

CITY COUNCIL MEMORANDUM

AGENDA ITEM

**AUTHORIZE THE SALE OF REAL PROPERTY
LOCATED AT THE CORNER OF BUCKLEY AVE.
AND CAMILLA RD.**

ORIGINATING DEPARTMENT

CITY ATTORNEY AND PUBLIC WORKS

BACKGROUND INFORMATION

On July 1, 1968, the City acquired the real property located at the corner of Buckley Ave. and Camilla Rd. The property is a 0.505 acre tract of land. A chain link security fence surrounds the site and a possible underground water pipe that may have been abandoned in place. The land is generally level topographically and is near square in shape. The subject property is bounded on the south by residential homes fronting along Farhills Dr. and bounded on the north and west by residential property, as well.

The owners of 1101 Farhills Dr. contacted the City expressing interest in purchasing the property with the intent of expanding their current yard. The City explained that a competitive process would be necessary.

As authorized by LGC § 272.001(a), a City may sell land following general public notification offering the land for sale and receipt of sealed bids. However, the City is not obligated to accept any bid or offer or to complete the sale or exchange (LGC § 272.001(d)).

The City currently mows the property and has no future use for the site. If sold, the tract would be placed back on the tax roll and the City would be relieved of its duty and cost to maintain the site. Currently, the Bell County Tax Appraisal District has assessed the property at \$1,810.00.

DISCUSSION/CONCLUSION

On January 17, 2017, the City Council came to a consensus to proceed with advertising the property for competitive sealed bids. City staff published notice of the proposed sale (Bid No. 17-09) on February 19, 2017, and February 26, 2017, with a minimum bid requirement of \$5,000.00. One bid was received by the City, and the bid was opened and read aloud on March 2, 2017. The bid in the amount of \$9,000.00, a copy of which is attached, was received from Michael Walsh and Nikki Chambers Walsh, who are the owners of 1101 Farhills Dr. immediately adjacent to the south of the subject property. The stated proposed use for the property is "extension of property. Build a pad for the small RV. Construct a garden area. Plant trees, shrubbery, and flowers; in addition, landscape as we have done to our own property."

As required by Section 145 of the City Charter, if authorized, the sale shall not be effective until thirty (30) days have elapsed from the date of this resolution.

FISCAL IMPACT

If accepted, the highest bid received will result in a positive fiscal impact of \$9,000.00. The City will also avoid maintenance costs for the tract and will return the property to the tax roll.

RECOMMENDATION

Staff recommends that the City Council approve the sale of the above-described subject property to the highest bidder and that the City Manager be authorized and empowered to act in the name and on behalf of the City of Killeen in all lawful ways to execute and deliver all contracts, notes, deeds of trust, deeds, bills of sale, assignments, consents, notices, filings, certificates, acknowledgements, closing statements, affidavits, and other documents, and to do and perform every other act as he may deem necessary and appropriate to carry out the sale of the above-described tract in accordance with this resolution.