



Legislation Text

File #: Res. 2022-088, **Version:** 1

City Council Meeting Date: September 20, 2022

To: Mayor and City Council
City Administrator

From: David E. Bennett, Public Works Director/City Engineer
Justin Wagner, Utilities Manager

Consider approval of purchase agreement for land for water tower.

Action Requested:

The Northfield City Council approve resolution for the purchase of land from St. Olaf College.

Summary Report:

In the City's Comprehensive Water Plan, the City has planned for a future water tower in the Northwest area of the City to serve growth and development in this area. It is anticipated that the water tower will be constructed in the next 5 years dependent on development.

The City has been working with St. Olaf College, as St. Olaf is the major land holder in the NW area near the Hospital. The attached purchase agreement has been prepared for Council consideration. The City would purchase 5-Acres of land from St. Olaf, north of the City Hospital.

Access to the property would be from the hospital driveway, as there is limited traffic to the water tower. The Hospital Subcommittee reviewed the use of the driveway and didn't have concerns related to access to the Water Tower, some of their thoughts were related to future connectivity to surround development and maintaining a "campus like feel". This item will go to the Hospital Board September 22. This is after the Council will act on the purchase agreement. This is due to the City Council and Hospital Board schedules and the desire of St. Olaf to have Council act on the agreement by the end of September.

The Water Fund has budgeted for this purchase in 2022. The proposed purchase amount would be \$170,000 (\$34,000/Acre). Staff has reviewed recent developable land sales in the area and finds that this price is comparable to recent sales.

Staff is recommending approval of the purchase agreement.

Alternative Options:

Council could elect not to approve the purchase agreement, however, the location selected is due to its higher elevation, and other sites would be lower which would increase the height and cost of the water tower.

Financial Impacts:

Water Fund Budgeted Amount - \$250,000

Purchase Agreement - \$170,000

Tentative Timelines:

Property would close by November 1, 2022.