

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Anthony J. Zell, Jr., Wastewater Utility Director 
DATE: July 28, 2023
SUBJECT: Request to Complete Easement Acquisition for City Project 21-04 (McIntyre Sanitary Sewer Interceptor Extension Project)

The next step in the McIntyre Interceptor Project is to acquire the necessary temporary and permanent sanitary sewer easements for the construction of the improvements. Attached is a summary table of the needed parcels, along with the values of the appraisals. While some of these improvements occur in existing easements or adjacent to road right-of-way, the new easements necessitate the removal of fences, gates, vegetation screening, and dozens of mature trees.

The acquisition consultant is awaiting council approval before meeting with the affected property owners and negotiating agreements. An enabling resolution for condemnation has already been filed, and we have asked the consultant to move forward with acquisition as quickly as possible. Offer letters will be mailed next week.

The opinion of just compensation for the temporary easements, permanent easements, and cost to cure items as determined by Valbridge Property Advisors is \$218,987.00. Attached is a summary spreadsheet with the tract ID numbers and appraised values.

Policy Consideration: N/A

Financial Consideration: Funds will be taken from the Utility's acquisition account (Fund 50).

Recommended Action: A motion to authorize staff and Skeen's Consulting to complete easement acquisition activities for the McIntyre Interceptor Sanitary Sewer Project.

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McIntyre Sanitary Sewer Interceptor Project
Property Appraisal Values

Project Owner ID	TCE	Perm	Cost to Cure	Additional	Total	Comments
1	\$ 760	\$ 2,100	\$ 15,000		\$ 17,860	Fencing, screening, various trees
2	\$ 5,909	\$ 2,414	\$ -		\$ 8,323	
3	\$ 4,316	\$ 3,265	\$ 14,250		\$ 21,831	15 Trees @ \$950, loss of screening
4	\$ 1,282	\$ 2,031	\$ 16,500		\$ 19,813	22 trees @ \$950
5	\$ 1,338	\$ 2,124	\$ 17,250		\$ 20,712	23 trees @ \$950
6	\$ 2,202	\$ 3,579	\$ 30,350		\$ 36,131	40 trees @ \$950, 35' fence
7	\$ 1,570	\$ 1,931	\$ 16,500		\$ 20,001	22 trees @ \$750
8	\$ 2,573	\$ 1,802	\$ 9,750		\$ 14,125	13 trees @ \$950
9	\$ 3,125	\$ 1,597	\$ 7,500		\$ 12,222	10 trees @ \$750
10	\$ 1,591	\$ 947	\$ 2,450		\$ 4,988	barb wire fencing
11	\$ 21,097	\$ 14,052	\$ -		\$ 35,149	
12	\$ 435	\$ 197	\$ 7,200		\$ 7,832	landscaping, lighting, steel fence(est)
	\$ 46,198	\$ 36,039	\$ 136,750	\$ -	\$ 218,987	