



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

September 18, 2019

DEPARTMENT:

Engineering

DIVISION:

- ☐ Motion
☐ Resolution
☐ Ordinance - Introduction
☒ Ordinance - Adoption
☐ Public Hearing

TITLE:

Declare Property Surplus and Authorize Sale: Crest Drive

SUMMARY RECOMMENDATION:

Authorize the vacation of Crest Drive right-of-way, reserving utility and access easements, declare the right-of-way (subject to the reserved easements) surplus and authorize an exchange of the surplus right-of-way to Bill Alexander Ford Lincoln Mercury Inc. (Alexander Ford) in exchange for a covenant to perform landscape maintenance of the Bonanza Basin Property. (Engineering) (Jeff Kramer)

REPORT:

The controlling interest in Alexander Ford owns three properties surrounding Crest Drive and has requested to take Crest Drive into private ownership so Alexander Ford can control access in and out of their facilities.

The City of Yuma is currently providing maintenance to the Bonanza Storm Water Basin, which serves the drainage needs of 32nd Street and surrounding properties that have been allowed to drain into the basin over the years through various development agreements. Maintenance of the landscaping in the Bonanza Basin is estimated to cost the City approximately \$2,625 per year.

The City of Yuma has estimated that the cost to repair Crest Drive within the requested area is \$110,000, which includes the reconstruction of Crest Drive with an expected 25-year life. Maintenance would consist of a slurry seal every 5 years, equating to a minimum of \$3,021 each 5-year cycle. The approximate cost of maintaining Crest Drive and Bonanza Basin over a 25-year time period without inflation calculates as follows:

Description	Number in 25 years	Cost per item	Total
Reconstruct Crest Drive	1	\$110,000	\$110,000
Slurry Seal Maintenance	5 (Every 5 years)	\$3,021	\$15,105
Landscape Maintenance	25 (1 per year)	\$2,625	\$65,625
Total cost if retained by the City of Yuma			\$190,730

It would cost the City of Yuma a minimum of \$190,730 per 25-year period, and likely substantially increase with inflation in the future.

Alexander Ford has agreed to take over the landscaping and maintenance of the basin in exchange for the requested Crest Drive right-of-way. Crest Drive provides City access to the Bonanza Storm Water Basin property, and has an 8 inch City water-main feeding fire hydrants and commercial water meters. The City of Yuma will reserve a 20-foot wide access and utility easement over the existing water line for the purposes of accessing and maintaining the waterline. Additionally the City will reserve another 5-foot wide utility and access easement centered over the lateral water-line connections from the water main to the water meter boxes.

The proposed ordinance authorizes the City to exchange the requested Crest Drive right-of-way subject to the above easement restrictions and a reversion clause in the deed requiring the owner of this section of Crest Drive to maintain the basin. If the owner or any of owner's successors fails to maintain the landscaping in the Bonanza Storm Water Basin to City standards for a period of one year or more, the 42,160 square feet would revert to the City. A map of the described parcels is attached for illustrative purposes.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5. IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input checked="" type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	John D. Simonton		8/28/2019	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		8/28/2019	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Jeffrey A. Kramer		08/20/2019		
WRITTEN/SUBMITTED BY:		DATE:		
Andrew McGarvie		8/19/2019		