



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

February 11, 1986

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Laguna Creek Assessment District, (C.C. 9671) - Approval of
Planning/ Design Funding

SUMMARY

The City has received a petition by owners of 70 percent of the land located within the boundaries of the proposed Laguna Creek Assessment District requesting district formation.

Proponents of the Assessment District have spent over \$360,000 to date for the advance planning, environmental processing, and design of the project. It is requested that the Budget and Finance Committee approve a General Fund advance to the Laguna Creek Assessment District for the City's 50 percent of the project design.

It is also requested that a consulting agreement with Raymond Vail and Associates (RVA) be approved to perform the design work for the District.

PROJECT DESCRIPTION

Over the past year, developers within the proposed Laguna Creek Assessment District boundaries have financed an EIR and a preliminary engineering study to identify environmental concerns and physical facilities necessary to provide for the development of the Laguna Creek area shown on Map A. Presently, the developers are financing a supplemental EIR and the initial 50 percent of the final engineering design. The proposed improvements include basic trunk sewer, drainage, and water facilities as well as improvement and landscaping of the Laguna Creek modified floodplain and some street construction. The proposed improvements are estimated to cost \$6,000,000.

It is anticipated that the City of Sacramento and County of Sacramento will participate in a portion of the total project cost. The actual City and County participation will depend on the final design of the street improvements, sanitary sewer, and floodplain design. A petition describing the proposed work has been circulated and signatures representing the ownership of 70 percent of the benefitted area has been received by the City requesting assessment district formation.

Work in Sacramento County land west of Franklin Boulevard (downstream of the properties within the City) will consist of excavation of the existing creek six feet to eight feet deep for approximately 3,500 feet, revegetation of the floodway, and construction of a pumping facility to mitigate the loss of natural flows into the Regional Sanitation wetlands.

Completion of the Assessment District will allow development of the Laguna area in accordance with the City General Plan. Developers desire to start home construction in early 1987. The Assessment District is anticipated to use 1913 Assessment District Proceedings and 1915 Bonds.

CONSULTANT SELECTION

The Department of Public Works solicited proposals from three civil engineering firms acceptable to the proponents of the Assessment District. Interviews were held and Public Works selected Raymond Vail and Associates as the firm best suited for the project.

Based upon that decision, the Assessment District proponents have advanced funds to Raymond Vail and Associates to start the initial 50 percent of engineering design.

FINANCIAL

Historically, the City has fully funded assessment district planning and design for assessment districts constructing major infrastructure. Under a policy change approved by the City Council on February 4, 1986, the City's share of planning and design will typically not exceed 50 percent. This is the first assessment district to implement that new policy.

The agreement with Raymond Vail and Associates for engineering design services is for an amount not to exceed \$676,000. This amount to be paid as follows:

- A. \$338,000 for design services shall be advanced by the City in anticipation of bond sales; and
- B. \$338,000 for design services shall be advanced by the developers contingent upon the sale of bonds. Until the bond sale, several developers have agreed to fully fund RVA for the contingent portion of the design services fee. RVA will then reimburse the developers after the sale of bonds. The details of this issue are outlined in RVA's agreement. RVA and the developers have agreed upon and executed a mutually acceptable funding mechanism. Refund shall be a joint check to RVA and developers from proceeds of bond sale.

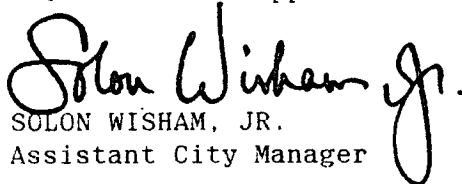
RVA is required to furnish evidence of private sector payment of the initial 50 percent of the design fee (\$338,000) prior to any City funds being spent for design. Design is currently passing 50 percent of completion, and RVA is preparing documentation of their having received payment in cash and promissory notes for the initial phase of design. They will soon be prepared to initiate billings for the City portion of the design costs.

It is recommended that a General Fund advance of \$338,000 be approved to cover the City's share of the subject agreement in accordance with the attached resolution. This amount shall be recovered with interest from the Laguna Creek Assessment District upon District formation and sale of bonds. The interest rate shall be determined by the Finance Director and the City Treasurer. Bond sale is anticipated to occur July-August, 1986.

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend Council approval of the attached resolutions and approving a consultant agreement with Raymond Vail and Associates as the Engineer of Record for the proposed Laguna Creek Assessment District and providing for an advance of \$338,000 to fund the City's contractual obligation in advance of bond sale.

