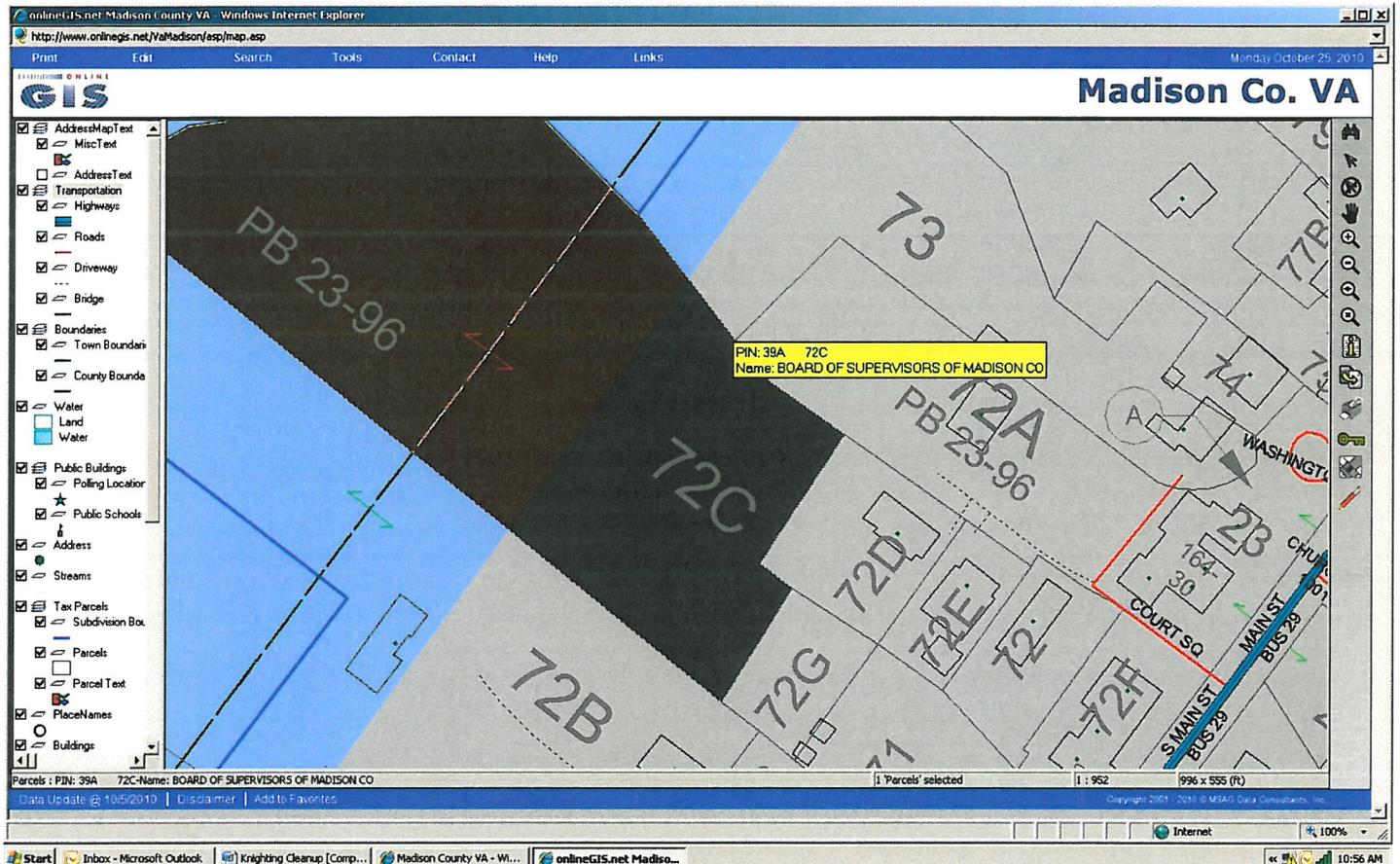


COUNTY ADMINISTRATOR MEMORANDUM



TO: Board of Supervisors
FROM: Lisa Robertson
DATE: October 28, 2010
RE: Price Quotes for Property Maintenance

As you are aware, the Board of Supervisors owns property behind the Circuit Court/Estes House complex: (1) a vacant parcel (Tax Map 39A Parcel 72C), consisting of about 3.689 acres of land zoned R-1, and (2) Parcel 72A, the site of the Estes House, which is vacant vegetated property beyond the paved parking area) according to online GIS records.



In March 2006, as part of a written right-of-way purchase agreements with Nancy/ John and Marie Knighting (who owns adjacent land, Parcels 72D and 72E) the Board of Supervisors promised to “maintain a “groomed” appearance on a cutting schedule (at least monthly during growing season) by bush hogging and cutting young saplings on the undeveloped portions [of Parcel 72C and Parcel 72A]”. Frequently since 2006 the Knighting have expressed concern that the County has not maintained a “groomed” appearance. Part of the difficulty on the County’s side is that the undeveloped areas of both sides are steep, wet in places, rocky and have never been cleared/grubbed/graded to the point where a bushhog or regular mower can safely mow the sites on a long-term basis. Several years ago, the County hired a contractor to professionally mow/cut saplings on the site, and that facilitated maintenance with County equipment for some period of time; however, in the steepest and wettest portions of the site, saplings and scrub-brush have returned—to the point where the Knighting are dissatisfied. Attached are two sets of price quotes obtained from two different contractors. Option A is the same type of maintenance that the Board authorized several years ago. Option B would involve more clearing and “grubbing” of the site, which might render a larger portion of the site in a condition so that the County can keep it “manicured” for a longer period of time.

SUMMARY OF PRICE QUOTES RECEIVED

FOR WORK TO CLEAN-UP COUNTY PROPERTY BEHIND THE COURTHOUSE (BELOW THE KNIGHTING PROPERTY IN TOWN)

Option A: Minimal removal of vegetation—“land disturbance” of less than 10,000 square feet. ¹ Generally, the work shall consist of mowing, cutting, or otherwise trimming existing vegetation as closely as possible to ground level, mostly leaving stumps in place. Some limited, clearing/grubbing is permissible, particularly where larger trees and vegetation are not suitable for mowing/cutting. However, **land disturbing activity must not exceed 10,000 square feet, total.** (*For purposes of the work “land disturbing activity” includes clearing, grading, excavating, and filling activities.*). Contractor will re-seed and mulch any areas of land disturbance.

Contractor A: \$3,940.00

Contractor B: \$5,500.00

Option B: Selective removal of vegetation and grubbing—“land disturbance” of not more than 43,560 square feet (1 acre). Generally, the work shall consist of cutting vegetation, with some areas of clearing vegetation, grubbing stumps, and grading as necessary to provide a clean, level surface for County mowing equipment. Clearing, grubbing and grading activities (land disturbing activities) can be performed up to 43,560 square feet (1 acre), total, anticipated to include selective removal of larger trees in various areas of the site and clearing/grubbing of as much as possible of the “ravine” below the County’s parking lot. An E& S plan and permit will be required. The County will provide the E&S plan and will be responsible for costs of the permit and any required bond;² however, **the Contractor shall be responsible for providing the required Responsible Land Disturber** during the performance of the Work. Contractor will re-seed and mulch any areas of land disturbance.

Contractor A: \$6,200 plus \$3.50 per foot for silt fencing

Contractor B: \$4,600 plus \$3.00 per foot for silt fencing

¹ Any Land disturbance of more than 10,000 square feet requires an approved Erosion & Sediment Control plan and permit.

² Brian Daniel, our E&S Technician, can prepare an E&S Plan on our behalf, for a land disturbance of less than 1 acre.