



**Council
Communication**
Office of the City Manager

Date	February 26, 2007
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Agenda Item No.	54
Roll Call No.	07-
Communication No.	07-104
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing on the vacation and conveyance of a parcel of property in Ewing Park, South of Fire Station No. 10, to Bloomfield United Methodist Church for \$7,500.

SYNOPSIS:

Recommend approval for vacation and conveyance of such property to Bloomfield United Methodist Church, Michael Sucik, Building Committee Chairman, 5930 Indianola Avenue, Des Moines, Iowa, 50310, for \$7,500. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current public need for this property; however, a portion of the south ½ of the property may be needed in the future if East Payton Avenue is extended. Therefore, the City will reserve an easement for street right-of-way across the south ½ of the property being conveyed for this possible street extension.

FISCAL IMPACT:

Amount: \$7,500 (Revenue)

Funding Source: 2006-07 Operating Budget, Page 310, Property Maintenance, SP767

ADDITIONAL INFORMATION:

On January 9, 2006, by Roll Call No. 06-074, the City Council moved to receive, file and refer a request from Bloomfield United Methodist Church for vacation and conveyance of a parcel of property in Ewing Park, South of Fire Station No. 10, to the City Manager and Park and Recreation Board for review and recommendation.

On January 24, 2006, by Resolution No. 06-008, the Park and Recreation Board approved the vacation and conveyance of this property, which consists of approximately 0.46 acres and is located to the west of property owned by Bloomfield United Methodist Church at 5930 Indianola Avenue.

On February 12, 2007, the City Council authorized the publication of a notice to vacate and convey the subject property for \$15,000. Since this date, the City's Engineering Department has determined that a portion of the property may be needed for a possible future extension of East Payton Avenue to accommodate a new school that is planned to be located on a portion of the Ewing Park Property. The City will reserve an easement for street right-of-way across the south ½ of the property being conveyed for this possible street extension. After the street has been constructed, the owner of the property would have the option to request a release of any excess easement area and the value of such release would be

based upon the fair market value of the released area. The street easement reduces the fair market value of the property to be sold by 50% or from \$15,000 to \$7,500.

Bloomfield United Methodist Church has submitted an offer for \$7,500 for the purchase of this property, which is equal to the estimated Fair Market Value. This purchase will allow the church to expand their building and parking area.

PREVIOUS COUNCIL ACTION(S):

Date: February 12, 2007

Roll Call Number: 07-233

Action: On vacation and conveyance of parcel of property in Ewing Park, south of Fire Station Number, 10 to Bloomfield United Methodist Church, \$15,000, (2-26-07). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: January 9, 2006

Roll Call Number: 06-074

Action: Request from Bloomfield United Methodist Church, 5930 Indianola Avenue, to acquire ¼ acre of property from Ewing Park, to expand their building and parking area. Moved by Brooks to receive, file and refer to the City Manager and Park and Recreation Board for review and recommendation. Motion Carried 6-1. Absent: Coleman.

BOARD/COMMISSION ACTION(S):

Date: January 24, 2006

Roll Call Number: 06-008 Park and Recreation Board

Action: Conveyance of Ewing Park Property. Tripp stated this is in response to a request from Bloomfield Church for acquiring a portion of parkland. This action is to proceed with the review and recommendation of the conveyance of land parcel. Hennesy gave an overview of the process. Prior to conveyance, the Real Estate Division will establish the fair market value and negotiate terms and conditions of the sale for City Council approval. Motion by Ogle to approve continuing the conveyance process. Seconded by Modersohn. Motion carried.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE