

**May 19, 2014**

**To: Mayor Bemrich and City Council**

**From: David Fierke, City Manager**

**Subject: Property Disposition  
Lots 2 and 3, Jordan Well Addition  
to the City of Fort Dodge, Iowa; a subdivision of  
Block 107, Town Company's Addition & Vacated  
13<sup>th</sup> Avenue SW**



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**ACTION: For vote Tuesday, May 27, 2014**

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**Brief History**

In 2012, the City acquired property from the Union Pacific Railroad for the Well #20 Project. There remains residual property that the City does not need. The adjacent property owner has requested that she be allowed to purchase a portion of the residual property in order to maintain the area (see attached letter).

**Analysis of Issue**

Disposing of this property would put it back on the tax rolls and also relieve the City of maintenance obligations.

**Budget Impact**

The adjacent property owners, Terry and Lisa LaCaille, have offered \$1,000 to purchase Lots 2 and 3 of Jordan Well Addition, which would help offset the administrative costs associated with the sale of this property.

The general fund would realize income from the taxes generated from this property.

**Strategic Plan Impact**

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

**Existing Plan Impact**

The disposal of this property is consistent with the Envision 2030 Plan.

**Subcommittee or Commission Review / Recommendation**

None

**Staff Conclusions / Recommendations**

Being no additional proposals, following public hearing, staff recommends disposing of Lots 2 and 3 of Jordan Well Addition to Terry and Lisa LaCaille for \$1,000.

**Alternatives**

The only alternative would be to not dispose of this property, which is not recommended.

**Implementation and Accountability**

If this resolution is approved, staff will have closing documents prepared and dispose of the property.

Signed

Approved



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Vickie L. Reeck  
Community Development Manager

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David R. Fierke  
City Manager

Prepared by Vickie Reeck, Department of Business Affairs & Community Growth, 819 1<sup>st</sup> Ave S, Fort Dodge, IA 50501  
(515) 573-8321

Mail recorded documents to: Department of Business Affairs & community Growth, 819 1<sup>st</sup> Ave S, Fort Dodge, IA 50501

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**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE OFFERING OF PROPERTY FOR SALE  
AND METHOD OF SELECTING A DEVELOPER FOLLOWING PUBLIC  
HEARING**

WHEREAS, the City is proposing to dispose of the following described real estate parcel:

Lots Two (2) and Three (3), Jordan Well Addition to the City of Fort Dodge, Iowa;

and,

WHEREAS, the City has no use for said real estate except as hereinafter set out;  
and,

WHEREAS, a public hearing was held on the 27<sup>th</sup> day of May, 2014 at 6:00 p.m. pursuant to notice on such disposal pursuant to Section 364.7 of the Code of Iowa; and,

WHEREAS, the following proposal was received for the purchase of the property:

Terry and Lisa LaCaille, \$1,000;  
and,

WHEREAS, it is deemed in the public interest to dispose of said real estate to Terry and Lisa LaCaille.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT DODGE, IOWA:

1. That objections, if any, presented at the public hearing be and the same are hereby overruled.
2. That said property be sold "as is" to Terry and Lisa LaCaille for \$1,000.

PASSED AND APPROVED by the Fort Dodge City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
OTHER: \_\_\_\_\_

CITY OF FORT DODGE, IOWA

By: \_\_\_\_\_  
Matt Bemrich, Mayor

ATTEST:

\_\_\_\_\_  
Jeff Nemmers, City Clerk

STATE OF IOWA, WEBSTER COUNTY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Matt Bemrich and Jeff Nemmers to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public

PREPARED BY & RETURNED TO: JONATHAN M. PITTMANN, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

LEGAL DESCRIPTION

PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED AS INSTRUMENT NO. 2014-244 IN THE WEBSTER COUNTY, IOWA RECORDS.

