



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD

Rely on us.

TO: Commissioners Schlossberg, Brown, Carlson, Barofsky and McRae
FROM: Jared Rubin, Environmental & Property Management Supervisor
DATE: December 22, 2021
SUBJECT: Surplus Property
OBJECTIVE: Approval of Resolution Declaring Surplus Property for Utility Corridor Adjacent to Beltline

Issue

ODOT has expressed an interest in acquiring EWEB property adjacent to Beltline north and west of the Roosevelt intersection for the purpose of widening the right of way in that area. The property is no longer considered necessary for the Utility's future plans.

Background

Tax Lot 100 on Lane County Assessor's Map #17-04-28-10. The parcel includes approximately 2.37 acres of land.

The property was conveyed by Warranty Deed recorded on January 16, 1967, as Instrument No.72361, Reel 333R, Lane County Deeds and Records, Lane County, Oregon, from CARL M. JENSEN and CLARE JENSEN, husband and wife. The consideration was in the amount of \$7,735.00 and it is vested in the name of CITY OF EUGENE, a municipal corporation, for the use and benefit of the EUGENE WATER & ELECTRIC BOARD.

The property is level and is adjacent to Beltline Road.

Discussion

The property was intended to be used for water and electric transmission lines which have been constructed upon EWEB property along the east side of Beltline Road. The lot has remained vacant since its purchase.

EWEB fiber and water facilities exist within a corner of this property. ODOT has granted EWEB Permits which grant EWEB rights to maintain the facilities in their current location.

Value

The Property has been appraised by an appraiser contracted by ODOT at \$35,000 which will be the purchase price for the sale. The land is zoned R-1, Low Density Residential.

TBL Assessment (Triple Bottom Line):

The entire property is not currently productive and has no useful value to EWEB's future planning, nor is it in line with EWEB's mission, vision, or strategic direction of providing safe and reliable

water and electric services to its rate payers.

Recommendation:

Staff recommends the Board execute a Resolution declaring the property as surplus and to authorize the sale of the property to ODOT.

**RESOLUTION NO. 2203
JANUARY 2022**

**RESOLUTION DECLARING SURPLUS
FOR CERTAIN REAL PROPERTY NO LONGER NEEDED
FOR UTILITY PURPOSES
EUGENE WATER & ELECTRIC BOARD**

WHEREAS, EWEB holds title to 2.37 acre parcel of land identified on Lane County Assessor's Map #17-04-28-10 Tax Lot 100, Lane County, Oregon, vested in the name of the CITY OF EUGENE, a municipal corporation, for the use and benefit of the EUGENE WATER & ELECTRIC BOARD;

WHEREAS, the Oregon Department of Transportation has expressed an interest in acquiring the property for the purpose of expanding the Beltline Road right-of-way, and the property is no longer needed for utility purposes;

WHEREAS, Eugene Code, Section 2.195 provides Eugene Water & Electric Board – Duties and Powers: "*The board shall have entire control of the water and electric utilities of the city, and all property connected therewith.*";

WHEREAS, The EWEB Board of Commissioners have endorsed EWEB's Property Management Policies and Procedures for the disposal of surplus property based on current and future utility needs, land use, and environmental considerations. EWEB Water and Electric Department Managers have considered the present and future needs and are recommending that this property be declared surplus.

NOW, THEREFORE, BE IT RESOLVED by the Eugene Water & Electric Board that:

- (i) The Board does hereby declare surplus the property described and represented in Exhibit A;
- (ii) Instructs the General Manager to notify the City Manager of the opportunity to obtain the property for municipal purposes as provided by Eugene Code 2.196 not later than thirty (30) days from the execution of this resolution;
- (iii) Authorizes the General Manager to complete the sale of the property to ODOT and to acquire the proper permits from ODOT for current EWEB facilities.

