

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**98-353**

**SYNOPSIS –**

**AGENDA:**  
AUGUST 17, 1998

**SUBJECT:**  
SALE AND  
CONVEYANCE OF  
NORTH/SOUTH  
ALLEY BETWEEN  
41ST AND 42ND  
STREETS

Resolution to authorize the sale and conveyance of north/south alley between 41st and 42nd Streets extending north from Crocker Street to Ranchland Company for \$25 plus costs in conformance with City Council policy adopted by Roll Call No. 92-3780, dated September 28, 1992.

**FISCAL IMPACT –**

Minimal - Revenue \$25 plus costs of approximately \$101.

**TYPE:**  
**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION –**

**SUBMITTED BY:**  
HAROLD SMITH  
CITY ENGINEER

**It is in the best interest of economy and staff time that this sale and conveyance be approved for nominal value in conformance with the existing Council policy adopted by Roll Call No. 92-3780 on September 28, 1992, and consistent with past sales of alley parcels in this block.**

**BACKGROUND –**

On July 13, 1998, by Roll Call No. 98-2202, the City Council set a hearing date of July 27, 1998, for the sale and conveyance of a portion of the vacated north/south alley between 41st and 42nd Streets, north from Crocker Street.

On July 27, 1998, by Roll Call No. 98-2389, the hearing was continued pending a report on the appropriateness of the nominal value sale price.

Investigation by the Legal and Engineering staff has revealed that the City Council, by Roll Call No. 92-3780 dated September 28, 1992, adopted a policy regarding conveyance of vacated alley and right-of-way. The policy, in part, mandates

the following:

**“ 4. Valuation of Property: The conveyance of vacated right-of-way shall be for fair market value. It is determined, in the interest of economy and staff time, that the market value for the conveyance of vacated alleys in R-1, R-2 and R-2A zoning districts shall be \$25.00 per abutting property unless otherwise determined at the time of request plus recording, publication and mailing costs...”**

The zoning for this parcel is R1-60, which is encompassed within the R-1 classification designation. Therefore, the sale and conveyance of this property for the nominal value of \$25 plus costs for recording, publication, and mailing is in compliance with the existing City Council policy as previously adopted and consistent with other past sales of alley portions in this block.