

TOWN OF PALM BEACH

Information for Town Council Meeting on: February 13, 2018

TO: Mayor and Town Council

VIA: Thomas G. Bradford, Town Manager

FROM: H. Paul Brazil, P.E., Director of Public Works

RE: Windsor Court Right-of-Way Condition Assessment

DATE: January 10, 2018

STAFF RECOMMENDATION

Town staff recommends that Town Council review the information herein undertake an assessment of Windsor Court if paid for by requesting property owners, and provide policy guidance on the requested transfer of a private roadway to the Town.

GENERAL INFORMATION

Windsor Court was dedicated in perpetuity as a private street for the ingress/egress of the residents of that subdivision (ref: Graham Eckes Academy as platted and recorded on 8/23/90). That recorded plat also dedicated easements for utilities, drainage, sight and egress. The property owners (Windsor Palm Beach Estates Homeowners Association, Inc.) had petitioned the Town to take ownership as a public street in 2002. Although there was some correspondence back and forth from November 2002 to April 2003 documenting various concerns and issues, it appears that no mutually agreeable conclusion was reached.

Recent e-mail correspondence and meetings with the Town Manager indicates that the residents of Windsor Court again would like to request that the Town assume the ownership of the street. The first step in considering such a request would be to determine whether the proposed infrastructure meets the Town standards and if not what the costs would be to bring it to “like new” condition meeting those standards. Town staff has obtained a proposal from one of the professional engineering consultants who could conduct an independent assessment of the condition of Windsor Court relative to the Town’s right-of-way standards and subdivision infrastructure. That fee is estimated to be \$6,115 and is not currently budgeted within the Town’s budget.

If the Town Council desires to pursue this request, staff requests guidance on whether the fee is to be paid by the residents making the request. Another consideration is that the Town-wide undergrounding project will have an impact on the future condition of this private road and utilities. Although the work in the street is expected to be minimal, the resulting patches are likely to result in milling/resurfacing of the entire street. This street is in Phase 6 of the Town-Wide Undergrounding Program, which is scheduled for construction to begin in May 2021.

FUNDING/FISCAL IMPACT

Funding for the condition assessment by the consultant is not currently budgeted.

PURCHASING REVIEW

This item has been reviewed by the Purchasing Division and approved as recommended. The Town would manage the task even if the residents pay for it.

TOWN ATTORNEY REVIEW

There are no documents to be reviewed and approved yet by the Town Attorney for legal form and sufficiency, but if there are any questions about pertinent legal issues associated with this request, they could be addressed at the Town Council meeting.

Attachments

cc: Eric Brown, P.E., Assistant Director of Public Works
Patricia Strayer, P.E., Town Engineer
John C. Randolph, Town Attorney
Paul Castro, Zoning Administrator, Planning, Zoning & Building
Herb Siegel, Windsor Court
Gerry Goldsmith, One Windsor Court