City Council Communication

Department: Community Development CASE #OTB-23-001 Applicant: Brian and Alan Wickersham 922 South 8th Street Council Bluffs, IA 51501	Reso. of Intent No. _____ Reso. to dispose No. _____	Set Public Hearing: 1/9/2023 Public Hearing: 1/23/2023

Subject/Title

Request: Public hearing on the request of Brian and Alan Wickersham to purchase surplus City owned property legally described as a portion of Block 31, Riddle's Subdivision and a portion of vacated South 9th Street right-of-way, City of Council Bluffs, Pottawattamie County, Iowa, being more particularly described in Attachment 'C.'

Location: A strip of land lying between 827 9th Avenue and 922 South 8th Street.

Background/Discussion

The City has received an offer from Brian and Alan Wickersham to purchase the property described in Attachment 'C.' The property is classified as 'transitional preserve' and 'future public use,' and consists of a strip of former Union Pacific Railroad right-of-way that lies between properties owned by the applicants (827 9th Avenue and 922 South 8th Street). The applicants intend to incorporate the subject property into their property at 922 South 8th Street.

On September 4, 2003, the applicant offered a total sum of $5,746.44 to purchase the subject property and submitted a down payment of $574.64. For reasons unknown at this time, the applicant's offer to buy the subject property was not presented to City Council and the transaction was never completed. The purpose of this request is to complete the offer to buy process and sell the subject property to the applicant. Mr. Wickersham recently contacted the Community Development Department and requested to postpone the public hearing on this request to the February 13, 2023 City Council meeting as they are currently preoccupied closing out their business year and need additional time to reassess the need to purchase the subject property.

All City departments and utility providers were notified of the request. The Public Works Department stated that they were opposed to the request as they have plans to acquire land north of 10th Avenue between South 8th Street and South 11th Street in order to expand their existing fleet maintenance operation. For this reason, the Community Development Department recommends denial of the request.

Recommendation

The Community Development Department recommends denial of the request of Brian and Alan Wickersham to purchase City owned property legally described as a portion of Block 31, Riddle's Subdivision and a portion of vacated South 9th Street right-of-way, City of Council Bluffs, Pottawattamie County, Iowa, being more particularly described in Attachment 'C,' for the reasons stated above.

Attachments

Attachment A: Zoning/Location Case Map
Attachment B: Plat of Survey
Attachment C: Legal Description

Prepared by: Moises Monrroy, Planner, Community Development Department