

PUBLIC HEARING

SUBJECT: CONSTRUCTION OF CONCRETE IMPROVEMENTS – W. NORTH GRAND AVENUE RECONSTRUCTION PROJECT (PROSPECT STREET TO SR65)

SOURCE: Public Works Department - Engineering Division

COMMENT: This is the time and place for a Public Hearing to discuss the proposed construction of concrete improvements for the subject project.

The W. North Grand Avenue Reconstruction Project (Prospect Street to SR65) includes the construction of curbs, gutters, sidewalks and drive approaches in front of undeveloped properties and/or developed properties that lack these public improvements. Section 20-40.1 of the Municipal Code stipulates that these improvements, once constructed, shall be reimbursed to the City of Porterville upon the issuance of a new building permit with a valuation of \$18,421 or greater over a two year period.

The concrete improvements proposed on this project will be installed at or near the current edge of pavement which is at a "collector" width of 40'. The Circulation Element designates W. North Grand Avenue as an arterial and therefore, the ultimate curb to curb width will be 84'. When development occurs at this location, the concrete improvements will have to be removed and placed at their proper location by the developer. Because of these circumstances, staff does not believe the City should seek reimbursement from the adjacent property owners as these improvements should be considered "temporary".

If Council determines that the concrete improvements should be reimbursable, Section 20-40.8 requires that each property owner affected by the project be notified of this Public Hearing. The notification must inform the property owner that it is the City's intent to seek financial reimbursement for the concrete improvements constructed by the City. This section also requires that the City Council hold at least one additional Public Hearing prior to the establishment of a fee. Once the fee is established, the City shall record a general notice of "reimbursement fee" with the office of the Tulare County Recorder. The recorded document will officially notify the current and future owners that the property is subject to a concrete reimbursement fee.

It is staff's recommendation at this time that the City Council make a determination that the W. North Grand Avenue concrete improvements are not a reimbursable item per the explanation provided herein and that the City Council direct staff to cease any and all efforts to seek reimbursements for the concrete improvements associated with the W. North Grand Avenue Reconstruction Project.

