

107a

CITY COUNCIL MEETING
AUGUST 1, 1984

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SALE OF 4.7 ACRE
PARCEL ON BECK-
MAN ROAD, ONE
HALF MILE SOUTH
OF KETTLEMAN
LANE APPROVED

Agenda item K-2 - "Sale of 4.7 acre parcel on Beckman Road, one-half mile south of Kettleman Lane" was introduced by City Manager Glaves. Mr. Glaves reminded the Council that on April 4, 1984, the City Council authorized the appraisal of the subject parcel to determine a current market value prior to determining the method of disposal of this parcel of surplus property. The appraisal has been conducted and a market value of \$35,000 has been determined by the appraiser. The City paid \$22,050 plus costs for title, escrow and recording fees.

A lengthy discussion followed with questions being directed to Staff. Council Member Reid advised the Council that he had received a telephone call from Alice Woollett, 1011 Pinot Noir, Lodi, asking that Council Member Reid convey her feelings that this parcel should be sold back to the original property owners from whom the City purchased the property at the price it was sold to the City.

Additional discussion followed with questions being directed to Staff.

Council Member Pinkerton moved that the City sell the subject parcel back to the people from whom the City purchased the property in 1976 (Tindel Ranch Associates) at the price the City purchased the property. The motion was seconded by Council Member Olson.

The motion failed to carry by the following vote:

Ayes: Council Members - Pinkerton and Olson

Noes: Council Member - Reid and Hinchman

Both the City Manager and City Attorney expressed that they would have problems with the City selling this parcel for less than the appraised value.

Additional discussion followed with questions being directed to Staff.

Council Member Reid then moved that Council authorize the sale of the subject property to the people from whom the City purchased the property in 1976 (Tindel Ranch Associates) at the current appraised market value of \$35,000. The motion was seconded by Mayor Pro Tempore Hinchman and carried by the following vote:

Ayes: Council Members - Olson, Reid, and Hinchman

Noes: Council Members - Pinkerton

Absent: Council Members - Snider (Mayor)

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

FROM: THE CITY MANAGER'S OFFICE

DATE

7/25/84

NO.

SUBJECT: Sale of 4.7 acre parcel on Beckman Road, One Half mile south of Kettleman Lane

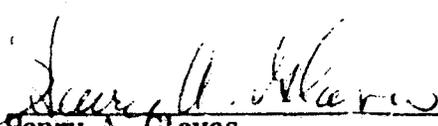
Recommended Action: That the City Council authorize the sale of the above parcel by either:

- a) Sale to people from whom the City purchased the property in 1976. (Tindell Ranch Associates)
- b) Sale by public bid.

Background Information:

On April 4, 1984, the City Council authorized the appraisal of the subject parcel to determine a current market value prior to determining the method of disposal of this parcel of surplus property. The appraisal has been conducted and a market value of \$35,000 has been determined by the appraiser. The City paid \$22,050 plus costs for title, escrow and recording fees.

Attached is the staff material submitted to the City Council prior to the April 4, 1984 meeting. We are not aware of any activity during the period since April 4 which would have an impact on the material previously submitted.


Henry A. Graves
City Manager



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 G-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
Helen H. Towae
H. D. Towne
Lucille P. Towne
George C. Wilson
Dixie M. Wilson
Leslie D. Focacci
Connie J. 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

FILE NO.

City Council
March 29, 1984
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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.

