

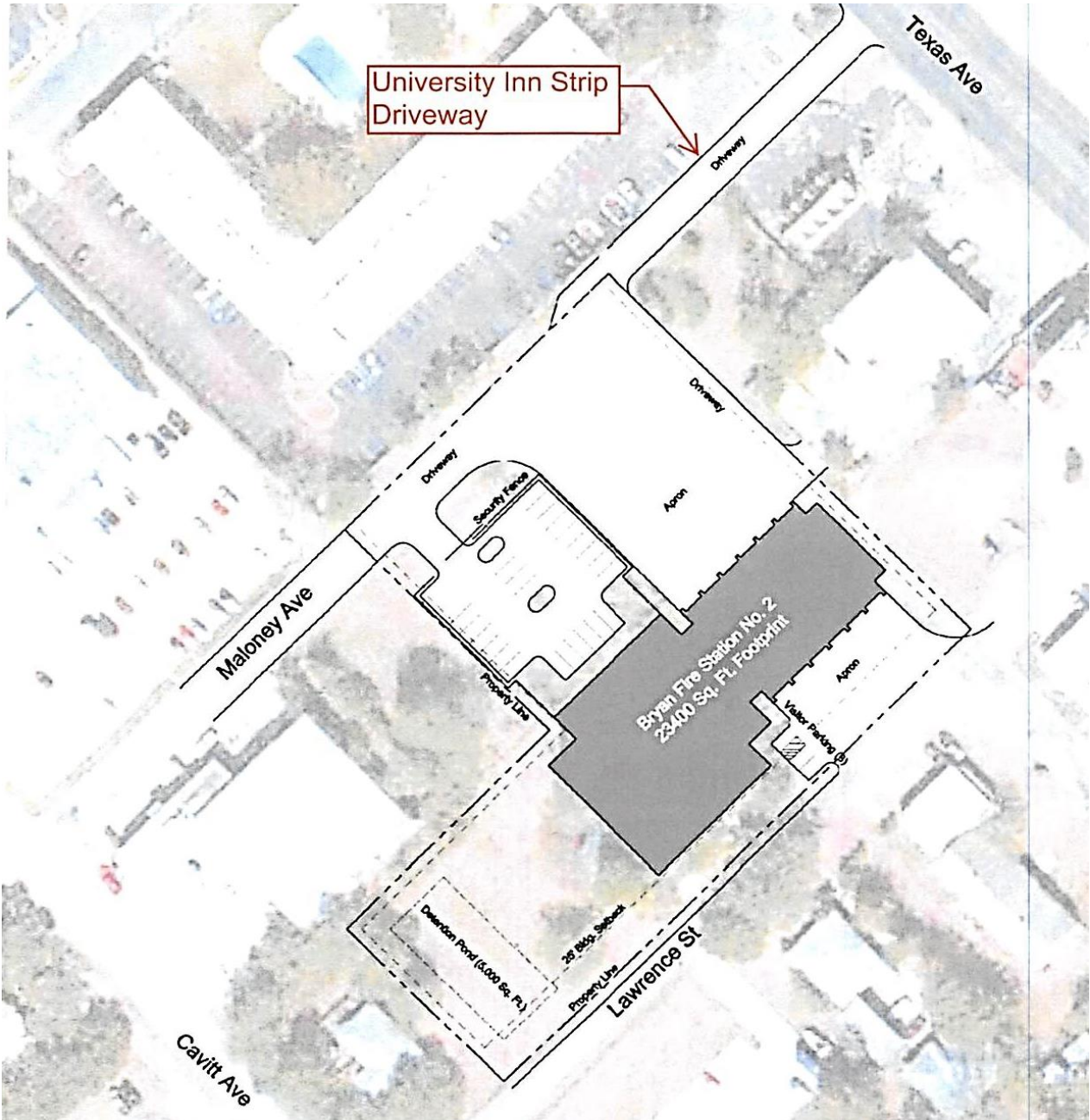
## ACTION FORM BRYAN CITY COUNCIL

<b>DATE OF COUNCIL MEETING:</b> August 4, 2015		<b>DATE SUBMITTED:</b> July 17, 2015	
<b>DEPARTMENT OF ORIGIN:</b> Public Works – Engineering		<b>SUBMITTED BY:</b> W. Paul Kaspar	
<b>MEETING TYPE:</b>	<b>CLASSIFICATION:</b>	<b>ORDINANCE:</b>	<b>STRATEGIC INITIATIVE:</b>
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
<b>AGENDA ITEM DESCRIPTION:</b> Approve the acquisition of land from Zain’s Investment, Inc. for the relocation of Fire Station #2 and authorize the Mayor to execute real estate contracts and other documents associated with the purchase and closing costs for the associated tract for a not to exceed amount of \$44,545.			
<b>SUMMARY STATEMENT:</b> The City Council has granted previous authorization for staff to move forward with acquisition of land for the relocation of Fire Station #2 project and to date staff has acquired all the properties required except for a small strip of land (0.138 acre) from the University Inn property. As previously discussed, the Fire Department needs to relocate the current fire station facility further north from its existing location to improve response times and this location with quick available access to Texas Avenue, Cavitt Avenue, and South College Avenue meets that objective.			
<p>In 2010, staff investigated various options for sites for the new fire station relocation. Staff from Traffic, Public Works, Engineering, Planning and Fire discussed various sites and narrowed the search to three (3) potential sites. This site was chosen as the best site to provide needed access to Texas Avenue because of its proximity to the existing traffic signal at Twin Boulevard/Post Office Street while not being too close to the intersection to interfere with quick access to Texas Avenue. Once the location was chosen, BRW Architects was hired to perform a site analysis to verify the site could meet the proposed needs of the Bryan Fire Department. This exercise included working with Fire Department staff to understand needs and resulted in draft site plans showing alternate layouts for this site. The results of the study were successful and in November 2012 the City entered into a contract with Threshold Land Services to acquire the land needed for the project.</p> <p>One of the primary requirements for the new fire station is quick access to Texas Avenue and South College Avenue. The orientation of the new fire station already allows for a direct route upon exiting the equipment bays to the west on what is current Maloney Avenue to South College Avenue. However, an access route is still required that will allow fire equipment to exit the fire station traveling east to Texas Avenue. The proposed strip of land identified at the northern border of the University Inn property (see attached image) will meet that need while limiting the amount of property purchased. At this point, all the properties have been acquired to complete the Fire Station 2 relocation with the exception of this narrow strip of land. Staff looked at several options to make the connection from the new Fire Station 2 location to Texas Avenue and the proposed section of land meets the requirement while minimizing the amount of land required.