

**RESOLUTION 19-53**  
**OF THE BOARD OF DIRECTORS OF HELIX WATER DISTRICT**  
**ACCEPTING THE OFFER TO PURCHASE THE SURPLUS LOT IN THE CITY OF LA MESA, COUNTY OF**  
**SAN DIEGO, STATE OF CALIFORNIA, ASSESSOR PARCEL NUMBER 470-680-16 AND APPROVING**  
**RELATED PURCHASE AND SALE AGREEMENT WITH JOSEPH COMPTON**

**WHEREAS**, Helix Water District acquired the 5,625 square foot property, assessor parcel number 470-680-16, located in the city of La Mesa, county of San Diego, on December 23, 1948 for \$10 and utilized the site as an above and below ground water reservoir tank site until approximately 1995 when the tank was demolished.

**WHEREAS**, on July 26, 2006, the property was declared surplus by the board, and staff commenced a collaborative sales process with the city of La Mesa for assembly of the parcel and surplus efforts; and

**WHEREAS**, pursuant to Government Code §54220 *et seq.*, staff notified various government agencies that the property was available for purchase as surplus property and provided public agencies with a period of 60 days to reply with any interest in purchasing the property. No agencies expressed interest and the property has since been considered cleared for sale by the district to private parties; and

**WHEREAS**, an informal offer submitted in 2018 prompted the district to commission an appraisal as well as geotechnical review. The appraisal report, with a May 20, 2019 date of valuation, and geotechnical report were made available to all requesting parties through an internal sales marketing campaign, reaching over 2,000 customers within a .5-mile radius of the site; and

**WHEREAS**, interested parties participated in a public question/answer dialogue with district staff on August 23, 2019. Offers to purchase the property were due on August 30, 2019 through a sealed-offer process. Three offers were received and evaluated by staff; and

**WHEREAS**, on September 18, 2019 the board adopted Resolution 19-46 approving the sale of subject property to William F. Best, who subsequently retracted his original offer and submitted a lower offer, at which time all previously interested parties were invited to submit new offers by October 29, 2019; and

**WHEREAS**, the district desires to accept the highest offer from Joseph Compton, according to the terms described in the purchase and sale agreement (Attachment C).

**NOW, THEREFORE, BE IT RESOLVED, ORDERED AND DETERMINED** by the Helix Water District Board of Directors as follows:

1. **Recitals.** The recitals above are true and correct.
2. **Approval.** The board hereby approves the sale of the property in the city of La Mesa, county of San Diego, state of California, assessor parcel number 470-680-16 to Joseph Compton for valuable consideration and approves the related purchase and sale agreement. The board hereby finds that the sale of the property to Joseph Compton is in the best interest of the district for the above stated reasons.

3. Signature Authority. The general manager, or designee, is authorized to take any and all actions necessary to facilitate the purposes of this resolution including, without limitation, execution of the purchase and sale agreement, all documents necessary or desirable to facilitate the sale of the property and any documents required for recording in the recorder's office for the county of San Diego.

4. CEQA. The board finds that the approval of this resolution is not subject to the California Environmental Quality Act under Title 14 of the California Code of Regulations, Section 15312 (Class 12, sale of surplus properties). Further, pursuant to sections 15060(c)(2), the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

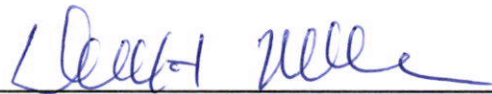
5. Effective Date. This resolution shall take effect upon adoption by the Helix Water District Board of Directors.

**PASSED, ADOPTED AND APPROVED** this 20th day of November 2019, by the following vote:

**AYES:** McMillan, Gracyk, Verbeke, Scalzitti, Hedberg

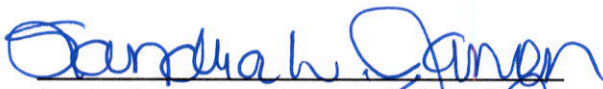
**NOES:** None

**ABSENT:** None



Daniel H. McMillan, President

**ATTEST:**

  
Sandra L. Janzen, Secretary of the Board