



Agenda Report 2014-11-10-05

Date: October 31, 2014

To: John Kovash, Mayor
Members, West Linn City Council

From: Dylan Digby, Public Improvement Specialist

Through: Lance Calvert - LEC
Chris Jordan, City Manager *CJ*

Subject: Declaration of Surplus Property at 4979 Summit Street

Purpose

Public Works requests Council designation of 4979 Summit Street as real surplus property.

Question(s) for Council:

Should the Council sell this property and credit any resulting funds to the Water Fund?

Public Hearing Required:

No. A public hearing will be required for the actual sale of the property.

Background & Discussion:

- The City purchased property at 4979 Summit Street for use as a water reservoir and water tower site in 1916 for \$1 along with the right of grantors to connect to the City water main at standard City rates.
- A reservoir was located on the property for several years, connected to the Bolton Reservoir through the Wilderness Park area, but was discontinued and removed as part of improvements to the water system.
- The property is not currently used by the City and is no longer relevant to the present or planned water system. Ongoing liability exposure and maintenance costs for no perceived public benefit necessitate designation of the property as surplus.
- The property is approximately 18,000 square feet and zoned R-10, single-family residential detached.
- Notice has been given to neighboring property owners and the surrounding neighborhood associations.
- Once the Council declares the property surplus, the City Manager may undertake any reasonable methods for pricing, advertising, marketing, and selling the property per Municipal Code section 2.875. Public notice in the local newspaper and a second Council hearing will be needed to approve the sale of the property in accordance with Municipal Code section 2.880.

Budget Impact:

Market value of the property will be used as revenue for the Water Fund.

Council Options:

1. Declare 4979 Summit Street surplus property.

2. Retain 4979 Summit Street as City property and establish an alternate use for the property.

Staff Recommendation:

Declare the property surplus.

Potential Motion:

Move to approve Resolution 2014-15, “A Resolution of the West Linn City Council declaring City-owned property at 4979 Summit Street as surplus and authorizing the City Manager to initiate a process to sell the property.”

Attachments:

1. Resolution 2014-15.
2. Exhibit A - Map of subject property.
3. Exhibit B – Aerial photographs of subject property.

RESOLUTION NO. 2014 - 15

A RESOLUTION OF THE WEST LINN CITY COUNCIL DECLARING CITY-OWNED PROPERTY AT 4979 SUMMIT STREET SURPLUS AND AUTHORIZING THE CITY MANAGER TO INITIATE A PROCESS TO SELL THE PROPERTY

WHEREAS, West Linn Municipal Code 2.875 describes the process the City shall follow to sell surplus property; and

WHEREAS, the City Council must declare property surplus to give the City Manager authority to sell the property; and

WHEREAS, the City purchased the property located at 4979 Summit Street, and further described in Exhibit A, in 1916 and used the property for a water reservoir and water tower; and

WHEREAS, the property is no longer used for a water reservoir and water tower and the associated facilities were removed somewhere between 1985 and 1994 as illustrated in the aerial photographs attached as Exhibit B; and

WHEREAS, the 2008 Water Master Plan does not require the property to meet the present or future water system needs of the City; and

WHEREAS, the property is zoned R-10, which is low density residential, and is approximately 18,000 square feet; and

WHEREAS, the Public Works Director recommends selling the property and using the proceeds for the Water Fund;

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

SECTION 1. Declaration of Surplus Property. The West Linn City Council declares that the city-owned property at 4979 Summit Street, West Linn, Oregon is surplus. The City Manager is authorized to undertake any reasonable methods for pricing, advertising, marketing, and selling the property.

SECTION 2. After an acceptable offer has been received, the City Council will hold a public hearing prior to authorizing the sale of the property.

This resolution was PASSED and ADOPTED this ____ day of _____, 2014, and takes effect upon passage.

