 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 25, 2013
	Agenda Item No.	48
	Roll Call No.	<u>13-0504</u>
	Communication No.	<u>13-138</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of a portion of the north/south and east/west alley right-of-way south of University Avenue between 6th Avenue and 7th Street to QuikTrip Corporation for \$700.

SYNOPSIS:

Recommend approval for vacation and conveyance of a portion of the north/south and east/west alley right-of-way south of University Avenue between 6th Avenue and 7th Street to QuikTrip Corporation, Michael Talcott, Officer, 5725 Foxridge Drive, Mission, Kansas, 66202, for \$700. In addition to the purchase price of \$700, QuikTrip Corporation will convey portions of their property along University Avenue, 6th Avenue and 7th Street to the City for additional street right-of-way. This action is required by Iowa law prior to making a final determination on the proposed vacation and sale by resolution.

The buyer will incorporate the alley right-of-way into property they are purchasing at 614 University Avenue for redevelopment as a gas station/convenience store with 12 vehicle-fueling locations. There is no current or anticipated public need for this property and the sale of the property will help reduce the City's ownership of excess land.

FISCAL IMPACT:

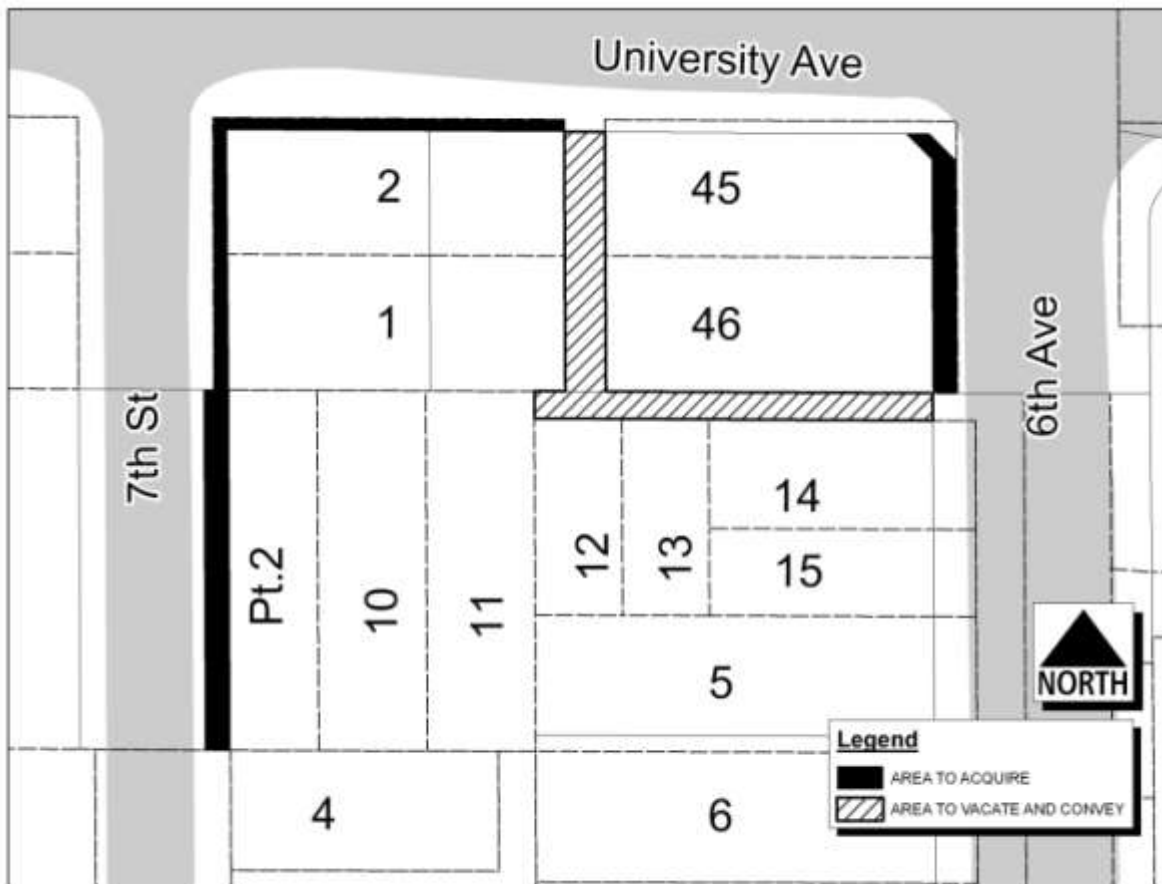
Amount: \$700 (Revenue)

Funding Source: Sale proceeds 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 March 11, 2013, by Roll Call No. 13-0394, the City Council received a recommendation from the City Plan and Zoning Commission that the north/south and east/west alley right-of-way south of University Avenue between 6th Avenue and 7th Street be vacated as requested by QuikTrip Corporation for redevelopment, subject to provision of necessary easements for existing public storm and sanitary sewers within the alley and dedication of an additional 4.5 feet of right-of-way along University Avenue.

QuikTrip Corporation is purchasing property at 614 University Avenue for redevelopment as a gas station/convenience store. They have agreed to purchase a portion of the north/south and east/west alley right-of-way south of University Avenue between 6th Avenue and 7th Street for \$700. In addition to the purchase price of \$700, they have agreed to convey to the City portions of the property they are purchasing along University Avenue, 6th Avenue and 7th Street for additional street right-of-way. The alley right-of-way they are purchasing from the City consists of approximately 2,924 square feet and the property they will convey to the City is approximately 2,749 square feet. Closing on this exchange will not occur until QuikTrip closes on the purchase of the property at 614 University Avenue. There is no current or anticipated public need for the alley right-of-way, and the purchase price along with the land exchange is equal to the estimated fair market value of the property as determined by the City's Real Estate Division.



PREVIOUS COUNCIL ACTION(S):

Date: March 11, 2013

Roll Call Number: [13-0393](#)

Action: On vacation and conveyance of a portion of the north/south and east/west alley right-of-way, south of University Avenue between 6th Avenue and 7th Street to QuikTrip Corporation, \$700, (3-25-13). Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 11, 2013

Roll Call Number: 13-0394

Action: (A) [Plan](#) and Zoning Commission recommendation. Moved by Hensley to receive and file and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: February 28, 2013

Resolution Number: 11-2013-1.02

Action: Request from Quik Trip Corporation (developer) represented by Michael Talcott (officer) for the following items related to development of property located at 614 University Avenue. The subject property is owned by Mercy Hospital Medical Center: (A) Vacation of the east/west and north/south segments of alley south of University Avenue between 6th Avenue and 7th Street.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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