

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Philip Morley, County Administrator

From: Frank Gifford, Public Works Director *FG*

Agenda Date: December 24, 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 Trail Easement from Mr. M. Anderson 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 of \$0.78 per square foot for the loss of useable area due to the specific siting of the trail area. The County's 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 to proceed with an administrative settlement not to exceed \$0.78 per square foot, resulting in total compensation of \$12,572.00. The Department of Public Works supports this value given the following:

- Alternative locations for trail alignment include multiple ownerships that 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 owner has submitted a 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 \$12,572.00, which will provide for approximately 900 linear feet of trail.

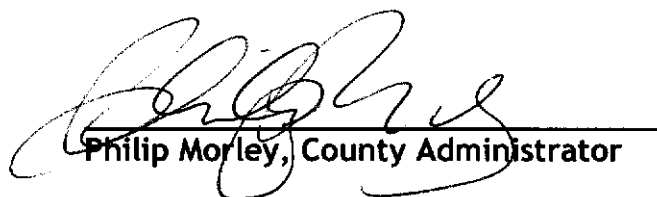
Recommendation:

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

12/19/12
Date

**AUTHORIZATION AND CONCURRENCE 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 Offer Summary	Administrative Settlement Authority
901112013	0.37 (est) (16,118 Sq. ft.)	\$.23 per square foot	\$ 0.78 per square foot

Total compensation not to exceed \$ 12,572.00.

Recommendation and Approval:

Approved by:



Frank Gifford
Public Works Director

12/18/12

Date

Concurrence and Authorization:

The Board of County Commissioners of Jefferson County does hereby concur and authorize the Department of Public Works to make the offer based on the Administrative Offer Summary and proceed with an administrative settlement as necessary, not to exceed the above referenced amount, 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

SPRING RAIN FARM/ANDERSON
RIGHT OF WAY PLAN

RICK TOLLEFSON MEMO

A PORTION OF THE NORTHWEST 1/4 OF SECTION
JEFFERSON COUNTY



QUIMPER PENINSULA VICINITY MAP
NO SCALE

LINE	BEARING	LENGTH
L1	S87°27'41"E	25.78'
L2	S86°53'05"E	51.08'
L3	N88°45'57"W	106.16'
L4	N52°00'07"E	170.08'
L5	S08°10'12"W	139.22'
L6	N52°00'07"E	23.63'
L7	S19°51'48"E	10.52'
L8	S19°51'48"E	10.52'
L9	S02°15'21"W	86.80'
L10	N02°43'56"E	83.49'
L11	N50°06'35"E	32.10'

CURVE	RADIUS	LENGTH	DELTA
C1	1234.93'	119.05'	5°31'24"



- NOTES:**
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 9 SECOND TOPCON GTS-235W TOTAL STATION, TOPCON GR3 RTK-GPS AND STEEL TAPE.
 - FOR BASIS OF BEARING AND SECTION SUBDIVISION DATA, SEE VOL. 1 OF BINDING SITE PLANS, PAGES 43-46, RECORDS OF JEFFERSON COUNTY, WASHINGTON. BEARINGS AND DISTANCES DESCRIBED HEREON ARE BASED UPON THE WASHINGTON COORDINATE SYSTEM GRID NORTH ZONE (NAD 83-91). DISTANCES HAVE BEEN REDUCED TO SAID GRID, A COMBINED SCALE FACTOR OF 0.99994085 WAS USED.
 - THE PARCEL NUMBER AS SHOWN HEREON IS BASED UPON JEFFERSON COUNTY ASSESSOR'S MAP INFORMATION.
 - RIGHT OF WAY FOR OLD HADLOCK ROAD AS SHOWN HEREON IS BASED UPON ORDER OF ESTABLISHMENT, DATED FEBRUARY 1885, HAVING A RIGHT OF WAY WIDTH OF 30 FEET WHICH ALSO IS SUPPORTED BY NOTATION SHOWN ON THE CHIMACUM TO HADLOCK RIGHT OF WAY PLAN DATED NOVEMBER 1934. ADJOINING SURVEYS OR RECORD SHOW THIS ROAD AS EITHER HAVING A WIDTH OF 60 FEET OR UNDEFINED WIDTH. EXTENSIVE RESEARCH RETURNED NO RECORDS OF DEEDS OR ROAD WAIVERS TO SUPPORT THIS.
 - DISCREPANCIES WERE FOUND IN THE DESCRIPTION CONTAINED IN SUPERIOR COURT CAUSE NO. 08-2-00294-1 RELATIVE TO THE LOCATION OF THE EXISTING FENCE LINE. THEREFORE THE FIELD MEASUREMENTS MADE TO SAID FENCE LINE WERE USED TO ESTABLISH THE BOUNDARY AS CALLED FOR IN SAID DESCRIPTION.

APPROVED:

[Signature]
MONTE REINDERS, P.E.,
COUNTY ENGINEER

11.15.12
DATE:

LEGEND:

- (C) DENOTES POWER POLE
- [Hatched Box] DENOTES EXISTING TRAIL EASEMENT PER APN 392800.
- [Solid Box] AREAS INCLUDED IN RIGHT OF WAY EASEMENT.