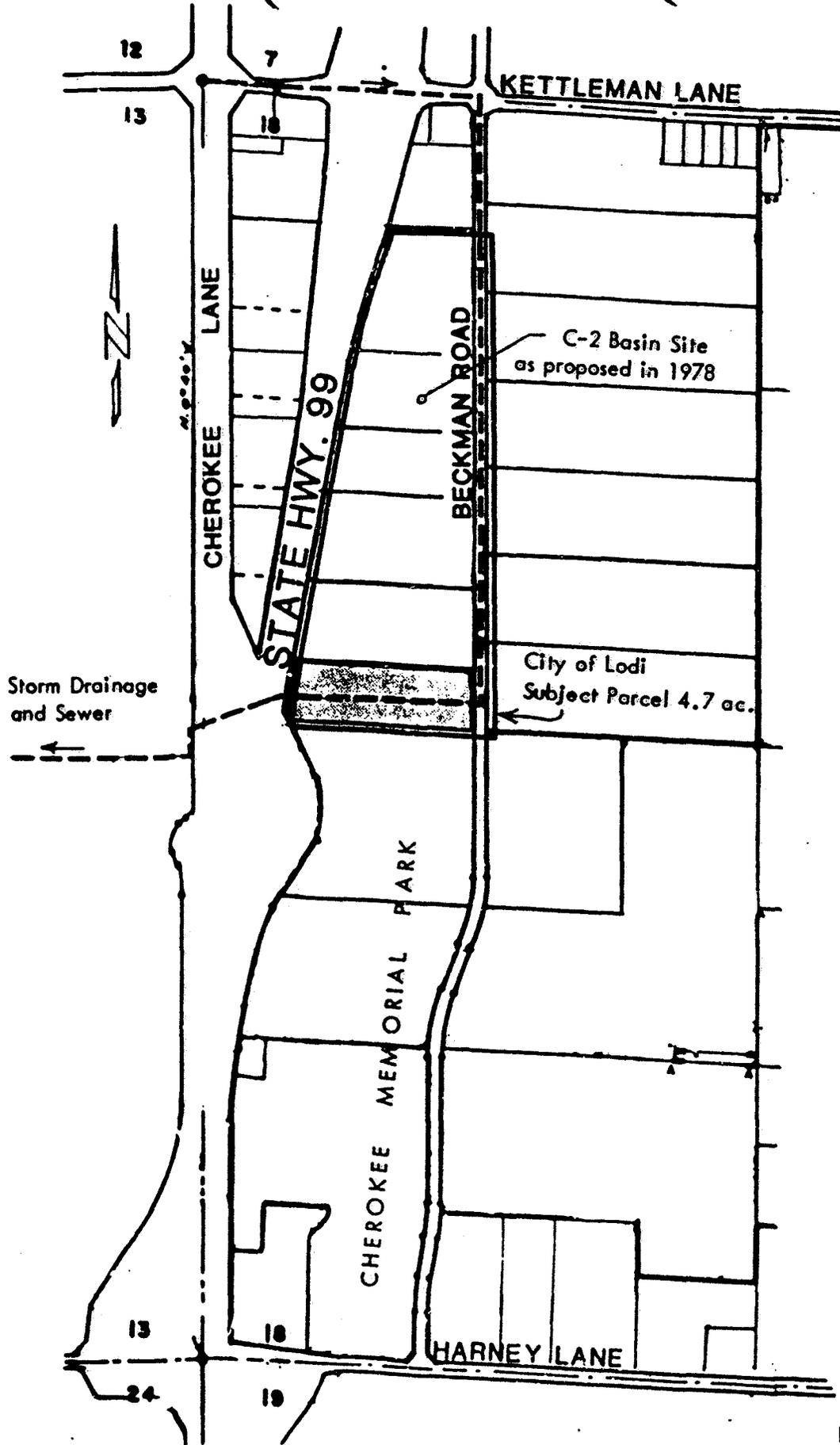
If the City Council determines it is in the best interest to sell the subject parcel, the City Attorney has found that there is no actual requirement that the City go to bid as we did on the Scenic Overlook. Therefore, if the parcel is to be sold, the City can sell the property to the party of their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