JOHN KOVASH, MAYOR

ATTEST:

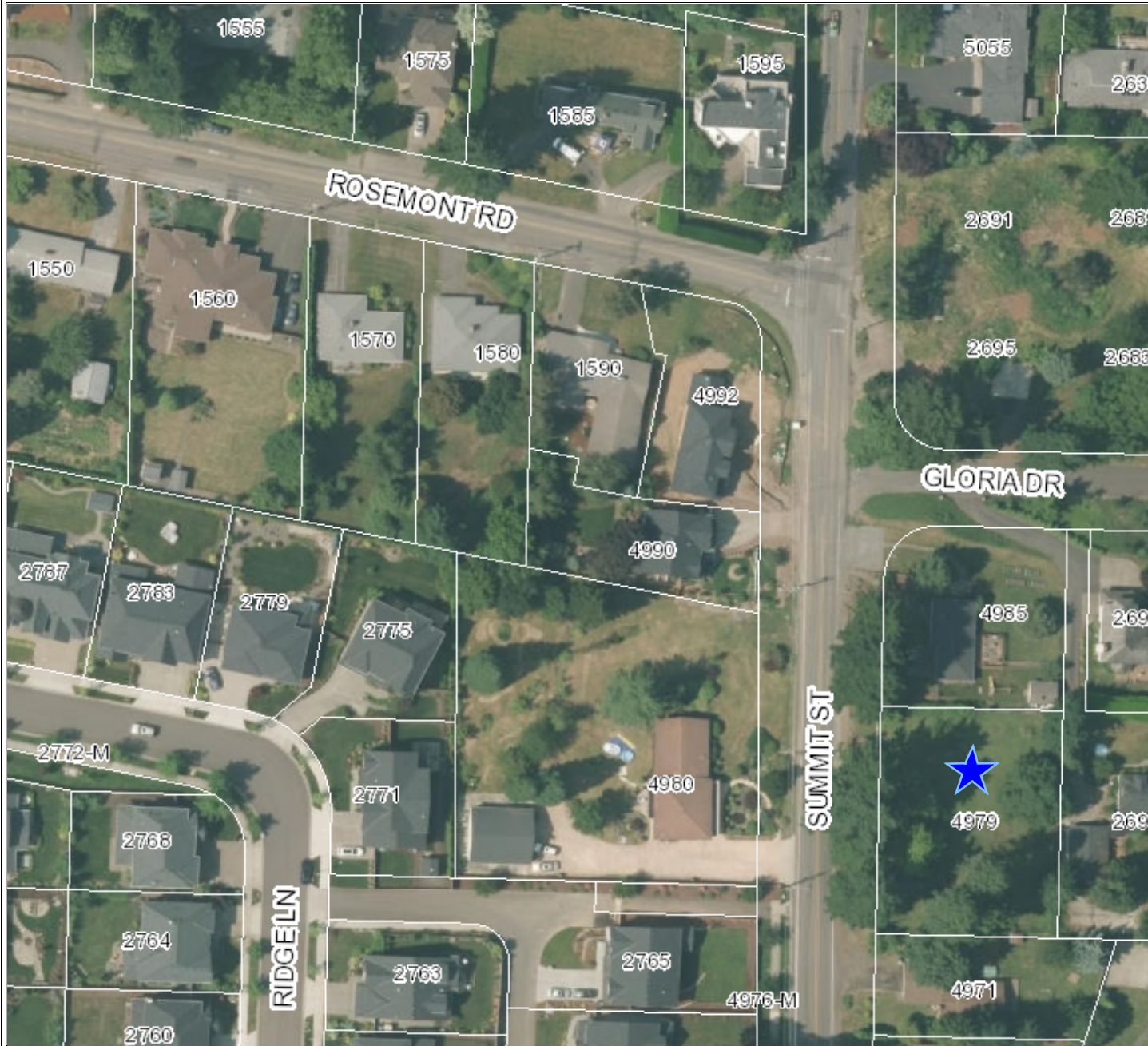
KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