AND,

THE PORTION OF 13TH AVENUE SOUTHWEST WHICH WAS VACATED PER CITY ORDINANCE NO. 2182 AND RECORDED AS INSTRUMENT NO. 2013-6325 IN THE WEBSTER COUNTY, IOWA RECORDS.

OWNER

CITY OF FORT DODGE  
819 1ST AVENUE S  
FORT DODGE, IA 50501

AREA SUMMARY

LOT 1: 16,199 SQ. FT. LOT 2: 20,234 SQ. FT. LOT 3: 32,052 SQ. FT.

UTILITIES

WATER - CITY OF FORT DODGE  
SANITARY SEWER - CITY OF FORT DODGE

NOTES

1. THE SURVEY FOR THIS SUBDIVISION WAS DONE IN JANUARY, 2014.
2. THIS SUBDIVISION WAS PREPARED FOR THE OWNER.
3. FOR THE PURPOSE OF THIS SURVEY THE NORTHEASTERLY LINE BLOCK 107 IS ASSUMED TO HAVE A BEARING OF N57°47'18"W.
4. ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP REFLECT FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.

ZONING (EXISTING)

LOT 1  
ZONING: 4RS - RESIDENTIAL SINGLE FAMILY SETBACKS (4RS) :  
FRONT - 20 FT  
SIDE - 4 FT  
REAR - 20 FT  
ZONING (SOUTH 22 FEET): LI - LIGHT INDUSTRIAL SETBACKS:  
FRONT - NONE  
SIDE - 5 FT  
REAR - NONE

LOTS 2 & 3  
ZONING: LI - LIGHT INDUSTRIAL SETBACKS  
FRONT - NONE  
SIDE - 5 FT  
REAR - NONE

JORDAN WELL ADDITION  
FORT DODGE, IOWA  
A SUBDIVISION OF BLOCK 107, TOWN COMPANY'S  
ADDITION & VACATED 13TH AVE SW

OFFICIAL'S & OWNER CERTIFICATIONS

FINAL PLAT APPROVED BY CITY PLAN AND ZONING COMMISSION OF FORT DODGE, IOWA.

MAYOR HEREBY CERTIFIES THAT PLAT WAS APPROVED BY COUNCIL RESOLUTION ON DATE SHOWN.

CHAIRMAN	DATE	MAYOR	DATE

THIS PLAT HAS BEEN PRESENTED, EXAMINED AND FILED WITH THE WEBSTER WEBSTER COUNTY, IOWA, AUDITOR, RECORDER AND ASSESSOR.

CITY CLERK	ATTEST	DATE

OWNERS CONSENT TO PLAT AS PRESENTED HERE.

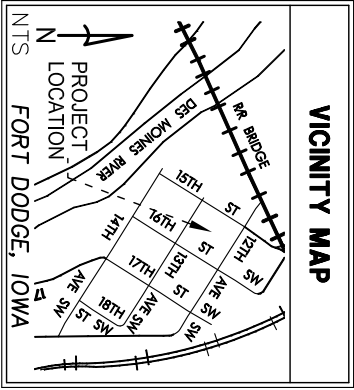
LAND SURVEYOR CERTIFICATION & SEAL

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN M. PITTMANN, PLS NO. 20901  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
THIS SEAL AND CERTIFICATION COVER THIS SHEET ONLY.

FLOOD PLAIN

ZONE:  
"X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
MAP NO.: 19187C0310C  
EFFECTIVE DATE: DECEMBER 04, 2012



April 11, 2014

City of Fort Dodge  
Vickie Reeck  
819 1<sup>st</sup> Avenue South  
Fort Dodge, IA 50501

Dear Mrs. Reeck:

I would like to purchase the property identified as Lots 2 and 3 Jordan Well Addition, which is adjacent to my home at 1226 16<sup>th</sup> Street SW. I would be willing to offer \$1,000 for the purchase of this property.

Thank you for your consideration.

Sincerely,



Lisa LaCaille