

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 14, 2010
	Agenda Item No. 67 Roll Call No. [Roll Call] Communication No. <u>10-342</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of 2612 East Washington Avenue and a portion of the vacated alley north and west of 2612 East Washington Avenue to Richard J. and Jody McKeehan for \$575.

SYNOPSIS:

Recommend approval for conveyance of such property to Richard J. and Jody McKeehan, 2641 Easton Boulevard, Des Moines, Iowa, 50317-6121, for \$575. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need for this property, except for utility and sewer easements that will be reserved by the City. The purchase of these parcels will allow the buyers to incorporate them into their adjoining residential property for side yard purposes, which conveyance will be subject to utility and sewer easements and no-build restriction over a portion of the property.

FISCAL IMPACT:

Amount: \$575 (Revenue)

Funding Source: Sale proceeds from 2612 East Washington Avenue (\$500) will be deposited into the following account: 2010-2011 CIP, Page Storm Water Improvements – 4, City-wide Storm Water Utility Projects, STE057.

Sale proceeds from the alley (\$75) will be deposited into the Property Maintenance Endowment Fund, SP767, ENG980500. The first \$175,000 of annual proceeds to the Property Maintenance Endowment Fund will be returned to the General Fund (GE001, ENG040700) to offset the operating budget of the Engineering – Real Estate Division.

ADDITIONAL INFORMATION:

On October 23, 2000, by Roll Call No. 00-4118, Council adopted Ordinance No. 13,871 vacating the east/west alley right-of-way south of Easton Boulevard and west of east 27th Street.

On October 3, 2006, Polk County, Iowa conveyed the property at 2612 East Washington Avenue to the City of Des Moines for the Leetown Creekway Wood Box Replacement - Phase 4 Project. It has been determined by the City of Des Moines' Engineering Department that this property can be sold subject to sewer and utility easements.

The size of the above property to be conveyed is approximately 6,550 square feet. Richard J. and Jody McKeehan have submitted an offer to purchase the above referenced property for \$575, which is equal to the estimated restricted-use fair market value. The purchase of this property will allow the buyers to assemble these parcels with their adjoining residential property for side yard use. In addition to the reservation of utility and sewer easements, the conveyance of 2612 East Washington Avenue will also be subject to a no-build restriction.

PREVIOUS COUNCIL ACTION(S):

Date: May 24, 2010

Roll Call Number: 10-807

Action: On conveyance of 2612 E. Washington Avenue and a portion of vacated alley, north and west to Richard J. McKeehan, Jr. and Jody McKeehan to be used for side-yard purposes, \$575, (6-14-10). Moved by Hensley to adopt. Motion Carried 7-0.

Date: October 23, 2000

Roll Call Number: 00-4118

Action: On vacation of the East/West alley south of Easton Boulevard and west of E. 27th Street. Moved by McPherson that this ordinance do now pass, #13,871. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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