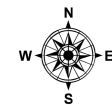
CITY ATTORNEY

Exhibit A

4979 Summit Street Surplus Property



 Subject Property



Scale 1:1,200 - 1 in = 100 ft
Scale is based on 8-1/2 x 11 paper size

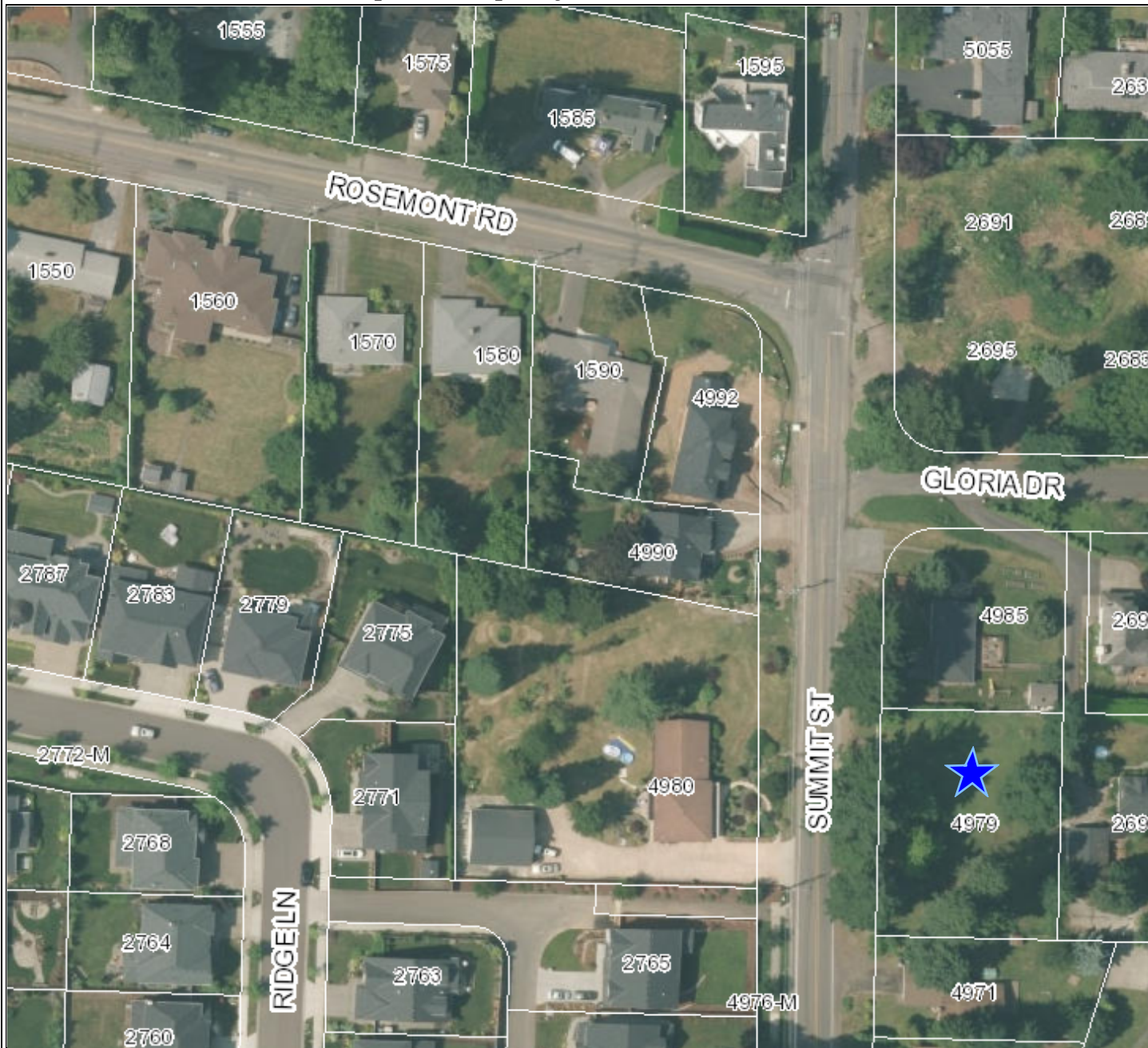


Map created by: DDIGBY
Date Created: 22-Oct-14 10:26 AM

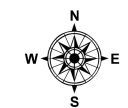
WEST LINN GIS

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4979 Summit Street Surplus Property



 **Subject Property**



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