MANAGER WITH AUTHORITY TO EXECUTE FORM AGREEMENTS APPROVED AND ADOPTED BY THE CITY COUNCIL FOR THE NORTH NATOMAS COMMUNITY PLAN AREA.

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

SECTION 1.

It is anticipated that an ordinance amending the Sacramento City Code in its entirety, to provide for the reorganization, reformatting, and renumbering, of the City Code will be adopted by the City Council. The amendments contained herein shall be added to and set forth in any such update of the City Code

SECTION 2.

Title 84 of the Sacramento City Code is hereby amended to add Sections 84.11.100 through 84.11.102, inclusive, to read as follows:

§ 84.11.100 Adoption of Forms by the City Council.

The City Council, by resolution, may approve and adopt standardized form agreements to be used by the City and landowners for purposes of entering into agreements relating to reimbursements and credits with respect to North Natomas Finance Plan development fees, construction of parks and drainage facilities, acquisition of public facilities through bond proceeds, and related or similar agreements.

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

§ 84.11.101 Mandatory Use of Forms Adopted by the City Council.

Use of form agreements approved and adopted by the City Council pursuant this chapter is mandatory. Said forms shall not be altered for use without prior approval from the City Council provided, however, that a form containing minor, non-substantive changes needed to tailor agreements to individual projects and/or landowners may be executed if first approved by the City Attorney.

§ 84.11.102 Authority of City Manager.

Subject to the availability of funds and the applicable procedures set forth in this Title, upon approval as to form by the City Attorney, the City Manager is hereby authorized to execute any and all form agreements that are approved and adopted by the City Council pursuant to this chapter, including agreements involving sums of \$100,000 or greater, without obtaining specific authorization from the City Council. Any such agreement executed by the City Manager shall be binding on the City. The City Manager may in his or her discretion, determine that any individual agreement should be approved by the City Council, notwithstanding any other provision of this chapter.

DATE PASSED FOR PUBLICATION:
DATE ENACTED:
DATE EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____



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May 8, 2000

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE PROVIDING FOR APPROVAL OF STANDARD FORM
AGREEMENTS FOR THE NORTH NATOMAS COMMUNITY PLAN AREA**

LOCATION AND COUNCIL DISTRICT:

North Natomas, Council District 1, Neighborhood Services Area 4 (see Exhibit A)

RECOMMENDATION:

This report recommends that the City Council adopt the attached ordinance and resolution authorizing the City Manager to execute certain standard form agreements for the North Natomas Community Plan Area.

CONTACT PERSON:

Edward Williams, Associate Engineer, 264-5440.

FOR COUNCIL MEETING OF: May 23, 2000

SUMMARY:

In the development of North Natomas, property owners/developers are required to execute numerous agreements related to public improvements and the North Natomas Financing Plan. Under the current City Code, the City Council must individually approve each of these agreements for every development project. In the majority of cases, the agreements are non-controversial, involve no new policy issues and are placed on the consent calendar. Approval of the attached ordinance would authorize the City Manager to execute these standard form agreements without the necessity of City Council approval unless major or substantive changes are required.

City Council

Ordinance Providing for Approval of Standard Form Agreements for North Natomas
May 8, 2000

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

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FINANCIAL CONSIDERATIONS:

There will be no impact to the General Fund. The sole purpose of this ordinance is to streamline the development process and reduce unnecessary staff workload.

ENVIRONMENTAL CONSIDERATIONS:

The City Council's action in approving this ordinance is solely for the purpose of streamlining the developer agreement process and is itself not a project for the purpose of the California Environmental Quality Act.

POLICY CONSIDERATIONS:

In approving this ordinance, the City Council will no longer be required to approve each and every standard form agreement executed between North Natomas landowners/developers and the City.



PASSED FOR
PUBLICATION
& CONTINUED
TO 5/23/00

1.19

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May 1, 2000

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE PROVIDING FOR APPROVAL OF STANDARD FORM
AGREEMENTS FOR THE NORTH NATOMAS COMMUNITY PLAN AREA**

LOCATION AND COUNCIL DISTRICT: North Natomas, Council District 1, Neighborhood
Services Area 4

RECOMMENDATION: It is recommended that the item be passed for publication and
continued to May 23, 2000.

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

FOR COUNCIL MEETING OF: May 16, 2000

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

Approved:


Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:


ROBERT THOMAS
City Manager

Approved:


Michael Kashiwagi
Director of Public Works

ORDINANCE NO.

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ON DATE OF _____

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FOR CITY CLERK USE ONLY

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DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

- 2 -

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

3