



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:	June 7, 2017	<input type="checkbox"/> Motion
DEPARTMENT:	City Administration	<input type="checkbox"/> Resolution
DIVISION:	Administration	<input type="checkbox"/> Ordinance - Introduction
		<input checked="" type="checkbox"/> Ordinance - Adoption
		<input type="checkbox"/> Public Hearing

TITLE:

Real Property Purchase: 292 W. 13th Street and 1258 S. 2nd Avenue

SUMMARY RECOMMENDATION:

Authorize the acquisition of approximately 128,910 square feet of vacant land located at 292 W. 13th Street and 1258 S. 2nd Avenue, a former Arizona Department of Transportation site, for future construction of Capital Improvement Program Project No. 0038-Water, Utility Systems Division Relocation. (City Administration) (Ricky Rinehart)

REPORT:

The Fleet Services Maintenance Facility will be located on the site of the former Arizona Public Service (APS) facility. Phase II of the Fleet Services Maintenance Facility will require demolition of the old APS building, which currently houses Utility Systems Division personnel. In order to accommodate the future Phase II, the City will need to construct a new facility (building) for Utility Department personnel.

The proposed location for the new Utilities building is shown on the attached location map. The property has been owned by the State of Arizona (State) since approximately 1955 and used by the Arizona Department of Transportation as a maintenance facility. The property consists of the cross-hatched parcels (APNs: 665-19-016, 665-19-033, 665-19-034, 665-19-035, 665-19-036) shown on the location map.

City staff has been in negotiations with the Arizona Department of Transportation for acquisition of the property. The appraised price is approximately \$1.67 per square foot or \$215,280. A Phase I inspection was completed by the state in January 2017 in order that a purchaser may take advantage of the liability protections under the all appropriate inquiry and bona fide purchaser provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Additionally, an underground storage tank case closure letter, contingent upon recording of a non-residential use restriction, was issued by the Arizona Department of Environmental Quality following environmental remediation (removal) of approximately 2,104 gallons of gasoline. In 1999 the State recorded the restrictive covenant on the property that states the property cannot be used for residential purposes without additional remediation, though the property meets the standards for non-residential uses.

This location is centralized within the City of Yuma, and is in close proximity to the Fleet Maintenance Facility, Engineering, and the Public Works Building. The intent is to acquire the property, design the

building in fiscal year 2018, and construct the building in fiscal year 2019. The building is expected to house all water and sewer employees with the exception of treatment plant staff.

The attached proposed ordinance authorizes staff to proceed with the purchase of the property.

FISCAL REQUIREMENTS	CITY FUNDS:	\$215,000.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP: C.I.P. Project 0038-Water	
		\$0.00		
		\$0.00		
TOTAL:	\$0.00			
FISCAL IMPACT STATEMENT:				
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.			
ADDITIONAL INFORMATION	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?			
	<input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		5/10/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		5/9/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Ricky Rinehart		5/2/2017		
SIGNATURES	WRITTEN/SUBMITTED BY:		DATE:	
	Erica Ruiz		4/28/2017	