

APPROVED
BY THE CITY COUNCIL

JUN 29 1999

OFFICE OF THE
CITY CLERK



10.3

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

SPECIAL DISTRICTS
1231 I STREET, ROOM 300
SACRAMENTO, CA 95814

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

June 9, 1999

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: ADDITIONAL LIBRARY SERVICES ASSESSMENT DISTRICT NO. 96-02 FOR
THE CITY OF SACRAMENTO - PUBLIC HEARING**

LOCATION AND COUNCIL DISTRICT: Citywide, all Council Districts.

RECOMMENDATION:

This report recommends:

1. That City Council conduct a public hearing to receive testimony and protests regarding the FY 1999/00 Annual Assessments for the Additional Library Services Assessment District No. 96-02; and
2. That the City Council adopt the following resolutions:
 - Resolution Confirming Report and Levying FY 1999/00 Annual Assessments For the Additional Library Services Assessment District No. 96-02; and
 - Resolution Adopting the FY 1999/00 Budget Assessment For Additional Library Services Assessment District No. 96-02

CONTACT PERSON:

Jim Johnston Administrative Analyst, 264-7967
Mary Wray, Library Support Services Manager, 264-2737

FOR COUNCIL MEETING OF: June 29, 1999

SUMMARY:

The purpose of this public hearing is to receive public testimony and/or protests regarding the proposed budget, services and assessments for Additional Library Services Assessment District No. 96-02. Council action will approve the annual budget and establish the assessment rates for FY 1999/00. (A schedule of the assessment process is shown on Exhibit A.)

City Council
 Additional Library Services
 June 9, 1999

The proposed budget is \$3,213,578 (see Exhibit B). The budget reflects a 3.0% Consumer Price Index (CPI) adjustment for inflation. The proposed assessment for a typical single-family home is \$23.34. A calculation for FY 1999/00 annual assessment is shown on Page 3.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 8, 1999, City Council adopted the Resolution for Filing of the Annual Report for FY 1999/00 for the Additional Library Services Assessment District No. 96-02, and establishing the public hearing date of June 29, 1999.

Additional Library Services

The assessment district provides improved library services: more open hours, more library materials, and updated technology in neighborhoods, communities and regional libraries (this does not include the Central Library).

The Annual Report is required to identify the additional services, which will be provided in each fiscal year, and these are shown below:

DESCRIPTION OF ADDITIONAL SERVICES				
	WEEKLY HOURS		ANNUAL BUDGET	
	Open Hours without Assessment	Open Hours with Assessment	Base Book and Materials Budget FY 1996-97	Base Book & Materials Budget FY 1999-00
Regional Library Martin Luther King	37	45	\$89,711	\$196,000
Community Libraries Colonial Heights	29	41	\$56,367 to \$74,434	\$162,000
Belle Cooleedge	31	43		
Neighborhood Libraries			\$6,396 to \$24,895	\$54,000
Del Paso heights	23	34		
McClatchy	13	21		
McKinley	21	35		
No. Sacramento/Hagginwood	27	34		
South Natomas	29	36		
Valley Hi	n/a	34	New Set-up	\$167,000
Book Mobile - Traveling Branch	n/a	n/a	\$8,000	\$16,000
Specialized Materials to benefit branches - IAC, TELIS, Revolving, Videos	n/a	n/a	\$8,000	\$102,400

City Council
 Additional Library Services
 June 9, 1999

The assessment will also provide annually, as part of the specialized materials line the following electronic information and technological improvements for children and adults in all City library branches (except Central library):

- Internet terminals and high speed Internet connections.
- Multimedia computers and on-line magazine full text articles.
- Computer access to library electronic information from the home, office, or school.

FINANCIAL CONSIDERATIONS:

The proposed assessment district will generate in excess of \$3 million in annual revenue. The recommended annual assessment and method of calculation for FY 1999/00 is listed below:

RECOMMENDED ANNUAL ASSESSMENT FOR FY 1999/00

FY 1999/00		CPI Increase		3%
LAND USE	BENEFIT CALCULATION (EDU) x (BENEFIT FACTOR) =		TOTAL BUS	ASMT @ \$23.34 BU
RESIDENTIAL USES				
Single Family Res (SFR)	(1DU X EDU/DU)	X 1.0 =	1	\$23.34
Triplex	(3DU X .75 EDU/DU)	X 1.0 =	2.25	\$52.51
Apartment, 10 Unit	(4DU X .075 EDU/DU) + (6 DU x 0.50 EDU/DU)	X 1.0 =	6	\$140.04
Apartment, 40 Unit	(4DU X .075 EDU/DU) + (11 DU x 0.50 EDU/DU)+ (25DU X 0.25 EDU/DU)	X 1.0 =	14.75	\$344.26
Mobile Home Park, 15-unit	(15DU X .5 EDU/DU)	X 1.0 =	7.5	\$175.05
NON-RESIDENTIAL USES				
Private School, 1/2 ac	(1/2 ac X 6EDU/ac)	X 0.75 =	2.25	\$52.51
Office Building, 1/2 ac	(1/2 ac X 6EDU/ac)	X 0.50 =	1.5	\$35.01
Office Building 2 ac	(2 ac X 6EDU/ac)	X 0.50 =	6	\$140.04
Restaurant, 1/4 ac	(1/4 ac X 6EDU/ac)	X 0.25 =	0.375	\$8.75
Supermarket, 1/2 ac	(1/2 ac X 6EDU/ac)	X 0.25 =	0.75	\$17.50
Public Storage, 2 ac	(2 ac X 6EDU/ac)	X 0.25 =	0.5	\$11.67
Warehouse, 7 ac	(7 ac X 6EDU/ac) + (2 acX1.5 EDU/ac)	X 0.25 =	3	\$70.02
VACANT USES				
Vacant 1/6 ac Parcel	(1/6 ac X 1.5 EDU/ac)	X 0.25 =	0.063	\$1.47
Vacant 1/2 ac Parcel	(1/2 ac X 1.5 EDU/ac)	X 0.25 =	0.188	\$4.39
Vacant 1 ac Parcel	(1 ac X 1.5 EDU/ac)	X 0.25 =	0.375	\$8.75
Vacant 5+ ac Parcel	(5 ac X 1.5 EDU/ac)	X 0.25 =	1.875	\$43.76

Note: EDU = Equivalent Dwelling Unit
 ac = Acre

DU = Dwelling Unit
 BU = Benefit Unit

City Council
Additional Library Services
June 9, 1999

Costs to maintain services can fluctuate each year based on the cost of services and supplies. In order to mitigate increased costs each year, the rate per Benefit Unit may be increased by the amount of increase in the Consumer Price Index (CPI), San Francisco area, all items, most recently available prior to the date of increase, provided however that this increase not exceed three percent (3%) in any year. Because the CPI increase for FY 1999-00 is 3.2%, the 3% cap applies for this fiscal year. Therefore, the maximum allowable assessment rate for FY 1999-00 is last year's rate plus 3 percent, or $\$22.66 + 3\% = \23.34

Benefit Methodology

There are two components to the formula used to establish benefit to the individual parcels from library services, a benefit factor and equivalent dwelling unit (EDU) factor. First, a benefit factor is assigned to each parcel of land in proportion to the estimated benefit the parcel receives relative to the other parcels within the District. This is done because the benefit to property varies depending on the type of land use of the property. The second component, equivalent dwelling units, allocates benefit based on intensity of land use and calibrates residential use and non-residential use to each other on a single scale, thereby allowing a uniform method of assessment. A single family home is used as the basic unit of apportionment and is given an EDU of 1. Parcels being determined to have a benefit unit of under .05 will not be assessed, as the costs of collecting and processing assessments that small (\$1.10) are not considered cost-effective relative to the amount received by the City. A detailed discussion of the benefit methodology is discussed in the Annual Report which is on file with the City Clerk.

