

BILL NO. 1612

ORDINANCE NO. ____

INTRODUCED BY ALDERMAN DELL'ORCO

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF 1507 BENNETT AVE., WARSON WOODS, MISSOURI FROM THE ST. LOUIS COUNTY TRUSTEE AND AUTHORIZING THE MAYOR OR CITY CLERK TO REQUEST TRANSFER TO THE CITY.

WHEREAS, 1507 Bennett Ave., Warson Woods, Missouri consists of a small, 0.01± acre, remnant and vacant parcel (as depicted on Exhibit A hereto) currently owned by the Trustee of St. Louis County, Missouri as a result of unpaid real property tax;

WHEREAS, upon advice of the St. Louis County Trustee, 1507 Bennett Ave., Warson Woods, Missouri is legally described as follows, and shall hereinafter be referred to as the "Property:"

22M640828 A TRACT OF LAND BEING PART OF LOT 1 OF "BENNETT HILL, PLAT NO. 2", A SUBDIVISION RECORDED IN PLAT BOOK 57, PAGE 39 OF THE ST. LOUIS COUNTY RECORDS, IN SECTIONS 30 AND 31, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIPE SET FOR THE SOUTHEAST CORNER OF LOT 2 OF THE ABOVE SAID BENNETT HILL, PLAT NO. 2, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF BENNETT AVENUE, 50 FEET WIDE; THENCE SOUTH 09 DEGREES 37 MINUTES 24 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID BENNETT AVENUE A DISTANCE OF 16.04 FEET TO A SET IRON ROD; THENCE NORTH 83 DEGREES 3 MINUTES 28 SECONDS WEST 56.48 FEET TO THE SOUTHEASTERLY LINE OF THE ABOVE SAID LOT 2; THENCE NORTH 80 DEGREES 26 MINUTES 36 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 A DISTANCE 54.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 434.16 FEET MORE OR LESS. 1507 BENNETT AVENUE

WHEREAS, the Trustee of St. Louis County has advised the City that it can request by letter that the St. Louis County Council approve Property transfer to the City;

WHEREAS, the Board of Aldermen has been advised that no payment is required for the Property transfer, although the City will be responsible for a reimbursement to the Trustee for recording costs of the Trustee's conveyance deed to the City; and,

WHEREAS, although no specific use for the Property has been formulated at this time other than various future municipal uses including, right-of-way, stormwater control, utility relocation, and/or uses consistent with City zoning requirements and the Warson Woods Comprehensive Plan, the Board of Aldermen has determined that it is in the City's best interest to accept transfer of the Property in lieu of ownership by the Trustee of St. Louis County.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The Board of Aldermen of the City of Warson Woods hereby authorizes the Mayor or City Clerk on behalf of the City of Warson Woods to request that the Property be deeded to the City of Warson Woods, Missouri, by letter in the form attached as Exhibit B to be placed on City letterhead, for use by the City for such public or private purposes or ownership as the Board of Aldermen deem to be in the best interest of the City from time to time.

SECTION 2. That upon approval of transfer by the St. Louis County Council, and delivery of a conveyance deed by the St. Louis County Trustee, the City by an through its duly appointed and elected officials, is authorized to accept said deed and to accept ownership of the Property and to take all such further action as may be necessary to effectuate acceptance of such conveyance to the City.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED AND APPROVED THIS 21st DAY OF APRIL, 2015.

Laurance M. Howe, Mayor

ATTEST:

Kathy Mahany, City Clerk

APPROVED AS TO FORM:

Paul Rost, City Attorney

Exhibit A

The Property

St. Louis County Parcel Viewer

Layers
Tools
Results
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▼ 22M640828, ST LOUIS COUNTY

Parcel Data	
Parcel ID:	22M640828
Address:	1507 BENNETT AVE
Owner:	ST LOUIS COUNTY TRUSTEE
Appraised Value:	\$200
Subdivision:	BENNETT HILL PLAT 2
Municipality:	WARSON WOODS
County Council:	5
Fire District:	GLENDALE
School District:	WEBSTER GROVES
Trash District:	
Census Tract:	217500
FIRM Panel:	29189C0282H
Zoning:	Municipal
External Links:	Property Info Deeds Search Subdivision Search Polling Place

Exhibit B

Form of Letter Requesting Transfer of Property

[City of Warson Woods, Missouri letterhead]

Gregory F. Quinn
Director of Revenue
St. Louis County, Missouri
41 S. Central Avenue, 4th Floor
St. Louis, Missouri 63105

RE: Request to convey 1507 Bennett Ave., Warson Woods, Missouri

Dear Mr. Quinn:

Pursuant to City of Warson Woods, Missouri Ordinance No. _____, attached hereto, please consider this letter the City's request to transfer property known as 1507 Bennett Ave., Warson Woods, Missouri, to the City. Due to the unusual configuration and small size of this property, the City has no immediate or specific plans for its use but will consider various future municipal uses including, right-of-way, stormwater control, utility relocation, and/or other uses consistent with City zoning requirements and the Warson Woods Comprehensive Plan. As set forth in the attached Ordinance, the Board of Aldermen nonetheless has determined it is in the City's best interest to accept ownership at this time.

We also enclose the City's Check No. _____ in the amount of [\$27.00], payable to the Recorder of Deeds for the cost of recording the Trustee's deed of transfer to the City, if the County Council approves said transfer.

If you have any questions, or need anything further from the City to consider this request, please contact Kathy Mahany, City Clerk, at 314-965-3100.

Sincerely,

City of Warson Woods, Missouri