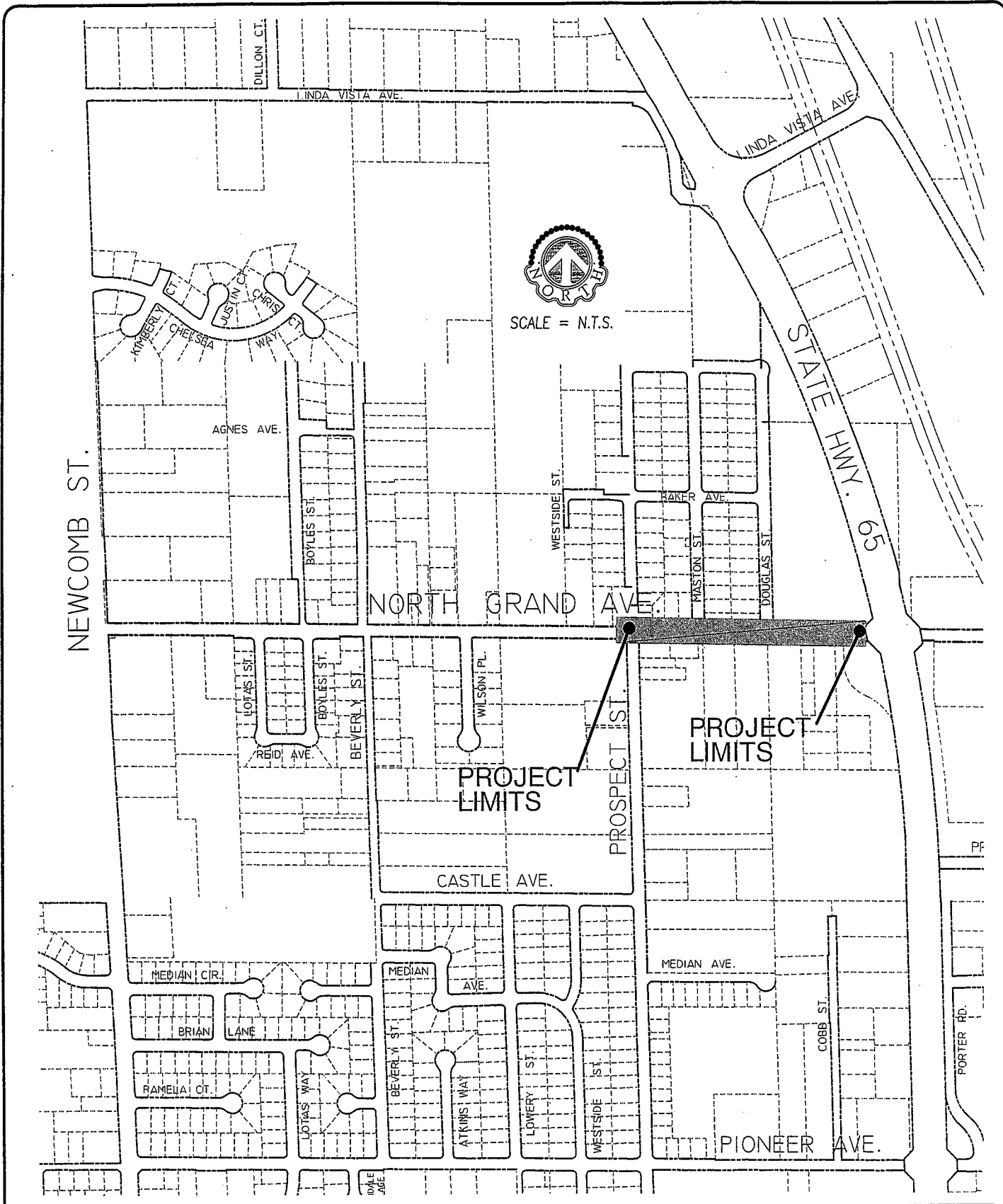
Dir Appropriated/Funded CM

Item No. 13

RECOMMENDATION: That the City Council:

1. Cancel the Public Hearing without public comment; and
2. Direct staff to cease any and all efforts to seek reimbursements for the concrete improvements associated with the W. North Grand Avenue Reconstruction Project.

ATTACHMENTS: Locator Map
Owner's List for Reimbursement and Amounts



CITY OF PORTERVILLE
 ENGINEERING DIVISION
 291 NORTH MAIN STREET
 PORTERVILLE, CA. 93257
 (559) 782-7462

NORTH GRAND AVENUE
 RECONSTRUCTION
 PROJECT

OWNER	-
APN	-
AREA	-
ACRES	-
SCALE	N.T.S.
DATE	-
DRAWN BY	-
CHECKED BY	-

Exhibit "B"

W North Grand Reconstruction Project -Prospect to Hwy 65
Reimbursement for City Installed Improvements

APN	OWNER-Property Address	Owner Address	Curb/Gutter	Sidewalk	Driveway	Total
243-210-040	Pedro & Maria Frias - 1782 N. Prospect St.	1782 N. Prospect St.	\$0.00	\$5,292.74	\$2,074.68	\$7,367.42
243-210-041	Song Yang - 1165 W. North Grand Ave.	1165 W. North Grand Avenue	\$648.00	\$2,810.70	\$3,356.10	\$6,814.80
243-210-028	Loretta B. Fridlund Trust - 1752 N. Prospect St.	1752 N. Prospect St.	\$712.80	\$319.24	\$1,291.59	\$2,323.63
243-210-049	Denise Fugate - 1139 W. North Grand Ave.	30772 Succes Valley Drive	\$4,932.17	\$3,435.30	\$4,495.14	\$12,862.61
243-210-074	Benny & Jean Webb - 1107 W. North Grand Ave.	724 W. Morton Avenue	\$3,950.95	\$3,365.90	\$4,677.00	\$11,993.85
243-210-075	Benny & Jean Webb - 1097 W. North Grand Ave.	724 W. Morton Avenue	\$2,243.12	\$3,157.70	\$6,766.59	\$12,167.41
243-210-032	Rose Velasquez - 1067 W. North Grand Ave.	1067 W. North Grand Avenue	\$1,529.40	\$1,297.78	\$2,339.10	\$5,166.28
243-210-061	Benny & Jean Webb - 1053 W. North Grand Ave.	724 W. Morton Avenue	\$1,988.22	\$2,435.94	\$4,059.23	\$8,483.39
243-210-071	Benny & Jean Webb - 1035 W. North Grand Ave.	724 W. Morton Avenue	\$458.82	\$811.98	\$2,706.16	\$3,976.96
243-210-063	Suburban Propane - 1031 W. North Grand Ave.	P.O. Box 206, Whippany NJ 07981	\$0.00	\$3,275.68	\$0.00	\$3,275.68
243-190-018	Kenneth Bookout - Vacant Property	PO Box 71145 Bakersfield, CA 93387	\$10,705.80	\$0.00	\$0.00	\$10,705.80
Totals (Subject to Change Based on Final Field Measurements)						\$74,432.03