



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, PE, Principal Transportation Engineer
Jeff Fuchs, PE, Public Works Director

DATE: May 11, 2020

SUBJECT:

Consideration of **Resolution No. 5491-20** Authorizing the Purchase of Right-of-Way and easements for the construction of the Garden Corner Curves project, part of the Tualatin Moving Forward Bond Program.

RECOMMENDATION:

Staff recommends that the Council approve the attached resolution to purchase right-of-way and easements for the Garden Corner Curves project.

EXECUTIVE SUMMARY:

This resolution enables the City Manager to execute legal documents to acquire the property needed to construct and maintain the Garden Corner Curves project.

The majority of the project will be constructed within existing right-of-way. However, some additional right of way and easements are need along both sides of the roadway.

During the conceptual design phase, the project team evaluated multiple configurations to reduce the project footprint in order to reduce right of way impacts, avoid structures, minimize creek and wetland impacts, and reduce project costs while still meeting transportation requirements. The property we are proposing to purchase allows us to meet the goals established during conceptual design by moving the roadway slightly to the north and west to provide space for the shared use path along the east side of the roadway.

Four properties are affected. The City's offering prices were based on appraisal performed by BBG, Inc. and recommendations from Universal Field Services, Inc. and they have been agreed to by each of the property owners. Acquisitions on each property are as follows (note that offer amounts are rounded):

Karsseboom (Garden Corner Nursery)

- Property is located on the south side of Blake St and east side of 108th Ave, and includes a residence and the Garden Corner Nursery.
- Owners: Jonn C. Karsseboom and Tracy L. Bigej-Karsseboom

- The City is purchasing public right-of-way (435 sq ft), a public utility easement (4,185 sq ft) and a temporary construction easement (8,733 sq ft)
- **Acquisition amount \$55,200**, which includes \$21,284 for right-of-way, \$23,436 for public utility easement, and \$10,480 for temporary construction easement.

Helenius/Hall Tax Lot 1300; 10665 SW Blake St

- Property is located on the north side of Blake St and includes a residence
- Owners: Betty A. Helenius, Beverly J. Hall, and Larry E. Helenius
- The City is purchasing public right-of-way (3,606 sq ft), public utility easement (7,934 sq ft), temporary construction easement (16,052 sq ft, including area for temporary contractor storage), and slope easement (3,658 sq ft).
- **Acquisition amount \$57,500**, which includes \$29,257 for right-of-way, \$6,347 for public utility easement, \$2,634 for slope easement, and \$19,262 for temporary construction easement

Helenius/Hall Tax Lot 1400; 21215 SW 105th Ave

- Property is located on the west side of 105th extending to the north side of Blake St and includes a residence, vacant land, and portions of Hedges Creek
- Owners: Betty A. Helenius, Beverly J. Hall, and Larry E. Helenius
- The City is purchasing public right-of-way (1,051 sq ft), public utility easement (10,372 sq ft), slope easement (7,252 sq ft), and stormwater easement (7,236 sq ft).
- **Acquisition amount \$63,292**, which includes \$8,408 for right-of-way, \$8,298 for public utility easement, \$5,222 for slope easement, and \$41,364 for stormwater easement.

Thomson Property; 10630 SW Blake St

- Property is located on the south side of Blake St and includes a residence
- Owners: Robert Kevin Thomson and Tana M. Thomson
- The City is purchasing public utility easement (360 sq ft), and temporary construction easement (3,477 sq ft).
- **Acquisition amount \$1,410**, which includes \$576 for 360 sq ft public utility easement and \$834 for temporary construction easement.

OUTCOMES OF DECISION:

Approval of the attached resolution would allow staff to purchase right-of-way and easements for the Garden Corner Curves project.

ALTERNATIVES TO RECOMMENDATION:

Council could elect to not approve the attached resolution, which would make the project unconstructible in its current configuration.

FINANCIAL IMPLICATIONS:

The total cost of property and easement acquisition is \$177,402. This is included in the total project budget in the Transportation Project Fund (Tualatin Moving Forward bond program).

ATTACHMENTS:

Resolution No. 5491-20

Exhibits showing areas to be acquired on each property