



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT**

**TULARE COUNTY
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

PETE VANDER POEL
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: June 8, 2010

Public Hearing Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

CONTACT PERSON: Robert Newby PHONE: 559-624-7000

SUBJECT: Agreement for Purchase of Real Property from Viva Elva Halstead and Claude P. Halstead for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2B

REQUEST(S):

That the Board of Supervisors:

1. Approve Agreement for the Purchase of Real Property from Viva Elva Halstead and Claude P. Halstead for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2B in the amount of \$58,000;
2. Authorize the Chairman to sign the Agreement, pending approval by County Counsel as to form;
3. Authorize County Counsel to sign the Grant Deed acceptance upon presentation;
4. Authorize the County Administrative Officer or his designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Direct the Auditor to draw a warrant in the amount of \$59,500 in favor of Chicago Title Company.

SUMMARY:

The County of Tulare contracted with Omni Means Engineering to design the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A and 2B. The Hopper Company has appraised the required Temporary Construction Easement

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(TCE) Public Utilities Easement (PUE), Slope Easement (SE) and Permanent Right of Way (RW) within the project area and Tarvin and Associates are supplying Right of Way acquisition services.

This Agreement is for the purchase of Assessor's Parcel Number 075-070-027. The 10,091 square foot parcel is located at the northeast corner of Road 67 and Elder Avenue in Goshen. The property is undeveloped, vacant land.

Escrow and Title costs have been estimated at \$1,500. It is recommended the warrant to Chicago Title Company be drawn in the amount of \$59,500. Any overage at the close of escrow will be refunded and re-deposited.

FISCAL IMPACT/FINANCING:

There is no net County cost to the General Fund. Funds for this RW, SE and TCE purchase are funded from an allocation from Measure R and are budgeted in Road Fund Budget Account No. 014-225-2300-3070. Any cost beyond that allowed by Measure R will be funded from tax increment within the Goshen Redevelopment Project Area.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the Safety and Security Initiative to provide for the safety and security of the public. This RW acquisition and the Betty Drive Realignment and Improvement Project help fulfill this initiative by improving and maintaining adequate transportation infrastructure.

ALTERNATIVES:

The Board could choose not to approve this agreement but this acquisition is for a previously approved transportation construction project.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

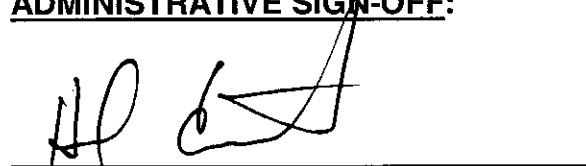
The California Department of Transportation is providing oversight for the expenditure of funds for this project.

The Tulare County Auditor is being directed to draw the necessary warrants.

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ADMINISTRATIVE SIGN-OFF:

A handwritten signature in black ink, appearing to be 'H Cypert', is written over a horizontal line.

Hal Cypert
General Services Manager

Cc: Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment(s)

Agreement
Attachment A - Legal Description of APN 075-070-027
Attachment B -Map of RW

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVAL OF)
AGREEMENT FOR PURCHASE OF REAL)
PROPERTY FROM VIVA ELVA HALSTEAD) RESOLUTION NO. _____
AND CLAUDE P. HALSTEAD FOR THE) AGREEMENT NO. _____
BETTY / AVENUE 312 REALIGNMENT)
AND IMPROVEMENT PROJECT –PHASE 2B)

UPON MOTION OF SUPERVISOR _____, SECONDED BY SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Approved Agreement for the Purchase of Real Property from Viva Elva Halstead and Claude P. Halstead for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2B in the amount of \$58,000;
2. Authorized the Chairman to sign the Agreement, pending approval by County Counsel as to form;
3. Authorized County Counsel to sign the Grant Deed acceptance upon presentation;
4. Authorized the County Administrative Officer or his designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Directed the Auditor to draw a warrant in the amount of \$59,500 in favor of Chicago Title Company.

ATTACHMENT A

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 13, 14 and 15 in Block 101 of the Town of Goshen, in the County of Tulare, State of California, as per map recorded in Book 3, Page(s) 20 of Maps, in the office of the County Recorder of said County.

APN: 075-070-027

ATTACHMENT B

