

To: Legal Committee

From: Omarr Mendoza/ Property Tech

Date: 5.12.2026

Re: **Waste water expansion project**

Pursuant to applicable requirements, the following written communication is submitted regarding the proposed contract identified above.

1. Circumstances of the Contract

The proposed transaction includes the purchase of approximately 77.8 acres adjacent to the existing Wastewater Department property as part of an expansion project. A Purchase and Sale Agreement (PSA) has been executed by both the seller, L&K Waggoner LLC, and the buyer, City of Roswell, to facilitate the sale process. The transaction is being presented for approval with an anticipated closing date on or before June 30, 2026.

The subject property was appraised at fair market value by Clint Bumguardner of WT Appraisals in the amount of \$1,050,000.00. Following negotiations, the PSA purchase price was established at \$850,000.00, excluding water rights.

As part of the agreement, the seller will retain the ability to continue farming the irrigated portion of the property until such time as the City begins construction of the new facility.

2. Benefits of the Purchase

Benefits for future expansion for the wastewater treatment plant.

3. Responsibilities Under the Contract

The city is responsible for the completion of boundary survey prior to closing as well as paying for title insurance package through Landmark Title, said cost will not be included in the purchase price.

4. Advantages of the Contract/Purchase

Purchase for this property will allow for future growth and development and is cost effective based on property being adjacent to the existing plant

5. Appraised Value of the Property

The appraised value of the property subject to this contract is:
\$1,050,000.00

Supporting appraisal documentation: property has been independently appraised by Clint Bumguardner of WT APPRAISALS

Recommendation

To: Legal Committee

From: Omarr Mendoza/ Property Tech
Date: 5.12.2026
Re: **Waste water expansion project**

Pursuant to applicable requirements, the following written communication is submitted regarding the proposed contract identified above.

1. Circumstances of the Contract

The proposed transaction includes the purchase of approximately 77.8 acres adjacent to the existing Wastewater Department property as part of an expansion project. A Purchase and Sale Agreement (PSA) has been executed by both the seller, L&K Waggoner LLC, and the buyer, City of Roswell, to facilitate the sale process. The transaction is being presented for approval with an anticipated closing date on or before June 30, 2026.

The subject property was appraised at fair market value by Clint Bumguardner of WT Appraisals in the amount of \$1,050,000.00. Following negotiations, the PSA purchase price was established at \$850,000.00, excluding water rights.

As part of the agreement, the seller will retain the ability to continue farming the irrigated portion of the property until such time as the City begins construction of the new facility.

2. Benefits of the Purchase

Describe the anticipated benefits associated with the contract, including any public, operational, financial, strategic, or community advantages.

3. Responsibilities Under the Contract

The city is responsible for the completion of boundary survey prior to closing as well as paying for title insurance package through Landmark Title, said cost will not be included in the purchase price.

4. Advantages of the Contract/Purchase

Provide an explanation of the specific advantages of entering into the contract, including efficiencies, cost savings, service improvements, or long-term value.

The overall advantages of expanding the waste water infrastructure is th

5. Appraised Value of the Property

The appraised value of the property subject to this contract is:
\$1,050,000.00

Supporting appraisal documentation: property has been independently appraised by Clint Bumguardner of WT APPRAISALS

Recommendation

Based on the information provided above, it is recommended that the governing body approve the proposed contract.

Respectfully,

Omarr Mendoza
Property Tech
Community Development