FINAL CHECK: SBC
DRAWN BY: JCB
SER#: 012911-RTM_BASE-100912

AREA CALCULATIONS ARE BASED UPON BEST-FIT OF RECORD DATA. (NOT FIELD SURVEYED)

SECTION 11, T29N, R1W, W.M.					
PARCEL NO.	NAME	TOTAL AREA	R/W AREA	REMAINDER	REMARKS
901112040	JOHN BELLOW/ROXANNE HUDSON	21.21 AC	0.35 AC	20.86 AC	TRAIL EASEMENT
901112040	BELLOW CREP (CONSERVATION RESERVE ENHANCEMENT PROGRAM)		(0.08 AC)		TRAIL EASEMENT WITHIN CREP BOUNDARY
901112013	ANDERSON	5.25 AC	0.37 AC	4.88 AC	TRAIL EASEMENT

RICK TOLLEFSON MEMO
PHASE

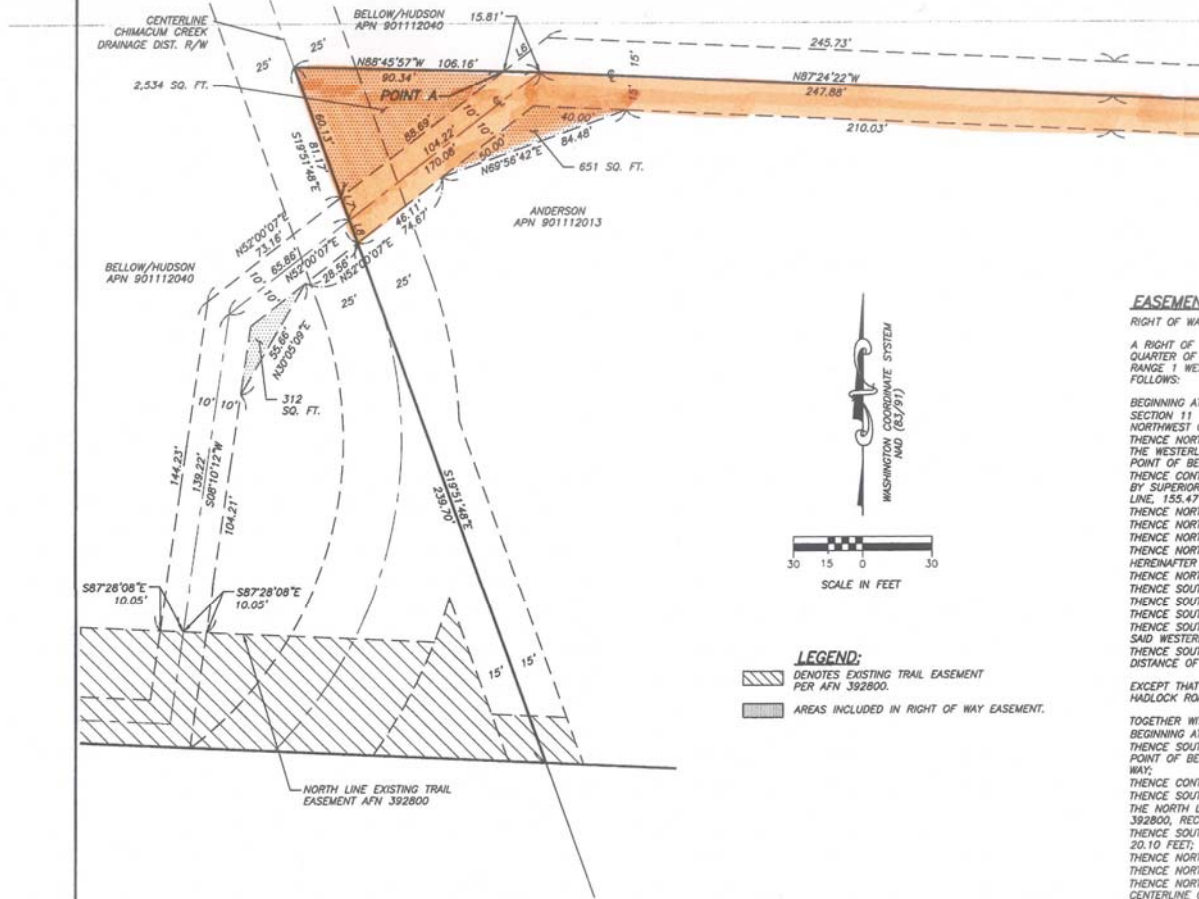
CR1815 - TASK ORDER NO. 7 -
JEFFERSON COUNTY,
RIGHT OF WAY
PARCELS 901112040 AN
JEFFERSON COUNTY DEPARTMENT
PORT TOWNSEND, WA

SPRING RAIN FARM/ANDERSON
RIGHT OF WAY PLAN

RICK TOLLEFSON MEMO

A PORTION OF THE NORTHWEST 1/4 OF SECTION
JEFFERSON COUNTY

EASEMENT DETAIL:



- LEGEND:**
- DENOTES EXISTING TRAIL EASEMENT PER AFN 392800.
 - AREAS INCLUDED IN RIGHT OF WAY EASEMENT.

EASEMENT

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FINAL CHECK: SBC
DRAWN BY: JJB
SER#: 012811-RTMT_BASE-100812

AREA CALCULATIONS ARE BASED UPON BEST-FIT OF RECORD DATA. (NOT FIELD SURVEYED)

SECTION 11, T29N, R1W, W.M.						
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PARCEL NO.	NAME	TOTAL AREA	R/W AREA	REMAINDER	REMARKS	

RICK TOLLEFSON MEMO

PHASE

CR1815 - TASK ORDER NO. 7 -
JEFFERSON COUNTY,

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PARCELS 90112040 A
JEFFERSON COUNTY DEPARTMENT
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