 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 23, 2016
	Agenda Item No.	50
	Roll Call No.	[_____]
	Communication No.	<u>16-279</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Hold hearing for conveyance of 3946 Clinton Avenue to Shane M. and Eileen Meader for \$75 and to Ron J. and Michelle Ann Heims for \$75.

SYNOPSIS:

Recommend approval of conveyance of the east half of 3946 Clinton Avenue adjoining 3942 Clinton Avenue to Shane M. Meader and Eileen Meader, 3942 Clinton Avenue, Des Moines, Iowa, 50310 for \$75, and the west half of 3946 Clinton Avenue adjoining 3950 Clinton Avenue to Ron J. Heims and Michelle Ann Heims, 3950 Clinton Avenue, Des Moines, Iowa, 50310 for \$75. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. The sale of the City’s property will allow the buyers to assemble the land with their existing property. There is no current or anticipated public need 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:

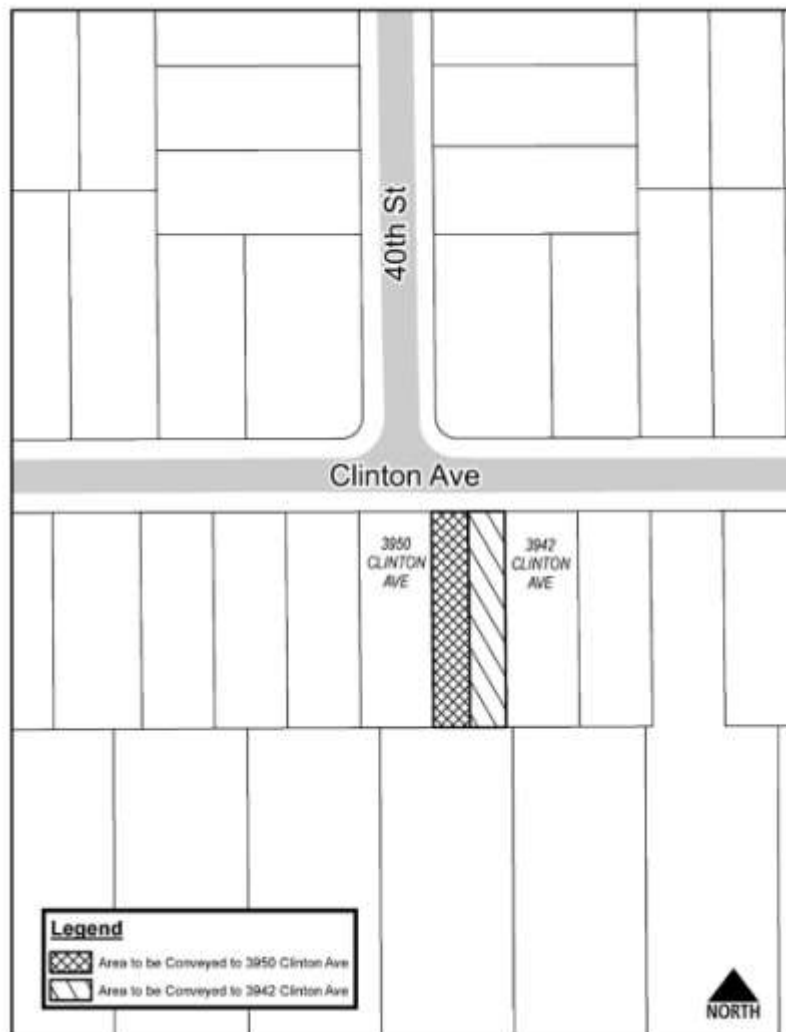
Amount: \$150 (Revenue)

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

ADDITIONAL INFORMATION:

- On March 7, 2016, by Roll Call 16-0379, the City Council authorized the acquisition of necessary property interests for the 2016 Storm Sewer Repair – Contract I Project.
- On March 29, 2016, Polk County, Iowa conveyed 3946 Clinton Avenue to the City of Des Moines, Iowa for storm sewer and surface water flowage purposes as part of the above project.
- As long as the City reserves an easement on the property for maintenance of existing storm sewer, surface water flowage, sanitary sewer, and other utilities, the property can be conveyed for assemblage with the adjoining residential properties.
- Shane M. Meader and Eileen Meader, owners of 3942 Clinton Avenue, and Ron J. Heims and Michelle Ann Heims, owners of 3950 Clinton Avenue, have each offered \$75 for the purchase of the half of 3946 Clinton Avenue adjoining their respective properties.

- The property to be conveyed consists of approximately 7,400 square feet and the purchase price of \$150 is equal to the restricted-use fair market value of the encumbered property as determined by the City's Real Estate Division.
- All of 3946 Clinton Avenue will be encumbered with a Permanent Easement for Storm Sewer and Surface Water Flowage, and a general reservation of an easement for all other utilities in place. The easements will prohibit the construction of any permanent structures or the planting of trees.



PREVIOUS COUNCIL ACTION(S):

Date: May 9, 2016

Roll Call Number: [16-0760](#)

Action: [On](#) conveyance of 3946 Clinton Avenue to Shane M. and Eileen Meader, \$75 and to Ron J. and Michelle Ann Heims, \$75, (5-23-16). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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