



City of Tualatin

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council  
**THROUGH:** Sherilyn Lombos, City Manager  
**FROM:** Mike McCarthy, City Engineer  
**DATE:** June 12, 2023

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### **SUBJECT:**

Consideration of **Resolution No. 5701-23** Authorizing the Purchase of Right-of-Way and Easements for the Construction of the Boones Ferry Corridor Phase 2 Project, Part of the Tualatin Moving Forward Program.

### **RECOMMENDATION:**

Staff recommends that the Council approve the attached resolution to purchase right-of-way and easements for the Boones Ferry Corridor Phase 2 project.

### **EXECUTIVE SUMMARY:**

This resolution enables the City Manager to execute legal documents to acquire the property needed to construct and maintain the Boones Ferry Road Phase 2 project.

The majority of the project is to be constructed within existing right-of-way. However, In order to have space for key areas of the project, the City needs to acquire right-of-way and easements from four properties. These are the second and third of these four properties, and it is important to execute the purchase agreements now so that construction work can get started in the newly-acquired right-of-way. The project has been designed to minimize the impact to the property and the amount of right-of-way and easements to be acquired.

This resolution authorizes the purchase of right-of-way and easements from the following properties:

#### **Todd Village – 8325 SW Mohawk Street**

- Property is located on the northeast corner of Boones Ferry Road and Mohawk Street
- Owners: Todd Village – 285, LLC
- The City is purchasing Public Right-Of-Way (2,579 sf), Public Utility Easement (81sf), and Temporary Construction Easement (2,539 sf).
- **Acquisition Amount \$67,000**, which includes \$63,730 for right-of-way, \$209 for Public Utility Easement, and \$3,061 for Temporary Construction Easement.

#### **Chelan Apartments – 19705 SW Boones Ferry Road**

- Property is located on the west side of Boones Ferry Road, approximately 1,000 feet north of its intersection with SW Sagert St, and north of the Marquis senior living facility.
- Owners: Envoy Chelan LLC and Realvest Chelan LLC

- The City is purchasing Public Right-Of-Way (1,943 sf) and Temporary Construction Easement (1,619 sf).
- **Acquisition Amount \$51,100**, which includes \$49,226 for Right-of-Way and \$1,874 for Temporary Construction Easement.

The City's offering prices were based on appraisals performed by Oregon Valuation Group, Inc. and recommendations from Universal Field Services, Inc., and have been agreed to by each of the property owners.

The project team is working with the owners of one other property to acquire Right-of-Way and easements from that property and anticipates bringing it to Council for approval soon, but would like to execute this acquisition now in order to get started with construction in this area.

**OUTCOMES OF DECISION:**

Approval of the attached resolution would allow staff to purchase right-of-way and easements for the Boones Ferry Corridor project.

**ALTERNATIVES TO RECOMMENDATION:**

Council could elect to not approve the attached resolution

**FINANCIAL IMPLICATIONS:**

The total acquisition cost is \$118,100. This amount is budgeted, along with the cost of design and construction of this project, in the Transportation Project Fund (Tualatin Moving Forward program).

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**ATTACHMENTS:**

Resolution 5701-23  
Exhibits showing the area to be acquired