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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

May 26, 1998

PASSED FOR PUBLICATION & CONTINUED TO 06-30-98

City Council Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE LEVYING A SPECIAL TAX FOR PROPERTY TAX YEAR 1998/99 AND FOLLOWING TAX YEARS FOR DEVELOPMENT FEE FINANCING COMMUNITY FACILITIES DISTRICT NO. 95-01, ANNEXATION NO. 1

LOCATION AND COUNCIL DISTRICT: Council Districts 1, 3, 5 and 6

RECOMMENDATION: It is recommended that the attached ordinance be passed for publication of title and continued to June 30, 1998, for adoption.

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

FOR COUNCIL MEETING OF: June 9, 1998

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

COMMITTEE/COMMISSION ACTION: None.

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

Respectfully submitted:

Approved:

[Signature] Gary Alm, Manager Development Services & Special Districts

[Signature] Duane J. Wray, Manager Technical Services Division

RECOMMENDATION APPROVED:

Approved:

[Signature] WILLIAM H. EDGAR City Manager Attachment

[Signature] Michael Kashiwagi 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
FISCAL YEAR 1998/99 AND THE FOLLOWING FISCAL
YEARS SOLELY WITHIN AND RELATING TO DEVELOPMENT
FEE FINANCING COMMUNITY FACILITIES DISTRICT
NO. 95-01, CITY OF SACRAMENTO, SACRAMENTO
COUNTY, CALIFORNIA**

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

1. Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Special Tax Rate as shown in Exhibit A hereto, a special tax is hereby authorized to be levied on all taxable parcels within Development Fee Financing Community Facilities District No. 95-01 for the 1998-1999 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax; provided, that the amount so levied may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of this Council.
2. The Director 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 such fiscal year, without further action of this Council, the annual special tax requirement, to prepare the annual special tax roll in the amount of such special tax requirement 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 of Sacramento (the "County").
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

SF2-83263.1

ORDINANCE NO.: _____

DATE ADOPTED: _____

4. The City agrees that 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.
5. Taxpayers who have requested changes or corrections of the special tax and who are not satisfied with the decision of the Director of Public Works (whether the Director of Public Works 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. Any appeal 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 office of the Director of Public Works shall schedule the appeal for consideration within a reasonable time at a Council meeting.
6. 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.
7. This ordinance shall take effect and be in force immediately as a tax measure.
8. 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 _____, 1998.

This Ordinance was PASSED FOR PUBLICATION by the City Council of the City of Sacramento, County of Sacramento, State of California, on June 9, 1998; and PASSED AND ADOPTED by said Council this 16th day of June, 1998.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

4

EXHIBIT A
DEVELOPMENT FEE FINANCING CFD NO. 95-01
Special Tax Rate

S:\TECHSVC\PROJECT\DISPEC\DIST\KARENDATA\123\MELLO\DEV\FEE\DFFTX\FOR.WK

SHEET 3

13-Apr-98

ID #	Parcel #	Total Eligible Fees	Bond Costs(1)	Reserve Account(2)	Total Cost	Est. Annual Cost(3)	Annual Admin	Sp. Tax Levy	Max Annual Special Tax(4)
1	015-0041-015-0000	\$258,569	\$27,225	\$15,042	\$300,836	\$44,833	\$1,872	\$46,705	\$53,711
2	062-0050-059-0000	\$692,047	\$72,867	\$40,259	\$805,172	\$119,994	\$5,010	\$125,004	\$143,755
3	062-0140-007-0000	\$87,616	\$9,225	\$5,097	\$101,938	\$15,192	\$634	\$15,826	\$18,200
4	062-0140-012-0000	\$183,827	\$19,355	\$10,694	\$213,876	\$31,874	\$1,331	\$33,205	\$38,186
5	225-0160-070-0000	\$467,204	\$47,639	\$27,097	\$541,940	\$78,626	\$2,904	\$81,530	\$93,760
6	010-0242-019-0000	\$190,537	\$17,980	\$10,975	\$219,492	\$29,838	\$739	\$30,577	\$35,163
7	062-0140-013-0000	\$992,429	\$93,651	\$57,162	\$1,143,243	\$155,346	\$3,848	\$159,194	\$183,073
8	062-0150-012-0000	\$101,211	\$9,551	\$5,830	\$116,591	\$15,857	\$392	\$16,249	\$18,687
9	225-0070-081-0000	\$401,331	\$37,872	\$23,116	\$462,319	\$62,830	\$1,556	\$64,386	\$74,044
10	225-0160-069-0000	\$308,653	\$29,126	\$17,778	\$355,557	\$48,325	\$1,197	\$49,522	\$56,950
11	250-0025-062-0000	\$36,514	\$3,446	\$2,103	\$42,063	\$5,731	\$142	\$5,873	\$6,753
12	250-0025-063-0000	\$45,116	\$4,257	\$2,599	\$51,972	\$7,077	\$175	\$7,252	\$8,340
TOTALS		\$3,765,054	\$372,196	\$217,750	\$4,355,000	\$615,523	\$19,800	\$635,323	\$730,621

NOTES:

- (1) Bond costs for each parcel based on percentage of parcel eligible fees to total district eligible fee.
- (2) Reserve account is 5% of total district costs.
- (3) Annual Tax based on series A: 8% interest rate for 10 years, series B: 6% interest rate for 10 years. Actual annual tax based on debt service need.
- (4) Maximum Special Tax based on 115% of estimated special tax levy.

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
FISCAL YEAR 1998/99 AND THE FOLLOWING FISCAL
YEARS SOLELY WITHIN AND RELATING TO DEVELOPMENT
FEE FINANCING COMMUNITY FACILITIES DISTRICT
NO. 95-01, CITY OF SACRAMENTO, SACRAMENTO
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2. The Director 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 such fiscal year, without further action of this Council, the annual special tax requirement, to prepare the annual special tax roll in the amount of such special tax requirement 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 of Sacramento (the "County").
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

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