Recommendation Approved:


SOLON WISHAM, JR.
Assistant City Manager

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TMF24001

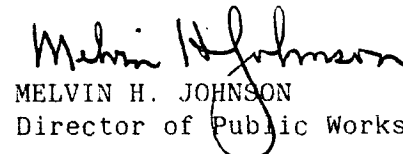
attachment

Respectfully submitted



THOMAS M. FINLEY
Engineering Division Manager

Approved:


MELVIN H. JOHNSON
Director of Public Works

February 18, 1986
District No. 7

VALLEY HIGH VILLAGE

BOUNDARY

BLVD

FRANKLIN

66

117-160-10 (28)

117-160-11 (29)

117-160-07 (27)

117-160-06 (26)

117-160-05 (25)

117-160-17

117-152-05 (8)

117-152-06 (9)

117-152-07 (10)

117-152-08 (11)

117-152-09 (12)

117-152-10 (13)

SUMMERFIELD UNIT 4, UNIT 6 & UNIT 7

SUMMERFIELD UNIT 2 & UNIT 7

117-157-05 (22)

117-157-02 (19)

117-157-01 (18)

117-154-08 (15)

117-157-04 (21)

117-157-03 (20)

117-155-01 (16)

117-155-02 (17)

117-154-06 (14)

117-140-19 (5)

117-140-72

117-140-73

117-140-20

117-140-18

117-140-27 (6)

117-140-04 (4)

117-140-02 (2)

117-140-03 (3)

117-140-01 (1)

117-202-29

117-202-28

117-202-27

117-202-26

117-202-25

117-202-24

117-204-05

117-204-04 (15)

117-204-06 (31)

117-211-02 (33)

117-211-03 (36)

117-211-01 (34)

117-211-02 (38)

117-211-03 (39)

117-211-04 (40)

117-211-04 (37)

117-211-07 (40)

117-212-01

117-212-10

117-212-11

117-212-12

117-212-13

117-212-14

117-212-15

117-212-16

117-212-17

117-212-18

117-212-19

117-212-20

117-212-21

117-212-22

117-212-23

66' PG BE T/L R/W

PKWAY CENTER

CALVINE ROAD

ROAD

BRUCEVILLE

SHELDON ROAD

ASSESSMENT DISTRICT

Map information and legend area.

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

RESOLUTION APPROVING ENGINEERING SERVICES
AGREEMENT FOR THE PROPOSED LAGUNA CREEK
ASSESSMENT DISTRICT AND ADVANCING FUNDS TO
PROVIDE FOR THE CITY'S PORTION OF THE
SUBJECT AGREEMENT

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

1. That the City Manager and City Clerk are hereby authorized to execute on behalf of the City of Sacramento an agreement between Raymond Vail and Associates and the City of Sacramento for preparation of improvement plans for the Laguna Creek Assessment District in the amount of \$676,000 of which \$338,000 shall be contingent upon successful formation of the Assessment District and sale of bonds; and,

2. That \$338,000 be advanced on behalf of the proposed assessment district from the General Fund (101-1194) to provide the City's portion of the subject agreement. This amount shall be recovered upon district formation in a manner specified in the "Resolution Advancing Funds From The General Fund To The Proposed Laguna Creek Assessment District" (attached).

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADVANCING FUNDS FROM
THE GENERAL FUND TO THE PROPOSED
LAGUNA CREEK ASSESSMENT DISTRICT

RESOLVED, by the City Council of the City of Sacramento, County of Sacramento, California, that

WHEREAS, it is the intent of the City of Sacramento to undertake special assessment and assessment bond proceedings for the acquisition and construction of public improvements for its Laguna Creek Assessment District pursuant to the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code of the State of California), with bonds to be issued upon unpaid assessments pursuant to the Improvement Bond Act of 1915 (Division 10 of said Streets and Highways Code);

WHEREAS, Section 10210 of said Municipal Improvement Act of 1913 provides that this Council, to expedite the conduct of proceedings and the making of any acquisition or improvement, may at any time advance out of any available fund such sums as it deems necessary and that any sums so transferred are a loan and shall be repaid out of the proceeds of any assessments levied;

NOW, THEREFORE, IT IS ORDERED, as follows:

1. The sum of \$338,000, and such other sums as the Council may hereafter order, shall be advanced from the General Fund Advances to Assessment Districts.
2. These monies shall be advanced for the cost of acquisition and improvements, including the cost and expenses incidental thereto, of the City of Sacramento Laguna Creek Assessment District, as the funds are required therefore.
3. Said advance shall be reimbursed, together with interest equal to the rate earned by the City's Investment Pool A from the date of such advances to the date of reimbursement, from the assessments to be collected and the proceeds of the bonds to be issued and sold in said proposed special assessment and assessment bond proceedings and from such other lawfully available sources as the City shall hereafter determine.

4. A certified copy of this resolution shall be filed in the office of the Director of Finance of said City.

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this _____ day of _____, 1986.

MAYOR

ATTEST:

CITY CLERK