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DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL

OCT 31 1989

OFFICE OF THE
CITY CLERK

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

October 31, 1989

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Rio Linda Bridge Widening at Linda Creek (PN:TC26) - Establishing Just Compensation and Authorizing Expenditure of Funds for the Acquisition of One Parcel

SUMMARY

It is requested that the City Council adopt a resolution establishing just compensation and authorizing expenditure of funds to purchase the required right-of-way for rehabilitation of the Rio Linda Bridge at Linda Creek.

BACKGROUND

The Rio Linda Bridge was constructed in 1932. Since that time, traffic conditions have accelerated and the physical condition of the bridge has deteriorated considerably. There have been several accidents on this bridge due to its narrow width of twenty-one (21) feet.

This project consists of removal of the existing bridge structure and construction of a new bridge and bridge approaches with associated work including signing, striping, and roadside drainage. The proposed bridge deck will have a total width of 47.5 feet and will provide for two (2) 12-foot lanes, emergency parking, and railing. The bridge approaches require strips of additional right-of-way on either side of Rio Linda Boulevard. On October 21, 1987, a Categorical Exclusion Determination was made based on the Preliminary Environmental Study. The amount of just compensation was established for this parcel (owned by Johnnie and Mendel Pratt) and four other parcels, by Resolution No. 88-978. The Pratts did not accept the established amount of just compensation. The original appraisal is over six months old and an updated one was requested from Howard Pearson, an independent M.A.I. appraiser. The updated appraisal has been completed and presented to City staff for review. The updated appraisal has established a value on the parcel, including improvements, at \$2,600.00. This represents an increase of \$600.00 over the original appraised value of \$2,000.00.

City Council
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Acquisition of Parcel (PN:TC26)
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FINANCIAL DATA

The construction of this project is being eighty (80) percent funded with Federal Bridge Repair and Replacement Program Funds and twenty (20) percent with City funds. The City is funding one hundred (100) percent of the right-of-way acquisition costs. Funding for acquisition is available in the 1989/90 Rio Linda Bridge Widening at Linda Creek Capital Improvement Project (PN:TC26). This project is funded from Major Street Construction Fund (209-500-TC26-4813) and has a balance of \$239,500.00 as of October 10, 1989. From that balance, \$4,805.00 will be expended for this right-of-way, the appraisal update, escrow, and contingency costs.

POLICY CONSIDERATIONS

None.

MBE/WBE EFFORTS

None.

RECOMMENDATION

It is recommended that the attached resolution establishing just compensation and authorizing expenditure of funds 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

October 31, 1989
District No. 2

CONTACT PERSON

Bruce J. Alei, Real Property Agent
449-5055

BA:mt
RE6-12AQ.D
10.1989.3

RESOLUTION NO. 89-849

APPROVED
BY THE CITY COUNCIL

OCT 31 1989

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

RESOLUTION ESTABLISHING JUST COMPENSATION AND AUTHORIZING EXPENDITURE OF FUNDS RELATING TO THE ACQUISITION OF ONE PARCEL FOR REHABILITATION OF THE RIO LINDA BRIDGE AT LINDA CREEK (PN:TC26)

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

That the Director of Finance is hereby authorized and directed to expend the sum of \$4,805.00 from the Rio Linda Bridge Capital Improvement Project for acquisition of a right-of-way. This amount includes costs relating to appraisal, acquisition, escrow fees, and contingency as listed below:

APN: 226-0061-004-0000	(TC26-03-Pratt)	\$2,600.00*
Appraisal update	209-500-TC26-4812	\$1,250.00
Acquisition	209-500-TC26-4813	2,600.00*
Escrow	209-500-TC26-4813	455.00
Contingency	209-500-TC26-4813	<u>500.00</u>
	Total	\$4,805.00

Pursuant to Section 7267.2 of the Government Code of the State of California, this Council does hereby find and determine, on the basis of a fair market value appraisal of the property dated October 12, 1989, that the amounts set forth herein for acquisition of real property are the amounts which this Council believes to be just compensation for the subject parcel.

MAYOR

ATTEST:

CITY CLERK

RE6-12AQ.D
10.2689.3

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION ESTABLISHING JUST COMPENSATION AND AUTHORIZING EXPENDITURE OF FUNDS RELATING TO THE ACQUISITION OF ONE PARCEL FOR REHABILITATION OF THE RIO LINDA BRIDGE AT LINDA CREEK (PN:TC26)

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

That the Director of Finance be, and is hereby authorized and directed to expend the sum of \$4,805.00 from the Rio Linda Bridge Capital Improvement Project for acquisition of a right-of-way. This amount includes costs relating to appraisal, acquisition, escrow fees, and contingency as listed below:

APN: 226-0061-004-0000	(TC26-03-Pratt)	\$2,600.00*
Appraisal update	209-500-TC26-4812	\$1,250.00
Acquisition	209-500-TC26-4813	2,600.00*
Escrow	209-500-TC26-4813	455.00
Contingency	209-500-TC26-4813	<u>500.00</u>
	Total	\$4,805.00

Pursuant to Section 7267.2 of the Government Code of the State of California, this Council does hereby find and determine that the amounts set forth herein for acquisition of real property are the amounts which this Council believes to be just compensation of the parcels to be acquired with said sum.

MAYOR

ATTEST:

CITY CLERK

RE6-12AQ.D
10.1989.2

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____