

Ordinance 835 – Consideration of  
Potential Condemnation of Property  
for the Community and Aquatics  
Center  
Public Hearing & Council Discussion

August 6, 2018



# Tonight

- Staff Presentation
- Public Hearing
- Council Discussion
- Adoption of Ordinance No. 835 Scheduled for August 13



# Community & Aquatic Facility

- Parks, Recreation & Open Space Plan
  - Adopted July 31, 2017
  - Identified a new aquatics and recreation facility as a priority project
- Council adopted 2018-2020 Goals
  - Goal 2, Action Step 2 is:
  - *Implement the Parks, Recreation, and Open Space Plan including development of a strategy for a new community and aquatic center and priority park improvements and acquisitions.*

# Community and Aquatic Facility

- Completed Aquatic/Community Center Feasibility Study in 2017
  - Minimum property size 4.5 acres
  - Preferred location areas
    - The Town Center Sub Area
    - Aurora Avenue Mid (160<sup>th</sup>-170<sup>th</sup> Streets)
    - Richmond Highlands Park, and
    - Aurora Square Community Renewal Area
  - June 2018 City announced preferred site to be the property currently operated as the Storage Court and potentially the adjacent eight residential properties along Stone Avenue.
- Tonight Council adopted Ordinance No. 829 – Authorizing issuance of LTGO Bond Anticipation Notes for purposes of PROS Plan property acquisition

# Project Refinements

- In June 2018 Council authorized contract with WRNS for site design
- Reviews of space and cost have resulted in:
  - Likely that foot print of facility will fit on the Storage Court site (17828 Midvale Ave N)

# Ordinance No. 835

- Included 3 properties:
  - 17828 Midvale Ave N
  - 17803 Stone Avenue N
  - 17809 Stone Avenue N
- Based on site design refinements recommend limiting Ordinance No. 835 to 17828 Midvale Ave N

# Condemnation Authority

- Ordinance No. 835 authorizes the use if necessary
  - Property for public purpose
  - Afford property owners fair market value for property
    - Provides tax benefits to seller
  - Intended to prevent unreasonable demands on public entities
- Does not preclude agreements prior to condemnation action being taken (if necessary)

# Next Steps

- Council to hold public hearing
- Council discussion
  - Direction to modify Ordinance No. 835 to a single property (17828 Midvale Ave N)
- Potential adoption of Ordinance No. 835 on August 13