

RESOLUTION NO.: R-2019-098

ORIGINAL
STAMPED IN RED

Authorizing Condemnation for Easement Acquisition for Harlem Heights Storm Drainage Improvements; CIP Project #SD8386; Richland County TMS#14203-14-41, n/f Thomas S. Odom; 1700 Broadland Avenue; Richland County TMS#11714-01-68, n/f Frank C. Graham and Gloria L. Graham; 1700 Carousel Circle; and Richland County TMS#14203-14-38, n/f Catherine Nesbitt n/k/a Catherine Nesbitt Douglas; 1712 Broadland Avenue; CF#250-254

WHEREAS, the City's Department of Engineering has identified this capital improvements project as part of the storm water system improvements in Harlem Heights to eliminate flooding in the community and to provide adequate water runoff to meet customer demands; and,

WHEREAS, City of Columbia's staff has made numerous attempts to negotiate for acquisition of the easements for this project, but have been unable to come to a negotiated resolution; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 25th day of November, 2019, that it has been determined that for the public purpose of constructing the storm drainage project and for the benefit of upgrading the storm water system, it is necessary to acquire easements on portions of the properties described below and shown on Exhibit "A" attached hereto and incorporated herein by reference. Based upon an appraisal, it has been determined that the total just compensation is One Hundred and No/100 (\$100.00) Dollars for each easement. The City Attorney is authorized to offer that amount to the Landowners in exchange for granting the referenced easements, if the Landowner does not accept within ten (10) days of the offer, the City Attorney is authorized to commence an action for acquisition of the easements by eminent domain.

Owners:	TMS# & Location:	Easement Description:	Appraised Value:
Thomas S. Odom	1700 Broadland Avenue Columbia, SC 29203	Permanent, Exclusive Easement Ten (10) Feet in Width (0.014 Acre) Easement 20 of 31 - Exhibit "A"	\$100.00
Frank C. Graham & Gloria L. Graham	1700 Carousel Circle Columbia, SC 29203	Permanent, Exclusive Easement Variable Feet in Width (10.31' to 11.46') Easement 4 of 31 - Exhibit "A"	\$100.00
Catherine Nesbitt n/k/a Catherine Nesbitt Douglas Note: One owner signed easement.	1712 Broadland Avenue Columbia, SC 29203	Temporary Construction Easement Ten (10) Feet in Width Easement 23 of 31 - Exhibit "A"	\$100.00

Requested by:

Assistant City Manager Shealy


Mayor

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

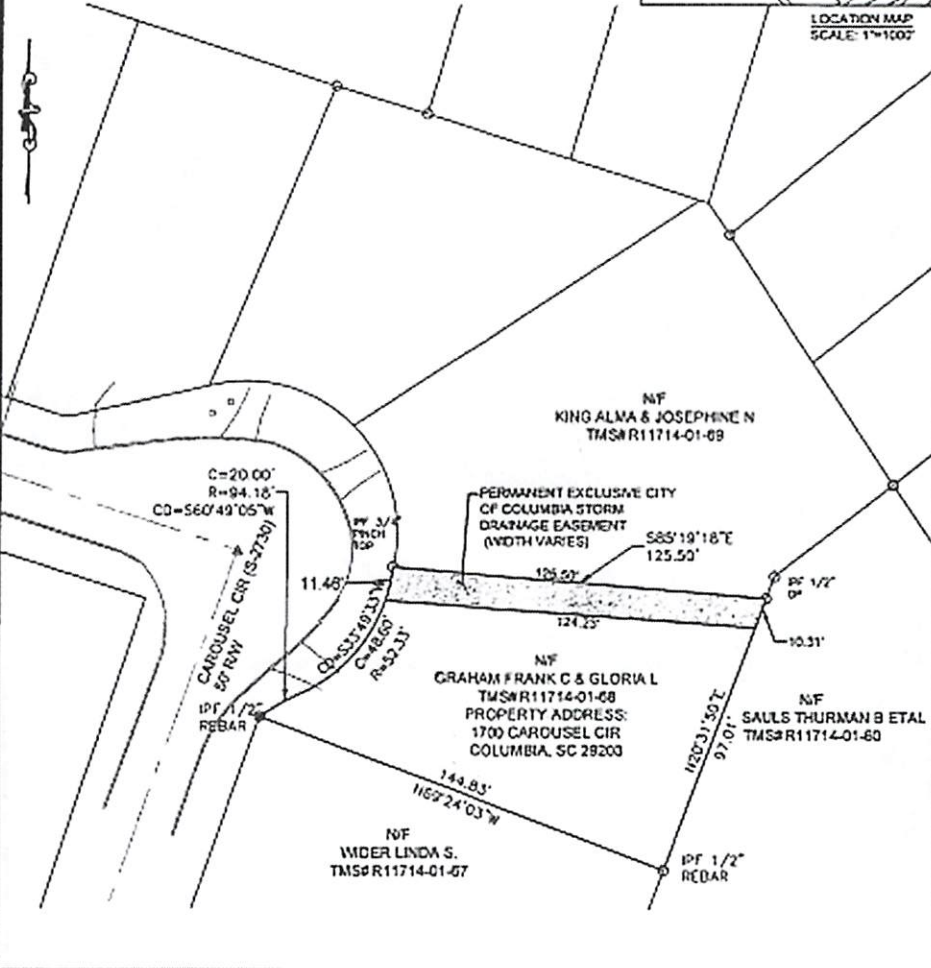
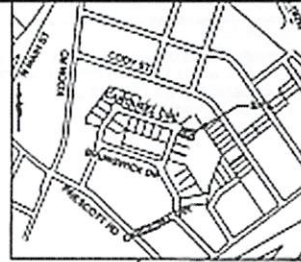
City Clerk

