

**CITY COUNCIL  
COMMUNICATION:**

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

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

**00-006**

**SYNOPSIS -**

**AGENDA:**

JANUARY 3, 2000

The City Council is asked to approve the sale of property in the 3300 block of Stanton Avenue to Cooper Homes, Inc. (3805 Wolcott Avenue, Des Moines, IA, James H. Cooper, President) for \$29,100 subject to the additional conditions imposed by the Federal Aviation Administration (FAA) in addition to the other previously approved conditions.

**SUBJECT:**

SALE OF AIRPORT  
PROPERTY TO  
COOPER HOMES,  
INC.

**FISCAL IMPACT -**

There is no fiscal impact on the General Fund. If the sale is approved by the FAA and City Council and the property is sold for its current appraised value, the Airport Enterprise Fund will receive \$29,100. The simple purchase fee of the small parcel needed for the SW 34th Street relocation and the backslope easement for road construction will cost less than \$400.

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION -**

**Approval.**

**SUBMITTED BY:**

WILLIAM F.  
FLANNERY  
AVIATION  
DIRECTOR

**BACKGROUND -**

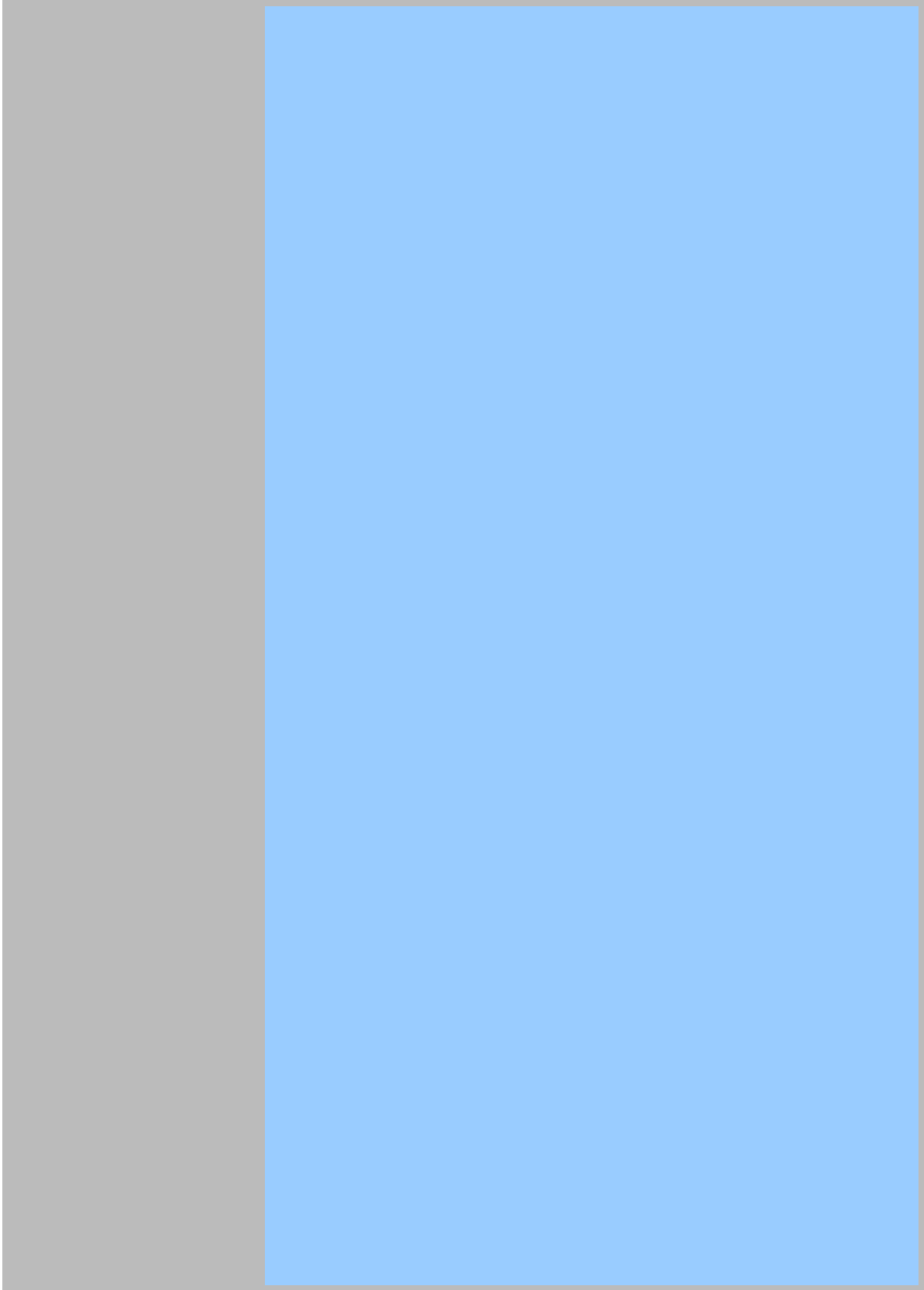
On October 18, 1999, by Roll Call No. 99-3266, Council approved the sale of vacant Airport property located in the 3300 block of Stanton Avenue to Cooper Homes, Inc. This property is not needed for future Airport purposes. The approval was subject to FAA approval of the sale along with other conditions.

Attached to the roll call is a letter dated November 5, 1999, in which the FAA approved the sale subject to the City imposing the following conditions on the property:

1) The City reserves and excepts to itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property herein described, including the right to cause in such airspace any noise inherent in the operation of any aircraft used for navigation or flight through such airspace for landing at or taking off from or maneuvering in the vicinity of the Des Moines International Airport.

2) The City expressly agrees for itself, its successors and assigns, to prevent any use of the subject property that would interfere with landing or taking off of aircraft at the Des Moines International Airport, or otherwise constitute an Airport hazard.

3) The City expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth, and other obstructions to a height of not more than 1107 feet above mean sea level (AMSL) or other height as determined by an FAA airspace review under Federal Aviation Regulation (FAR) Part 77. FAA Form 7460-1, "Notice of Proposed Construction or Alteration" is to be submitted to the FAA and an unobjectionable determination received prior to commencement of construction.



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