

COUNCIL DECISION REQUEST

SUBJECT: Stover Road Right of Way Purchase

MEETING DATE: 9-22-11

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 four parcels 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.

The five properties involved are located between Aero Drive to Phoenix Street and Stover Road to McLane Road. The involved addresses are 319 W. Aero, 1013 S. McLane, and 1001 , 1009, and 1017 S. Stover. There are four separate property owners involved. The properties at 319 W. Aero and 1001 S. McLane have the same owner. The Town had appraisals prepared for each of the five private properties involved to determine the value of this right of way.

Currently, one property, 1013 S. McLane, is in violation of zoning requirements and trespassing on Town property. Due to these violations Staff has not pursued a right of way purchase with this owner. We are working with this property owner to resolve the issues. Once the violations are resolved, Staff will address purchasing this section of the roadway.

Town Staff inquired from the other three property owners if they would be willing to sell the existing improved roadway to the Town for the appraised value. All three have indicated agreement. The appraisal information for the four properties is as follows:

SEP 22 2011 I. I

COUNCIL DECISION REQUEST

<u>Property Address</u>	<u>Property Owner</u>	<u>Appraised Value of Right of Way</u>
319 W. Aero Drive	Payson Concrete & Materials	\$10,800
1001 S. Stover Road	Payson Concrete & Materials	\$12,100
1009 S. Stover Road	Lamoyn and Debra Swenson	\$26,800
1017 S. Stover Road	Mary Ann Shepherd	\$21,200

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 be a problem for several years.

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:	Remaining:	
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

3A: _____ Date: _____

