



**DEPARTMENT OF  
PUBLIC WORKS**

ENGINEERING DIVISION

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

**CITY OF SACRAMENTO**  
CALIFORNIA

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

916-449-8220

CONSTRUCTION SECTION  
640 BERGUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

916-449-5282

October 11, 1988

Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** Robla Viejo Assessment District (JN:9776/PN:XC11) - Adjustment and  
Appropriation of Capital Grants Funds

SUMMARY

Funds are needed to cover the cost of property appraisals and other expenses related to right-of-way acquisitions for the Robla Viejo Assessment District. Riverbank/Panattoni Development Company has agreed to contribute \$30,000 to accomplish this work. Adjustment to the revenue budget and appropriation of Capital Grants funds for the subject project is recommended.

BACKGROUND

The Robla Viejo Assessment District will provide for the construction of sanitary sewer, storm drainage, and street improvements in the area bounded by Ascot Avenue, McClellan AFB, Main Avenue and Raley Boulevard. Property appraisals are needed to determine just compensation for right-of-way necessary for the construction of the proposed improvements. The City has received a proposal for preparation of appraisals by Howard A. Pierson and Associates. Additional costs associated with the right-of-way acquisition are anticipated including potential property agent fees, purchase options, and preliminary title reports. Riverbank/Panattoni Development Company, one of the property owners in the proposed Assessment District, has agreed to contribute money to cover these expenses.

Budget and Finance Committee  
Robla Viejo Assessment District (JN:9776/PN:XC11)  
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FINANCIAL

It is estimated that appraisal and right-of-way acquisition costs will total \$30,000. The Reimbursement Agreement, attached as Exhibit "A", provides for \$30,000 to be deposited by Riverbank/Panattoni Development Company in the CIP project account that has been established for this project and for the reimbursement of \$30,000 to Riverbank/Panattoni Development Company through the Assessment District if and when the District is formed and bonds sold. It is understood that if the Assessment District fails to be formed, Riverbank/Panattoni Development Company will not recover the \$30,000 contribution. The City is in receipt of the \$30,000 contribution from Riverbank/Panattoni Development Company. An adjustment to the revenue budget and appropriation of Capital Grants funds (248) is necessary.

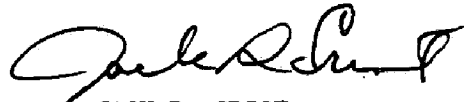
RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend approval of the proposed adjustments and appropriation of Capital Grants funds and forward the report to the full City Council for adoption of the attached resolution.

Respectfully submitted,

  
THOMAS M. FINLEY  
Engineering Division Manager

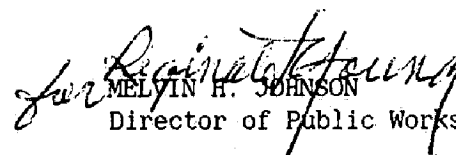
Recommendation Approved:

  
JACK R. CRIST  
Deputy City Manager

CQ:eh  
ED2-08.E  
09.3088.3

Attachment

Approved:

  
MELVIN H. JOHNSON  
Director of Public Works

October 11, 1988  
District No. 2

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION ADJUSTING AND APPROPRIATING  
CAPITAL GRANTS FUNDS,  
AND EXECUTION OF A REIMBURSEMENT AGREEMENT  
FOR THE ROBLA VIEJO ASSESSMENT DISTRICT (JN:9776/PN:XC11)

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

1. Funds are needed for the preparation of right-of-way appraisals and for various right-of-way acquisition costs.
2. The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento a reimbursement agreement with Riverbank/Panattoni Development Company.
3. The 1988/89 Revenue Budget is hereby amended by increasing revenue to the Capital Grants Fund 248-500-XC11-3599 by \$30,000 with revenue received from Riverbank/Panattoni.
4. The 1988/89 Capital Improvement Budget is further amended by appropriating \$30,000 from Capital Grants Funds to the Robla Viejo Assessment District project as follows:

248-500-XC11-4812	\$15,000
248-500-XC11-4813	<u>\$15,000</u>
TOTAL	\$30,000

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MAYOR

ATTEST:

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CITY CLERK

CQ:eh  
ED2-08.E  
09.3088.3

EXHIBIT A

AGREEMENT BETWEEN THE CITY OF SACRAMENTO  
AND  
RIVERBANK/PANATTONI DEVELOPMENT COMPANY  
FOR  
THE CONTRIBUTION OF FUNDS FOR PROPERTY APPRAISALS  
AND RIGHT OF WAY ACQUISITION-RELATED COSTS  
FOR  
THE ROBLA VIEJO ASSESSMENT DISTRICT PROJECT

This agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1988 by and between the CITY OF SACRAMENTO, a municipal corporation of the State of California, hereinafter referred to as "CITY", and RIVERBANK/PANATTONI DEVELOPMENT COMPANY, a California Corporation, hereinafter referred to as "DEVELOPER".

WITNESSETH

WHEREAS, CITY is engaged in a project titled "Robla Viejo Assessment District", which consists of construction of public improvements including sanitary sewer, storm drainage, and street improvements in the area bounded by Ascot Avenue, McClellan Air Force Base, Main Avenue and Raley Boulevard.

WHEREAS, CITY must acquire public right of way for the construction of said public improvements.

WHEREAS, CITY intends to contract with Howard A. Pierson and Associates for the preparation of property appraisals for the necessary right of way acquisitions.

WHEREAS, CITY will incur expenses associated with the property appraisals and with the processing and execution of the right of way acquisition documents.

WHEREAS, DEVELOPER has a vested interest in the timely acquisition of said public right of way and construction of the said public improvements in that construction of said utility and street improvements will facilitate future development in the project area:

NOW, THEREFORE, in consideration of mutual promises hereinafter set forth, CITY and DEVELOPER agree as follows:

1. DEVELOPER agrees to contribute thirty thousand dollars (\$30,000) to CITY to fund a contract with Howard A. Pierson and Associates for the preparation of property appraisals and for related expenses that will be incurred during the execution of the right of way acquisitions. DEVELOPER understands and agrees that CITY reimbursement is contingent upon successful formation of the assessment district and sale of the bonds. If, for whatever reason, the bonds are not sold, DEVELOPER agrees that they will not be reimbursed the thirty thousand dollar (\$30,000) contribution.
2. CITY agrees to provide coordination work necessary for procuring said property appraisals and for executing said right of way acquisitions.
3. This agreement will be recorded by the CITY.

This agreement constitutes the entire understanding between the CITY and DEVELOPER concerning the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this agreement the date and year written above.

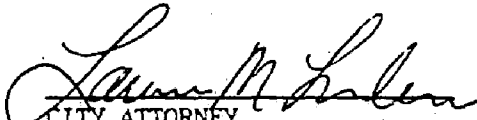
CITY OF SACRAMENTO,  
a Municipal Corporation

BY \_\_\_\_\_  
CITY CLERK

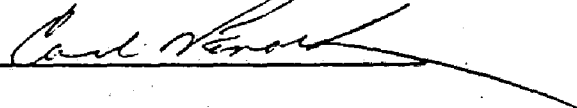
BY \_\_\_\_\_

TITLE \_\_\_\_\_

APPROVED AS TO FORM:

  
CITY ATTORNEY

RIVERBANK/PANATTONI DEVELOPMENT

BY 

CQ:eh  
CQ4-16.E.ED