

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING ACQUISITION PHASE**

### **PROJECT: Sulphur Springs Road Realignment PROJECT NUMBER: PW21085RDW**

Road and Bridge projects designed to benefit the public often result in the need of acquisition of private property.

Q: How are my property rights protected?

A: To provide uniform and equitable treatment, land acquisition procedures where federal funds are involved and governed by Federal and State Laws. A written letter will be provided advising you of your property rights.

Q: When will I receive my offer for acquisition?

A: Once the fair market value has been determined a written offer will be made. This offer will be either hand delivered or sent by certified mail.

Q: How is property valued?

A: The Law requires that all private property taken for public use be compensated based on fair market value. Values are determined based on using comparable land sales in the area.

Q: What is the process after the written notice?

A: We are required to give at least 30 days for you to consider the offer and answer any questions you may have regarding the written offer and or the affects the project may have on your property.

Q: When an agreement has been reached, when does Jefferson County take possession of your property?

A: When you have accepted the offer, the proper deeds and or easements will be signed. A check will be requested, and once the owner has been paid the purchase price, documents will be recorded in the Jefferson County Records.

Q: What happens if an agreement cannot be reached in a reasonable time?

A: After good faith negotiations have been made and an agreement cannot be reached, Jefferson County may proceed with eminent domain.

## FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING CONSTRUCTION PHASE

**PROJECT: Sulphur Springs Road Realignment**  
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Q: What is the estimated start date of this project?

A: Fall 2023 (Est)

Q: What is the estimated length of time to complete the project?

A: Approximately 5 months

Q: Will the road remain open during project?

A: Yes.

Q: Will I be able to always access my property during the project?

A: Yes.

Q: Who will construct the bridge/road project?

A: The project will be put out to bid to contractors and it will be awarded to the lowest approved bidder.

Q: Who will oversee this project?

A: Jefferson County will assign at least one engineer and one inspector to each project. The Jefferson County inspector will be on site each day the contractor is present.

Q: Will there be an alignment change?

A: Yes.

Q: Will mail service be interrupted?

A: No.

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Sulphur Springs Road Realignment  
PW21085RDW

**PROJECT INFORMATION**

Jefferson County, Missouri, is proposing to realign an approximately eight-hundred-foot-long segment of Sulphur Springs Road. The limits of the project are from US 61-67 to the quarry entrance. The existing road floods for a sustained period when the Mississippi River is in moderate to severe flood stage. This causes the residents of the 20+ homes to have extensive difficulties accessing their homes or essential and emergency services, and the quarry cannot operate at these times. The proposed roadway will connect with US 61-67 approximately 400 feet north of the existing location.