

## ACTION FORM BRYAN CITY COUNCIL

<b>DATE OF COUNCIL MEETING:</b> May 13, 2014		<b>DATE SUBMITTED:</b> April 24, 2014	
<b>DEPARTMENT OF ORIGIN:</b> Public Works – Engineering		<b>SUBMITTED BY:</b> W. Paul Kaspar	
<b>MEETING TYPE:</b>	<b>CLASSIFICATION:</b>	<b>ORDINANCE:</b>	<b>STRATEGIC INITIATIVE:</b>
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
<b>AGENDA ITEM DESCRIPTION:</b> Approve the acquisition of properties from various land owners for future relocation of Fire Station #2 and authorize the Mayor to execute real estate contracts and other documents associated with the purchases and closing costs for the associated tracts for the project for a not to exceed amount of \$800,000.			
<b>SUMMARY STATEMENT:</b> This action, if approved, will allow staff to begin land acquisitions for the future site of a relocated Fire Station #2 as planned in the current Capital Improvement Program (CIP). These tracts of land are part of a larger plan to assemble land into City ownership in order to construct a new Fire Station #2 at this site. The Fire Department wants to relocate the facility further north from its existing location to improve response times and this location with easy access to Texas Avenue, Cavitt Avenue and South College Avenue meets that goal.			
<p>In 2010 staff investigated various options for sites for this fire station relocation. Staff from Traffic, Public Works, Engineering, Planning and Fire discussed various sites and narrowed the search to three (3) potential sites. This site was chosen as the best site to provide needed access to Texas Avenue because of its proximity to the existing traffic signal at Twin Boulevard/Post Office Street while not being too close to the intersection to interfere with quickly accessing Texas Avenue. Once the location was chosen, BRW Architects was hired to perform a site analysis to verify that the site could meet the proposed needs of the Bryan Fire Department. This exercise included working with the Fire Department staff to understand needs and resulted in draft site plans showing alternate layouts for this site and that adequate parking and building facilities could fit on the site. The results of the study were successful and in November 2012 the City entered into a contract with Threshold Land Services to acquire the land needed for the project.</p> <p>Threshold Land Services has been engaged by the City to approach the land owners and to negotiate the property sales. Initial contact with all property owners has been made by Threshold and through those discussions it became apparent the land owners requested to use an appraisal rather than using Brazos County Appraisal District values. Title reports have been completed for all properties the City is seeking to acquire and appraisals have been completed for all but one tract. Property surveys have been completed for all tracts of land.</p> <p>Threshold Land Services working in conjunction with City staff have negotiated with the property owners and owners of ten (10) of the thirteen (13) tracts of land have signed Memorandums of Agreement agreeing to the purchase price for the land. Three (3) properties remain for which we do not have an agreed upon price.</p> <p>The Capital Improvement Program shows the land acquisition to be completed in 2015 and forecasts bond funds being issued in 2016 for the Fire Station construction. A total of \$800,000 has been budgeted for the land acquisition of the thirteen (13) tracts and associated costs. Associated costs with the land acquisition include \$17,000 in property surveys, \$14,000 in appraisals, \$6,000 site analysis and \$40,000 Threshold contract.</p>			

If this item is approved by the City Council, the City will close on the ten (10) tracts before the end of June 2014.

**STAFF ANALYSIS AND RECOMMENDATION:** Staff recommends approving the acquisition of several properties from various land owners for future relocation of Fire Station #2, authorizing the Mayor to execute real estate contracts and other documents associated with the purchases in the agreed upon amounts plus closing costs, and approving the acceptance of the deeds for properties of the ten tracts.

The anticipated schedule for land acquisition is to be completed by the end of 2015 in order to stay on schedule for construction beginning in 2016. The Fire Department wants to relocate the facility further north from its existing location to improve response times and this location with easy access to Texas Avenue, Cavitt Avenue and South College Avenue meets that goal.

**OPTIONS (In Suggested Order of Staff Preference):**

1. Approve the acquisition of the land.
2. Do not acquire the land and provide direction to staff.

**ATTACHMENTS:** N/A

**FUNDING SOURCE:** 2010 Bond Funds – Fund 368

**APPROVALS:** Jayson E. Barfknecht 04/25/14; Hugh R. Walker, 04/28/2014

**APPROVED FOR SUBMITTAL: CITY MANAGER** Kean Register, 5/2/2014

**APPROVED FOR SUBMITTAL: CITY ATTORNEY** Janis K. Hampton, 05/06/2014

Revised 05/2013