

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: May 22, 2014**

**SUBJECT:** Quit Claim Deeds from Humboldt Unified School District for Right of Way Dedication – Loos Dr. Improvements Ph. 4 (CIP S339.4)

**SUBMITTING DEPARTMENT:** Public Works

**PREPARED BY:** Ron Pine – Engineering Division Manager, for Norm Davis, Public Works Director

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:** a) Quit Claim Deeds, signed by Humboldt Unified School District

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**SUMMARY BACKGROUND:** In 1990, the Humboldt Unified School District obtained a parcel of land from the State of Arizona Land Department situated along a segment of Loos Drive just east of the Mountain Valley Park. The Mountain View Elementary School is located on this parcel.

Three phases of the Loos Drive Widening Project, from Robert Road to Ranger Road, are complete. The project consisted of widening the street section pavement. Other improvements included sidewalk, curb and gutter and appropriate underground stormwater drainage infrastructure.

Funding for all completed phases of widening of Loos Drive was provided by a Community Developmental Block Grant (CDBG) in the amount of \$300,000 (Phase 1), \$485,858 (Phase 2), and \$296,084 (Phase 3).

As part of ongoing improvements to the area, the Town has secured additional CDBG Grant monies to complete Phase IV. Improvements would include additional curb, gutter and sidewalk on the south side of Loos Drive along the Mountain View School's roadway frontage. Additional drainage infrastructure and multi-use path along the east property boundary of the Mountain View School would also be part of the proposed construction.

During planning and design for Phase IV, it was discovered that a thirty foot strip of land, needed for public Right-of-Way for Loos Drive, had never been properly transferred to the Town. It's assumed when land for Town and School parcels was acquired from State Land, the road was put in place to service the school and no formal Right-of-Way dedication ever took place.

As a requirement for project construction, the Town must correct and clarify the ownership of Loos Drive public Right-of-Way; the thirty foot section of land as shown in the attached exhibit. The Town would also like to obtain an additional section of land along the east side of Mountain View School (see exhibit) to install additional drainage infrastructure and include a ten-foot wide multi-use path for connectivity from Loos Drive to the multi-use path at the Mountain Valley Park. Humboldt Unified School District is agreeable to Quit Claim this property for public infrastructure to be maintained by the Town.

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**OPTIONS ANALYSIS:** The Council may vote to:

- 1.) Approve acceptance of these quit claim deeds, thereby accepting Town ownership of these parcels, **OR**
  - 2.) Reject these deeds, **AND/OR**
  - 3.) Direct staff to pursue other options
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**ACTION OPTION:** Motion to accept these quit claim deeds from HUSD for Right-of-Way and Drainage Improvements for Loos Drive Phase 4 CIP S339.4, and have these quit claim deeds recorded **OR** motion to reject the deeds. **VOTE**

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**RECOMMENDATION:** Staff recommends acceptance of these deeds to clarify and obtain ownership of these parcels for right-of-way and drainage improvements.

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**FISCAL ANALYSIS:** These proposed land parcel acquisitions will allow the Town to proceed with Phase 4 of the Loos Drive Widening Project. Town has been approved to receive \$300,000 for Phase 4 improvements.

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**REVIEWED BY:**

Management Svcs Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_