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Date August 9, 2021

SET HEARING FOR APPROVAL OF DOCUMENTS FOR VACATION OF UNDEVELOPED CITY STREET RIGHT-OF-WAY LOCATED NORTH OF AND ADJOINING 1661 COUNTY LINE ROAD AND CONVEYANCE TO JOPPA FOR \$30,000.00

WHEREAS, JOPPA, an Iowa non-profit company, has entered into a contract to purchase property owned by Des Moines Metropolitan Wastewater Reclamation Authority locally known as 1661 County Line Road and District Parcel 120/02416-003-000; and

WHEREAS, the City of Des Moines is the owner of an undeveloped segment of street right-of-way located between the two parcels comprising of 1661 County Line Road and District Parcel 120/02416-003-000 (hereinafter “Property”); and

WHEREAS, JOPPA, has requested the vacation of the Property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated, which request has been determined by the City Traffic Engineer to have no significant impact upon the public use of the right-of-way, in accordance with Municipal Code 102-286(b); and

WHEREAS, JOPPA has offered to the City of Des Moines, Iowa (“City”) the purchase price of Thirty Thousand and No Dollars (\$30,000.00) for the purchase of the Property for incorporation into the adjoining property for purposes legally allowed by the City of Des Moines, subject to and contingent upon the following special provisions:

- JOPPA shall have a due diligence period of three hundred (300) days;
- Reservation of easements for all existing utilities in place, until such time that they are abandoned or relocated;
- Closing on the purchase of the 1661 County Line Road, currently owned by the Des Moines Metropolitan Wastewater Reclamation Authority, legally described as follows: LOTS 48 THROUGH 90, AND LOTS 104 THROUGH 106, HIGHLAND HILLS PLAT No. 6, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 21.12 ACRES (920,122 SQUARE FEET);
- Completion of the vacation process for any right-of-way portions of the Property, a site plan/development plan approved by the City and all zoning requirements being satisfied for any proposed development of the Property;
- Upon closing, payment of broker’s commission as set forth in the listing agreement with the City; and
- At the time of closing, JOPPA shall receive a credit toward the purchase price owed City in the amount of the lowest of three bids estimating the cost of environmental remediation required by the Iowa Department of Natural Resources (IDNR) (or other state or federal regulations) upon the Property to be incurred by JOPPA. Such bid estimate shall address

Date August 9, 2021

only remediation in the method agreed upon in writing between JOPPA and the City. Such credit amount(s) shall only be issued as applicable, shall not include any amount of remediation above the minimum amount required by the IDNR, and shall in no event collectively exceed the Purchase Price.

which price reflects the fair market value of the Property as determined by the City’s Real Estate Division; and

WHEREAS, there is no known current or future public need for the street right-of-way proposed to be vacated and sold, and the City will not be inconvenienced by the vacation and sale of said property; and

WHEREAS, the City Manager hereby presents and recommends the Property be vacated in accordance with Municipal Code 102-286(b)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. That the City Council of the City of Des Moines, Iowa, shall consider adoption of an ordinance permanently vacating the undeveloped segment of street right-of-way located between the two parcels comprising of 1661 County Line Road and District Parcel 120/02416-003-000, legally described as follows:

LOT C, HIGHLAND HILLS PLAT No. 6, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 1.94 ACRES (84,564 SQUARE FEET).

2. The City Council of the City of Des Moines, Iowa, further proposes to sell the undeveloped segment of street right-of-way located between the two parcels comprising of 1661 County Line Road and District Parcel 120/02416-003-000, as legally described and to the grantee and for the consideration identified below, subject to the following:

- JOPPA shall have a due diligence period of three hundred (300) days.
- Reservation of easements for all existing utilities in place, until such time that they are abandoned or relocated;
- Closing on the purchase of the 1661 County Line Road, currently owned by the Des Moines Metropolitan Wastewater Reclamation Authority, legally described as follows: LOTS 48 THROUGH 90, AND LOTS 104 THROUGH 106, HIGHLAND HILLS PLAT No. 6, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 21.12 ACRES (920,122 SQUARE FEET);

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- Completion of the vacation process for any right-of-way portions of the Property, a site plan/development plan approved by the City and all zoning requirements being satisfied for any proposed development of the Property;
- Upon closing, payment of broker's commission as set forth in the listing agreement with the City; and
- At the time of closing, JOPPA shall receive a credit toward the purchase price owed City in the amount of the lowest of three bids estimating the cost of environmental remediation required by the Iowa Department of Natural Resources (IDNR) (or other state or federal regulations) upon the Property to be incurred by JOPPA. Such bid estimate shall address only remediation in the method agreed upon in writing between JOPPA and the City. Such credit amount(s) shall only be issued as applicable, shall not include any amount of remediation above the minimum amount required by the IDNR, and shall in no event collectively exceed the Purchase Price.

Grantee: JOPPA

Consideration: \$30,000.00

Legal Description:

LOT C, HIGHLAND HILLS PLAT No. 6, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 1.94 ACRES (84,564 SQUARE FEET).

