

**SUBMITTED BY:** Luis Pedroza, Deputy City Manager

**MANAGEMENT TEAM REVIEW:** Ana Urquijo, City Manager

**FOCUS AREA:** Other / NA

**ORGANIZATIONAL  
IMPROVEMENTS:** EnterTextHere

**SUBJECT:** **FIRST READING OF ORDINANCE NO. 25-1214**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the **PURCHASE** of **REAL PROPERTY** located at **SOUTHEAST CORNER** of **COCHISE COMMUNITY COLLEGE DOUGLAS CAMPUS** property with assessor parcel number 407-61-013; **APPROVING** the **PURCHASE** and **SALE AGREEMENT** with the **COCHISE COUNTY COMMUNITY COLLEGE DISTRICT**; authorizing the mayor and the city manager to execute all necessary documents; establishing severability of components of ordinance; and establishing an effective date thereof.

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**EXECUTIVE SUMMARY:**

The purchase of an approximately 3.4-acre portion of existing Cochise College Douglas Campus property is proposed for the construction of a new water well system to be utilized for the new commercial port of entry, the college campus, surrounding area and new development.

**BACKGROUND:**

Part of the city and county's master plan for the West Expansion Utilities Project that would serve the new commercial port of entry (POE) includes the construction of a new well site at or near Cochise College Douglas campus. The location was determined as a result of various factors that would provide the right distance to furnish the required pressure by the POE, and allow the city to provide water to the Douglas Campus critical to grant award requirements that require the new infrastructure to feed existing structures. The new well site will consist of a new well, treatment facilities, a ground water tank and various piping, electrical and appurtenances vital for the operation of this new well site. Due to the city needing to provide water by May 2027 to the POE, we are moving quickly to secure the site to begin the design of the well site. City Council already approved the design of the well and currently progressing very quickly. By securing this parcel, we can move forward with the survey and design of the entire site and also prepare for drilling of this well.

The college is in agreement to become a city customer and as part of this purchase agreement providing the portion of land to the city in consideration of the city incurring cost to build the new water system and furnish water to the college as well as sewer in the future, within 10 years. The agreement also states that impact fees are covered by the consideration of the land acquisition. The well site will be located on the southeast corner of Cochise College campus about 50 feet west of the service road. The agreement also calls for access agreements and easements to be agreed upon as part of the service of the wells.

The city will also seek to enter into an IGA with the college to use their existing well as a backup for the new well system. The city would pay for the piping associated with the connections of the well sites and college responsible for the piping that would furnish water from the city well site to the college facilities.

The college is excited to be connected to city water and sewer in the future. They will bring the purchase agreement to their board for approval on 6/10.

**DISCUSSION:**

The purchase agreement is vital to secure land for the construction of well site to serve the new commercial POE and surrounding area. This is a critical part of the West Expansion Utilities Project that would enable economic development in the area as the new commercial POE construction comes to fruition in 2028.

**FISCAL IMPACT:**

None.

**Fiscal Year:** 2024/2025

**Amount Requested:** \$0

**Budgeted:** Y / N

**Account (s):**

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE PLACEMENT OF ORDINANCE NO. 25-1214 ON ITS FIRST READING BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1214 AND TO PLACE IT ON ITS SECOND READING BY NUMBER AND TITLE ONLY.”