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DEC 13 2007



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Where Values Make The Difference

MEMORANDUM

Real Estate – Council Memo No. RE 08-150

DATE: DECEMBER 13, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
R. J. ZEDER, PUBLIC WORKS DIRECTOR
MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS
DIRECTOR/TRANSPORATION AND OPERATIONS

FROM: ERICH KUNTZE, REAL ESTATE OPERATIONS COORDINATOR

SUBJECT: APPROVE THE PURCHASE OF RIGHT OF WAY AND EASEMENTS
LOCATED SOUTH OF GERMANN ROAD WEST OF HARTFORD STREET,
FOR THE GERMANN ROAD IMPROVEMENT PROJECT FROM DOBSON
ROAD TO ARIZONA AVENUE, NOT TO EXCEED \$60,000 PLUS CLOSING
COSTS.

RECOMMENDATION: Staff recommends that Council approve the purchase of right of way and easements located south of Germann Road west of Hartford Street, for the Germann Road Improvement Project from Dobson Road to Arizona Avenue, not to exceed \$60,000 plus closing costs.

BACKGROUND/DISCUSSION: On February 23, 2006, City Council approved Resolution No. 3936 authorizing the purchase of certain real property as rights of way in fee and/or easements from private property owners as needed to construct the Germann Road Improvement Project from Dobson Road to Arizona Avenue, Project No. ST0605.

The owner, Christopher J. Scoggin, has agreed to sell the property to the City for \$60,000. The market value based upon an independent appraisal of the property rights being acquired is \$41,650. The balance of \$18,350 represents the estimated cost for relocating the existing driveway to provide new access to and from Germann Road and an Administrative Settlement to avoid delays in the project, associated costs, and potential legal expenses. The City Attorney's office has reviewed this matter and supports this administrative settlement.

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FINANCIAL IMPLICATIONS:

Costs: \$60,000 plus closing costs
Long Term Costs: None
Fund Source:

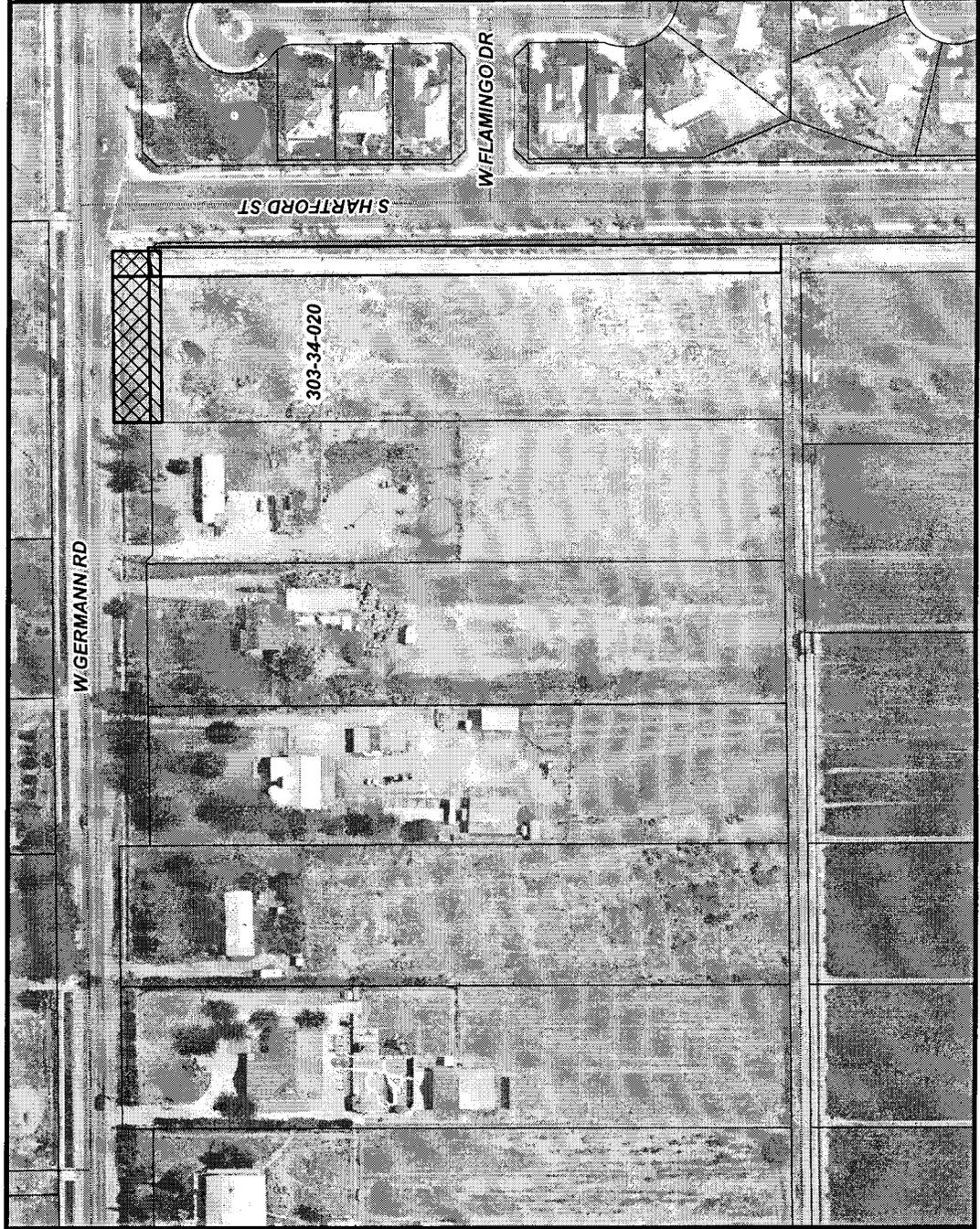
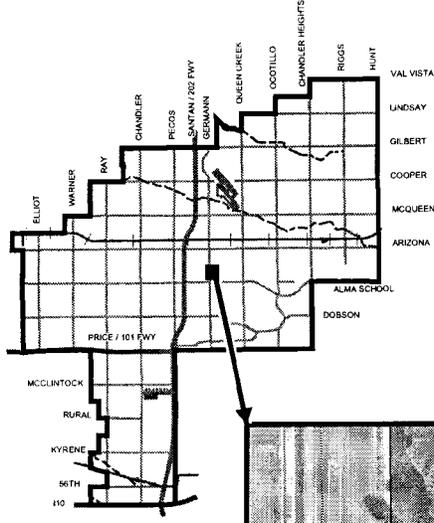
<u>Acct. No.</u>	<u>Fund</u>	<u>Program Name</u>	<u>CIP Fund</u>	<u>Amount</u>
415.3310.0000.5ST346	Arterial Street Impact Fees	Germann Road	06/07	\$60,000

PROPOSED MOTION: Move to approve the purchase of right of way and easements located south of Germann Road west of Hartford Street, for the Germann Road Improvement Project from Dobson Road to Arizona Avenue, not to exceed \$60,000 plus closing costs.

Attachments: Location Map



RIGHT-OF-WAY AND EASEMENTS ON SCOGGIN PROPERTY



MEMO NO. RE08-150

-  TEMPORARY CONSTRUCTION
-  EASEMENT
-  RIGHT OF WAY

