



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Engineering & Public Works and
Walter Denton, City Administrator
Date: January 22, 2008
Subject: RESOLUTION – Purchase of Property, 3 Corners Land
(5.19 Acres at North Lincoln and Bethel Road), Parcel I.D. 04-18.0-206-001

List of committees that have reviewed: None.

Background: The City has been negotiating the purchase of the property at intersection of North Lincoln (O'Fallon-Troy Road) and Bethel School Road for approximately 18 months. The vacant property consists of 5.19 acres and is currently in agriculture production. St. Clair County has been designing the reconstruction of North Lincoln/O'Fallon-Troy Road and intends on letting a contract for the improvements this summer. Improvements, however, do not include realignment of the intersections at this location with the exception of Bowler Road which will T into O'Fallon-Troy in the area of the curve. When staff suggested to the County that a roundabout may be in order at this location to serve increased traffic at the location and the angled intersection of Bethel with North Lincoln was bothersome, they stopped that request with the argument that they had no funding to obtain the additional needed right-of-way to the west of the Bowler/O'Fallon-Troy intersection. Additionally, staff's original interest in the sight came from the "Comprehensive Plan" process which shows as growth continues to the north, west, and east of the current O'Fallon corporate limits, this particular area will be the "center" of the City and its service area. This parcel will be, no matter what occurs, instrumental in traffic flow, service response time and image of the City. Several nearby parcels are currently being developed and considered for development. We feel that as the area grows, so will the need for improved transportation corridors including realignment and increased demands on sewer and water services that radiate from the property. Beyond that the property will be central to Fire, EMS and Police response, and may have future value as home to those services. Therefore, it is important to get this property under City control for future master planning purposes.

Legal Considerations, if any: None beyond those normally associated with the purchase of property.

Budget Impact: The cost of the property (\$229,000 as negotiated) will be paid for out of General Funds - currently, funding exists in the FY08 Street Department budget.

Staff recommendation: Following discussion in closed session, Staff recommends allowing the Mayor and his representatives to consummate the purchase of the property.

