

COUNCIL ACTION FORM

SUBJECT: REQUESTED PURCHASE OF ALLEY BETWEEN NORTH DAKOTA AVENUE AND DELAWARE AVENUE– NORTH OF TORONTO STREET

BACKGROUND:

The property owner of 1501 North Dakota Avenue wishes to build a storage shed near the rear of the property. However, due to setback requirements the owner is unable to do so in the desired location. In March 2016 the Public Works Department received a request from the property owner regarding the possible purchase of the alley at the rear of their property in order to build the shed at the desired location.

Public Works staff explained the procedures to the property owner for purchasing as well as the policy of not creating “islands” of city property surrounded by private property. The property owner was also made aware that if the neighboring properties were not interested in purchasing their adjacent pieces of alley, 1501 would have the option to purchase those as well. Finally, it was explained to the property owner that public utility easements would be required over the areas to ensure the existing rights of the utilities in the area. The sale areas of interest are shown in Attachment A.

It should be noted that other portions of the alley have been previously sold to adjacent property owners. These areas are shown in Attachment B.

In accordance with City Policy, staff performed a valuation of the requested area as well as the adjacent areas within the alley. These valuations include a 25% deduction for quit claim deed and easement. These were then sent to all adjacent property owners along with an inquiry as to the property owners’ interest in purchasing the alley portions immediately adjacent to their property. **To date, all property owners are interested in the purchase of their respective portions of the alley.** These areas and the property valuations are shown in Attachment C.

ALTERNATIVES:

- 1a. Approve the process of vacating alley right-of-way between Toronto Street and Reliable Street, west of North Dakota, and set the date of public hearing as May 24, 2016, for first passage of the Ordinance.
- b. Initiate the process for the sale and conveyance of these parcels, set June 28, 2016, as the date of public hearing, and direct the City Clerk to publish notice of these proposed sales as follows:

- Piece A to Cheryl Kruger in the amount of \$1,989.75;
- Piece B to John Fisher and Kasandra Somers in the amount of \$1,705.50;
- Piece C to Le and Joan Lubka in the amount of \$1,705.50;

