



Legislation Details (With Text)

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Title: Actions related to selling an abandoned water well property number (PS-218) to Mr. Eugene N. Sibley and Cecilia R. Sibley (County of Fresno):

1. Adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061 (B) (3) and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of an abandoned water well property
2. Approve the sale of an abandoned water well property known as APN 445-234-01T (PS-218) located at 2764 N. Sixth Street to Mr. Eugene N. Sibley and Cecilia R. Sibley

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Location Map Well Site #218.pdf, 2. Vicinity Map Well Site #218.pdf, 3. Purchase and Sale Agreement for Well Site #218.pdf

Date	Ver.	Action By	Action	Result
8/3/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

August 3, 2017

FROM: SCOTT L. MOZIER, PE, Interim Director
Public Works Department

BY: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

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Public Works Department, Real Estate Services Section

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Public Works Department, Real Estate Services Section

SUBJECT

Actions related to selling an abandoned water well property number (PS-218) to Mr. Eugene N. Sibley and Cecilia R. Sibley (County of Fresno):

1. Adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section

- 15061 (B) (3) and Categorical Exemption pursuant to CEQA Guidelines Section 15312 for the sale of an abandoned water well property
2. Approve the sale of an abandoned water well property known as APN 445-234-01T (PS-218) located at 2764 N. Sixth Street to Mr. Eugene N. Sibley and Cecilia R. Sibley

RECOMMENDATIONS

Staff recommends Council adopt a finding of no possibility of significant effect pursuant to CEQA Guidelines Section 15061 (B) (3) for the sale of an abandoned water well property located at 2764 North Sixth Street to Mr. Eugene N. Sibley and Cecilia R. Sibley; and authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

In order to eliminate maintenance costs and return land to the tax roll, it is proposed the City sell an abandoned water well property to Mr. Eugene N. Sibley and Cecilia R. Sibley. The site contains approximately 6,600 square feet and is located at 2764 North Sixth Street. The property has adequate size and shape to construct a house. On May 1, 2017, staff advertised the property for sale by a Sealed Bid Auction. Mr. and Mrs. Sibley submitted the high bid of \$32,520. The property is being sold “as is” and Mr. and Mrs. Sibley provided a cashier’s check in the amount of \$32,520.

BACKGROUND

The City owns a number of abandoned water well properties which are no longer in use or needed by the City. The Department of Public Utilities, Water Division, plans to dispose of these properties. The value of sites to be sold is established by analysis of the size, shape, location, frontage, access, use potential, potential benefit added to the adjacent property, and subsequent negotiations with the prospective buyers. The sale price for this site is within the range of prices the City has received for similar surplus well sites. After discussions with Department of Public Utilities, Water Division it was confirmed that the site was available for disposal and sale. Staff first presented the sale of this site to City Council on April 27, 2017 with a recommendation to accept an offer of \$20,000. Mr. Sibley testified at the Council meeting and indicated that he owned the adjoining property and was interested in purchasing the property. After researching and finding that the other adjacent property owners had been informed of the surplus land in 2015 but not since that time, it was determined that a new public auction would be appropriate. On May 1, 2017, the site was advertised for sale by a sealed bid auction. Mr. and Mrs. Sibley submitted the high bid of \$32,520. The Purchase and Sale agreement documents signed by Mr. and Mrs. Sibley have been approved as to form by the City Attorney’s office.

ENVIRONMENTAL FINDINGS

Staff has performed a preliminary environmental assessment of this action and, pursuant to California Environmental Quality Act (CEQA) Guidelines, section 15061(b)(3), has determined with certainty that there is no possibility that this action may have a significant effect on the environment, because it is merely a change of ownership.

LOCAL PREFERENCE

Local preference was not considered because the City’s sale of property does not include a bid or

award of a construction or services contract.

FISCAL IMPACT

There will be no General Fund dollars required to sell this property. Mr. and Mrs. Sibley have deposited \$32,520 with the City of Fresno to cover the purchase the property. Proceeds will be returned to the Water Enterprise fund.

Attachments:

Location Map

Vicinity Map

Purchase and Sale Agreement