



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

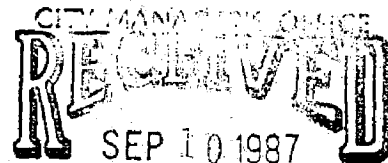
916-449-8220

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

916-449-5282

September 15, 1987

Joint Budget and Finance and Transportation
and Community Development Committee
Sacramento, California



Honorable Members in Session:

SUBJECT: North Natomas - Approval of Improvement Agreement

SUMMARY

Approval of an agreement between the Sacramento Sports Association and the City of Sacramento for construction of major street and utility improvements in North Natomas, located from Del Paso Road south to I-80, is recommended.

BACKGROUND

Please see the attached report to City Council.

PROJECT DESCRIPTION

Please see the attached report to City Council.

FINANCIAL

Please see the attached report to City Council.

Joint Budget and Finance and Transportation
and Community Development Committee
North Natomas - Approval of Improvement Agreement
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RECOMMENDATION

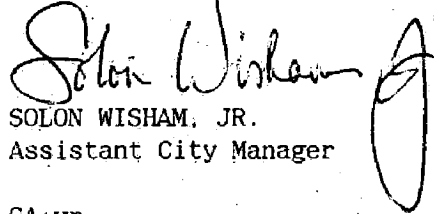
It is recommended that the attached resolution which authorizes the City Manager and City Clerk to execute the Improvement Agreement and amendments thereto, and the Real Estate Supervisor to record an abstract of said agreement be forwarded to City Council for approval.

Respectfully submitted,



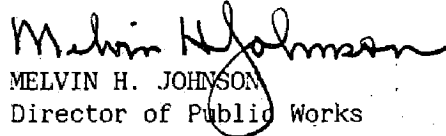
THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



SOLON WISHAM, JR.
Assistant City Manager

Approved:



MELVIN H. JOHNSON
Director of Public Works

GA:vr
NN1-05.F
09.0987.1

September 15, 1987
District No.

Attachment

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVING AN IMPROVEMENT AGREEMENT FOR NORTH NATOMAS

WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Improvement Agreement for North Natomas which is required by the Special Permit for Arco Arena properly sets forth the roles and responsibilities of the Developer and the City for design and construction of improvements required under the Special Permit.
- B. All improvements subject to the agreement shall be constructed to City Standards in accordance with the North Natomas Community Plan.

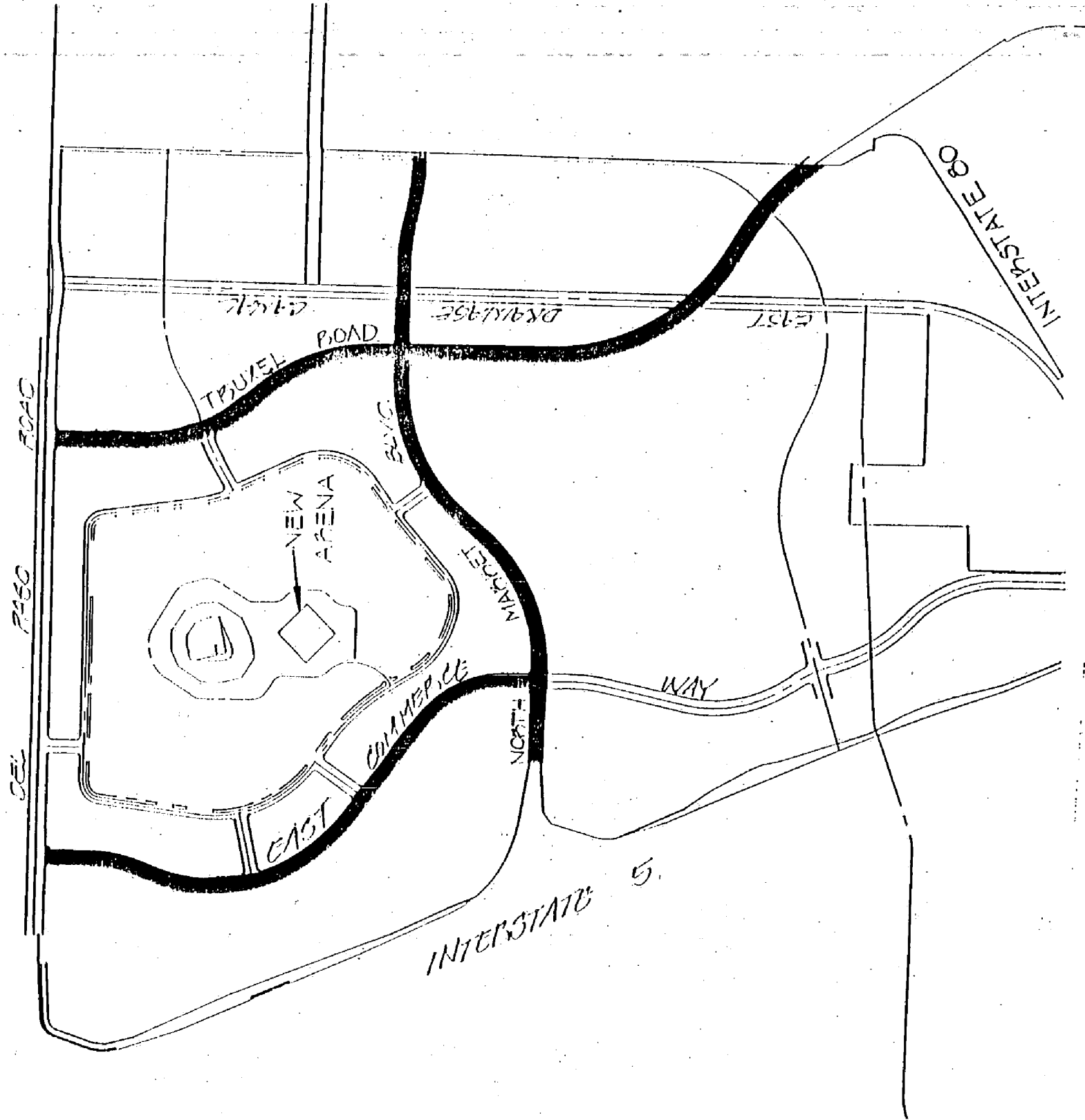
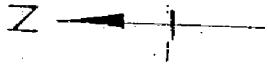
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

1. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Improvement Agreement and amendments thereto between the City and Sacramento Sports Association, a California partnership, to provide for the improvements required by the Special Permit for Arco Arena in accordance with the North Natomas Community Plan.
2. The Real Estate Supervisor is authorized and directed to record an abstract for the above mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK



NOT TO SCALE



DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

September 15, 1987

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: North Natomas - Approval of Improvement Agreement

SUMMARY

Adoption of a resolution approving an agreement between the Sacramento Sports Association and the City of Sacramento for construction of major street and utility improvements in North Natomas, located from Del Paso Road south to I-80, is recommended. This item was considered by the Joint Budget and Finance and Transportation and Community Development Committee at its meeting of September 15, 1987.

BACKGROUND

The Sacramento Sports Association has started construction of the new Arco Arena in North Natomas. In conjunction with the Arena development, the Sports Association will build major roadway and utility improvements necessary to serve the sports complex and adjacent properties.

The Arena Special Permit requires the Developer to enter into an agreement with the City for the design and construction of improvements. This agreement sets forth the roles and responsibilities of both parties to the agreement during design and construction phases of the improvements.

The improvements covered under this agreement represent a portion of those required by the Special Permit. Other improvements including major drainage canals, pump stations, freeway interchanges and freeway improvements will be covered by separate agreement(s).

PROJECT DESCRIPTION

This agreement includes approximately five miles of major roadways and related utilities. The project site is located between Del Paso Road and I-80 in the North Natomas Community Plan Area. All improvements are required to be designed and constructed to City standards and in accordance with the North Natomas Community Plan.

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The project will be constructed in phases. The initial phase consists of the following sections:

1. Truxel Road, between Del Paso Road and I-80.
2. North Market Boulevard, between I-5 and City Limits.
3. East Commerce Way, between Del Paso Road and North Market Boulevard.

Subsequent phases will be included under an amendment(s) to this agreement and consist of the following improvements:

1. North Market Boulevard, west of I-5.
2. East Commerce Way, between North Market Boulevard and I-80.
3. Del Paso Road, between I-5 and City Limits.
4. West Commerce Way and South Loop Road.
5. Water distribution main improvements.
6. Street lighting and traffic signalization.

At present, plans for the initial phase have been reviewed and approved by the Department of Public Works. Plans for subsequent phases will be submitted for approval in the near future. We anticipate County approval of the sewer improvement plans will be made within one month.

The Sacramento Sports Association has scheduled all improvements to be completed by August 1988.

The roadways will range from four to eight lanes in width and will provide a center median for future landscaping. The Developer has proposed the use of a special "Lime Treated Base" for the roadways in lieu of the conventional aggregate (or gravel) foundation. While this concept is commonly utilized by Caltrans for highway construction, it will be the first major application for street construction within the City. Lime Treated Base has been used to stabilize road base material for the past two years in the Pocket Area. The design follows Caltrans design procedures and will require inspection and testing on a full time basis during construction. The use of Lime Treated Base is expected to provide significant savings in road construction costs for the property owner and for the City.

FINANCIAL

The Sacramento Sports Association, a California partnership, will provide all initial funding required for the improvements. In the future, it is expected that the property owners will initiate a special assessment district to provide a permanent finance mechanism and allow the City to acquire the improvements and right-of-way as public facilities.

The Sacramento Sports Association has paid \$24,800 for the cost of plan checking through June 30, 1987, and has provided a \$60,000 deposit towards to the cost of subsequent plan checking.

The agreement provides that the fees for surveying, materials testing, and inspection will be paid in increments as the construction proceeds. The initial deposit of \$195,000 has been received. Final fees will be based upon actual City costs. Fees are normally paid in full in advance of construction, however, due to the magnitude of the improvements, a special fee structure has been implemented for this project.

The City will participate in a portion of the major street construction cost in accordance with City Code. The City's share of the cost is unknown at this time. Due to the size of the project, it is expected that the City's share will exceed available funds. The Sacramento Sports Association has agreed that reimbursement will be made by allowing a prorated credit to Excise Tax Fees required at the time of building permits. Major Streets Construction Tax reimbursement will be the subject of a separate agreement.

RECOMMENDATION

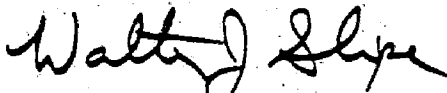
It is recommended that the attached resolution approving the Improvement Agreement be adopted.

Respectfully submitted,



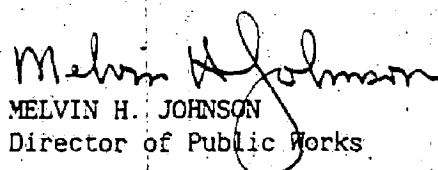
THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE
City Manager

Approved:



MELVIN H. JOHNSON
Director of Public Works

GA:vr
NN1-05.F
09.0987.1

September 15, 1987
District No.

Attachment