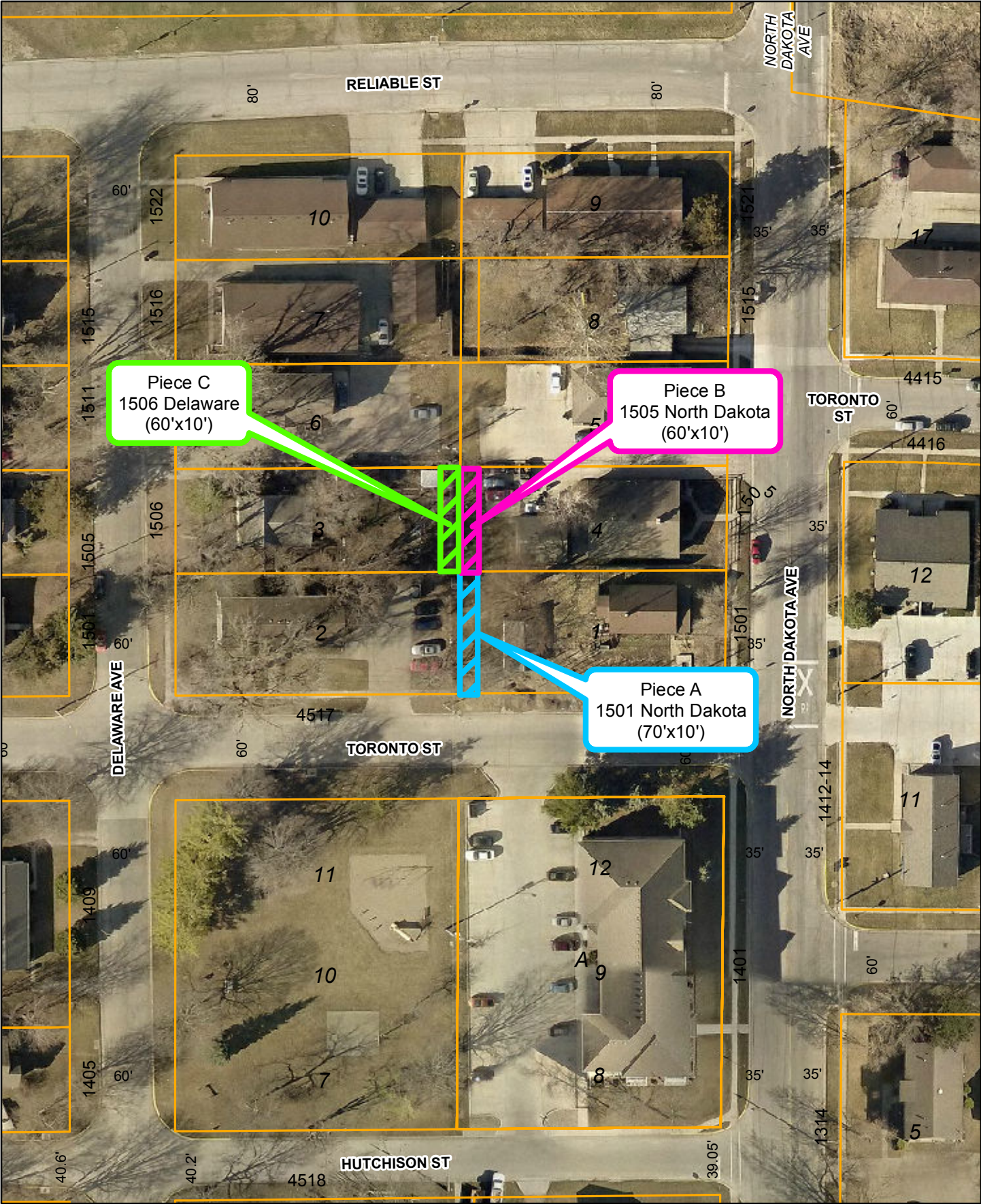
2. Retain the land and deny the request to purchase the alley.

MANAGER'S RECOMMENDED ACTION:

These alley remnants no longer function as a connection between Toronto Street and Reliable Street. All of the adjacent property owners are willing to purchase their respective pieces, as well as provide easements for existing utilities. By approving Alternatives No. 1 a. and b., the final passage of the ordinance vacating the alley and the hearing on the sale of the land will both occur on June 28, 2016.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

Attachment A



Piece C
1506 Delaware
(60'x10')

Piece B
1505 North Dakota
(60'x10')

Piece A
1501 North Dakota
(70'x10')

