

Item Title: Conveyance of a Permanent Drainage Easement and a Temporary Construction Easement to the Town of Zebulon for the Arendell Avenue Road Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the conveyance of a permanent drainage easement and a temporary construction easement to the Town of Zebulon; and**
- 2. Accepts the amount of \$3,200 from the Town of Zebulon as just compensation for this conveyance into the Human Services East Wake Donations account; and**
- 3. Authorizes the Chairman to execute a Deed for a permanent drainage easement and a temporary construction easement to the Town of Zebulon (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 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 Town of Zebulon Public Works Department is preparing to perform road improvements along Arendell Avenue from North of Pearces Road to Dogwood Drive. Also included in this project is the extension of Jones Street to Dogwood Drive, which is located one block east of Arendell Avenue and runs alongside a Wake County parcel. The road improvements will consist of paving, drainage, pavement markings, traffic control, and grading. The Town of Zebulon has requested that Wake County convey a permanent drainage easement and a temporary construction easement for this project. The impacted Wake County parcel contains the Zebulon Public Library and the Eastern Regional Center. This project is a benefit to the County in that it will provide an additional ingress / egress to these County amenities with this extension of Jones Street to Dogwood Drive.

Board Goal: This action supports routine County operations.

Fiscal Impact: This easement will provide \$3,200 to Human Services East Wake Gang Prevention in the Grants and Donations Fund.

Additional Information:

In June of this year, Carolina Land, a real estate consultant firm hired by the Town of Zebulon to acquire easements for the Arendell Avenue Project contacted the County regarding the project and easement request. The existing right-of-way for the road project was previously dedicated and no further right-of-way was requested from the County for this project. On October 12th, 2020 the County received a formal offer in the amount of \$3,200 to purchase 799 square feet of permanent drainage easement and 2,341 square feet of temporary construction easement. The Town of Zebulon is receiving Federal funding through NCDOT for this project and the attached NCDOT "Summary Statement Offer" outlines the particulars of this offer. Wake County staff has reviewed the attached NCDOT valuation and recommends acceptance of \$3,200 as just compensation for the permanent drainage easement and temporary construction easement.

The map below displays the Wake County property and approximate location of the proposed easements. The scope of the project on County property will be installation of drainage, grading and use of temporary construction area as needed for the project. More detailed plans showing the proposed road improvements are attached, (Construction Plans).



The proposed project plans have been reviewed by County staff from Facilities Design & Construction, General Services Administration, Human Services and Community Services. Staff has concluded this conveyance will have no impact on the future use of this property. Staff recommends approval of the conveyance subject to terms and conditions acceptable to the County Attorney.

Attachments:

1. Property Map
2. Signed & Sealed Exhibit
3. Summary Statement-Offer
4. NCDOT Valuation
5. Construction Plan Sheet
6. Deed for Permanent Drainage Easement and Temporary Construction Easement
7. Budget Memo