



AGENDA MEMORANDUM
for the City Council Meeting of June 26, 2012

DATE: June 1, 2012

TO: Ronald L. Olson, City Manager

FROM: Daniel Biles, P.E. Interim Director of Engineering Services
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Fred Segundo, Director of Aviation
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Motion approving the acquisition of an Avigation Easement and two tracts of land referred to as Parcels 3, 3A, and 3B, needed for the CCIA Runway 17-35 Extension/Displacement Project.

CAPTION: Motion authorizing the City Manager or designee to execute an Avigation Easement referred to as Parcel 3 and Special Warranty Deeds referred to as Parcels 3A and 3B, out of Lots 1 and 2, V.M. Donigan Partition, located north of the Corpus Christi International Airport (CCIA) and State Highway 44; from Mary Frances Wilson Burson and fourteen other undivided fee owners; for a total expenditure of \$54,000 which includes \$52,000 for the avigation easement and land, with additional expense of \$2,000 for title policies, recording fees and incidentals; all necessary for the CCIA Runway 17-35 Relocation/Displacement Project E11046 and for other municipal purposes.

PURPOSE: The passage of this motion authorizes the City to acquire an avigation easement and two tracts of land needed for a public aviation project at the Corpus Christi International Airport.

BACKGROUND AND FINDINGS: In May 2011, City Council approved funds for Capital Improvement Projects at Corpus Christi International Airport (CCIA). The funds were to be used on an interim basis for design, environmental studies, and land acquisition costs in advance of a future award of a Federal Aviation Administrative (FAA) grant. The future FAA Grant will provide 90% of the eligible expenses with Aviation CIP funds providing the other 10%.

The proposed CIP project involves an extension of both Runways 17-35 and 13-31 which will address safety issues resulting from potential runway incursion incidents. The proposed extension for Runway 17-35 requires acquisition of a total of six parcels comprised of three Avigation Easements needed for the runway protection zone (RPZ) and three tracts of land needed for the runway approach lighting stations. The Avigation Easements place a defined height restriction as well as a use restriction on the property. Following Federal Acquisition procedures, City Land Acquisition staff began negotiations with three groups of landowners. Offers of just compensation were made to all the landowners based on appraisal reports obtained by the City, a copy of which was provided to the property owners. City Land Acquisition staff has acquired full title to the land and avigation easement for Parcels 2 and 2A. Eminent domain proceedings for Parcels 1 and 3, 3A, 3B were tentatively set for approval by City Council on June 12, 2012. Staff was able to conclude negotiations for Parcels 3-3B successfully and receive the needed signed instruments shortly after that date. The negotiations for Parcel 1, Avigation Easement, are concluding and will be acquired in the amount of \$25,312. City Council approval is now needed for the remaining Parcels 3, 3A and 3B. Expenditures for land rights which exceed \$50,000 require approval by City Council.

As shown on the attached Parcel map, Parcel 3 is a 14.10 acre Avigation Easement. Parcels 3A and 3B, which total .87 acres, are needed for access purposes to construct a road to the approach lighting station. The City will acquire fee simple surface rights to these parcels. All three parcels are out of the V.M. Donigan Partition located just north of the airport. Ownership is divided among fifteen separate undivided fee owners. Negotiations have now concluded successfully and an administrative settlement in the amount of \$52,000 has been accepted by them. The City has received signed Avigation Easements and Special Warranty Deeds which require signature by the City Manager or designee. The City will obtain a single title policy from San Jacinto Title Company for all the easements and deeds combined.

ALTERNATIVES:

No alternatives are available. City Council approval is required.

OTHER CONSIDERATIONS:

Failure to acquire the needed parcels would result in loss of FAA grant funds for this project.

CONFORMITY TO CITY POLICY:

The motion conforms to the City Charter, Code of Ordinances, Article X, General Powers and Provisions, Sections 1 and 2.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Aviation and Engineering Departments.

