

AGENDA REPORT

DATE September 16, 2003

ITEM: LAND PURCHASE & ENGINEERING SERVICES AGREEMENT, O. F. 1118

INITIATED BY: PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION

ACTION REQUESTED: APPROVE PURCHASE & SERVICES AGREEMENT

PRESENTED BY: JIM REARDEN, PUBLIC WORKS DIRECTOR

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RECOMMENDATION: It is recommended that the City Commission approve the land purchase and engineering services agreement in the amount of \$18,725.00 with Woith Engineering, Inc., and C & W Development, Inc.

MOTION: “I move the City Commission approve the land purchase and engineering services agreement in the amount of \$18,725.00 with Woith Engineering, Inc., and C & W Development, Inc., and authorize the City Manager to execute the agreement.”

SYNOPSIS: This property purchase will provide land to construct a detention / retention pond in a natural coulee on the southerly extension of 47th Street South. The pond will be located 700 feet south of the current dead end of 47th Street South behind the Conlins store. The pond will control storm runoff from commercial areas south of 10th Avenue South between 43rd Street and AgriVillage. In addition to the land purchase, the agreement will provide for surveying and the cost of title insurance services. This transaction will be funded by the Storm Drainage Utility Fund.

BACKGROUND: This property purchase is part of a series of projects to control storm water runoff from the City into Gibson Flats. Construction of storm water facilities in the Mountain View Coulee basin was largely completed in 2001. In the Smith Coulee basin, ponds still need to be built on City-owned land downstream of the Berkner Heights subdivisions, and downstream of commercial developments along 10th Avenue South. This property purchase will allow construction of a pond to handle runoff from the latter area.

The 4.55 acres of land is being purchased for \$3,500 per acre, or \$15,925 total. This compares to undeveloped residential land in the area that is selling for \$5,000 to \$15,000 per acre. This land has less value, since it is lower than the surrounding area and cannot be served by gravity sanitary sewers. This lower elevation makes it an ideal site for a storm water facility. Also, the cost includes \$2,800 for the preparation of Certificates of Survey and title insurance.