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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

TECHNICAL SERVICES
DIVISION

PH 916-264-7474
FAX 916-264-7480

September 27, 1999

APPROVED
BY THE CITY COUNCIL

OCT 12 1999

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTH NATOMAS (BASIN 8C) COMMUNITY FACILITIES DISTRICT (CFD)
NO. 99-04 - ADOPT ORDINANCE LEVYING SPECIAL TAX, RESOLUTION
ESTABLISHING BUDGET AND INFORMATION ON CORRECTION OF
HEARING REPORT**

LOCATION AND COUNCIL DISTRICT:

The formed CFD 99-04 includes approximately 274 acres of the North Natomas Community Plan area, located in Council District 1 (see map, Exhibit A).

RECOMMENDATION:

This report recommends that City Council adopt the following:

- Ordinance Levying a Special Tax; and
- Resolution Establishing the Revenue and Expenditure Budget.

No action is necessary on the hearing report correction.

CONTACT PERSON: Jim Johnston, Administrative Analyst, 264-7967

FOR COUNCIL MEETING OF: October 12, 1999

SUMMARY:

It is requested that City Council adopt the attached ordinance and resolution for North Natomas CFD 99-04, Basin 8C. The North Natomas CFD No. 99-04 was formed on July 20, 1999, for the construction of internal drainage improvements specific to drainage Basin 8C in Quadrants 3 and 4 (see Exhibit A). This Council action will complete the formation of CFD 99-04 by levying a special tax for the fiscal year 2000/01 and following fiscal years solely within and relating to the North Natomas CFD 99-04 and establishing the revenue and expenditure budget. It also advises of the typographical correction in the final hearing report and the

requirement to record a First Amendment to Notice of Special Tax Lien recorded with the County Recorder.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The North Natomas CFD No. 99-04 was approved by property owners and formed by the City Council on July 20, 1999. The bonds were sold September 1999 funding the acquisition and construction of certain public improvements within the CFD specific to drainage basin 8C in quadrants 3 & 4. The Final Hearing Report for this CFD 99-04 contains the Rate and Method of Apportionment. After bond sale, a minor typographical error was detected in the Rate & Method of Apportionment of the Special Tax. A notice was given to all property owners and was returned to the City with their acknowledgment. The notice of special tax lien, the Rate & Method of Apportionment of the Special Tax, as amended, will be filed with the County Recorder of the County of Sacramento, as an attachment to Recorder's Serial No. 199907130905, dated July 13, 1999.

FINANCIAL CONSIDERATIONS:

The special tax will be placed on the County tax roll, beginning in FY 2000/01. Revenue from the bonds sold will: (1) reimburse the landowner for prepaid construction expenses; and (2) cover administrative and bond related expenses.

A summary of district costs is as follows:

Acquisition and Construction Fund	\$2,119,460
Bond Reserve Fund	\$213,323
Formation Costs	\$239,105
Redemption Fund	\$161,136
Subtotal	\$2,733,024
Underwriter's Discount	\$71,976
Total Bond Sale	\$2,805,000

ENVIRONMENTAL CONSIDERATIONS:

The North Natomas Comprehensive Drainage Plan EIR was approved by City Council on May 20, 1997. The City Council's action in adopting the attached ordinance and resolution is solely for the purpose of levying taxes and establishing the budget, and therefore is not a project for purposes of the California Environmental Quality Act.

POLICY CONSIDERATION:

The procedures under which this district was formed are set forth in Title 5 of the Government Code Sections 53311 - 53317.5 entitled, "The Mello-Roos Community Facilities Act of 1982."

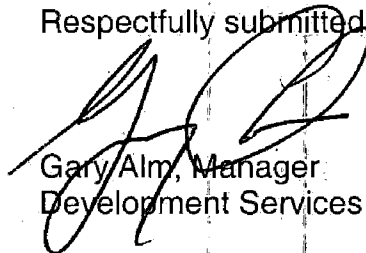
COMMITTEE/COMMISSION ACTION:

None.

ESBD CONSIDERATIONS:

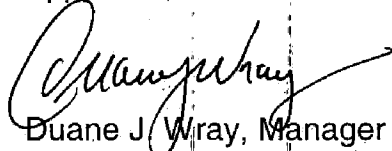
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Development Services

Approved:



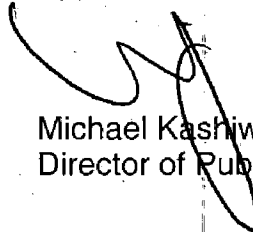
Duane J. Wray, Manager
Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

JJ:jd

S:\TECH\SVC\Project Delivery\SpecDist\JimJ\CFD 99-04 Basin 8C\CC for PFP & Ord\CC Ordin & Fund Dist.doc
Attachments

PROPOSED BOUNDARIES OF
 NORTH NATOMAS BASIN 8C
 COMMUNITY FACILITIES DISTRICT No. 99-04
 CITY OF SACRAMENTO - COUNTY OF SACRAMENTO - STATE OF CALIFORNIA
 SHEET 1 OF 1 SHEETS

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 _____, 1999.

