



STAFF REPORT
12/13/2023

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: Resolution No. 2023-79, a Resolution of the City of Coachella City Council Authorizing the Purchase of Right of Way for Conveyance of Real Property from Nika Royal, LLC For A Sales Price Of \$35,000 Consisting of Parcel ‘A’ Lying in Parcel 4 of Lot Line Adjustment Recorded March 16, 1992 as Instrument No. 88259 in The City of Coachella, County of Riverside, State of California for the Avenue 50 Widening Project, City Project ST-93 (APN:768-163-001).

STAFF RECOMMENDATION:

Authorize Resolution No. 2023-79, a Resolution of the City of Coachella City Council Authorizing the Purchase of Right of Way for Conveyance of Real Property from Nika Royal, LLC For A Sales Price Of \$35,000 Consisting of Parcel ‘A’ Lying in Parcel 4 of Lot Line Adjustment Recorded March 16, 1992 as Instrument No. 88259 in The City of Coachella, County of Riverside, State of California for the Avenue 50 Widening Project, City Project ST-93 (APN:768-163-001).

BACKGROUND:

On March 9, 2016 City Council authorized a reimbursement agreement by and between the City of Coachella and Coachella Valley Association of Governments (CVAG) for a total of \$4,500,000 regional funds toward the design and construction of the Avenue 50 Widening Project. During the design and environmental phases of the project it was determined that the cost would exceed the initial budget estimate due to unforeseen drainage issues and complicated right-of-way acquisition procedures. On July 14, 2021, City Council authorized an amendment to the reimbursement agreement for the final plans, specifications and engineer’s estimate (PS&E) documents, right-of-way acquisition and construction for a total funding amount of \$9,250,000.

DISCUSSION/ANALYSIS:

The project will widen the existing street and construct concrete curb and gutter within areas where none exists between Calhoun Street and Cesar Chavez Street. The finished project will complete the planned widening of Avenue 50 to two traffic lanes in each direction, and include pedestrian, bicycle and drainage facilities. These improvements require the acquisition of several properties along Avenue 50. The subject property was presented with a fair market appraisal of \$35,000 and accepted. City staff recommends authorizing the City Manager to complete the purchase and

acquisition of the right-of-way at the fair market appraised value purchase price of \$35,000 including all escrow fees.

FISCAL IMPACT:

The Right-of-Way purchase for the Avenue 50 widening project has been budgeted and is included in the reimbursement agreement with CVAG. The existing reimbursement agreement splits cost under a 75% regional share/25% local share. The local share is budgeted by Measure A (Fund 117) and SB1 (Fund 109).

ATTACHMENTS:

1. Resolution No. 2023-79
2. Right of Way agreement