

City of Fayetteville Staff Review Form

2019-0844

Legistar File ID

12/17/2019

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Matt Casey

11/26/2018

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the dedication of approximately 967 square feet of temporary construction easement to the Arkansas Department of Transportation for use on the Highway 16 (S. School to Armstrong) project.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	NA	Current Budget	
		Funds Obligated	
		Current Balance	\$ -
Does item have a cost?	NA	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	\$ -
		Remaining Budget	\$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF DECEMBER 17, 2019

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Chris Brown, City Engineer

FROM: Matt Casey, Engineering Design Manager

DATE: November 26, 2019

SUBJECT: Dedication of Temporary Construction Easement on Highway 16 to ArDOT for Highway 16 improvements project.

RECOMMENDATION:

Staff recommends City Council approval of the dedication of approximately 967 square feet of temporary construction easement to the Arkansas Department of Transportation for use on the Highway 16 (S. School to Armstrong) project.

BACKGROUND:

ArDOT is planning a project for the widening of Highway 16 (15th Street) from S. School Avenue to Armstrong Drive. The proposed project includes widening the existing roadway to 4 lanes with bike lanes and sidewalks. There is also some minor widening and sidewalk installation proposed between Armstrong and Fairlane. The City's fire station #3 property is located at the northern extent of this widening. A temporary construction easement will be needed by ArDOT to construct the roadway improvements.

DISCUSSION:

ArDOT is currently in the right of way acquisition phase of the project and has presented the City with an offer for land along of Highway 16 as follows:

- 1) Tract 53E-1, located at the north driveway to fire station #3 consists of approximately 967 square feet of temporary construction easement (TCE). ArDOT has offered \$200.00 for the TCE.

Many times, in the past, the City has dedicated ROW to ArDOT for highway widening projects. Therefore, staff recommends that the City dedicate these rights of way and the temporary construction easement at no cost to ArDOT.

BUDGET/STAFF IMPACT:

No impact.

Attachments:

Tract 53E-1 Offer
Tract 53E-1 TCE Document



ARKANSAS DEPARTMENT OF TRANSPORTATION

ARDOT.gov | IDriveArkansas.com | Scott E. Bennett, P.E., Director

RIGHT OF WAY DIVISION

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261

Phone: 501.569.2311 | Fax: 501.569.2018 | Toll Free: 877.569.0120

Date

City of Fayetteville, Arkansas
113 W. Mountain St.
Fayetteville, AR 72701

Job 040579
College Ave. – Huntsville Rd.
(Sel. Secs.) (Fayetteville) (S)
Washington County
Tract 53E-1

Dear Property Owner(s):

The acquisition agent for the Arkansas State Highway Commission has presented you with a Temporary Construction Easement to be granted to the Arkansas State Highway Commission for the construction of the above project. Our appraisal estimates that the value of the use of the Temporary Construction Easement is \$200.00. Should you elect to convey the Temporary Construction Easement, please execute the easement form and return to us. If you make a final rejection of conveying this easement, and if the Arkansas State Highway Commission elects to do so, a condemnation suit will be filed for the needed easement in the Registry of the Circuit Court of Washington county.

If you do not elect to convey the easement, you will be entitled to trial by jury by the Circuit Court of the county in which your lands are situated to determine just compensation for the easement on the lands condemned by the Circuit Court as in any other civil matter.

