 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 22, 2015
	Agenda Item No. 52 Roll Call No. <u>15-1064</u> Communication No. <u>15-331</u> Submitted by: Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of a portion of the north/south alley between 15th Street and 16th Street, south of Crocker Street, to Edward Brafford and Kristin Brafford for \$50 and to Ryan P. Howell and Kelley B. Howell for \$150.

SYNOPSIS:

Recommend approval of the vacation and conveyance the north/south alley between 15th Street and 16th Street, south of Crocker Street to Edward Brafford and Kristin Brafford, 849 16th Street, Des Moines, Iowa, 50314, for \$50, and to Ryan P. Howell and Kelly B. Howell, 831 16th Street, Des Moines, Iowa, 50314, for \$150.

This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. The City’s conveyance of this property will allow the buyers to incorporate it into their adjoining residential properties in order to control access to the rear of their properties. There is no current or anticipated public need or benefit for this property, and this conveyance will eliminate future maintenance and liability costs for the City and will return the property to the tax rolls.

FISCAL IMPACT:

Amount: \$200 (Revenue)

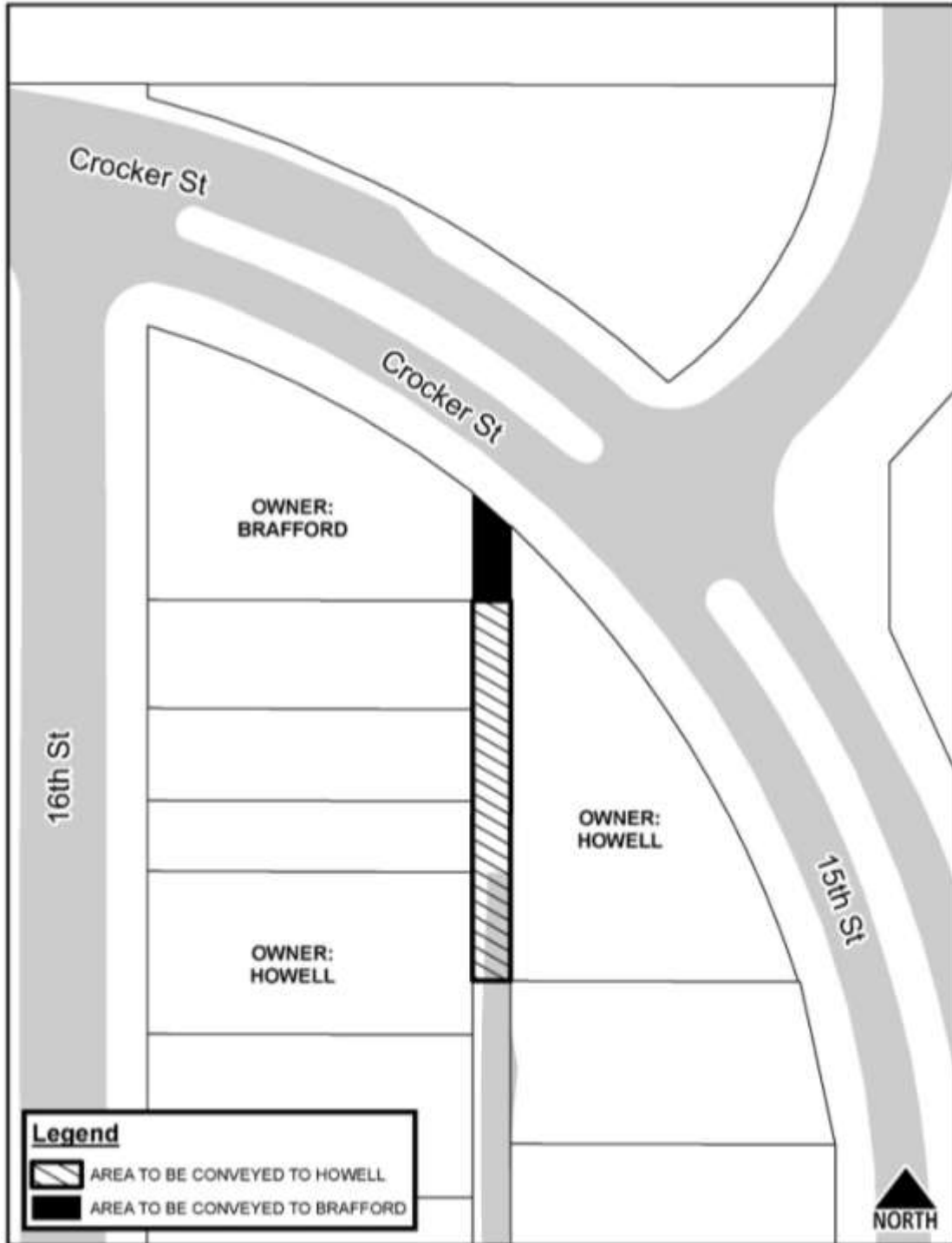
Funding Source: Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090

ADDITIONAL INFORMATION:

On May 18, 2015, by Roll Call No. 15-0804, City Council adopted a recommendation from the City Plan and Zoning Commission approving the request for the vacation of the north/south alley between 15th Street and 16th Street, south of Crocker Street, subject to the reservation of easements for all existing utilities in place until such time as they are relocated.

Edward and Kristin Brafford have offered to the City of Des Moines the purchase price of \$50 for the purchase of the vacated alley right-of-way adjoining their property at 849 16th Street, and Ryan P. and Kelly B. Howell have offered to the City of Des Moines the purchase price of \$150 for the purchase of the vacated alley right-of-way adjoining his property at 831 16th Street and Tax Parcel 030/01062-001-000, which fronts 15th Street. The other adjoining owners on the west side of the alley were also given the opportunity to purchase their adjoining portions of the alley, but they were not interested. The

property to be conveyed consists of approximately 2,495-square-feet, and the total purchase price of \$200 is equal to the estimated fair market value of the property as determined by the City's Real Estate Division. The portion of the alley to be vacated and conveyed is an undeveloped, dead-end section of alley, and the conveyance will not affect the use of the remaining developed portion of the alley to the south, which will continue to be used by adjoining property owners. There is no current or anticipated public need for this property, and the City's conveyance of this property will eliminate future maintenance and liability costs for the City, will return this property to the tax rolls, and will allow the buyers to control access to the rear of their properties.



PREVIOUS COUNCIL ACTION(S):

Date: June 8, 2015

Roll Call Number: [15-0911](#)

Action: [On](#) vacation and conveyance of a portion of the north/south alley between 15th and 16th Street, south of Crocker Street, to Edward Brafford and Kristin Brafford, \$50 and to Ryan P. Howell, \$150, (6-22-15). Moved by Gatto to adopt. Motion Carried 7-0.

Date: May 18, 2015

Roll Call Number: [15-0804](#)

Action: [Regarding](#) request from Edward Brafford, Kristen Thede, and Ryan Howell to vacate a segment of north/south alley adjoining 831 and 849 16th Street, subject to conditions. Moved by Hensley to receive and file the communication from the Plan and Zoning Commission and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: May 7, 2015

Resolution Number: 11-2015-1.06

Action: [Recommend](#) approval of the requested vacation of a segment of north/south alley between 15th Street and 16th Street from Crocker Street to a point 120 feet north of the east/west alley subject to the provision of any necessary easement for all existing utilities until such time as they are abandoned or are relocated.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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