

BROADMOOR AREA BRIDGE MAINTENANCE PROJECT – CURED IN PLACE PIPE (CIPP)

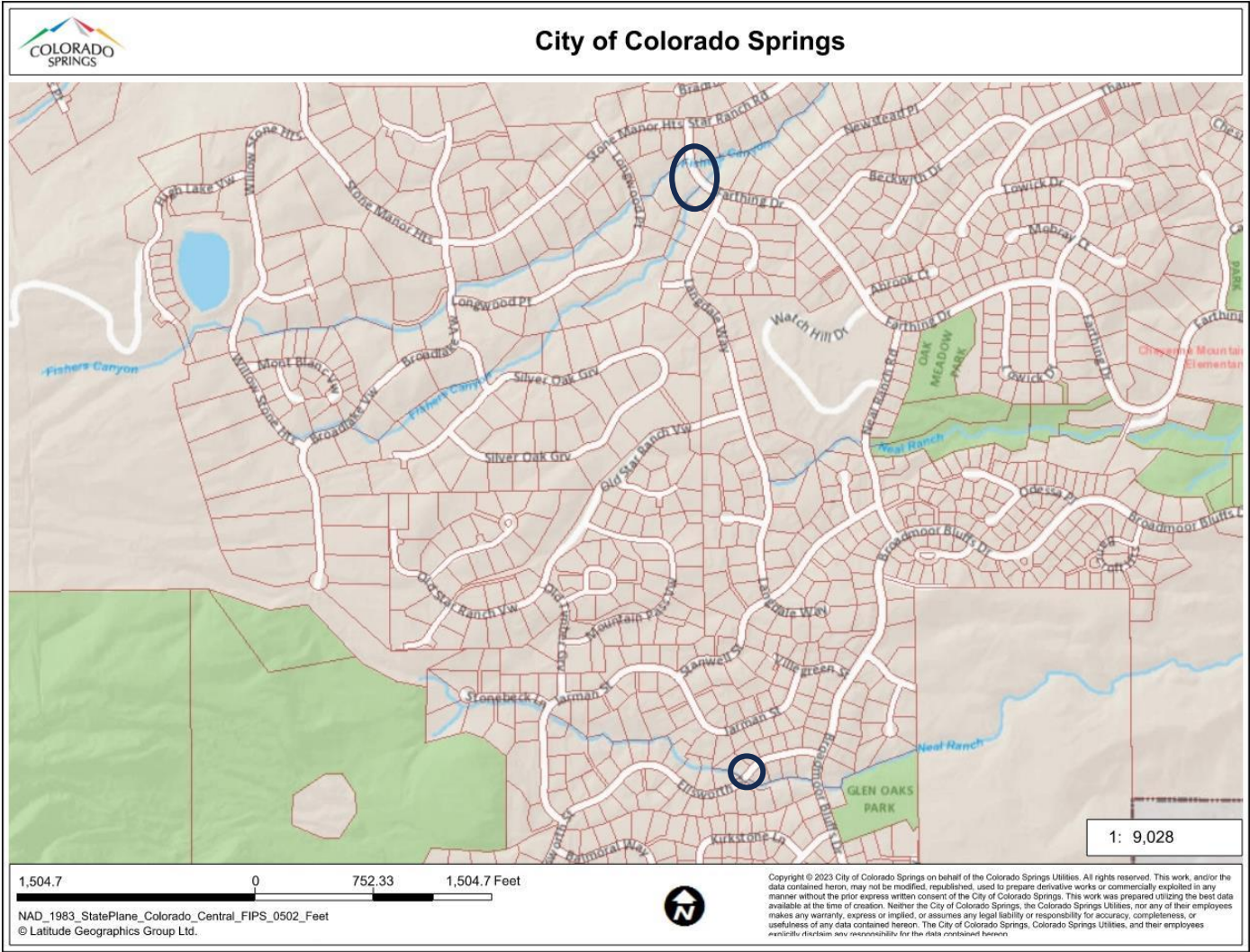


Property Acquisition from
S. Nelson Commack and Scot Tebo, Stephen
Anderson, and Earnestine Brown