The assessment rate for Fiscal Year 1999-00 is calculated by taking the total estimated cost to the Assessment District, and dividing that amount by the total number of BU's. Therefore, the assessment rate for FY 1999-00 is:

$$\$3,213,578.50 \div 137,686.619 \text{ BU's} = \$23.34 \text{ per BU}$$

ENVIRONMENTAL CONSIDERATION:

Council action in adopting these resolutions is exempt from CEQA because it will have no conceivable effect on the physical environment and is therefore not within the definition of a CEQA project.

POLICY CONSIDERATIONS:

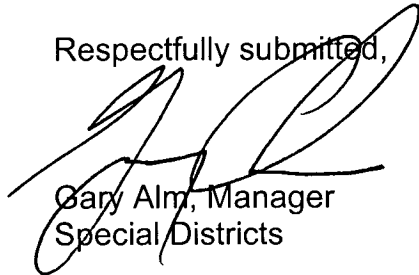
The assessment proceedings undertaken through this report are mandated by Title 85 of the City Code. The Additional Library Services Assessment was approved by the voters on November 5, 1996.

City Council
Additional Library Services
June 9, 1999

ESBD CONSIDERATIONS:

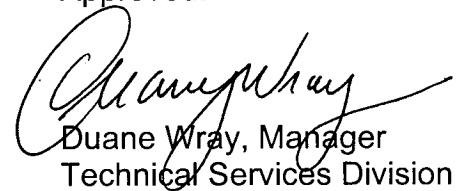
None. No goods or services are being purchased with this action.

Respectfully submitted,



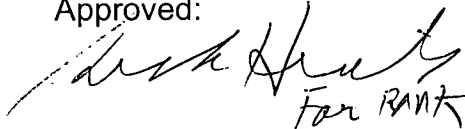
Gary Alm, Manager
Special Districts

Approved:



Duane Wray, Manager
Technical Services Division

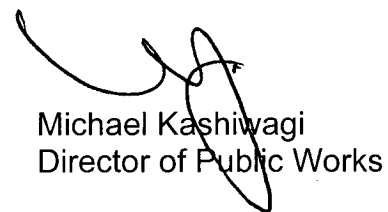
Approved:



For RANK

Richard M. Killian
Library Director

Approved:



Michael Kashiwagi
Director of Public Works

Recommendation Approved:



ROBERT P. THOMAS
City Manager

JJ:jd

S:\TECHSVC\Project Delivery\SpecDist\JimJ\Library\99 Documents\Council Rpts\CC 99-00 - Hearing.doc

Attachments

EXHIBIT A

ADDITIONAL LIBRARY SERVICES ASSESSMENT DISTRICT NO. 96-02 SCHEDULE

- June 8, 1999 Council Action:
- Adopt Resolution directing the filing of the Additional Library Services Assessment District No. 96-02 annual report for FY 1999/00
 - Setting the public hearing date for consideration of the annual report and levy of annual assessments for FY 1999/00
- June 11, 1999 Notice of Hearing is published.
- June 29, 1999 Conduct Public Hearing and Adopt:
- Resolution Approving Report and Levying FY 1999/00 Assessments;
 - Resolution Amending the FY 1999/00 Budget for the Additional Library Services Assessment District No. 96-02.
- July 1, 1999 Prepare final assessment roll for adopted budget.
- August 1999 Refer assessments to County for inclusion on FY 1999/00 tax bill.

EXHIBIT B**ADDITIONAL LIBRARY SERVICES ASSESSMENT DISTRICT NO. 96-02
1999/00**

ESTIMATED COSTS FOR ADDITIONAL SERVICES AND FACILITIES	
Staff Cost for Extended Open Hours (95 per week average)	\$ 1,028,575
Branch Books and Materials	\$ 530,400
Start-up Collection - Valley Hi	\$ 167,000
Furniture/Equipment	\$ 0
Leases	\$ 95,309
Services and Supplies	\$ 211,791
Increase to City Portion of Shared Cost	\$ 1,257,180
Reserve for Future Operations	\$ 0
Subtotal Library Services	\$ 3,290,255
Administrative Costs:	
County Billing Costs	\$ 47,000
City Finance Administration	2,700
Special Districts Formation & Administration	\$ 12,000
Assessment Engineer Database Maintenance	\$ 28,000
Subtotal Administrative Costs	\$ 89,700
TOTAL COST ESTIMATE	\$ 3,379,955
REVENUE SOURCES	
Assessment Revenue 99/00	\$ 3,213,578
Reserve	\$ 166,377
TOTAL REVENUE ESTIMATE	\$ 3,379,955

