

Item Title: Conveyance of Easements and Right of Way for the Apex Main EMS Station

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the conveyance of Road Right-of-Way, Sanitary Sewer Easements, Public Water Easement, Transformer Access Easement, Public Utility Easement, Drainage Easement, and Monument Sign Easement to the Town of Apex at the Apex Main EMS Station along with any other supporting documentation, subject to the terms and conditions acceptable to the County Attorney; and**
- 2. Approves the conveyance of additional Right-of-Way and Sight Easements to NCDOT for roadway widening at the Apex Main EMS Station along with any other supporting documentation, subject to the terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve all easements conveyed by the County. NC General Statute 160A-274 authorizes the Board of Commissioners to convey any interest in real property to other governmental agencies.

Background: Wake County acquired the property located at 6950 Apex Barbecue Road on June 7, 2021, for the development of the Apex Main EMS Station. The project is anticipated to reach final completion by May 2025. The Town of Apex provides power, water, and sewer utility services for the site. For utility services, the Town of Apex requires utility easements along new utility routing and at utility service locations. Additionally, project development necessitated the construction of a stub street extension for a Town of Apex road, Ellerview Drive, and the widening of an existing road owned by the North Carolina Department of Transportation (NCDOT), Apex Barbecue Road. This completed roadwork will require conveyance of a Right-of-Way to the Town of Apex for the extension of Ellerview Drive and to NCDOT for the widening of Apex Barbecue Road. A site plan showing the location of the proposed easements and Right-of-Way is attached to this agenda item.

Strategic Plan: This action supports routine County operations.

Fiscal Impact: There is no fiscal impact to the County associated with these easements and Right-of-Way conveyances.

Additional Information:

The Town of Apex requires various access and maintenance Easements for new public utilities that have been extended and/or constructed to serve the new Apex Main EMS Station. These include Sanitary Sewer Easements, Public Water Easement, Transformer Access Easement, Public Utility Easement, Drainage Easement and a Monument Sign Easement. The access and maintenance easements for the stormwater control measures will ensure that the Town of Apex is able to inspect and recommend repairs and maintenance for the facility on regular intervals. In addition, Wake County is responsible for annual certification of the stormwater device by a licensed professional engineer as is customary for other Wake County owned properties that utilize stormwater control measures.

Additionally, several roadway improvements were completed as part of the new Apex Main EMS Station Project. This includes extension of the stub street Ellerview Drive to Apex Barbecue Road, as required by the Town of Apex Unified Development Ordinance (UDO). This extension requires the conveyance of a 50' Right-of-Way to the Town of Apex for the length of the new road. Other roadway improvements include the widening of Apex Barbecue Road and development of new sidewalk along the frontage of the property. These roadway improvements at Apex Barbecue Road require conveyance of additional Right-of-Way to North Carolina Department of Transportation (NCDOT). Finally, new sight easements are required at the intersection of Apex Barbecue Road with the new Ellerview Drive extension and the emergency vehicle drive apron. These sight easements will be conveyed to NCDOT.

A plan showing the easement areas is included for reference below and the proposed Easements and Right-of-Way plat is attached.

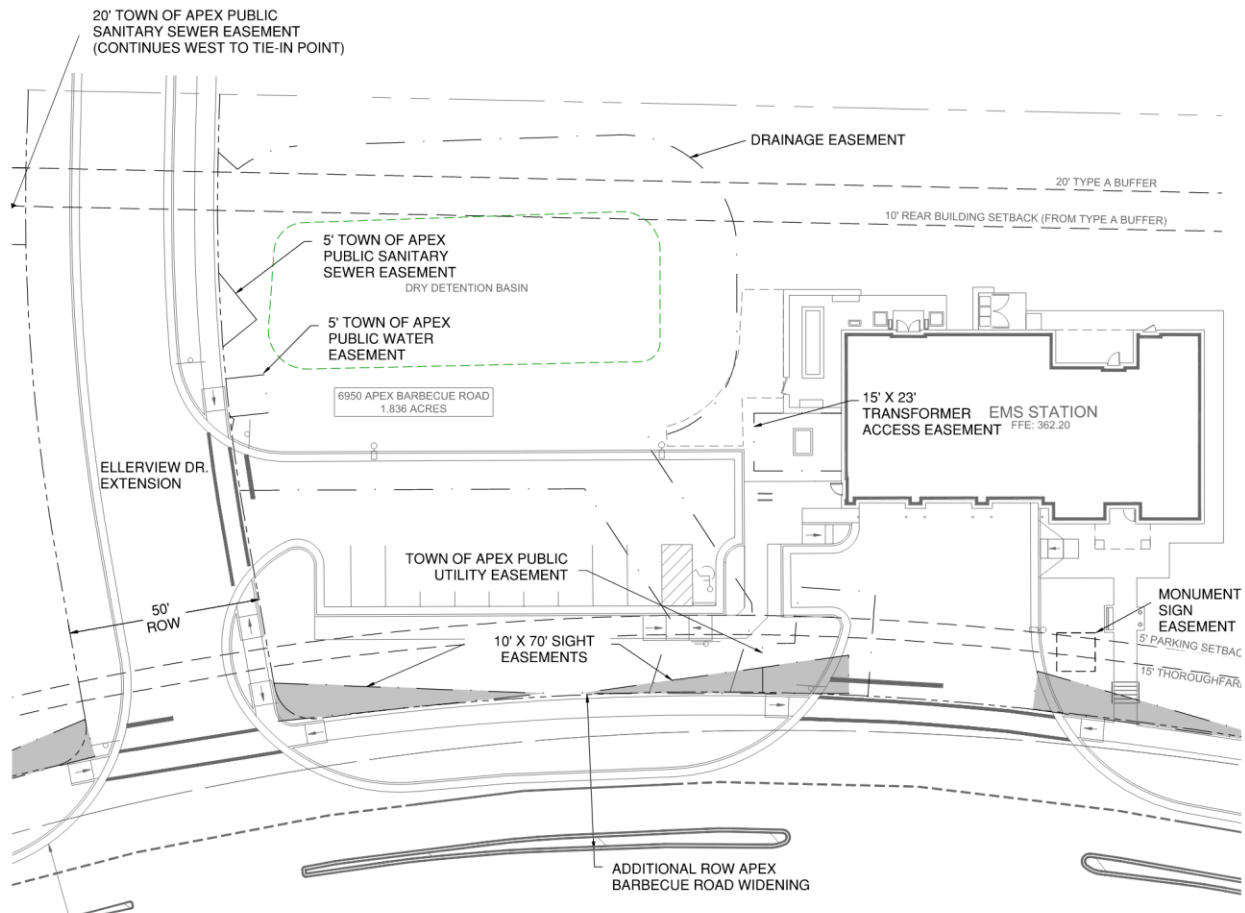


Exhibit showing new Easements and Right of Way for the Apex Main EMS Station

Facilities Design & Construction staff have reviewed the required easements and Right-of-Ways and have concluded these conveyances will not negatively affect the value and long-term use of the County's property. Staff recommend approval of the easements and Right-of-Way conveyance to the Town of Apex and NCDOT.

Wake EMS plans to start responding to calls based out of the new Apex EMS Station by the end of April 2025.

Attachments:

1. Apex EMS Proposed Easement and Right of Way Plat