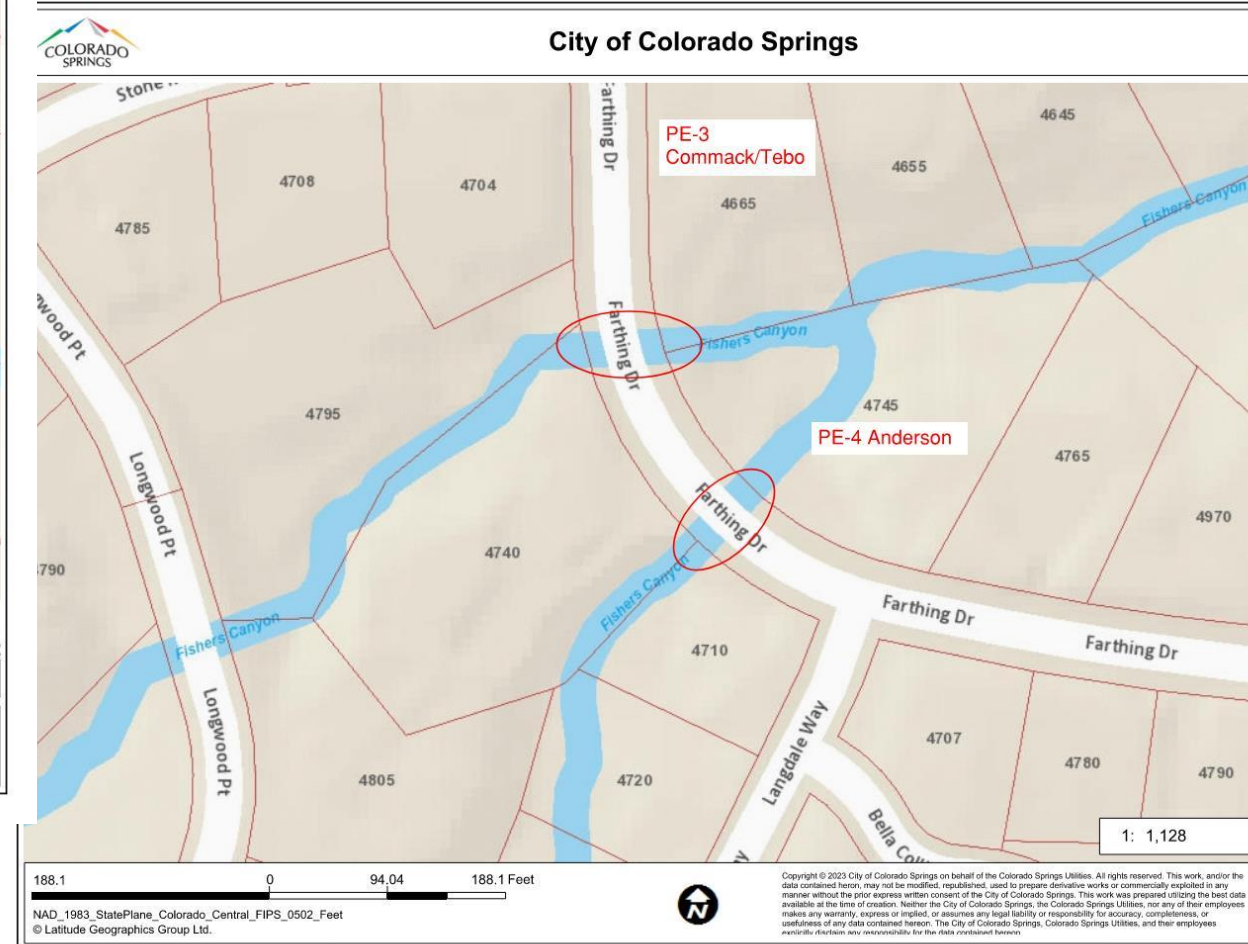
