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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 BERCUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

916-449-5282

February 14, 1989

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: New Ramona Colony Assessment District (JN:1217) - Amendment of the Capital Improvement Program Establishing New CIP Project and Appropriation of Funds

SUMMARY

Funds are needed to cover the cost of property appraisals and related right-of-way acquisition expenses for the New Ramona Colony Assessment District. Amendment of the Capital Improvement Program and appropriation of funds for this project is recommended.

BACKGROUND

The New Ramona Colony Assessment District includes the area bounded by Light Rail to the north, 14th Avenue to the south, Southern Pacific to the west, and Power Inn Road to the east. Proposed improvements include the widening of Ramona Avenue and Cucamonga Avenue, the widening and extension of Brighton Avenue, construction of curbs, gutters, and sidewalks, asphalt pavement, storm and sanitary sewers, water main improvements, street lights on Ramona Avenue, Cucamonga Avenue, Brighton Avenue, and Power Inn Road, and installation of a traffic signal at the intersection of Power Inn Road and Cucamonga Avenue.

A petition signed by 84% of the property owners was filed with the City on April 14, 1988. On August 30, 1988, the City Council authorized execution of a Consultant Services Agreement with Morton and Pitalo, Inc. for engineering services for a not-to-exceed amount of \$43,460. The engineering services were funded by property owners within the proposed assessment district. It is anticipated that the assessment district formation will take place in the spring of 1989.

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The project requires acquisition of additional right-of-way for proposed street widening and the extension of Brighton Avenue. A portion of the right-of-way is being obtained through dedications; however, a number of property owners, including the State of California, Regional Transit, and some private property owners, have indicated that compensation will be required for the right-of-way.

Appraisals are needed to determine just compensation. The City has received a proposal from Frank Blaesi and Associates to perform the work for a fee of \$34,500. Additional costs associated with the right-of-way acquisition are anticipated, including potential property agent fees, purchase options, and preliminary title reports.

The State of California owns approximately 25 percent of the land within the proposed assessment district. Although the State, by law, cannot be assessed for public improvements, the State has agreed to pay their share of the project costs, approximately \$480,000. The funding of the State's share of the project costs was provided for in the State Budget signed by the Governor last June, 1988. These funds must be obligated by the end of the State's fiscal year, or they may be reappropriated. The State funds cannot be obligated without a construction contract in place. The City must have possession of the right-of-way prior to award of a construction contract. It is, therefore, critical that the right-of-way acquisition proceed in a timely manner.

Property owners within the assessment district indicate that they are unable to fund the appraisals. It is proposed that the City fund the appraisals with unexpended funds remaining in two recently completed CIP street improvement projects.

FINANCIAL

Two recently completed CIP projects have an estimated \$61,000 unexpended funds remaining. These unexpended funds will be returned to the Gas Tax Contingency Fund. It is recommended \$50,000 from the Gas Tax Contingency Fund be appropriated for the New Ramona Colony Assessment District Project. This will result in a net increase of approximately \$11,000 in the Gas Tax Contingency Fund. Upon successful formation of the assessment district, the \$50,000 will be returned to the Gas Tax Contingency Fund. However, if for whatever reason the formation of the assessment district fails, the City will not recover these funds.

POLICY IMPLICATIONS

The loaning of funds to assist the formation of Assessment Districts which will benefit the City is in conformance with current City policy.

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MBE/WBE EFFORTS

There is no available listing of MBE/WBE certified M.A.I. appraisers. Staff was unable to identify MBE/WBE M.A.I. appraisers from which to request proposals.

RECOMMENDATION

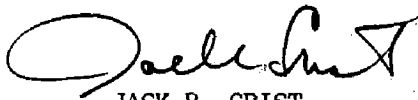
It is requested that the Budget and Finance Committee recommend approval of the proposed amendment to the Capitol Improvement Program and appropriation of Gas Tax Contingency Funds and forward the report to full City Council for adoption of the attached resolution.

Respectfully submitted,



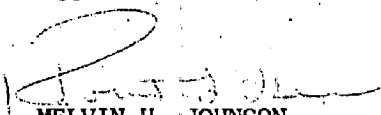
THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:



JACK R. CRIST  
Deputy City Manager

Approved:



MELVIN H. JOHNSON  
Director of Public Works

CONTACT PERSON

N. Dee Lewis, Supervising Engineer, Engineering Division  
449-8223

CQ:dek  
ED6-01.D  
01.2588.2

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE CAPITOL IMPROVEMENT PROGRAM  
ESTABLISHING A NEW CIP PROJECT,  
APPROPRIATING FUNDS AND APPROVING EXECUTION OF A  
CONSULTANT SERVICES AGREEMENT FOR RIGHT-OF-WAY APPRAISAL FOR THE  
NEW RAMONA COLONY ASSESSMENT DISTRICT (JN:1217) (PN:XXXX)

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

1. The Capital Improvement Program is hereby amended by the addition of the New Ramona Colony Assessment District Project.
2. The Capital Improvement Program is further amended by appropriating Gas Tax Contingency Funds to the project as follows:
  - A. The following completed projects are closed and remaining funds have been returned to the appropriate contingency fund as follows:

| <u>From</u>       | <u>To</u>         | <u>Estimated Amount</u> |
|-------------------|-------------------|-------------------------|
| 202-500-RA61-4820 | 202-710-7012-4999 | \$27,000                |
| 202-500-RA86-4820 | 202-710-7012-4999 | 34,000                  |
|                   |                   | \$61,000                |

- B. Funds are appropriated from the Gas Tax Contingeny Fund to the New Ramona Colony Assessment Distict Project as follows:

| <u>From</u>       | <u>To</u>         | <u>Amount</u> |
|-------------------|-------------------|---------------|
| 202-710-7012-4999 | 202-500-XXXX-4812 | \$25,000      |
| 202-710-7012-4999 | 202-500-XXXX-4813 | 25,000        |
|                   |                   | \$50,000      |

3. Upon formation of the New Ramona Colony Assessment District, all expended Gas Tax Funds (Fund 202) will be reimbursed by the Assessment District.

4. The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento an Agreement for Consultant Services for the preparation of right-of-way appraisals for the New Ramona Colony Assessment District.

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MAYOR

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CITY CLERK