

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: December 07, 2011

AGENDA ITEM: Ordinance No. 11-20 setting the minimum bid for land and buildings on approximately 0.61 acres of real property / 1,928 square feet of structure, located at or near 1881 West 6200 South at \$140,000.

PUBLIC HEARING REQUIRED – NO

RESOLUTION/ORDINANCE REQUIRED

ORDINANCE X RESOLUTION

PRESENTER: John Inch Morgan

ISSUE SUMMARY:

The subject property at 1881 West 6200 South, commonly known as the MacLeod House was acquired as part of the 6200 South and Redwood Road intersection improvements. The property was initially surplus by Ordinance 11-02 on January 19, 2011 with a minimum bid price of \$210,000. Council Ordinance 11-04, adopted on June 1, 2011 adjusted the minimum bid price to \$161,000.

The property was acquired with Wasatch Front Regional Council (WFRC) Corridor Preservation Funds. Upon sale of the property the proceeds of the funds, less any allowable fees for administration and maintenance, etc. must be returned to the WFRC.

Current market conditions and recent real estate property sales indicate that a fair market price ranges from \$130,00 to \$145,000. The property has been actively marketed and listed on multiple listing services.

COMMISSION / ADVISORY BOARD RECOMMENDATION: N/A

STAFF RECOMMENDATION: Approve Ordinance

CITY ATTORNEY (Approved as to form): N/A

ATTACHMENTS:

1. Ordinance No. 11-20 Notice of Disposition of a Parcel of Real Property.

ACTION REQUIRED: Council Approval.

TAYLORSVILLE, UTAH
ORDINANCE NO. 11-20

NOTICE OF DISPOSITION OF REAL PROPERTY

**AN ORDINANCE ESTABLISHING A MINIMUM BID FOR CERTAIN REAL
PROPERTY LOCATED AT 1881 WEST 6200 SOUTH WHICH HAS BEEN
PREVIOUSLY DECLARED AS SURPLUS TO THE NEEDS OF THE CITY**

WHEREAS, on December 07, 2011, the City Council (the "Council") of the City of Taylorsville ("City") met in regular session to consider, among other things, setting a minimum bid price for real property located at 1881 West 6200 which was declared as surplus to the needs of the City by City Council Ordinance 11-02 on January 19, 2011, and established a minimum acceptable bid price of \$210,000; and

WHEREAS, the Council further evaluated the value of the property on June 1, 2011 and amended the minimum acceptable bid to be \$161,000 with Ordinance 11-04; and

WHEREAS, the City owns real property at this locations consisting of 0.61 acres of land and a 1,928 square foot house and other structures ("Property"); and

WHEREAS, the property was acquired as part of the Utah Department of Transportation ("UDOT") 6200 South Redwood Road Improvement Project with Wasatch Front Regional Council ("WFRC") Corridor Preservation Funds; and

WHEREAS, the property has been for sale since the initial surplus Ordinance was passed by the Taylorsville City Council without success, and has recently been listed and marketed through multiple listing services; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to reconsider the established minimum bid giving new market valuations for real property in the area and set a new minimum bid price; the proceeds of which must be returned to WFRC Corridor Preservation Fund, less allowable administrative fees and maintenance costs.

NOW, THEREFORE, BE IT ORDAINED by the Council that the property located at 1881 West 6200 South be sold for a price greater than the new minimum bid of \$140,000; that the Property be transferred pursuant to quitclaim deed; that the Mayor is hereby authorized to sell the Property.

This Ordinance, assigned Ordinance No. 11-20, shall take effect as soon as it shall be published or posted as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2011.

TAYLORSVILLE CITY COUNCIL

By: _____
Jerry Rechtenbach, Chairman

VOTING:

Bud Catlin	Yea	___	Nay	___
Larry Johnson	Yea	___	Nay	___
Dana Barbour	Yea	___	Nay	___
Morris Pratt	Yea	___	Nay	___
Jerry Rechtenbach	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2011.

APPROVED this _____ day of _____, 2011.

Russ Wall, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2011.

POSTED this ____ day of _____, 2011.