



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: June 20, 2016

Re: Acquisition of 1105 Again Street to Resolve Storm Water and Sanitary Sewer Issues and Appropriating Funds.

Executive Summary

Staff has prepared for Council consideration an Ordinance authorizing a contract for sale of real estate to allow the City to acquire and remove a structure at 1105 Again Street. The project is anticipated to cost approximately \$200,000, purchase price of \$147,500 and estimated cost to remove the structure and restore the property of \$52,500. Funding is proposed to come from both Storm Water and Sewer Utility funds.

Discussion

Purchase of the property at 1105 Again Street, demolition of the structure and restoration of the site is one piece of a larger long-term storm water improvement plan for the Again-Worley drainage area. Storm water drainage problems and sanitary sewer backups have existed in the Worley Again neighborhood for many years, practically since the neighborhood was originally developed in the 1950s. A study prepared by the Black and Veatch engineering firm in 1983 identified a potential project to address the storm water issues in the area. The neighborhood was included as a top-priority in the list of projects proposed when the Storm Water Utility was established in 1992.

In 1999, when the Worley-Again Project came forward, it was deemed necessary to split the project into two parts; a project in the western part of the block, and one in the eastern part. The drainage system at the western end of Worley-Again was bid and constructed at that time. On the eastern part, it was determined that one or more houses would need to be removed in order to facilitate the project because the existing storm water infrastructure was underneath an existing garage with limited access between the houses. As part of this project the City purchased and removed the home at 1107 Again Street in 2003.

Future Storm Water and Sewer Utility improvements in the area could include the purchase of at least one additional property on Worley Street to facilitate upgrading the inlets and storm water pipes to better manage the storm water and reduce the potential for flooding. Future projects could also include a detention basin on the Health Department site and additional storm water best management practices in the area to aid storm water management goals.

Staff proposes purchasing and removing the house at 1105 Again Street to eliminate flooding issues at this location and allow adequate access to the sewer main for maintenance and future improvements. The purchase price of the house is \$147,500.00 and the contract for purchase includes the condition the property must appraise for at least this amount. An



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amount not to exceed \$52,500 will be used for all remaining costs associated with demolition and restoration of the property.

The previous property owner of 1105 Again Street called in 2001 claiming that the area had flooded for 30+ years and reported he had spent \$15,000 trying to keep water out of the basement. In 2015, the current owner reported a sewer basement backup and shared video of severe yard flooding at this location.

The funding is proposed to be shared equally between the Storm Water Utility and the Sewer Utility.

Fiscal Impact

Short-Term Impact: \$10,000 in Storm Water Utility funds has already been allocated to this project. An additional \$90,000 in Storm Water Utility funds and \$100,000 in Sanitary Sewer funds will need to be appropriated.

Long-Term Impact: The vegetation on the lot at 1107 Again is already being maintained, the addition cost to maintain the vegetation on the lot at 1105 Again will be minimal.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Community Facilities & Services, Secondary Impact: Environment, Tertiary Impact: Community Character

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Social Equity, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Environmental Management

Legislative History

Date	Action
11/04/2002	Report – Worley- Again East Drainage Project – Purchase of Property at 1107 Again Street

Suggested Council Action

Authorize the City Manager to execute the contract to acquire the property at 1105 Again Street and appropriate the funds.