

PARK VISTA DRAINAGE CHANNEL IMPROVEMENTS PROJECT

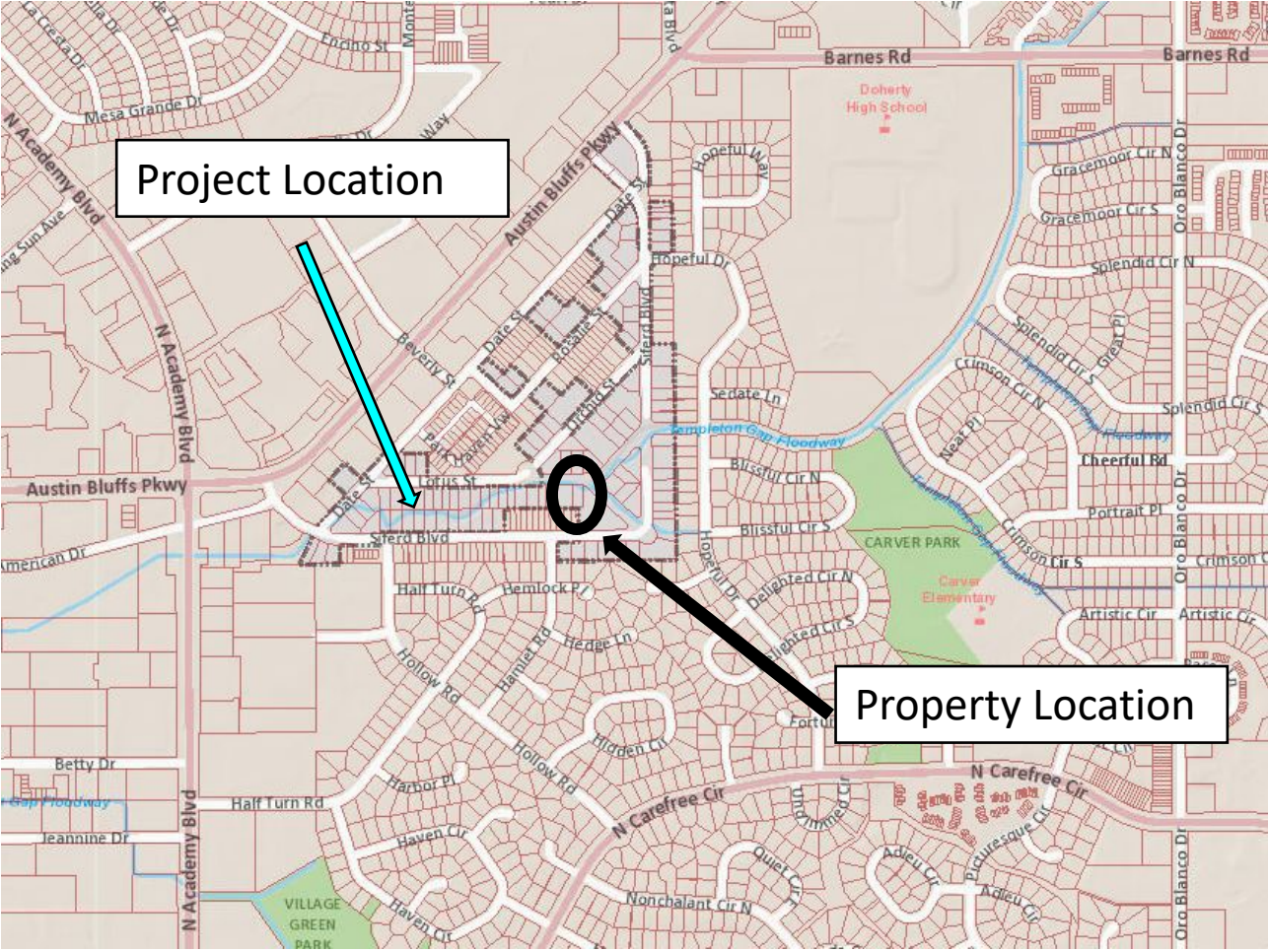


Property Acquisition from
Michael J. Mussman

October 8, 2024

Gayle Sturdivant, PE, PMP
City Engineer/Deputy Public Works Director

PROJECT LOCATION



PROJECT BACKGROUND

Siferd Blvd. and Date St. Intersection

- Tee intersection at the bottom of Templeton Gap
- Vehicles enter intersection during flooding
- Most dangerous swift water rescue that CSFD does



