

RESOLUTION NO. 2023-19

**RESOLUTION AUTHORIZING CITY MANAGER OR DESIGNEE TO SIGN
PURCHASE AGREEMENT AND COMPLETE THE PURCHASE OF
APPROXIMATELY 1.01 ACRES OF PROPERTY KNOWN AS TRACT H OF
PROPERTY COMMONLY KNOWN AS PARKVIEW TERRACE (WASHINGTON
COUNTY TAX LOT NUMBER 1N4360003400)**

WHEREAS, Venture Properties, Inc., is a contract purchaser of a 34.52-acre tax lot 1N4360003400 bordering Watercrest Ave and Thatcher Road; and

WHEREAS, the city is interested in purchasing approximately 1.01 acres of that property which has been designated on the Preliminary Plat as Tract H, and

WHEREAS, that property has been identified as necessary to allow the City to expand finished water storage capacity at the City's Water Treatment Plant (WTP), and

WHEREAS, City staff and Venture Properties have reached agreement on the acquisition price subject to City Council approval and Venture Properties finalizing purchase of the property.

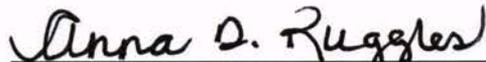
NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. The City Council approves the purchase of property known as Tract H of Tax Lot 1N4360003400 for \$561,487.95, plus closing costs.

Section 2. The City Manager or designee is authorized to sign the purchase agreement and complete the purchase of the property.

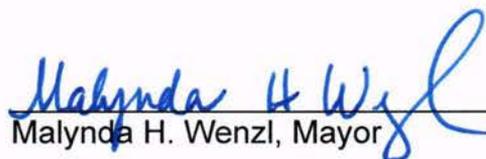
Section 3. This resolution is effective immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 12th day of June, 2023.

