



**GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

DATE OF MEETING: April 12, 2011

TITLE: Authorization for Sale of Permanent and Temporary Easements to Pima County at La Cima Middle School in Order to Facilitate Improvements to La Canada Drive

BACKGROUND: Pima County, through an agent, has approached the District seeking acquisition of three permanent drainage easements, two permanent public slope easements, and two temporary construction easements on property owned by the District and located at La Cima Middle School. These easements are required as part of an overall plan to improve and widen La Canada Drive between River and Ina Roads.

The La Cima school property is composed of several different parcels of platted land. Therefore, the proposed easements encroach upon several distinct pieces of titled property, even though we might perceive it as one school site. The County has prepared an Acquisition Agreement for its proposed purchase of the easements, and a copy of the agreement is attached. The exhibits to the agreement specifically describe the easements to be conveyed under the agreement both through legal descriptions and through drawings which cite the specific parcels affected. The affected parcel is indicated on each legal description title and on the bottom of each drawing. The proposed easements are as follows:

<u>Easement Type</u>	<u>Corresponding Document(s)</u>	<u>Easement Size</u>	<u>Affected Parcel</u>
Drainage Easement 1	Exhibits A and A-1	23,862 sq. ft.	4-B
Drainage Easement 2	Exhibits A and A-1	1,100 sq.ft.	4-C
Drainage Easement 3	Exhibits A and A-1	530 sq. ft.	5-D
Slope Easement	Exhibits C and C-1	2,894 sq. ft.	4-C
Slope Easement	Exhibits C and C-1	4,200 sq. ft.	5-D
Construction Easmt.	Exhibits D and D-1	15,004 sq. ft.	4-C
Construction Easmt.	Exhibits D and D-1	23,736 sq. ft.	4-C

As the Board can see, all of the easements are small in size relative to the entire school site and two of them would only be used during the period of construction. Because Pima County is using federal funds to pay for the widening project, however, the County is required to offer just compensation for the land affected by the easements.

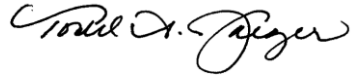
The County, as a courtesy, will also be improving the District's driveway ingress and egress as part of this agreement at no cost to the District. This is the reason temporary construction easements are required.

Doug Aho, Executive Manager of Operational Support and the Associate to the Superintendent (undersigned) have met with Pima County's representatives to discuss the County's offer for the easements and have reviewed the documents.

An appraisal of the value of the easements has also been received by the District. The appraisal sets the fair market value for the easements at \$17,800, and that is the amount offered by the County. Notably, the County does have authority to execute eminent domain, but is seeking an agreement.

RECOMMENDATION: It is recommended that the Board approve the conveyance of the requested easements to Pima County and authorizes the Associate to the Superintendent to execute all necessary documents to effect the easements, including the Acquisition Agreement and title documents.

INITIATED BY:



Todd A. Jaeger, Associate to the Superintendent

Date: April 6, 2011



Vicki Balentine, Ph.D., Superintendent