 VALERIE BURRONES
 CITY CLERK, CITY OF SACRAMENTO, CALIFORNIA

CLERK'S CERTIFICATE.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF NORTH NATOMAS BASIN 8C COMMUNITY FACILITIES DISTRICT NO. 99-04, 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 _____, 1999 BY ITS RESOLUTION No. _____.

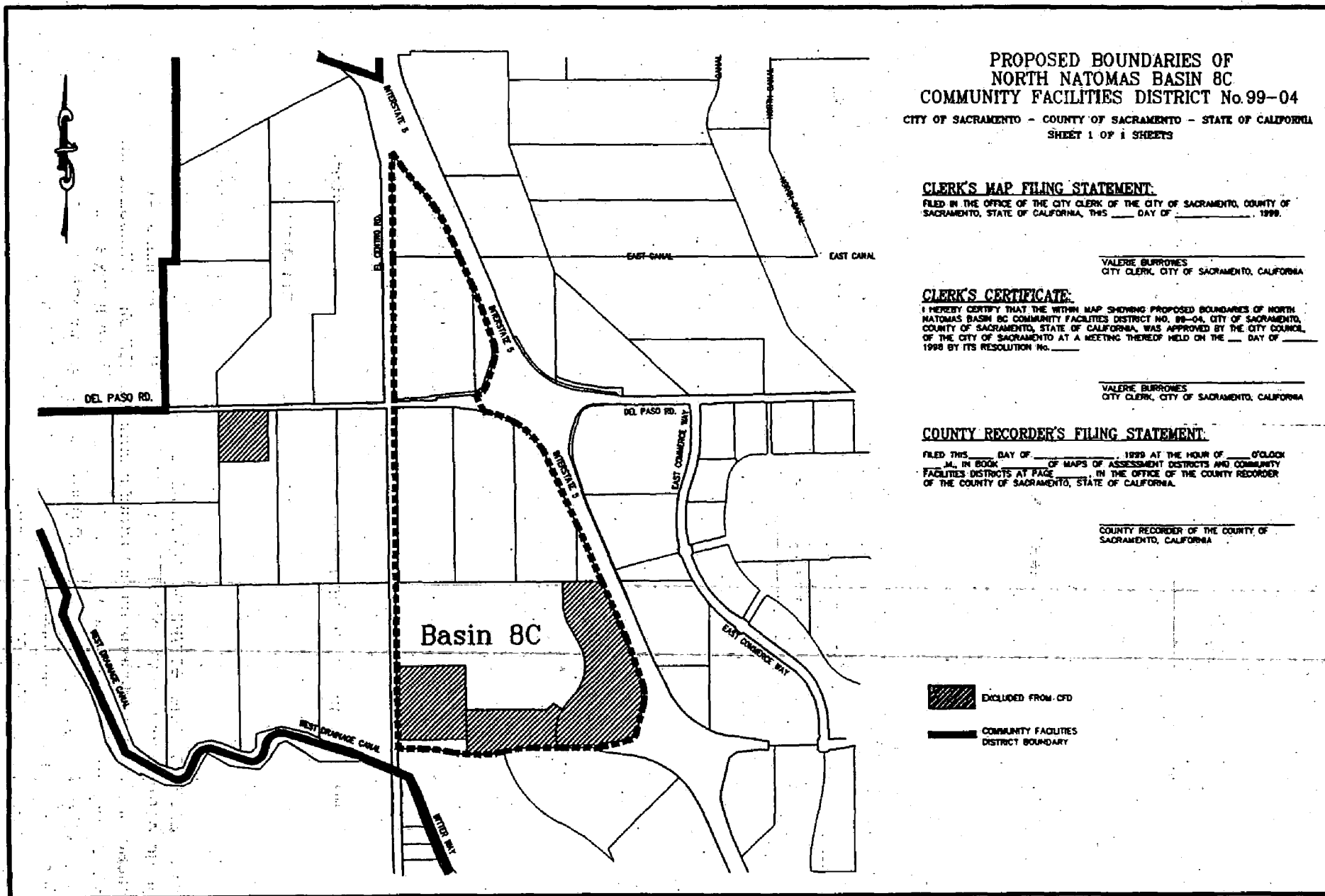
 VALERIE BURRONES
 CITY CLERK, CITY OF SACRAMENTO, CALIFORNIA

COUNTY RECORDER'S FILING STATEMENT.

