



**Staff Report**

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**File #:** 23-230  
**Version:** 1

**Date:** 6/12/2023  
**Item #:** 3.3f.

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**TO:** Mayor and City Council  
**THROUGH:** Keith Stahley, City Manager  
**FROM:** Kristin Retherford, Director of Community and Urban Development

**SUBJECT:**

Purchase and Sale Agreement with Raymond W. and Diane M. Cooper for acquisition of real property located at 2530 Mountain View Drive S.

Ward(s): 2  
Councilor(s): Nishioka  
Neighborhood(s): SWAN  
Result Area(s): Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure

**SUMMARY:**

Raymond W. and Diane M. Cooper (collectively the "Seller") own a single-family home located at 2530 Mountain View Drive S. in Salem (Property). The Property is subject to flooding due to storm sewer overflows during heavy rain events. The Public Works Department desires to acquire the property, demolish the house, and locate a detention basin on the Property to upgrade the storm sewer system and alleviate flood events in the neighborhood.

**ISSUE:**

Shall City Council authorize the City Manager to execute the attached Purchase and Sale Agreement with Raymond W. and Diane M. Cooper?"

**RECOMMENDATION:**

Authorize the City Manager to execute the attached Purchase and Sale Agreement with Raymond W. and Diane M. Cooper.

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**FACTS AND FINDINGS:**

The Public Works Department desires to acquire the property to allow for the construction of the Mountain View Drive S Stormwater Improvements project to alleviate the flooding events in the neighborhood. The project includes upgrades to the nearby undersized stormwater sewer system and construction of a detention basin at the property necessary to prevent stormwater overflows. Public Works staff have evaluated different options to address the flooding events and determined that the proposed improvements are the most feasible and cost-effective option.

Staff and Seller have come to terms on a Purchase and Sale Agreement (Agreement)(Attachment 1) to acquire the Property. Key terms of the Agreement are below.

Price	\$560,000
Earnest Money	\$15,000
Closing	No later than July 13, 2023
Acreage	0.233
House Square Feet	3,470

Special Conditions    Seller has option to occupy the Property for up to 180 days after closing at no cost (Seller to pay all utilities during occupancy after closing). Seller may remove any interior fixtures upon vacating the Property. Buyer is not responsible for any maintenance/repair of the Property post-closing nor responsible to keep the Property in livable condition.

**BACKGROUND:**

Funding for this acquisition will come from Stormwater Funds.

Clint Dameron  
Real Property Services Manager

Attachments:  
1. Agreement