APPROVED
BY THE CITY COUNCIL

JUN 29 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-385

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION CONFIRMING ASSESSMENT AND LEVYING
ASSESSMENT FOR ADDITIONAL LIBRARY SERVICES ASSESSMENT
DISTRICT NO. 96-02**

(Pursuant to City Code Title 85 Chapter 85.04 and 86.06)

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

1. Pursuant to City Code Title 85 Chapter 85.04, the City Council directed the Director of Public Works to prepare and file an Annual Report for the Fiscal Year 1999/00.
2. On June 8, 1999, the City Council set a date for the public hearing on the Annual Report for the Additional Library Services Assessment District No. 96-02 for June 29, 1999, in the meeting place of the City Council, City Hall, 915 "I" Street, Second Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
3. At or before the time set for the public hearing, the City Council afforded to every interested person an opportunity to make a protest to the Annual Report either in writing or orally, and the City Council has considered each protest (if any).
4. The City Council hereby confirms the assessment as set forth in the Annual Report of the Director of Public Works, and hereby levies the assessment set forth therein for Fiscal Year 1999/00.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

JUN 29 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-386

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION ADOPTING THE FY 1999/00 BUDGET
ASSESSMENT FOR ADDITIONAL LIBRARY SERVICES
ASSESSMENT DISTRICT NO. 96-02
(Pursuant to City Code Title 85 Chapter 85.04 and 86.06)**

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

1. The Director of Administrative Services is hereby authorized to adjust the 1999/00 budget to reflect the operating transfers from the Additional Library Services Assessment District to the City Operating Budgets in accordance with the Engineer's Report.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

THE DAILY RECORDER

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Proof of Publication

(2015.5 C.C.P.)

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County of Sacramento) ss

AD8878

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

06/18/99

EXECUTED ON : 06/18/99
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....*C. Bramble*.....
Signature

**CITY OF SACRAMENTO
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of June 29, 1999, at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

P96-013-Captain's Table Resort and Marina located at 4350 Riverside Boulevard (D4) APN: 016-0010-023, 025, 036 AND 039 (Dawn Holm, x5851)

Appeal of the Decision of the Sacramento City Planning Commission approving the following entitlements:

A. Environmental Determination: Environmental Impact Report (EIR) (SCH 97042085);

B. Findings of Fact and Statement of Overriding Considerations;

C. Mitigation Monitoring Plan;

D. Tentative Map to merge four existing parcels including the abandonment of a portion of Captain's Table Road into two parcels totaling 6.82+ acres;

E. Special Permit to allow a 126-room hotel and 128 parking spaces on 4.27+ acres in the Flood (F) Zone;

F. Special Permit to allow a 40-berth marina on the Sacramento River in the Flood Zone;

G. Special Permit to allow 150 of the proposed 278 parking spaces for a proposed hotel/marina to be located off-site on an adjacent 2.47+ acre parcel;

H. Special Permit to allow a parking lot in the Multiple Family (R-3) zone;

I. Special Permit to allow 0.08+ vacant acres in the Multiple Family (R-3) zone to be utilized for outdoor amusement (putting green, walking trails and landscaping) for a proposed hotel/marina;

J. Variance to exceed the allowable sign area for a hotel, restaurant and marina development in the Multiple Family (R-3) zone.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL
By: VALERIE A. BURROWES,
City Clerk

AD No. 8878
SAC-DJC8924414/AD8878
06/18

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an individual.
S/ GEORGE H. EVERS III
This statement was filed with
the County Clerk of Sacramento
County on April 27, 1999.
The registrant(s) commenced
to transact business under the
fictitious business name or names
listed above on 4/27/99.
NOTICE-This Fictitious Name
Statement expires five years from
the date it was filed in the office of
the County Clerk. A New Fictitious
Business Statement must be filed
before that time.
The filing of this statement
does not of itself authorize the use
of a Fictitious Business Name in
violation of the rights of another
under Federal, State, or common
law (See Section 14400 et seq.,
Business and Professions Code).
SAC-DJC7485608
05/21, 05/28, 06/04, 06/11