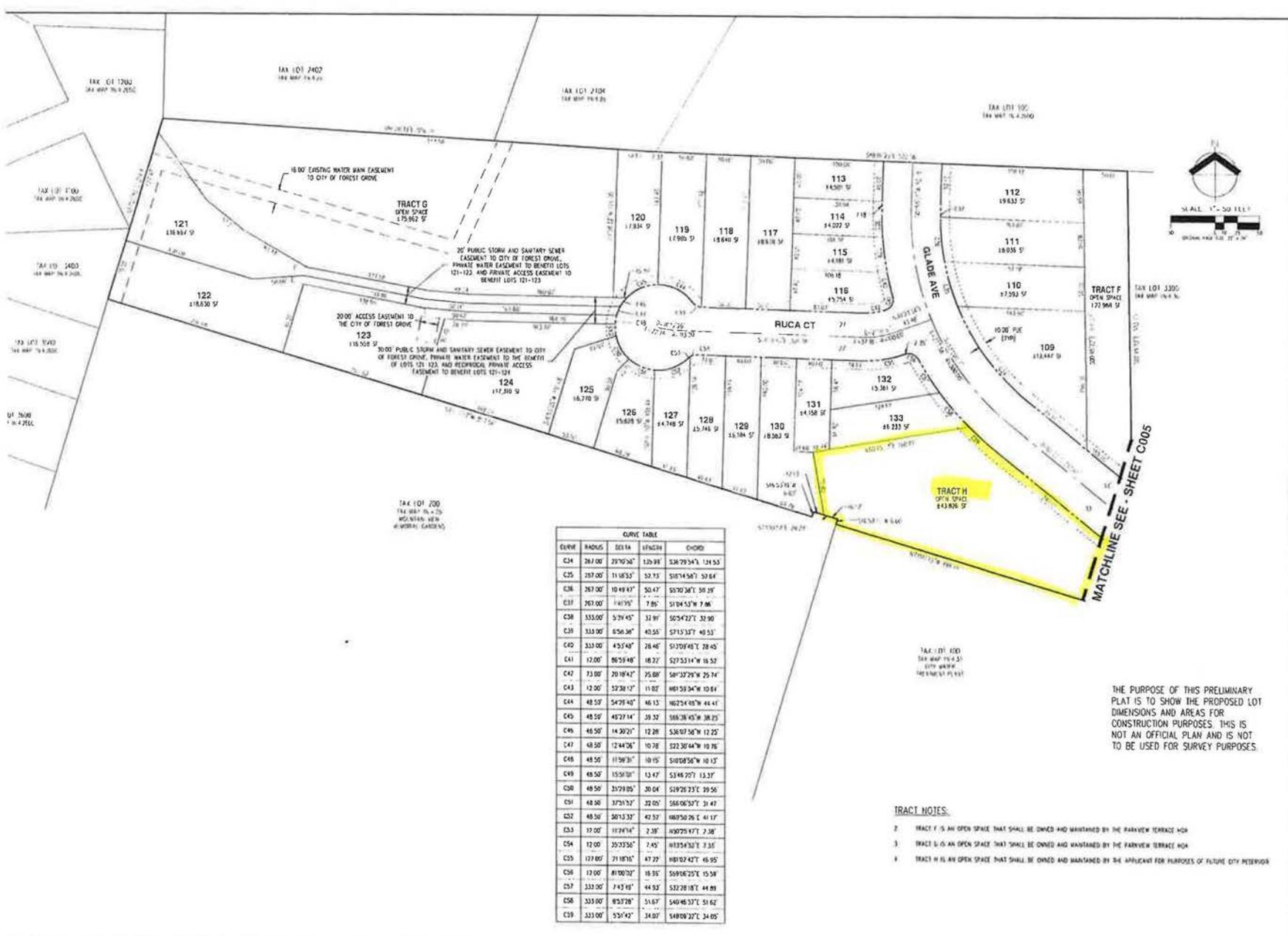


Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 12th day of June, 2023.



Malynnda H. Wenzl, Mayor



TAX LOT 200
184,847 S.F. ±
MOUNTAIN VIEW
MUNICIPAL CANTON

CURVE	RADIUS	CHORD	CHORD	CHORD
C14	261.00	2970.267	129.98	536.79347 131.53
C25	267.00	11,863.57	52.73	51874.567 52.64
C26	267.00	10,494.97	50.47	52707.367 50.29
C37	267.00	14,179.57	7.85	51244.57 7.86
C38	333.00	579.457	32.97	50547.227 33.90
C39	333.00	656.367	40.55	52133.37 40.55
C40	333.00	457.497	28.46	51329.487 28.45
C41	12.00	8659.487	18.22	52733.147 18.52
C42	73.00	2018.427	25.88	58132.297 25.74
C43	12.00	3230.127	11.02	48158.347 10.64
C44	48.50	5473.407	46.13	48254.487 44.41
C45	48.50	4827.147	39.52	38838.457 38.29
C46	48.50	14,302.97	12.28	53637.567 12.25
C47	48.50	1244.067	10.78	42230.447 10.76
C48	48.50	1159.307	10.92	51028.567 10.17
C49	48.50	1530.307	12.47	53446.207 13.27
C50	48.50	3329.057	30.04	51926.237 29.56
C51	48.50	3731.527	32.02	58606.527 31.47
C52	48.50	5013.327	42.52	48930.267 41.17
C53	12.00	1124.477	2.30	40079.477 2.38
C54	12.00	2033.567	7.45	41354.537 7.35
C55	127.00	2118.307	47.22	48152.427 46.92
C56	12.00	8120.207	18.35	50906.257 19.58
C57	333.00	743.197	44.92	52228.187 44.88
C58	333.00	8532.807	51.67	54046.577 51.62
C59	333.00	574.427	34.02	54808.227 34.05

TRACT NOTES:

- TRACT F IS AN OPEN SPACE THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA
- TRACT G IS AN OPEN SPACE THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA
- TRACT H IS AN OPEN SPACE THAT SHALL BE OWNED AND MAINTAINED BY THE APPLICANT FOR PURPOSES OF FUTURE CITY INTEREST

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR CONSTRUCTION PURPOSES. THIS IS NOT AN OFFICIAL PLAN AND IS NOT TO BE USED FOR SURVEY PURPOSES.



**PARKVIEW TERRACE
SUBDIVISION NO. 2
FOREST GROVE OREGON**

PRELIMINARY PLAT (CONT)

VERSION: 01-25
 DRAWN BY: TJS
 CHECKED BY: TJS
 DATE: 12/28/2022
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DIGITALLY SIGNED
 JACOBSON
 JANUARY 15, 2018
 MICHAEL S. JACOBSON
 RESIDUAL
 LICENSE: 127822
 JOB NUMBER: 8511
 SHEET: C006



A place where families and businesses thrive.

CITY RECORDER USE ONLY:

AGENDA ITEM #: F. 5.

MEETING DATE: 06.12.2023

FINAL ACTION: RESO 2023-19

CITY COUNCIL STAFF REPORT

TO: *City Council*

FROM: *Jesse VanderZanden, City Manager*

MEETING DATE: *June 12, 2023*

PROJECT TEAM: *Paul Downey, Assistant City Manager/Finance Director
Gregory Robertson, Public Works Director*

SUBJECT TITLE: *Purchase of Property for Water Treatment Plant (WTP) to allow for expansion of the finished water storage*

ACTION REQUESTED:

<input type="checkbox"/>	Ordinance	<input type="checkbox"/>	Order	<input checked="" type="checkbox"/>	X	Resolution	<input type="checkbox"/>	Motion	<input type="checkbox"/>	Informational
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X all that apply

ISSUE STATEMENT:

The City’s Water Master Plan (Plan) identified a need to expand the City’s current 5 million-gallon finished water storage tank located at the City’s Water Treatment Plant (WTP). The Plan also included a seismic evaluation of the tank and identified a need to replace the tank due to numerous seismic deficiencies.

