

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 33

DATE: February 3, 2004

STAFF: Ken Mannon

SUBJECT

First Reading of Ordinance No. 024, 2004, Appropriating Prior Year Reserves in the Equipment Fund to Be Used to Purchase Property Located at 518 North Loomis Avenue and to Make Certain Site Improvements to the Property Thereon.

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

FINANCIAL IMPACT

Funding is available in the Fleet Services Reserve fund. The use of this reserve is designated for the acquisition of Fleet vehicles, equipment, and expansion or replacement of supporting facilities. Remaining reserve funds will be \$1,464,917 if this ordinance is approved.

EXECUTIVE SUMMARY

This request is for appropriating Fleet Services Reserve funds in the amount of \$597,000 to purchase the property and \$85,000 to provide site improvement - such as landscaping, site cleanup, and fence removal. The property consists of three connected warehouse buildings totaling 20,000 square feet. The associated land totals 1.01 acres. The proposed use of this property would be for consolidating furniture and Fleet and Facility Services' maintenance and repair materials in a single location. Currently, 21,500 square feet of storage is provided in four temporary locations in the downtown Civic Center complex plus one location at the Fleet Services site at Wood Street.

Additionally, the purchase of this warehouse space will preclude the need to include this storage in the future Operations Services (Fleet and Facility Services) administration and support facility. This has the potential of saving substantial dollars required for that project.

Staff personnel have discussed the possibility of the City purchasing this site with the Martinez Farm neighborhood group. Feedback from the group indicates that they are supportive of this purchase as demonstrated in the attached correspondence.

ORDINANCE NO. 024, 2004
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES IN THE EQUIPMENT FUND
TO BE USED TO PURCHASE PROPERTY LOCATED AT 518 NORTH LOOMIS AVENUE
AND TO MAKE CERTAIN SITE IMPROVEMENTS TO THE PROPERTY THEREON

WHEREAS, the City currently owns and uses four facilities located in the Downtown Civic Center Complex and one location at the Fleet Services site on Wood Street, totaling approximately 21,500 square feet, to store new and unused furniture, as well as Fleet and Facility Services' maintenance and repair materials; and

WHEREAS, City staff has been considering a 1.01 acre site located at 518 North Loomis Avenue that includes three connected warehouse buildings, totaling 20,040 square feet, to be used to consolidate the aforementioned furniture and maintenance and repair materials, currently stored in five locations; and

WHEREAS, purchasing additional warehouse space would preclude the need to include storage space in a future Operations Services Building, resulting in a savings, in excess of \$1M, for that future facility; and

WHEREAS, staff has discussed the possibility of the City acquiring the property at 518 North Loomis Avenue with the Martinez Farm neighborhood group, and has received positive feedback from that group in support of the City's purchase of the property; and

WHEREAS, the cost of the property located at 518 North Loomis Avenue is \$597,000; and

WHEREAS, staff recommends purchasing the aforementioned property at the cost of \$597,000 to be used as a storage location for consolidating City owned furniture and Fleet and Facility Services' maintenance and repair materials, and spending an additional \$85,000 to make certain site improvements to the property, including site cleanup, landscaping, and fence removal; and

WHEREAS, staff has identified prior year reserves in the Equipment Fund, totaling \$682,000, to be used to purchase the property located at 518 North Loomis Avenue and to make certain site improvements thereon; and

WHEREAS, Article V, Section 9 of the Charter of the City of Fort Collins permits the City Council to appropriate by ordinance at any time during the fiscal year such funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated; and

WHEREAS, it is the desire of the Council to appropriate \$682,000 from prior year reserves in the Equipment to be used to purchase the property located at 518 North Loomis Avenue and to make certain site improvements thereon.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that there is hereby appropriated for expenditure from prior year reserves in the Equipment Fund the sum of SIX HUNDRED EIGHTY-TWO THOUSAND DOLLARS (\$682,000) to be used to purchase the property located at 518 North Loomis Avenue and to make certain site improvements thereon.

Introduced and considered favorably on first reading and ordered published this 3rd day of February, A.D. 2004, and to be presented for final passage on the 17th day of February, A.D. 2004.

