

AGENDA ITEM # _____

DATE: June 22, 2015

COAC NUMBER: 15-5620

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Acceptance of Two Special
Warranty Deeds and Drainage
Easement for the Dedication of portions
of 145th Avenue.**

STAFF PRESENTER: Linda R. Beals,
Real Estate Coordinator
COMPANY: KCI Goodyear North, LLC
CONTACT: Scott Seldin

RECOMMENDATION:

Approve the acceptance of two Special Warranty Deeds and a Drainage Easement dedicating portions of 145th Avenue from KCI Goodyear North, LLC, an Arizona limited liability company.

PURPOSE:

The acceptance of the dedication of the two Special Warranty Deeds and the Drainage Easement provide the property needed for the construction of the extension of 145th Avenue along the westerly frontage of the Police Department Operations Facility site. (Linda R. Beals, Real Estate Coordinator)

BACKGROUND AND COMMUNITY BENEFIT:

The acceptance of the Special Warranty Deeds and Drainage Easement for portions of 145th Avenue will provide the City with the property required to extend the existing roadway which was constructed adjacent to the west side of the Goodyear Municipal Complex. The extended road will be constructed along the west side of the 911 Communication Facility and will continue to the south side of the Police Department Operations Facility site. The extension of 145th Avenue is being designed similarly to the existing portion of the road and will include 2 traffic lanes and a center turning lane.

The easterly half-street location for 145th Avenue was included in the purchases of the 911 Communication Facility site (which was part of the acquisition of the Goodyear Municipal Complex) and the recent purchase of the Police Department Operations Facility Site. Due to the amount and type of traffic to and from the police facilities it is preferable to develop the full roadway. The owner of KCI Goodyear North, Scott Seldin, agreed to dedicate the property with the stipulation that the City would not require a future reimbursement of the costs associated with the development of the westerly half of the road. The deeds and easement have language that precludes the City from requiring future reimbursement for the improvements we construct in association with the City's property, but preserves the City's right to require any unconstructed half-street improvements required by City Code, Ordinance or as required by any development agreements.

PREVIOUS ACTIONS AND DISCUSSION:

The City Council approved the purchase of the Police Department Operations Facility site on December 15, 2014 as Council Action Number 14-5422. The acquisition included the approximate 7 acre parcel where the facility will be located, south of the existing Goodyear Municipal Facility and the 911 Communications Facility. City staff is currently in the process of designing the Police Department Operations Facility and the associated infrastructure.

FISCAL ANALYSIS:

KCI Goodyear North has agreed to dedicate the road rights of way and easement at no cost to the City. Construction costs for the road will be included in the construction budget for the Police Department Operations Facility.

ATTACHMENTS:

- (2) Special Warranty Deeds
- (1) Drainage Easement