

**Presentation to Governing Body
August 17, 2010**

Department: Public Works Water/Sewer

Author/Presenter: William Armstrong, 703-335-8815

Subject: Surplus Property, Well Lots

Issue: Sale of surplus city property

Background:

The western side of the city has a total of 7 parcels of land used as active and inactive well lots totaling 3.28 acres. These parcels were created as part of the Manassas Park subdivision back in the late 1950s. 3 of the 7 well lots had active wells that supplemented the water supply for the western side of the city with the largest lot number 9 also being used as a park. The remaining 4 lots were created for possible future well sites. Well number 2, 6 and 9 were taken out of service and abandoned as a result of poor water quality that would not meet the minimum water quality standards. Numerous attempts were made to try and correct the problems to no avail; the cost associated to maintain the wells the uncertainty of both the production and quality of water made the continued use of all three wells Impractical. Staff presented this Information to the governing body and recommended that the wells be discontinued from service, the Governing Body concurred and staff was instructed to move forward on the abandonment of the wells.

At the direction of the Governing Body a series of meetings were conducted with the adjacent property owners of the surplus property to ascertain if there was any interest purchasing all or part of the property and how best to divide the property among the interested parties

A certified letter (attached) with a minimum bid price was sent to all adjacent property owners informing them to contact the city no later than August 13, 2010 as to whether they were interested in purchasing property

Discussion:

The following adjacent property owners responded with an interest in purchasing all or a partial piece of surplus well lot property

Well lot number two, initially had 2 adjacent property owners interested in purchasing the property, one has withdrawn and I have not received a response from the certified letter or a response from site visit from the other owner.

Well lot three, no response

Well lot four, has one adjacent property owner interested in purchasing 3000 square feet

Well lot five, has one adjacent property owner interested in purchasing in whole lot

Well lot six, has two adjacent property owners with a combined interested in purchasing the whole lot

Well lot seven, has one adjacent property owner interested in purchasing in whole lot

Recommendation:

Staffs recommend having the property staked out, surveyed by the city engineer, and preparing the necessary plats for review by staff and the City Attorney and sale of the property

Review:

City Business License: <u>N/A</u>	Date: <u>8-10-2010</u>
Prepared by: <u>William Armstrong</u>	Date: _____
Reviewed by: _____	Date: _____
Approved by City Attorney: _____	Date: _____
Approved by City Manager: _____	Date: _____



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7/21/2010

Lacy L. & Carolyn E. Finchum
113 Forrest Street
Manassas Park, Virginia 20111

Re: Surplus City Property
Well Lot # 2, Section 2, Manassas Park Subdivision

Dear Mr. & Mrs. Finchum:

You are listed as the owner of real property located at 113 Forrest Street in the City of Manassas Park. As you may be aware, the City's Governing Body has declared the City-owned property known as "Well Lot 2", which is comprised of approximately 14,201 square feet of land, to be surplus. The Governing Body has authorized City staff to enter into discussions with owners of abutting land to determine if they are interested in purchasing of all or a portion of Well Lot 2. Because your property at the address listed above abuts Well Lot 2, I am writing to ask if you would be interested in purchasing all or a portion of Well Lot 2. Please note that the minimum bid that will be considered by the City is \$1.00 per square foot.

Please notify me no later than 4:00 p.m. on August 13, 2010 as to your interest in Well Lot 2. If I have not heard from you by that time, I will assume that you are not interested in purchasing any of the property.

I may be contacted at 703-335-8815 between 8:30 a.m. and 5:00 p.m., Monday – Friday, or by email at W.Armstrong@manassasparkva.gov. Please contact me if you should have any questions or require further Information.

Sincerely,

William F. Armstrong

William F. Armstrong
Building Official, Deputy Director of Public Works

C: File