

Ordinance to Acquire Right-Of-Way for Belmont Drive

CDBG Streets & Sidewalks Project

February 20, 2018

Chris Hamilton



Belmont Drive Right of Way

- The acquisition, by purchase, condemnation or dedication of real property totaling \pm 0.1148 acres, generally located between 1st Street and 3rd Street along Belmont Drive



Belmont Drive Right of Way

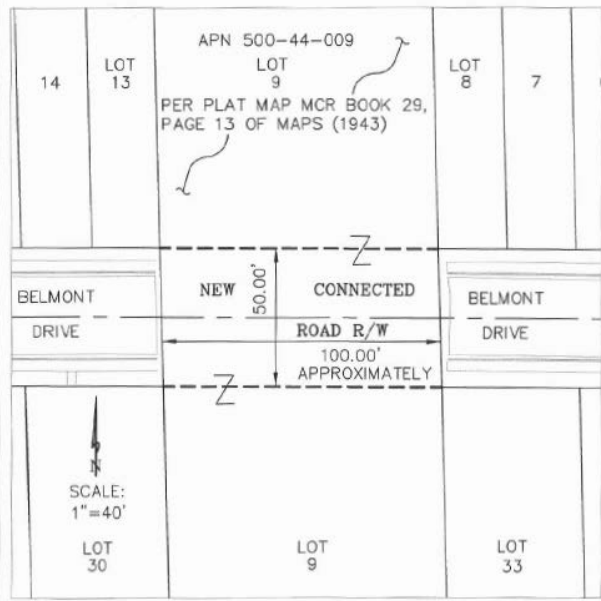


EXHIBIT MAP
ROAD R/W
BELMONT DRIVE
"COMBS TRACT"



Belmont Drive Right of Way



Image January 2018



Image January 2018



Google Image August 2016

Belmont Drive Right of Way

- Connectivity Options Considered
 - Full Roadway
 - 50-ft total Right of Way
 - Sidewalk Connection
 - 16-ft public utility easement with sidewalk
 - Utility Easement
 - 10-ft Utility easement with double locked double gates on both sides.
 - Area over easement would need to remain undisturbed

Recommended Option

- Full roadway
 - Connectivity
 - Roadway
 - Utility
 - Pedestrian
 - Sanitation Truck pick up
 - Fire Access
 - Pedestrian Safety
 - Creates developable lots (2 possible)



Preliminary Negotiation Timeline

- First Contact /Discussions in December 2015
 - Owner would dedicate 50-ft total Right of Way
 - COA would install roadway, water services, sewer services, remove septic
- Construction Schedule Identified in February/March 2016
 - Construction was scheduled FY2018.
- May 2016 Septic Discussions
 - Found that existing property is connected to City sewer. Work not formally permitted
- Owner Garden notification December 2016
- Appraisal & Phase I process started January 2017
 - Phase I Complete March 2017 Appraisal May 29, 2017
- Updated preliminary offer send June 2017
- Preliminary Agreement November 2017
 - Refuted December 2017

Current CDBG Project

- Schedule of project
 - Final Plans, Specifications and Estimate Feb 2018
 - Bid Advertisement March
 - Council Award April
 - Construction Start April
 - Completion December



Recommendation

Staff is requesting that the City Council adopt an ordinance authorizing the acquisition of real property for the CDBG Street and Sidewalk Improvement Project, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.



Questions?



Public Meeting

- Open House August 29, 2012
 - Sam Garcia Library 6 pm
 - 2 residents appeared
- Open House July 8, 2015
 - Sam Garcia Library 6 pm
 - 2 residents appeared



Background

- The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs, including housing.
 - To receive its annual CDBG entitlement grant, the City of Avondale must develop and submit to HUD a 5-year Consolidated Plan, a comprehensive planning document and application for funding under the HUD Community Planning and Development formula grant programs.

CDBG Background

