



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council
FROM: Richard Kucera, Public Services Director
SUBJECT: Land Purchase – PID 21.011.2700 – Second Reading
DATE: For the City Council meeting of Monday, April 27th, 2020

PURPOSE/ACTION REQUESTED

Consider approval of the second reading authorizing staff to purchase the parcel of land.

SUMMARY

In December 2019, the City of Le Sueur engaged in negotiations with True Real Estate, the realtor representing the owner of parcel 21.011.2700 (770 Elmwood Avenue South) as the property was listed for sale.



This parcel has been identified in the City of Le Sueur’s ALP (Airpor Layout Plan) being acquired for future hangar development. The total area of the parcels is 1.84 acres. The negotiated price for the parcel is \$145,000.00. The estimated market value reported by Foster Appraisals Inc. is \$130,000.00. Staff feels the negotiated price is appropriate and fair.

Acquisition of the parcel is eligible for FAA and State funding. The breakdown is below. With the passage of the CARES Act, the FAA will now fund 100% of the project.

LAND ACQUISITION	TOTAL	FAA (100%)	STATE (0%)	LOCAL (0%)
PARCEL F20 (TAX ID 21.011.2700)	\$145,000.00	\$145,000.00	\$0.00	\$0.00
TOTAL LAND ACQUISITION:	\$145,000.00	\$145,000.00	\$0.00	\$0.00
ENGINEERING	TOTAL	FAA (100%)	STATE (0%)	LOCAL (0%)
LAND ACQUISITION PROFESSIONAL SERVICES (BMI)	\$50,000.00	\$50,000.00	\$0.00	\$0.00
TOTAL ENGINEERING:	\$50,000.00	\$50,000.00	\$0.00	\$0.00
CONSTRUCTION	TOTAL	FAA (100%)	STATE (0%)	LOCAL (0%)
BUILDING DEMOLITION (CTS LLC)	\$18,750.00	\$18,750.00	\$0.00	\$0.00
TOTAL CONSTRUCTION:	\$18,750.00	\$18,750.00	\$0.00	\$0.00
CITY ADMINISTRATION (LE SUEUR)	TOTAL	FAA (100%)	STATE (0%)	LOCAL (0%)
APPRAISAL SERVICES (FOSTER APPRAISALS INC.)	\$3,900.00	\$3,900.00	\$0.00	\$0.00
LAND ACQUISITION CLOSING SERVICES	\$10,000.00	\$10,000.00	\$0.00	\$0.00
TOTAL CITY ADMINISTRATION:	\$13,900.00	\$13,900.00	\$0.00	\$0.00
	TOTAL	FAA (100%)	STATE (0%)	LOCAL (0%)
TOTAL PROJECT COST:	\$227,650.00	\$227,650.00	\$0.00	\$0.00

In the March 31, 2020 Airport Commission meeting, the Airport Commission voted to recommend the City to purchase the parcel. The CIP-CEP has the Taxiway Extension w/Utilities project listed which funds can be used to pay the local costs.

PURPOSE/ACTION REQUESTED

Staff recommends that City Council waive the second reading of Ordinance Number 584 for the proposed purchase of parcel 21.011.2700.

ORDINANCE NO. 584

AN ORDINANCE AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT.

THE LE SUEUR CITY COUNCIL DOES ORDAIN

Section 1. The City Council in and for the City of Le Sueur, County of Le Sueur and State of Minnesota authorizes the purchase of the property described herein from Scott Churchill, for the purchase price of \$145,000.00. The public hearing was duly held on April 27, 2020 at 6:30p.m. to consider the conveyance of the following described properties:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 11-111-26, LE SUEUR COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST LINE, 300.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 266.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 300.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF SAID PARCEL, 266.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.83 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the Purchase Agreement on behalf of the City of Le Sueur for the purpose of purchasing the above described real estate.

Section 3. This Ordinance becomes effective from and after its passage and seven (7) days after its publication.

This Ordinance was passed by the City Council on the _____ day of _____, 2020.

ATTEST:

Gregory Hagg, Mayor

Stacy Lawrence, City Clerk

This Ordinance was published in the Le Sueur News Herald on the _____ day of _____, 2020.