



Legislation Details (With Text)

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1/28/2002	0	City Commission	Approved as Amended	Pass

NE Park Stormwater Management (B)

On October 8, 2001, the City Commission received the final report from the NE Park Stormwater Task Force. The Commission asked staff to review the report and make recommendations regarding the Task Force's recommendation to purchase the property referred to as the Kim Popejoy property (#4) and sites 'A' and 'B'.

Staff obtained an appraisal on the Kim Popejoy property. The appraisal indicates the property is valued at \$135,000. The subject property consists of several parcels that have been acquired by Mr. Popejoy over a period of four years for a total cost of \$78,700. Staff met with Mr. Popejoy and discussed the appraisal and the potential purchase of the property by the City. Mr. Popejoy indicated that his asking price would be approximately four times the appraised value. Mr. Popejoy indicated that he wanted to receive the value of the potential profit that he may realize if he was to develop the property as originally proposed.

An engineering analysis conducted during the Task Force deliberations indicates that a majority of the Popejoy property is subject to flooding under a 100-year storm frequency. Therefore, major stormwater management modifications would be required prior to or concurrent with the development of this property. In addition, NE 2nd Street would need to be reconstructed to provide an upgraded storm sewer system to provide a positive outfall for an upstream stormwater management system.

Site 'A' is owned partially by Stringfellow and partially by George and Patricia Kricos. This property is located north of NW 14th Avenue and west of N. Main Street. There is a drainage ditch running through the property that receives discharges runoff from N. Main Street and N 16th Avenue. This ditch was constructed by the State Road Department in the 1950's. A title search will need to be conducted to determine whether the State ever purchased any land rights to allow them to construct the ditch. There are wetlands present on the property that already receive stormwater runoff from surrounding roadways. It is appropriate that this property be managed by the public to improve its capacity for managing stormwater. Staff recommends that this property be acquired for stormwater management.

Site 'B' is owned by Hampton and Watt. This property is located at the southeast corner of NW 2nd Street and NW 10th Avenue. There are several storm sewer lines running near and/or adjacent to the property that could be redesigned to discharge to this property if a stormwater management facility was to be constructed. Staff

recommends that this property would be a lower priority for use as a stormwater management facility.

Staff recommends that the acquisition and development of a stormwater management system on site 'A' be placed in the Stormwater Capital Improvement Plan for future funding under the Stormwater Management Utility Fee. Staff recommends further that grant funding opportunities be explored for purposes of acquiring the Popejoy property for use as a natural flood management area.

Costs have not been determined at this time.

The City Commission: 1) direct staff to incorporate the NE 14th Avenue Stormwater Management Facility project into the Stormwater Management Capital Improvement Program that will be considered by the City Commission during the budgeting process for FY 2003; and 2) direct staff to pursue grant funding opportunities to purchase the property referred to as Popejoy property for flood management purposes.