



## CITY COUNCIL AGENDA ITEMS

**To:** Mayor Graham and City Council  
**From:** Dennis Sullivan, Director of Engineering & Public Works  
Walter Denton, City Administrator  
**Date:** November 5, 2007  
**Subject:** RESOLUTION – Purchase of Property at 1240 Pausch Road

**List of Committees that have reviewed:** Community Development (annexation agreement)

**Background:** The Illinois Environmental Protection Agency (IEPA) has mandated the City of O'Fallon to provide additional storage capacity for the water distribution system. This location, 1240 Pausch Road, was selected after extensive geotechnical exploration indicated the presence of undermining at previous proposed locations including the Family Sports Park. The cost associated with soil stabilization and foundation work to provide adequate structural capacity to support the one million gallon storage facility were deemed unacceptable, thus making this particular site more attractive. The IEPA has indicated approval of loan documentation and construction bidding is anticipated for early 2008. The City has been in a rather lengthy negotiation with the property owner, MRK Land Trust, and has now come to agreement to purchase 1.33 acres with a construction duration easement of an additional .5 acre in the amount of \$70,490.00 plus normal and standard legal and closing costs associated with purchase property in St. Clair County.

**Legal Considerations, if any:** None beyond normal property purchases negotiated by attorneys for both sides.

**Budget Impact:** Funding for this purchase will come from water enterprise funds.

**Staff Recommendation:** Staff recommends approval of the land purchase to allow construction of the water tower.