



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Engineering & Public Works
Walter Denton, City Administrator
Date: July 6, 2009
Subject: RESOLUTION – Purchase of Weinel Development Property, 2 parcels of Land Parcel #1, I.D. 03-26.0-412-014 and Parcel #2, I.D. 04-30.0-105-022

List of committees that have reviewed: None.

Background: The Weinel family approached staff with an offer to sell Parcel #1 and gift Parcel #2 to the City. Staff has been negotiating the transfer of both properties since that time, approximately 6 months. Parcel #1 is located along the back side of homes on the south side of Long Drive and consists of 2.41 acres. Parcel #2 is located along the backside of homes on the north side of Juniper Drive and consists of 0.81715 acres.

The purchase of Parcel #1 provides a path for a 16-inch diameter water line extension, 1,100-feet from the south end of Long Drive to the 16-inch diameter water main on the east side of Hartman Lane. This extension will provide a better connection of a 16-inch water line from Fairview Heights to O'Fallon. A second reason for purchase of Parcel #1 is to allow the City to better maintain a drainage ditch extending from the old St. Ellen Mine property owned by St. Clair County to a reach of Richland Creek east of Hartman Lane. This ditch has been problematic for residents along Famous Avenue. The trees along the ditch on the Weinel property have reached maturity and need spot removal. A third reason for the purchase would be to support the City's comprehensive plan to have future right-of-way for an Ashland Avenue extension.

The receipt of Parcel #2 will allow the City to better maintain a reach of Engle Creek that flows through the neighborhood should the need arise in the future without obtainment of easements which is a costly process.

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

Budget Impact: The cost of the transfer of Parcel #1 and Parcel #2 (\$25,000.00 plus closing costs as negotiated) will be paid for out of Water, Prop S and General Fund. (33% each).

Staff recommendation: Purchase the property for future projects.