SUBJECT: AUTHORIZATION TO PAY FOR RELOCATION OF IRRIGATION SYSTEM AND CONSTRUCT DRIVEWAY SEPARATE FROM PURCHASE OF RIGHT OF WAY AT 424 EAST MORTON AVENUE

SOURCE: Engineering & Building Department

COMMENT: On September 9, 2001, the City initiated an appraisal on approximately 1,600 square feet of property owned by James L. and Brenda K. McDonald for the purpose of acquiring additional right of way as part of the Granite Hills Street Reconstruction, Phase I project. The property, 424 East Morton Avenue, is located on the northeast corner of Morton Avenue and Plano Street. On April 9, 2002, the City’s appraiser revised his report to include $4,200 for “turf” work, $5,750 for concrete work, $50 for a chain link fence, $500 for a shade tree and $2,000 for the 1,600 square feet of right of way.

The irrigation system needs to be relocated as soon as possible to continue with the Granite Hills Streets Reconstruction project. To date, the property owner has not relocated his irrigation system because he disagrees with the compensation package offered by the City. The property owner requests an additional $1,000 compensation to cover the cost to relocate the irrigation system, replace rose bushes, two brick planters and two small trees. These items were not included in the appraisal report.

Further, the property owner disagrees with the $1.25 per square foot cost described in the appraisal report and will provide a counter offer at a later date. It is important, at this time, to settle the cost differences related to the irrigation system so that the City can continue with construction of the Granite Hills Streets Reconstruction project.

RECOMMENDATION: That City Council:

1. Authorize an increase of $1,000 to the appraised value to relocate the irrigation system, replace rose bushes, two brick planters and two small trees at 424 East Morton Avenue; and

2. Authorize staff to make payment of $11,500 to James L. and Brenda K. McDonald for the items described in this report separate from the remainder of the cost to purchase the right of way.