



AGENDA MEMORANDUM

First Reading for the City Council Meeting of April 30, 2019
Second Reading for the City Council Meeting of May 14, 2019

DATE: April 18, 2019

TO: Keith Selman, Interim City Manager

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Ordinance declaring City property as surplus and permitting its sale to the public

CAPTION:

Ordinance declaring City owned land at 4830 Williams Drive as surplus property; authorizing its sale to the public by sealed bid; and authorizing execution of the deed and any related documents necessary to complete the sale and convey the property.

PURPOSE: The land at 4830 Williams is a remainder from a 1992 street project which realigned Williams Drive with Corona Drive. The remaining unused land was re-platted by the City into a half acre tract producing a marketable, commercial lot. The lot is not needed by the City for any immediate or future public use. A declaration as surplus property is requested so that it can be sold to the public by sealed bids.

BACKGROUND AND FINDINGS:

In 1992, the City engaged in a street project called the Corona/Williams Connection that realigned two streets at the Everhart intersection. To realign the streets, the City acquired various residential properties off Williams Drive. The houses were moved and some of the land was used to establish current right-of-way alignment. The remaining land left a triangular shaped configuration as shown on the attached Council Exhibit. The land has not been used for any purpose since the project. The .478-acre tract has been re-platted by the City into one tract which is currently zoned CG-2, General Commercial. Various inquiries have been received recently with interest in buying the land from the City. The

City has historically sold property by public sealed bid, which is permitted by Texas Local Government Code, Section 272.001. This requires the City to advertise the sale twice in the local newspaper, wait 14 days, and then open sealed bids.

The Nueces County Appraisal District has the property valued at \$30,817. At the City Council Meeting of April 30, 2019, Council responded the opening price should be at the commercial property valuation of 5 dollars per square foot for an estimated opening bid of \$100,410. City staff would like to open bidding at this amount. Upon sale, the revenue will be deposited into the City's general fund. This land sale will eliminate maintenance on the property and place it back on the tax rolls. City Council approval is needed to declare this property as surplus and for sale to the public.

ALTERNATIVES:

- 1 Declare the property as surplus and advertise for sale (Recommended)
- 2 Keep the property for future City use or exchange. (Not Recommended)

OTHER CONSIDERATIONS:

The sale of the property will eliminate maintenance costs, generate revenue to the City, and place the property on the Nueces County tax roll.

CONFORMITY TO CITY POLICY:

The City is authorized under its home-rule authority, as well as under the grant of powers under Section 1, Article X of the Charter, to convey property. This ordinance also conforms to Section 1, Article IX of the Charter.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Engineering Department

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 18-19	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: No funds are required at this time.

RECOMMENDATION:

Approval of the Ordinance as presented.

LIST OF SUPPORTING DOCUMENTS:

Council Exhibit
Ordinance
Presentation