To build the recommended finished water storage capacity at the WTP will require the City to purchase about one acre of additional property immediately adjacent to the current WTP. The City has identified property immediately adjacent to the WTP. A developer is purchasing a larger piece of property on which this acre of property is located. The developer has agreed to sell the property to the City and has labeled the property the City is purchasing as Tract H on the preliminary plat (see attached). A resolution has been prepared for Council consideration authorizing the City to purchase the property for \$561,487.95 plus closing costs.

BACKGROUND:

As discussed above, the City will need this property to be able to build two finished water storage tanks that will ultimately store at least 10 million gallons of finished water. The size and layout of the current property does not allow for the construction of both storage tanks on the property. The City needs to purchase this acre of property to ultimately construct and house both tanks. The design of the first storage tank will begin in the coming fiscal year with construction starting after design is complete. The second tank will be constructed in the next five to seven years. The city needs to purchase the needed property now as it is available to purchase and the property is currently unimproved.

The developer, Venture Properties, who has purchase agreement to acquire the property and intends to close the purchase of the property in the next month or two, has agreed to separate approximately 1.01 acres from the proposed development and has set the property as Tract H on the preliminary plat. City staff and the developer have been negotiating the price of the property and have agreed on a price of \$561,487.95 which includes the price of the land and a proportion of the overall subdivision development costs that the developer cannot recover from the houses that were going to be built on that land as part of the developer's initial design. Staff is comfortable with the final price as the other options to acquire the property would most likely result in the City incurring more expense. The developer did agree to pay the deferred taxes that will be required to be paid on that acre when the parcel comes off its current farm deferral status.

FISCAL IMPACT

The City has been accumulating funds for large water capital projects in the Water Fund and the Water SDC Fund. The storage tanks are large projects with a total price of \$30-\$40 million depending on when they are constructed. The tanks can be paid from Water and Water SDC funding as the amount of stored water is being expanded. Purchasing the land is part of the project cost and will be paid by accumulated savings. The City will have to ultimately borrow funds to pay for the total tank replacement project. The amount and timing of the debt issuance will be determined as part of a water rate and SDC study that is commencing this fiscal year.

RECOMMENDATION

Staff recommends the City Council approve the attached resolution to allow the City to acquire the property.

ATTACHMENTS

Resolution Authorizing City Manager or Designee to Sign Purchase Agreement and Complete the Purchase of Approximately 1.01 Acres of Property Known as Tract H of Property Commonly Known as Parkview Terrace (Tax Lot Number 1N4360003400)
Preliminary Plat showing Tract H

CITY OF FOREST GROVE
LEGISLATIVE RESOLUTION SCRIPT
AGENDA ITEM F. 4.

RESOLUTION NO. 2023-19 AUTHORIZING CITY MANAGER OR DESIGNEE TO SIGN PURCHASE AGREEMENT AND COMPLETE THE PURCHASE OF APPROXIMATELY 1.01 ACRES OF PROPERTY KNOWN AS TRACT H OF PROPERTY COMMONLY KNOWN AS PARKVIEW TERRACE (WASHINGTON COUNTY TAX LOT NUMBER 1N4360003400)

Instructional Note: Only read text in blue.

Staff Report: Paul Downey, Assistant City Manager/Finance Director, will now present the staff report. Is there any correspondence that has been received after publication of the written report?

Councilor Questions: Do any Councilors have clarifying questions of staff? If none;

Motion: I will now ask for a motion to adopt **Resolution No. 2023-19** by title.

State The Motion: This motion is...to adopt **RESOLUTION NO. 2023-19 AUTHORIZING CITY MANAGER OR DESIGNEE TO SIGN PURCHASE AGREEMENT AND COMPLETE THE PURCHASE OF APPROXIMATELY 1.01 ACRES OF PROPERTY KNOWN AS TRACT H OF PROPERTY COMMONLY KNOWN AS PARKVIEW TERRACE (WASHINGTON COUNTY TAX LOT NUMBER 1N4360003400)**

Is there a second? **After Seconded:** Do any Councilors wish to comment on the motion?

After Council Deliberations: City Manager please read the Resolution by title only.

City Recorder, please call the roll.

- Formally announce the vote of the motion and adoption of the resolution.

CITY COUNCIL ACTION AMENDMENTS

Note 1: If there are any modifications/amendments to the proposed Resolution / Exhibit A, ask for a motion to amend; if yes, read amendment in full, ask for a second to amend and City Council votes on the amendment.

- Ask City Recorder for roll call vote; and
- Formally announce the vote of the amended motion and adoption of the resolution.