



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 1/7/2020

DEPARTMENT: Public Works

STAFF CONTACT: Mary Jaeger / Beth Wright

SUBJECT: Real Estate Contracts for the purchase of four (4) homes as part of the Little Cedar Creek (Park to Elm) Phase II Stormwater Improvements Project, PN 2-C-017-19.

ITEM DESCRIPTION:

Consideration of four (4) Real Estate Contracts for the purchase of four (4) homes as part of the Little Cedar Creek (Park to Elm) Phase II Stormwater Improvements Project, PN 2-C-017-19, authorizing the Mayor to sign the Real Estate Contracts, and further authorizing the City Attorney or designee to execute the closing documents.

SUMMARY:

This project will reduce the flood risk of eight (8) homes identified within the FEMA regulated floodplain and minimize overtopping of Cedar and Elm Streets through a combination of a voluntary buyout of four (4) homes, culvert replacements, channel improvements and flood benching along the channel corridor. The project location is shown on the attached Project Location Map (Attachment F).

This project is the fifteenth (15th) of twenty (20) identified watershed flood control projects located in the FEMA regulated floodplain.

This project includes the purchase of four (4) homes that are subject to flooding. The addresses and purchase price of the four (4) homes are as follows:

523 W. Cedar Street	\$237,500
511 W. Elm Street	\$162,500
540 S. Grant Street	\$285,000
600 S. Grant Street	\$222,500

The Real Estate Contracts were prepared by the City of Olathe and subsequently provided to the homeowners. The overall cost of these four purchases is \$907,500 and was included in the overall project budget of \$3,765,000.

This project is part of the Johnson County Stormwater Management Advisory Council (SMAC) program. The SMAC program will participate in funding 75% of eligible construction costs and 75% of the appraised value of the home purchases.

There is no proposed redevelopment on the lots to be acquired. The lots are either in the floodway, and thus cannot be rebuilt upon, or are necessary for project improvements such as flood benching, channel improvements, and/or culvert improvements. The City of Olathe Parks Department does plan to use the land for trail connectivity/park projects in the future. Prior to demolition, the City will

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pursue relocation opportunities for all of the four homes purchased.

The project is tentatively scheduled to begin construction in Summer 2020 with completion by the end of 2020.

FINANCIAL IMPACT:

Funding for the Little Cedar Creek (Park to Elm) Phase II Stormwater Improvements Project, as approved in the 2019 Capital Improvement Plan, includes:

Olathe Stormwater Fund	\$1,148,175
<u>Johnson County SMAC Program</u>	<u>\$2,616,825</u>
Total	\$3,765,000

ACTION NEEDED:

Approval of four (4) Real Estate Contracts for the purchase of four (4) homes as part of the Little Cedar Creek (Park to Elm) Phase II Stormwater Improvements Project, PN 2-C-017-19, authorizing the Mayor to sign the Real Estate Contracts, and further authorizing the City Attorney or designee to execute the closing documents.

ATTACHMENT(S):

- A: Real Estate Contract - 523 W Cedar
- B: Real Estate Contract - 511 W Elm
- C: Real Estate Contract - 540 S Grant
- D: Real Estate Contract - 600 S Grant
- E: Project Fact Sheet
- F: Project Location Map