



**PUBLIC WORKS DEPARTMENT
MEMORANDUM # 2016 – 70**

DATE: December 5, 2016
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: James A. Hayes, AICP, City Manager 
David H. Willett, Director of Public Works 
SUBJECT: **Council Discussion Item**
Westminster (Tower Site) Land Acquisition

BACKGROUND

In November of 1999, the city of Westminster purchased a plot of land from the city of Northglenn with the intent to construct an elevated water storage tank on this site. This property was sold to the city of Westminster in accordance with the terms and conditions contained in an Intergovernmental Agreement approved by Resolution No. 96-97 and a Purchase and Sale Agreement approved by Resolution No. 99-71.

Original Location Detail:

City owned property is located adjacent to the existing water tanks at 112th Avenue and Cherokee Street and adjacent to the recently acquired Barry property.

Original Purchase Price Detail:

The 1999 sales price for this 30,440 sq. ft. (0.699 acres) parcel to the city of Westminster, was \$83,700.

The city of Westminster has expressed its willingness to hear a purchase proposal from the city of Northglenn for the acquisition of the parcel of land at 112th Avenue and Cherokee Street. The significance of the location of this property to the city of Northglenn is its proximity to existing City owned water tanks and its proximity to the new Justice Center.

The purpose would be to invest in this parcel and to utilize the opportunity for additional open space for our community. The land purchase would provide future opportunity for a wider and safer pedestrian/bicycle trail corridor from Melody Drive to Community Center Drive, and to the new traffic signal at the Justice Center entrance. The new signal will provide a safe crossing point at Community Center Drive. Finally the parcel acquisition would protect the view plane for the Justice Center.

BUDGET IMPACT

Funds are not currently appropriated for this acquisition.

RECOMMENDATION

Staff recommends that the City purchase the parcel of land at 112th Avenue and Cherokee Street from the city of Westminster for the original transaction/purchase price of \$83,700. The outcome of this study agenda item will be presented to the city of Westminster. Pending agreement from both Cities, staff will return to Council for formal action via a Council Resolution.

If the land purchase is approved it would require an appropriation from the General Fund.

Tower Site
December 5, 2016

STAFF REFERENCE

David H. Willett, MBA, PE – Director of Public Works

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ATTACHMENTS

- Exhibit A - Map Depicting Proposed Location
- Exhibit B - Street View Proposed Location
- Exhibit C - Survey Map & Legal Description

Exhibit A – Map Depicting Proposed Location (112th Ave. & Cherokee St.) found on Google Maps

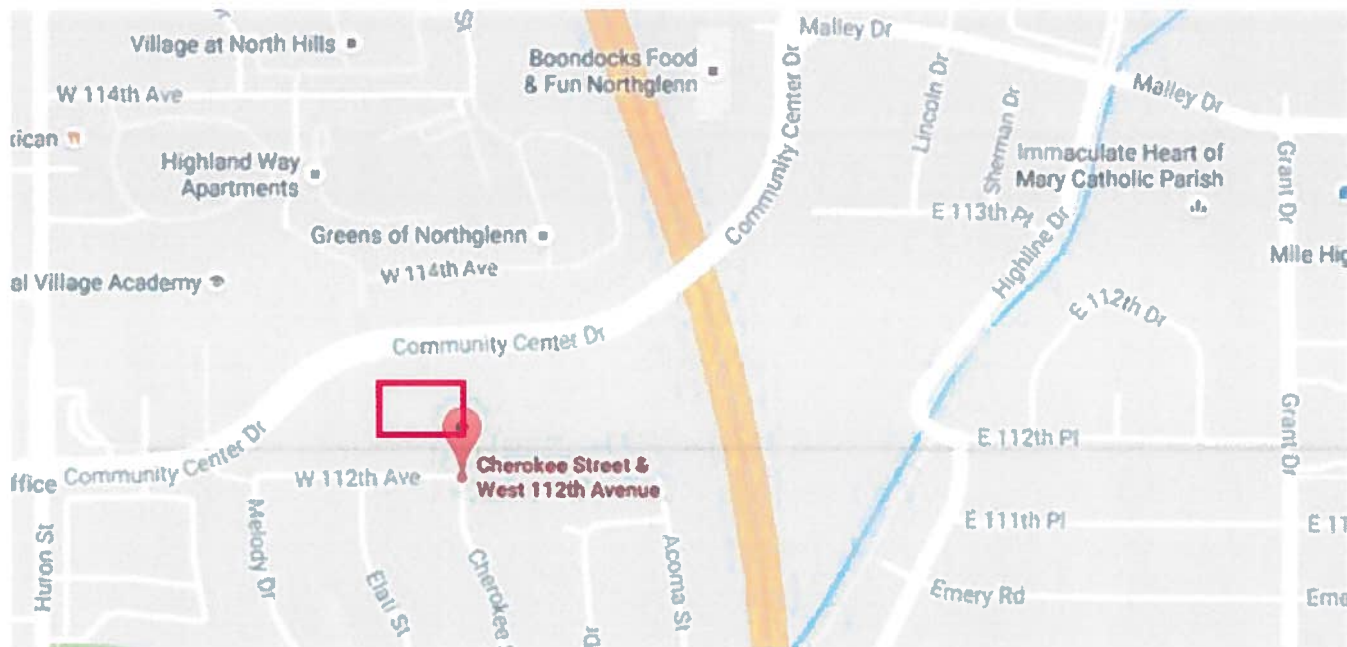


Exhibit B – Street View Proposed Location (112th Ave. & Cherokee St.)



MAP & LEGAL DESCRIPTION

S.W. 1/4, SEC. 3
T.2S., R.68W.



SCALE: 1" = 50'

