Ivins City Staff Report
City Council Meeting 3/21/2019

Agenda Item: Discuss and consider approval of expenditure for the acquisition of real property for the proposed Irrigation Tank Site

Submitted by: Thomas Jorgensen, P.E., Assistant Public Works Director

Recommended City Council Action:
Approve the expenditure of $39,000 for the acquisition of real property for the proposed irrigation tank site plus an additional $2,000 for title fees and insurance for a total of $41,000.

BACKGROUND:

As the Council is aware, the City just completed the Irrigation Master Plan. Within this master plan, the phase 1 improvements include a 2-million-gallon tank. The site for the tank is located at the northern end of 200 West (see attached exhibit). The City owns three parcels in that area, but two of those parcels are bisected by a parcel owned by the Ivins Irrigation Company. The parcel is needed both for sighting the location of the tank as well as access to the tank site.

Staff has approached the Ivins Irrigation Company, and they have expressed a willingness to sell the parcel to the City. Staff has acquired an appraisal for the parcel and it was appraised for $39,000. The parcel is approximately 4.58 acres. This equates to about $8,500 per acre. Staff feels this is a reasonable price and would like to present the offer to the Ivins Irrigation Company to purchase the parcel for appraised value.

FINDINGS AND ANALYSIS:

The purchase of this property will solidify the City's ownership of the future tank site and access. The price of $8,500 per acre seems very reasonable and is supported by an appraisal. Staff is recommending that Council approve the purchase and expenditure for the acquisition of real property for the future irrigation tank site and access road. The parcel will be purchased using the State of Utah's Real Estate Purchase Contract.

SUPPORT MATERIALS:

- Map showing proposed tank site and access

FINANCIAL IMPACT:

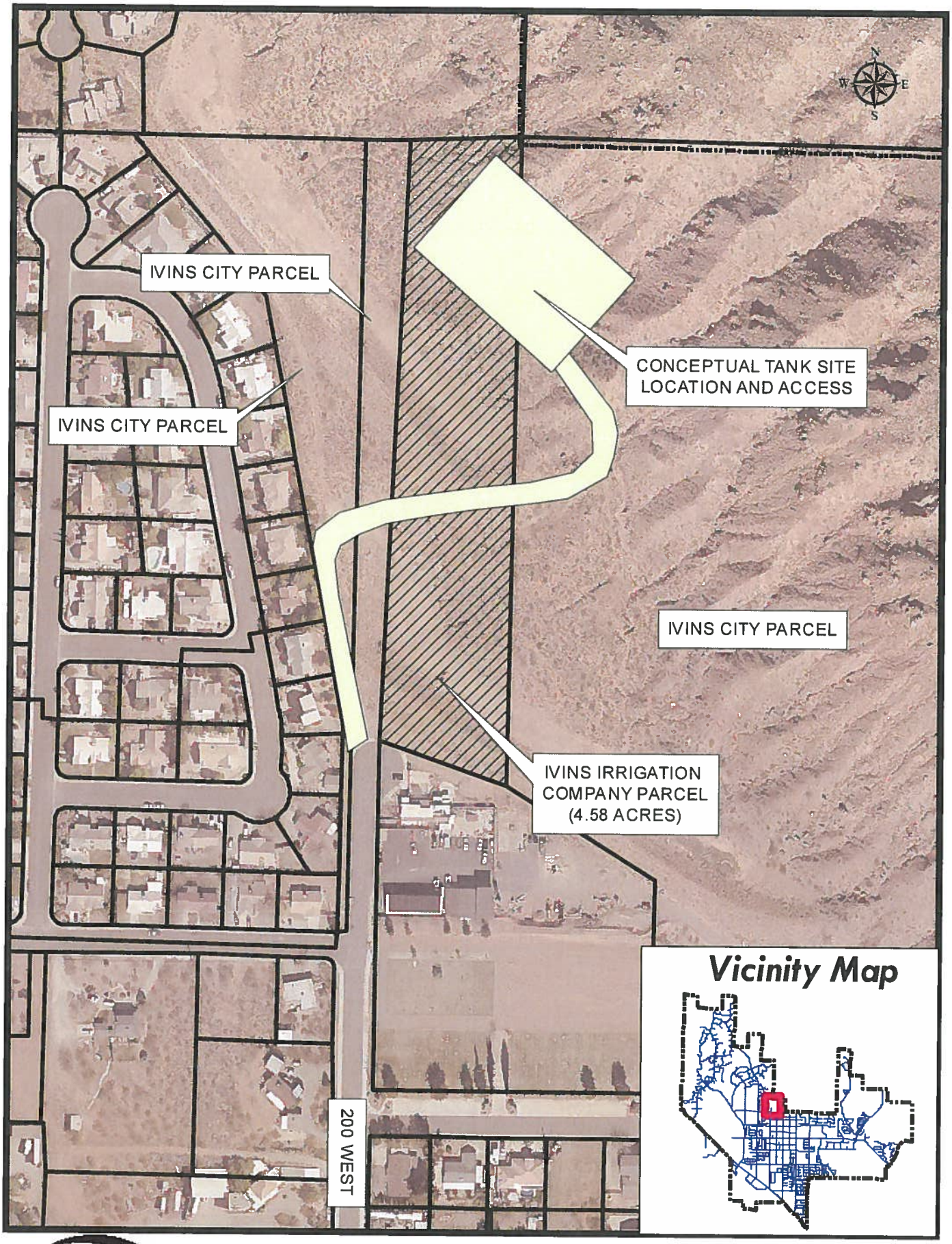
This expense is impact fee eligible.
GL CODE to be determined: $41,000

Respectfully Submitted:

Thomas Jorgensen, P.E., Assistant Public Works Director

Content Review:

Dale Coulam, City Manager



IVINS CITY

UTAH

IRR. TANK SITE

Public Works Department
GIS Mapping
(435) 634-0689
Date: 10/31/2012

0 40 80 160 240 320 Feet

1 inch = 215 feet