



Legislation Text

File #: 18-5075, Version: 1

Title:

Land Acquisition - Stewart Creek Greenway and Stream Enhancement

Summary

ACTION:

Authorize the County Manager to negotiate and execute all documents necessary for acquisition of a permanent greenway easement (± 0.2361 acres) and a permanent storm drainage easement (± 0.1916 acres) on Tax Parcel 071-143-45 from Freddie Lee Mungo for the future construction of the Stewart Creek Tributary II Greenway and Stream Enhancement project for a purchase price of \$3,750

Staff Contact: Katie Daughtry, Asset & Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

Park and Recreation and County Storm Water Services proposes acquisition of a permanent greenway easement and a permanent storm drainage easement on Tax Parcel 071-143-45 for two projects along Stewart Creek Tributary II in west Charlotte. Park and Recreation has a greenway trail that is planned to be 12' wide that will run from Lakewood Avenue to State Street. The greenway project is part of the Fiscal Year 2019 - 2023 Capital Improvement Plan (CIP) and is budgeted for \$5,000,000 including a \$250,000 contribution by the Lakewood Community Development Corporation. The North Carolina Department of Transportation is also providing the County with a reimbursement grant of \$1,100,000 to connect the portion of the trail from Rozzelles Ferry Road to State Street which is part of the main stem of Stewart Creek. To complete the greenway project, the County will need to obtain a permanent easement on the subject parcel that is roughly 0.2361 acres in size. This section of greenway trail, when complete, will be approximately 1 mile, and it will tie into a nearly 5-mile connected greenway system, including Stewart Creek, Irwin Creek, and Wesley Heights Greenways.

County Storm Water Services has a stream enhancement project scheduled that will run from Parkway Ave. through Martin Luther King, Jr. Park and is budgeted at \$800,000. As part of the stream enhancement project, County Storm Water will be stabilizing sections of the creek by

laying back the streambanks, installing in-stream rock and log structures, and planting trees and shrubs to reduce sediment erosion. To complete the enhancement project, the County must obtain a permanent easement on the subject parcel that is roughly 0.1916 acres in size.

The greenway and storm drainage easements were appraised July 9, 2018 by Fortenberry Lambert, Inc. for \$3,750, which is also the purchase price. This acquisition is consistent with the County's Park and Recreation Master Plan which calls for expanding the County's greenway system. Per the greenway acquisition process outlined for the Board at its October 20, 2015 meeting, this item is not being reviewed in closed session because the purchase price is less than \$30,000 and the purchase price is appraised value or less.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

Funding for the purchase is from PAYG (PayGo) LAND bond account for Park and Recreation.