Attachment C

ST. JAMES INVESTMENT COMPANY, LLC

9218 METCALF AVENUE SUITE 272 OVERLAND PARK, KS 66212

**SENT VIA E-MAIL**

April 27, 2018

Community Development
Attn: Chris Meeks
209 Pearl St
Council Bluffs, IA 51503
712-328-4629
cmeeks@councilbluffs-ia.gov

RE: CASE #SAV-18-007

Dear Mr. Meeks,

At this time St. James opposes vacation of the alleyway north of our property due to the elimination of the only public right-of-way for a potential force main sewer connection to MH 389-050 on the enclosed sewer map from the Public Works Department. Our property already has very limited (and costly) options for connection to the city sewer system and elimination of this access will further diminish the value of our property.

We have been marketing the property for sale for several years now. All potential buyers have canceled purchases after confirming the lack of economically viable sewer connection availability. The high cost of a sewer connection makes development of the property infeasible. As a result, the property has already experienced a significant diminution of value.

Our sales agent, Heartland Properties, reported the most recent buyer (February 2018) worked hard to find a solution before cancelling their purchase. It is understood that the owner of 1405 15th Avenue had a recently collapsed sewer connection crossing under the railroad and the buyer inquired with that owner to share the cost of a new sewer connection to serve both properties. Ultimately, that owner was not agreeable and UP railroad would only enter an agreement with the city to bore underneath their right-of-way. Further, we understand the city has not offered to make accommodations for all owners east of the railroad and west of the drainage channel to connect to the sewer system.

The Public Works Department suggested a viable option for a sewer connection to our property may be an easement from the owners of 1405 15th or 1400 16th Avenue for a small force main to connect to MH 389-050 to the north.

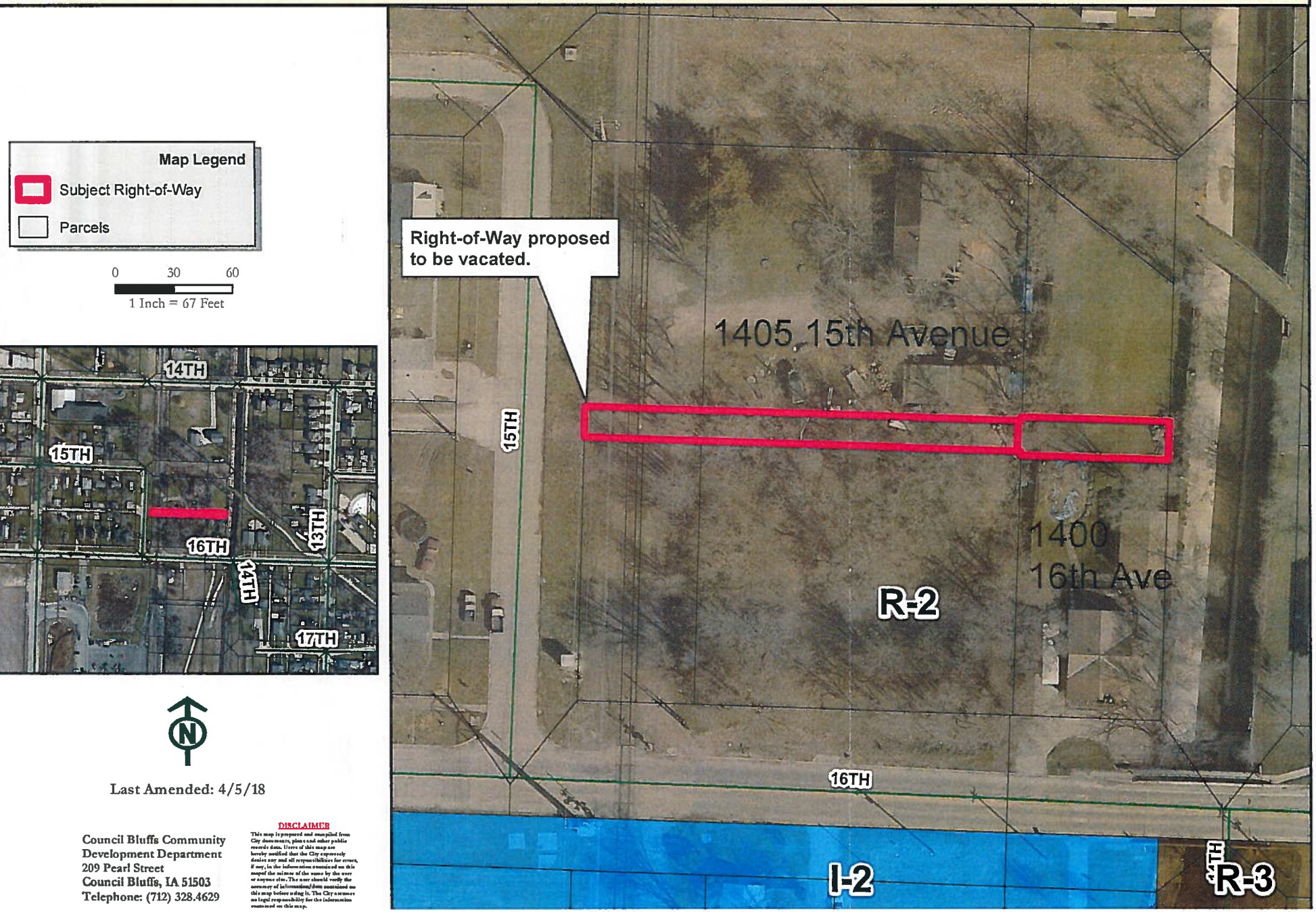
In summary, we would not oppose the vacation of the alleyway if granted an easement for a potential future sewer connection or if the city would assist owners in this area connect to the sewer system. We are; however, willing to acquire the Southern ½ of this right-of-way if the city approves the vacation in lieu of our opposition at this time.

