 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 21, 2016
	Agenda Item No.	51
	Roll Call No.	<u>16-509</u>
	Communication No.	<u>16-153</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for vacation and conveyance of former street rights-of-way located at the southwest corner of Indianola Road and Indianola Avenue to QuikTrip Corporation for \$75,536.

SYNOPSIS:

Recommend approval of the vacation and conveyance of former street rights-of-way located at the southwest corner of Indianola Road and Indianola Avenue adjoining 1930 Indianola Road to QuikTrip Corporation for \$75,536, subject to the City Plan and Zoning Commission recommendations and to the conditions set forth in the offer to purchase. 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 street right-of-way will allow QuikTrip Corporation, owner of 1930 Indianola Avenue, to incorporate the property into its adjoining parcels in order to construct a QuikTrip convenience store with fuel sales and related improvements. There is no current or anticipated public need or benefit for the right-of-way to be conveyed.

FISCAL IMPACT:

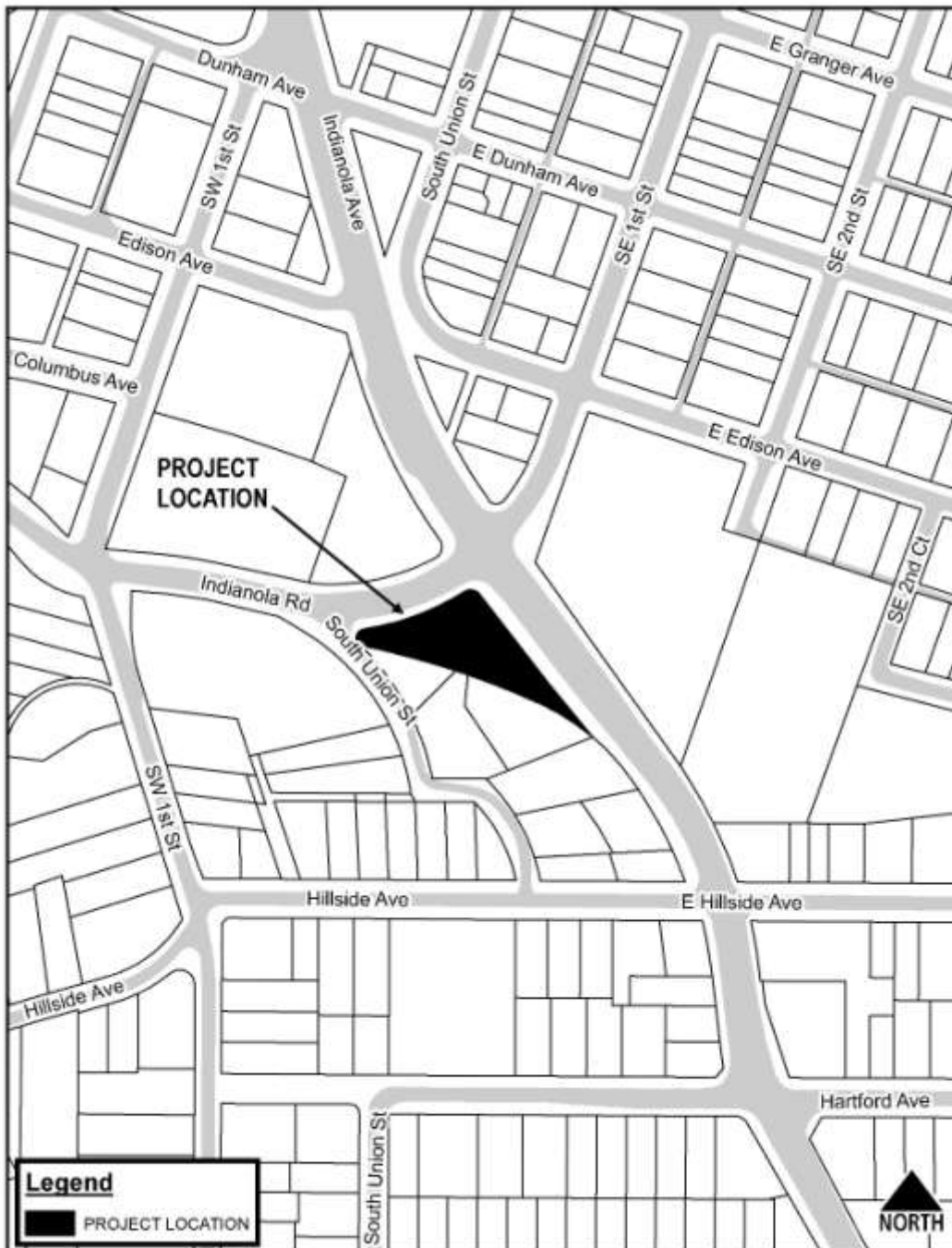
Amount: \$75,536 (Revenue)

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

ADDITIONAL INFORMATION:

- October 12, 2015 by Roll Call No. 15-1690, the City Council of the City of Des Moines, Iowa voted to receive and file a recommendation from the City Plan and Zoning Commission that an irregular parcel of Indianola right-of-way adjoining 1930 Indianola Avenue and 1941 South Union Street, be vacated, subject to reservation of easements for all existing utilities in place, including known water and sanitary sewer mains, until such time that they are abandoned or relocated.
- QuikTrip Corporation has offered to the City of Des Moines the purchase price of \$75,536 for the vacation and purchase of the right-of-way adjoining 1930 Indianola Avenue and 1941 South Union in order to construct QuikTrip convenience store with fuel sales.

- The property to be conveyed consists of approximately 28,776 square feet and the purchase price of \$75,536 is equal to the fair market value of the property as determined by the City's Real Estate Division.
- QuikTrip Corporation has agreed to grant the City a Permanent Easement for a utility corridor across a portion of the right-of-way to be conveyed.
- There is no current or anticipated public need for this property and the City's conveyance of the vacated right-of-way will allow the buyer to construct a QuikTrip convenience store with fuel sales and related improvements, subject to City Plan and Zoning recommendations.



PREVIOUS COUNCIL ACTION(S):

Date: March 7, 2016

Roll Call Number: [16-0387](#)

Action: [On](#) vacation and conveyance of street rights-of-way located at the southwest corner of Indianola Road and Indianola Avenue to QuikTrip Corporation, \$75,536, (3-21-16). Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: October 1, 2015

Resolution Number: 11-2015-1.17

Action: Recommend approval of a request from QuikTrip Corporation for vacation of an irregular parcel of right-of-way at the southwest corner of the intersection of Indianola Avenue and Indianola Road, adjoining property at 1930 Indianola Avenue and 1941 South Union Street, subject to reservation of necessary easements for all existing utilities until such time as they are abandoned or relocated.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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