Mayor

ATTEST:

City Clerk

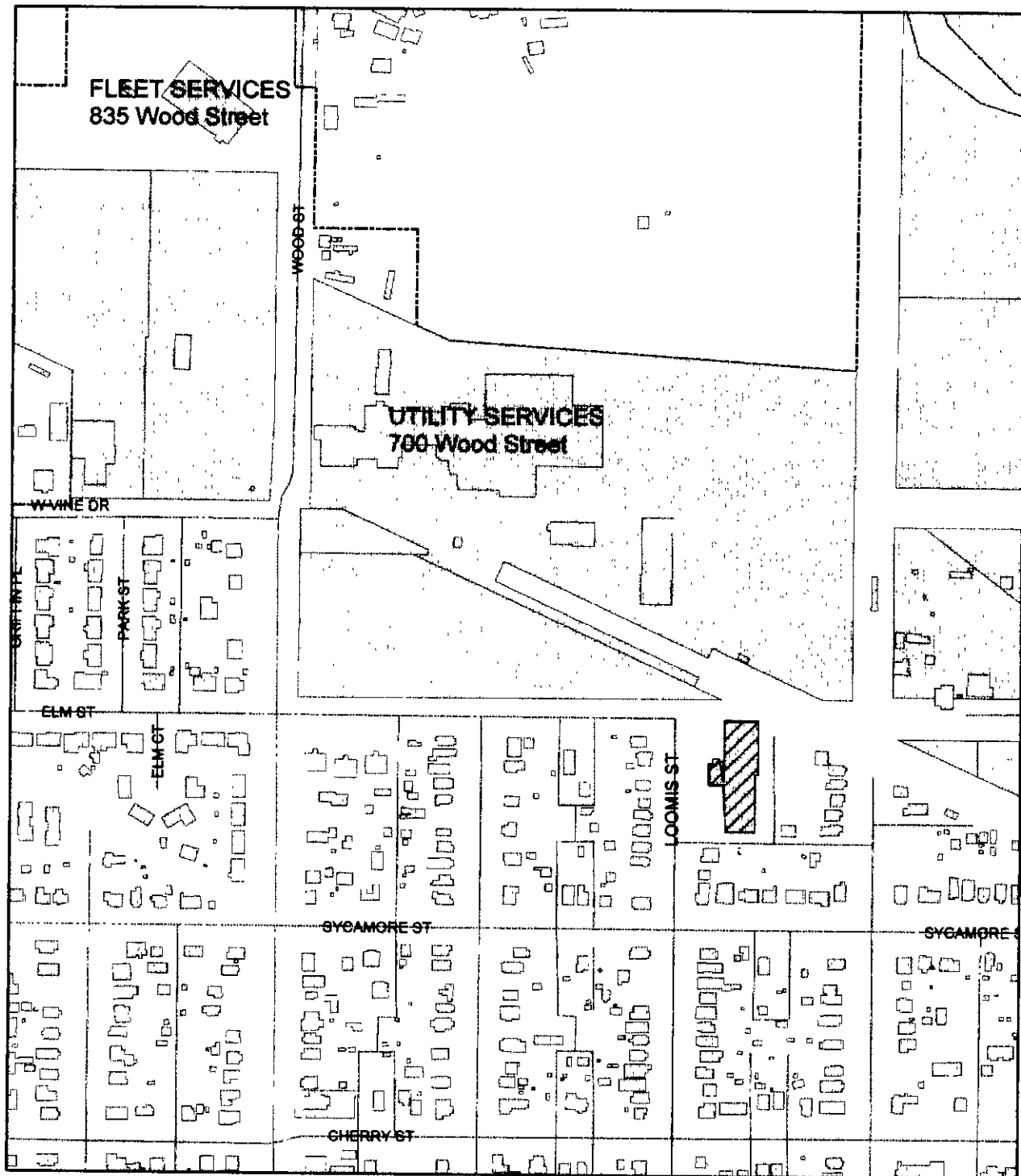
Passed and adopted on final reading this 17th day of February, A.D. 2004.

