

CITY OF VALDEZ, ALASKA

RESOLUTION #16-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, RE-AUTHORIZING THE LAND SALE OF A 5,368 FT² PORTION OF TRACT D, BLOCK 3 OF BLOCK 20 ADDITION # 2, MINERAL CREEK SUBDIVISION TO EDWARD (MIKE) AND AURORA MELLER FOR \$4,000.00.

WHEREAS, The City of Valdez is the owner of the following described real property: Tract D, Block 3 of Block 20 Addition # 2, Mineral Creek Subdivision; and

WHEREAS, Edward and Aurora Meller are the owners of the adjacent real property: Tract B Addition #1, Woodside Subdivision; and

WHEREAS, Edward Meller has requested to purchase a 5,368 ft² portion of Tract D, Mineral Creek Subdivision for the purpose of combining it with Tract B, Woodside Subdivision into a combined Single-Family Residential lot; and

WHEREAS, The property that Mike Meller is requesting is not large enough to accommodate independent development or use by the public, and the only other property owners that could make use of it are the opposite adjacent owners, Sheila and Bill Reiswig, who have consented to this land sale; and

WHEREAS, Edward Mellers' request for land and proposed use is in conformance with the zoning for the area and the objectives of the Comprehensive Plan; and

WHEREAS, on April 22nd, 2015 the Planning & Zoning Commission approved a recommendation to sell this property to Mike Meller for his proposed purpose; and

WHEREAS, on November 3, 2015 the City Council approved Resolution #15-48 authorizing the sale of said property to Mike and Aurora Meller; and

WHEREAS, Chapter 4.04 of the Valdez Municipal Code provides for the sale of real property owned by the City, which is not dedicated to any public use; and

WHEREAS, Chapter 4.04 of the Valdez Municipal Code provides for the Council to sell property for less than the appraised value if the Council by motion passed by not less than six council members find that the public interest will not be served by selling the property at the appraised fair market value; and

WHEREAS, actions associated with the sale, including re-platting, the appraisal and the title report kept this sale from being effectuated within one year of the original approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that

Section 1: The City Council has found that it is not in the public interest to offer the property at a public sale as it is unusable to anyone other than the adjacent property owner, Mike Meller.

Section 2: The property will be sold for \$4,000.00 and the purchaser will be responsible for all costs associated with the sale.

Section 3: The City Manager, or his designee, is hereby authorized to negotiate with sale of said property.

Section 4: The purchaser is required to have the property surveyed to subdivide Tract D, Block 3 of Block 20 Addition #2 into two parcels that continues to delineate the 20' easement running North to South through Tract D and delineates a 10' easement along the Southern back property line of the purchased portion of Tract D to meet the 10' utility easements along the South property lines of the adjacent parcels.

Section 5: The purchaser is required to have the property surveyed to combine the newly acquired land with Tract B Addition #1, Woodside Subdivision and to re-zone the combined parcel as Single-Family Residential and bear associated costs.

Section 6: The sale shall become effective thirty days from the approval and posting of this resolution.

Section 7: If the sale of said property is not effectuated within one year of the date of approval the authorization to sell granted by this resolution expires.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 1st day of November, 2016.

CITY OF VALDEZ, ALASKA

Ruth E. Knight, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk