

**Metropolitan Domestic Water Improvement District  
Board of Directors Meeting**

**March 10, 2014**

**Offer to Purchase  
Bell Well Site Property**

**Synopsis**

The Board of Directors is requested to consider the Offer to Purchase received for the Bell Well Site Property.

**Report**

The Bell Well Site located adjacent to the northwest corner of Ina Road and Paseo del Norte has been inactive since 2007. At the October 16, 2013 Board meeting, Anna Burchard, one of the property owner's of an adjacent property to the Bell well site, spoke about her interest in purchasing the land and storage shed on the Bell Well site property to grow her business. Ms. Burchard was aware that the District planned to demolish the site improvements in the near future. The Board directed the District to proceed with an appraisal to determine the value of the property and storage shed. The District obtained an Appraisal Report for the Bell Well Site property in October 2013. The site value "as vacant" was determined as \$27,000 and the value of the remaining site improvements following the demolition, which included the storage shed and fencing, was \$13,600. The total market value of the property was determined to be \$40,600.

During the December 9, 2013 meeting, the Board discussed the appraisal results and directed staff to proceed with the advertisement and accept bids for the property. A notice of call for bids for the sale of the property was sent to the two adjacent property owners. Both adjacent property owners requested a bid package.

Only one Offer to Purchase bid was received by the District's property consultant, Tierra Right of Way Services, Ltd. The Offer to Purchase bid received was from Anna Burchard and Lisa Orwick was for \$36,600.

**Recommendation**

It is recommended that the Board of Directors discuss the Offer to Purchase of the Bell Well Site property from Anna Burchard and Lisa Orwick.

Staff recommends that the Board of Directors accept the offer to Purchase. The District will retain what is needed from this property with the monitoring well and the appropriate easements. The remaining property from this site is not necessary for the District's operation and would be

removed from the District's inventory. Additionally, the offer is close to the appraised value.

**Suggested Motion**

I move to accept the Offer of Purchase of the Bell Well Site property from Lisa Burchard and Lisa Orwick in the amount of \$36,600 and direct staff to proceed with the preparation of the documents to finalize the sale of the property.

Respectfully submitted,

Charlie A. Maish, P.E., R.L.S.  
District Engineer

I concur with the recommendation.

Respectfully submitted,

Joseph Olsen, P.E.  
General Manager