

TO: Mayor Robert E. Simison
Members of the City Council

FROM: *Kyle Radek, Assistant City Engineer*

DATE: 10/9/20

SUBJECT: LIQUIDATION OF WINNIPEG WELL SITE LOT

REQUESTED COUNCIL DATE: October 27, 2020

I. RECOMMENDED ACTION

1. Resolve to declare intent to dispose of the Winnipeg Well Site Lot for a minimum bid amount of \$70,000
2. Authorize the Mayor to sign the resolution

II. DEPARTMENT CONTACT PERSONS

PM, PM Title	489-0343
Warren Stewart, City Engineer	489-0350
Dale Bolthouse, Director of Public Works	985-1257

III. DESCRIPTION

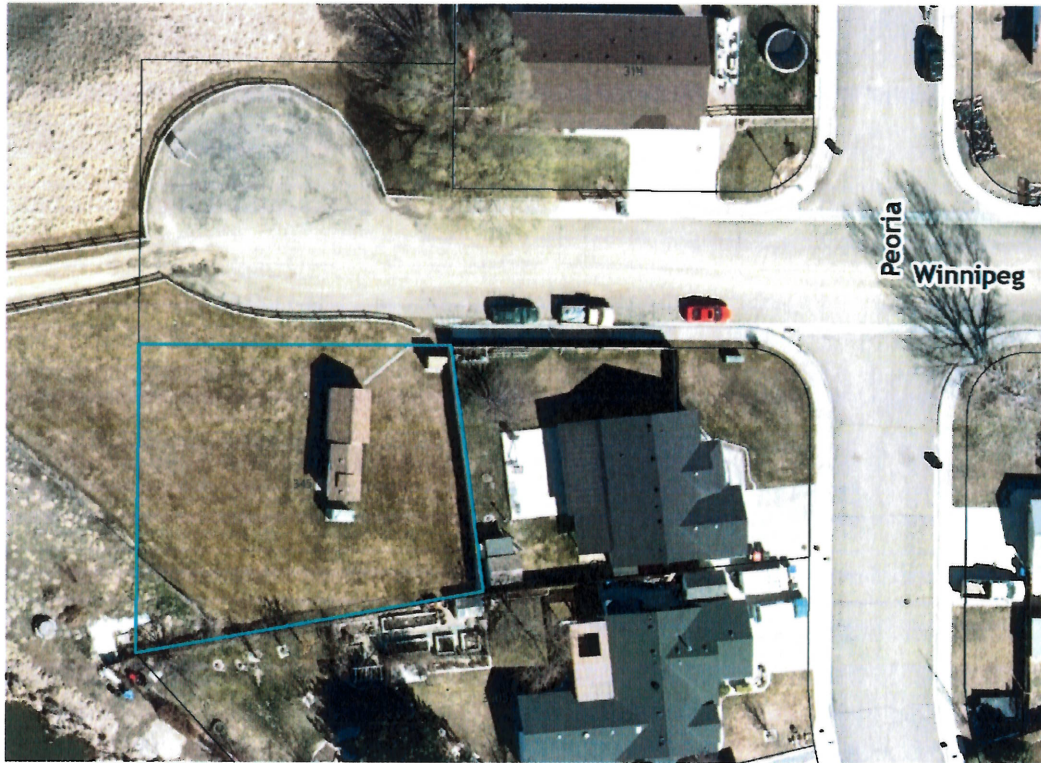
Ownership of the Winnipeg Well Site, including the well, well house, and lot, was transferred to the City with the annexation of the Meridian Heights and Kentucky Ridge Subdivisions in 2015. At the time of the transfer, the well could not be used to normally supply residents because it pumped water that contained uranium over the EPA Maximum Contaminant Level. It was, however, needed as an emergency backup well to supply fire protection.

Now, through City and developer projects, Meridian Heights and Kentucky Ridge have been sufficiently connected to the City water system, such that the Winnipeg Well is no longer needed for an emergency water source.

The well has been disconnected from the water system and abandoned. Public Works owns two other well lots in close proximity and has no other use for the .22-acre lot.

The property will be disposed of through a public auction. Public Works evaluated the property value using two different approaches. County assessments for similar lots nearby suggested a value of \$76,000 to \$95,000. Consultation with a real estate appraiser suggested a value of around \$100,000. Public Works recommends setting a minimum bid price of \$70,000, which accommodates the cost of demolition and improvements needed at the site.

IV. SITE MAP



Approved for Council Agenda:

A handwritten signature in black ink, appearing to be 'H. ...', written over a horizontal line.

10/20/20