



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** April 9, 2013

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Acquisition Of Real Property For The Cota Street Bridge Replacement Project

**RECOMMENDATION:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara to Acquire and Accept In Fee The Real Property Interests Located at 536 Bath and 221 W. Cota Streets, Relating to the Cota Street Bridge Replacement Project, and Authorize the Public Works Director to Execute Such Agreements and Documents as Necessary for the Acquisition and Acceptance of Said Real Property Interests, in a form acceptable to the City Attorney, and Record Said Real Property Interests in the Official Records of the County of Santa Barbara, and;
- B. Appropriate \$144,522 in the Streets Capital Fund from revenues received through the sale of surplus properties acquired for completed bridge replacement projects to the Cota Street Bridge Replacement Project in order to fund the City's match for the acquisitions at 536 Bath and 221 W. Cota Streets.

### **DISCUSSION:**

The Cota Street Bridge Replacement Project (Project) will replace the structurally deficient bridge over the Lower Mission Creek. The new bridge will continue to accommodate the same number and sizes of traffic lanes and pedestrian access (see Attachment). The Project is an approved Federal Highway Administration (FHWA) Bridge Program project with oversight provided by the State of California Department of Transportation (Caltrans). The project design is 65 percent complete, and the necessary real property interests are currently being acquired.

The properties summarized below are associated with the Project and are necessary for acquisition by the City in order to construct the Project that is scheduled to commence in the spring of 2014. The Project will require the full fee acquisition of two separate duplex properties, 536 Bath Street and 221 W. Cota Street, and a single family residence at 230 W. Cota Street, due to their close proximity to Mission Creek and the bridge replacement construction work that will impact the existing structures.

To date, agreements necessary for two of the full property acquisitions within the proposed resolution have been executed and delivered to staff in order to complete the City's purchase of said properties. These agreements require authorization and approval by Council, and the property interests must be accepted by the proposed resolution. In addition to the two properties currently being purchased, the third property, 230 W. Cota Street, is still in negotiations and staff will return to Council for approval upon settlement.

**Cota Street Bridge Property Acquisitions and Status:**

Address	Owner	City Offer/Appraisal (Date)	Owner Appraisal (Date)	Owner Counter Offer (Date)	City Counter Offer (Date)	Settlement Price (Date)
536 Bath Street	Martel	\$550,000 (11/8/12)	\$650,000 (12/10/12)	\$650,000 (12/14/12)	\$600,000 (1/10/13)	\$600,000 (2/20/13)
221 W. Cota Street	Grubb	\$600,000 (11/1/12)	\$675,000 (1/18/13)	\$675,000 (1/18/13)	\$630,000 (2/28/13)	\$660,000 (3/21/13)
230 W. Cota Street	Vega Trust	\$575,000 (11/2/12)	none	\$635,000 (1/17/13)	\$579,000 (3/7/13)	Pending negotiations

536 Bath Street

The Martel property owner has executed the purchase agreement documents at the City's counter offer of \$600,000.

221 W. Cota Street

The Grubb property owners have executed the purchase agreement documents at the negotiated settlement of \$660,000.

230 W. Cota Street

The City's consultant, Hamner Jewel & Associates, is currently pursuing settlement at the revised offer price of \$579,000.

**BUDGET/FINANCIAL INFORMATION:**

The purchase of the required properties is overseen by Caltrans due to the fact that 88.53 percent of the City's eligible project and right of way acquisitions will be reimbursed by the FHWA Bridge Replacement Program through Caltrans administration. The City is responsible for 11.47 percent of the project costs.

The City's costs for acquiring the property interests, established by the agreements obtained, and proposed for authorization by Council, are as follows:

<b>Address</b>	<b>Cost</b>	<b>City Costs</b>	<b>FHWA Reimbursements</b>
1) 221 W. Cota Street	\$660,000	\$75,702	\$584,298
2) 536 Bath Street	\$600,000	\$68,820	\$531,180
<b>Totals:</b>	<b>\$1,260,000</b>	<b>\$144,522</b>	<b>\$1,115,478</b>

There are sufficient funds in the Public Works Streets Capital Fund to cover the City's costs. The matching funds will come from revenues generated through the sale of surplus properties temporarily acquired for completed bridge replacement projects. The Federal Highway Administration requires that proceeds from such properties sales be utilized on Title 23 (US Code) eligible projects. The Cota Streets Bridge Replacement project is an appropriate use for these funds.

**ATTACHMENT:** Aerial map of properties to be acquired

**PREPARED BY:** John Ewasiuk, Principal Civil Engineer/DT/mj

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

**Cota Bridge Replacement Project Property Acquisitions:  
536 Bath Street; 221 W. Cota Street; 230 W. Cota Street**

