

City Council – Action Request Form

Date: May 6, 2019

To: The City Manager

From: Damon C. Dequenne, Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Consideration of a Resolution Granting a Revised Permanent Access Easement and Temporary Construction Easement on City-owned Property to Spring Hill Land Trust (Northeast Ward)

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Commercial Development in Economically Disadvantaged Areas

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

On December 18, 2017, the City Council authorized the granting of a permanent access easement of approximately 0.195 acres on or across Tax PIN 6847-17-0802 to Spring Hill Land Trust for the sum of \$15,000. This access easement was granted as part of the related matter of the construction of a Dollar General Store on property owned by Greater Tabernacle Worship Center on Old Walkertown Road. At that time, it was believed that this easement would serve the development needs of the store construction, but it has now been determined that a larger easement will be needed in order to move the driveway further away from the intersection of Motor Road and Old Walkertown Road. This revised easement is illustrated in the attached exhibits. The City will benefit from this larger easement because it will provide ready-built road access for future development of the remainder of the City-owned 13.14 acre lot over which the easement will cross. The new revised permanent access easement is 0.448 acres. It is proposed the purchase price remain the same at \$15,000 due to the benefits that the City will receive from the improved access to its own property.

Due to erosion control for the larger easement, it is necessary that a catch basin be installed at the lowest point during construction. This will require an additional temporary construction

Committee Action:

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| Committee | Action |
| _____ | _____ |
| For | Against |
| _____ | _____ |

Remarks:

easement of approximately 0.10 acres. This area will be restored to its original condition after construction is completed. Spring Hill Land Trust will pay the City an additional \$600 for this temporary construction easement.

The attached resolution authorizes the granting of a permanent access easement of approximately 0.448 acres on Tax PIN 6847-17-0802 and a temporary construction easement of approximately 0.10 acres to Spring Hill Land Trust for the total sum of \$15,600.