



City Council

Approval of Property Acquisition Near Allison Springs Wellfield

Agenda Date: 9/23/2014
Agenda Item Number: 4.L
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Type: contract **Version:** 1 **Status:** Passed

Title

Approval of Property Acquisition Near Allison Springs Wellfield

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the Stratton Family Trust property acquisition and authorize the City Manager to execute all necessary closing documents related to the acquisition.

Report

Issue:

Whether to approve the property acquisition from the Stratton Family Trust in order to minimize the risks of water quality impacts and unauthorized public access at the City's Allison Springs Wellfield.

Staff Contact:

Ladd F. Cluff, PLS, City Surveyor, Public Works, 360.753.8389
Andy Haub, PE, Water Resources Director, Public Works 360.753.8475

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

Allison Springs Wellfield in West Olympia is a vital source of drinking water for Olympia. The wellfield is located west of Delphi Road adjacent to SR #101 and Totten Inlet at Mud Bay (see attached map).

With the exception of the Stratton property, the forested area surrounding the wellfield is in City ownership. The area has been preserved by the City in order to minimize groundwater contamination risks and unauthorized public access.

The Stratton property is the only remaining privately-owned parcel in the area. It is undeveloped, suitable for residential development, and available for purchase by the City or private party. The Drinking Water Utility seeks to purchase the 1.44 acre property and maintain its current undeveloped

and forested condition. The purchase is consistent with the policies and goals of the Utility's wellfield protection program.

Staff worked with the property owner in accordance with Federal, State and City guidelines throughout the acquisition process. The parcel was evaluated by an independent licensed appraiser to establish the fair-market value for the offer.

Neighborhood/Community Interests (if known):

Acquisition of this parcel furthers the city's ability to protect this water source for the benefit of our water customers/users.

Options:

1. Move to approve the Stratton Family Trust property acquisition and authorize the City Manager to execute all necessary closing documents related to the acquisition.
 - By purchasing the property the City will be in a position to further protect this vital groundwater source.

2. Do not approve the acquisition of property.
 - Anticipate future private development of the Stratton parcel that may affect the wellfield
 - If the property is developed by others, the future cost for the City to acquire the property would increase.

Financial Impact:

The acquisition will be funded by the City's Drinking Water Utility consistent with its wellfield protection program. The expenditure will not impact the scheduling of other Utility priorities.

Attachments:

Purchase and Sale Agreement

Vicinity Map