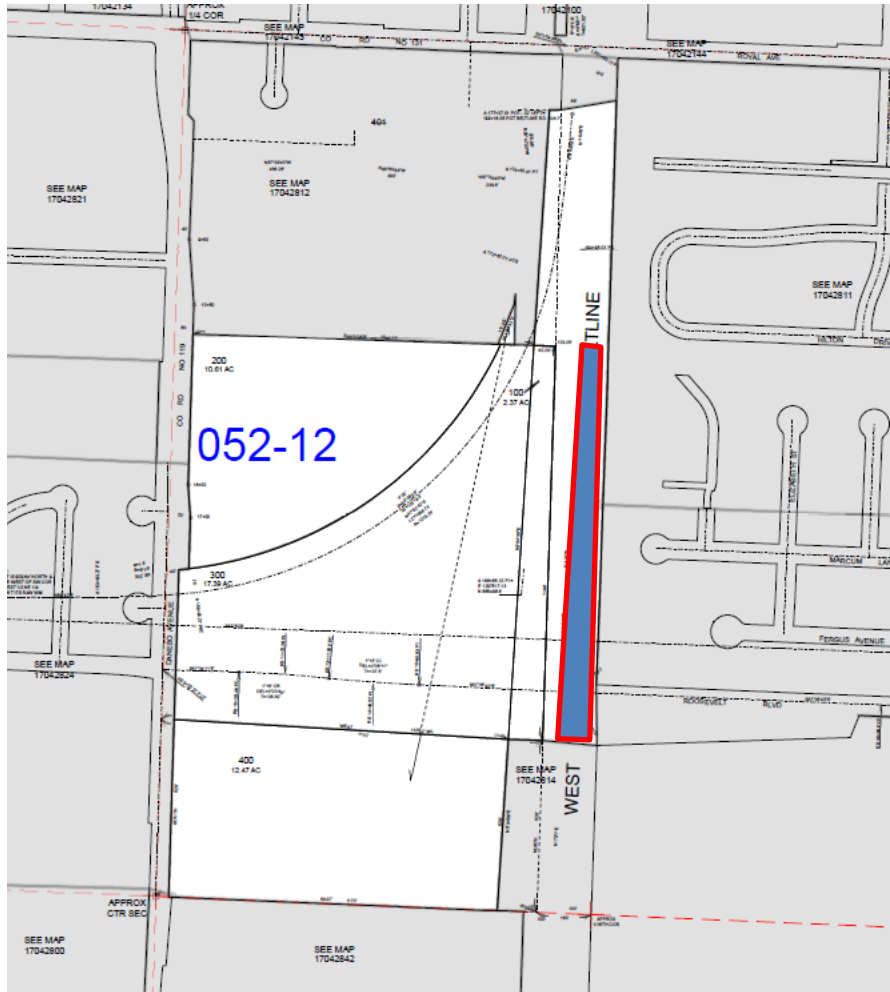
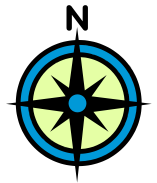
Dated this 4th day of January 2022.

THE CITY OF EUGENE, OREGON
Acting by and through the
EUGENE WATER & ELECTRIC BOARD

President

I, ANNE KAH the duly appointed, qualified and acting Assistant Secretary of the Eugene Water & Electric Board, do hereby certify that the above is a true and exact copy of the Resolution adopted by the Board at its January 4, 2022, Regular Board Meeting.

Assistant Secretary



Note: This exhibit does not represent a survey and is only intended to compliment the attached Resolution for clarification purposes.

Date: 12/29/2021

By: O'Dell

**Lane County Assessor's
Map # 17-04-28-10 Tax Lot 100**

Scale: None

EXHIBIT "A"

EXHIBIT A
Legal Description

Real property in the County of Lane, State of Oregon, described as follows:

A STRIP OF LAND OF VARIABLE WIDTH BEING THAT PART OF THE GRANTORS REAL PROPERTY DESCRIBED BY A DEED RECORDED IN BOOK 235 ON PAGE 321 OF LANE COUNTY OREGON DEED RECORDS WHICH LIES EAST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, LANE COUNTY OREGON AND RUNNING WEST ALONG THE EAST WEST CENTERLINE OF SAID SECTION 280 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 34 1/2' EAST 525 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE GRANTORS REAL PROPERTY ABOVE DESCRIBED; THENCE CONTINUING NORTH 3° 34 1/2' EAST ACROSS SAID PROPERTY APPROXIMATELY 1190 FEET TO A POINT ON THE NORTHERLY BOUNDARY THEREOF, ALL IN LANE COUNTY OREGON.