PROJECT BACKGROUND



PROJECT BACKGROUND



PROJECT PURPOSE



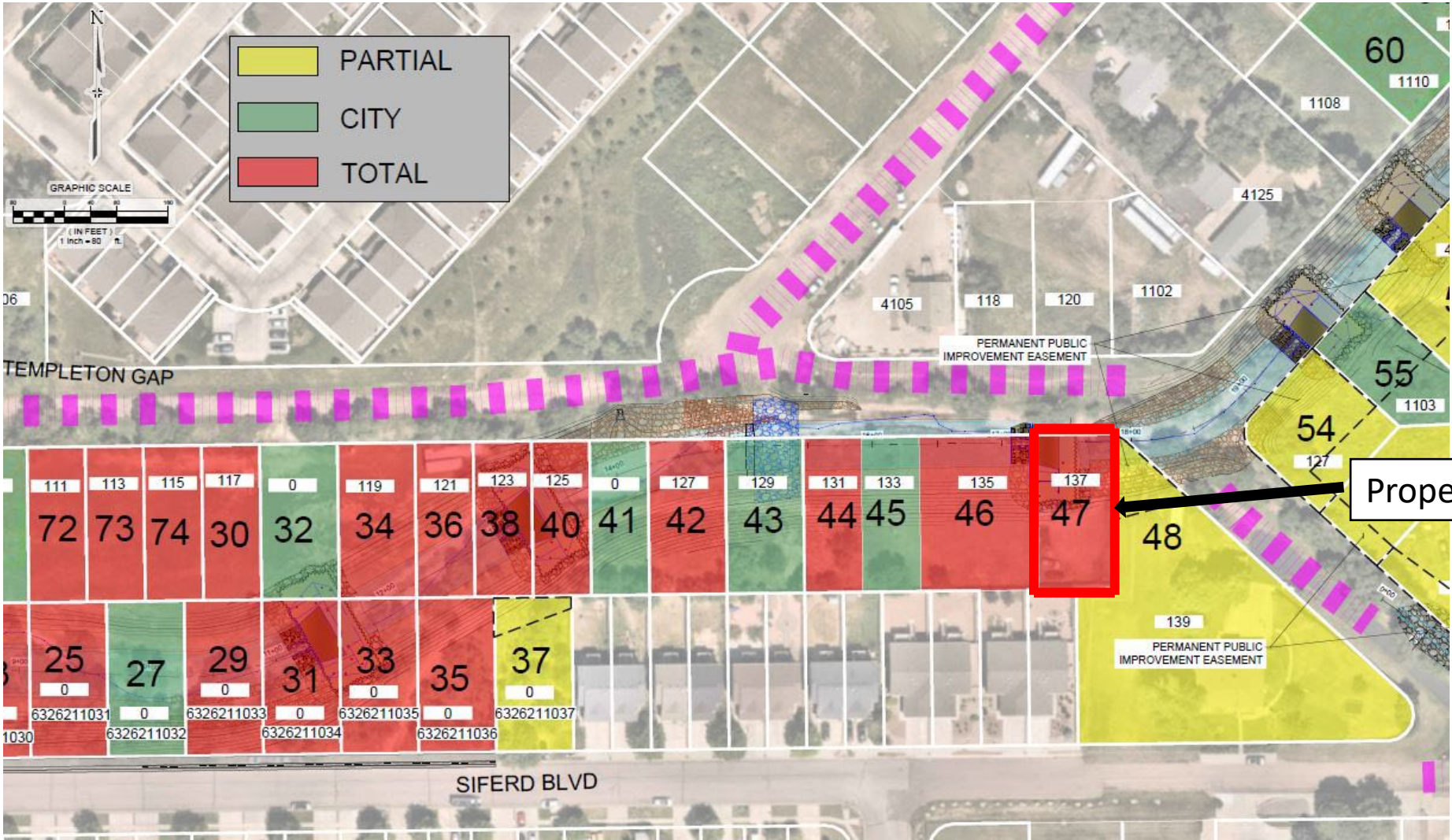
- Improve safety through Park Vista South along Templeton Gap
- Remove properties out of FEMA Floodplain
- Create a long-lasting low maintenance drainage channel
- Protect existing utilities

