

★ Roll Call Number

26-0771

Agenda Item Number

53

Date June 29, 2026

**HOLD HEARING FOR APPROVAL OF DOCUMENTS FOR CONVEYANCE OF 1760 BEAVER AVENUE TO JONES INVESTMENT PROPERTIES, LLC, FOR \$1,250**

**WHEREAS**, the City of Des Moines (“City”) acquired property locally known as 1760 Beaver Avenue for the 41<sup>st</sup> Street and Beaver Avenue Intersection Improvements project, and after completion of the project, it was determined that a portion of this parcel (hereinafter “Property”), more particularly described below, was not needed for right-of-way purposes; and

**WHEREAS**, Scott Jones as Partner of Jones Investment Properties, LLC, owner of the adjoining property at 1740 Beaver Avenue, has offered to the City the purchase price of \$1,250.00 for the purchase of said Property in order to incorporate it into their commercial lot, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, and further subject to a no-build easement, which easement will be included in the Quit Claim Deed from City to the buyer, which purchase price reflects the restricted 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 Property proposed to be sold, and the City will not be inconvenienced by the sale and conveyance of said Property; and

**WHEREAS**, on June 8, 2026, by Roll Call No. 26-0666, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed conveyance of Property be set down for hearing on June 29, 2026, at 5:00 p.m., in the City Council Chambers, T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa; and

**WHEREAS**, due notice of said proposal to convey the Property was given to all necessary parties as provided by law, setting forth the time and place for hearing on said proposal; and

**WHEREAS**, in accordance with City Council direction, those interested in the proposed conveyance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts and statements of interested persons, any and all objections to the proposed conveyance of the City Property, as described herein, are hereby overruled and the hearing is closed.

2. There is no public need or benefit for the excess City-owned property proposed to be conveyed, and the public would not be inconvenienced by reason of the conveyance of 1760 Beaver Avenue, Des Moines, Iowa, as legally described, to the grantee, and for the consideration identified below, subject to a

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reservation of easements therein, and further subject to the reservation of a no-build easement, and said conveyance is hereby approved:

Grantee: Jones Investment Properties, LLC

Consideration: \$1,250

Legal Description:

A PART OF LOT 1, VOTRUBA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 71°(DEGREES) 32'(MINUTES) 30"(SECONDS) WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 41.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 179.00 FEET, WHOSE ARC LENGTH IS 23.91 FEET AND WHOSE CHORD BEARS NORTH 18°54'14" EAST, 23.89 FEET; THENCE NORTH 40°58'33" EAST, 109.97 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 49°01'27" EAST ALONG SAID NORTHEASTERLY LINE, 22.40 FEET TO THE EASTERLY CORNER OF SAID LOT; THENCE SOUTH 28°47'03" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 118.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 4417 SQUARE FEET.

3. The Mayor is authorized and directed to sign the Offer to Purchase and Quit Claim Deed for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.

5. Upon proof of payment of the consideration plus \$113.00 for publication and recording costs, the City Clerk is authorized and directed to forward the original of the Quit Claim Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded.

6. The Real Estate Division Manager is authorized and directed to forward the original of the Quit Claim Deed, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.

7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Quit Claim Deed and copies of the other documents to the grantee.

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

Moved by Barron to adopt.

Second by Simonson

APPROVED AS TO FORM:

/s/ Grant Hyland

Grant Hyland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
WETERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

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.

MOTION CARRIED APPROVED  
Connie Barron Mayor

Laura Baumgartner City Clerk