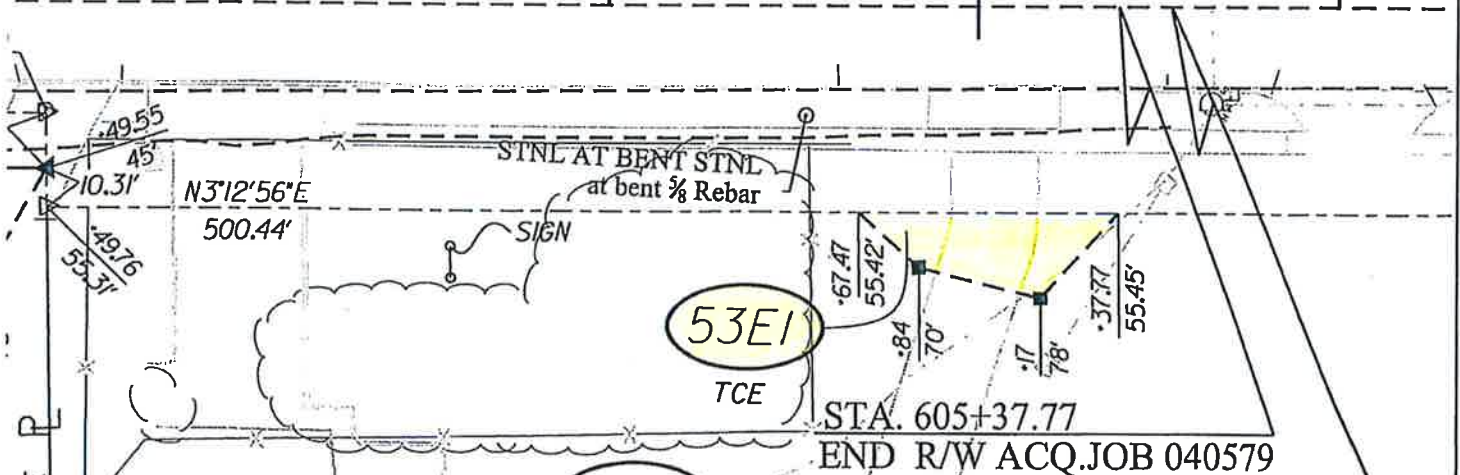
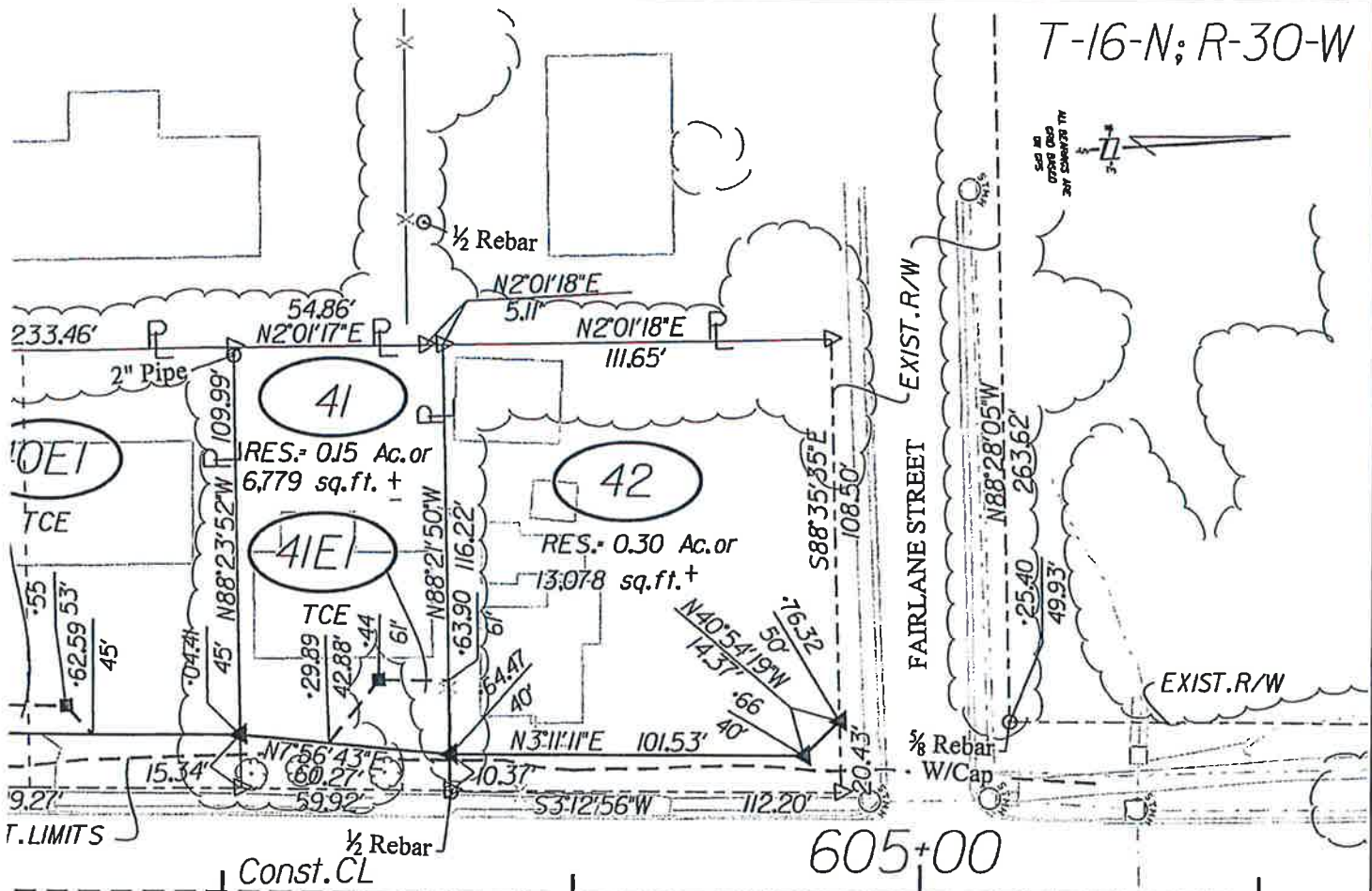
Yours truly,

