



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: February 27, 2023

SUBJECT:

Consideration of **Resolution No. 5676-23** Authorizing the City Manager to Execute Deed Acquiring Property for Basalt Creek Parkland.

RECOMMENDATION:

Staff recommends that the Council approve Resolution 5676-23 for the purchase of the McLeod Trust property at 23465 SW Boones Ferry Road (Tax Lot 2S135CA00800).

EXECUTIVE SUMMARY:

City Council adopted the Parks and Recreation Master Plan in 2019, and accepted the Basalt Creek Parks and Recreation Plan in January 2022. These plans identify the need for parks, trails, and natural areas in Basalt Creek. Both planning processes involved extensive public outreach and community engagement. The Basalt Creek Parks and Recreation Plan demonstrates the need to preserve natural areas and provide active recreation to serve community members. The property recommended for consideration is located immediately across from the majority of residential development activity, including an affordable housing complex. This property has a connection to the creek natural area, as well as space for active recreation near SW Boones Ferry Road. City Council approved the Purchase and Sale Agreement with the sellers on October 24, 2022.

FINANCIAL IMPLICATIONS:

The City's offering price is based on an MAI Certified Appraisal performed by R.P. Herman & Associates. The property is approximately 6.35 acres with a residence and outbuildings. The property acquisition cost is based on the appraised value, and additional value that includes proximity premium to existing adjacent parkland, timber value and recent property improvements for a sale price of \$950,000, plus standard buyer's closing costs. Funds have been identified for this property acquisition. Future funding for site planning and park development will be required with funds not determined at this time, but are expected to include Parks System Development funds generated through Basalt Creek area development.

ATTACHMENTS:

Resolution No. 5676-23
Purchase and Sale Agreement