



Date September 8, 2025

**SET HEARING FOR VACATION OF THE NORTH/SOUTH AND EAST/WEST ALLEY
RIGHT-OF-WAY LOCATED IN THE VICINITY OF 1650 DEAN AVENUE AND
CONVEYANCE TO ADJOINING PROPERTY OWNERS FOR \$350.00**

WHEREAS, on April 21, 2025, by Roll Call No. 25-0626, the City Council of the City of Des Moines, Iowa voted to receive and file the recommendation from the City Plan and Zoning Commission that the “L”-shaped alley right-of-way in the vicinity of 1650 Dean Avenue, where the requested alley right-of-way is bound by East 17th Street to the east and an east/west alleyway to the north ("City Right-of-Way"), hereinafter more fully described, be vacated, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated at no cost to the City; and

WHEREAS, Greater Des Moines Habitat for Humanity, owner of 254 E. 17th Street, has offered to the City of Des Moines (“City”) the purchase price of \$150.00 for the vacation and purchase of the portion of alley right-of-way adjoining their property at 254 East 17th Street for assemblage with their adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City’s Real Estate Division; and

WHEREAS, Guidner Properties, LLC, owner of 256 East 17th Street, has offered to the City the purchase price of \$25.00 for vacation and purchase of the portion of alley right-of-way adjoining their property at 256 East 17th Street for assemblage with their adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City’s Real Estate Division; and

WHEREAS, Ganesh Gobin and Kamla Gobin, owners of 260 East 17th Street have offered to the City the purchase price of \$25.00 for vacation and purchase of the portion of alley right-of-way adjoining their property at 260 East 17th Street for assemblage with their adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City’s Real Estate Division; and

WHEREAS, Sharmon Kiss and Charles Kiss, owners of 1654 Dean Avenue, has offered to the City the purchase price of \$50.00 for vacation and purchase of the portion of alley right-of-way adjoining their property at 1654 Dean Avenue for assemblage with their adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City’s Real Estate Division; and

WHEREAS, Jenelle Lynn Patterson, owner of 1650 Dean Avenue has offered to the City the purchase price of \$25.00 for vacation and purchase of the portion of alley right-of-way adjoining her property at



Date September 8, 2025

1650 Dean Avenue for assemblage with her adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City's Real Estate Division; and

WHEREAS, Patricia Hernandez Garrido and Jorge Hernandez Guerrero, owners of 1646 Dean Avenue, have offered to the City the purchase price of \$50.00 for vacation and purchase of the portion of alley right-of-way adjoining their property at 1646 Dean Avenue for assemblage with their adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City's Real Estate Division; and

WHEREAS, Eric McCann, owner of 1640 Dean Avenue, has offered to the City the purchase price of \$75.00 for vacation and purchase of the portion of alley right-of-way adjoining his property at 1640 Dean Avenue, for assemblage with his adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City's Real Estate Division; and

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

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

1. The City Council of the City of Des Moines, Iowa, shall consider adoption of an ordinance permanently vacating the north/south and east/west alley right-of-way located in the vicinity of 1650 Dean Avenue, legally described as follows, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated at no cost to the City:

ALL OF THE ALLEY RIGHT OF WAY IN REDHEAD PLACE, OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 4,396 SQUARE FEET.

2. The City Council of the City of Des Moines, Iowa, further proposes to sell portions of the vacated alley right-of-way, as legally described and to the grantees and for the consideration identified below, subject to reservation of easements therein:



Roll Call Number

Agenda Item Number

28

Date September 8, 2025

NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 406 SQUARE FEET.

Grantee: Jenelle Lynn Patterson

Consideration: \$25.00

Legal Description:

THE SOUTH HALF (S 1/2) OF THE VACATED EAST/WEST ALLEY RIGHT OF WAY LYING NORTH OF AND ADJOINING LOT 5, REDHEAD PLACE, OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 336 SQUARE FEET.

Grantee: Patricia Hernandez Garrido and Jorge Hernandez Guerrero

Consideration: \$50.00

Legal Description:

THE SOUTH HALF (S 1/2) OF THE VACATED EAST/WEST ALLEY RIGHT OF WAY LYING NORTH OF AND ADJOINING LOT 6, REDHEAD PLACE, OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 406 SQUARE FEET.

Grantee: Eric McCann

Consideration: \$75.00

Legal Description:

THE WEST HALF (W 1/2) OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING EAST OF AND ADJOINING LOT 7, **-EXCEPT** THE SOUTH HALF (S 1/2) OF THE VACATED EAST/WEST ALLEY RIGHT OF WAY LYING NORTH OF AND ADJOINING LOT 6-, ALL IN REDHEAD PLACE, OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 1,050 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 September 29, 2025, said meeting to be held 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. Persons interested in the proposal will be given the opportunity to express their views at that hearing.

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.

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



Roll Call Number

Agenda Item Number

28

Date September 8, 2025

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Grant Hyland
Grant Hyland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, Laura Baumgartner, 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.

Mayor

Laura Baumgartner, City Clerk



