

RESOLUTION NO. R 16-78

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A REAL ESTATE CONTRACT TO PURCHASE PROPERTY LOCATED ADJACENT TO 3498 NORTH WYOMING STREET, KANSAS CITY, MISSOURI 64150.

WHEREAS, the City was presented with the opportunity to purchase land adjacent to the City's existing well field; and

WHEREAS, protection of the City's water supply and possible future expansion of the well field is vital to long-term sustainability of the City's water system; and

WHEREAS, the City Council has determined that the purchase price is fair and reasonable and that the purchase of this real estate is in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the City Council of Gladstone hereby authorizes the purchase of and the execution of a Real Estate Contract for the purchase of Clay County Parcel 17-204-00-020-17.00 containing approximately 1.57 acres and Clay County Parcel 17-204-00-020-19.00 containing approximately 0.72 acres more particularly described as follows:

All of that part of the West Fractional 1/2 of Section 10, Township 50, Range 33, described as follows: Beginning at the point of intersection of the county line between Clay County and Platte County, commonly known as the Old Boundary of Missouri, with the center line of the Old Line Creek Slough, as located and described in the decree of the Circuit Court of Clay County, Missouri, in Cause No. 30586, and recorded in the Office of the Recorder of Deeds for said county on December 16, 1965, in Book 881 at Page 192, said point being 2112 feet Southerly distant along said county line from the Northwest corner of that part of said West Fractional 1/2 of said Section 10 in Clay County; thence South along said county line 120.15 feet, more or less, to the Southeast corner of the tract of land on the Platte County side of said line, conveyed to Kansas City, Missouri, by deed dated October 13, 1919 and recorded in the Recorder of Deeds Office in said Platte County on December 10, 1999, in Book 87 at Page 613, said corner then being on the Northerly or left high bank of the Missouri River and monumented by a 4 inch gas pipe; thence Southerly from said corner along such line as may be established by law as the Easterly boundary of the land of the owners adjoining on the West, to the intersection of said line with the low water line of the present Northerly or left bank of the Missouri River; thence Southeasterly along said low water line of said river to the intersection of said line with a line drawn 549.92 feet East of and parallel with said county line or the Southerly prolongation thereof; thence North along said line, drawn 549.92 feet East of and parallel with said county line or the Southerly prolongation thereof, to the point of intersection with the Southerly line of the right of way of the Chicago, Burlington and Quincy Railroad; thence Northwesterly along said

Southerly right of way line 106.46 feet, more or less, to its intersection with a line drawn 452.35 feet East of and parallel with said county line or the Southerly prolongation thereof; thence North along said line, drawn 452.35 feet East of and parallel with said county line or the Southerly prolongation thereof, 455.34 feet, more or less, to its point of intersection with said center line of said Old Line Creek Slough; thence Southwesterly along said centerline, to the point of beginning.


FURTHER THAT, the City Manager is hereby authorized to execute the Real Estate Contract and to comply with the terms of said Real Estate Contract to purchase the parcel and he is further authorized to take such measures in the City's best interest as necessary to carry out the intent of this Resolution including any amendments to the contract or execution of any other such instruments as are necessary to close the purchase.

FURTHER, funds for such purpose are authorized from the Combined Water and Sewerage System Fund.

INTRODUCED, READ, PASSED, SIGNED AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF DECEMBER 2016.


Jean B. Moore, Mayor

ATTEST:


Ruth Bocchino, City Clerk



*Department of Public Works
Memorandum*

DATE: December 7, 2016
TO: Scott Wingerson, City Manager
FROM: Timothy A. Nebergall, Director of Public Works *TAN*
RE: Purchase of Property Adjacent to the Well Field

