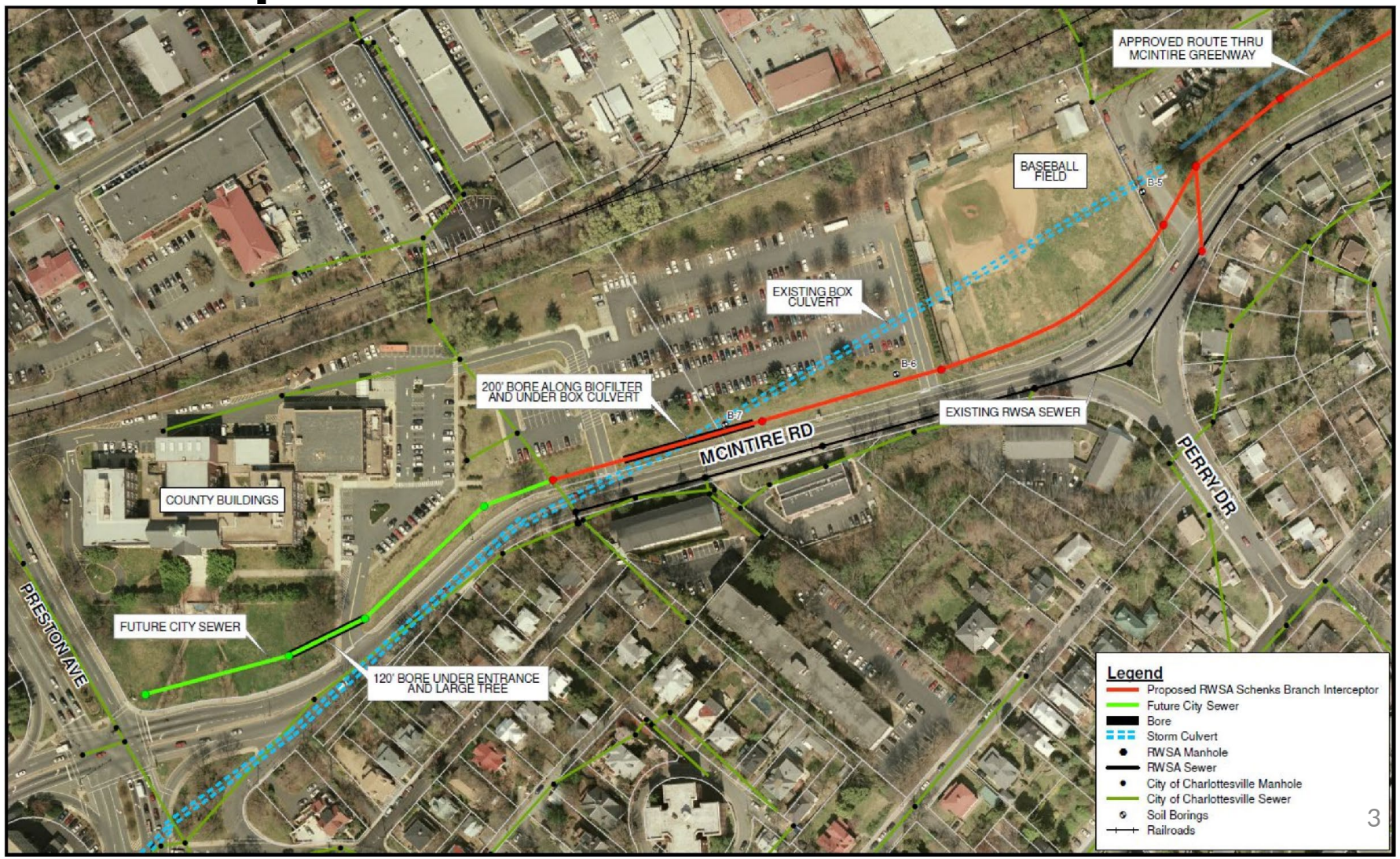
Upper Schenks Branch Sewer Line Replacement Project

October 7, 2026

Upper Schenks Branch Sewer Line Replacement

- Replaces undersized 1950's 21-inch clay and concrete pipe to provide present and future sewer capacity.
- 2 sections along McIntire Road
  - Entrance to the McIntire Recycling Center to the second entrance to the County Office Building
  - Second entrance to the County to the City Sewer line
- Estimated cost $10-15 million.
- Co-managed by the City and RWSA

Proposed Easement



Key Terms of Agreement

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- Compensation to County for temporary construction easement and permanent easements for utilities and a shared-use path across County Property - $1,134,744.48.
- Joint exploration of future relocation options for the box culvert to improve site viability
- Full mitigation by the City of all construction impacts on County property

Key Terms of Agreement

- Restoration of commercial zoning to the parcel or compensation to the County for any resulting loss in property value
- A right of first refusal granted to the City if the County elects to sell the property
- Construction of a shared use path

County staff have reviewed the easement locations associated with the project and have no objections.

Questions

Motion

Staff recommends that the Board adopt the resolution attached to the staff report as Attachment B.


COUNTY OF ALBEMARLE
FOUNDED AD 1744
VIRGINIA

Proposed Easement Value

Total Land Area: 14.630 acres

Appraised Land Value:	$21,440,000
Price per Square Foot:	$33.64

Easement Compensation Ratio of Full Fee Value

	Permanent (45%)	Temporary (10%)
Permanent Construction Easement:		
70,000 sq ft	$1,059,660.00	
Temporary Construction Easement:		
22,320 sq ft		$75,084.48
Total:		**$1,134,744.48**

History - 2014 Easement Agreement

- On September 10, 2014, the BOS held a public hearing to consider a request by the Rivanna Water and Sewer Authority for an easement on the County Office Building property.
- The BOS unanimously approved this resolution on September 10, 2014.

2014 Agreed Easement Terms and Conditions included:

- Sewer line easements to be located as close to McIntire as possible.
- $153,000 compensation.
- Deed conveyed once property was rezoned.
- City, RWSA and County agree on landscaping plan and tree preservation efforts.
- Sewer pipe constructed to allow the relocation of the box culvert above the sewer pipe.

2014-2016

While the easement was approved by both governing boards, it was not executed. The next two years were active discussions with RWSA, City, and County.

Issues:

County's desire to consolidate gas line, sanitary sewer line and relocated box culvert as close as possible the McIntire Road.

City's desire to push forward with project as designed and without providing for the relocation of the box culvert in the easement due to cost and project delays.

2022 - Present

Beginning in 2022, the City and County re-engaged on the easement agreement.

Over the several years, County, City and RWSA staffs have worked together to develop a revised/new easement agreement.