



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

File #: [23-0554] **Version:** 1 **Name:**

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File created: 5/24/2023 **In control:** Town Council

On agenda: 6/21/2023 **Final action:** 6/21/2023

Title: Authorize the Town Manager to Execute Agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the Widening Project of I-40 near NC-86 (NCDOT # I-3306A)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Gencor-Plan Sheet 031, 2. Gencor-Plan Sheet 045, 3. Gencor-Plan Sheets 029, 4. I-3306A 029 NCDOT OFFER 10.13.22, 5. I-3306A 031 NCDOT OFFER LETTER 10.13.22, 6. NCDOT OFFER LETTER 045, 7. 2023-06-02 - David Smith 6838 Millhouse Report - NCDOT #029 - Letter, 8. 2023-06-02 - David Smith 6922 Millhouse Report - NCDOT #031 - Letter, 9. 2023-06-02 - David Smith Easement Letter - NCDOT 045, 10. A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE AGREEMENTS WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO TRANSFER TOWN-OWNED PROPERTY OR PROVIDE EASEMENTS ON TOWN PROPERTY TO SUPPORT THE WIDENING PROJECT OF I-40 NEAR NC-86 (NCDOT # I-3306A)

Date	Ver.	Action By	Action	Result
6/21/2023	1	Town Council	adopted	Pass

Authorize the Town Manager to Execute Agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the Widening Project of I-40 near NC-86 (NCDOT # I-3306A)

Staff:

Lance Norris, Director
Chris Roberts, Manager of Engineering and Infrastructure

Department:

Public Works

Overview: The North Carolina Department of Transportation (NCDOT) is in the process of widening I-40 from its intersection with I-85 to the Durham/Orange County line, including improvements to NC-86. The NCDOT project number is I-3306A. NCDOT’s project requires the purchase of small areas of Town-owned land on the Town’s Transit property as well as permanent and temporary drainage easements.

☆ **Recommendations:**

That the Council authorize the Town Manager execute agreements with NCDOT to support the I-40 widening project.

Key Issues

- NCDOT has made the following offers to purchase land from the Town to support the I-40 widening project:
 - Purchase 0.008 acres of Town-owned property (Transit) to convert to NCDOT right-of-way.

The Federal Transit Administration has approved this sale as this is transit-related use land. The offer to purchase by NCDOT is \$1,050. NCDOT offer number 031.

- Obtain a permanent drainage easement of Town-owned unused land in between I-40 and Perry Creek Drive. The area is 0.094 acres. The offer to purchase by NCDOT is \$3,125. NCDOT offer number 045.
- Purchase 0.031 acres of Town-owned property (Public Works) to convert to NCDOT right-of-way. The offer to purchase by NCDOT is \$3,975. NCDOT offer number 029.
- Obtain a permanent drainage easement of Town-owned property (Public Works). The area is 0.065 acres. The offer to purchase by NCDOT is \$2,575. NCDOT offer number 029.
- Obtain a temporary drainage easement of Town-owned property (Public Works). The area is 0.196 acres. The offer to purchase by NCDOT is \$2,150. NCDOT offer number 029.
- NCDOT performed appraisals of all of these locations which were included with the offer letters.
- The Town hired David A. Smith, MAI, SRA to perform second appraisals of these properties and confirmed that amount of compensation for these offers appears to be reasonable.

Fiscal Impact/Resources: The Town would receive the offered amount of \$12,875 in exchange for the land right transfers.



Attachments:

- Resolution
- NCDOT offer letters for 031, 045, 029
- Maps of 031, 045, 029
- Appraisal Summary Letters from David A. Smith for 031, 045, 029

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE AGREEMENTS WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO TRANSFER TOWN-OWNED PROPERTY OR PROVIDE EASEMENTS ON TOWN PROPERTY TO SUPPORT THE WIDENING PROJECT OF I-40 NEAR NC-86 (NCDOT # I-3306A) (2023-06-21/R-7)

WHEREAS, the North Carolina Department of Transportation (NCDOT) has made a request to purchase Town-owned land or agree to permanent and temporary drainage easements on Town-owned property to support NCDOT's project to widen I-40 from its intersection with I-85 to the Durham/Orange County line, including improvements to NC-86 (NCDOT project number is I-3306A); and

WHEREAS, NCDOT has performed appraisals on the subject Town-owned property and sent offers to the Town; and

WHEREAS, the Town had an independent appraisal performed for the subject properties which concluded the amount of NCDOT's offers appears to be reasonable; and

WHEREAS, the offers total \$12,875.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to execute agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the widening project of I-40 near NC-86 (NCDOT # I-3306A).

This the 21st day of June, 2023.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council authorizes the Town Manager to execute agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the widening project of I-40 near NC-86 (NCDOT # I-3306A).