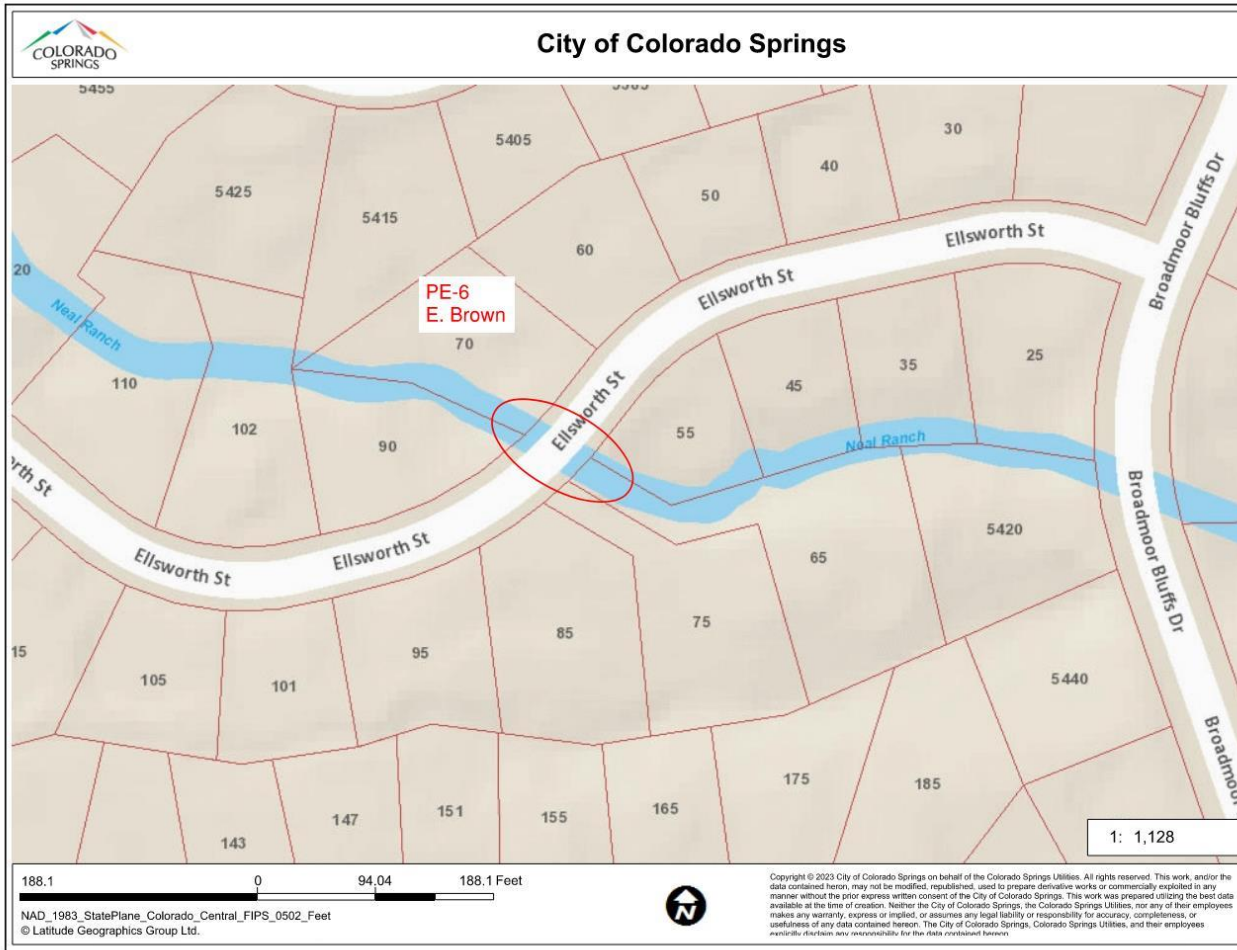
October 9, 2023

