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CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

January 3, 1983

CITY HALL
915 I STREET - 95814
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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Formation of a South Natomas Capital Improvements Advisory Committee

SUMMARY

This report recommends City Council approval of the charge and structure of the South Natomas Capital Improvement Advisory Committee as defined in the attached Exhibit A.

BACKGROUND

On November 30, 1982, the City Council directed the staff to prepare a description of an advisory committee on capital improvement expenditures made from developer contributions in the South Natomas Community Plan Area. The advisory committee concept emerged from several discussions concerning the use of \$4.58 million in additional contributions to be made by developers as part of the office park development agreements.

The description of the advisory committee contained in Exhibit A represents a compromise between an earlier staff draft and a draft prepared by representatives of the South Natomas Community Association.

RECOMMENDATION

It is recommended that the City Council approve the description of the subject advisory committee contained in Exhibit A, dated December 29, 1982.

Respectfully submitted,

Solon Wisham, Jr.
SOLON WISHAM, JR.
Assistant City Manager

Recommendation Approved:

Walter J. Slife
WALTER J. SLIFE, City Manager

APPROVED
BY THE CITY COUNCIL

JAN 11 1983

OFFICE OF THE
CITY CLERK

District 1

January 11, 1983



SOUTH NATOMAS CAPITAL IMPROVEMENTS
ADVISORY COMMITTEE

Preamble

The South Natomas Capital Improvement Fund Advisory Committee (Committee) is established by the Sacramento City Council to advise the Council on expenditures from the South Natomas Capital Improvement Fund (SNCIF). Funds for this discrete account will be secured through contributions from developers of Creekside Office Park, Gateway Centre, Natomas Eastside, and Natomas Corporate Center. The SNCIF is restricted to expenditures for capital improvements within the South Natomas Community Plan Area, with the exception that an amount not to exceed \$50,000 has been designated for an update of the South Natomas Community Plan of 1978.

I. Charge of the Committee

- A. Represent a cross-section of interests in the geographical area included in the South Natomas Community Plan.
- B. Advise the City Council on matters pertinent to the utilization of the developer contributions herein referred to as the SNCIF as those contributions are described in the following documents:
 1. Development Agreement by and between the City of Sacramento and Northridge Estates, a general partnership relative to a development known as Creekside Office Park.
 2. Development Agreement by and between the City of Sacramento and Gateway Center Associates relative to a development known as Gateway Center.
 3. Development Agreement by and between the City of Sacramento and 855 Investment Company, a limited partnership, relative to a development known as Natomas Eastside.
 4. Development Agreement by and between the City of Sacramento and David L. Butler and James Grauer, as individuals, relative to a development known as Natomas Corporate Center.
- C. The landscaping and maintenance of the Interstate 5 corridor and all other matters are not within the purview of the Committee.

II. Structure of the Committee

- A. Five (5) seats will be created.
 1. Business seat to be occupied by a person engaged in retail trade in the geographical area included in the South Natomas Community Plan Area.

- 2. South Natomas Community Association seat to be occupied by a representative of that organization.
 - 3. Senior citizen seat to be occupied by a person who is both a senior citizen and a resident of the South Natomas Community Plan Area.
 - 4. Developer seat to be occupied by a representative of the firms, or successors in interest, listed at I-B through 4.
 - 5. Resident at large seat to be occupied by a person residing in the South Natomas Community Plan Area.
- B. Seats 1, 3, and 5 will be filled through appointment by the City Council in accordance with Section 11 of the City Council rules of procedure. Incumbents will serve at the pleasure of the Council.
 - C. Seat 2 will be filled through appointment by the governing board of the organization named.
 - D. Seat 4 will be filled through appointment by the developers named.

III. Operation of the Committee

- A. Members of the Committee will serve without compensation.
- B. All meetings of the Committee will be held within the South Natomas Community Plan Area.
- C. The Committee will be subject to the Brown Act.
- D. The first meeting of the Committee will be convened by the City Manager or his designee for the purpose of Committee organization.
- E. The Committee will annually elect, from among its membership, a chair and vice chair.
- F. All subsequent meetings of the Committee will be held at the call of the chair.
- G. A quorum of the Committee consists of three (3) members present.

IV. Staff Support for the Committee

- A. The City Finance Department will provide staff support for the Committee at reasonable levels consistent with the total workload of the department.
- B. Staff assigned will be expected to:
 - 1. Keep minutes of the meetings.
 - 2. Act as resource person to the Committee.
 - 3. Perform liaison functions between the Committee and City officials.

V. City Council Options

- A. The City Council may add or subtract Committee seats as it sees fit.
- B. The City Council may dissolve the Committee at such time as it sees fit.

VI. Sunset Provision

- A. If the Council does not exercise its option as listed at V-B above, the Committee will automatically cease to exist when the total developer contribution has been budgeted by the Council.