

SUBJECT

Sale of shoreline parcels to the City of Centerville.

BACKGROUND INFORMATION

Staff is seeking direction regarding an offer from the City of Centerville to purchase two shoreline parcels on the east side of Centerville Lake for \$7,500. The northerly parcel abuts County Highway 14 and the southerly parcel abuts property owned by the City (which abuts County Highway 14).

Chronology of Events

- 2009 The City inquired about buying the two parcels for public water skiing show viewing. Applying the formula used for the sale of shoreline strips to adjacent private property owners resulted in a sale price of \$25,323.20, which the City determined was too high for the nature of the property and would not add corresponding value to the adjacent property. Staff agreed, but said it had no other approved means to determine the value and suggested that the City make an offer and provide justification for consideration by the Board.
- 2011 A 2-year permit agreement was executed which permitted using the parcels for public viewing of water skiing shows, fishing activities and other public recreation activities on the two parcels.
- 2013 Amendment No. 1 to the permit agreement extended the expiration date to December 31, 2015, with the understanding that the City would attempt to purchase the parcels before that date.
- 2014 The City offered to purchase the two parcels for \$7,500 and provided a comparable sale to determine current value. The value is for the southerly parcel, with the northerly parcel included at no cost. The northerly parcel has almost no level ground, consists of only 11 to 38 feet of surface between the shore and the road right-of-way and is considered to be mostly a maintenance responsibility by staff.

A representative from the City will be in attendance to answer questions.

RECOMMENDATION