

CITY COUNCIL COMMUNICATION



MEETING DATE: February 16, 2021

ITEM NUMBER: 6.C

SECOND READING:

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Study Session Items

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

Property Acquisition of D.E. Montgomery Estate and Appropriation Request

EXECUTIVE SUMMARY: This item is intended to provide City Council with the information necessary to provide direction to staff regarding the possible acquisition of the 19.6 acre D.E. Montgomery Estate Property (Property) located adjacent to the City's Nelson Flanders Water Treatment Plant (Plant). Please refer to the attached vicinity map. Staff have been in discussions with the property owners for the past several months regarding the property. The property has been on the market for sale for over 6 months. This property would provide important benefits to the City as a security buffer to the Plant as well as a possible site of a drinking water storage tank and associated water facilities. Staff have reached agreement in principle with the property owners to purchase this property subject to City Council consideration and action.

COUNCIL OPTIONS:

1. Direct staff to move forward with the property acquisition and approval of a purchase contract and appropriation to finance the purchase.
2. Do not direct staff to move forward with the property acquisition and appropriation.

RECOMMENDED OPTIONS: Option 1.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

The appropriation would be split between the Water Operating Fund (75%) and the Water Construction Fund (25%). The total acquisition cost is \$930,000.

BACKGROUND AND ISSUE ANALYSIS:

The 2013 Integrated Treated Water Supply Master Plan (ITWSMP) identified capital needs for the water utility over the next 20 years. Two high priority drinking water projects were the Plant enlargement from 30 Million gallons per day (MGD) TO 45 MGD. The 15 MGD

enlargement will replace the existing capacity of the Wade Gaddis Water Treatment Plant (WGWTP) that is scheduled to be decommissioned after the Plant enlargement is completed and commissioned. The second priority project is the replacement of the existing 6 million-gallon treated water Montgomery Tank (MT). These two projects would benefit from the acquisition of the DE Montgomery Estate.

The Plant project is currently underway as a design-build project and includes a redundant drinking water transmission line from the Plant to the major transmission lines to the City. The redundant line will increase the reliability to deliver drinking water to the city and allow maintenance or repairs of the original transmission line in the future. The route of the redundant transmission line should be located away from the existing transmission line if possible to insure both lines are not affected by an unanticipated event. The MT is included at a planning level in the NFWTP project to evaluate possible locations of the tank and includes the DE Montgomery Estate property as one of several sites for the tank. The existing location of the MT next to Highway 66 is highly visible and accessible to the public and presents a potential security risk to the drinking water system. The existing site presents construction challenges and is in the Boulder County Scenic View Preservation Corridor that is intended to protect the scenic views of one the main access routes to Rocky Mountain National Park. The City would need to engage with Boulder County in order to receive approval to construct water facilities on the DE Montgomery Property.

The acquisition of the D.E. Montgomery Estate property would provide an opportunity to site the redundant transmission line and potentially the replacement of the MT in a more secure location. The DE Montgomery Property was designated by Boulder County as a historic site in 2003. It includes seven historic structures including a residential house and several farm related structures. Locating a transmission line and storage tank on the property would require a certificate of appropriateness from the Boulder County Historic Preservation Board along with other permits from the County.

ATTACHMENTS:

Att 1 – Vicinity Map of DE Montgomery Estate Property