



Mendocino County

Legislation Text

File #: 20-0073, Version: 1

To: Board of Supervisors

From: Executive Office

Meeting Date: February 4, 2020

Department Contact: Carmel J. Angelo

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Department Contact: Janelle Rau

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Item Type: Regular Agenda

Time Allocated for Item: 10 min

Agenda Title:

Discussion and Possible Action Including Adoption of Resolution Declaring County Owned Property Located at Vacated County Road 141, Rivino Ranch Road as Surplus; Approval of Agreement to Purchase and Escrow Instructions for the Sale of this Property to Jason N. McConnell and Suzanne J. Jahnke, in the Amount of \$11,500 (Eleven Thousand Five Hundred Dollars); and Authorization for Purchasing Agent or Designee to Sign and Execute Any and All Agreements, Amendments and Other Documents Related to the Sale of Real Property at Vacated County Road 141, Rivino Ranch Road (APN 184-210 RW)
(Sponsor: Executive Office)

Recommended Action/Motion:

Adopt Resolution declaring County owned property located at vacated County Road 141, Rivino Ranch Road as surplus; approve Agreement to purchase and escrow instructions for the sale of this property to Jason N. McConnell and Suzanne J. Jahnke, in the amount of \$11,500 (eleven thousand five hundred dollars); authorize the Chair to sign same; and further, authorize Purchasing Agent or designee to sign and execute any and all Agreements, amendments and other documents related to the sale of real property at vacated County Road 141, Rivino Ranch Road (APN 184-210 RW).

Previous Board/Board Committee Actions:

On November 7, 2017, the Board of Supervisors adopted resolution no. 17-161, declaring its intention to consider Road Name Change Petition Number (No.) 17-01 and Summary Road Vacation Petition No. 17-01 of County Road(CR) 141, Cox Schrader Road (Frontage Road E), (Ukiah Area). Subsequent to the adoption of the resolution declaring its intent to consider the Road Name Change Petition, the Board of Supervisors conducted a public hearing on April 24, 2018, to consider Road Name Change and Summary Road Vacation Proceedings and adopted resolution nos. 18-060 and 18-061 changing the name of County Road 141. Cox Schrader Road (Frontage Road E) to Rivino Ranch Road (Ukiah Area) and adoption of Resolution Vacating County Road 141, Rivino Ranch Road (Ukiah Area). On January 22, 2019 the Board of Supervisors authorized the Executive Office/Purchasing Agent to negotiate the sale of a parcel adjacent to County owned property (APN 184-210-RW) to Jason N. McConnell and Suzanne J. Jahnke based on an appraised value of \$11,500. On March 19, 2019 the Board of Supervisors took an open session action announcing its intent to sell County owned property (APN 184-210-RW) vacated County Road 141 Rivino Ranch Road to Jason N. McConnell and Suzanne J. Jahnke for the selling price of \$11,500 incorporating all conditions agreed upon with escrow to be opened by the buyer.

Summary of Request:

On March 19, 2019, the Board of Supervisors authorized the sale of the aforementioned property, based upon certain conditions as described in the attached Sales Agreement and Escrow Instructions. Said conditions are as follows: The property shall include the reservation of a State of California and County of Mendocino ingress and egress easement to the adjacent and adjoining Highway; and the property shall become a part of Buyer's property identified as lands of Jason N. McConnell and Susan J. Jahnke, as recorded in BLA number 2016-02358, Mendocino County Records (MCR) through BLA #B2019-0027 to be approved before the transfer of property and no new parcel shall be created which Buyer, it's heirs or assigns, may sell separately from said BLA number 2016-02358 MCR (with the Buyer to initiate the boundary line adjustment application and cover all application fees).

Since the time of the Board's authorization to sell the property, the prospective buyer initiated the BLA process with the County, pursuant to the proposed conditions of the sale. The prospective buyer has concluded that process, which is pending based upon the finalization of the property sale transaction presented to the Board today for consideration.

Based upon the Board's prior direction, and the prospective buyer meeting the conditions set forth in the sales agreement, it is requested that the Board of Supervisors adopt the resolution the declaring surplus County owned property (APN 184-210-RW) located at vacated County Road 141 Rivino Ranch Road surplus, approval of the Agreement to Purchase and Escrow Instructions for sale of (APN 184-210-RW) to Jason N. McConnell and Suzanne J. Jahnke and authorization for the Purchasing Agent or designee to sign and execute any and all agreements, amendments and other documents related to the sale of real property at vacated County Road 141, Rivino Ranch Road (APN 184-210 RW).

Alternative Action/Motion:

Return to staff for alternative handling.

Supervisory District: All

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: Revenue (\$11,500)

current f/y cost: N/A

annual recurring cost: N/A

budget clarification: N/A

budgeted in current f/y: N/A

if no, please describe:

revenue agreement: Yes

Agreement/Resolution/Ordinance Approved by County Counsel: Yes

CEO Liaison: Janelle Rau, Deputy CEO

CEO Review: Yes

CEO Comments:

FOR COB USE ONLY

Executed By: Lindsey Dunham, Deputy Clerk I

Date: February 5, 2020

Final Status:**Adopted**

Executed Item: **Resolution** Number: 20-012
AND Executed Item: **Agreement** Number: 20-006

Note to Department Number of Original Agreements
Returned to Dept: 3 Original Agreement Delivered to Auditor?
Yes

