



# AGENDA ITEM

**July 20, 2010, City Council Meeting**

Approved for Submittal By:

A handwritten signature in blue ink that reads "Dana Shigley".

Dana Shigley, City Manager

To Be Presented By:

A handwritten signature in blue ink that reads "Dana Shigley".

Dana Shigley, City Manager

To: Honorable Mayor and Members of the Anderson City Council

From: Dana Shigley, City Manager  
Telephone 378-6646

Date: July 20, 2010

## SUBJECT

**Resolution of Intention to sell City-owned property located on Veterans Lane to Shasta Head Start, Inc.**

## RECOMMENDATION

The City Manager recommends that the City Council:

**Adopt a Resolution of Intention to sell City-owned property located on Veterans Lane to Shasta Head Start, Inc.**

## FISCAL IMPACT

The City expects to receive approximately \$128,000 in net proceeds from this sale (sales price of \$130,000 less half of all closing/escrow costs). These funds can be used for other parks capital improvement projects, as described in this report.

## DISCUSSION and BACKGROUND

In 1946, the County of Shasta acquired land on Veteran's Lane for the purpose of constructing small homes for veterans to live. The land was used for this purpose for many years, but eventually was abandoned and fell into disrepair. The County did not have the funds to neither maintain the land nor improve it for any purpose. In 1985 the County

deeded the land to the City of Anderson for a sale price of \$0. Although there were no conditions attached to the transfer, the City, at that time, hoped to develop it as a park. Some improvements were made, but the park largely remained a poorly-used recreational area. As the neighborhoods surrounding the park aged, few children remained to play, and those that did live in the area would visit nearby Volonte Park, a far more developed regional park. Use of the park on Veterans Lane remained very limited, and, as a result, the City in 1996 entered into a lease agreement with Shasta Head Start. Since that time, Shasta Head Start has occupied the site, providing day care services to our community. All improvements made since 1996 were completed by Shasta Head Start, not the City of Anderson. City maintenance has been very minimal for nearly twenty years. Currently, there is no significant use of the property as a park. For all intents and purposes, the City is no longer operating a park in that location.

At a previous meeting, the City Council directed staff to discuss with Shasta Head Start the possibility of selling them the park for their permanent use for day care services, as they have been very successful in that location and have plans to make significant improvements to their facilities. Gordon Chatham, Operations Director, indicated an interest in acquiring the property and agreed to share the cost of an appraisal. The appraisal indicates the value of the land as \$130,000, and Mr. Chatham has made an offer to purchase the land for that amount.

Government Code Section 38501-38510 prescribes procedures that must be followed for the City to sell land that was acquired for, or used as, park land. In order to dispose of this land, we must:

- \*adopt a Resolution indicating the Council's intention to dispose of the land
- \*publish a notice in the newspaper indicating our intention to sell
- \*post notices around the property indicating our intention to sell
- \*30 days later, consider objections received, if any, and adopt an additional resolution authorizing the sale

Tonight the City Council is being asked to act on the first step noted above. Should the Council adopt the resolution, attached, staff will complete the appropriate notifications and return on September 7 to finalize the action.

### Use of Funds

In a previous meeting, the City Council expressed an interest in using some or all of the proceeds to help construct the Anderson Veteran's Walk of Honor, currently in design, on East Center Street. This project is anticipated to cost \$350,000 and costs will be split equally between the Anderson Redevelopment Agency and Anderson Veteran's Walk of Honor (AVWH), a non-profit organization. AVWH is working hard to raise their share of the funds. If the Council desires, all or some of the proceeds of the sale could be used to support AVWH fund-raising efforts, offsetting a portion of their \$175,000 goal.

In addition, there is a significant need to pave the parking lot at Volonte Park near the skate park. Given that the two sites are near each other, and the loss of the land on Veteran's Lane might result in an [albeit small] increase in traffic at Volonte Park, this might be an

appropriate use for the sale proceeds as well. This will also help reduce maintenance costs at Volonte Park by cutting down on weeds and rocks. If the Council desires to direct funds for this project, approximately half (\$64,000) would be needed to complete the job.

The attached resolution makes the appropriate findings necessary to begin the process of disposing of the land on Veterans Lane. In addition, I am asking the City Council to provide direction to staff regarding the use of the sale proceeds.

<b>ATTACHMENT</b>
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Resolution of Intention

**RESOLUTION NO. 10-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANDERSON  
INDICATING ITS INTENT TO SELL CITY OWNED LAND LOCATED ON VETERANS WAY**

WHEREAS, in 1985, the City of Anderson acquired land on Veterans Lane with a hope to develop a park at the location; and

WHEREAS, because of the land's proximity to Volonte Park, and because the aging neighborhood was not home to many children, development of the land as a park was, and remains infeasible; and

WHEREAS, the land has not, and is not, significantly used by the community as a public park; and

WHEREAS, the City Council has determined that disposal of the land is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Anderson does hereby find:

1. The City intends to sell 66,000 square feet of land, described as all of parcel 48 and a portion of parcel 47, shown on book and map 202-160 of the County Assessor's records; and
2. The City Council, after appropriately notifying the community, will meet on September 7, 2010, during the regularly schedule City Council meeting to consider objections to this action and consider taking final action.

PASSED AND ADOPTED by the City Council of the City of Anderson this 20th day of July, 2010, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Norma Cornick, Mayor

ATTEST:

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Juanita Barnett, City Clerk