

August 18, 2014

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
Subject: Property Disposition: Part of Lots 1, 2, and 3, County Auditor's Taxation Plat of Section 17-89-28



ACTION: For vote Monday, August 25, 2014– Set public hearing for Monday, September 8, 2014

Brief History

In 2013, the City acquired property for the 10th Avenue North Improvement project. There remains residual property that was not needed for the project. An adjacent property owner to the North, Autumn Johanson, has expressed interested in acquiring the residual land from the City. (see attached Plat of Survey)

Analysis of Issue

Disposing of this property will allow the adjacent property owner to expand her yard. It will also put the property back on the tax rolls.

Budget Impact

The adjacent property owner has offered \$3,000 for the property, which would be placed back in the 10th Avenue North Improvement project fund. In addition, this action would generate additional taxes from this property, which would be realized by the general fund.

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

Staff recommends setting a public hearing for Monday, September 8, 2014 to consider the disposal of this property. Following public hearing, a proposal submitted by the adjacent property owner will be presented to the Council for consideration.

Alternatives

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

Implementation and Accountability

If this resolution is approved, a public hearing to consider the disposition will be held on Monday, September 8, 2014.

Signed

Approved



Vickie L. Reeck
Community Development Manager

David R. Fierke
City Manager

NOTICE OF PUBLIC HEARING

The City of Fort Dodge, Iowa, is offering the following property for disposal:

That part of Lots 1 and 2, County Auditor's Taxation Plat of a part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 89 North, Range 28 West of the 5th P.M., in the City of Fort Dodge, Webster County, Iowa, described as follows:

Commencing at the Northwest corner of said Lot 1; thence on an assumed bearing of N89°05'45"E, along the North line of said Lot 1, a distance of 55.00 feet to the point of beginning; thence S00°35'57"E, 60.25 feet; thence Southeasterly 53.10 feet along a non-tangential curve concave to Northeast having a radius of 172.00 feet, a central angle of 17°41'14" and a chord that bears S61°04'58"E for 52.89 feet to the Easterly line of said Lot 2; thence along the Easterly lines of said Lot 2 the following courses N00°35'57"W, 66.54 feet; thence S89°05'45"W, 13.00 feet; thence N00°35'57"W, 20.00 feet to the North line of said Lot 2; thence S89°05'45"W, along the North line of said Lot 2, a distance of 33.00 feet to the point of beginning, consisting of approximately 3,189 s.f.

AND

All of Lot 3, except the South 4 feet thereof, County Auditor's Taxation Plat of a part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 89 North, Range 28 West of the 5th P.M., in the City of Fort Dodge, Webster County, Iowa, consisting of approximately 518 s.f.

The City of Fort Dodge will hold a Public Hearing for consideration of said disposal at 6:00 p.m., on the 8th day of September, 2014, in the City Council Chambers, Municipal Building, Fort Dodge, Iowa.

CITY OF FORT DODGE
BY: JEFF NEMMERS
CITY CLERK

Published in *The Messenger* this _____ day of _____, 2014.

RESOLUTION NO. _____

A RESOLUTION PROPOSING THE DISPOSAL OF AN INTEREST IN REAL ESTATE AND SETTING A HEARING DATE THEREON AND PRESCRIBING NOTICE.

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

That part of Lots 1 and 2, County Auditor's Taxation Plat of a part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 89 North, Range 28 West of the 5th P.M., in the City of Fort Dodge, Webster County, Iowa, described as follows:

Commencing at the Northwest corner of said Lot 1; thence on an assumed bearing of N89°05'45"E, along the North line of said Lot 1, a distance of 55.00 feet to the point of beginning; thence S00°35'57"E, 60.25 feet; thence Southeasterly 53.10 feet along a non-tangential curve concave to Northeast having a radius of 172.00 feet, a central angle of 17°41'14" and a chord that bears S61°04'58"E for 52.89 feet to the Easterly line of said Lot 2; thence along the Easterly lines of said Lot 2 the following courses N00°35'57"W, 66.54 feet; thence S89°05'45"W, 13.00 feet; thence N00°35'57"W, 20.00 feet to the North line of said Lot 2; thence S89°05'45"W, along the North line of said Lot 2, a distance of 33.00 feet to the point of beginning, consisting of approximately 3,189 s.f.

AND

All of Lot 3, except the South 4 feet thereof, County Auditor's Taxation Plat of a part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 89 North, Range 28 West of the 5th P.M., in the City of Fort Dodge, Webster County, Iowa, consisting of approximately 518 s.f.

and,

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

WHEREAS, it does appear that the highest and best use for this real estate is ownership and maintenance by a source other than this Municipal Corporation.

NOW, THEREFORE, BE IT RESOLVED that said real estate be considered for disposal and that a Public Hearing on said consideration and disposal be hereby set for the 8th day of September, 2014, at 6:00 p.m. in the City Council Chambers, Municipal Building, Fort Dodge, Iowa, and that Notice of said Hearing be published by the City Clerk as required by law.

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

AYES: _____
NAYS: _____
OTHER: _____

CITY OF FORT DODGE, IOWA

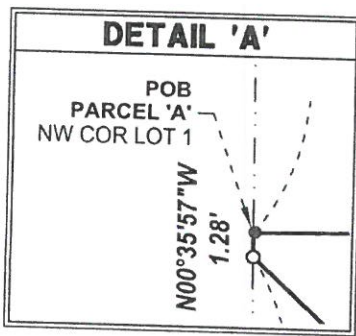
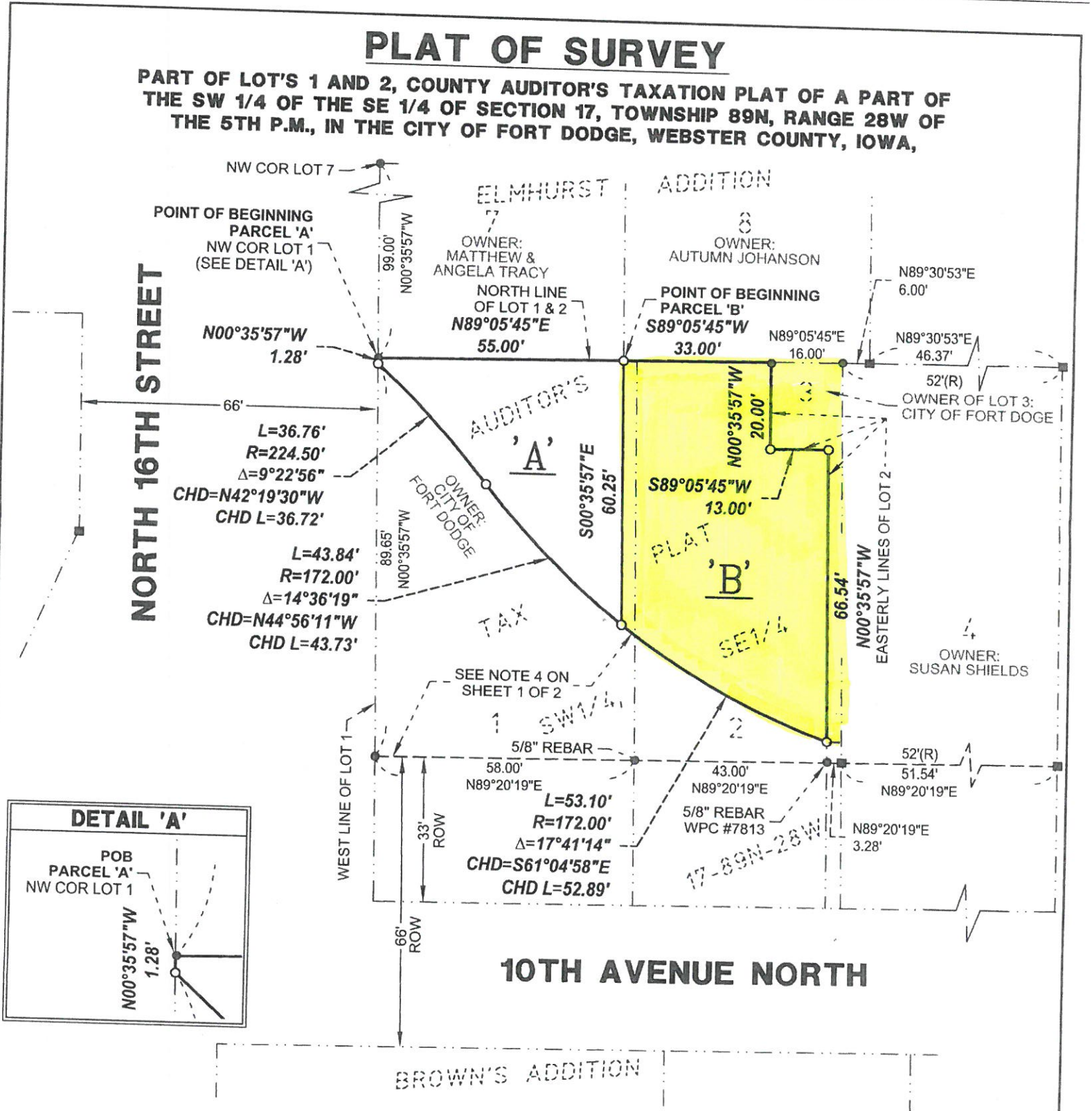
By: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk

PLAT OF SURVEY

PART OF LOT'S 1 AND 2, COUNTY AUDITOR'S TAXATION PLAT OF A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 89N, RANGE 28W OF THE 5TH P.M., IN THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA,



GENERAL LEGEND	
	BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	ROAD ROW LINE
ABBREVIATIONS:	
ROW	- RIGHT-OF-WAY
BK, PG	- BOOK AND PAGE
(R)	- RECORD DISTANCE/ANGLE
WPC	- WHITE PLASTIC CAP
PPC	- PINK PLASTIC CAP
CORNERS SET:	
○	- BOUNDARY CORNER 1/2" REBAR PPC #20901
CORNERS FOUND:	
▲	- SECTION CORNER
●	- BOUNDARY CORNER; FOUND 1" IRON PIPE (UNLESS NOTED OTHERWISE)
■	- BOUNDARY CORNER; 1/2" IRON PIPE

MCCLURE
 ENGINEERING CO.
 building strong communities.

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