CITY OF STOUGHTON
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DIRECTOR

Date: September 6, 2019

To: Finance Committee

From: Rodney J. Scheel
Director of Planning & Development

Subject: Business Park Expansion Project – Topsoil Disposal

This project that is planned to start now will generate a significant amount of excess topsoil; upwards of 20,000 cubic yards. The cost of trucking this material off site would have exceeded the project budget so the plans were developed to spread this topsoil onto the lands that are being marketed for sale. While this is an acceptable means to manage this issue, it does potentially require buyers of the land to utilize it as part of their project or haul it away. Based on soil boring information, there is already adequate topsoil on this land.

Just recently, discussions with adjacent land owners matured to a point where they are interested in accepting the excess topsoil for them to disperse onto their crop land. Under this scenario, the City's contractor would directly haul the excess material to their property and we would not have to place the excess material onto lots to be sold.

We have discussed the option of directly hauling to excess topsoil to this property with the contractor and due to how they would be able to complete the work, there would be a significant cost savings to the City's project.

The receiving land owner is requesting:

- The topsoil be placed in one pile;
- $3,000 to allow them to spread the stockpiled topsoil once the remaining crops are harvested;
- $1,000 per acre of disturbed cropland (approximately $7,000)
- They obtain the necessary permits to distribute the topsoil on their land.

Including the landowner's requests, the City realize a net savings plus the excess topsoil will not create a burden on the land the City is attempting to sell.

Time is of the essence, since the contractor is prepared to start and their first activity will be to begin removing topsoil. Therefore, we recommend the Council authorize disposal of the topsoil to the nearby farm field and authorize City staff and the Mayor to execute agreements with the land owners and an associated Change Order with the contractor for this work.

If you have any questions, please contact me.

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