

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Philip Morley, County Administrator

From: Frank Gifford, Public Works Director *FG*

Agenda Date: July 23, 2012

Subject: Authorization to proceed with the real property acquisition regarding the Rick Tollefson Memorial Trail - County Project No. 18018150, STPR-2016(018)

Statement of Issue:

Request for Board Authorization allowing the Department of Public Works to proceed with an administrative settlement necessary to acquire the right of way from Spring Rain Farm in conjunction with Rick Tollefson Memorial Trail County Project No. 18018150.

Analysis/Strategic Goals/Pro's & Con's:

This request is in response to the landowner's counter offer indicating that they be compensated at \$1.25 per square foot for the loss of production area for organic farm products due to the specific siting of the trail area. The original offer was \$.23 per foot based on the unit value of \$10,000.00 per acre. This exceeds the Department's administrative settlement authority per established acquisition procedures. Therefore, the Department of Public Works seeks authorization from the Board for the Department to proceed with an administrative settlement not to exceed \$1.25 per square foot. The Department of Public Works supports this value given the following:

- Alternative locations for trail alignment include multiple ownerships that increase the risk of failure and present additional land acquisition challenges given the voluntary nature of the acquisitions.
- The benefit of the current alignment outweighs the additional land cost proposed by the landowner. The construction cost savings for the preferred site will far exceed the additional land cost. The additional land acquisition costs have been anticipated within the project budget. The overall land cost for the project is less than 2.5 % of the projected project budget.
- The land acquisition is based on voluntary support and the land owners have submitted their final counter offer.

- The administrative offer summary and subsequent administrative settlement process is in keeping with established right of way acquisition procedures approved by the Board and the Washington State Department of Transportation, Resolution 05-11, given that the transaction is less than \$25,000.00 and uncomplicated.

Fiscal Impact/Cost Benefit Analysis:

This project is on the 2012 6-Year Transportation Improvement Plan (TIP) and included in the 2012 Annual Construction Budget. Acquisition funding is provided by the County Road Fund. Estimated cost is approximately \$20,419.00, which will provide for approximately 1,100 linear feet of trail.

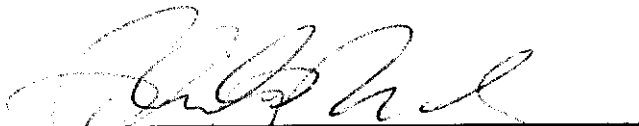
Recommendation:


The Department of Public Works recommends approval and authorization.

Please sign the enclosed "Authorization To Proceed With Right Of Way Acquisition" document (2 originals) where indicated, acknowledging the authorization to proceed with the administrative settlement and acquisition for the designated properties. Return one signed original to Department of Public Works. Please keep one signed original for the Commissioners records.

Department Contact: Will Butterfield, 385-9350.

Reviewed By:


Philip Morley, County Administrator


Date

AUTHORIZATION TO PROCEED WITH REAL PROPERTY ACQUISITION

Rick Tollefson Memorial Trail County Project No. 18018150

Based on the authorized acquisition procedures and the authority granted below, we hereby authorize an Administrative Settlement not to exceed the following:

Parcel Number	Land Area Acres	Administrative Settlement
901112040	0.375 (est) (16,335 Sq. ft.)	\$ 1.25 per square foot

Total compensation not to exceed \$25,000.00.

Recommendation and Approval:

Approved by:



Frank Gifford
Public Works Director

7/13/12

Date

Concurrence and Authorization:

The Board of County Commissioners of Jefferson County does hereby authorize the Department of Public Works to proceed with an administrative settlement to acquire the above referenced property for the Rick Tollefson Memorial Trail. The Board indicates its concurrence and gives authorization to the Department of Public Works in accordance with Right of Way Acquisition Procedures Resolution 05-11, approved February 7, 2011.

Approved By:

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Date _____

John Austin, Chair

Phil Johnson, Member

David W. Sullivan, Member

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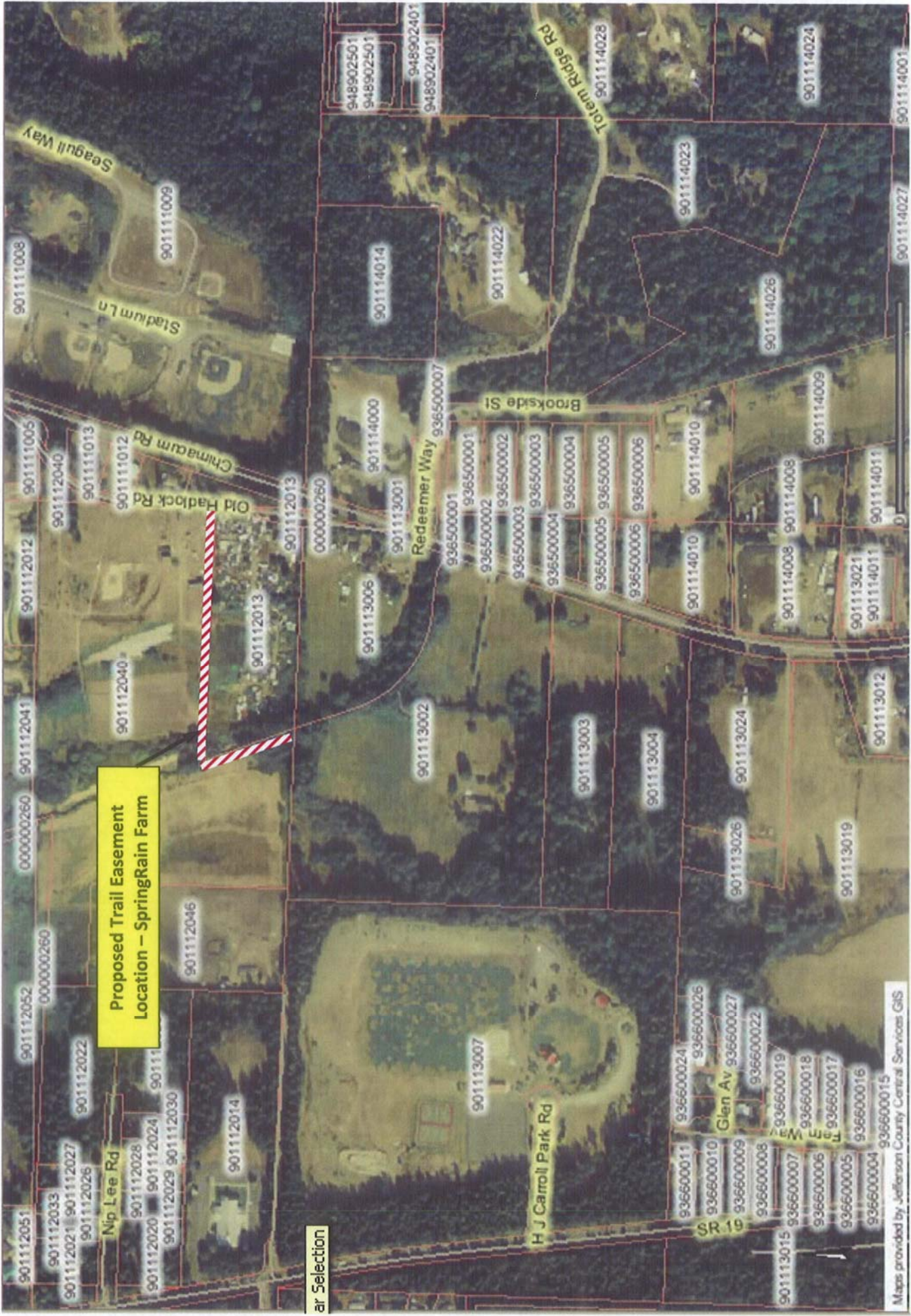
JEFFERSON COUNTY BOARD OF COMMISSIONERS

Date _____

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Phil Johnson, Member

David W. Sullivan, Member



air Selection

Maps provided by Jefferson County Central Services GIS

Provided by Jefferson County Public Works, July 12, 2012