

Legislation Text

File #: 15-7046, Version: 1

Property Transactions - Gum Branch Sanitary Sewer, Parcel #9

Action: Approve the following Condemnation: Gum Branch Sanitary Sewer, Parcel #9

Project: Gum Branch Sanitary Sewer, Parcel #9

Owner(s): Eugene M. Reed, Jr.

Property Address: 617 Belmorrow Drive

Total Parcel Area: 76,685 sq. ft. (1.760 ac.)

Property to be acquired by Easements: 6,946 sq. ft. (.159 ac.) in Sanitary Sewer Easement, plus 879 sq. ft. (.02 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Irrigation System

Landscaping to be impacted: Trees

Zoned: R-3

Use: Flum/Swim Floodway (No Build Zone)

Tax Code: 031-421-32

Appraised Value: \$5,725

Property Owner's Counteroffer: \$6,225

Property Owner's Concerns: The property owner is concerned with the impacts to the irrigation system and trees.

City's Response to Property Owner's Concerns: Staff included impacts to the irrigation system and trees within the appraisal report.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 2