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JUN 14 2007

MEMORANDUM

Real Estate - Council Memo No. RE07-350

DATE: JUNE 14, 2007

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DAVE SIEGEL, MUNICIPAL UTILITIES DIRECTOR
ROBERT MULVEY, ASSISTANT MUNICIPAL UTILITIES DIRECTOR – WATER/WASTEWATER

FROM: MIKE NORMAND, ACTING ASSISTANT PUBLIC WORKS DIRECTOR / TRANSPORTATION/OPERATIONS

SUBJECT: RESOLUTION NO. 4020 AUTHORIZING AND APPROVING THE PURCHASE OF A 0.29 ACRE PARCEL OF LAND IN THE ARTESIAN RANCH SUBDIVISION FOR A FUTURE, PLANNED WELL SITE, LOCATED AT GILBERT ROAD AND OCOTILLO ROAD, AT A COST OF \$151,925.00, PLUS CLOSING AND ASSOCIATED COSTS, OF APPROXIMATELY \$4,000.

RECOMMENDATION: Staff recommends that the City Council pass and adopt Resolution No. 4020 authorizing and approving the purchase of a 0.29 acre parcel of land in the Artesian Ranch subdivision, for a future well site at a cost of \$151,925.00 plus closing and associated costs of approximately \$4,000.

BACKGROUND/DISCUSSION: The City's Municipal Utilities Department has determined that the parcel identified as Tract V of Final Plat of the Artesian Ranch subdivision will be needed for a future well site to serve the southeast Chandler area. The seller of the property, Artesian 186, L.L.C., an Arizona limited liability company, is agreeable to selling this property to the City of Chandler for compensation that includes the developer's acquisition basis plus developer's offsite improvements, total costs of \$151,925.00 plus estimated closing costs of \$4,000. An appraisal and an environmental assessment have been completed. The City's Environmental Management office has issued its' recommendation to proceed with acquiring this parcel. The land gross area to be acquired is approximately 13,253 square feet or 0.29 acres. Acquiring this property now will enable the City to avoid future price increases and a diminishing availability.

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FINANCIAL IMPLICATIONS:

Costs:	\$155,925 (CIP PROJECT WA0716.101)
Long Term Costs:	N/A
Long Term Savings	\$30,000-40,000
Fund Source:	CIP FUNDS; CIP Project WA0716.101; New well program

PROPOSED MOTION: Move that Council pass and adopt Resolution No. 4020 authorizing and approving the purchase of a 0.29 acre parcel of land in the Artesian Ranch subdivision, for a future well site at a cost of \$151,925.00 plus closing and associated costs of approximately \$4,000.

Attachments: Location/Site Map
 Resolution No. 4020

RESOLUTION NO. 4020

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING AND APPROVING THE PURCHASE A 0.29 ACRE PARCEL OF LAND IN THE ARTESIAN RANCH SUBDIVISION FOR A FUTURE, PLANNED WELL SITE, LOCATED AT GILBERT ROAD AND OCOTILLO ROAD, AT A COST OF \$151,925.00, PLUS CLOSING AND ASSOCIATED COSTS OF APPROXIMATELY \$4,000.

WHEREAS, the Final Plat for the Artesian Ranch subdivision, as recorded in the Official Records of Maricopa County Recorder, identifies Tract 'V' as a future City well site; and

WHEREAS, the City's Municipal Utilities Department has determined that this property will be needed for a future well site to serve the southeast Chandler area; and

WHEREAS, the City of Chandler desires to purchase this property consisting of approximately 0.29 acres of land (the "subject property"); and

WHEREAS, Artesian 186, L.L.C., an Arizona limited liability company, has agreed to sell the property to the City of Chandler for the determined value of \$151,925 plus closing and associated costs of approximately \$4,000; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That purchase of the fee interest in the subject property as defined in Exhibit "A" attached hereto is authorized and approved in accordance with terms set out herein.

Section 2. That the Real Estate Manager or an appointed designee, is authorized to execute, deliver, and deposit into escrow the approved purchase agreement, along with all other documents and instructions necessary to consummate the purchase of said real estate.

Section 3. That all other legal documents required for this transaction shall be in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3932 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

EXHIBIT "A"
Legal Description of well site property
Approximately 0.29 acres

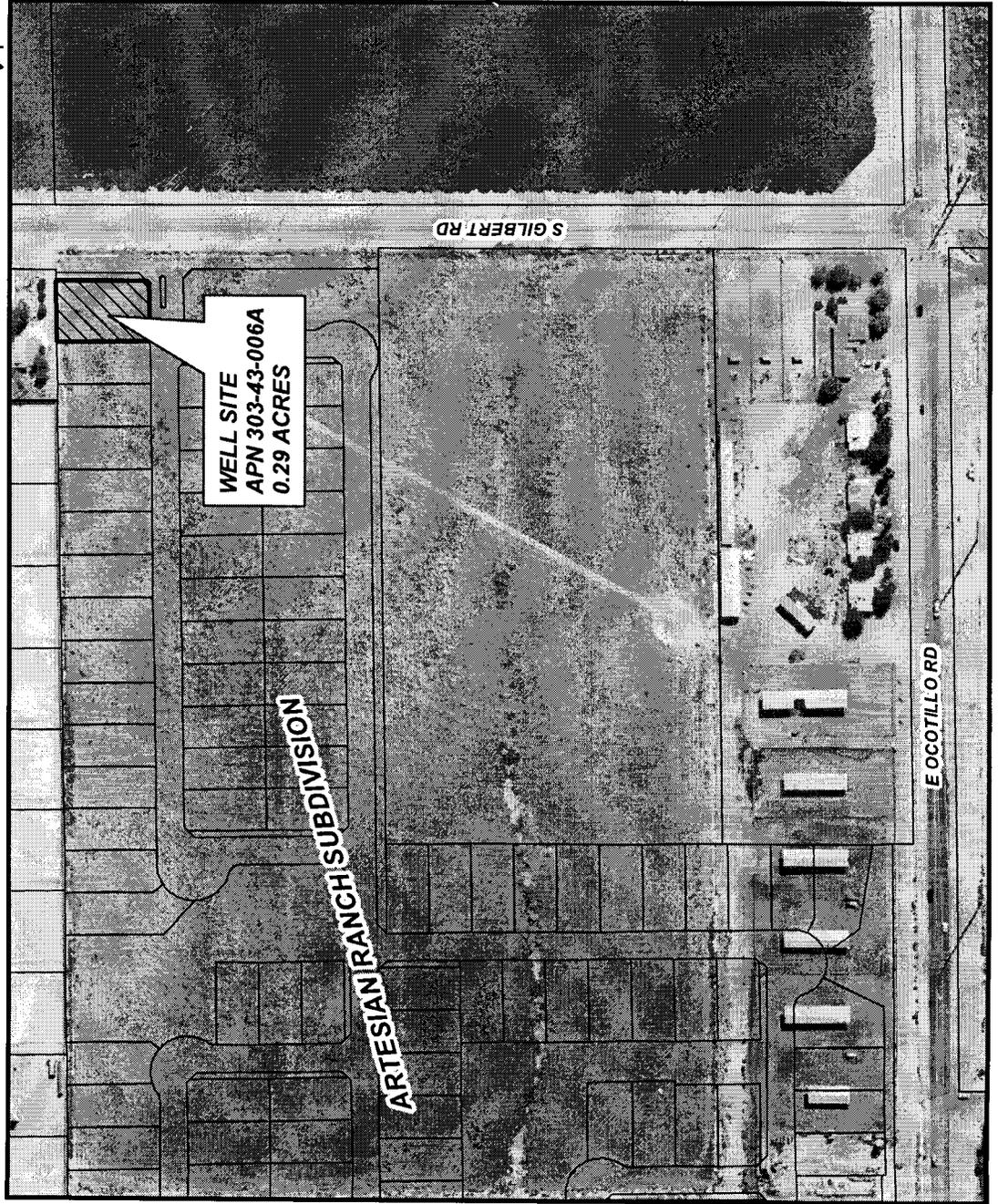
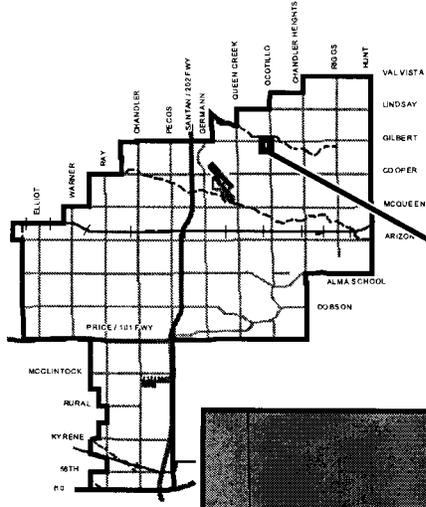
A portion of the South Half of the South East Quarter of Section 13, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and according to the Final Plat for Artesian Ranch is to be referred to as:

TRACT 'V' of Artesian Ranch

Consisting of a Gross Area: approximately 13,253.8 square feet.



AUTHORIZATION TO ACQUIRE WELL SITE AT ARTESIAN RANCH



MEMO NO. RE07-350



WELL SITE