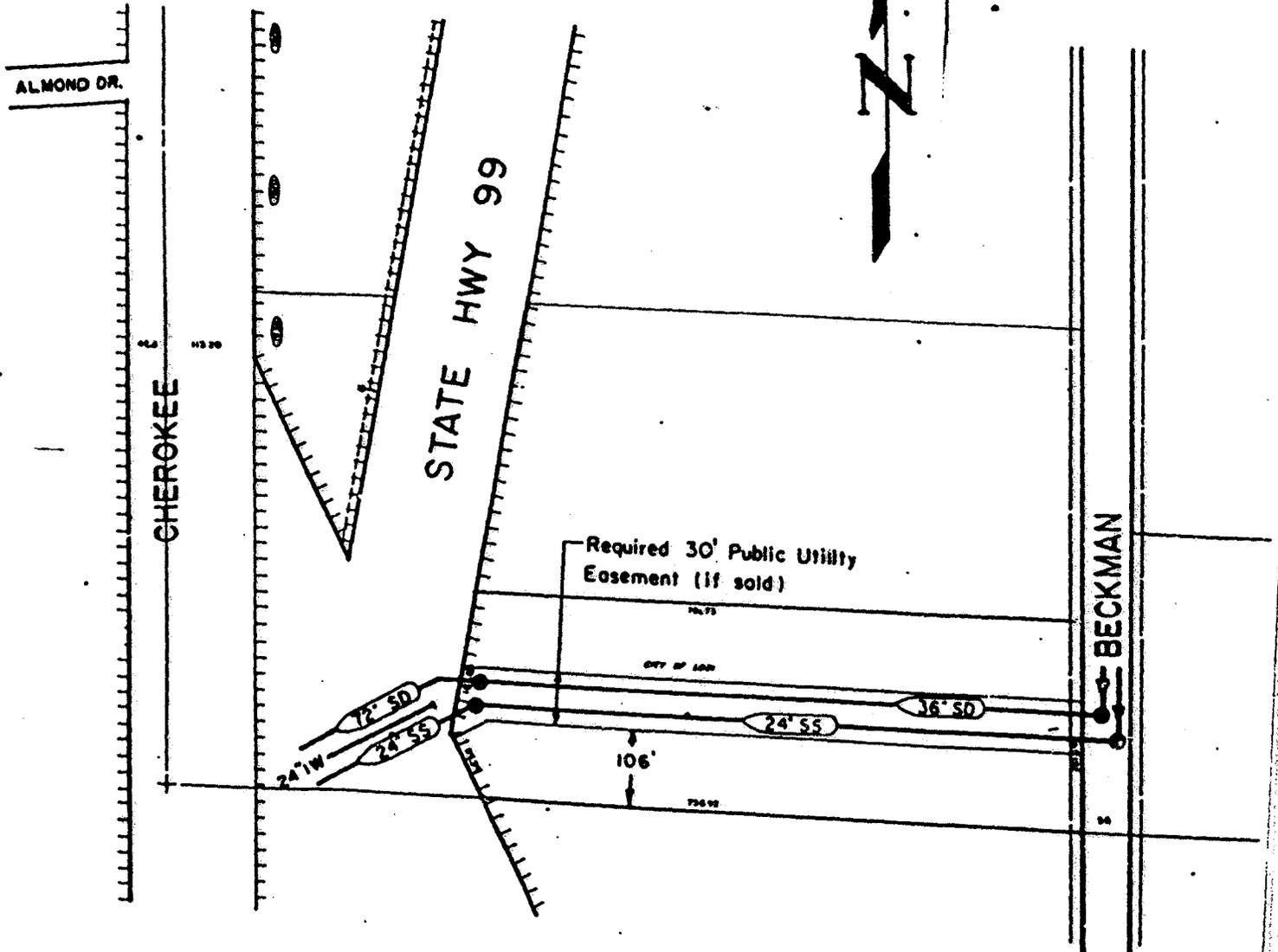
If the property is to be sold, the appropriate public utility easement covering the 36" storm drain and 24" sanitary sewer line would have to be retained. Due to the size and depth of these lines, it is recommended that the width of this easement be 30' as shown on Exhibit B.


Jack L. Ronsko
Public Works Director

Attachments

JLR/eeh





Tindell Ranch Associates
P. O. Box 350
Lodi, California 95241
Phone: 369-3586

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

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

August 3, 1984

Tindel Ranch Associates
c/o Bruce P. Towne
P. O. Box 350
Lodi, CA 95241

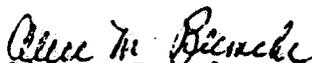
Dear Mr. Towne:

This letter will confirm the actions of the Lodi City Council taken at its regular meeting of August 1, 1984 whereby the Council authorized the sale of the City owned 4.7 acre parcel located on Beckman Road, one-half mile south of Kettleman Lane, to the former owners from whom the City purchased the property in 1976 (Tindel Ranch Associates) at the current appraised market value of \$35,000.00.

Pursuant to our conversation of August 2, 1984, we will be looking forward to receiving your letter of intention regarding this property.

Should you have any further questions, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR:jj