



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Kathryn Davis, City Attorney
Kyle Nuttall, Assistant City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of property necessary for the Avenue D Connections and Alleys Project and authorizing closing costs associated with the purchase in an estimated amount of \$185,000 and relocation benefits in an estimated amount of \$89,885.

BACKGROUND: The City is in the design phase for the Avenue D Connections and Alleys Project. This project will create improvements to the connection and walkability of Avenue D and connecting roads and alleys based on concepts identified in the 2019 Ferguson Park Master Plan. The project extends along Avenue D from 14th Street to 18th Street, along the alley between Avenue D and Avenue C from 14th Street to 18th Street, and along 16th Street, from Avenue E to the alley between Avenue C and Avenue D.

For the project, this property will require demolition of the house and relocation of the family living there. While initially, the offer was for the purchase of a portion of the parcel, including the house, and a temporary construction easement for another large portion of the parcel, after negotiations, an agreement has been reached with the owner for the purchase of the whole parcel and for an amount of \$181,440.00, plus associated closing costs. This acquisition does require the owner to relocate his household. Stateside has worked with the owner to estimate relocation benefits of approximately \$89,885. Relocation benefits are reimbursement based and capped by Federal statute.

Stateside Right of Way Services (Stateside) is the City's contracted agent for easement acquisition services. Appraisals for the right-of-way property and associated easements have been conducted and initial offers have been made to each owner based on the appraisal report for each property. The City has acquired the needed easements from three property owners. The City continues to negotiate with the remaining property owners.

The address and Bell County Tax Appraisal District ID number of the property where the property acquisition is located is 804 E Avenue D, BellCAD ID #9085.

ALIGNMENT WITH ADOPTED PLANS:

| Plan | Comments |
|--------------------------|---|
| Strategic Plan | This project supports the Strategic Plan goal of “Neighborhoods Where People Love to Live” and “Infrastructure and Systems that Support Exceptional Services and Community safe and attractive neighborhoods where citizens take pride and are engaged with their community” and “Develop a safe, connected, and well-maintained mobility system that incorporates all modes of travel including vehicular, pedestrian, bicycle, transit, and air.” |
| Capital Improvement Plan | This item supports the Capital Improvement Plan of identifying large scale projects that repair, maintain, and grow key components of City operations and facilitates improved mobility in an identified area of growth of the City. |

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

BOARDS & COMMISSIONS RECOMMENDATION: This item was not reviewed by any of the official boards and commissions.

FISCAL IMPACT: Funding for the purchase of property necessary for the Avenue D Connections and Alleys Project and authorizing closing costs associated with the purchase in an estimated amount of \$185,000 and relocation benefits in an estimated amount of \$89,885 is available in account 362-3400-531-6974, project 102249.

ATTACHMENTS:

Resolution
Exhibit A – Survey