PROPERTY ACQUISITIONS

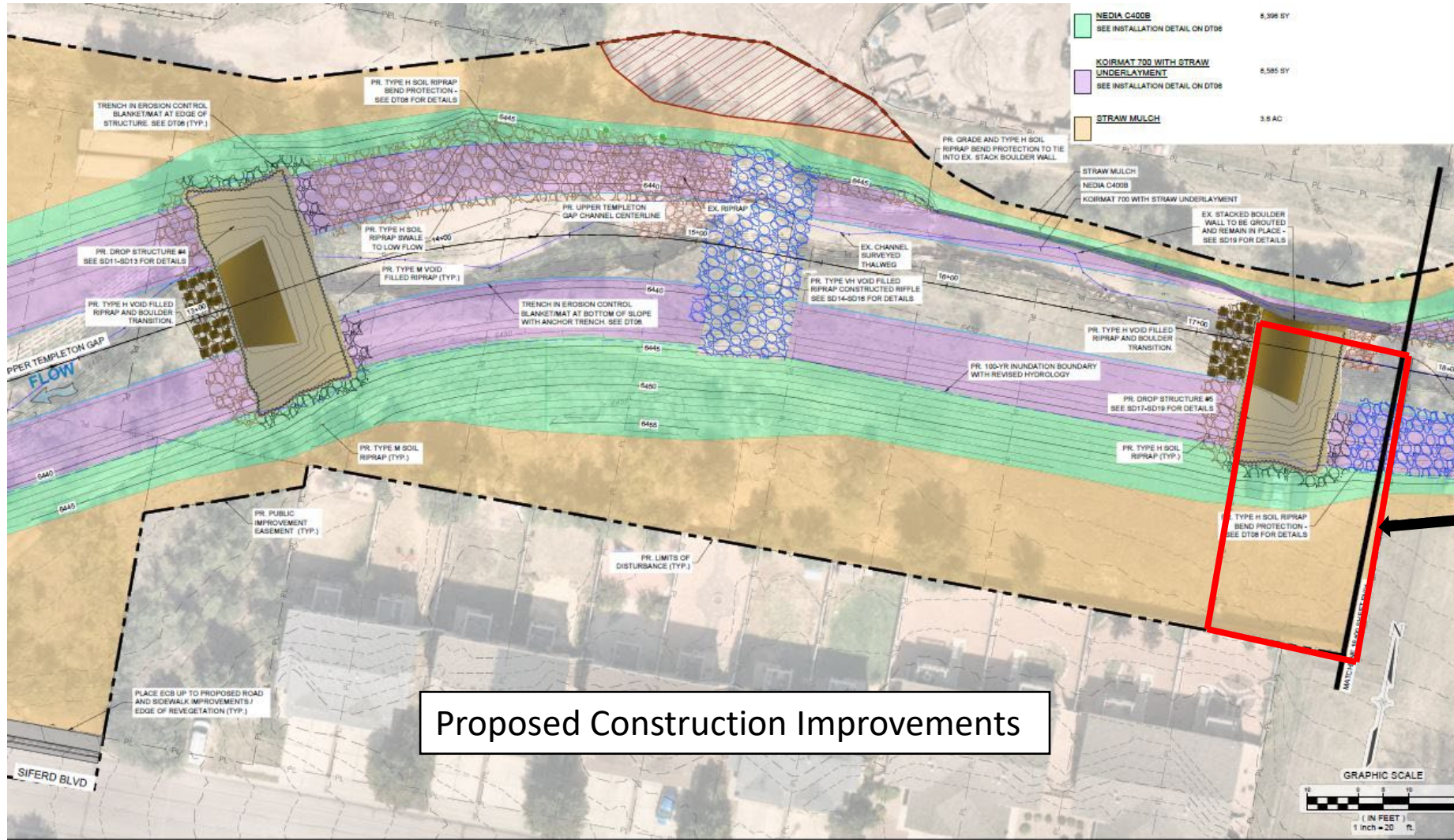
- Over 40 parcels affected
- 24 total parcel acquisitions
 - All located between Lotus and Siferd
 - All partially or totally in the existing Floodway



PROPERTY ACQUISITIONS



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Proposed Construction Improvements

Property Location

137 LOTUS



- 7,200 SF

NEGOTIATION HISTORY



- January 22, 2024 – Notice of Intent to Acquire sent to property owner
- May 24, 2024 – Initial offer to property owner
 - Owner appraiser not accepted
- May 23, 2024 – Verbal counteroffer from owner
- July 15, 2024 – Last written offer to property owner

PROJECT TIMELINE



- January 2025 – Begin Construction
- July 2026 – Finish Construction
- 137 Lotus is in the middle of project and is critical for the project
- Protracted negotiations will delay construction

NEXT STEPS



- Resolution authorizes staff to utilize Possession and Use Agreement and/or Eminent Domain to acquire property
- Project and property acquisition funded by ARPA and SWENT funds