Fictitious Business
Name Statement
File No. 9903986

The following person(s) is (are)
doing business as:
1. LATIN AMERICAN LAN-
GUAGE CENTER 2. PAKMOR
INDUSTRIES 3. SHORES MAR-
KETING, 7485 Rush River Dr., Ste
710-123, Sacramento, CA 95831.
Acme Consolidated Industries
Corporation, 7713 El Douro Drive,
Sacramento, CA 95831.
This business is conducted by
a corporation.
ACME CONSOLIDATED IN-
DUSTRIES CORPORATION
S/ RANDALL SHORES, Presi-
dent
This statement was filed with

This statement was filed with
the County Clerk of Sacramento
County on April 30, 1999.
The registrant(s) commenced
to transact business under the
fictitious business name or names
listed above on 4/30/99.
NOTICE-This Fictitious Name
Statement expires five years from
the date it was filed in the office of
the County Clerk. A New Fictitious
Business Statement must be filed
before that time.
The filing of this statement
does not of itself authorize the use
of a Fictitious Business Name in
violation of the rights of another
under Federal, State, or common
law (See Section 14400 et seq.,
Business and Professions Code).
SAC-DJC7485608
05/28, 06/04, 06/11, 06/18

Fictitious Business
Name Statement
File No. 9903483

The following person(s) is (are)
doing business as:
FABULOUS, 5379 H Street,
Sacramento, CA 95819.
Bob Lystrup, 2444 37th Ave-
nue, Sacramento, 95822.
Mark Scheib 2444 37th Ave-
nue, CA 95822.
Gloria Simas, 1036 Canna
Way, CA 95691.
Paulo Silva, 1036 Canna Way,
CA 95691.
This business is conducted by
a general partnership.
Type of Business: Floral Design
S/ BOB LYSTRUP
MARK SCHEIB
GLORIA SIMAS
PAULO SILVA

The public hearing will be held during the regularly scheduled council meeting at 7:00 p.m. in
the City Council Chamber, 915 I Street, Sacramento, California 95814.

PUBLIC HEARING
June 29, 1999

All City property owners pay an annual Additional Library Services Assessment District fee
within the Assessment District. Each parcel of land is assigned Benefit Units (BUs) in
proportion to the estimated benefit the parcel receives relative to other parcels within the
District from library services. The Basic Formula is (Benefit Factor X (Equivalent Dwelling
Units) = Benefit Units. The assessment provides improved library services: more open
hours, more library materials, and updated technology in neighborhood, community and
regional libraries.
The City Council will hold a public hearing to discuss the proposed budget and programs
funded by Additional Library Services Assessment District. The budget to maintain services
can fluctuate each year based on the cost of services and supplies. In order to mitigate
increased costs each year, the assessments may be increased by the amount of increase in
the Consumer Price Index (CPI). San Francisco area, all items, most recently available prior
to the date of increase, provided however that this increase not exceed three percent (3%) in
any year. The public hearing is scheduled as follows:

NOTICE OF PUBLIC HEARING

DJC89224363

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County of Sacramento) ss

AD8875

I am a citizen of the United States; I am over
eighteen years, and not a party to or interested
entitled matter. I am the principal clerk of the
publisher of THE DAILY RECORDER, a daily
published in the English language in the City of
County of Sacramento, and adjudged a
general circulation as defined by the laws of
California by the Superior Court of
Sacramento, State of California, under
1913, Case No. 16,180. That the notice
annexed is a printed copy, has been pub-
regular and entire issue of said newspaper
supplement thereof on the following dates

06/11/99

EXECUTED ON : 06/11/99
AT LOS ANGELES, CALIFORNIA
I certify (or declare) under penalty of per-
foregoing is true and correct.

Signature

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