Introduced: 11/25/2019
Final Reading: 11/25/2019

EXHIBIT "A"

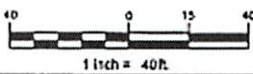
REFERENCES:

- SITE IMPROVEMENTS FOR HARLEM HEIGHTS WATERSHED STUDY, LOCATED IN COLUMBIA, SC. PREPARED FOR CITY OF COLUMBIA, SC BY 4D ENGINEERING.
- PLAT PREPARED FOR BARSAU CO., INC. RICHLAND COUNTY, NEAR COLUMBIA, SC. PREPARED BY MCMILLAN ENGINEERING COMPANY DATED JANUARY, 1958. PLAT BOOK VI PAGE 198 & 199.



OWNER: GRAHAM FRANK C & GLORIA L
 ADDRESS: 1700 CAROUSEL CIR
 COLUMBIA, SC 29203

PERMANENT EXCLUSIVE CITY OF COLUMBIA STORM DRAINAGE EASEMENT (0.02AC)



- DRAWING BASED ON COMPILATIONS ONLY. NO PROPERTY SURVEY PERFORMED. RICHLAND COUNTY TMS # R 11714, 2018 EDITION.
- OWNERSHIP AND TAX MAP INFORMATION TAKEN FROM RICHLAND COUNTY GIS WEBSITE.



