

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: December 3, 2007

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| Agenda Item: 3(D) | Prepared By: A. Rony Joel Date: November 12, 2007 |
| Agenda Section: Business – Discussion | |
| Subject: Acquisition of property at 773 East Elkcam Circle | Department: Public Works |

BACKGROUND:

Council is requested to consider the purchase of 0.56 acre lot on Elkcam Circle (MBU:4, Block: Tract C, Lot 3.4) adjacent to the North Utility facility.

Marco Island Utilities owns property on Elkcam Circle (see figure 1) for the operation of the wastewater treatment plant, a drinking water treatment plant, finish water storage tanks, reuse storage tanks, the Collection and Distribution Division and the Utility Maintenance Division. The subject property is adjacent to the utility and it would be beneficial for the Utility operations.

The estimated value of the subject property is in the one million dollar range. Funding for this acquisition may come from the funds recently given to the City by the County for the grant of an easement along SR 951 at the Marco Lakes facility.

The subject property will significantly improve the flexibility to design and construct planned utility facilities, including expansion of the water treatment capacity, a reuse water storage tank, laboratory, material storage, and distribution/collections office and locker room.

To reduce dependence on drinking water for irrigation, the Master Plan developed by MWH recommended the addition of reuse storage. The acquisition of this land allows us the opportunity to locate facilities currently planned for the existing site to be located at the new lot, making space available for an additional reuse tank.

Staff has been developing a plan to present to Council regarding the location of the Collection and Distribution facilities at the South Plant adjacent to Mackle Park. These facilities include a building to house equipment and material inventory, 14 person staff, and an area to maintain an inventory of spare pipe. With this lot availability, the facility could be incorporated into the North Plant in a commercial zoning district. The City Manager and staff agree that additional traffic and activity at the South Plant may intrude upon the adjacent residential areas.

The construction contract for the wastewater treatment plant injection well, approved by Council on October 15, 2007, incorporated the use of a portion of this property by the contractor which resulted in a cost savings of \$200,000. If this property is sold, the access that the current owner has committed to may not be available.

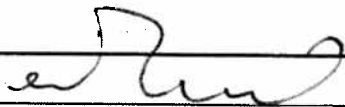
The recent property acquisition from Collier County was to locate the new 4 million gallon finish water storage tank, pump station, and control building. Sufficient property does exist to meet the current projected required additional treatment capacity based on the reuse water generated with the full implementation of the STRP program.

Prior to authorization of purchase, City Council must have two appraisals, a contract for sale, and a public hearing following a 30 day notice. City Council is asked to authorize negotiation for a contract for sale subject to the approval of City Council following a public hearing.

RECOMMENDED ACTION:

Authorize negotiations for contract for sale and public hearing to consider acquisition.

Reviewed by Department Director



Reviewed by City Manager



Council Action:

Motion by:

Second by: