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ORDINANCE NO.: 2022-078

*Approval for Conveyance of 0.33 acre Portion of City Property Located at 1796 Shady Lane and Identified as Richland County TMS#16606-03-09; CF#250-528*

WHEREAS, the referenced 0.33 acre portion of the subject property is a residential house and lot acquired by the City of Columbia in a legal settlement; and

WHEREAS, the plat of the property has been revised to subdivide it into two sites; the residential site contains 0.33 acre and the existing sanitary sewer pump station site contains 0.11 acre; and

WHEREAS, it was determined that the residential portion of the site be disposed of and returned to the tax rolls for the overall benefit of the City; and

WHEREAS, public notices of the City's disposition of the subject property were transmitted to 92 neighboring property owners and 14 real estate investors; and

WHEREAS, bids were accepted for offers on the subject property through July 22, 2022 with a range of the lowest of \$151,011.01 to the highest of \$370,000.00. The highest bid was accepted and negotiated to a final offer of \$380,000.00; and

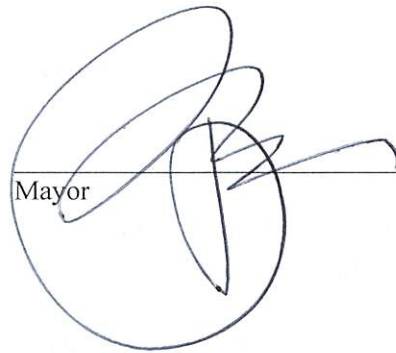
WHEREAS, the City paid \$360,000.00 for this property and has expended approximately \$372,000.00 to date for acquisition, repairs and utilities. The net gain after expenses for this transaction will be approximately \$8,000.00; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 6<sup>th</sup> day of September, 2022, for and in consideration of the sum of Three Hundred Eighty Thousand and No/100s (\$380,000.00) Dollars, the City Manager is hereby authorized to sign all documents necessary and execute a deed on behalf of the City of Columbia to **GREATER COLUMBIA REAL ESTATE, LLC** for the conveyance of 0.33 acre portion of the subject property known as 1796 Shady Lane.

The referenced site is identified as 0.33 acre as shown on a plat prepared for the City of Columbia by American Engineering, dated March 24, 2021 and being on file in the office of the Department of Engineering under file reference #250-528. A copy of said drawing being attached hereto and made a part hereof as Exhibit "A".

Requested by:

Assistant City Manager Clint Shealy

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 8/16/2022  
Final Reading: 9/6/2022

Engineering Division  
PO Box 147 | Columbia, SC 29217 | (803) 545-3300

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**INTER-OFFICE MEMORANDUM**

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To: Clint Shealy, P.E., ACM for Columbia Water

From: Dana R. Higgins, P.E., Director of Engineering

Re: 1796 Shady Lane

Date: August 9, 2022

The City currently owns the site at 1796 Shady Lane, which includes a residential dwelling and a wastewater collection pump station. The subject site is encumbered by a flag-shaped City sanitary sewer easement along the entire southern boundary of the property wherein the City operates and maintains a wastewater pump station (see image below).

The City was the original owner of the property and entered into an Agreement with the first owner of the residential portion of the property on 7/8/1988, recorded on 7/18/1990 in Deed Bk. D990 at Page 764 with terms and conditions regarding the pump station site, including a stipulation that no equipment would be installed higher than three (3') feet above grade. The pump station was originally constructed around 1990 and was upgraded with vertical improvements installed on a platform with the completion of the improvements in June, 2017, to meet standards imposed on the City as stipulated in the 2014 Consent Decree. The City contends that the improvements made in 2017 did violate this condition of the Agreement.

After the upgrade, the property owner contacted the City contending that the property's value had been adversely affected due to the vertical improvements made to the City's pump station, including installation of a new generator and electrical panel on a platform. The platform was necessary because this portion of the property is in the flood plain.

The City entered into mediation with the property owner and subsequently agreed to purchase the entire property to include both the house and the pump station for \$360,000.00. The City of Columbia has now subdivided the property into two parcels. The pump station and associated access will continue to be maintained on a parcel wholly owned by the City. The second parcel includes the house and was offered for public sale in July of 2022.

The City Real Estate Division received six offers for purchase of the parcel with the home through July 22, 2022. Negotiations followed with the highest bidder. The final sale price recommended is \$380,000.00. To date, the City has spent a total of \$371,755.21.



