

ORDINANCE NO. 2020-0041

Adopted by the Sacramento City Council

November 10, 2020

Providing for the Levy of a Special Tax on Parcels that are Annexed to the North Natomas Drainage Community Facilities District No. 97-01 at the Rate to be Approved Unanimously by the Owner or Owners of Each Parcel Annexed

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

1. On March 4, 1997, the City Council adopted Resolution No. 1997-108 (the **“Resolution of Formation”**), thereby establishing the North Natomas Drainage Community Facilities District No. 97-01, City of Sacramento, County of Sacramento, State of California (the **“CFD”**). On August 1, 1998, the City Council adopted Ordinance No. 98-032, which levied a special tax solely within and relating to the CFD. On November 29, 2005, the City Council adopted Resolution No. 2005-0865, which annexed a territory described as “Annexation No. 1 of North Natomas Drainage Community Facilities District No. 97-01, City of Sacramento, County of Sacramento, State of California.” On October 27, 2020, the City Council adopted Resolution No. 2020-0349, which provided for the possible future annexation of territory to the CFD with the unanimous owner approval and the levying of a special tax within that territory (the **“Resolution Establishing a Future Annexation Area”**).
2. In accordance with section 53340 of the California Government Code (the **“Code”**), the Resolution of Formation, the Resolution Establishing a Future Annexation Area, and the Rate and Method of Apportionment of Special Tax attached as Exhibit A to the Resolution of Formation (the **“RMA”**), a special tax is hereby authorized to be levied on all taxable parcels that are annexed to the CFD, with the rate or rates to be approved unanimously by the owner or owners of each parcel or parcels annexed to the CFD.
3. The Manager of the Finance Department’s Infrastructure Finance Division, or his or her designee, or such other person or department as the City may designate to administer the CFD (the **“Manager”**), with the aid of the appropriate officers and agents of the City and without further action by the City Council, is hereby authorized and directed (a) to calculate the appropriate amount of the special tax each year; (b) to prepare the annual special-tax roll in accordance with the Resolution of Formation, the Resolution Establishing a Future Annexation Area,

and the RMA; and (c) to provide to the Sacramento County Auditor-Controller all information in proper form, and in proper time, to effect the correct and timely billing and collection of the special taxes on the secured property-tax roll of Sacramento County (the “**County**”). As provided in section 53340 of the Code, the Resolution of Formation, the Resolution Establishing a Future Annexation Area, and the RMA, the special taxes must be collected in the same manner and at the same time and be subject to the same enforcement mechanism and the same penalties and interest for late payment as regular *ad valorem* taxes, except as follows: the City Council may elect to use any other lawful means of billing, collecting, and enforcing the special taxes, including direct billing and supplemental billing.

4. The appropriate officers and agents of the City are authorized to make adjustments to the special-tax roll before the final posting of the special taxes to the County tax roll each year to correctly match the special tax levy with the assessor’s parcel numbers used by the County when sending out property-tax bills. The County may deduct its reasonable and agreed-upon charges for collecting the special taxes from the amounts collected before remitting the special-tax collections to the City.
5. Except as set forth in the RMA, properties or entities of the federal, state, or local governments are exempt from any levy of the special taxes. The special taxes must not be levied on any parcel within the CFD in excess of the maximum tax specified in the Resolution of Formation.
6. Any taxpayer may appeal the levy of the special tax by filing a written notice of appeal in accordance with section 8 of the RMA, which is supplemented as follows:
 - (a) A taxpayer may file a notice of appeal with the Manager not more than two years after the end of the tax year for which the taxpayer is contesting the levy, and the taxpayer’s failure to do so within that time constitutes a bar to appeal. The notice of appeal must specify in detail the grounds of the appeal, which are limited to (1) clerical errors in assigning an amount of tax to a parcel and (2) errors defining the use of a parcel or its classification. No other appeals are allowed.
 - (b) Not more than 30 days after an appeal is filed, the Manager shall review the appeal, meet with the taxpayer (if necessary), and mail the taxpayer a written decision on the appeal. If the Manager finds that the special tax should be modified, then the Manager shall correct the special-tax levy or

grant the taxpayer a credit against the next year's special-tax levy, as appropriate under the circumstances. The Manager's failure to timely mail a written decision will constitute a decision denying the appeal.

- (c) If the taxpayer disagrees with the Manager's decision, and if the taxpayer is current on payments of the special tax, then the taxpayer may appeal to the City Council by filing a written notice of appeal with the City Clerk not more than 30 days after the Manager mails the notice of decision or has failed to timely mail a written decision, and the taxpayer's failure to do so constitutes a bar to further appeal. The notice of appeal must specify in detail the grounds of appeal. The City Council shall, in accordance with chapter 1.24 of the City Code, either hear the appeal itself or refer the appeal to a hearing officer. The hearing on the appeal from the Manager's decision must be conducted not more than 30 days after the taxpayer files the appeal with the City Council, and the City Council or the hearing officer, as appropriate, shall mail a written decision to the taxpayer not more than 30 days after the hearing concludes. The decision of the City Council or the hearing officer will be final for all purposes. The failure of the City Council or the hearing officer to hear the appeal or to render a decision within the specified time will constitute a denial of the appeal.
- 7. The filing of an appeal under section 6 of this ordinance will not relieve the taxpayer of the obligation to pay the special tax when due.
 - 8. If for any reason a court with jurisdiction finds any portion of this ordinance to be invalid or finds the special tax to be inapplicable to any particular parcel, then the balance of this ordinance and the application of the special taxes to the remaining parcels will not be affected.
 - 9. In accordance with section 32(c) of the City Charter, after the City Council has passed this ordinance for publication the City Clerk shall have the title of this ordinance, and only the title, published at least once in a newspaper of general circulation that is published in the City and designated by the City Council as the official newspaper of the City, with the publication to occur at least three days before the City Council adopts this ordinance.

Adopted by the City of Sacramento City Council on November 10, 2020, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Warren

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2020.11.16 16:11:10
-08'00'

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Passed for Publication: October 27, 2020

Published: October 30, 2020

Effective: December 10, 2020