COUNTY AGENDA REQUEST

Department:	Water System	Presenter(s):	Tony Parrott
Meeting Date:	Thursday, July 26, 2012	Type of Request:	Consent

Wording for the Agenda:

Approval of the Water Committee's recommendation not to sell an outparcel piece of property that was purchased for the construction of Lake Horton.

Background/History/Details:

Commissioner Hearn recently received a request from a property owner, in the vicinity of Lake Horton, to purchase a piece of outparcel property (Parcel ID# 0419 029) that was acquired by Fayette County for the construction of the lake. During the June 28, 2012 Board of Commissioners meeting, Commissioner Hearn asked Water System Director Tony Parrott to review the request and to return to the Board with recommendations.

On July 7, 2012, the Water Committee discussed the information provided by Commissioner Hearn. After reviewing the request, the Water Committee unanimously decided to recommend that the Board of Commissioners not sell the property at Lake Horton.

A draft copy of the Water Committee's minutes accompany this request as backup.

What action are you seeking from the Board of Commissioners?

Approval of the Water Committee's recommendation to not to sell a parcel of property that was purchased for the construction of Lake Horton.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

DRAFT

IV. LAKE HORTON OUTPARCEL PURCHASE REQUEST.

Mr. Parrott explained that one of the neighbors to Lake Horton is interested in buying a piece of property that we purchased for construction of the lake. He pointed out the property on a plat. He referenced a tract that was owned by Mr. Womack; he also pointed out where the dam is located. Mr. Womack did not want his property cut up, so the county bought the entire five acre lot. Mr. Parrott said that now a neighbor is interested in purchasing the part that we are not using. The future floodplain goes through this piece of property. Currently we are not using the property, but it is downstream from a Category I dam. The commissioner that passed this on to Mr. Parrott stated that the interest in the property was for a garden.

Mr. Parrott stated that he was not in favor of leaving anyone in this area with a non-conforming lot. That is what this would have been. Each one of the non-conforming lots out there creates problems. He said there are more than half a dozen of these same types of situations. Once we make the offer available to one, other requests will come in. Mr. Parrott speculated that future regulations might change in relation to properties located below a Category I dam. He said he does not want to sell this piece of property, then the regulations change and we have to buy it back. It just depends on regulation changes.

Mr. Jaeger commented that this piece of property gives the county lots of flexibility for the future. If there was ever anything required that needed to be done at this dam site, we have land there to work from, to stage from. If there is more downstream monitoring that may be required for some reason, it gives us a place to put things. Mr. Parrott stated that we have access to the dam from the left and the right.

Vice Chairman Conner made a motion to recommend to the Board of Commissioners to consider not selling this piece of property. Mr. Cardoza seconded and there was no opposition.