



# Albemarle County

## Legislation Text

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**File #:** 16-323, **Version:** 1

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**AGENDA DATE:** 5/4/2016

**TITLE:**

Proposed Easements - East Rivanna Fire Station

**SUBJECT/PROPOSAL/REQUEST:** Resolution approving conveyance of construction, grading, drainage, stormwater management, trails and landscaping easements across the East Rivanna Fire Station property (TMP 93A1-2) to Rivanna Village LLC

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Foley, Walker, Davis, Herrick, Eggleston

**PRESENTER (S):** Andy Herrick

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Thomas C. Foley

**BACKGROUND:** Staff has worked with the East Rivanna Volunteer Fire Company (ERVFC) to negotiate the sale of certain easements to Rivanna Village LLC (Rivanna Village) across unused portions of the unused East Rivanna fire station property (TMP 93A1-2), which is jointly owned by the County and the ERVFC. Rivanna Village is seeking construction, grading, drainage, stormwater management, trails and landscaping easements to serve its neighboring development.

The Fire Station property was acquired by proffer when the Glenmore Planned Development was approved in 1990. The six-acre parcel was proffered for a fire station and/or other public facilities. The ERVFC currently utilizes approximately 2.62 acres for the fire station, leaving a balance of 3.38 acres. The proposed easements affect approximately 1.355 acres around the perimeter of the site, but do not affect the existing building envelope at the center of the property, including approximately two acres potentially available for future development. The proposed easements are non-exclusive, and for the limited purposes of grading, drainage, stormwater management, trails and landscaping only. Therefore, the County and ERVFC will retain all other non-conflicting property rights within the easement areas.

Staff is recommending that the Board adopt the attached Resolution (Attachment D) approving the conveyance of these easements to Rivanna Village.

**STRATEGIC PLAN:** Critical Infrastructure: Prioritize, plan and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.

**DISCUSSION:** The attached proposed Agreement to Grant Easements (Attachment A) has been reviewed and approved by the ERVFC Board and Rivanna Village. Under the proposed Agreement, in exchange for the requested easements, and at its sole cost and expense, Rivanna Village would:

- a. Connect the East Rivanna Fire Station property to the public sewer system serving the Rivanna Village Property upon certain milestones;

- b. Connect the East Rivanna Fire Station property to the public water system serving the Rivanna Village Property upon certain milestones;
- c. Donate \$25,000 to the ERVFC to be used to purchase, upgrade, and detail an all-terrain utility vehicle designed and outfitted to serve as an emergency vehicle;
- d. Resurface the two existing asphalt parking lots on the East Rivanna Fire Station property, and to the extent that the resurfacing work costs less than \$50,000, complete exterior renovations to the East Rivanna Fire Station; and
- e. Coordinate with the ERVFC on site plan design issues that affect the East Rivanna Fire Station property to ensure continuous access to and from the East Rivanna Fire Station property, to ensure that drainage plans are appropriately designed, and to address other design issues.

The County Attorney's Office has reviewed and approved the proposed Agreement as to form. Virginia Code § 15.2-1800 requires that the Board hold a public hearing prior to conveying this interest in County-owned property.

**BUDGET IMPACT:** Under the proposed contract, the ERVFC would receive \$25,000 in property (all-terrain emergency vehicle) and \$50,000 in improvements (parking lot resurfacing and possible exterior building renovations). With the subject property's six acres assessed at \$1,157,000, the \$75,000 offered equates to 28.7% of the full value of the 1.355 acres subject to the proposed easements.

**RECOMMENDATION:**

Staff recommends that, after the public hearing, the Board adopt the attached Resolution (Attachment D) approving the conveyance of these easements across the East Rivanna Fire Station property to Rivanna Village and authorizing the County Executive to execute the Agreements (Attachments A and B) once they have been approved as to substance and form by the County Attorney.

- A - Proposed Agreement to Grant Easements
- B - Proposed Easement Agreement
- C - Proposed Easement Plat
- D - Resolution