



Council Communication

Office of the City Manager

Date

October 8, 2007

Agenda Item No. 50
Roll Call No. 07-
Communication No. 07-604
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Hold Hearing on vacation and conveyance of a portion of Grandview Avenue and portions of the alleys in the Grand View College Campus to Grand View College in conjunction with the East 14th Street Widening Project for \$68,585.

SYNOPSIS:

Approval for vacation and conveyance of such property to Grand View College, (Scott D. Bock, Vice President for Administration and Finance, 1200 Grandview Avenue, Des Moines, Iowa, 50316-1529), for \$68,585. This action is required prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need for this property.

FISCAL IMPACT:

Amount: \$68,585 (Revenue)

Funding Source: 2007-08 CIP, Street Improvements - Page 14, East 14th Street Widening – East Sheridan Avenue to East Tiffin Avenue, STR223

ADDITIONAL INFORMATION:

On January 8, 2007, by Roll Call No. 07-035, the City Council adopted a recommendation from the City Plan and Zoning Commission to vacate and convey Grandview Avenue between East 13th Street and East 14th Street, the East/West and North/South alley between Grandview Avenue and Morton Avenue east of East 13th Street, a segment of the East/West alley between Morton Avenue and East Sheridan Avenue from East 14th Street to a point approximately 84 feet to the west, and all of the East/West alley between Grandview Avenue and Boyd Street from East 13th Street to East 14th Street, subject to the following:

- 1) Reservation of easements for all utilities in place until such time that they are eliminated or relocated at the applicant's expense.
- 2) Provision of access easements within alley rights-of-way until such time that all adjoining properties have been acquired by Grand View College.
- 3) Provision of a permanent access easement across Grandview Avenue right-of-way to afford access for emergency vehicles and fire apparatus.
- 4) Installation of removable bollards at the east and west ends of Grandview Avenue right-of-way.
- 5) The private road within vacated Grandview Avenue right-of-way shall be marked with permanent "NO PARKING – FIRE LANE" signs with red letters on a white reflective background that have a minimum dimension of 12 inches wide by 18 inches high.

- 6) Provision of a cross access easement to provide ingress/egress to the remaining segment of East/West alley bisecting the block between Morton Avenue and Sheridan Avenue.
- 7) The property at 1300 Grandview Avenue is re-addressed with an East 13th Street address.

On February 26, 2007, by Roll Call No. 07-340, the City Council authorized acquisition of property for the East 14th Street Widening – Arthur Avenue to East Tiffin Avenue Project. The Fair Market Value for the property interests needed from Grand View College for this project is \$38,050. Grand View College has accepted the City's offer and signed all of the acquisition paperwork.

The purchase of the street and alley rights-of-way will allow Grand View College to assemble these parcels with additional owned property for campus development. The property to be conveyed consists of approximately 62,313 square feet. Grand View College has submitted an offer of \$68,585 to purchase the above referenced property, which is equal to the estimated Fair Market Value.

The sale of this property was negotiated as part of an acquisition settlement for the property to be acquired from Grandview College as part of the East 14th Street Widening project. The proceeds from the sale of this property will be deposited into the project account listed above.

PREVIOUS COUNCIL ACTION(S):

Date: September 24, 2007

Roll Call Number: [07-1837](#)

Action: [On](#) vacation and conveyance of portion of Grandview Avenue and portions of the alleys in Grand View College Campus to Grand View College in conjunction with E. 14th Street Widening Project, \$68,585, (10-8-07). Moved by Kiernan to adopt. Motion Carried 6-0. Council Member Mahaffey declares a conflict of interest and abstains from voting.

Date: January 8, 2007

Roll Call Number: [07-035](#)

Action: [Regarding](#) request from Grand View College to vacate and convey east/west alley between Grandview Avenue and Boyd Street from E. 13th Street to E. 14th Street; segment of east/west alley between Morton Avenue and E. Sheridan Avenue from E. 14th Street to approximately 84 feet west; east/west and north/south alleys between Grandview Avenue and Morton Avenue from E. 13th Street to 250 feet west of E. 14th Street; and Grandview Avenue between E. 13th Street and E. 14th Street, subject to conditions. Moved by Vlassis to receive and file, and to refer to the City Manager for further processing in accordance with standard City property disposition procedures. Motion Carried 5-0. Council Member Mahaffey declares a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S):

Date: December 21, 2006

Roll Call Number: City Plan and Zoning Commission

Action: Recommended approval of request to vacate and convey all of the East/West alley between Grandview Avenue and Boyd Street from East 13th Street to East 14th Street; a segment of East/West alley between Morton Avenue and East Sheridan Avenue from East 14th Street to a point approximately 84 feet to the west; all portions of the East/West and North/South alley between Grandview Avenue and Morton Avenue from East 13th Street to a point 250 feet west of East 14th Street; and all of Grandview Avenue between East 13th Street and East 14th Street subject to several conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE