

# City of McCleary

## STAFF REPORT



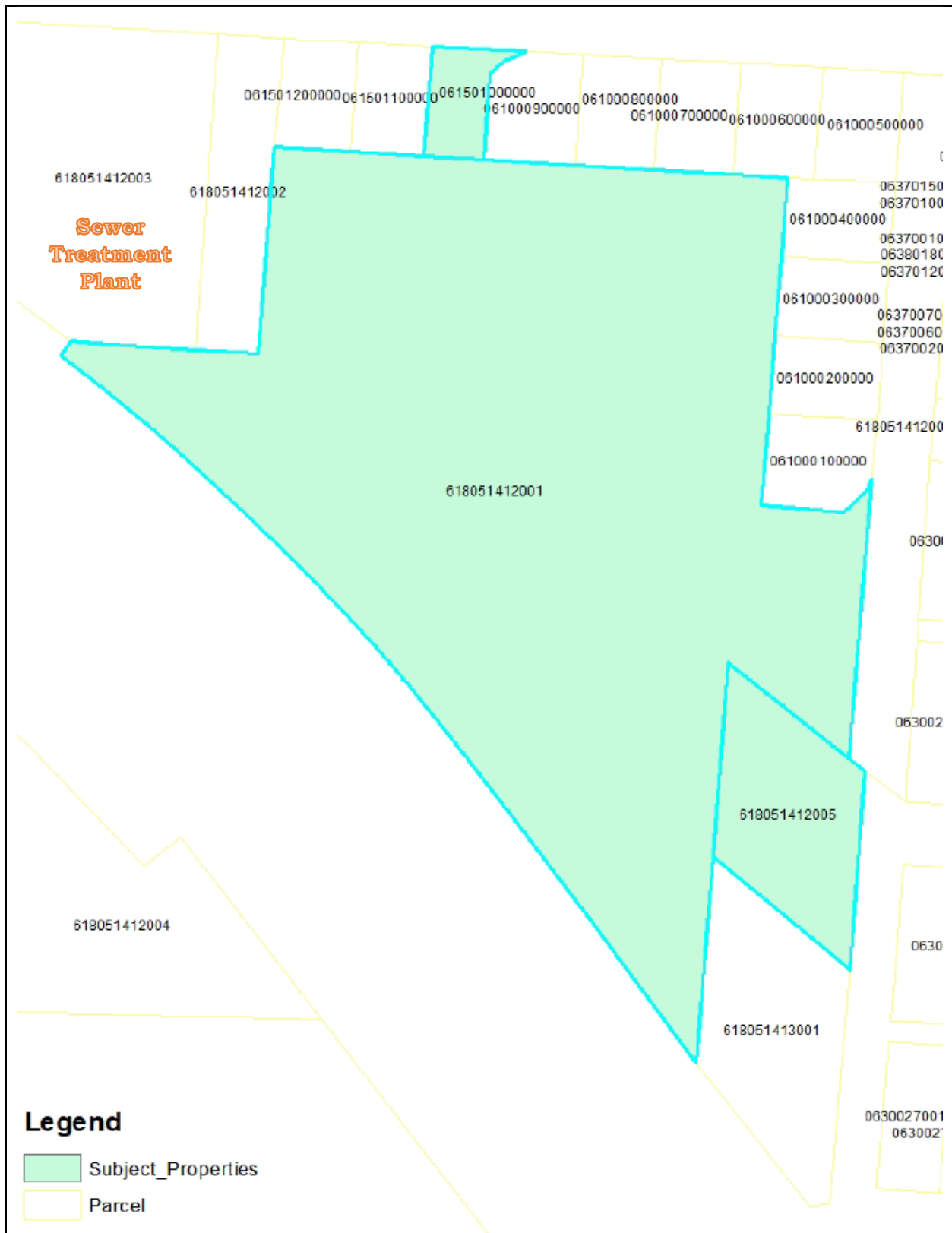
<b>To:</b>	Mayor Miller and City Councilmembers
<b>From:</b>	Chad Bedlington, Director of Public Works
<b>Date:</b>	March 8, 2023
<b>Department:</b>	Public Works Administration

### **Land Acquisition Update and Request to Proceed with Land Purchase**

#### **Background**

At the February City Council Meeting it was discussed that there was an opportunity to purchase approximately 6.1 acres of undeveloped property for future parks and wastewater utilization. The Council authorized the Mayor and staff to submit an offer for the property and begin a 30-day feasibility stage to determine if acquisition was in the best interest of the City. The offer that was submitted for the property and accepted by the seller was for \$160,000 with a proposed closing date of 3/16/2023 after conclusion of the feasibility study.

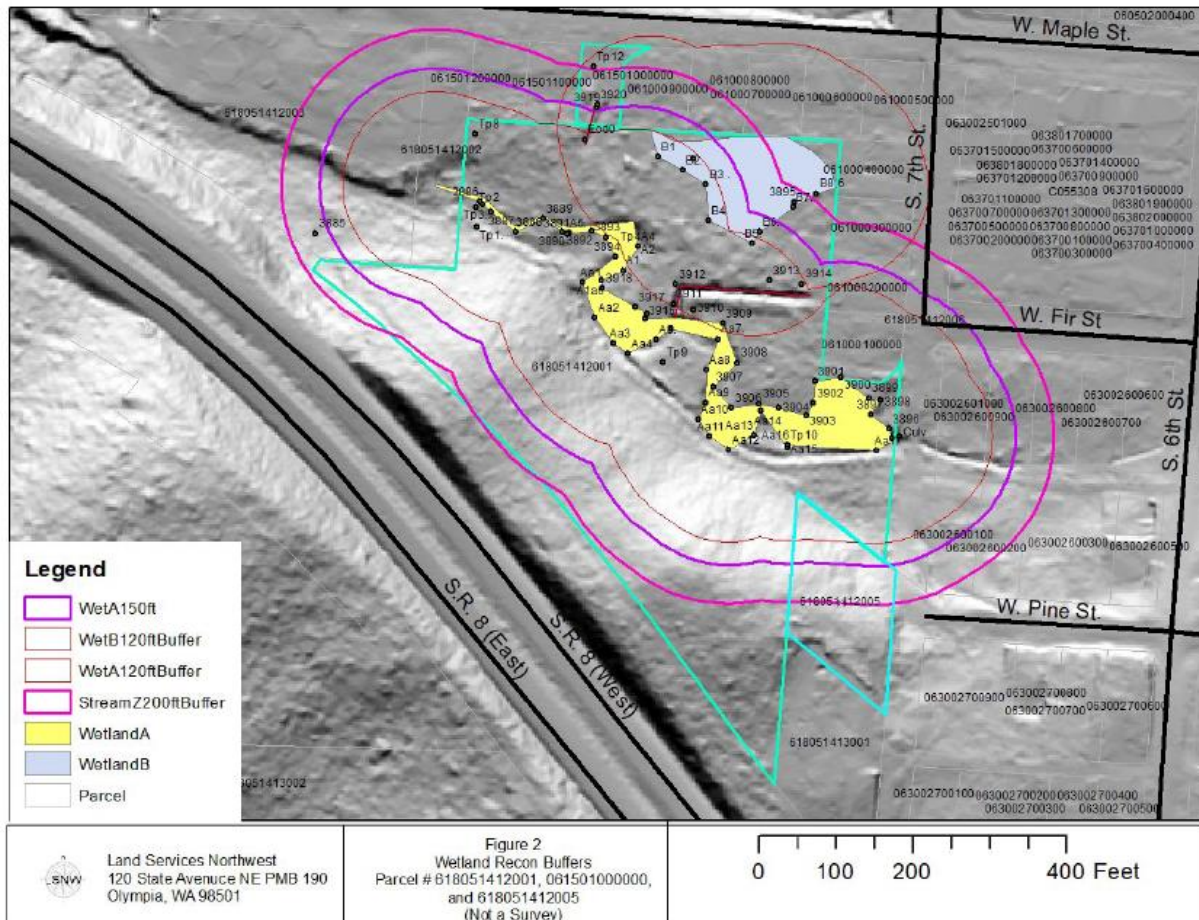
The three distinct properties are located directly West of the intersection of 7<sup>th</sup> Street and Pine Street, and are currently zoned R2-Multiple Family Residential. Parcel numbers are 618051412001, 061501000000, 618051412005. A general vicinity map is provided.



At the February meeting, Council provided guidance to City Staff to complete a feasibility review of the parcel and determine if it was viable for parks property and/or future expansion of the City's wastewater treatment plant.

That review has been completed, including a wetlands reconnaissance survey, to determine if it was the best fit for the desires of the City.

Wetlands were discovered and once scored for quality and environmental benefit, were found to require 120-foot buffers. Here is a map of the wetland areas:



Although there are wetlands onsite, it is staff's recommendation to proceed with purchase of the property for future park utilization and mitigation area for future city utility projects. Parks improvements are categorically exempt from the Critical Areas Ordinance and allows for trails and minor amenities to be constructed within the buffer areas (so long as it does not exceed 25% of the buffer width). This renders these parcels as optimum for passive park amenities, but not for full buildout based on the current zoning.

The mitigation portion of this proposal is recommended as likely future expansion of the sewer treatment plant may take place within its existing footprint; however, its proximity to a drainage course (and wetland area) feeding into the East Fork of Wildcat Creek would require some form of mitigation and portions of these parcels can be utilized for those purposes. In addition, future stormwater (habitat projects) and water projects (projects

identified from the aquifer study) may also require some mitigation of impacts and this site could also serve in some capacity to help.

It is staff's recommendation to acquire the property at the mutually agreed price of \$160,000. In order to achieve this, a budget amendment will be necessary to add funding to the General Fund, Wastewater, Water, and Stormwater funds at a future date. Currently, adequate operating and capital budget exists to make the purchase if approved, but a budget ordinance should be executed in fiscal year 2023 to increase said budgets to allow for the \$160,000 purchase price of the property.

### **Recommended Funding for Land Acquisition**

General Fund	\$75,000 (using ARP funds)
Wastewater Fund	\$50,000 (using adjusted ending balances from 2022)
Water Fund	\$25,000 (using adjusted ending balances from 2022)
Stormwater Fund	\$10,000 (using adjusted ending balances from 2022)

### **Final Recommendations**

Staff requests approval from the City Council to proceed with the purchase together with approval to bring forward a budget ordinance to increase the 2023 capital budget to fully fund the acquisition of property.