



## MEETING TYPE STAFF REPORT

**Agenda Date:** 12/2/24

**Eric Buckman, City  
Manager:**
**Department:** Community Development

**Department Head Name:**
**Presenter:** Renée Barron

**Kim Berry, City Clerk:**

**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:**

Daryl Lawrence proposed to purchase the last lot the city owns on Robert Hupy Drive for \$38,000. The lot is 2.4 acres. Janice Frizzel, City Assessor placed a value on the property at \$33,000. Mr. Lawrence is the owner of Choice Propane, and his offer came in at \$15,833 an acre. They plan to use the property to have a satellite tank plant in Gladstone as many of the customers they serve are in or near our City. He has provided a site plan and stated that future development could contain more or larger tanks and a small satellite office building.

The EDC met on 9/10/24 to review his proposal to purchase land. The EDC approved a counteroffer of \$50,000 due to the lack of job creation and taxes/utilities that this proposal would bring in for the City, the highway frontage of the property and other appraisals that have been done in the industrial park.

Mr. Lawrence accepted the counteroffer on 9/13/24 of \$50,000.

Because the site plan only includes the change in use and the placement of a propane tank, the setbacks were reviewed and were in line with code.

**BACKGROUND:**
**FISCAL EFFECT:**
**SUPPORTING DOCUMENTATION:** Site Plan

**RECOMMENDATION:** Approve site plan as submitted.