A handwritten signature in black ink that reads 'Jennifer R. Williams'.

Jennifer R. Williams, P.E.
Division Head
Right of Way Division

JRW:tm

T-16-N; R-30-W



NE NW 23

COLLEGE AVE.-HUNTSVILLE RD.
 (SEL. SECS.) (FAYETTEVILLE) (S)
 ARKANSAS STATE HIGHWAY COMMISSION
 RIGHT OF WAY MAP
 JOB 040579 WASHINGTON COUNTY
 SCALE: 1"=50'

Direction 13.45'

**ARKANSAS DEPARTMENT OF TRANSPORTATION
COMPENSATION ESTIMATE**


Arkansas Job Number: 040579 **County:** Washington **Tract:** 53E-1
Location: College Ave. – Huntsville Rd. (Sel. Secs.) (Fayetteville) (S)

Fee Owner: City of Fayetteville, Arkansas
Address: 113 W. Mountain St., Fayetteville, AR 72701-6083
Telephone:

Area Of The Whole:	Permanent Easement(s):	
Area Of Remainder:	Temporary Easement(s):	53E-1 = 967± sf.
Area Of Acquisition:		

ACQUISITION COMPENSATION:

Fee Title:		\$	
Temporary Easement(S):	53E-1 = 967± sf. @ rental value	\$	200.00
Permanent Easement(S):		\$	
Improvements Acquired:		\$	
	Subtotal:	\$	200.00
Cost To Cure Items:		\$	
SIGNS:		\$	
	Estimate of Total Compensation	\$	200.00


PREPARED BY: Kenneth L. Redus


ADMINISTRATIVE APPROVAL

Date: 10/21/19

Date: 10-23-19

QC: 

COMMENTS: Commercial. The tract was inspected on 10/17/2019. Sales 8, 10, and 11 were used to estimate compensation.

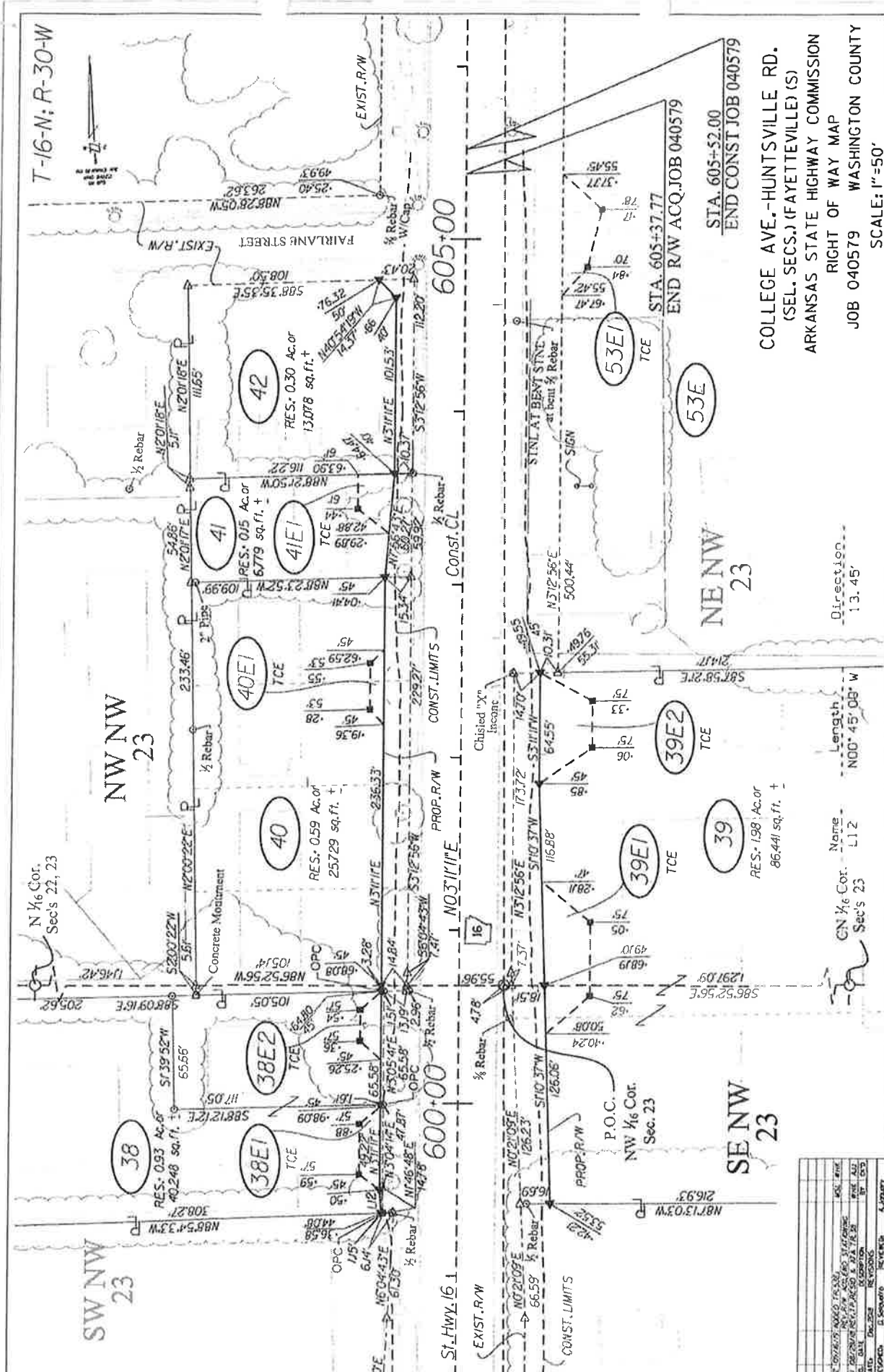
PHOTOS



DESCRIPTION: TCE 53E-1 INITIALS: KLR
DIRECTION: West DATE: 10/17/2019

Job: 040579 Tract: Tract: 53E-1
2

T-16-N; R-30-W



N 1/4 Cor.
Secs 22, 23

NW NW
23

SW NW
23

SE NW
23

NE NW
23

COLLEGE AVE.-HUNTSVILLE RD.
(SEL. SECS.) (FAYETTEVILLE) (S)
ARKANSAS STATE HIGHWAY COMMISSION
RIGHT OF WAY MAP
JOB 040579 WASHINGTON COUNTY
SCALE: 1"=50'

SHEET 14 OF 14

NO.	DATE	BY	REVISION
1	01/15/03	W. J. HARRIS	PRELIMINARY
2	02/10/03	W. J. HARRIS	REVISED
3	03/10/03	W. J. HARRIS	REVISED
4	04/10/03	W. J. HARRIS	REVISED
5	05/10/03	W. J. HARRIS	REVISED
6	06/10/03	W. J. HARRIS	REVISED
7	07/10/03	W. J. HARRIS	REVISED
8	08/10/03	W. J. HARRIS	REVISED
9	09/10/03	W. J. HARRIS	REVISED
10	10/10/03	W. J. HARRIS	REVISED
11	11/10/03	W. J. HARRIS	REVISED
12	12/10/03	W. J. HARRIS	REVISED
13	01/10/04	W. J. HARRIS	REVISED
14	02/10/04	W. J. HARRIS	REVISED
15	03/10/04	W. J. HARRIS	REVISED
16	04/10/04	W. J. HARRIS	REVISED
17	05/10/04	W. J. HARRIS	REVISED
18	06/10/04	W. J. HARRIS	REVISED
19	07/10/04	W. J. HARRIS	REVISED
20	08/10/04	W. J. HARRIS	REVISED
21	09/10/04	W. J. HARRIS	REVISED
22	10/10/04	W. J. HARRIS	REVISED
23	11/10/04	W. J. HARRIS	REVISED
24	12/10/04	W. J. HARRIS	REVISED
25	01/10/05	W. J. HARRIS	REVISED
26	02/10/05	W. J. HARRIS	REVISED
27	03/10/05	W. J. HARRIS	REVISED
28	04/10/05	W. J. HARRIS	REVISED
29	05/10/05	W. J. HARRIS	REVISED
30	06/10/05	W. J. HARRIS	REVISED
31	07/10/05	W. J. HARRIS	REVISED
32	08/10/05	W. J. HARRIS	REVISED
33	09/10/05	W. J. HARRIS	REVISED
34	10/10/05	W. J. HARRIS	REVISED
35	11/10/05	W. J. HARRIS	REVISED
36	12/10/05	W. J. HARRIS	REVISED
37	01/10/06	W. J. HARRIS	REVISED
38	02/10/06	W. J. HARRIS	REVISED
39	03/10/06	W. J. HARRIS	REVISED
40	04/10/06	W. J. HARRIS	REVISED
41	05/10/06	W. J. HARRIS	REVISED
42	06/10/06	W. J. HARRIS	REVISED
43	07/10/06	W. J. HARRIS	REVISED
44	08/10/06	W. J. HARRIS	REVISED
45	09/10/06	W. J. HARRIS	REVISED
46	10/10/06	W. J. HARRIS	REVISED
47	11/10/06	W. J. HARRIS	REVISED
48	12/10/06	W. J. HARRIS	REVISED
49	01/10/07	W. J. HARRIS	REVISED
50	02/10/07	W. J. HARRIS	REVISED
51	03/10/07	W. J. HARRIS	REVISED
52	04/10/07	W. J. HARRIS	REVISED
53	05/10/07	W. J. HARRIS	REVISED
54	06/10/07	W. J. HARRIS	REVISED
55	07/10/07	W. J. HARRIS	REVISED
56	08/10/07	W. J. HARRIS	REVISED
57	09/10/07	W. J. HARRIS	REVISED
58	10/10/07	W. J. HARRIS	REVISED
59	11/10/07	W. J. HARRIS	REVISED
60	12/10/07	W. J. HARRIS	REVISED
61	01/10/08	W. J. HARRIS	REVISED
62	02/10/08	W. J. HARRIS	REVISED
63	03/10/08	W. J. HARRIS	REVISED
64	04/10/08	W. J. HARRIS	REVISED
65	05/10/08	W. J. HARRIS	REVISED
66	06/10/08	W. J. HARRIS	REVISED
67	07/10/08	W. J. HARRIS	REVISED
68	08/10/08	W. J. HARRIS	REVISED
69	09/10/08	W. J. HARRIS	REVISED
70	10/10/08	W. J. HARRIS	REVISED
71	11/10/08	W. J. HARRIS	REVISED
72	12/10/08	W. J. HARRIS	REVISED
73	01/10/09	W. J. HARRIS	REVISED
74	02/10/09	W. J. HARRIS	REVISED
75	03/10/09	W. J. HARRIS	REVISED
76	04/10/09	W. J. HARRIS	REVISED
77	05/10/09	W. J. HARRIS	REVISED
78	06/10/09	W. J. HARRIS	REVISED
79	07/10/09	W. J. HARRIS	REVISED
80	08/10/09	W. J. HARRIS	REVISED
81	09/10/09	W. J. HARRIS	REVISED
82	10/10/09	W. J. HARRIS	REVISED
83	11/10/09	W. J. HARRIS	REVISED
84	12/10/09	W. J. HARRIS	REVISED
85	01/10/10	W. J. HARRIS	REVISED
86	02/10/10	W. J. HARRIS	REVISED
87	03/10/10	W. J. HARRIS	REVISED
88	04/10/10	W. J. HARRIS	REVISED
89	05/10/10	W. J. HARRIS	REVISED
90	06/10/10	W. J. HARRIS	REVISED
91	07/10/10	W. J. HARRIS	REVISED
92	08/10/10	W. J. HARRIS	REVISED
93	09/10/10	W. J. HARRIS	REVISED
94	10/10/10	W. J. HARRIS	REVISED
95	11/10/10	W. J. HARRIS	REVISED
96	12/10/10	W. J. HARRIS	REVISED
97	01/10/11	W. J. HARRIS	REVISED
98	02/10/11	W. J. HARRIS	REVISED
99	03/10/11	W. J. HARRIS	REVISED
100	04/10/11	W. J. HARRIS	REVISED

Direction
13.45°

Length
N00°45'08" W

Name
CN 1/4 Cor.
Sec's 23

Name
L12

Name
L12

Name
L12