



**Land Acquisition
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 10
AGENDA DATE: Thu 05/06/2004
PAGE: 1 of 1

SUBJECT: Approve a resolution to authorize the fee simple acquisition of a 0.391 acre tract out of the Noel M. Bain Survey #1, Abstract 61, Travis County, TX, locally known as 11402 McAngus Road, from Francisco Celedon and wife, Elvira Celedon, for the Airport Noise Mitigation Program, in the amount of \$110,000 for the land and improvements, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$120,000.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$120,000 is available in Fiscal Year 2003-2004 Capital Budget of the Department of Aviation using airport funds and available Federal Aviation Administration (FAA) Grants.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT:for Aviation;

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Melinda Ruby 530-6634; Lauraine Rizer 974-7078; Laura Bohl 974-7064

PRIOR COUNCIL ACTION: 09/09/99 - Federal Aviation Regulations (FAR) Noise Study; 08/23/01 - Consultant Selection for Noise Mitigation Program.

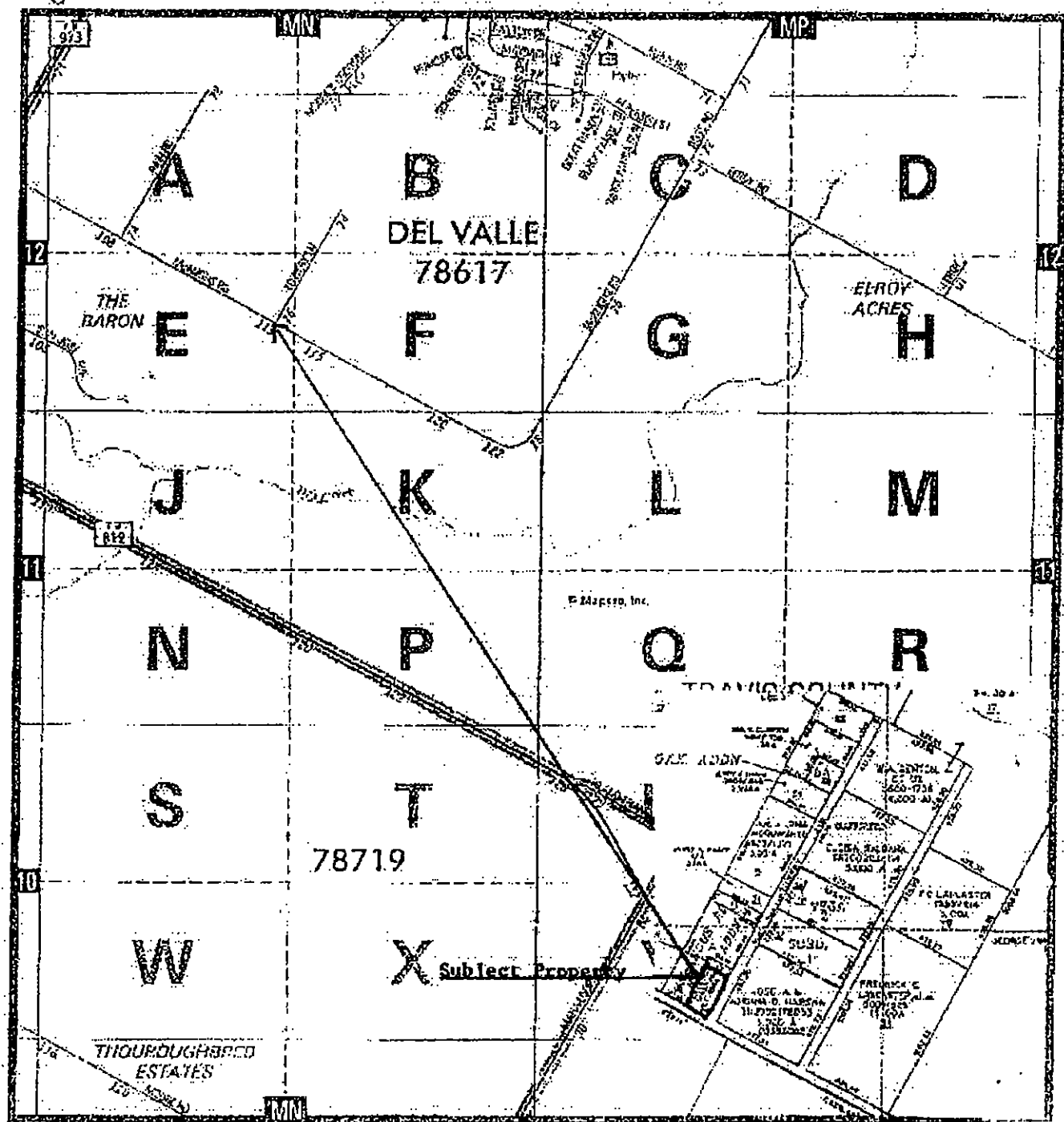
BOARD AND COMMISSION ACTION: N/A

The property and residence located at 11402 McAngus Road is a part of the approved Airport Noise Mitigation Program. The purpose of the program is to reduce noise impacts and ensure land use compatibility within the airport vicinity.

