

AGENDA ITEM NO.	1 B
COUNCIL MEETING	3-24-09

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER

March 24, 2009

FROM: PATRICK N. WIEMILLER, Public Works Director   
Public Works Department

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

SUBJECT: APPROVE THE SALE OF TWO CITY REMNANT PARCELS CONTAINING 7,511 SQUARE FEET NEAR OLIVE AND BLYTHE AVENUES, LOCATED IN THE COUNTY OF FRESNO

## KEY RESULT AREA

Customer Satisfaction

## RECOMMENDATIONS

1. That the City Council approve the sale of two remnant parcels of an abandoned well site to the adjacent owner for a total price of \$2.00, \$1.00 dollar per parcel.
2. Authorize the Public Works Director or his designee to execute the attached Agreement for Purchase and Sale of Real Property and related Grant Deeds to complete the disposal of remnant parcels to the adjacent property owner Glen R. Blue and Helen M. Blue, Trustees of the Blue Family Trust.

## EXECUTIVE SUMMARY

To eliminate maintenance costs and return land to the tax roll, staff recommends the City sell the two remnant parcels of land one being the actual abandoned well site (2,485 square feet) and the other parcel being the access road (5,026 square feet) to the well site to the adjacent owner. Because the well site is too small for independent development, it can only be utilized by the adjacent owner. When the water well site was originally established by the Fresno County Waterworks it was part of adjacent parcel, APN 312-190-22. The present adjacent owner is the same owner at the time that the well site was initially developed. Staff has negotiated a sale price of \$1.00 for each parcel of land, which would return these parcels back to the original owner. Staff had considered selling and contacting the adjacent owners on the east side of the well site, but the original owner is willing to buy back the parcels and maintain them, in the best interest of both parties. The yearly cost for the Water Department to maintain these two parcels is approximately \$350.00 for a landscape crew and additional cost of approximately \$384.00 dollars on as needed basis to clean the two parcels of old tires, garbage bags and general trash. Staff

recommends that it be sold to the adjacent owner (the Blue's), with whom a sales agreement has been reached. The 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, any appraisal and subsequent negotiations with the prospective buyers. In this instance staff has determined that the remnant parcels have only a nominal value as not suitable for development.

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 sites to the adjacent the Blues are funded by Project Number WC00025, Fund 40101, ORG 411201 and KRA 0602006000. The sale will relieve the City of annual maintenance cost of approximately \$734.00

PNW/SLM/PC/eam  
Apprv Sale Two Remnant Parcels Near Olive-Blythe 32409

Attachment: Exhibit "A"

