

CC 27a

CITY COUNCIL MEETING
APRIL 4, 1984

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- Ayes: Council Members - Murphy and Reid
Noes: Council Members - Pinkerton and Snider
Abstain: Council Members - None
Absent: Council Members - Olson

Following additional discussion, Council Member Murphy then moved that Staff be authorized to obtain an appraisal on the City owned 4.7 acre parcel located one half mile south of Kettleman Lane. The motion was seconded by Council Member Pinkerton. The motion carried by a unanimous vote of all Council Members present.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

DATE: March 29, 1984

SUBJECT: Request to Purchase City's 4.7 Acre Parcel Located
One Half Mile South of Kettleman Lane

RECOMMENDED ACTION: That the City Council review the requests for purchase, discuss this material, and take the appropriate action.

BACKGROUND INFORMATION: 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:

Bruce P. Towne
Bruce P. Towne

Helen H. Towne
Helen H. Towne

H. D. Towne
H. D. Towne

Lucille P. Towne
Lucille P. Towne

George C. Wilson
George C. Wilson

Dixie M. Wilson
Dixie M. Wilson

Leslie D. Focacci
Leslie D. Focacci

Connie J. Focacci
Connie J. Focacci

Richard Focacci
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.

APPROVED:

HENRY A. GLAVES, City Manager

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The attached Exhibit A shows the subject parcel. The attached Exhibit B shows the storm and sanitary sewer lines as they were installed in the parcel.

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 January 1982 ±).
2. Tindell Ranch Associates (request received February 4, 1982, and signed by Bruce Towne).
Copy of request attached.

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.

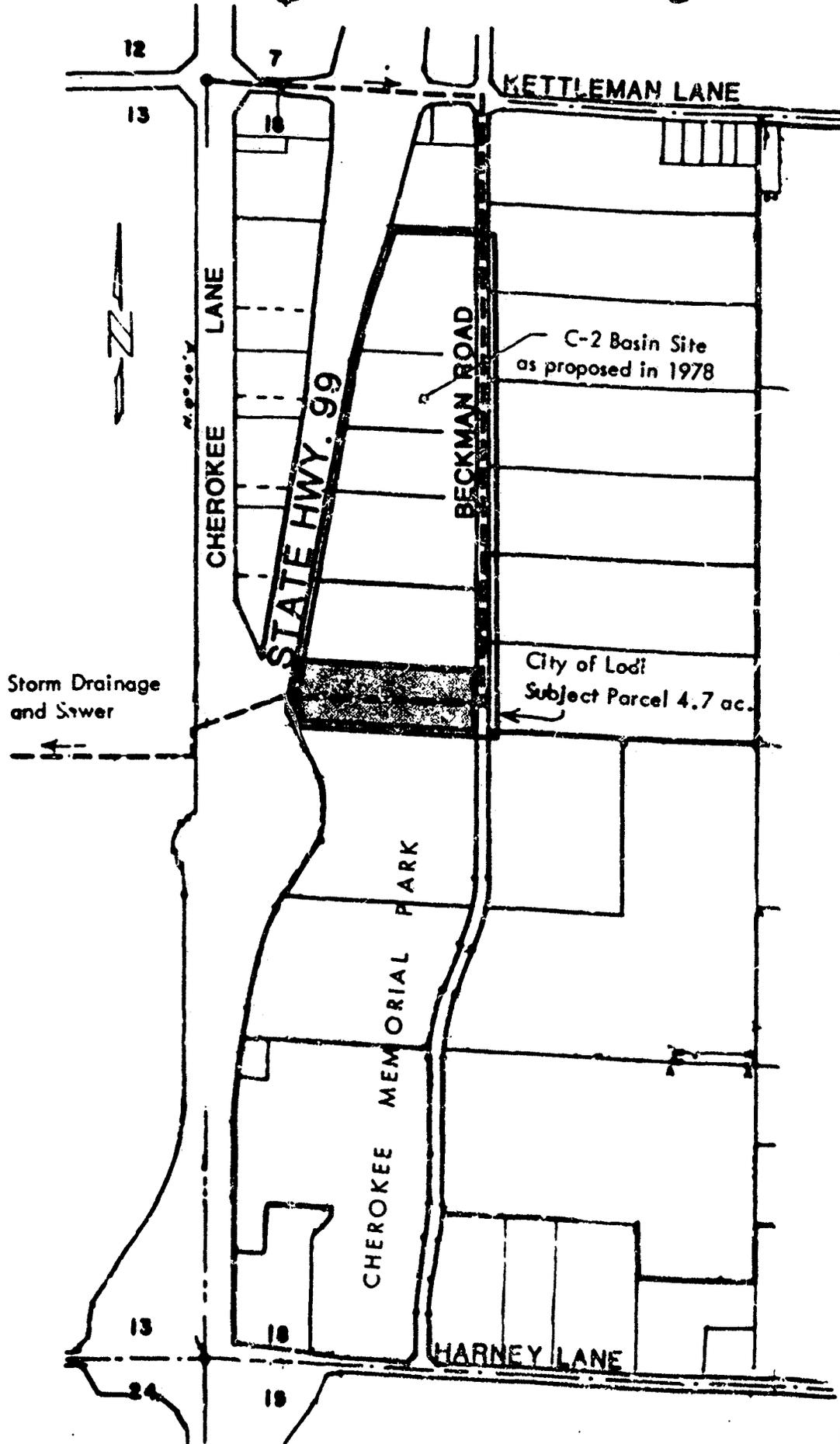
If the City Council determines it is in the best interest to sell the subject parcel, the City Attorney has found that there is no actual requirement that the City go to bid as we did on the Scenic Overlook. Therefore, if the parcel is to be sold, the City can sell the property to the party of their 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 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.

