

BROOKMAN SEWER TRUNKLINE EASEMENT ACQUISITION TIMELINES AND INFORMATION

Clean Water Services and the City of Sherwood are working together to support Sherwood's future. This project will bring necessary sewer services to Sherwood's expanding community and natural resource enhancements.

The Brookman Sanitary Sewer Trunk Line will be located partially in roads and partially across private property. When a sewer line is constructed on private property, easements are required. An easement is an interest in land that entitles the owner of the easement to use the land of another for a specific purpose. This specific purpose is explained in the terms of the easement. It does not change the ownership of the land.

The easements acquired for this project may include:

- Permanent Sanitary Sewer Easements
- Permanent Access Easements
- Temporary Construction Easements
- Temporary Access Easements

Permanent Sanitary Sewer Easements and Temporary Construction Easements will be the most commonly acquired easement types. Permanent and Temporary Access Easements may be acquired in a few locations. Permanent easements never expire. Permanent easements are acquired for areas where CWS sewer lines are located and where access is needed to maintain those sewer lines. Temporary easements provide additional space needed for construction activities and expire on the date listed in the easement documents or when construction is completed, whichever is sooner.



The length of the easement acquisition process depends on the complexity of the project. The following describes general steps and the status of each for easement acquisitions:

- **Permit of Entry:** This is when CWS asks for voluntary permission to enter your property to collect information to begin planning the route for the sewer. ACTIVE (ONGOING)
- **Alignment selection:** CWS performs an alternative analysis and determines the best location for the sewer pipe. CWS shares this information with the property owners and other interested parties in a public forum. COMPLETED
- **Declaration of Necessity:** CWS's Board of Directors approves a Declaration of Necessity, which establishes the public need for the project. The Declaration of Necessity also authorizes, as a last resort, the use of the condemnation (eminent domain) process under state law to purchase easements. COMPLETED
- **Appraisal:** Once the location of the easement is determined, a neutral real estate appraiser will determine the value of the easement. The appraiser will notify you when they plan to visit your property. You may accompany them if you desire. COMING SOON: SPRING-SUMMER 2024
- **Presentation of documents:** CWS and its representatives meet with each property owner to present the easement documents, provide a copy of the appraisal, and a written offer to purchase the easement. If property owners have any concerns, this is the time to discuss them. If needed, special conditions may be added to the easement agreement. CWS works collaboratively with the property owner throughout the entire process to achieve a fair and reasonable settlement. SPRING-SUMMER 2024
- **Easement negotiations:** CWS continues to negotiate an easement purchase price with the property owner based on the appraised value. Property owners can raise any concerns about the conditions of the easement and the appraised value given to the easement. CWS will continue to negotiate with the property owner and try to resolve all property owner concerns. SPRING-SUMMER 2024
- **Negotiation impasse:** As a last resort, if CWS and the property owner cannot reach an agreement for the easement, CWS may use eminent domain to acquire the easement.

CONSTRUCTION

Once the easement is granted, CWS can begin constructing the sewer. CWS staff and the construction contractors will remain available to be contacted by the property owners to minimize construction impacts and remedy the inevitable challenges with construction.

RESTORATION: March 2024 – June 2025

CWS will restore properties to pre-existing conditions and adhere to any conditions agreed to during the easement negotiation. CWS will also work with interested property owners on voluntary environmental enhancement opportunities in the natural resource corridor. Restoration work typically takes place in the fall or spring when the weather is optimal.

