

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Mark McCauley, County Administrator

From: Monte Reinders, Public Works Director/County Engineer 

Agenda Date: July 15, 2024

Subject: Concurrence and Authorization
Sewer Utility Easement Acquisition - Port Hadlock Sewer Project

Statement of Issue: The Public Works Department seeks authorization to proceed with the offer, negotiation, and acquisition of a sewer utility easement across Parcel 901-013-016 owned by the Northwest School of Wooden Boatbuilding (site address 163 Lower Hadlock Road).

Analysis/Strategic Goals/Pro's & Con's: This easement will be for public sewer mains and appurtenances to serve Boat School property and eventually other parcels on the Port Hadlock waterfront. The easement provides the preferred alignment for the sewer utility to facilitate connections to existing and future buildings as well as to avoid the complications and costs of placing sewer lines in public right-of-way.

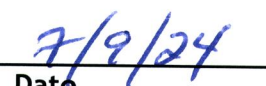
Fiscal Impact/Cost Benefit Analysis: An appraisal was performed by Integral Realty Services which determined the value of the easement at \$26,200. A review appraisal by R.F. Duncan & Associates confirmed the valuation. Funding for this easement exists in the Port Hadlock Sewer Fund from transferred ARPA funds. The easement is expected to provide a cost savings over other alignments considered.

Recommendation: Please sign the attached Concurrence and Authorization document and return to Public Works for further processing.

Department Contact: Colette Kostelec x218

Reviewed By:


Mark McCauley, County Administrator

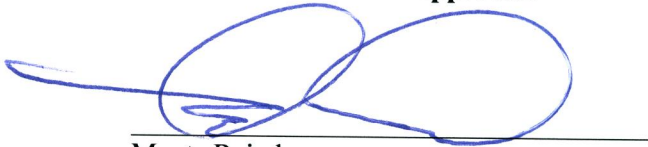

Date

**AUTHORIZATION TO PROCEED WITH
REAL PROPERTY ACQUISITIONS**

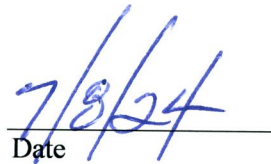
**PORT HADLOCK SEWER PROJECT
County Project 40516936**

Based upon an Appraisal performed by Integra Realty Services dated June 13, 2024 and a Review Appraisal performed by R.F. Duncan & Associates dated July 5, 2024 and the authority granted below, we hereby establish Just Compensation and authorize the Public Works Department to make the first offer of Twenty-Six Thousand Two Hundred Dollars (\$26,200) for a 20-foot-wide perpetual sewer utility easement over Tax Parcel 901-013-016, aka Parcel B of Boundary Line Adjustment as filed under Volume 18 of Surveys, Pages 53-54, aka 163 Lower Hadlock Road, Port Hadlock, WA 98339, as such easement is shown and described on attached exhibits.

Recommendation and Approval:



Monte Reinders
Director, Public Works


Date

Concurrence and Authorization:

The Board of County Commissioners of Jefferson County does hereby establish Just Compensation as stated above. The Board does hereby indicate its concurrence and gives authorization for the Department of Public Works to proceed with the offer, negotiation, and acquisition of a perpetual sewer utility easement as described and shown on the exhibits attached hereto over Tax Parcel 901-013-016 in accordance with Right of Way Acquisition Procedures Resolution 11-23, approved March 20, 2023. This authorization further directs the Department to execute the documentation to close said transaction and coordinate with the approved funding sources to pay for acquisition expenses.

The undersigned have no present or prospective personal interest in the subject property, have no personal interest or bias with respect to the parties involved, and compensation of the undersigned is not contingent on an action or event resulting from the determination of Just Compensation as determined by the Appraisal and confirmed by the Review Appraisal.

