

Memorandum

City of Lawrence

City Attorney's Office

TO: David L. Corliss, City Manager

FROM: R. Scott Wagner, Management Analyst
Philip Ciesielski, Assistant Director, Dept. of Utilities

CC: Toni Wheeler, City Attorney
Dave Wagner, Director, Dept. of Utilities
Mike Lawless, Deputy Director, Dept. of Utilities

Date: September 4, 2013

RE: Pump Station 10 property acquisition

Project Background:

The 2012 Wastewater Utilities Master Plan and Capital Improvements Program recommended the construction of the Wakarusa Wastewater Treatment Plant (WWTP) and Conveyance Corridor facilities to be online in 2018. These improvements are required to mitigate wet weather surcharging of sanitary sewers along the 31st Street Corridor, provide for relief of wet weather overloading at the existing WWTP, and provide additional organic treatment capacity to provide for future growth of the community.

The recommended Wakarusa WWTP improvements include 2 million gallons per day (MGD) of organic treatment and 6 MGD of wet weather treatment. The Conveyance Corridor improvements include an 11 MGD pump station facility in the area of 31st and Louisiana and construction of forcemains and gravity sewers to convey sewerage from this point to the Wakarusa WWTP (see attached concept [map](#)). The pump station to be constructed, identified as Pump Station 10, would be located at the northwest corner of 31st and Louisiana.

Additional Utilities Department work in this area includes relocation of the existing sewer main and construction of a new water main. As part of the Kansas Department of Transportation's (KDOT) South Lawrence Trafficway (SLT) project the City of Lawrence is relocating and extending water and sanitary sewer facilities in the area of 31st Street and Louisiana Street. The project includes construction of a new 12" diameter watermain along Louisiana from south of Broken Arrow Park to 31st Street, and west along 31st Street to the northeast corner of 3100 Ousdahl (see the attached [map](#)). A construction contract including the watermain extension is anticipated to be awarded in early January 2014 in order to be clear of construction conflicts with the SLT project.

This is based on KDOT's current construction phasing and could change based on award of the SLT construction contract.

Property Acquisition:

Staff has been working with the property owner of the northwest corner of 31st and Louisiana, Savannah Holdings, LC, to identify a portion of the site for City purchase for the future pump station 10 location. A 5.69 acre portion of the site has been surveyed for acquisition ([survey](#)). In discussions with the property owner, they have been working on plans to annex and rezone the property. An approximate 11.6 acres of the property (also known as the Snodgrass property), is being sought for inclusion in the Menard's project.¹ Concept plans have been developed for the remaining areas of the site (see attached [draft](#)). The property owners have indicated a willingness to donate approximately 18 acres of the open space portion of the property to the City - designated as OS-FP on the attached map. The owners plan to seek annexation and rezoning of the RM designated areas of the property.

For the fee simple acquisition of the 5.69 acres, staff relied upon appraisal values established by Shaner Appraisals, Inc., prepared for KDOT, which acquired 0.15 acres of the property for the 31st Street improvements. The Shaner appraisal valued the site at \$32,670 per acre. Staff has negotiated an acquisition value of \$30,000 per acre for the 5.69 acres needed for pump station 10. Staff has completed an agreement for the donation to the City of an additional approximately 18 acres to be used as City park and open space. The existing Naismith Valley shared use path may be extended through this portion of the site and will provide bicycles and pedestrian connectivity to the planned improvements for 31st Street and the South Lawrence Trafficway.

Action Requested:

Authorize the City Manager to execute a purchase agreement for 5.69 acres at the Northwest Corner of 31st and Louisiana in the amount of \$170,670 and to execute an agreement for accepting donation of land to the City of Lawrence, both with Savannah Holdings, L.C.

¹ http://www.lawrenceks.org/assets/pds/planning/May_Item5.pdf