

AGENDA ITEM # _____

DATE: July 6, 2015

COAC NUMBER: 15-5592

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: MAP OF DEDICATION
FOR A PORTION OF WEST INDIAN
SCHOOL ROAD, EAST OF STATE
ROAD 303**

STAFF PRESENTER:

Karen Craver, AICP, Planner III

APPLICANT: Troy Mortensen,
Sunbelt Holdings

CASE NUMBER: 15-550-00001

RECOMMENDATION:

Approve the attached Map of Dedication (MOD) for a portion of West Indian School Road adjacent to the PV 303 East site, located between State Road 303 on the west and North Sarival Avenue on the east.

PURPOSE:

By this MOD, Sunbelt Holdings is dedicating the right-of-way and public utility & landscape easements necessary to construct the ultimate 130-foot major arterial cross-section of West Indian School Road.

BACKGROUND AND COMMUNITY BENEFIT:

When the land in the area of PV 303 was originally annexed into the City of Goodyear, West Indian School Road was a 66-foot County road easement. As is standard procedure, the County road easement remained in place, but maintenance responsibilities were taken over by the City. Now, in order to expeditiously improve a sub-standard section of roadway to its ultimate cross-section without need for interim measures, City Engineering staff is proposing a joint effort with Sunbelt Holdings.

In advance of development at PV 303 East, which normally triggers the requirements of right-of-way dedication and roadway construction, Sunbelt Holdings is dedicating the right-of-way and public utility & landscape easements on West Indian School Road now. City staff, in an effort to eliminate a current need for City-constructed temporary roadway improvements, which would be ripped out with the normal roadway construction process, is proposing a cost participation agreement with Sunbelt Holdings in lieu of the temporary improvements. COAC No.15-5602 brings forward the agreement between the City and Sunbelt Holdings for consideration at the July 6, 2015 Regular Council Meeting, prior to consideration of this MOD. The benefit derived by the City and its residents as a result of the agreement will be that the construction for the entire six lane roadway including bus bays, street lights, and curb and gutter will be constructed in one construction phase thereby minimizing future traffic disruption if the construction were to be performed in multiple phases.

Pursuant to the proposed cost participation agreement, Sunbelt Holdings would construct the ultimate roadway cross-section upon execution of the agreement and City approval of construction documents. The City would reimburse Sunbelt Holdings approximately one-third of the construction costs, which is in line with the cost the City would incur for the temporary improvements. The City's contribution will be capped at \$500,000, of which \$145,000 is from General Funds and \$355,000 is from Arterial Streets Development Impact Fees. The total cost of the project is estimated at \$1,500,000 with Sunbelt Holdings responsible for the cost in excess of the City's one third share or \$500,000. Payments are proposed to be made to Sunbelt Holdings during construction based upon work completed to that point. The roadway construction would be accepted by the City after satisfactory completion of the improvements and expiration of the standard two-year warranty period. The Engineering Department has reviewed this MOD and has recommended that it be approved.

The approval of this MOD, and construction of the ultimate cross-section, will be a great benefit to the public in providing much improved access to and from State Road 303. In addition, it will facilitate future development at PV 303 East bringing in construction taxes and sales taxes, and creating employment opportunities.

PREVIOUS ACTIONS AND DISCUSSIONS:

This item has not previously been taken before the Council.

FISCAL ANALYSIS:

This dedication of right-of-way and easements will be done at no cost to the City, and the roadway improvements would be constructed as a joint effort between the City and Sunbelt Holdings. The City will be responsible for maintenance of the roadway upon acceptance of the constructed roadway improvements.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Map of Dedication