PORT HADLOCK SEWER PROJECT
County Project 40516936

Concurrence and Authorization: (Continued)

Approved this _____ day of _____, 2024

By: JEFFERSON COUNTY
BOARD OF COMMISSIONERS

Kate Dean, District 1

Heidi Eisenhour, District 2

Greg Brotherton, District 3

SEAL:

ATTEST:

Carolyn Gallaway, CMC
Clerk of the Board

Date

EXHIBIT A
PARCEL B, VOLUME 18 OF SURVEYS, PG. 53-54

SEWER LINE UTILITY AND MAINTENANCE EASEMENT LEGAL DESCRIPTION:

A strip of land twenty feet in width lying ten feet on each side of a centerline as it runs over, under and across a portion of Parcel B of Boundary Line Adjustment recorded in Volume 18 of Surveys, Page 53-54, records of Jefferson County, Washington, within Government Lot 5, Section 1, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, said centerline more particularly described as follows:

Beginning at the West quarter corner of said Section 1, being a 4"x4" sandstone monument inside a steel case, thence South 24°55'40" East, a distance of 864.34 feet to the Southeast corner of Block 3, Supplementary Plat of the Town of Port Hadlock recorded in Volume 1 of Plats, Page 44;

Thence South 88°18'17" East along the South line of said Supplementary Plat of the Town of Port Hadlock, a distance of 7.29 feet to the True Point of Beginning of this centerline description;

Thence South 01°38'29" East, a distance of 24.11 feet;

Thence South 46°42'30" East, a distance of 40.52 feet;

Thence North 81°44'07" East, a distance of 116.08 feet;

Thence South 13°20'20" East, a distance of 66.33 feet;

Thence South 85°30'02" East, a distance of 98.63 feet;

Thence South 69°44'46" East, a distance of 42.59 feet;

Thence North 85°10'28" East, a distance of 85.01 feet;

Thence North 24°16'22" East, a distance of 46.95 feet;

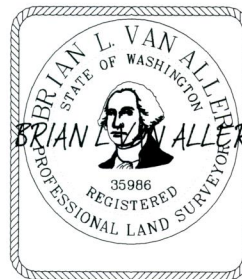
Thence North 13°07'42" East, a distance of 54.67 feet;

Thence North 49°41'14" East, a distance of 85.13 feet to the end of this centerline description and a point on the South line of Wharf Street per said Supplementary Plat of the Town of Port Hadlock.

Sidelines are lengthened or shortened as needed to terminate on said plat lines.

Containing 13,200 square feet more or less.

