



City Council

Approval of a Property Acquisition from Marie Havens Cody near the Allison Springs Wellfield

Agenda Date: 5/3/2016
Agenda Item Number: 4.D
File Number: 16-0573

Type: contract **Version:** 1 **Status:** Passed

Title

Approval of a Property Acquisition from Marie Havens Cody near the Allison Springs Wellfield

Recommended Action

Committee Recommendation:

Not referred to a committee

City Manager Recommendation:

Move to approve the Cody property acquisition near Allison Springs Wellfield, and authorize the City Manager to execute all necessary closing documents.

Report

Issue:

Whether to approve the property acquisition from Marie Havens Cody near Allison Springs Wellfield.

Staff Contact:

Ladd F. Cluff, PLS, City Surveyor, Public Works, 360.753.8389

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 Cody property, the forested and Inlet area surrounding the wellfield is in City of Olympia and Capitol Land Trust ownership. The area has been preserved by the City in order to minimize groundwater contamination risks and unauthorized public access.

The Cody property is the only remaining privately-owned parcel in the area adjacent to the Inlet. It is undeveloped, not suitable for residential development, and available for purchase. The Drinking Water Utility seeks to purchase the 2.5 acre property and maintain its current undeveloped, 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 purchase price is within established fair-market value.

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 Cody property acquisition and authorize the City Manager to execute all necessary closing documents.
 - 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.
 - If we do not acquire the property now, it may not be available for sale in the foreseeable future.
 - The cost to acquire the property in the future will likely be more expensive.
 - The potential for unauthorized access to the wellfield and threat of groundwater contamination will remain.

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 Maps (2)