

Council Agenda Summary

August 16, 2022

Key Staff Contact: Lindsay Kuntz, Assistant to the City Manager, 970-590-9350

Title:

Public hearing and second reading of an Ordinance Authorizing the Disposition of City Property Located at 28th Street and 19th Avenue.

Summary:

The City owns a vacant .38-acre parcel of real property generally located west of 19th Avenue on 28th Street ("Property"). In 1962, the Property was dedicated to the City on the Hillside 2nd Addition Subdivision plat which identified the Property as "park." Nevertheless, since the dedication, the Property has been maintained by the owners of the apartment complex located on either side of the Property. This Ordinance will allow the City to convey the Property to them.

The owners of the apartment complex properties contacted the City to express interest in acquiring the Property. The Real Estate Management Division, in consultation with the City Attorney's Office, conducted a disposition analysis to ascertain whether the Property could be deemed as surplus and determine the requirements for disposition. The disposition analysis included evaluating historic, current, and future uses of the Property by the City. It was concluded that the Property should be deemed surplus and be conveyed to a logical buyer(s) by Quit Claim Deed.

The property will be re-platted and designated for park common area only which is consistent with its historic use. Due to its limitations (for example, size, shape, location, and use), the value of the property is estimated to be \$4,650 based on comparable appraisal information. The owners of the apartment complex properties are the only logical buyers of the Property and will compensate the City the value of the property, minus all costs/expenses they will pay associated with the platting and conveyance. The City's CPRD Department estimates that the City will realize approximately \$2500 per year in potential maintenance costs with the conveyance. The City will retain its water and sewer easement that runs along the north boundary of the Property.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	N/A
What is the annual impact?	N/A
What fund of the City will provide Funding?	N/A
What is the source of revenue within the fund?	N/A
Is there grant funding for this item?	No
If yes, does this grant require a match?	N/A
Is this grant onetime or ongoing?	N/A

Additional Comments:	
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Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None.

Strategic Work Program Item or Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

City Property Location Map