Memorandum 10-58 Purchase of Bridge Creek Watershed Property Near the Water Treatment Plant

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MEMORANDUM 10-58

TO: Walt Wrede, City Manager
FROM: Carey Meyer, Public Works Director
DATE: April 7, 2010
RE: Purchase of Bridge Creek Watershed Property Near Water Treatment Plant for Required Access

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As part of the construction of the new water treatment plant and the acquisition of property on which to build it; two issues have arisen. During the platting process that is required to formally create the property acquired for the new treatment plant, the Borough has required that a dedicated street right-of-way (see the attached vicinity map) be created to connect Skyline Drive with the existing Carter Drive right-of-way. The property owner, from which the new treatment plant property was purchased, has also expressed concern during the compensation stage of the eminent domain procedure that her property north and of the treatment plant site is adversely affected by the City's need to restrict access through the treatment plant site, now that the new plant has been constructed. Access to the north was through a section line easement that exists between the old and new treatment plant sites.

In order to satisfy the concerns, Public Works has evaluated several alternative access corridors. The best alternative (see Alternative "B" map attached) is one that realigns the access from Skyline Drive to the west of the old treatment plant. This would require purchasing the property to the north and dedicating a new section of Carter Drive to connect Skyline Drive to the existing Carter Drive right-of-way. This alternative provides permanent long term access to the properties north of the new water treatment plant site; minimizes to the greatest extent possible adverse impacts to properties potentially impacted by the elimination of access through the treatment plant complex, provides for a secure water treatment plant site, and provides an opportunity to acquire property important to protecting the City's only water source.

The owner of the subject property is willing to sell; and the City has obtained an appraisal that values the property at $90,000. The property purchase would be funded through the Water Depreciation Fund; the platting and required road access improvements would be funded through the treatment plant project funding.

Recommendations: The City Council approve an ordinance authorizing the expenditure of Water Depreciation Reserve account funds in the amount of $90,000 to purchase property west and north of the existing treatment plant site to provide alternative access to property north of the water treatment plant and authorizing the City Manager to execute all appropriate acquisition documents, sign necessary plats and construct any necessary access improvements.
Related Ordinances**Memorandum - Related Ordinances:** Ordinance 10-21 Authorizing the Purchase of Property within the Bridge Creek Watershed

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