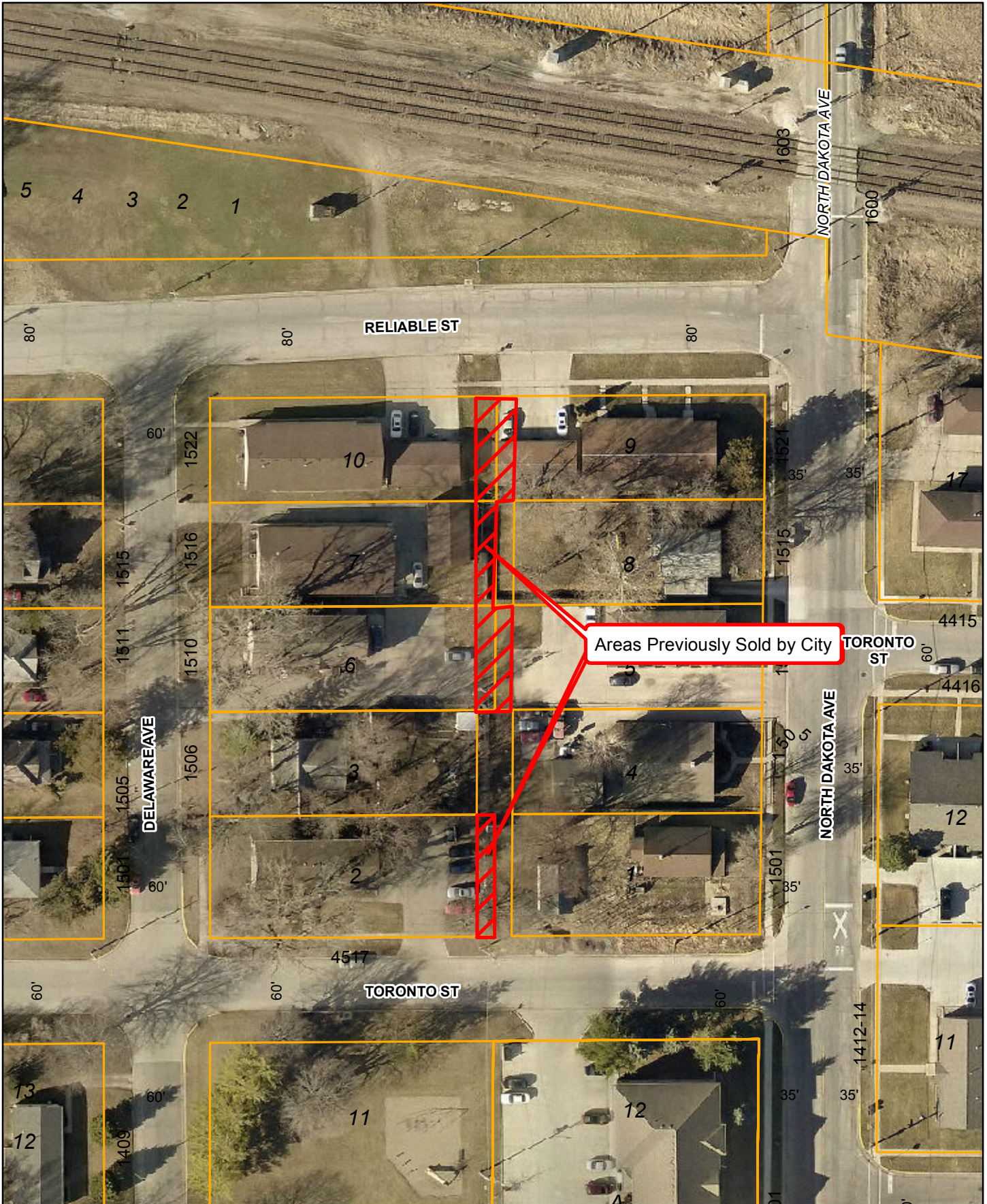
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Proposed Sale Areas



Scale: 1 in = 75 ft
Date: 4/29/2016



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Toronto/Reliable Alley
Previously Sold Areas



Scale: 1 in = 75 ft
Date: 3/9/2016

ATTACHMENT C

**PROPOSED SALE OF CITY LAND
ALLEY BETWEEN NORTH DAKOTA AND DELAWARE FROM TORONTO TO RELIABLE**

Piece	Address	Assessed SF	Assessed Land Value	\$/SF
A	1501 North Dakota	10,590	\$ 34,000	\$ 3.21
B	1505 North Dakota	8,400	\$ 35,400	\$ 4.21
C	1506 Delaware	9,000	\$ 35,500	\$ 3.94

Average SF Cost	\$ 3.79
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Piece	Alley ROW Abutting Address	Sale Area	Value of Sale Area	Value Minus 25% Deed & Easement
A	1501 North Dakota (70' x 10')	700.0	\$ 2,653.00	\$ 1,989.75
B	1505 North Dakota (60'x 10')	600.0	\$ 2,274.00	\$ 1,705.50
C	1506 Delaware (60' x 10')	600.0	\$ 2,274.00	\$ 1,705.50