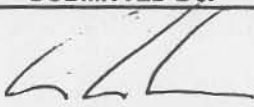


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-075
FEBRUARY 19, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
ORDINANCE REVISION— SPECIAL ASSESSMENT APPRAISERS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

An ordinance amending the method of appointment of appraisers for special assessments as provided in §384.46 of the Iowa Code has been prepared. It is proposed that the City Council annually retain up to ten qualified appraisers. The City Council would, at the time of each project's informal hearing, appoint three appraisers from those retained to serve for the project.

FISCAL IMPACT —

N/A.

RECOMMENDATION —

Approval of the ordinance amendment.

BACKGROUND —

On August 15, 1994, the City Council accepted the resignation of Eugene C. Porter. At that time, the Engineering and Legal Departments implemented a study to determine the most appropriate method to replace Mr. Porter. In the interim, the special assessment work has continued as needed with the two remaining appraisers.

As part of the special assessment process, §384.46 of the Code of Iowa requires the City Council to determine the valuation of each lot within the proposed assessment district. A valuation must be the present fair market value of the property with the proposed public improvement completed. As an aid in determining valuations, the City Council may appoint three persons skilled in the knowledge of real estate values within the City to appraise the present fair market value of each lot within a district and to file a written report of those appraisals with the City Council.

Chapter 18, Subchapter 2, of the Municipal Code of the City of Des Moines, establishes duties, qualifications of appraisers, and fees for appraisal services. Section 18-9 states that individuals shall be skilled in the knowledge of real estate values within the City and possess the qualifications that will justify the reception of their testimony in Polk County District Court as experts upon real estate valuations, if necessary. In December 1994, staff solicited Statements of Interest from experienced

individuals to serve in a part-time capacity as appraisers for special assessments, and identified the minimum requirements as follows:

- Possession of a valid Iowa Motor Vehicle Operator's License;
- Possession of a valid Real Estate Broker's License issued by the State of Iowa; and
- Three years of experience in appraising residential and/or commercial property.

At that time, the response was very limited, and more individuals were needed. In September 1995, staff again solicited Statements of Interest from experienced individuals. From these two solicitations, five Statements of Interest were received.

The proposed City Code amendment would allow staff to annually recommend to the City Council a list of qualified individuals for Council to retain as appraisers for special assessments. From these Council-retained appraisers, staff would select and recommend three appraisers to Council for appointment for each specific assessment project. Those appointments would be made by the City Council at the time of the Informal Hearing on the project, and would be based on:

1. The experience of the retained appraiser (residential or commercial) and the composition of the properties to be assessed.
2. The availability of the retained appraiser, and the time deadline for completion of the appraisals and presentation to City Council.

Upon approval of this ordinance, staff will present for Council approval the minimum qualifications for appraisals and a list of those qualified individuals to be retained as appraisers for special assessments.