
C O U N C I L C O M M U N I C A T I O N

TO: THE CITY COUNCIL
FROM: THE CITY MANAGERS OFFICE

COUNCIL MEETING DATE
OCTOBER 19, 1988

SUBJECT: ACQUISITION OF PROPERTY FOR C-BASIN EXPANSION AND PARK CONSTRUCTION

PREPARED BY: City Attorney

RECOBMEDED ACTION: As directed by the Council at its October 5, 1988 meeting, attached is a Resolution which will do the following:

1. Approve the C-Basin plan as redesigned;
2. Designate the Park as "Reuben and Mary Pixley Park";
3. Authorize the City Manager and City Clerk to execute documents as required for the acquisition of property for such construction, at the stated price.

By the date of the October 19, 1988 Council meeting, it is anticipated that the City, Daryl Geweke, the Kettelman family interests, and the Parker/Briggs family interests will have executed a four-party agreement specifying the circumstances under which the transfer will occur. The agreed upon price of \$26,260 per acre remains the same.

Respectfully submitted,



BOB McNATT
City Attorney

BM:vc

cc: Public Works Director
Parks and Recreation Director

CCCBASIN.7/TXTA.01V

RESOLUTION NO. 88-146

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTY FOR C-BASIN EXPANSION AND PARK CONSTRUCTION, AND DESIGNATING SUCH PARK "REUBEN AND MARY PIXLEY PARK"

WHEREAS, in accordance with previous planning, the City of Lodi intends to expand the C-Drainage Basin located on Beckman Road, and in conjunction therewith to construct a public park on the site; and

WHEREAS, a revised plan has been prepared for such park which meets the needs of the City of Lodi and accommodates the desires of adjacent landowners; and

WHEREAS, the owners of lands adjacent to C-Basin have expressed willingness to sell such real property as is necessary to construct the redesigned park, on terms more particularly described in a separate agreement; and

WHEREAS, the Parker/Briggs family, owners of certain adjacent property, are desirous of having the park named for their ancestors, and to which the Council has agreed;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Council hereby approves and adopts the C-Basin park plan as redesigned and heretofore approved by the Recreation Commission;
2. The park to be constructed in conjunction with the expansion of C-Basin shall be known and designated as "Reuben and Mary Pixley Park";
3. The City Manager and City Clerk are hereby authorized to execute and acknowledge all those necessary documents for the acquisition of that certain real property as shown in Exhibit A attached hereto, from the Kettelman interests, more particularly described as:

A portion of the South Half of the North Half of the Southwest Quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian being more particularly described as follows:

Commencing at an iron rod at the Northeast corner of said Southwest Quarter; thence along the East fine of said Southwest Quarter South 01- 04' East, 668.36 feet to an iron rod at the Northeast corner of the South Half of the North Half of said Southwest Quarter as shown on that survey filed in Volume 6 of Surveys, Page 284, San Joaquin County Records and the True Point of Beginning; thence along the North line of the South Half of the North Half

of said Southwest Quarter North 89- 42' 40" Nest, 633.08 feet; thence parallel to said East line South 01- 04' East 350.0 feet; thence parallel to said North line South 87- 42' 40" East, 633.08 feet; thence along said East line North I- 04' West, 350.0 feet to the True Point of Beginning and containing 5.078 acres more or less.

at a purchase price of \$26,260 per acre, for a total purchase price of \$133,348.28.

4. The City Manager and City Clerk are hereby authorized to execute and acknowledge all those necessary documents for the acquisition of that certain real property as shown on Exhibit B attached hereto, from the Parker/Briggs interests, more particularly described as:

A portion of the Southeast Quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian being more particularly described as follows:

Beginning at an iron rod at the Northwest corner of said Southeast Quarter; thence along the Nest line of said Southeast Quarter South 01- 04' East, 668.36 feet to an iron rod as shown on that survey filed in Volume 6 of Surveys, Page 284, San Joaquin County Records; thence continue South 01- 04' East, 350.0 feet; thence parallel to the North line of said Southeast Quarter South 87- 42' East, 176.84 feet; thence parallel to said West line North 01- 04' West, 1018.36 feet to the North line of said Southeast Quarter; thence North 87- 42' West, 176.84 feet to the point of beginning and containing 4.127 acres more or less.

at a purchase price of 526,260 per acre, for a total purchase price of \$108,375.02.

Dated: October 19, 1988

I hereby certify that Resolution No. 88-146 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 19, 1988 by the following vote:

Ayes : Council Members - Hinchman, Olson, Snider and Pinkerton (Mayor)