Gayle Sturdivant, PE, PMP
Acting Public Works Director

PROJECT LOCATION



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PROJECT PURPOSE

Existing corrugated metal pipes (CMP) conveying drainage in the Broadmoor Bluffs neighborhood are reaching the end of their service life.

The maintenance method of Cured In Place Pipe (CIPP) lining was selected for the following:

- Utilizes existing pipe as formwork
- Trenchless method (no digging)
- Anticipate additional 50+ years of service life
- Minimal impact to residents and traveling public

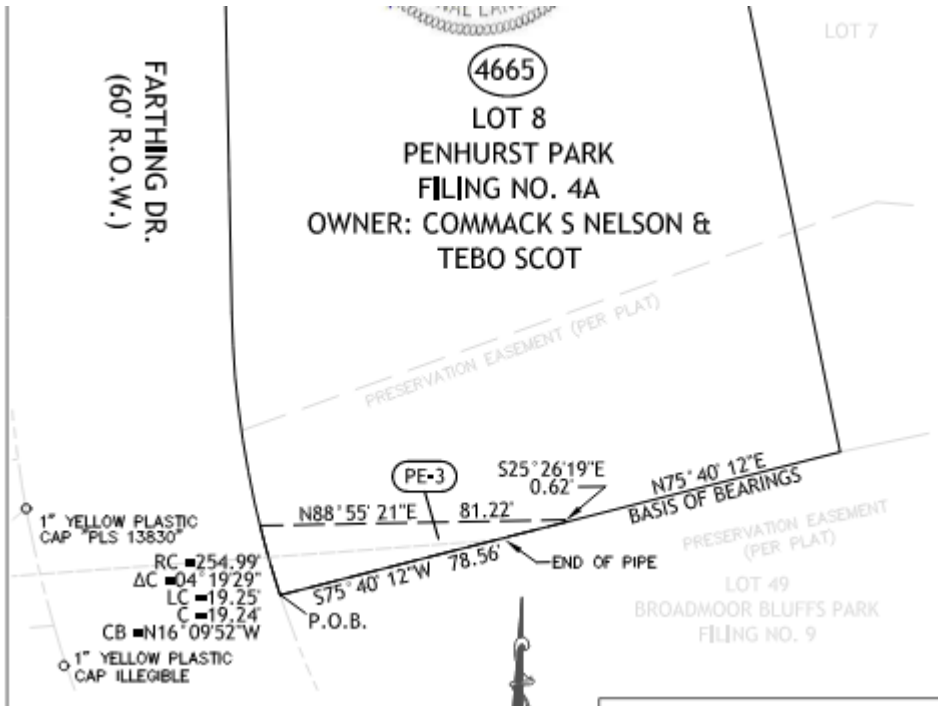
Project Goals:

- Improve public safety
- Extend infrastructure service life
- Minimize impacts to residents



