



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	1/9/2024
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11138 – A Resolution Authorizing the City Manager to Execute an Agreement with Serpa Chiropractic, Inc. for the Acquisition of a Drainage Easement at 513 Natoma Street in Relation to the Natoma Street Drainage Improvement Project, Project No. PW1901, State Project No. 5288(047) and Appropriation of Funds
<b>FROM:</b>	Public Works Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11138 – A Resolution Authorizing the City Manager to Execute an Agreement with Serpa Chiropractic, Inc. for the Acquisition of a Drainage Easement at 513 Natoma Street in Relation to the Natoma Street Drainage Improvement Project, Project No. PW1901, State Project No. 5288(047) and Appropriation of Funds.

**BACKGROUND / ISSUE**

In early 2017, the City identified a collapsed segment of the storm drain system that flowed adjacent to Natoma Street between Bridge Street and Scott Street. The alignment of this drainage system weaved in and out of private property with very few access points for maintenance. In September of 2017, City Council authorized construction of Phase 1 to realign the storm drain system to keep it within public right of way as much as possible. Construction of the Phase 1 improvements were completed in April 2018.

During the design of the Phase 1 project, field investigations identified additional pipe offsets and corrosion issues with downstream segments of the storm drain system between Scott Street and Riley Street. Additional deficiencies included that the existing pipe alignment was on private property and there was a lack of access points for necessary inspections and maintenance. The City developed the Natoma Street Drainage Improvement Project Phase 2 to bring the system up to current standards and ensure it functions as designed. Phase 2 of the project installed

approximately 900 linear feet of new storm drain pipe, abandoned and removed existing failing storm drain pipe, and added new standard manholes, drain inlets, and an outfall structure.

The alignment of a segment of the new 36-inch storm drain line runs from the Natoma Street Persifer Street Alley out to Scott Street via a portion of private property located at 513 Natoma Street. There is no viable option to detour the storm drain within existing City right of way due to other existing underground and overhead utility lines that would result in conflicts and additional relocations. The property owner was notified of the need for the easement early in the design and layout of the project, and through ongoing communication and negotiations has consented to this final agreement.

### **POLICY / RULE**

Acquisition of property rights by the City of Folsom requires City Council approval. Resolution No. 2435, adopted on July 18, 1988, authorizes the City Manager to execute an Easement Agreement.

### **ANALYSIS**

The proposed drainage easement is for 443 square feet of a portion of the property's existing parking lot. The drainage easement will not impact the private property from its current use as designated parking. Coordination with the property owner was ongoing throughout the project, and discussions included that the City would resurface and restripe the parking lot in lieu of monetary compensation. Staff coordinated with the project contractor on options and ultimately determined that it was not feasible given construction timelines and weather constraints to perform the work.

The property owner then solicited a bid from a separate contractor to perform the parking lot resurfacing and restriping for a total cost of \$9,670. Staff reviewed the bid and determined that it is an acceptable price for the work. Similar utility easements recently appraised on properties along Natoma Street for \$15 to \$20 per square foot, which is generally consistent with the amount requested by the owner and agreed to by staff.

### **FINANCIAL IMPACT**

The City shall pay an amount not to exceed \$9,670 for the acquisition of a Drainage Easement at 513 Natoma Street.

The Natoma Street Drainage Improvement Project, (PW1901) is included in the FY 2023-24 Capital Improvement Plan with a total project budget of \$1,880,000. Staff is requesting an appropriation of \$9,670 in the Drainage Capital Improvement Fund (Fund 448) for the cost of the acquisition of the Drainage Easement at 513 Natoma Street. Once authorized the appropriation will increase the total project budget to \$1,889,670. Funds are currently available in the Drainage Capital Improvement Fund (Fund 448) for the appropriation.

**ENVIRONMENTAL REVIEW**

As part of the design phase, it was determined that construction of this project could be done under a Categorical Exemption classification of the CEQA Guidelines. The CEQA Notice of Exemption was filed with the County in March 2021, and no further environmental analysis is required.

**ATTACHMENT**

Resolution No. 11138 – A Resolution Authorizing the City Manager to Execute an Agreement with Serpa Chiropractic, Inc. for the Acquisition of a Drainage Easement at 513 Natoma Street in Relation to the Natoma Street Drainage Improvement Project, Project No. PW1901, State Project No. 5288(047) and Appropriation of Funds

Submitted,

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Mark Rackovan, PUBLIC WORKS DIRECTOR

**RESOLUTION NO. 11138**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH SERPA CHIROPRACTIC, INC. FOR THE ACQUISITION OF A DRAINAGE EASEMENT AT 513 NATOMA STREET IN RELATION TO THE NATOMA STREET DRAINAGE IMPROVEMENT PROJECT, PROJECT NO. PW1901, STATE PROJECT NO. 5288(047) AND APPROPRIATION OF FUNDS**

**WHEREAS**, staff has identified the need to establish a drainage easement at 513 Natoma Street (APN 070-0164-001) for a segment of realigned storm drain pipe as part of the Natoma Street Drainage Improvement Project; and

**WHEREAS**, the property owner, Serpa Chiropractic, Inc., has agreed to the recitals in the Drainage Easement and Maintenance Agreement; and

**WHEREAS**, the Natoma Street Drainage Improvement Project, (PW1901) is included in the FY 2023-24 Capital Improvement Plan with a total project budget of \$1,880,000; and

**WHEREAS**, an appropriation of funds in the amount of \$9,670 in the Drainage Capital Improvement Fund (Fund 448) will increase the total project budget to \$1,889,670; and

**WHEREAS**, sufficient funds are currently available in the Drainage Capital Improvement Fund (Fund 448) for the appropriation; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to Execute an Agreement with Serpa Chiropractic, Inc. for the Acquisition of a Drainage Easement at 513 Natoma Street in Relation to the Natoma Street Drainage Improvement Project, Project No. PW1901, State Project No. 5288(047).

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the Chief Financial Officer is authorized to appropriate \$9,670 in the Drainage Capital Improvement Fund (Fund 448) for the acquisition of a Drainage Easement at 513 Natoma Street.).

**PASSED AND ADOPTED** this 9<sup>th</sup> day of January 2024, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Michael D. Kozlowski, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK