

WESTERN WAKE PARTNERS

Report to the Policy Advisory Committee (PAC11-04)

Date: August 26, 2010
To: Policy Advisory Committee
From: Lead Agency
Prepared by: Tommy E. Cline, Real Estate Manager, Town of Cary and E. Alexandra Jones, Engineer, Town of Cary
Subject: Property acquisition for WWRWMF Phase 1

Background:

Pursuant to the Interlocal Agreement for Regional Wastewater Management Facility Land Acquisition and Preliminary Work and amendments, the Town of Cary (Town) as the lead agency for the Western Wake Partners (Partners) has begun acquiring property and easements for the Western Wake Regional Wastewater Management Facilities (WWRWMF) Phase 1. The Town has and will continue to acquire the property and easements according to the standard procedures of the Town and the requirements of the Relocation Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

To date, the Town has acquired sites for the Western Wake Regional Water Reclamation Facility/Effluent Pump Station (WWRWRF) and the Beaver Creek Pump Station (BCPS). These sites, as well as additional properties and easements, may require additional property transactions to prepare the sites for development and construction. Examples of these types of transactions include:

- Acquiring or disposing of easements and encroachments;
- Settling condemnation actions;
- Applying for annexation of property to the Town of Apex; and
- Establishing perimeter buffer and resource conservation areas and disposing of property and/or easements as necessary to comply with permit requirements;

Summary:

The Town of Cary, as lead Agency for the Western Wake Partners continues to acquire properties by fee and by easement for the Western Wake Regional Wastewater Management Facilities using the Town's standard policies and procedures, and in compliance with applicable federal regulations. In order to continue to develop the properties according to the WWRWMF Phase 1 project plans, other property transactions such as easements, buffers, access, etc. are needed. These transactions will continue to be settled in accordance with Town of Cary policies and procedures. Additional PAC approval would be needed before any property acquisition for future phases.

Requested Action: It is requested that the PAC confirm that the Town of Cary (Lead Agency) continue with the property and easement acquisition process and settle property transactions in the interest of development of the WWRWMF. This includes acquisition and disposition of easements and encroachments, settling condemnation actions in the best interests of the Partners, establishing permanent buffers and resource conservation areas, establishing access routes and any other property transactions relating to the development of the WWRWMF sites.