

TO: Public Works Committee
FROM: Dan Smith, Water Resources & Sustainability Director
DATE: October 3, 2024
SUBJECT: Acquisition of the Reykdal and Langton Properties for the Percival Creek Fish Passage Barrier Removal Project

1) Recommended Action:

Place the offer letters for the Reykdal and Langton properties on the October 15, 2024 City Council consent calendar to acquire right-of-way needed to complete the Percival Creek Fish Passage Barrier Removal project, with a recommendation to approve and authorize the Mayor to sign.

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