Council Communication

Department: Community Development CASE #OTB-20-004 Applicant: Paul and Ann Kramar 1500 N. 17th Street Council Bluffs, IA	Resolution to Dispose No. _____	Public Hearing: 5/18/2020

Subject/Title

Request of Paul and Ann Kramar to purchase City-owned property legally described as the East 14 Feet of Lot 66, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Background/Discussion

The City has received an offer from Paul and Ann Kramar to purchase the City-owned property legally described as the East 14 Feet of Lot 66, Belmont Addition that is approximately 1,673 square feet in area. The property is located between the applicant's property (1500 N. 17th Street) and the northern parking lot for Stan Bahnsen Park on Avenue O. The applicants are proposing to purchase the property to allow them to construct a deck and ADA access ramp on the western side of their house, which is currently not possible due to the rear of the home being very close to the rear property line. The applicants stated that the ADA ramp is necessary to get family members with wheelchairs into the home. The applicants have completed a survey of the exact property they wish to purchase, which has been included with this report as Attachment B.

The applicants were initially told the property was classified as "Public Space" and was used as a park, and was not being actively marketed for sale. After meeting with the applicants, Vincent Martorello, the Parks Director, agreed that the property could be better utilized by the applicant than it is by the Parks Department, as it would provide the applicants the opportunity to make their home ADA accessible. Mr. Martorello and the applicants agreed that the park would retain a five-foot buffer west of the existing parking lot, and would be agreeable to the remaining area being surveyed and sold to the applicant for the purpose of the installation of a new doorway to the kitchen, a new deck, and an ADA ramp.

On March 23, 2020, the City Council reviewed the requested and voted to allow the applicants to move forward with purchasing the property. Per the adopted Inventory and Disposal Policy for Surplus City Property adopted on April 23, 2019, the property should be valued using the Street, Alley and Public Ground Vacation fee schedule, which would value the 1,673 square foot piece of property at $280.95. The applicant has submitted a down payment of $30.00 to purchase the property.

The application was routed to member departments of the City Owned Property Committee. No adverse comments were received in regards to the sale of the property.

If approved, the applicants will be required to complete a Lot Line Adjustment application (and pay the associated $100.00 application fee) which will be submitted to the Community Development Department. The sale of the subject property will also come with the condition that the land the applicants are proposing to purchase cannot be sold separately from the adjacent land the applicants currently own.

Recommendation

The Community Development Department recommends disposal of the property legally described as the East 14 Feet of Lot 66, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa to Paul and Ann Kramar subject to the following conditions:

1. The purchase price shall be $280.95, with the remaining balance beyond the $30.00 down payment being due at closing.
2. The applicant shall submit a complete Lot Line Adjustment Application with the Council Bluffs Community Development Department.
3. The applicant shall sign an agreement not to sell the property separately from the adjacent land they currently own, which is legally described as Lot 65, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa.
4. Closing shall occur on the property within 60 days of the date of decision.

Attachment A: Location Map
Attachment B: Survey of the property to be purchased

Prepared By: Chris Meeks, Community Development Department