

TO: James L. App, City Manager
FROM: Doug Monn, Interim Public Works Director
SUBJECT: Appraisal Services Contract – Ladera Water Tank
DATE: September 6, 2005

NEEDS: For the City Council to consider authorizing the City Manager to enter into an Agreement for Appraisal Services in relation to the Ladera Water Tank Project.

FACTS:

1. The City purchased the Ladera parcel in the early 1980's for the purpose of constructing a water storage facility when future demands warranted it.
2. The 1995 Water Master Plan identified the need for 8-million gallons of water storage in the southeast quadrant of the City as a priority to meet existing and future water demands.
3. In November 2003, the City Council adopted a revised Water Facilities Capital Improvement Project with the construction of a storage facility at the Ladera site listed as a high priority project.
4. In January, 2004, the City Council entered into an agreement with Boyle Engineering to develop conceptual design for two 4-million gallon tanks to be located at the Ladera site.
5. On June 4, 2005, City staff conducted a workshop at the Ladera site to present the project to the surrounding neighborhood and obtain their input.
6. A common concern of those attending was the compatibility of the proposed tank with Covenants, Conditions and Restrictions (CC&R's) associated with the surrounding properties.
7. If awarded, the contract with Sierra West Valuation would examine the CC&R's relative to the construction of a water storage facility at this location. The final report would include what, if any, impacts the proposed project might have on surrounding properties, subject to the contents of the CC&R's.

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**ANALYSIS
AND**

CONCLUSION: The Ladera Tank project may impact surrounding properties. The City 's legal counsel secured a proposal for appraisal from Tim Landes of Sierra West Valuation in the amount not to exceed \$20,000, to determine what, if any, impact this project may have on the adjacent properties.

POLICY

REFERENCE: General Plan; Water Master Plan

FISCAL

IMPACT: \$20,000 from the approved CIP Program Budget for the Ladera Water Tank

OPTIONS:

- a. Adopt Resolution No. 05-xx authorizing the City Manager to enter into an Agreement for Consultant Services with Tim Landes, Sierra West Valuation in relation to the Ladera Tank Project for a not-to-exceed fee of \$20,000.
- b. Amend, modify, or reject the above option.

Attachments (1)
1) Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT
WITH SIERRA WEST VALUATION FOR APPRAISAL SERVICES IN
RELATION TO THE LADERA WATER TANK PROJECT

WHEREAS, the Ladera Tank is considered a top priority in both the 1995 Water Master Plan and the Adopted Capital Improvements Program to meet existing and future water demands; and

WHEREAS, the City Council engaged the services of Boyle Engineering develop conceptual design for an 8 million gallon reservoir (two 4-million gallon tanks) to be located at the Ladera site; and

WHEREAS, City staff conducted a workshop at the Ladera site to present the project to the surrounding neighborhood and obtain their input; and

WHEREAS, a common concern of those attending was what effect the tank might have upon their property.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby authorize the City Manager to enter into a contract with Sierra West Valuation for appraisal services to determine the impact of the Ladera Tank Project on surrounding property owners for a not-to-exceed fee of \$20,000.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of September 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk