

**SUBMITTED BY:** Luis Pedroza, Deputy City Manager

**MANAGEMENT TEAM REVIEW:** Ana Urquijo, City Manager

**FOCUS AREA:** Other / NA

**ORGANIZATIONAL  
IMPROVEMENTS:**

**SUBJECT:** **RESOLUTION NO. 25-1664**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the execution of **REAL ESTATE ACQUISITION SERVICES CONTRACT to TIERRA RIGHT of WAY SERVICES, LTD for RIGHT of WAY ACQUISITION SOUTH of PUZZI RANCH ROAD and PART of KINGS HIGHWAY** for the West Douglas Utility Expansion Project located in Cochise County, Arizona.

**EXECUTIVE SUMMARY:**

The proposal from Tierra is to perform real estate acquisition services for the east-west alignment of South of Puzzi Ranch Road from Kings Highway to James Ranch Road and includes part of Kings Highway from south of the Border Patrol Station to the South of Puzzi Ranch Road Alignment. The proposed 120 foot wide ROW will allow the city's sewer infrastructure to connect the new commercial POE and also delineate a new future roadway that will connect to the James Ranch Road Connector Road. There are 4 different property owners in this section (see attached map).

**BACKGROUND:**

The city continues to deliver the West Expansion utility infrastructure to connect the new commercial POE and surrounding area. The proposed acquisition of this alignment not only allows for a utility corridor, it also allows for the future development of a roadway. The Connector Road Design Concept Report developed a road connection from this point, therefore this ROW acquisition will align with the connection point.

Because this is a federally funded project, the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA) will apply. Tierra is experienced with the URA process and currently under Maricopa Contract 210250-RFP, which we can utilize for their services.

The city is working on an IGA with the Cochise County to work together to acquire the ROW. The city would like to lead the ROW acquisition process in order to move forward the aggressive timeline to deliver utilities to the new POE. Doing this in conjunction with the county, since the county will be owners of the ROW and is currently in county jurisdiction.

Before the ROW acquisition process can begin, the city must perform an environmental study, which is currently underway. We must execute the IGA with the county. Awarding the contract with Tierra, will allow the city to get the process started.

The acquisition process costs from Tierra will be funded by State ARPA funds, however, the land acquisition costs negotiated by Tierra and land owners will be funded by city funds budgeted for POE water/sewer infrastructure. The funding of real property with city funds does not restrict the use of land or ties to Federal policies in perpetuity.

**DISCUSSION:**

Staff recommends the approval of the contract with Tierra for property acquisition services and work the process in conjunction with Cochise County and performing the required environmental studies.

**FISCAL IMPACT:**

\$282,750.33 funded from State ARPA funds.

**Fiscal Year:** 2024/2025

**Amount Requested:**

**Budgeted:** Y / N

**Account (s):**

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE RESOLUTION NO. 25-1664.”