Sincerely,

Dimitri Mitchell

Enclosures

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
# CASE #SAV-18-007 LOCATION AND ZONING MAP



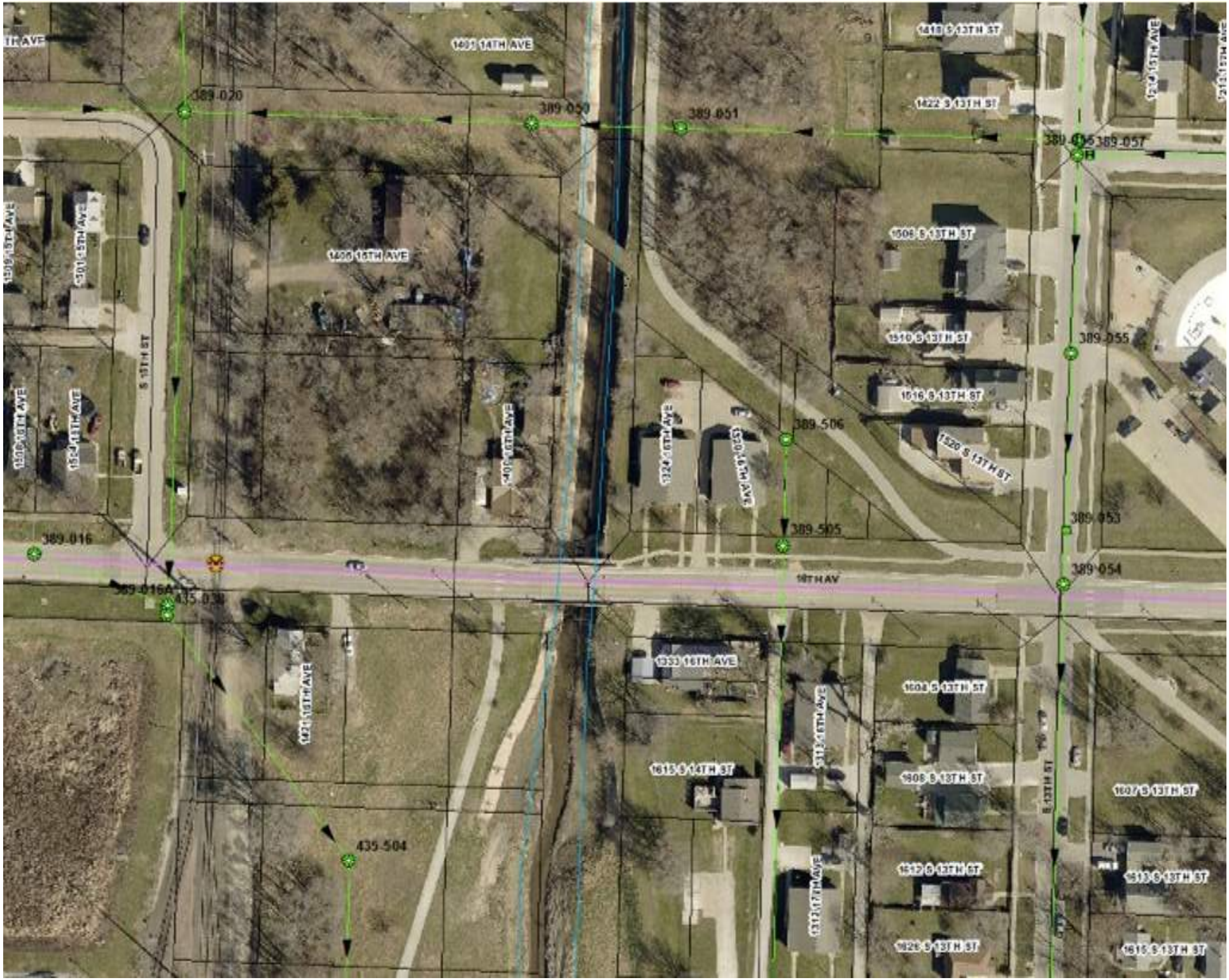

Last Amended: 4/5/18


Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629



DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.


1401 14TH AVE
389.020
389.050
389.051
389.057
1418 S 13TH ST
1422 S 13TH ST
1506 S 13TH ST
1510 S 13TH ST
1516 S 13TH ST
1520 S 13TH ST
389.055
389.506
389.505
389.053
389.054
389.016
389.016A
435.038
435.504
1400 15TH AVE
1401 15TH AVE
1509 15TH AVE
1508 15TH AVE
1524 15TH AVE
S 15TH ST
1524 15TH AVE
1530 15TH AVE
1533 15TH AVE
1421 15TH AVE
1615 S 14TH ST
1311 16TH Ave
1608 S 13TH ST
1608 S 13TH ST
1607 S 13TH ST
1612 S 13TH ST
1311 17TH AVE
1628 S 13TH ST
1616 S 13TH ST
18TH AV

ADJOINING PROPERTY OWNERS PETITION TO VACATE PUBLIC PROPERTY

CASE #SAV-18-007

I, a representative of the St. James Investment Company, LLC, own the property legally described as being Lots 9-14, Block 33, Fleming and Davis Addition, City of Council Bluffs, Pottawattamie County, Iowa. I understand that an application for public ground vacation has been filed with the Community Development Department to vacate and dispose of the section of alleyway as platted in Block 33, Fleming and Davis Addition, and Block I, Riddle's Subdivision, and abutting my property, as shown on the attached map.

Furthermore, we are in **favor of/opposed to** the proposed public ground vacation and are
(Circle one)
**willing/not willing** to acquire the portion of right-of-way which adjoins our property.
(Circle one)

SIGNATURE: _____ DATE: 4/27/2018

ADDRESS: 9218 METCALF AVE, STE 222, OVERLAND PARK, KS 66212