

Sec. 2-515. - Sale, trade or lease of real property.

- (a) Except as otherwise provided in this section, real property owned by the city may be sold, traded or leased only when authorized by ordinance and only after competitive bids have been obtained. The real property may be sold, traded or leased only to the person submitting the highest and best bid.
- (b) City property may be sold, traded or leased without competitive bids:
  - (1) To any person to whom the property has a unique or enhanced value because of its accessibility, configuration, location, size or use;
  - (2) To any adjacent property owner at fair market value as determined by an appraisal;
  - (3) When use of the property is limited to public purposes specified by the council;
  - (4) When the sale, trade or lease is part of a settlement in a condemnation proceeding; and
  - (5) When the council determines that it is in the public interest to sell, trade or lease the property to a particular person.
- (c) Farmland owned by the city may be leased by the city manager without obtaining competitive bids and without further council authorization under the following circumstances:
  - (1) The person seeking to lease the property conducts a farming operation adjacent to the property sought to be leased from the city;
  - (2) The person seeking to lease the property has previously leased the property and has demonstrated good farming practices; or
  - (3) The property was acquired by the city from the person seeking to lease the property.

(Ord. No. 18178, § 3, 7-19-04)