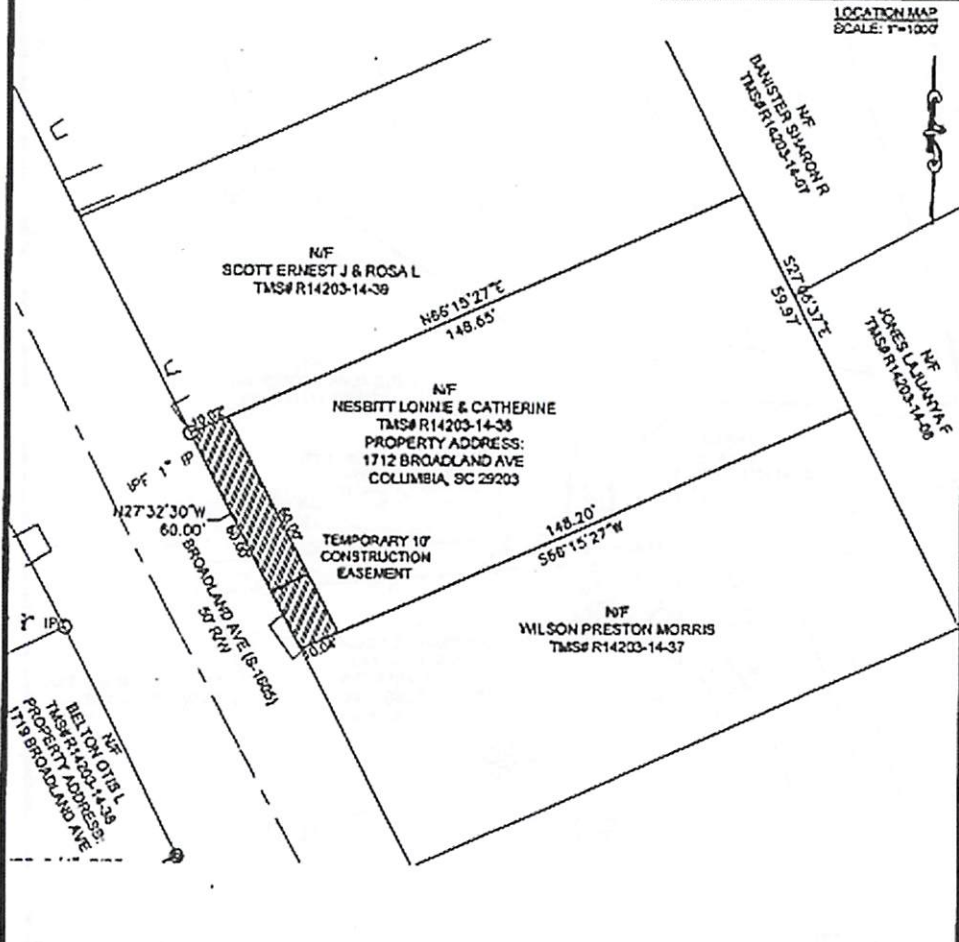
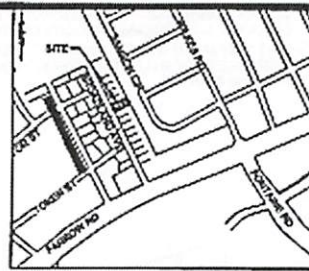
CITY OF COLUMBIA DEPARTMENT OF ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: 1" = 40'	PREPARED BY CHAO AND ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS PROJECT ENGINEER: WOOLFERT, INC.	DRAWN BY: LPL
PROJECT NAME HARLEM HEIGHTS STORM DRAINAGE IMPROVEMENTS		
CP # SD 8386	REVISION #	DRAWING # 4 OF 31
		DATE: --/--/2018

CF# 250-254

EXHIBIT "A"

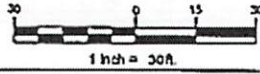
REFERENCES:

- BITE IMPROVEMENTS FOR HARLEM HEIGHTS WATERSHED STUDY, LOCATED IN COLUMBIA, SC. PREPARED FOR CITY OF COLUMBIA, SC BY AD ENGINEERING.
- PLAT PREPARED FOR COLLEGE PLACE LAND CO. BY COLUMBIA ENGINEERING CO., DATE OCTOBER 12, 1954. PLAT BOOK P PAGE 132.



OWNER: NESBITT LONNIE & CATHERINE
 ADDRESS: 1712 BROADLAND AVE
 COLUMBIA, SC 29203

TEMPORARY CONSTRUCTION EASEMENT (0.014 AC)



- DRAWING BASED ON COMPILATIONS ONLY. NO PROPERTY SURVEY PERFORMED. RICHLAND COUNTY TMS # R 14203, 2018 EDITION.
- OWNERSHIP AND TAX MAP INFORMATION TAKEN FROM RICHLAND COUNTY G/S WEBSITE.



CITY OF COLUMBIA DEPARTMENT OF ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: 1"= 30'	PREPARED BY CHAO AND ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS PROJECT ENGINEER: YOOLPERT, INC.	DRAWN BY: LPL
DATE: 4/9/2018	PROJECT NAME HARLEM HEIGHTS STORM DRAINAGE IMPROVEMENTS	
CIP # SD B385	REVISION #:	DRAWING # 23 OF 31
		DATE: 4/2018

CF# 250-254