FILED THIS ____ DAY OF _____, 1999 AT THE HOUR OF ____ O'CLOCK
 ____ M. 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

-  EXCLUDED FROM CFD
-  COMMUNITY FACILITIES DISTRICT BOUNDARY



ORDINANCE NO.

99-052

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

OCT 12 1999

OFFICE OF THE
CITY CLERK

**ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SACRAMENTO LEVYING A SPECIAL TAX
FOR THE FISCAL YEAR 2000-2001
AND FOLLOWING FISCAL YEARS
SOLELY WITHIN AND RELATING TO THE
NORTH NATOMAS BASIN 8C CFD NO. 99-04
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

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

1. Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax as set forth in Exhibit A to Resolution No. 99-378 Establishing the North Natomas Basin 8C CFD No. 99-04, City of Sacramento, County of Sacramento, State of California (Resolution No. 99-378 adopted by the Council on June 29, 1999) (the "Resolution"), a special tax is hereby levied on all taxable parcels within the North Natomas Basin 8C CFD No. 99-04, City of Sacramento, County of Sacramento, State of California, for the 2000-2001 fiscal year and for all subsequent fiscal 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 the Council.
2. 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 the Council, the Special Tax(es) (as that term is defined in Exhibit A of the Resolution), to prepare the annual Special Tax roll in the amount of the Special Tax in accordance with said Exhibit A and, without further action of the 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 the Resolution and Section 53340 of the California Government Code, the 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.
3. 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 fiscal 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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

4. 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 fiscal 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.
5. 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.
6. 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, and must be based solely on the correction of mistakes in the levy based upon the status of the property, and no other appeals will be allowed. The Associate Engineer shall schedule the appeal for consideration within a reasonable time at a Council meeting.
7. 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.
8. This ordinance shall take effect and be in force immediately as a tax measure.
9. The TITLE only of this Ordinance shall have been 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 _____, 1999.

This Ordinance was PASSED FOR PUBLICATION by the City Council of the City of Sacramento, County of Sacramento, State of California, on _____, 1999; and PASSED AND ADOPTED by said Council this _____ day of _____, 1999.

MAYOR

ATTEST:

CITY CLERK

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

RESOLUTION NO. 99-582

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
OCT 12 1999
OFFICE OF THE
CITY CLERK

RESOLUTION ESTABLISHING COMMUNITY FACILITIES DISTRICT NO 99-04 REVENUE AND EXPENDITURE BUDGET IN THE AMOUNT OF \$2,805,000

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

1. The "No. Natomas Basin Basins 8C, Community Facilities District No. 99-04" is hereby established; the project number is 48AD.
2. The following appropriation increase will be supported by revenue from the sale of Special Tax Bonds Series A (1999) on September 9, 1999: The District Revenue Budget is established as follows:

\$2,805,000	678-ASD-48AD-3714	From Sale of Bonds
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The District Expenditure Budget is established as follows:

\$2,119,460	678-ASD-48AD-4820	Construction
\$30,250	678-ASD-48AD-4812	Acquisition Appraisal & Absorption
\$24,500	678-ASD-48AD-4880	Real Estate Staff Cost /Escrow
\$5,000	678-ASD-48AD-4880	City Attorney staff Cost
\$5,500	678-ASD-48AD-4880	City Utilities Staff Cost
\$12,500	678-ASD-48AD-4880	City Treasurer Staff Cost
\$26,000	678-ASD-48AD-4300	Special District Staff
\$29,855	678-ASD-48AD-4411	Contingency
\$18,000	678-ASD-48AD-4258	Official Statement Printing
\$161,136	678-ASD-48AD-4258	Capitalized Interest
\$31,000	678-ASD-48AD-4802	Bond Counsel
\$10,000	678-ASD-48AD-4802	Tax Consultant
\$5,000	678-ASD-48AD-4802	California Debt Admin. Commission
\$213,323	678-ASD-48AD-4852	Reserve Account.
<u>\$41,500</u>	678-ASD-48AD-4287	S.D.I.R.S / Accounting Staff
\$2,733,024		

The expenditure budget plus the bond discount of \$71,976 equals the revenue budget. The bond trustee maintains the reserve account and the capitalized interest funds.

ATTEST: _____

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____