



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, October 27, 2021

SUBJECT: Public Hearing to approve the conveyance of County-owned property to the City of Redmond and Consideration of Board Signature for Order No. 2021-053, authorizing the Deschutes County Property Manager to execute the documents associated with the conveyance of County-owned property located south of SW Salmon Avenue and SW 35th Street and east of SW Salmon Court, Redmond

RECOMMENDED MOTION:

Hold a Public Hearing to approve the conveyance of County-owned property to the City of Redmond and move approval of Order No. 2021-053, authorizing the Deschutes County Property Manager to execute the documents associated with the conveyance of County-owned property located south of SW Salmon Avenue and SW 35th Street and east of SW Salmon Court, Redmond

BACKGROUND AND POLICY IMPLICATIONS:

In 2007, Deschutes County acquired by Tax Deed a 0.23-acre property through the tax foreclosure process for nonpayment of property taxes. The property known as Map and Tax Lot 151320BC04099 is located south of SW Salmon Avenue and SW 35th Street and east of SW Salmon Court, Redmond. The Real Market Value (RMV) as determined by the Deschutes County Assessor's Office is \$75,000.

The 10,018 square property is encumbered by a 30-foot easement with Central Oregon Irrigation District to support a canal lateral located on the north and east sides of the property as well as a power easement to support an electrical pole guy-wire roughly 20 feet inside the southwest corner of the property.

Stormwater runoff is common in the area causing local property damage, especially during summer thunderstorms. The property currently serves as a natural course of storm water runoff, but is unmanaged. The property is also an attraction for dumping yard debris and other trash.

The City of Redmond is requesting the property to be conveyed to the City for zero consideration. The City has preliminary plans to design an onsite stormwater drainage facility at or below grade to mitigate flooding in the area while also providing an amenity for the public to use the property as open space. It is anticipated the project would be completed in approximately the next 4-years and the City would maintain the property in the meantime.

Oregon Revised Statute (ORS) 271.330 grants political subdivisions express power to relinquish the title to any of the political subdivision's property not needed for public use to any governmental body, providing the property is used for not less than 20 years for a public purpose by the governmental body in the State of Oregon. Additionally, the ORS requires advertisement in a newspaper of general circulation for two successive weeks indicating the intent to transfer the property and setting the time and place of a public hearing; the advertising requirement has been met. After the public hearing is held and objections are heard, the Board of County Commissioners may proceed with the transfer. The property is required to be conveyed by deed, subject to a reversionary interest retained by the granting political subdivision in the event that the property is used for a purpose that is inconsistent with the grant. The granting political subdivision may waive the subdivision's right to a reversionary interest at the time the property is conveyed.

BUDGET IMPACTS:

No budget impacts.

ATTENDANCE:

Kristie Bollinger, Property Manager