



Item: Purchase Land from Duane & Darin Vick in Township 21 North; Range 3 East; NE ¼ of NE ¼ of Section 31 and situated East of 19th Street North and North of 33rd Avenue NE extended

From: Jim Rearden, Public Works Director

Initiated By: Public Works Administration

Presented By: Jim Rearden, Public Works Director

Action Requested: Approve purchase of land for new Transfer Station Site

Suggested Motion:

1. Commissioner moves:
"I move that the City Commission approve the purchase of 20 acres of land in Township 21 North; Range 3 East, NE ¼ of NE ¼ of Section 31"
 2. Mayor calls for a second, discussion, inquiries from the public, and calls for the vote.
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Staff Recommendation: Staff recommends the City Commission approve the purchase of a 20 acre tract of land located on the East side of 19th Street North and North of 33rd Avenue NE extended in the NE ¼ of the NE ¼ of Section 31, Township 21 North; Range 3 East for the use of a new Solid Waste Transfer Station and Compost site.

Background: As the result of several meetings of a Recycling Focus Group, made up of private citizens, Montana Waste, Pacific Steel, Department of Environmental Quality and City staff, it has been determined that it would be beneficial to sell the current recycling center property, modify the functions and services being provided by the center and relocate the remaining functions to a new location. The decisions from the Recycling Group Meetings were:

- Allow private recyclers to handle recyclables which make economic sense
- Retain Recycling Center (For items not accepted by private recyclers)
- Retain Transfer Station to keep 20,000+ trips per year off of the highway (Small contractors and homeowners)

The primary purposes of the new site will be:

- Recycling Drop-off Center (3 acres)
- Hazardous Waste Depot (included in above)
- Compost Yard (8 to 10 acres)
 - Utilizing Park & Recreation trimmings & waste

- Utilizing Sanitation Division collected yard waste
- Utilizing Drop-off yard waste
- Utilizing Wastewater plant sludge (currently to landfill)
- Provide citizens with local compost, chips, mulch, etc. (cost?)
- Provide Park & Recreation with mulch, chips, etc.
- Water Treatment Plant sludge drying bed (3 to 5 acres)
- Maintain Re-use-it area, Christmas tree and E-waste programs

Fiscal Impact: Other City facilities will be combined into this one site. They are:

- City Recycling Center property
- Park & Recreation Compost yard
- Water Plant sludge disposal site (private site at capacity)

The purchase price is \$6500 per acre for a total purchase price of \$130,000. Surveying and other closing costs will bring the total cost to approximately \$140,000. The cost is proposed to be split as follows:

-	Water Fund	-	\$35,000
-	Sewer Fund	-	\$28,000
-	Sanitation Fund	-	\$49,000
-	Natural Resources	-	\$28,000

City staff obtained approval from City Commissioners to secure the property with \$6500 of earnest money and an Option to Purchase with Buy/Sell Agreement was executed. It is now time to Exercise the option and culminate the sale of the property. Closing on the property is to be 60 days from the exercise of the option. Staff also presented a Work Session on this topic at the March 4, 2008 Commission Work Session.

Alternatives: One alternative would be to keep the City facilities, as is, and continue to operate as we have. This option leaves us with the same issues we have had before, which are trash concerns, unsightly conditions in a commercially developing area and an annual operating loss at the facility.

Attachments/Exhibits: Map of new site
 Breakdown of site development costs and funding sources
 (Attachments not available online; on file in City Clerk's Office.)