

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	April 21, 2014
	Agenda Item No.	53
	Roll Call No.	<u>14-0647</u>
	Communication No.	<u>14-163</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of portions of the vacated east/west alley right-of-way between Hickman Road and Francis Avenue, from 16th Street to 18th Street, to Juan P. Argueta for \$50 and Laverne R. and Maxine L. Anderson for \$25.

SYNOPSIS:

Recommend approval for conveyance of portions of the vacated east/west alley right-of-way between Hickman Road and Francis Avenue, from 16th Street to 18th Street, to Juan P. Argueta, 1700 Hickman Road, Des Moines, Iowa, 50314, for \$50 and to Laverne R. and Maxine L. Anderson, 1620 Hickman Road, Des Moines, Iowa, 50314, for \$25. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. The sale of this portion of excess property will allow the buyers to assemble the alley right-of-way with their existing residential lot. There is no current or anticipated public need for this property, and this conveyance will eliminate all previously existing landlocked segments of vacated alley in this block. In addition this conveyance will eliminate future maintenance and liability costs for the City and will return the property to the tax rolls.

FISCAL IMPACT:

Amount: \$75.00 (revenue)

Funding Source: Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090

ADDITIONAL INFORMATION:

On February 6, 1978, by Roll Call No. 78-0526, City Council approved and adopted Ordinance No. 9365 vacating all of the east/west alley right-of-way north of Francis Avenue and south of Hickman Road between 18th Street and 16th Street, including the portion thereof adjoining 1700 and 1620 Hickman Road.

Juan P. Argueta owns 1700 Hickman Road adjoining said alley right-of-way, and has offered to the City of Des Moines the purchase price of \$50 for the purchase of the vacated alley right-of-way, consisting of approximately 800-square-feet. Laverne R. and Maxine L. Anderson own 1620 Hickman Road adjoining said alley right-of-way, and have offered to the City of Des Moines the purchase price of \$25 for the purchase of the vacated alley right-of-way, consisting of approximately 400-square-feet. The above purchase prices reflect the fair market value of the property as currently estimated by the City's Real Estate Division.

Following conveyance of these parcels, there will be one remaining segment of alley that is available for purchase, which is located at the west end of the block between the properties at 1713 Francis Avenue and 1712 Hickman Road. This remaining segment of alley has access off of 18th Street and has also been offered for sale to the adjoining owners. City staff will continue to work with adjoining property owners to convey this remaining segment of alley, but no interest from the property owners has been expressed to date.



PREVIOUS COUNCIL ACTION(S):

Date: April 7, 2014

Roll Call Number: [14-0541](#)

Action: On conveyance of portions of the vacated east/west alley right-of-way between Hickman Road and Francis Avenue from 16th Street to 18th Street to Juan P. Argueta, \$50 and Laverne R. and Maxine L. Anderson, \$25, (4-21-14). Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: February 6, 1978

Roll Call Number: 78-526

Action: Approving an ordinance vacating all of the east/west alley lying south of and adjoining Lots 1 through 7, inclusive, Block 1, Norwood Park Addition to North Des Moines, an Official Plat.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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