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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

APPROVED
BY THE CITY COUNCIL

DEC 5 1989

OFFICE OF THE
CITY CLERK

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

916-449-5282

December 5, 1989

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Norwood Avenue Street Improvements (Fairbanks Ave. to Morrison Ave.) (PN:TA51) - Establishing Just Compensation and Authorizing Expenditure of Funds for Acquisition of 29 Parcels.

SUMMARY

It is requested that the City Council adopt a resolution establishing just compensation and authorizing expenditure of funds to purchase the required rights-of-way for street improvements on Norwood Avenue from Fairbanks Avenue to Morrison Avenue.

BACKGROUND

Norwood Avenue is a north - south corridor with Interstate 80 access north of the project area. Presently, the Norwood Avenue right-of-way is 60 feet to 65 feet wide with few street improvements.

This project will widen the right-of-way to 80 feet, repave the street, construct curb, gutter, sidewalk, street lighting, and traffic signals at Grand Avenue and Silver Eagle Road.

On October 31, 1989, a Negative Declaration regarding Environmental Impact was approved and filed.

Frank L. Blaesi, an independent M.A.I., was retained to appraise the required rights-of-way. The appraisals have been completed and presented to City staff for review. The appraiser has established the value on the parcels, including improvements, at \$95,815. It is requested that the City Council adopt a resolution establishing the amount of just compensation.

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FINANCIAL DATA

The construction of this project is being funded entirely by "Measure A" 1/2 cent sales tax funds. Funding for acquisition is available in the 1989/90 Norwood Avenue Street Improvements Capital Improvement Project (TA51). Funds come from fund 201-500-TA51-XXXX which has a current balance of \$843,000. From that balance \$167,000 will be expended for rights-of-way, appraisal, escrow, contingency costs and other related expenses.

POLICY CONSIDERATIONS

None.

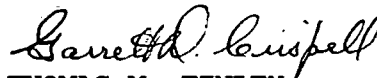
MBE/WBE EFFORTS

None.


RECOMMENDATION

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


Respectfully Submitted,


for THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:


WALTER J. SLIPE
City Manager

Approved:


MELVIN H. JOHNSON
Director of Public Works

CONTACT PERSON

Ronald F. Soos, Real Property Agent
449-8602

December 5, 1989
District No. 2

RS:np
RE1-08AQ.B
11.2789.1

Attachment

RESOLUTION NO. 89-925

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DEC 5 1989

ON DATE OF _____

OFFICE OF THE
CITY CLERK

RESOLUTION ESTABLISHING JUST
COMPENSATION AND AUTHORIZING
EXPENDITURES OF FUNDS RELATING TO
THE ACQUISITION OF TWENTY-NINE
PARCELS FOR CONSTRUCTION OF STREET
IMPROVEMENTS ALONG NORWOOD AVENUE
(PN:TA51)

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 \$167,000 from the Norwood Street Improvements Capital Improvements project for acquisition of rights-of-way. This amount includes costs relating to appraisal, acquisition, escrow fees, and contingency as listed below:

TA51	PARCEL 1	\$ 2,800.00
TA51	PARCEL 2	\$ 900.00
TA51	PARCEL 3	\$ 4,600.00
TA51	PARCEL 4	\$ 4,275.00
TA51	PARCEL 5	\$ 1,800.00
TA51	PARCEL 6	\$ 730.00
TA51	PARCEL 7	\$ 950.00
TA51	PARCEL 8	\$ 630.00
TA51	PARCEL 9	\$ 900.00
TA51	PARCEL 10	\$ 2,470.00
TA51	PARCEL 11	\$ 1,940.00
TA51	PARCEL 12	\$ 2,750.00
TA51	PARCEL 13	\$ 6,760.00
TA51	PARCEL 14	\$ 6,110.00
TA51	PARCEL 15	\$ 3,700.00
TA51	PARCEL 16	\$ 7,000.00
TA51	PARCEL 17	\$ 5,040.00
TA51	PARCEL 18	\$ 1,430.00
TA51	PARCEL 19	\$11,500.00
TA51	PARCEL 20	\$ 3,800.00

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RESOLUTION NO.: _____

DATE ADOPTED: _____

TA51	PARCEL 21	\$ 2,615.00
TA51	PARCEL 22	\$ 1,930.00
TA51	PARCEL 23	\$ 9,375.00
TA51	PARCEL 24	\$ 625.00
TA51	PARCEL 25	\$ 725.00
TA51	PARCEL 26	\$ 100.00
TA51	PARCEL 27	\$ 3,135.00
TA51	PARCEL 28	\$ 4,950.00
TA51	PARCEL 29	<u>\$ 2,275.00</u>
		\$95,815.00

Appraisal	201-500-TA51-4812	\$37,000.00
Acquisition	201-500-TA51-4813	\$95,815.00
Escrow Fees	201-500-TA51-4813	\$24,000.00
Contingency	201-500-TA51-4813	<u>\$10,185.00</u>
	TOTAL	\$167,000.00

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 for the parcels to be acquired with said sum.

MAYOR

ATTEST:

CITY CLERK

RN:np
RE1-08AQ.B

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____