Item Title: Conveyance of a Declaration of Easements and Execution of Right of Entry on Randleigh Farm

Specific Action Requested:

That the Board of Commissioners:

- 1. Approves the conveyance of the Declaration of Easements and Right of Entry on County owned property; and
- 2. Authorizes the Chair to execute the Declaration of Easements (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney; and
- 3. Authorizes the County Manager to execute the Right of Entry with 3540 Auburn LLC., (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney; and
- 4. Accepts \$44,550 from Gander Development and appropriates funds into the Parks, Greenways, Recreation, and Open Space CIP.

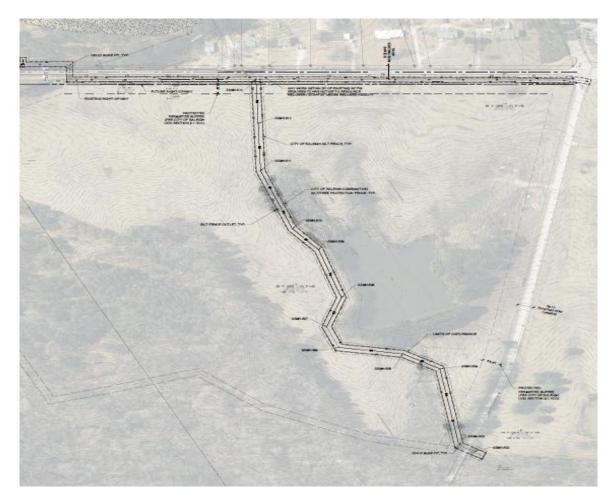
Item Summary:

- Purpose: The Board of Commissioners must approve all property and easement conveyances 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: The County and the City jointly own the property commonly known as Randleigh Farm. 3540 Auburn, LLC and Gander Development have requested that Wake County and the City of Raleigh convey through a sanitary sewer easement, waterline easement by way of a declaration, and enter into a right of entry with 3540 Auburn, LLC for the construction of water and sewer facilities at Randleigh Farm. Randleigh Farm is located in southeastern Wake County along Auburn Knightdale Road. Due to the area's growth, it has been determined that expanding the public utility infrastructure in this location is in the best interest of both the City and the County.
- Strategic Plan: This action supports routine County operations.
- Fiscal Impact: Wake County will receive \$44,550 as a result of this action. This revenue will be accepted and appropriated into the Parks, Greenways, Recreation, and Open Space Element of the County Capital Fund.

Additional Information:

conveyance request from 3540 Auburn, LLC for 60,387 square feet of permanent sanitary sewer easement, 22,733 square feet of permanent waterline easement, and 59,209 square feet of temporary construction easement in order to provide sewer and water connectivity to a proposed development on the west side of Auburn Knightdale Road. See attached request and offer from Gander Development in the amount of \$89,100.00. These easements are necessary to accommodate the watermain extension as well as extend a gravity sewer through the property to an existing manhole in Battle Bridge Road. 3540 Auburn, LLC is the owner of the property located at 3540 Auburn Knightdale Road being developed by Gander Development. The parcel is currently vacant and the proposed future use is to construct 189 single family units consisting of 76 detached units and 113 attached units. As mentioned above, Randleigh Farm is owned by Wake County and the City of Raleigh as tenants in common on a 50/50 basis. The sewer line and waterline being installed as part of this project will also serve the future County animal shelter currently planned to be constructed on a portion of Randleigh Farm. The water and sewer line being installed will be maintained by the City of Raleigh after installation and acceptance into the City utility system.

The map below displays a portion of the jointly owned Randleigh Farm property at 7800 Battle Bridge Road and area of the proposed easements. More details related to the sewer and waterline and exact locations of the proposed easements may be found on the attached easement acquisition plat and construction plans. The scope of the project involves clearing and grading for the installation of the new sewer line and waterline on Randleigh Farm.



The proposed project plans and easement acquisition plat have been reviewed by County staff from Facilities Design & Construction, Parks Recreation & Open Space and the County Attorney office. Staff has concluded this conveyance will not have a negative impact on the future use of this property. Staff recommends approval of the specific actions requested, subject to the terms and conditions acceptable to the County Attorney.

Attachments:

- 1. Gander Development Request Letter
- 2. Signed & Sealed Easement Acquisition Plat
- 3. Construction Plans
- 4. Declaration of Easements
- 5. Right of Entry
- 6. CIP Budget Memo FY 2025 County Capital PGROS
- 7. OS Bond and NC DOT Funding Tracker