END OF DESCRIPTION



DATE: 07/09/24

1
2
WEST 1/4 CORNER
SECTION 1
FND. A SANDSTONE
MONUMENT INSIDE
A STEEL CASE

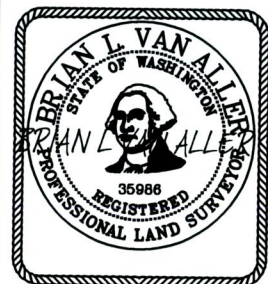
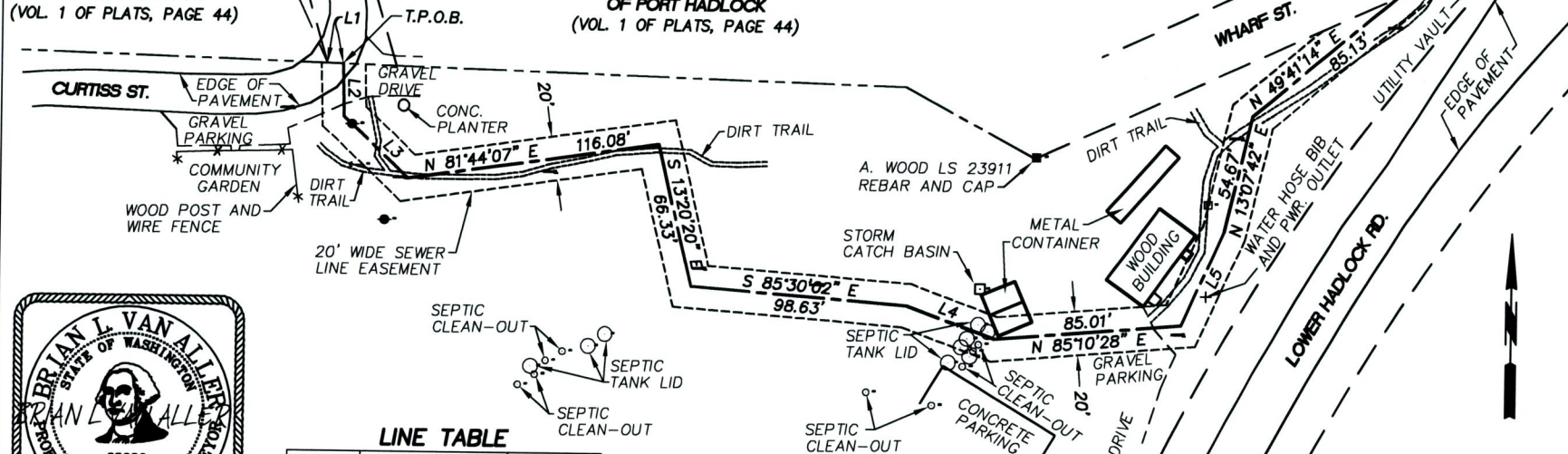
EXHIBIT B
SHOWING SEWER LINE UTILITY
AND MAINTENANCE EASEMENT
WITHIN PARCEL B, BOUNDARY LINE ADJUSTMENT
FILED UNDER VOL. 18 OF SURVEYS, PG. 53-54
IN GOV'T LOT 5, SECTION 1,
T. 29 N., R. 1 W., W.M.
JEFFERSON COUNTY, WASHINGTON

BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM, NORTH
ZONE (NAD 1983) AS DETERMINED FROM TIES TO
THE WASHINGTON STATE REFERENCE NETWORK WITH
A TRIMBLE R10-2 GNSS GPS RECEIVER.

BLOCK 3
SUPPLEMENTARY PLAT
OF PORT HADLOCK
(VOL. 1 OF PLATS, PAGE 44)

BLOCK 1
SUPPLEMENTARY PLAT
OF PORT HADLOCK
(VOL. 1 OF PLATS, PAGE 44)



DATE: 07/09/24

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°18'17" E	7.29'
L2	S 01°38'29" E	24.11'
L3	S 46°42'30" E	40.52'
L4	S 69°44'46" E	42.59'
L5	N 24°16'22" E	46.95'

PARCEL B
VOL. 18 OF SURVEYS, PG. 54

LEGEND: UNLESS OTHERWISE NOTED

-UTILITY POLE
-SEPTIC LID
-SEPTIC CLEAN-OUT
-UTILITY POLE ANCHOR
-POWER RISER
-PLAT LINE
-EDGE OF RIGHT OF WAY
-CENTERLINE EASEMENT
-EASEMENT LINE
-EDGE OF PAVEMENT
-EDGE OF DIRT TRAIL
-EDGE OF GRAVEL

EQUIPMENT:

TRIMBLE S6 3" ROBOTIC
TOTAL STATION
TRIMBLE TSC2
DATA COLLECTOR

**DATE OF
FIELD SURVEY:**

OCTOBER 03, 2023

Scale 1" = 60'



DISTANCES SHOWN HEREON ARE GRID DISTANCES
MULTIPLY BY 1.000062 TO OBTAIN GROUND DISTANCES

TITLE: EXHIBIT MAP
SHOWING SEWER LINE EASEMENT WITHIN PARCEL B
BOUNDARY LINE ADJUSTMENT, VOL. 18 OF SURVEYS, PG. 53-54
CLIENT: JEFFERSON COUNTY DEPT. OF PUBLIC WORKS
623 SHERIDAN ST.
PORT TOWNSEND, WA 98368

VAN ALLER SURVEYING

JOB #
01019

SHEET:
1 of 1