



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Casey Ferguson, Project Engineer
Heidi Springer, City Engineer

DATE: February 14, 2022

SUBJECT:

Consideration of Resolution No. 5598-22, Authorizing the City Manager to Execute Deeds Acquiring Easements for the Blake Street to 115th Avenue Waterline Project.

RECOMMENDATION:

Staff recommends the Council adopt the resolution.

EXECUTIVE SUMMARY:

Resolution No. 5598-22 authorizes the City Manager to execute legal documents to acquire the easements needed to construct and maintain the Blake Street to 115th Avenue Waterline Project.

The City's Water Division identified this waterline extension as a way to improve water supply and fire flow protection in the 115th Avenue industrial area. This waterline improvement was verified as a solution through hydraulic modeling by Murraysmith, Inc. during the Water Master Plan update.

The project consists of installing approximately 1,300 lineal feet of 12-inch ductile iron pipe, one (1) landscape irrigation meter, one (1) air release valve, one (1) 12-inch gate valve, and surface restoration. The majority of the project, approximately 900 lineal feet, will be constructed within the unimproved SW Blake Street right-of-way (ROW) from the SW 115th Avenue connection to the existing water system. From the eastern end of the unimproved SW Blake Street ROW, approximately 400 lineal feet will be installed in the proposed easements along Tigard Sand & Gravel's north property line.

In order to have space for construction, and access for future maintenance of the waterline, the City needs to acquire two (2) easements as follows:

Tigard Sand & Gravel, LLC (Tax Lot 2S127C02700)

- Property includes an existing 30-foot by 60-foot Public Waterline Easement located in the NE corner. The existing easement contains a 12-inch waterline stub as a connection point to the existing water system.
- The City is requesting a Water Quality Preservation and Storm and Surface Water Drainage Easement (1,685 sq. ft.), a Permanent Waterline, Storm Drainage Line, Stormwater, Sanitary Sewer Line, and Access Easement (6,979 sq. ft.).
- **Acquisition amount \$1,100**; which includes \$122.00 for Water Quality Preservation and Storm and Surface Water Drainage Easement, \$978.00 for Permanent Waterline, Storm Drainage Line, Stormwater, Sanitary Sewer Line, and Access Easement.

The City's offering price was based on an appraisal performed by Oregon Valuation Group and recommendations from Universal Field Services, Inc.

FINANCIAL IMPLICATIONS:

The total acquisition cost is \$1,100. The purchase of these easements, along with the cost of design, and construction is funded through the Water Operating Fund.

ATTACHMENTS:

- Resolution No. 5598-22
- Deeds with exhibits showing the areas to be acquired on the property