

INTRODUCED: June 9, 2025

AN ORDINANCE No. 2025-140

To declare a public necessity for and to authorize the Chief Administrative Officer to acquire by gift, purchase, condemnation, or otherwise, certain fee simple interests and temporary construction easements for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project. (8th District)

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 23 2025 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of certain fee simple interests and temporary construction easements, each hereinafter referred to as an “Interest” and all hereinafter referred to as the “Interests,” as shown on the drawing entitled “Map Showing Temporary Construction Easement for Tax Parcel S0090144019, 2523 Courtland Street, City of Richmond, Virginia, Property Owner: Unknown Heirs of Herbert Arthur,” prepared by Rummel, Klepper, & Kahl, LLP, dated January 15, 2025, and last revised March 24, 2025, a copy of which is attached to and made a part of this ordinance,

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the Interests as shown on the drawing entitled “Map Showing Temporary Construction Easement for Tax Parcel S0090144019, 2523 Courtland Street, City of Richmond, Virginia, Property Owner: Unknown Heirs of Herbert Arthur,” prepared by Rummel, Klepper, & Kahl, LLP, dated January 15, 2025, and last revised March 24, 2025, a copy of which is attached to and made a part of this ordinance, for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project.

§ 2. That the Chief Administrative Officer, or the designee thereof, for and on behalf of the City of Richmond, be and is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the aforementioned Interests, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the property from which such Interests must be acquired upon the compensation to be paid therefor, and (iii) to execute the deeds and other documents necessary to complete the acquisition and acceptance of such Interests, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

§ 3. The authority conferred in section 2 of this ordinance to acquire the Property by undertaking appropriate condemnation proceedings shall be exercised in the manner prescribed by Section 18.03 of the Charter of the City of Richmond, for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project.

§ 4. This ordinance shall be in force and effect upon adoption.



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 8, 2025
TO: The Honorable Members of City Council
THROUGH: The Honorable Danny Avula, Mayor
THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer
THROUGH: Scott Morris, DBA, P.E., Director, Department of Public Utilities
FROM: Eric Whitehurst, Deputy Director, Sr., Department of Public Utilities
RE: To declare that a public necessity exists and to authorize the Chief Administrative Officer (CAO) or designee thereof, to acquire certain fee simple interests and temporary construction easements, by voluntary conveyance or by condemnation proceedings, for the construction of the Courtland Street Sanitary Sewer Main Replacement Project.

ORD. OR RES. No. _____

PURPOSE: To declare that a public necessity exists and to authorize the Chief Administrative Officer, or the designee thereof, to acquire certain fee simple interests and temporary easements, by voluntary conveyance or by condemnation proceedings, for the construction of the Courtland Street Sanitary Sewer Main Replacement Project as illustrated on the attached plat prepared by Rummel, Klepper, & Kahl, LLP.

BACKGROUND: The purpose of this O&R transmittal is to declare that a public necessity exists and to authorize the Chief Administrative Officer, or the designee thereof, to acquire certain fee simple interests and temporary easements, by voluntary conveyance or by condemnation proceedings, for the construction of the Courtland Street Sanitary Sewer Main Replacement Project as illustrated on the attached plat prepared by Rummel, Klepper, & Kahl, LLP entitled "Map showing

temporary construction easement on the property of Unknown Heirs of Herbert Arthur 2523 Courtland Street Tax Parcel S0090144019, City of Richmond, VA.

The Courtland Street Sewer Project replaces a sewer main that is actively failing, and vulnerable to collapse. Thus far the Department of Public Utilities has acquired 3 of the 4 temporary construction easements within the project area, pursuant to Richmond City Code (2020) § 8-33. The Department of Public Utilities needs this final easement for 2523 Courtland Street in order to progress with and facilitate the construction of the Courtland Street Sanitary Sewer Main Replacement Project.

COMMUNITY ENGAGEMENT: Community engagement efforts have been ongoing throughout the conception, design, and the easement acquisition process of the Courtland Street Sanitary Sewer Main Replacement Project.

Since August 2024, the project team has engaged with 3 of the 4 neighboring property owners in order to coordinate the acquisition of necessary easements and has diligently endeavored to engage with the one property owner from whom an easement is still needed. It has recently been discovered that the owner of the remaining property passed away and no remaining relatives have been found.

Project information will continue to be updated until the project's construction is complete and updates provided regularly to the affected residents.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Completing the Courtland Street Sanitary Sewer Main Replacement Project will improve the sanitary sewer conveyance system and, via its construction, supports the City's delivery of capital improvement projects. Improving the sanitary sewer facilities, as will be done through the Courtland Street Sanitary Sewer Main Replacement Project, helps the Department of Public Utilities to better deliver efficient and high-quality service, a priority included in the City's adopted FY 2025 budget.

FISCAL IMPACT: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 9, 2025

CITY COUNCIL PUBLIC HEARING DATE: June 23, 2025

REQUESTED AGENDA: Consent Agenda.

RECOMMENDED COUNCIL COMMITTEE: City Planning Commission (June 17, 2025)

AFFECTED AGENCIES: Department of Public Utilities, Planning & Community Development, Economic Development, Finance Department, Budget and Strategic Planning

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Plat for 2523 Courtland Street

STAFF: Billy Vaughan, Deputy Director Senior, DPU, 804-646-5232

Eric Whitehurst, Deputy Director Senior, DPU, (804) 646-8661

Susan Hamilton, Program and Operations Manager, DPU, (804) 646-1392

EXHIBIT A

MAP SHOWING TEMPORARY CONSTRUCTION EASEMENT FOR
TAX PARCEL S0090144019
2523 COURTLAND STREET
CITY OF RICHMOND, VIRGINIA
PROPERTY OWNER: UNKNOWN HEIRS OF HERBERT ARTHUR
PREPARED BY RUMMEL, KLEPPER, & KAHL, LLP
JANUARY 15, 2025 (REVISED MARCH 24, 2025)

