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**DEPARTMENT OF  
PUBLIC WORKS**

**CITY OF SACRAMENTO**  
CALIFORNIA

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2673

OFFICE OF THE DIRECTOR

August 25, 1992

916-264-7110

City Council  
Sacramento, California

ADMINISTRATION  
916-264-7100

FAX 916-264-5573

Honorable Members in Session:

**SUBJECT: LONGSHORE COURT SEWER ASSESSMENT DISTRICT NO. 92-02, INITIATION  
ACTIONS**

**LOCATION AND COUNCIL DISTRICT**

The Longshore Court Sewer Assessment District is located just south of Bell Avenue in Council District No. 2. The district will include property on Fell Avenue, Youngs Avenue and Longshore Court. (please see attached Exhibit "A").

**SUMMARY**

A number of residences on Longshore Court are experiencing maintenance problems with their individual septic tank systems. Councilmember Ferris, in cooperation with City and SHRA staff have developed a plan to form an assessment district which will finance a sanitary sewer system for the area. Attached for Council consideration are resolutions to initiate the district proceedings and advertise the project for construction bids. A district formation schedule is attached as Exhibit "B".

**COMMITTEE ACTION**

None.

**STAFF RECOMMENDATION**

It is recommended that City Council consider the following items:

1. Adopt Resolution of Intent to Reimburse Expenditures
2. Boundary Map (may be obtained for review in the City Clerk's Office).
3. Adopt Resolution approving Boundary Map.



4. Adopt Resolution approving agreement for legal services.
5. Adopt Resolution of Intention.
6. Adopt Resolution setting time and place of hearing for determining public convenience and necessity (hearing date October 20, 1992).
7. Engineer's Report (may be obtained for review in the City Clerk's Office).
8. Adopt Resolution accepting the report and setting hearing of protests (for October 20, 1992).
9. Notice of Improvement (may be obtained for review in the City Clerk's Office).
10. Adopt Resolution calling for construction bids (bids to be received September 30, 1992).
11. Notice inviting sealed bids (may be obtained for review in the City Clerk's Office).

#### **BACKGROUND INFORMATION**

Longshore Court (Hertel Subdivision No. 2) was developed in the early 1960's prior to annexation of the area to the City of Sacramento. Each of the 24 residences in the neighborhood are currently served by individual septic tank systems.

In November of 1991, the City began receiving calls from homeowners indicating they were experiencing maintenance problems with their septic tanks. In one case a system was failing on a weekly basis which was resulting in extensive pumping costs.

The Utility Department and the Department of Public Works have reviewed this situation both in the field and by examining the original County building records. Concerns exist that many of the original septic tanks have reached or exceeded their service life span. Additionally, marginal soil conditions and the high ground water table in the area appear to be compounding the problem. It is predicted that additional septic tank failures will occur in the future on a more frequent basis.

In the past few months, City staff, in cooperation with Councilmember Ferris' office, have developed this assessment district proposal which will extend sanitary sewer improvements to the properties that are currently experiencing the septic tank problems. Two neighborhood meetings have been held and a survey was mailed to each of the property owners. The survey results indicate that the majority of property owners in the area are in favor of the assessment district proposal.

In consideration of the above, staff is recommending that assessment district proceedings be initiated on the basis of *public convenience and necessity* and that a formal public hearing to consider formation of the district be scheduled for October 20, 1992.

## FINANCIAL CONSIDERATIONS

The project will be financed by property owners within the district. The estimated total cost of the project is \$161,100. The estimated total amount to be assessed to property owners is approximately \$183,000. The cost for a typical lot on Longshore Court is \$4,700. Based on a 15 year assessment, the annual cost is approximately \$590. District costs are itemized as follows:

Estimated Construction Cost	\$ 84,300
Contingency	16,900
Engineering and Construction Inspection	28,500
Incidental Expenditures	31,400
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Project Cost	\$ 161,100
Reserve Account	16,500
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Total Expenditures	\$ 177,600
Bond Discount	5,400
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Amount Assessed to Property Owners	\$ 183,000

The above expenditures are detailed in the Engineer's Report on file with the City Clerk. Final budgeting recommendations will be made at the time of contract award.

A non-refundable fee of \$15.00 will be charged for each set of plans and specifications to cover the cost of reproduction.

### Financial Assistance Program

In addition to the assessment district costs for public improvements, the property owners will incur a private cost to hook-up to the sewer and abandon their existing septic tank. The cost per household is estimated at approximately \$3,400 and is expected to vary from house to house. The Sacramento Housing and Redevelopment Agency (SHRA) is developing a financial assistance plan for those homeowners who would have difficulty in affording the private hook-up costs.

## POLICY CONSIDERATIONS

The procedures under which this district is being formed are set forth in the California Streets and Highways Code, specifically Division 12 entitled "*Municipal Improvement Act of 1913*" and Division 10 entitled, "*Improvement Bond Act of 1915.*"


Project approval and authorization for bid advertisement are consistent with Chapter 58, Article III, Section 58.301, of the City Code.

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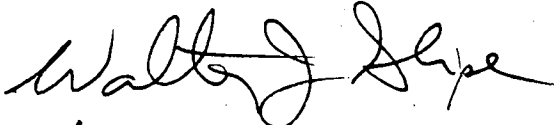
**MBE/WBE**

Plans and specifications will be sent to 19 plan rooms and construction services organizations for publication and use by the construction industry of Northern California. There are 4 organizations on the distribution list that are directly involved with the MBE/WBE contractors.

Respectfully submitted,

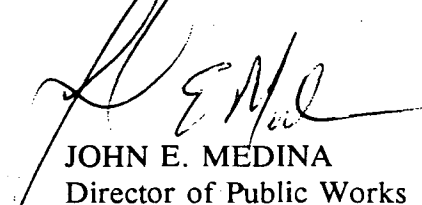
  
GARY ALM  
Supervising Engineer

Recommendation Approved:



(Octo) WALTER J. SLIPE  
City Manager

Approved:

  
JOHN E. MEDINA  
Director of Public Works

  
DONALD DODGE  
Director of Utilities

Contact for More Information:  
Karen Shipley, Special Districts Analyst  
264-5236

Greg Wessel, Sacramento Housing  
& Redevelopment Agency  
440-1399, Ext. 270

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FOR COUNCIL MEETING OF:  
August 25, 1992

(Apr)

with regard to said time of completion and liquidated damages are set forth in the specifications, which provisions are hereby referred to and incorporated herein by reference.

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 25th day of August, 1992.

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Mayor

ATTEST:

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City Clerk

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FOR CITY CLERK USE ONLY

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_