

Item Title: Conveyance of Easements to the City of Raleigh at the Crosby-Garfield Center

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the conveyance of a Sanitary Sewer Easement and Temporary Construction Easements to the City of Raleigh at the Crosby-Garfield Center; and**
- 2. Authorizes the Chair to execute said deed of easement document (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. NCGS 160A-274 authorizes the Board of Commissioners to convey any interest in real property to other governmental agencies.

Background: In September 1986, Wake County acquired the property located at 568 E. Lenoir Street from the Wake County Board of Education. The building at this location is named the Crosby-Garfield Center and houses County services that work in partnership with several community organizations. The building has a strong history as a hub for services for Southeast Raleigh. In the past 20 years, it has been a school and housed health programs and clinics. The building currently houses programs for children, youth, and families. The City of Raleigh Public Utilities Department (the City) is preparing to move forward with a sewer line replacement and rehabilitation project. The City has requested that Wake County dedicate and convey a sanitary sewer easement and temporary construction easements in support of the project.

Board Goal: This action supports routine County operations.

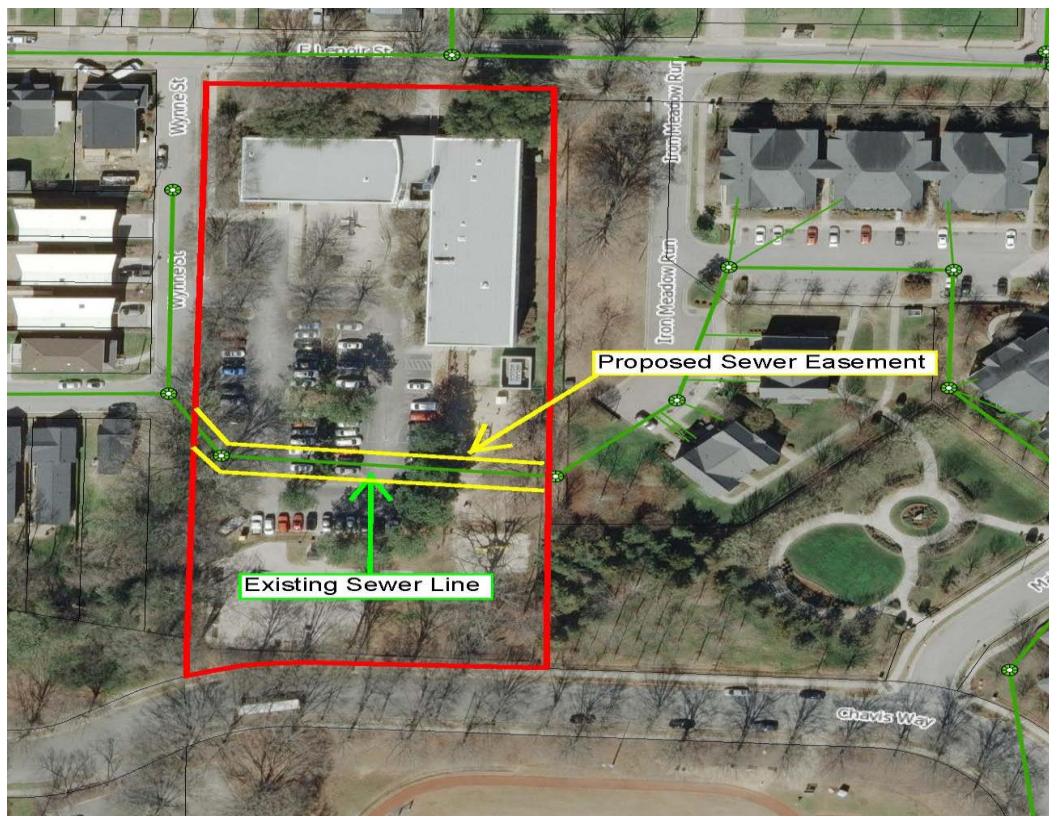
Fiscal Impact: There is no fiscal impact to the County associated with this easement conveyance.

Additional Information:

The City plans to replace the existing sanitary sewer line that currently crosses the parking lot at the Crosby-Garfield Center. This sewer line serving the adjacent Chavis Heights neighborhood has exceeded its useful life due to cracking, root intrusion, and does not meet the current public sewer standards. The existing six-inch clay tile sewer line will be replaced with an eight-inch sewer line which will require removal of existing trees and parking lot restoration. Although there is an existing sewer line crossing County

property, the City has determined there is no easement of record for that sewer line and has therefore requested an easement that should have been in place before the installation of the existing sewer line. In August 2017, the City contacted County staff about the proposed project. The County received the attached letter in March 2019 from the City requesting the dedication and conveyance of the necessary easements.

The aerial photo below displays the Crosby-Garfield site and general location of the existing sewer line and proposed easement. More detailed plans showing the proposed sewer improvements and associated easements are attached (Easement Survey & Construction Plan).



Facilities Design & Construction and General Services Administration staff has reviewed the proposed plans and has concluded this conveyance will have no negative effect on the value and long-term use of the County owned property. Staff recommends approval of the easement conveyance to the City and execution of the attached deed of easement, along with any other supporting information, subject to terms and conditions acceptable to the County Attorney.

Attachments:

1. Raleigh Letter August 2017
2. Raleigh Letter March 2019
3. Easement Survey
4. Construction Plan
5. City of Raleigh Deed of Easement