

Town of Yountville

Resolution Number 20-3985

Authorizing the Town Manager, on behalf of the Town, to sign the necessary documents to purchase real property located at 6470 Washington Street, APN 036-090-021 and for a temporary construction easement for the Hopper Creek Pedestrian Path (PK-0003) Segment from Oak Circle to Mission Street.

Recitals

- A. As a part of its General Plan, the Town has been working on the long-term goal of establishing a continuous Pedestrian Path along Hopper Creek. Completion of the segment from Oak Circle Park to Mission Street will connect two previously completed Hopper Creek Pedestrian Path segments at either end.
- B. This segment is Capital Improvement Project PK-0003, Hopper Creek Path, Oak Circle to Mission Street which will construct a multi-use pedestrian path from Oak Circle Park on the east side of Hopper Creek with a bridge spanning +/-80 feet to the west side of the creek to the Ad Hoc/Addendum property then south +/- 400 feet along the rear of the Ad Hoc and West America Bank properties terminating at Mission Street.
- C. The project was approved in the FY 2019/2020 CIP Budget with local funds for the environmental/design/property phase of the project and state transportation funds for the construction phase of the project. On November 5, 2019 Town Council approved Resolution Number 19-3592, adopting a CEQA Negative Declaration approving the Hopper Creek Multi-Use Pedestrian Path Project (PK-0003), also approving the design plans and authorizing the staff to solicit bids after the construction funds have been secured. The State Transportation Improvement Program (STIP) construction funds are scheduled to be authorized by the California Transportation Commission's at a regularly scheduled meeting in May.
- D. The project is located on both public and private lands and as such requires three permanent easements from private properties; Ad Hoc Restaurant, Rancho de Napa and West America Bank. The Ad Hoc and Rancho de Napa easements were recorded in 2019 while acquisition of the West America Bank piece at 6470 Washington St, also known as the Maxwell Property, remains to be completed.
- E. For the Maxwell Property, it was determined that the Town would acquire the land needed for the project outright as Fee Title in lieu of a permanent access easement. In addition to the fee title purchase, the Town also needs to acquire a Temporary Construction Easement (TCE) on the Maxwell parcel and the acquisition of the land also requires the purchase of any improvements that exist on the area to be acquired.
- F. The Town hired a right-of-way consultant, Interwest Real Property Group as a third party property agent, to facilitate the process as required by property acquisition regulations and grant funding rules. Interwest negotiated on the Town's behalf for the acquisition of the +/- 5,640 square foot fee title, the +/- 1,398 square foot temporary construction easement and the valuation of existing improvements within the area to be acquired. A property appraisal was prepared to determine the fair market value of the purchase. That appraisal was then subject to a peer review to assure an appropriate valuation of the real property.
- G. The resulting determination of just compensation for the acquisition needed from the Maxwell property described above is \$284,040. The CIP budget for this project has

adequate funds to accommodate the increase. The FY19/20, PK-0003 Hopper Creek Path CIP has a local fund balance of +/- \$400,000 which is adequate to cover this proposed \$284,040 acquisition. The scheduled FY20/21 STIP allocation from the state is an amount up to +/- \$500,000 which is adequate to cover the estimated +/- \$360,000 construction cost.

- H. This action is included in the Negative Declaration adopted at the November 5, 2019 Town Council Meeting via Resolution Number 19-3592.

Now therefore, the Town Council of the Town of Yountville does resolve as follows:

1. Adopts Resolution Authorizing the Town Manager, on behalf of the Town, to sign the necessary documents to purchase real property located at 6470 Washington Street, APN 036-090-021 and for a temporary construction easement for the Hopper Creek Pedestrian Path (PK-0003) Segment from Oak Circle to Mission Street.
2. The Resolution is hereby adopted and becomes effective and in full force immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Yountville, State of California, held on this 5th day of May, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John F. Dunbar, Mayor

ATTEST:

Michelle Dahme, CMC
Town Clerk