



Meeting Date: October 2, 2017

Report No. CC-17-144

Agenda Item No. 4e

Purpose: Request approval of a Right-of-Way Agreement with Park West MHP, LLC and the granting of an easement to Park West MHP, LLC.

Background Summary: Park West Mobile Home Park, located on West Lakeview, is under consent order from ODEQ to provide sewage disposal through a system other than the failing lagoon system currently utilized. A private 4-inch force main, 3859-feet in length, is proposed. As part of the design for a lift station and force main, a portion of the force main will be located within the Lakeview Road right-of-way. A separate component of the design is the granting of an easement from the City of Stillwater to Park West MHP, LLC for the force main across City-owned property. A plan sheet of the force main location is included as well as an area map and proposed easement layout.

The requests were reviewed by staff. Staff is recommending that the mobile home park owner make a payment in the amount of \$6,700 for the sewer easement. The rationale for the recommendation is that publicly owned properties have value, which will be diminished by the granting of an easement. With payment, the public is compensated by the individual or company who will benefit from the easement.

Budget Impact: Easement payment in the amount of \$6,700 will be collected. The ownership and responsibility for maintenance and repair of the force main remains with Park West MHP, LLC.

Recommendation: Staff recommends that the Council approve the requested Right-of-Way Agreement with Park West MHP, LLC, authorize the City Manager to sign the agreement, and approve granting of the easement to Park West MHP, LLC, authorizing the mayor to sign the easement document.

Prepared by: Paula J. Dennison, Development Services

Reviewed by: Dan Blankenship, Deputy City Manager

Submitted by: Norman McNickle, City Manager

Attachments: Right-of-Way Agreement; Plan sheet; Area map; Easement exhibit

Background Information: Approval of the requested Right-of-Way Agreement will allow the installation of private sewer system components to serve the Park West Mobile Home Park and satisfy compliance with the consent order issued by ODEQ. Granting easement to Park West MHP, LLC aids in compliance with ODEQ's consent order. If the requested Right-of-Way Agreement is not approved and the easement not granted, Park West MHP, LLC must design alternative paths to provide sewage disposal services to the existing development. The easement encompasses 34,588 sq. ft. in area. The force main is 3859 feet long with 1480 feet of the force main located in the right-of-way.