Typical corrosion of pipe invert

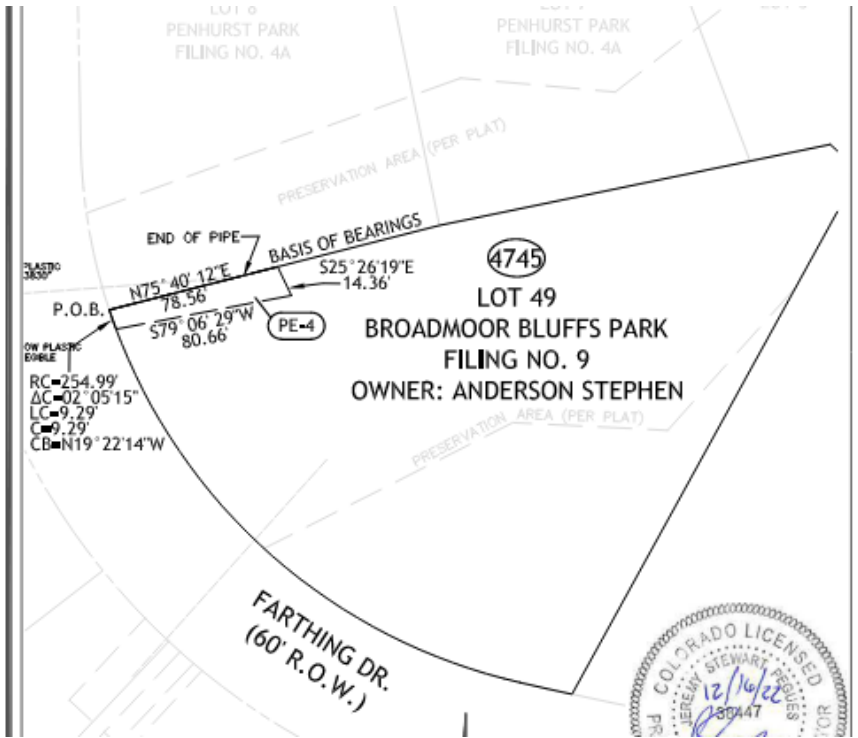
ROW & EASEMENT LIMITS



PE-3: S. Nelson Commack and Scot Tebo

- 781 SF Public Improvement Easement

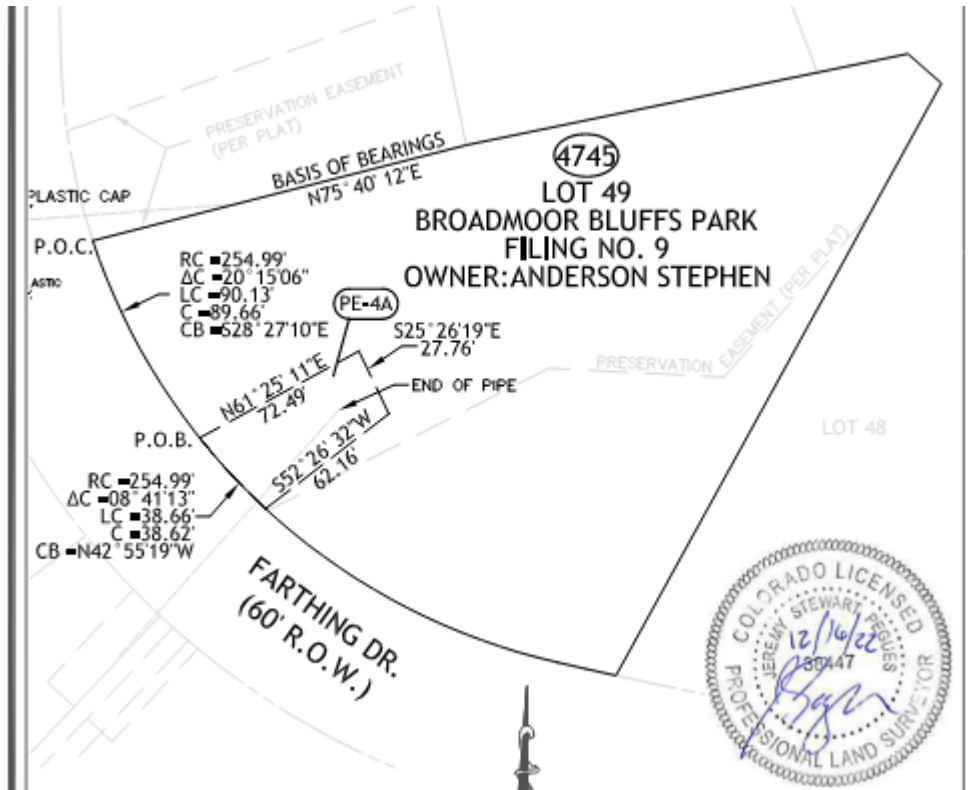
ROW & EASEMENT LIMITS



PE-4: Stephen Anderson

- 924 SF Public Improvement Easement

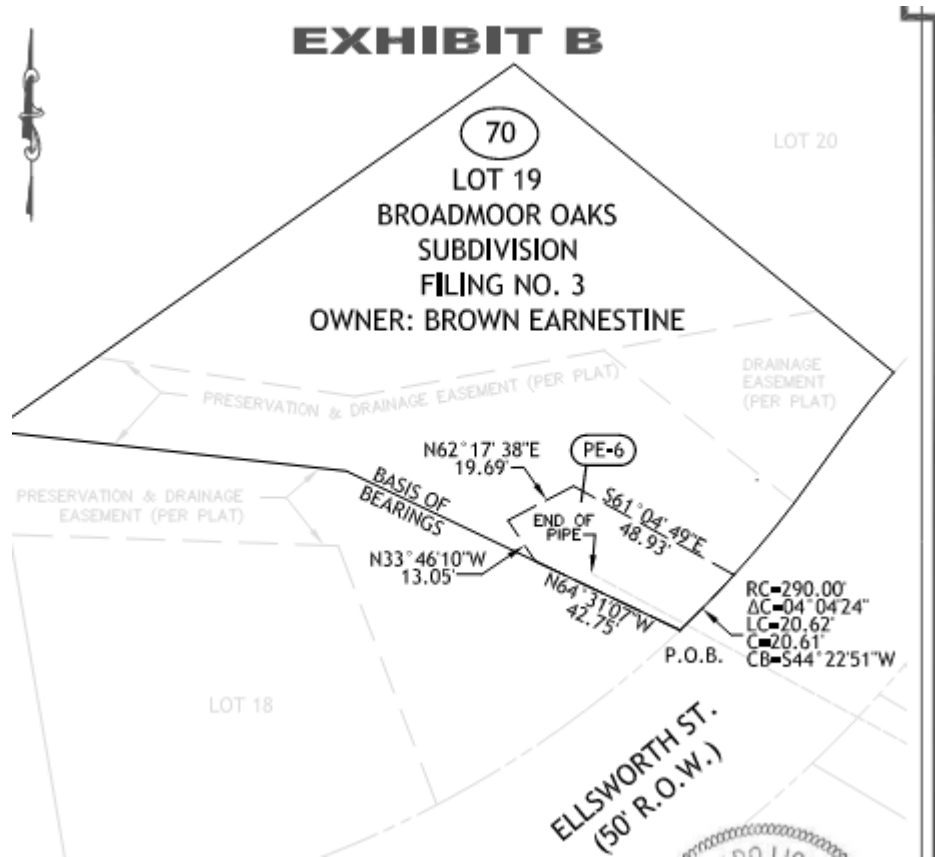
ROW & EASEMENT LIMITS



PE-4A: Stephen Anderson

- 2,219 SF Public Improvement Easement

ROW & EASEMENT LIMITS



PE-6: Earnestine Brown

- 1,096 SF Public Improvement Easement

NEGOTIATION HISTORY



- February 10, 2023 – Notice of Intent to Acquire sent to property owners
- March 20, 2023 – initial offer to property owners
- August 17, 2023 – last written offer to property owners
- Earnestine Brown countered City's offer and came to a verbal agreement, but countered again at unreasonable price
- Other two owners are non-responsive

PROJECT TIMELINE



- November 2023 – Begin Construction
- Construction not able to commence at these locations until easements acquired
- Protracted negotiations will further delay construction

NEXT STEPS



- Resolution authorizes staff to utilize Possession and Use Agreement and Eminent Domain to acquire property
- Project and property acquisition funded by PPRTA