

TO: City Council
FROM: Dan Smith, Water Resources & Sustainability Director
DATE: October 15, 2024
SUBJECT: Acquisition of the Reykdal and Langton Properties for the Percival Creek Fish Passage Barrier Removal Project

1) Recommended Action:

Approve and authorize the Mayor to sign the offer letters for the Reykdal and Langton properties to acquire right-of-way needed to complete the Percival Creek Fish Passage Barrier Removal project. These offer letters were recommended for approval via consent calendar by the Public Works Committee at their October 3, 2024 meeting.

2) Background:

The culvert conveying Percival Creek under Sapp Road has been identified as a fish passage barrier due to slope. The City plans to replace the culvert with a larger one to allow fish to pass under the road unobstructed, with construction planned to take place during the summer of 2025.

To complete this project, minimal right-of-way is necessary to be acquired. On parcel 577103000 owned by Ms. Langton, the City is acquiring 3,659 square feet of property and placing another 2,110 square feet in a temporary construction easement. On parcel 12833110500 owned by the Reykdal family, the City is placing another 1,137 square feet in a temporary construction easement. The City has been working with Tierra Right of Way to complete the acquisition of these properties.

3) Policy Support:

Strategic Priority B – Be a Leader in Environmental Sustainability

- Remove obstructions to fish passages

4) Alternatives:

Request changes to the offer letters.

5) Fiscal Notes:

Tumwater has secured \$2,100,000 from WSDOT's PROTECT grant funding program, \$100,000 of which can be used to pay for costs related to right-of-way acquisition. In total, it will cost \$24,800 to acquire the necessary property from Ms. Langton and \$9,250 to acquire the necessary property from the Reykdal family.

6) Attachments:

- A. Offer letter for the Reykdal Property
- B. Offer letter for the Langton Property