



## COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

### SUMMARY REPORT

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**Agenda Date:** 8/4/2020

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**To:** Board of Supervisors

**Department or Agency Name(s):** Transportation and Public Works

**Staff Name and Phone Number:** Johannes J. Hoevertsz 707-565-2231

**Vote Requirement:** 4/5th

**Supervisory District(s):** First

**Title:**

Reimbursement Agreement with Victory Station LLC for Public Roadway Improvements on Eighth Street East in Sonoma and corresponding budget resolution.

**Recommended Action:**

- A) Approve and authorize the Director of Transportation and Public Works to execute a Reimbursement Agreement with Victory Station, LLC for the County to reimburse Victory Station for public roadway improvements on Eighth Street East in Sonoma, in an amount not to exceed \$428,391.50
- B) Adopt a Resolution authorizing a budgetary adjustment to the fiscal year 2019-2020 Department of Transportation and Public Works final budget in the amount of \$226,656.25.

(4/5<sup>th</sup> Vote Required)(First District)

**Executive Summary:**

Transportation and Public Works (TPW) requests that the Board approve a reimbursement agreement with Victory Station LLC in an amount not to exceed \$428,391.50. The reimbursement is for costs incurred by Victory Station for public roadway improvements constructed over and above permit requirements for the Victory Station development Project (DRH15-0007). The public improvements would have been required to be constructed by the County in order to accomplish the future signalization of the Eighth Street East-State Route 12/121 intersection. The improvements include reconstruction of the at-grade rail crossing on Eighth Street East as well as road widening and striping improvements on the easterly side of Eighth Street East (opposite the project frontage). In order to ensure adequate appropriations for the reimbursement agreement, TPW is requesting the Board approve a corresponding fiscal year 2019-20 budget resolution in the amount of \$226,656.25.

**Discussion:**

Victory Station is a 258,182 square foot light industrial warehouse building located on the northwest corner of Eighth Street East and State Route 12/121. As a condition of the County's approval of the project, the developer was required to make certain public improvements along Eighth Street East, including the addition of turn lanes as well as shoulder improvements.

In addition to the required roadway improvements, the County requested Victory Station to undertake and complete additional infrastructure improvements in order to facilitate future signalization of the intersection at Eighth Street East and State Route 12/121. These improvements included reconstruction of the at-grade rail

crossing on Eighth Street East as well as road widening and striping improvements on the easterly side of Eighth Street East (opposite the project frontage).

Under the terms of the requested Reimbursement Agreement, the County would pay Victory Station \$266,656.25 upon execution of the Agreement with additional payments made on annual basis over a ten-year period. Funding for this agreement has been from fair share funds collected from development projects in the area as part of the permitting process. The funds were collected in anticipation of the need for the signalization of the Eighth Street East intersection at a future date. In order to ensure adequate appropriations for the reimbursement agreement, TPW is requesting the Board approve a corresponding fiscal year 2019-20 budget resolution in the amount of \$226,656.25. Annual installment payments to Victory Station in fiscal year 2020-21 and beyond will be funded with by additional development fees as they become available.

The County is benefitting from these public improvements as they are now completed giving a head start to the future signalization project. The railroad crossing work also saves the County from having to work with the California Public Utilities Commission (CPUC) and the railroad owner in the future.

**Prior Board Actions:**

2/26/19: Board approved Eighth Street East dedication - "Victory Station Development Project Road and Public Utility Easement for Eighth Street East".

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 19-20 Adopted</b>	<b>FY20-21 Projected</b>	<b>FY 21-22 Projected</b>
Budgeted Expenses		\$20,175.00	\$20,175.00
Additional Appropriation Requested	\$266,656.25		
<b>Total Expenditures</b>	<b>\$266,656.25</b>	<b>\$20,175.00</b>	<b>\$20,175.00</b>
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other		\$20,175.00	\$20,175.00
Use of Fund Balance	\$266,656.25		
Contingencies			
<b>Total Sources</b>	<b>\$266,656.25</b>	<b>\$20,175.00</b>	<b>\$20,175.00</b>

**Narrative Explanation of Fiscal Impacts:**

Payments for this Reimbursement Agreement will be dispersed from the Road Fund Capital Improvements budget. The fees collected from developers for this Agreement have been held in a subsidiary account in Roads Fund Balance and construction costs have been tracked by a project code. The first payment of \$266,656.25 represents all of the available cash in the subsidiary account. TPW is requesting the Board approve a fiscal year 2019-20 budget resolution in the amount of \$226,656.25. Estimated payments in future years will be included in the annual budget development process but will not exceed development fees

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collected during the fiscal year.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

Budget Resolution

Reimbursement Agreement with Victory Station LLC

**Related Items "On File" with the Clerk of the Board:**

None