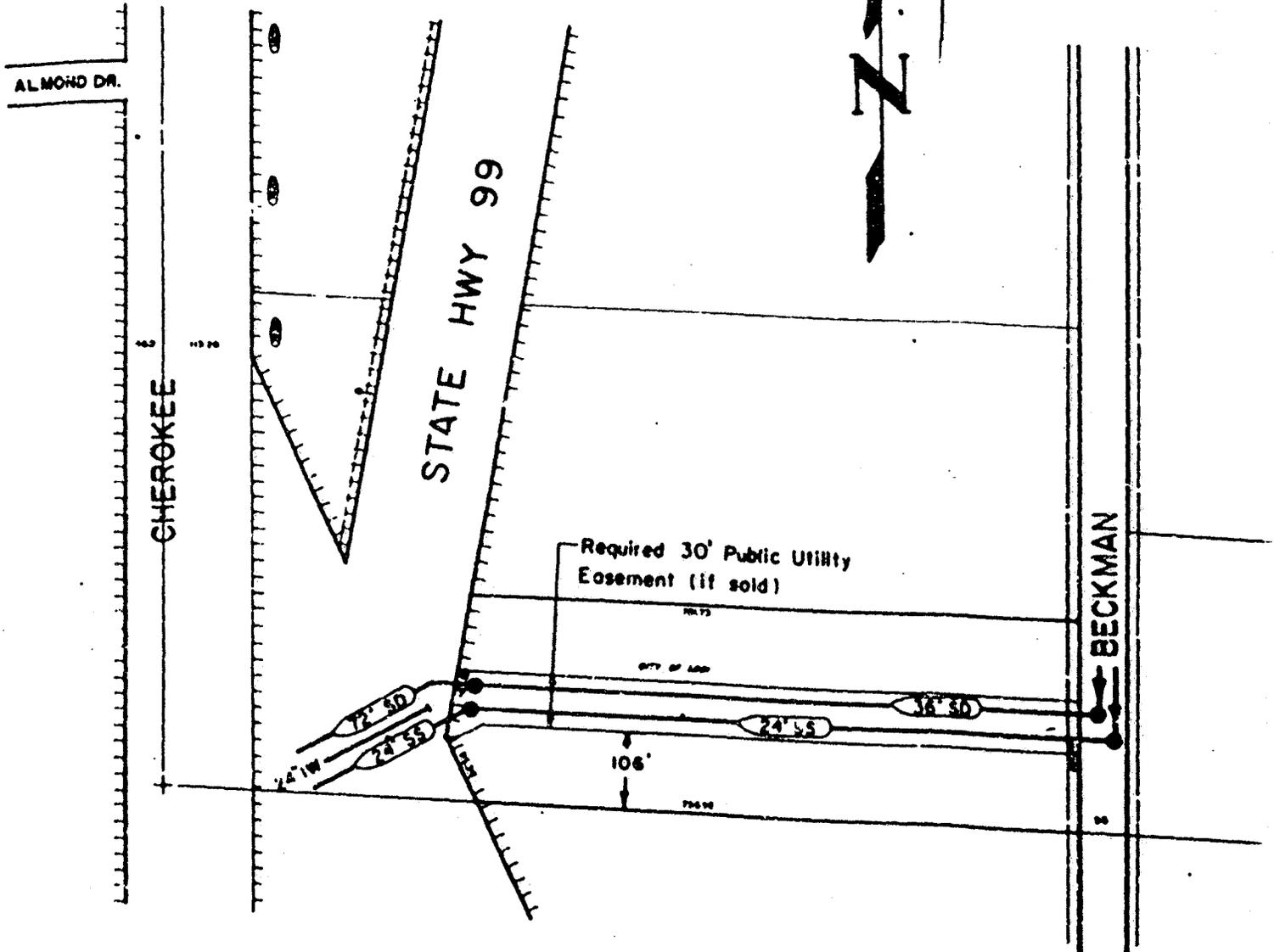
If the property is to be sold, the appropriate public utility easement covering the 36" storm drain and 24" sanitary sewer line would have to be retained. Due to the size and depth of these lines, it is recommended that the width of this easement be 30' as shown on Exhibit B.


Jack L. Ronsko
Public Works Director

Attachments

JLR/eeh





Tindell Ranch Associates
P. O. Box 350
Lodi, California 95241
Phone: 363-3586

January 29, 1982

Mr. Henry Glaves
City of Lodi
221 West Pine Street
Lodi, California 95240

Dear Mr. Glaves:

I would like to ask that if the City of Lodi finds that the small piece of ground that they condemned from us to install a storm drain pipe becomes surplus to you we would like to buy it back from you. It is located between Highway 99 and Beckman Road north of Cherokee Memorial Park. We would expect to pay more than you did but we would hope that you would give us some consideration since we did not want to sell it in the first place. Please contact me at All State Packers office, 369-3586, if you would like to discuss this any further. Thank you.

Sincerely,



Bruce Towne

BT:acn

FEB - 4 1982