

SUBMITTED BY: Luis Pedroza, Deputy City Manager

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Other / NA

SUBJECT: **FIRST READING OF ORDINANCE 25-1225**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING the PURCHASE of REAL PROPERTY** adjacent to the **CITY PUBLIC WORKS BARN** with **ASSESSOR PARCEL NUMBER 408-21-002M**; Approving the **PURCHASE** and **SALE AGREEMENT** and **ESCROW INSTRUCTIONS** with **BRENT GRAHAM** and **QUANTUM STAR LLC.**, authorizing the Mayor and the City Manager to execute all necessary documents; establishing severability of components of ordinance; and establishing an effective date thereof.

EXECUTIVE SUMMARY:

The purchase of an approximately 69.19-acre vacant land parcel is proposed for the expansion of the city Public Works barn and to serve other functions such as flood control and water harvesting efforts.

BACKGROUND:

The Public Works barn is a 10-acre parcel that houses all public works functions including water, sewer, fleet, sanitation, construction, streets and PW Administration services. It houses old equipment that is prepared for auction and telecommunications antenna as well as Well #17 sits on the southwest corner.

The PW barn needs more space. The second barn was recently enclosed to house PW offices as well as warehouse for materials. There is also plans for the Transit fleet to share space at the barn where buses can be conveniently stored and assessed by the mechanics at the shop as needed.

The parcel considered for purchase is largely undevelopable which currently has the Palm Grove wash cross directly through the parcel. City also recognizes the potential of this parcel to play a role in flood mitigation and water recharge in the future. With the well nearby, city may be able to percolate stormwater to the aquifer and extend the life of the well site.

The purchase of this land would allow the barn to further expand and provide more storage capacity for bulk materials purchases. As we grow our city, this extra land will provide space for building needed facilities.

DISCUSSION:

The purchase agreement will allow the purchase of 69.19-acre parcel in the amount of \$68,500 plus closing costs. The amount is shared equally from the Water, Sewer, Sanitation, Streets and General Fund in approximately \$14,000 for each fund.

FISCAL IMPACT:

\$68,500 plus closing costs or \$14,000 per fund in the Water, Sewer, Sanitation, Streets and General Funds

Fiscal Year: 2025/2026

Amount Requested: \$0

Budgeted: Y / N

Account (s):

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE PLACEMENT OF ORDINANCE NO. 25-1225 BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1225 AND TO PLACE IT ON SECOND READING BY NUMBER AND TITLE ONLY.”