

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 14, 19 77

The Board of Supervisors convened in a continued adjourned meeting at 3:00 p.m. The following were present: Supervisors Arliene Todd, William V.D. Johnson, W. P. Walker, Lloyd R. Kutter and Thomas L. Stewart. Also present: David Whittington, Assistant County Counsel and Connie A. Peterson, Assistant Board of Supervisors Clerk. Chairman Johnson presided.

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Public hearing was continued from July 12, 1977 for a decision on an offer received by the County from Ken Wilkinson in response to the County's Resolution of Intention No. 118-77 to sell the former El Dorado County Office Center, located at 2850 Cold Springs Road, Placerville, California.

Mr. Wilkinson's bid consisted of an offer to trade 112 acres of land to be selected by the County from a 275 acre tract in the County and described in Exhibit "A" attached to said bid.

Also received was a letter from Mr. Wilkinson, dated July 11, 1977, advising that his family proposes to donate to the County a 40 acre tract of land which is presently a portion of the 275 acre parcel (above-mentioned) for public park purposes; conveyance to the County to contain a reversionary clause stating that if public park and related public recreational purposes use is abandoned the title shall revert to the grantor, etc.

The Chairman then read the following into the record:

Letter, dated July 14, 1977, from Albert Bond, Real Property Appraisals, stating, in his opinion, that value wise it is a fair and equitable exchange.

Letter from the President, Auction Committee of the Junior Livestock Auction, dated July 13, 1977, in support of Mr. Wilkinson's offer.

Mr. M. Womack was present, and requested to go on record as being opposed to the exchange of land for the former office center, as he felt the trade was not equitable.

Mrs. Doris Noel, member of the El Dorado County Fair Board, was present, and stated the Fair Board had not received any adverse comments on this exchange.

Extensive discussion was held by the Board and others on the proposed exchange.

Supervisor Kutter then moved to reject the bid because it did not meet the minimum acceptable bid of \$435,000.00 as advertised.

Supervisor Todd seconded the motion.

Further discussion was held, and the Chairman then called for the vote, and it failed to pass by reason of the following vote: Ayes: Supervisors Kutter and Todd; Noes: Supervisors Stewart, Walker and Johnson.  
(continued)

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Supervisor Walker then asked Mr. Wilkinson if he would consider trade of the 152 acres for the County Office Center.

Mr. Wilkinson said no, but that he would take all strings off of the gift (40 acres), that is, the reversionary clause.

Supervisor Johnson then stated that any offer would have to be made contingent on having the zone changed so that the County of El Dorado could use this property for a Fair site, and that necessary public hearings would have to be held to change the zoning (presently zoned AE).

Mr. Wilkinson said he would give time to have the public hearings.

74-7  
The motion of Supervisor Walker to accept the offer presented by Mr. Wilkinson of 112 acres plus the 40 acres of donated property contiguous to the property selected by the Board of Supervisors, contingent on the appropriate public hearings being held as to use of these properties for a Fair site and related recreational purposes, and if the public hearings are not consummated within 120 days either party may withdraw his offer was seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Walker, Stewart, and Johnson; Noes: Supervisors Todd and Kutter.

The Board informally agreed that the Planning Commission would initiate the public hearings.

There being no further business the Board adjourned to Tuesday, July 19, 1977 at 10:00 a.m.

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APPROVED William V. D. Johnson  
William V. D. Johnson, Chairman

ATTEST: Carl A. Kelly, County  
Clerk and ex-officio Clerk  
of the Board

By Connie A. Peterson  
Deputy