

Legislation Text

File #: 15-7044, Version: 1

Property Transactions - Gum Branch Sanitary Sewer, Parcel #2

Action: Approve the following Condemnation: Gum Branch Sanitary Sewer, Parcel #2

Project: Gum Branch Sanitary Sewer, Parcel #2

Owner(s): John J. Oates, Trustee under the John J. Oates Living Trust

Property Address: 1032 Gum Branch Road

Total Parcel Area: 527,512 sq. ft. (12.110 ac.)

Property to be acquired by Easements: 13,186 sq. ft. (.303 ac.) in Sanitary Sewer Easement, plus 9 sq. ft. (ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential

Tax Code: 031-421-04

Appraised Value: \$3,775

Property Owner's Concerns: The property owners are concerned with the fence relocation and associated costs due to their livestock and the impact on future taxes.

City's Response to Property Owner's Concerns: Staff amended the plans to reflect property owners' relocation of the fence. Staff agreed to compensation for restoration of the easement area.

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