Mayor

ATTEST:

City Clerk

SALVATION ARMY BUILDING 518 N. LOOMIS STREET LOCATION MAP



Salvation Army Building - 518 N. Loomis Street



Notes from the Martinez Park Neighborhood Meeting
With the City of Fort Collins
Monday, January 5, 2004

In attendance:

Darin Atteberry, Assistant City Manager
Ken Mannon, Operations Services Director
Tracy Ochsner, Maintenance Superintendent
Ruthanne Kastner, Neighborhood Resources Manager
35 neighbors – approximate count

City Proposal for Site Usage:

Ken, Tracy, and Darin explained the plans the City has for purchasing the Salvation Army property. Key uses include:

1. Warehouse facility for fleet vehicle parts
2. Furniture storage
3. Small woodworking shop
4. Traffic will include: Fleet services trucks including pickups to one-ton diesel trucks
Delivery trucks the size of UPS and FedEx
Average of 10 to 15 vehicle trips per day in and out of the facility
Traffic will be routed down Elm Street from Wood Street
5. Staff housed on site will be one to two people and could go up to five
6. Site will be used during regular business hours with occasional weekend use (i.e. holiday decorating)
7. City will ask for a small amendment for light industrial to accommodate the woodshop
8. Landscaping will be to City code including parking lot upgrades, removal of chain link fence, improved lighting, improved building exterior, improved exterior landscaping, sidewalk
9. Actual building size is 20,050 sq. ft. and the City needs 17,000 so the extra is available for future expansion

Neighborhood Comments:

How much construction will be done to prepare the building for use?

What times of the day will the construction occur?

There is more square footage that the City currently needs, could something be done so the neighborhood could use the extra space for neighborhood events, meetings, etc.?

Can the City and neighborhood have a written agreement for the use of the building?

The neighborhood is concerned about the change in zoning and what could potentially happen in the future to the property if the City decides to sell it. Or what other uses the City may decide for the building that could impact the neighborhood.

Can the City please explore more of creating a north entrance to the building – that would alleviate most of the traffic concerns?

What will be the new lighting? Can the neighborhood get that information as soon as possible so they can have input?

Can there be a traffic impact study?

Can there be a stop sign at Loomis and Sycamore to slow down the shortcut traffic from Cherry north to Elm?

Will this site require service from commercial trash trucks and if so when would they be coming into the neighborhood?

The ice buildup on the Loomis/Elm curve is very dangerous. What can be done to alleviate that situation? With the paving of the corner, the ice problem has become excessive and dangerous.

Would the City be willing to develop some tax incentives for a developer to come in, buy the property, and make it residential to better fit with the neighborhood?

Will all the fencing come down? Is it possible for some type of wood fencing to block the view of such an industrial looking building?

What is the timeline for the purchase, Council approval, renovations, and the start of operations at the site?

What is the City's long-term plan for the building and property?

Meeting specifics:

- All but two neighbors present gave a "thumbs up" as a sign of approval for the City to move forward in purchasing the property.
- One neighbor was against the purchase.
- One neighbor was neutral about the purchase with concerns regarding if the City will "hold true" to their word on use and traffic impacts.
- The neighbors are very strongly committed to acting as a key partner with the City for the renovation and use of the property.
- The majority of the neighbors present at the meeting are most concerned whether the City will uphold their commitment to make and maintain the building and traffic flow to accommodate neighborhood needs and desires which reflect the neighborhood quality of life.
- It is going to be critical that the City, at each stage of the process, keep the neighborhood informed and involved.
- Neighborhood trust in the City is a key issue. The neighborhood wants to work closely with the City in the property development.
- Several neighbors stated that the City is a good neighbor.
- Several neighbors stated that having the City purchase the property and use it rather than the Salvation Army on site is the best possible solution.
- The neighbors are expecting the City to inform them as soon as possible when the purchase contract is signed. They also expect to be a part of the renovation design process.
- Ruthanne Kastner will act as the liaison between the City and neighbors. She has an email list of all interested neighbors and will regularly keep them informed.