

COUNCIL DECISION REQUEST

SUBJECT: Stover Road Right of Way Purchase

MEETING DATE: 2-2-12

PAYSON GOAL: NEW: EXISTING: X

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett,  Asst. Town Mgr. AMOUNT BUDGETED: \$87,000

SUBMITTAL TO AGENDA EXPENDITURE REQUIRED: \$0

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$0

EXHIBITS (If Applicable, To Be Attached): Map of the Area

POSSIBLE MOTION

I move to direct staff to move forward with the purchase of the remaining parcel of property for the Stover Road right of way and authorize the Mayor to sign the necessary documents.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

Stover Road was created by the Dooley Tracts Subdivision in 1960. Originally, it was unnamed and only 20 feet wide. When the road was constructed it was built partially within the dedicated right of way and partially on the private property to the west. Later, the roadway was paved in that same location. In similar situations the Town has worked with the property owner's to increase the right of way to include all the improvements. In addition, the Town has a water well (the Skinner Well) on the east side of Stover Road. To protect this well head the Town needs to control the entire paved portion of the roadway. The Town needs to acquire 15-16 feet along the east side of each affected property to have sufficient right of way for the existing pavement. This property acquisition will not affect any existing building, fence or other private improvements.

Originally there were five properties involved with four individual owners. In September the Council approved the purchase of the Stover right of way on four of those properties (319 W. Aero, and 1001, 1009, and 1017 S. Stover). The parcel at 1013 S. McLane was not included at that time due to zoning issues. Those issues have now been resolved and we are ready to move forward with the final acquisition. The agreed purchase price is based on an appraisal that the Town had prepared for each of the five private properties involved.

The appraisal information for this parcel of property is as follows:

<u>Property Address</u>	<u>Property Owner</u>	<u>Appraised Value of Right of Way</u>
1013 S. McLane Road	Bruce and Carol VanCamp	\$12,000

The Water Department has funds budgeted in the current budget to purchase this right of way to secure the area for well head protection.

PROS: This purchase will provide more Town control of the property near the Skinner Well to allow better well head protection. It will also clean up a right of way issue that has been a problem for several years.

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CONS: None

PUBLIC INPUT (if any): N/A

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): N/A

FUNDING:

Acct:661-5-5451-08-8006 Budget: \$87,000 Available \$87,000 Expense:\$70,900 Remaining: \$16,100

3A: _____ Date: _____

7 7 7 3 3 3 3 3 2 2 2 2 2 2 2

910

914

DOOLEY TRACT

1000

S. MCLANE ROAD

319

AREA TO BE PURCHASED

1013

1009

1017

S. STOVER ROAD

1001

WELL

W.

S. GODFELLOW ROAD

313
309

1005
1007

1009
1011
1013
1015
1017

201

W.

1004
1006
1008

S. WESTERLY RD.

1012
1014
206

WOODED

PHOENIX

219
217
215
219
218
216
214
212
213

W. ESTATE LN.

1017
200
112
110

AERO

209

CEDAR