

Public Hearing: October 6, 2003

FACT SHEET

TITLE: SE Upper Salt Creek Watershed
Land Acquisition and Condemnation
Authorization

SPONSOR: Public Works & Utilities Dept.

OTHER DEPARTMENTS AFFECTED:
Law Dept.; Parks & Recreation Dept.
Urban Development Real Estate Division

OPPONENTS: Potential for opposition
from property owners in the watershed.

APPLICANT: Public Works & Utilities

STAFF RECOMMENDATION: Approval

REASON FOR LEGISLATION:

To authorize the acquisition, and if necessary the condemnation, of property for the purposes of implementing the Southeast Upper Salt Creek Watershed Master Plan.

DISCUSSION

This resolution is necessary to carry out and implement the goals of the Southeast Upper Salt Creek Watershed Master Plan. Specifically, the acquisition of conservation easements or fee title over floodprone properties at fair market value, or land needed for structural components identified as capital projects. This resolution authorizes the acquisition of property and the use of condemnation if necessary.

The Public Works and Utilities Dept. intends to implement the SE Upper Salt Creek Watershed Master Plan in cooperation with the Lower Platte South NRD. Both the City and the NRD may acquire easements, and will make every effort to work cooperatively with property owners to reach agreement regarding steps necessary to implement the Plan. However, the use of condemnation may be needed on a case by case basis where agreement cannot be reached. All acquisitions will be based upon market value as determined by a private appraiser.

POLICY OR PROGRAM CHANGE: No.

COST OF TOTAL PROJECT: Estimated: at least \$4.6 million for land acquisition costs, including costs for flood prone area (estm. \$3.4 mil) and for proposed stormwater storage facility sites (estm. \$1.2 mil). Easement costs may be higher, depending upon the percentage value applied.

SOURCE OF FUNDS:

CITY: Estimated City share for 2003-05 implementation period: \$750,000. GO bonds were approved in May 2003, including funding dedicated to the implementation of Watershed Master Plans. Future funding beyond 2005 is currently projected to come from additional GO bond issues, if approved by the voters.

NON CITY: Estimated Lower Platte South NRD share for 2003-05 implementation period: *up to* \$750,000 (\$250,000 budgeted in '03-04, \$500,000 for implementation of Master Plan projects projected in '04-05). Alternate funding may also be sought through grants or other state or federal aid.

FACT SHEET PREPARED BY:

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REVIEWED BY:

Director of Public Works/Utilities