

## Item Cover Page

### CITY COUNCIL MEETING AGENDA ITEM REPORT

**DATE:** November 6, 2024

**SUBMITTED BY:** Rob Perry, City Administration

**ITEM TYPE:** Miscellaneous

**AGENDA SECTION:** NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

**SUBJECT:** Authorization to Negotiate Property Purchase for 504 9th Avenue West

**SUGGESTED ACTION:** Approval

**Is this item Quasi-Judicial?**

No

**Does this item require a public hearing?**

No

**EXPLANATION:**

The property at 504 9th Avenue West has a history of annual flooding from Lift Station 17. It has flooded multiple times in the last five years. Several factors limit the potential for remediation or permanent repair: 1) it's a low-lying area; 2) its adjacency to the railroad; and 3) adjacency to Lift Station 17. The property is the low spot geographically on 9th Avenue West between 1st Street and 9th Street West, and the collection spot for storm water runoff. Building the property to be higher and out of the floodplain is difficult due to the proximity to the railroad right-of-way. Building at a higher elevation will adversely impact the railroad. The property is within 100 feet of Lift Station 17. The home has a direct connection to a master manhole that surcharges on a regular basis causing sanitary sewer backups into the home.

It would be more cost effective to purchase and demolish the home than to attempt to elevate the home and pay for repairs caused by the flooding that has previously occurred.

**FINANCIAL IMPACT:**

To be determined. The appraisal is pending and anticipated to be received on

11/4/24. The appraisal will be emailed to Council upon receipt.

**ATTORNEY REVIEW/RECOMMENDATION:**

N/A

**SUGGESTED MOTION:**

Motion to authorize the City Administrator to negotiate the purchase of the property located at 504 9th Avenue West.

**ATTACHMENTS:**