



Department Source: City Utilities - Solid Waste

To: City Council

From: City Manager & Staff

Council Meeting Date: May 1, 2023

Re: Report on the proposed sale of 912 East Walnut property

Executive Summary

Staff has prepared a report regarding the proposed sale of 912 East Walnut property.

Discussion

The Solid Waste Utility acquired the 912 East Walnut property in April of 2018 with the intention of developing a solid waste collection site on the southern portion of the property that would serve the area of the CID in the 800 and 900 blocks between Walnut and Broadway. The solid waste collection site has been completed and is currently being used by CID Solid Waste customers.

On November 21, 2022, Council approved the 912 E. Walnut Subdivision – Final Plat. The plat provided Solid Waste with a utility easement over the southern 56 feet of the property, which provides a permanent location for the solid waste collection site. The plat also provided additional alley right of way and made the 912 E. Walnut into a legal lot.

On December 19, 2022, Council amended the City Zoning map by establishing a Historic Preservation Overlay zoning district for the 912 E. Walnut property.

Now that the above mentioned items have been complete, staff wishes to proceed with the sale of the 912 E. Walnut property. Selling the property will allow a private individual to repair/improve the existing structure on the northern portion of the property while allowing Solid Waste to maintain the solid waste collection site on the southern portion.

Sale of the property will be facilitated by the City's Purchasing Division in accordance with Section 2-515 of City Code.

Fiscal Impact

Short-Term Impact: Sale of the property will provide a one-time revenue of an unknown amount and will have an insignificant reduction in the annual operational and maintenance expenditures for the Utility.

Long-Term Impact: Sale of the property will have an insignificant reduction in the annual operational and maintenance expenditures for the Utility.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/19/22	Authorizing Historic Landmark and HP-O District Designation (Case #09-2023) for 910 & 912 E. Walnut.
11/21/22	Approval of the "912 E. Walnut Street Subdivision" plat.
01/03/22	Report requesting direction to proceed with Historic Landmark and HP-O District Designation for 910 & 912 E. Walnut Street (Rep 2-22).
04/06/20	Authorizing construction of improvements to the solid waste collection site located at 912 E. Walnut Street; authorizing the Purchasing Division to issue a contract for a portion of the work utilizing a duly authorized term and supply contractor (Ord. 024196).
08/19/19	PH38-19 Proposed construction of improvements to the solid waste collection site located at 912 E. Walnut Street.
08/05/19	R111-19 Setting a public hearing: proposed construction of improvements to the solid waste collection site located at 912 E. Walnut Street.
11/07/18	Interested Parties Meeting
05/21/18	B72-18 Authorizing a contract for sale of real estate with the Hallie Holland Living Trust for the acquisition of property located at 912 East Walnut Street to be used by the Solid Waste Division for a collection site for refuse, cardboard and container recycling in the Downtown CID; appropriating funds.
04/16/18	B72-18 Authorizing a contract for sale of real estate with the Hallie Holland Living Trust for the acquisition of property located at 912 East Walnut Street to be used by the Solid Waste Division for a collection site for refuse, cardboard and container recycling in the Downtown CID; appropriating funds. – <i>Tabled</i>
04/16/18	R60-18 Adopting the Downtown CID Compactor Location Master Plan.

Suggested Council Action

Provide Staff with direction on whether or not to proceed with an ordinance authorizing the sale of 912 E. Walnut.