3. That the meeting of the City Council at which the adoption of said ordinance and the sale and conveyance of such right-of-way is to be considered shall be on August 23, 2021, at 5:00 p.m. in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At that time the City Council will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.

In addition, the City Council shall receive written views, comments, objections and arguments from any resident or taxpayer of the City that are received by the City Clerk prior to 5:00 p.m. August 19, 2021 (City Clerk's Office, Des Moines City Hall, 400 Robert D. Ray Drive, 1st Floor, Des Moines, IA 50309; Email cityclerk@dmgov.org).

Please check the posted agenda in advance of the August 23, 2021 meeting for any update on the manner in which the public hearing will be conducted to comply with COVID-19 social distancing and safety guidelines.

4. That the City Clerk is hereby authorized and directed to publish notice of said proposal in the form hereto attached all in accordance with §362.3 of the Iowa Code.

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Date August 9, 2021

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

Moved by _____ to adopt.

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
 Lisa A. Wieland, Assistant City Attorney

PW

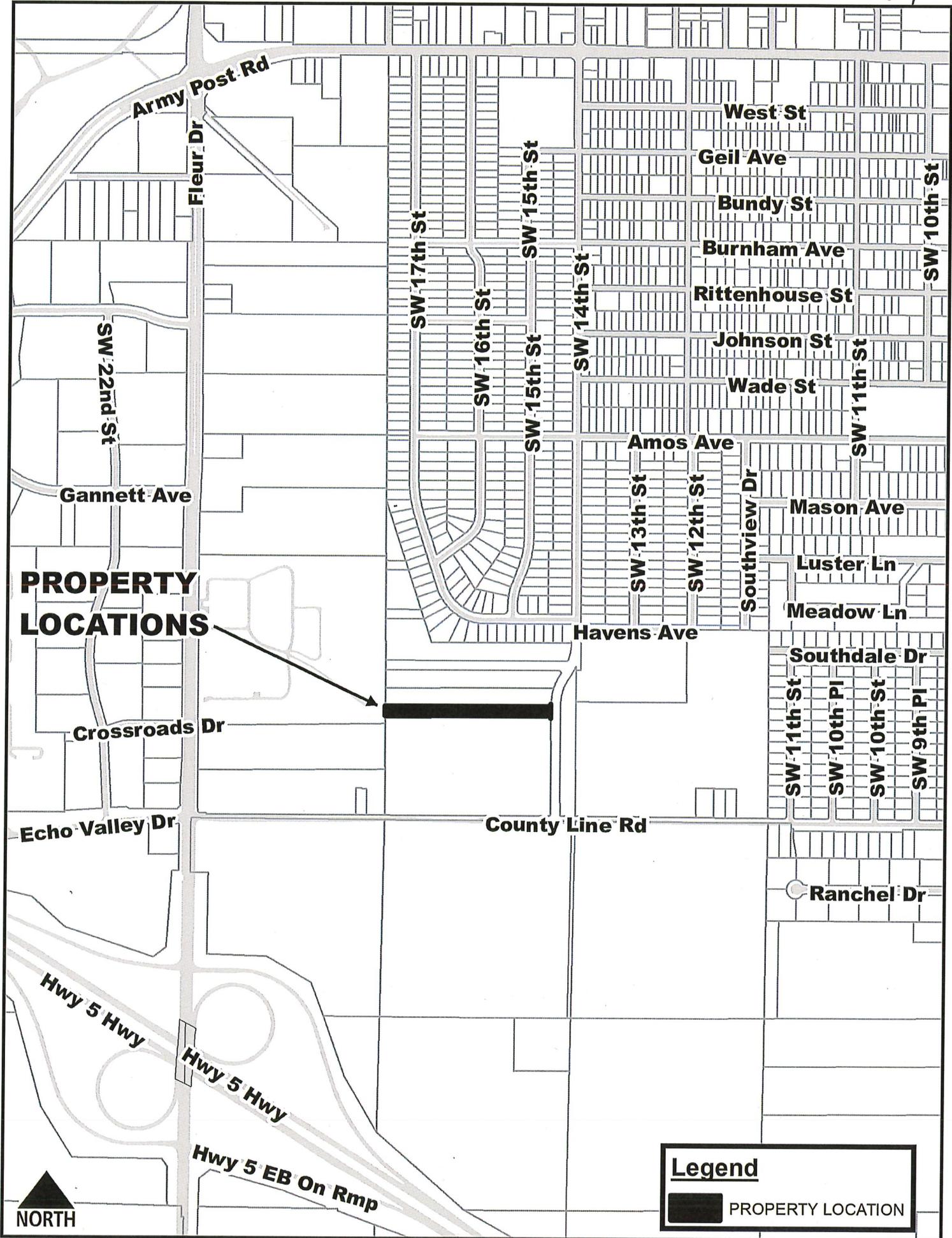
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk



PROPERTY LOCATIONS

Legend

 PROPERTY LOCATION

