

★ Roll Call Number

Agenda Item Number

54 ✓

Date June 22, 2015

HOLD HEARING FOR CONVEYANCE OF CITY-OWNED PROPERTY AT 3015 SENECA AVENUE TO CUI SANG AND EIDID SANG FOR \$76,000.00

WHEREAS, on December 9, 2013, by Roll Call No. 13-1880, the City Council authorized the City staff recommended voluntary acquisition of the real property located at 3015 Seneca Avenue for the Seneca Avenue Storm Water Improvements Project in order to enact necessary storm sewer repairs, including relocating the storm sewer from under a portion of the house, and to establish a revised permanent easement across the property to allow the City the right to maintain, repair and replace the sewer in the future; and

WHEREAS, the storm sewer relocation and repairs have been completed, the permanent easement across the property has been filed of record, and the City no longer has any use for the property; and

WHEREAS, Cui Sang and Eidid Sang ("Buyers") have offered to the City of Des Moines the purchase price of \$76,000.00 for the purchase of the City-owned property located at 3015 Seneca Avenue, Des Moines, IA for continued use as a single family residence, subject to the City purchasing a home warranty for the Buyers (\$420.00) and paying 3% of the Buyer's closing costs (\$2,280.00), which price reflects the fair market value of the Property as currently estimated 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, except for reservation of a storm sewer easement, and the City will not be inconvenienced by the sale of said Property; and

WHEREAS, on June 8, 2015 by Roll Call No. 15-0909, it was duly resolved by the City Council that the proposed conveyance of the Property be set down for hearing on June 22, 2015, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, due notice of said proposal to convey the Property was given 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:

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

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2. There is no public need for the property described below and the public would not be inconvenienced by reason of the conveyance of the real property located at 3015 Seneca Avenue Des Moines, Iowa, as legally described below, to the grantee and for the consideration identified below, subject to reservation of a Permanent Easement for Storm Sewer and Surface Water Flowage, and said conveyance is hereby approved:

To: Cuai Sang and Eidid Sang
For: \$76,000
Legal Description:

LOTS 21, 22 AND 23, BLOCK D, LAWNWOODS, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

3. The Mayor is authorized and directed to sign the Offer to Purchase, Quit Claim Deed, Permanent Easement for Storm Sewer and Surface Water Flowage and Release of Easement for the conveyance as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.

4. Upon proof of payment of the consideration, the City Clerk is authorized and directed to forward the originals of the Deed, Easement and Release, 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.

5. The Real Estate Division Manager is authorized and directed to forward the originals of the Deed, Easement and Release, 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.

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

7. The proceeds from the sale of this property shall be deposited into the following account: 2015-16 CIP, Storm Water Improvements - Page 168, Seneca Avenue Storm Water Improvements, SM057.

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(Council Communication No. 15- 329)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Lisa A. Wieland

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Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, 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