</p> <p>The Council has previously approved \$800,000.00 for land acquisition in support of the Fire Station 2 Relocation project. Current expenditures are:</p> <ul style="list-style-type: none"> <li>• Land Services Contract = \$ 38,163</li> <li>• BRW Site Analysis = \$ 5,800</li> <li>• Environmental Services (Asbestos) = \$ 16,280</li> <li>• Appraisals = \$ 18,750</li> </ul>			

- Surveying = \$ 10,863
- Parcel acquisition = \$678,919
- Total = \$768,775**

As presented above there is currently a remaining balance of \$31,225 (\$800,000-\$768,775) in the land acquisition budget. There are remaining asbestos remediation and structure demolition cost to complete the land acquisition process that will exceed the remaining balance. Purchasing this strip of land results in exceeding the approved \$800,000 for property acquisition and related costs by \$13,320 without funding consideration for the previously mentioned items (i.e., asbestos remediation and structure demolition).

An appraisal from Paramount for the University Inn property with all considerations was \$44,545. The property owner has agreed to the proposed amount and has signed an MOA which is attached. The 2015 BCAD value for the entire property (3.6 acres) is \$2,100,000 (\$1,397,950 improvement and \$702,050 land).



Preferred Option from BRW Site Analysis

**STAFF ANALYSIS AND RECOMMENDATION:** Staff recommends approving the acquisition of the land from Zain's Investment, Inc. for the relocation of Fire Station #2 and giving authorization to the Mayor to execute real estate contracts and other documents associated with the purchase for the associated tract for a not to exceed amount of \$44,545.00. Purchasing this strip of land results in exceeding the approved \$800,000 for property acquisition and related costs by \$13,320 without funding consideration for the previously mentioned items (i.e., asbestos remediation and structure demolition).

The anticipated schedule for land acquisition to be completed is by the end of 2015 in order to stay on schedule for construction beginning in 2016. Currently, staff is ahead of this schedule and hopes to deliver the new fire station ahead of schedule for the Fire Department.

**OPTIONS (In Suggested Order of Staff Preference):**

1. Approve the acquisition of the land.
2. Do not acquire the land and provide direction to staff.

**ATTACHMENTS:** (both attachments are in a single pdf file)

1. MOA
2. Site Map

**FUNDING SOURCE:** 2010 Bond Funds – Fund 368 (Purchasing this strip of land results in exceeding the approved \$800,000 for property acquisition and related costs by \$13,320 without funding consideration for the previously mentioned items (i.e., asbestos remediation and structure demolition).)

**APPROVALS:** Jayson E. Barfknecht 07/20/15; Hugh R. Walker, 07/22/2015

**APPROVED FOR SUBMITTAL: CITY MANAGER**

**APPROVED FOR SUBMITTAL: CITY ATTORNEY** Janis Hampton, 7/23/2015