The lot to be acquired is an approximately 0.391 acre tract and improvements include 1996, 1,418 Riverbend manufactured home, an approximately 98 square foot wood shed, an approximately 851 square foot old house/storage area, above ground swimming pool and fencing. The fair market value of the property including improvements is \$110,000, as determined by independent appraisal. The owner has agreed to accept the City's offer. The City will relocate any tenants according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

In accordance with Federal Aviation Administration (FAA) Order No. 5100-37-3-6, Owner Retention, the City determined prior to beginning the Airport Noise Mitigation Program that the salvage value of any improvements retained by the owner(s) of the various tracts being acquired was ten percent of the appraised value and would be deducted from the purchase price at closing. Francisco Celedon and wife, Elvira Celedon have elected to retain ownership of five ceiling fans currently located on the property being purchased for the salvage value, which will be netted out of the property settlement amount at closing.

Closing and moving costs are not to exceed \$10,000, and are a part of the final property settlement amount.



CONTINUED ON MAP 706

CONTINUED ON MAP 708

CONTINUED ON MAP 709

SCALE IN MILES
0 1/8 1/4 3/8 1/2

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SCALE IN FEET
0 1000 2000 3000

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CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

6-May-04
Resolution
Aviation

Description: Approve a resolution to authorize the fee simple acquisition of a .391 acre tract out of the Noel M. Bain Survey #1, Abstract No. 61, Travis County, TX, locally known as 11402 McAngus Road, from Francisco & Elvira Celedon for the Airport Noise Mitigation Program, in the amount of \$110,000 for the land and improvements, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$120,000.

FINANCIAL INFORMATION:

Project Name:	ABIA Improvements
Project Authorization:	2003-04 Approved Capital Budget
Funding Source:	Airport Capital Fund Discretionary grants Entitlement grants
Fund/Agency/Orgn:	4910-817-3000 4910-817-3073

Current Appropriation	\$	99,450,000
Unencumbered Balance		28,250,289
Amount of this Action		<u>(120,000)</u>
Available Balance	\$	28,130,289

Use of Estimated Remaining Balance

Noise Mitigation and Flight Track Monitoring System	\$	10,251,374
Master Plan Update		17,998
Terminal Modifications		54,703
Del Valle School Demolition		1
RON Expansion, G1 to G3		1
Taxiway A, K (J to L)		990
Storm Water Drainage Master Plan		0
Barbara Jordan Statue		11,065
Storm Water Pollution Protection Plan		2,676
Balcony Etched Glass		48,900
PRIMS Terminal Drawings		1
Etched Glass, Engineering Support		12,080
Airfield Security Gates, Improvements		508,801
Field Maintenance Facility		83,315
Pavement Rehabilitation		115,472
Security System Improvements		2,011,422
Alternative Fuel (Propane) Facility		25,086
Parking Structure Rehabilitation		1,411,700

Emergency Dispatch Center at Ops Building	98,293
Public Parking Improvements	304,065
Pavement Maintenance	1,199,969
Terminal Improvements	1,277,360
National Guard	300,000
APPD CIP	80,642
DVISD Land	21
Baggage Screen	1,297,404
Terminal Leak Repairs	1,103,215
Terminal Imps Phase 3	650,000
Roof Repairs Bldg 7350	358,000
ERS Perimeter Road Study	191,460
Runway Sweeper	180,000
Runway Friction Test Unit	190,000
Noise Mitigation - 27 (Church)	100,000
AIPP Ped Bridg	16,100
Parent level	6,228,175

\$	28,130,289	\$	28,130,289
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Currently Unbudgeted/Unobligated

\$	<u>0</u>
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Finance:

Barbara Hyle

Date:

4-16-04

RESOLUTION NO. 04

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council authorizes the fee simple acquisition of a 0.391 acre tract out of the Noel M. Bain Survey #1, Abstract 61, Travis County, Texas, locally known as 11402 McAngus Road, from Francisco Celedon and wife, Elvira Celedon, for the Airport Noise Mitigation Program, in the amount of \$110,000 for the land and improvements, plus closing costs and moving related expenses in the amount of \$10,000, for an amount not to exceed \$120,000.

ADOPTED: _____, 2004

ATTEST: _____
Shirley A. Brown
City Clerk