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REPORTS OF
THE CITY
MANAGER

REGULAR
CALENDAR

REQUEST TO
PURCHASE CITY'S
PARCEL SOUTH
OF KETTLEMAN
LANE

Council was apprised that in October 1976, the City purchased the subject parcel as part of the southerly portion of the future C-2 Basin. Under the drainage plan in effect at the time, this purchase was the first of five parcels to be acquired for the ultimate basin. It was purchased at that time for the installation of major storm lines and sanitary sewer trunk lines which were being extended across the freeway to Beckman Road. The Parcel was purchased from the following parties:

S/ _____
Bruce P. Towne

S/ _____
Helen H. Towne

S/ _____
H. D. Towne

S/ _____
Lucille P. Towne

S/ _____
George C. Wilson

S/ _____
Dixie M. Wilson

S/ _____
Leslie D. Focacci

S/ _____
Connie J. Focacci

S/ _____
Richard Focacci

The property was purchased after the City secured an appraisal. As with all City purchases for public use, the acquisition was under the City's powers of eminent domain. The purchase price was \$22,050 and City paid all title, escrow and recording fees.

In April of 1979, the City Council changed the concept of the C drainage area thus eliminating the need for the C-2 Basin. It is felt that it is important, however, to point out that if the City should completely develop within its old general plan limits and should wish to further expand, that the logical area for future expansion of the City is east of the freeway and south of Kettleman Lane. The best location for a future basin, due to the existing storm lines, would be the location of the originally proposed C-2 Basin.

Since 1982, the City has received 2 requests to purchase this property. These requests were received from the following parties:

1. Cherokee Memorial Park (request received Jan. 1982 ±)
2. Tindell Ranch Associates (request received Feb. 4, 1982, and signed by Bruce Towne.)

It appears that the City Council has three options. They are as follows:

1. Sell the subject parcel;
2. Give a long-term lease on the subject parcel;
3. Do nothing.

If the City Council determines it is in the best interest to sell the subject parcel, the City Attorney has found that there is no actual requirement that the City go to bid as we did on the Scenic Overlook. Therefore, if the parcel is to be sold, the City can sell the property to the party of their choice at present market value, or the City can receive bids as was done for the Scenic Overlook. Unless the property is going to be sold back to the same 9 parties that it was originally purchased from, it is felt that the City should consider going out to bid on the property. In either case, the present value should probably be established by an appraisal.

If the property is to be sold, the appropriate public utility easement covering to 36" storm drain and 24" sanitary sewer line would have to be retained. Due to the size and depth of these lines, it is recommended that the width of this easement be 30' as depicted on an exhibit presented to Council.

A lengthy discussion followed with questions being directed to Staff. Council Member Murphy then moved to authorize the obtaining of an appraisal of the subject property, and once that appraisal is received to put the property up for bid. The motion was seconded by Council Member Reid. The motion failed to carry by the following vote: