

February 26, 2008

AGENDA ITEM NO.

COUNCIL MEETING 2-26-08

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER

FROM: PATRICK N. WIEMILLER, Director 
Public Works Department

BY: SCOTT L. MOZIER, PE, City Engineer/Assistant Director 
Public Works Department, Engineering Division

SUBJECT: APPROVE THE SALE OF A PORTION OF A SMALL ABANDONED WATER WELL SITE WEST OF 1328 EAST REVERE TO THE ADJACENT PROPERTY OWNER (PROPERTY LOCATED IN DISTRICT SIX)

KEY RESULT AREA

Customer Satisfaction

RECOMMENDATIONS

1. That the City Council approve the sale of a portion of an abandoned well site to the adjacent owner for a total price of \$351.00
2. Authorize the Public Works Director or his designee to execute the Agreement for Purchase and Sale of Real Property and complete the disposal of a portion of excess land to the adjacent property owner Douglas and Sue Jackson.

EXECUTIVE SUMMARY

To eliminate maintenance costs and return land to the tax roll, staff recommends the City sell a portion of a small abandoned well site to an adjacent owner. The former well site contains 3,703 square feet, out of which 1,875 square feet is proposed for sale to the property owner on the east side (1328 East Revere), Exhibit A. It is located on the west side of 1328 East Revere. Because it is too small for independent development, it can only be utilized by the adjacent owner. When the water well site was originally established this parcel, APN 401-044-11, was reduced in size in order to set up the water well site. Staff has negotiated a sale price of \$351.00 for this portion of the well site, which would return this portion of the well site to the owners on the east side of the well site. Staff is in negotiations with the owners on the west side of the abandoned well site to sell the remainder of the well to them. Staff recommends that it be sold to the adjacent owners (Jacksons), with whom a tentative sales agreement has been reached. The tentative sales agreement and deed have been approved as to form by the City Attorney's Office.

KEY OBJECTIVE BALANCE

The Key Objectives of Customer Satisfaction will be achieved by the City of Fresno disposing of land that is no longer required for water well site purposes.

BACKGROUND

The City owns a number of abandoned water well sites which are no longer in use or needed by the City. The City Water Division wants to dispose of these sites, which are either too small, irregularly shaped or lack adequate access to be developed independently. Because of these characteristics, they can only be utilized by adjacent owners. The sales prices of the sites are established by analysis of the size, shape, location, frontage, access, use potential, potential benefit it would add to the adjacent parcel, an appraisal and subsequent negotiations with the prospective buyers. The sale price for the site in this request is generally in the range of prices the City has received for similar surplus well sites, and is the best the City could receive at this time.

The documents signed by the property owner have been approved as to form by the City Attorney's office.

FISCAL IMPACT

Funds for the sale and the disposal of the excess abandoned water well site adjacent to 1328 East Revere are funded by Project No. PW00025, Fund 40101, ORG 411201 and KRA 0602006000.

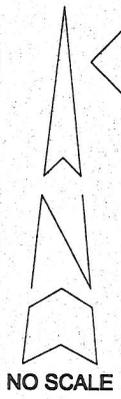
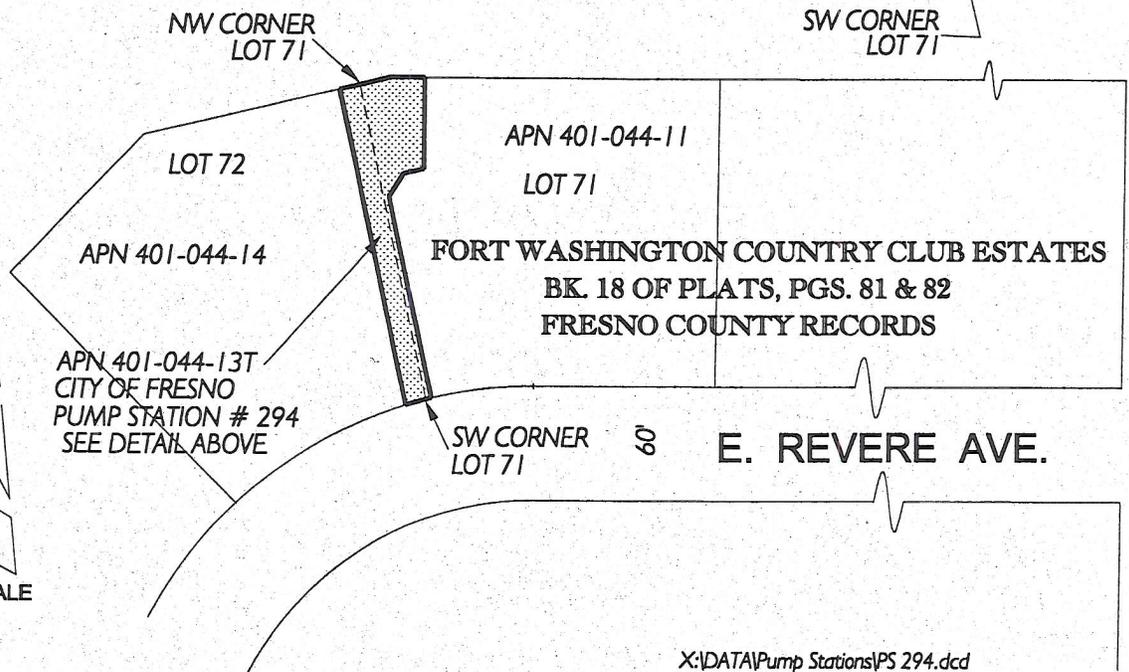
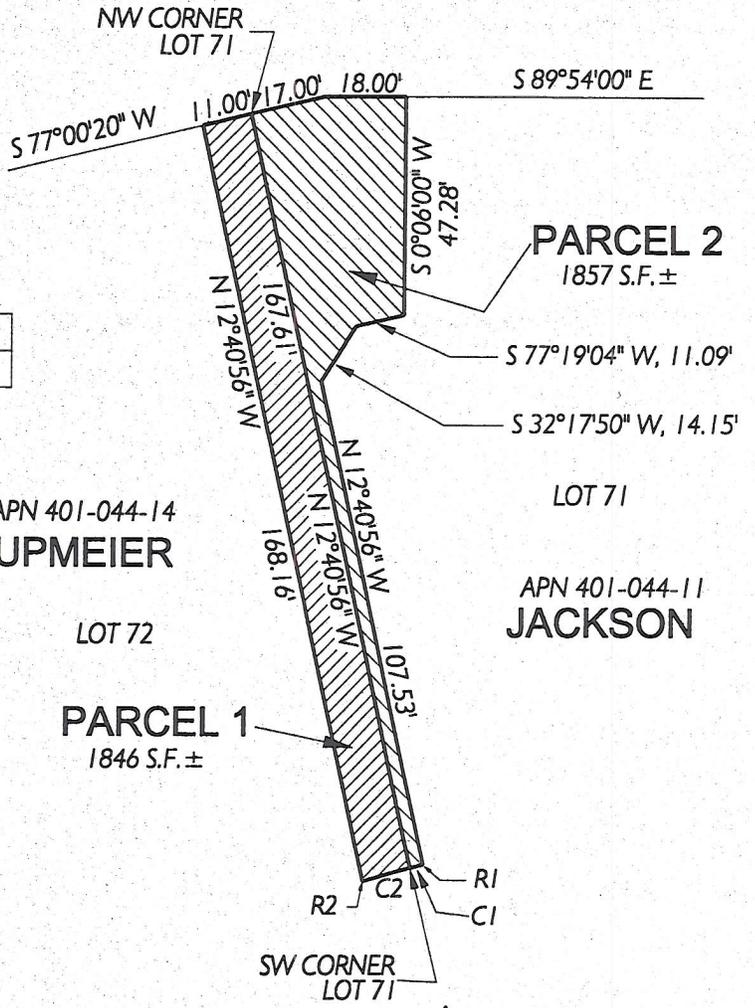
PNW/SLM/PC/eam
Reqst for Apprv Sale Abnd Wtr Well Site E Revere 2-26-08

Attachment: Exhibit "A"

EXHIBIT "A"

	RADIUS	CURVE TABLE DELTA	LENGTH
C1	228.73'	0°45'06"	3.00'
C2	228.73'	2°45'35"	11.02'

R#	BRG FROM RP
R1	N 13°40'39" W
R2	N 17°11'21" W



X:\DATA\Pump Stations\PS 294.dcd

REF. & REV. 2007-167 2007-168 PLAT 759	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. WCC00025 FUND NO. 40101 ORG. NO. 411501	SHEET NO. 1 OF 1 SHEETS
	PROPOSED SALE OF CITY OF FRESNO'S PUMP STATION NO. 294	DR. BY DHC CH. BY CAJ DATE DEC. 11, 2007 SCALE NO SCALE	15-A-8372