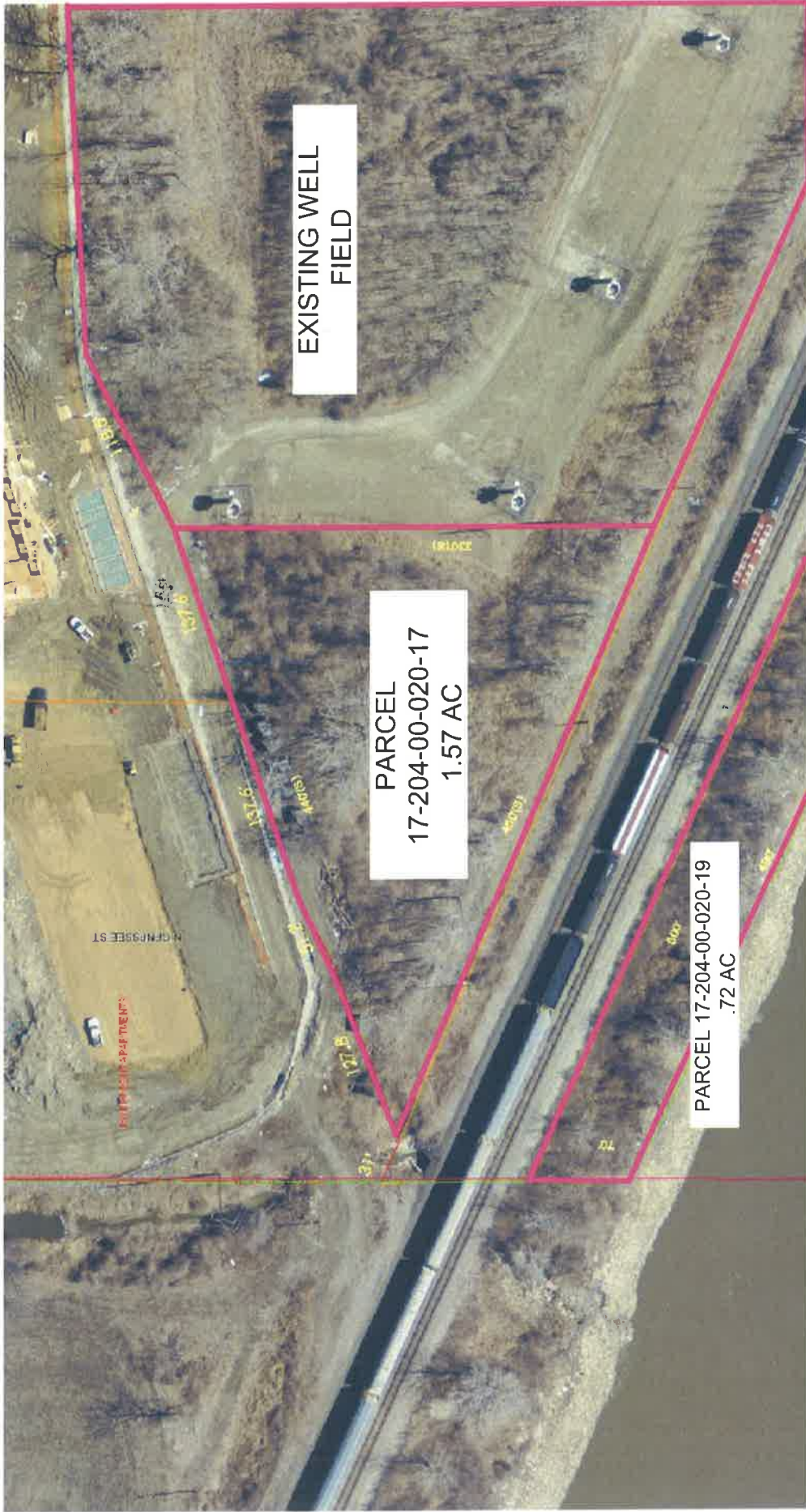
The City of Gladstone operates and maintains six (6) wells located at 3598 N. Wyoming in the Missouri River Bottoms. The wells are located on property owned by the City of Kansas City, MO (KCMO) in an easement. Briarcliff Development Company recently presented the City with the opportunity to purchase land adjacent to the existing well field identified as Clay County Parcel 17-204-00-02-017.00 containing approximately 1.57 acres and Clay County Parcel 17-204-00-020-19.00 containing approximately 0.72 acres.

Protection of the City's water supply is a major priority. Since the current well field is located on KCMO property within an easement, the City has limited say in how the property is used. Acquisition of the Briarcliff property provides some protection of the existing well field while also providing room for the installation of a new well if needed in the future.

Briarcliff Development Company has agreed to sell these two (2) parcels for \$55,000. They have also agreed to an easement across their property, which ensures the City long-term access to the well field. Pryor Appraisals, working on behalf of the City, recently appraised the total value of these properties at \$65,000.

City staff recommends the purchase of the Briarcliff properties. Funds for the purchase are available from the Combined Water and Sewerage System Fund.

If you have any questions, please contact me at your convenience.



EXISTING WELL
FIELD

PARCEL
17-204-00-020-17
1.57 AC

PARCEL 17-204-00-020-19
.72 AC