Noes : Council Members - None

Absent: Council Members - Reid


Alice M. Reimche
City Clerk

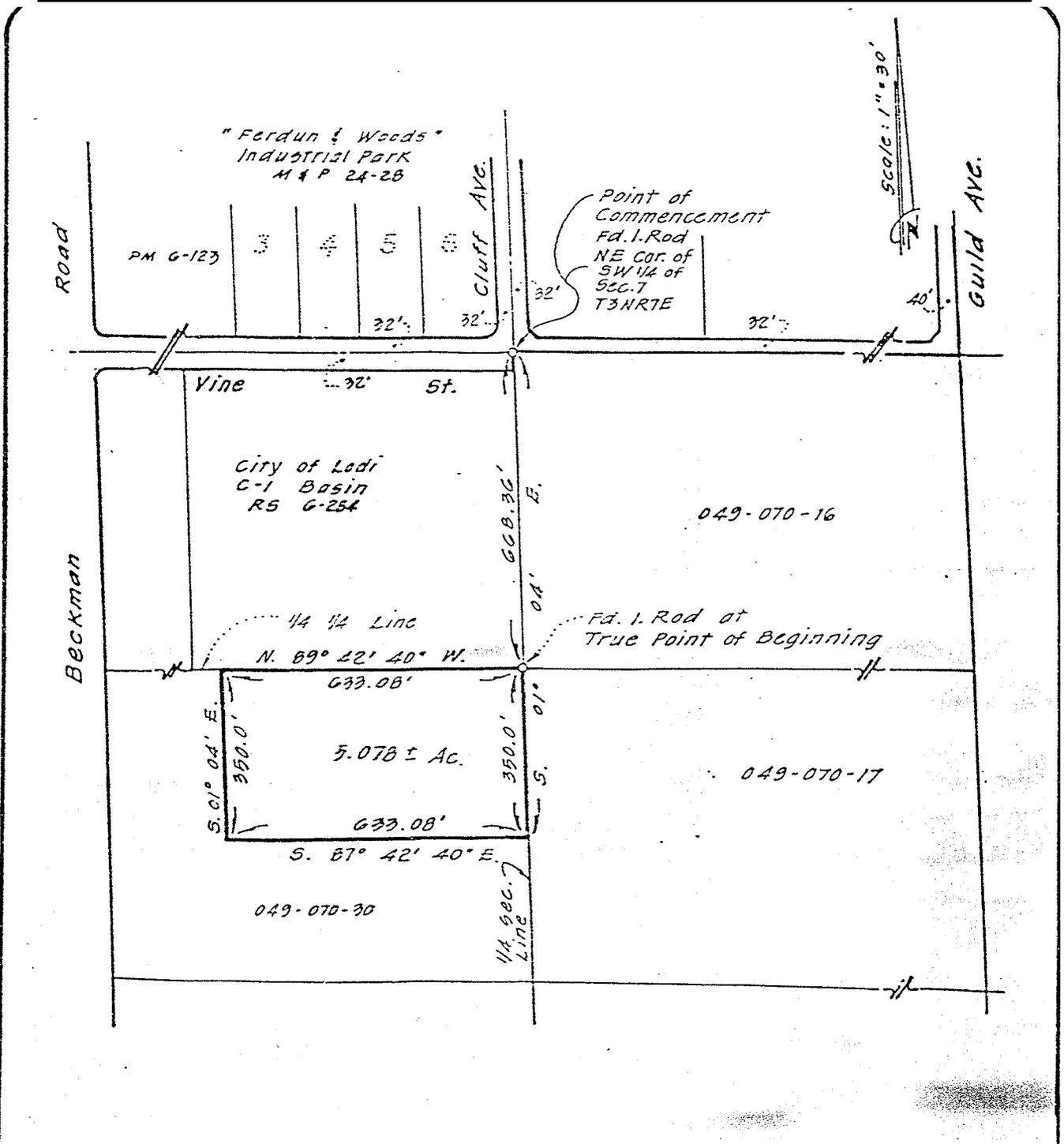


CITY OF LODI

PUBLIC WORKS DEPARTMENT

GRANT DEED

049-070-30



Dr.	No.	Date	Revision	Appr.	Approved By
JM					
Ch.					
Date					

Public Works Director
RCE

EXHIBIT A

CITY COUNCIL

JAMES W. PINKERTON, Mayor

JOHN R. (Randy) SNIDER
Mayor Pro Tempore

DAVID M. HINCHMAN

EVELYN M. OLSON

FRED M. REID

File

10/19

Number

CITY OF LODI

CITY HALL, 221 WEST PINE STREET

CALL BOX 3006

LODI, CALIFORNIA 95241-1910

(209) 334-5634

TELECOPIER: (209) 333-6795

November 16, 1988

CC 27a

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNAIT
City Attorney

First American Title Company of Stockton
Attention: Nancy Avancino
2321 West March Lane
Stockton, CA 95207

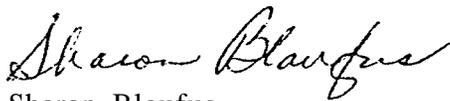
SUBJECT: Your Order No. 101-853-NA
Kettelman Property.

Enclosed are the following items regarding the City's purchase of property at 15502 North Beckman Road in Lodi:

1. Grant Deed from Orrin D. Kettelman and Theron R. Kettelman, Trustee.
2. Quitclaim Deed from Daryl W. and Opal L. Geweke.
3. Copy of the Agreement between the City of Lodi and the Kettelmans regarding the purchase of the property.
4. Receipt from County Tax Collector.
5. Check from Robert Elliott to cover cost of recording Quitclaim Deed.

All conditions of the agreement have been met. You are authorized to record the enclosed deeds as soon as you can issue a policy of title insurance in the amount of the purchase price of \$133,348.00, subject to second installment of taxes and exceptions 2, 3, 4, 5, 6, and 8 as shown on the title report. The City is responsible for all title and closing costs. There should be no fee for recording the grant deed or any document transfer tax.

The City will pay the Kettelmans its prorated share of the first installment of taxes, if any. Please calculate this amount and contact me at 333-6706 as soon as the deeds have recorded.



Sharon Blaufus
Administrative Assistant

SB/jmr

Enclosures

cc: City Clerk

L1AMERIC/TXTW.01J