



**Council Communication No. 97-368**

**SYNOPSIS —**

Professional Services Agreements for Special Assessment Appraisal Services have been negotiated with Rebecca K. Orr, Joseph J. Bell, Jeff Rowat and L.E. Calvert to serve as members of the valuation committee in connection with Special Assessment Projects.

**FISCAL IMPACT —**

Special Assessment Appraiser shall be paid an hourly rate of \$28.11 for services rendered.

**RECOMMENDATION —**

**Approve Professional Services Agreements for Special Assessment Appraisal Services with Rebecca K. Orr, Joseph J. Bell, Jeff Rowat and L.E. Calvert.**

**BACKGROUND —**

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 appraisals 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. Section 18-4 states that members of the valuation committee shall serve one or more improvements, or for any length of time not exceeding one year. Any member may be reappointed. Section 18-5 states that the members of the valuation committee shall receive compensation at an hourly rate for time actually employed in performing committee duties equivalent to Range 30A, Step 5, of the City of Des Moines salary schedule; which, effective June 30, 1997, is \$28.11 per hour.

On March 25, 1996, under Roll Call No. 96-1101, the City Council approved Professional

Services Agreements for Special Assessment Appraisal Services for 1996 between the City of Des Moines and Rebecca K. Orr, Joseph J. Bell, Jeff Rowat and L.E. Calvert.

Staff recommends approval of new agreements for the period from July 7, 1997, to July 6, 1998, with Rebecca K. Orr, Joseph J. Bell, Jeff Rowat and L.E. Calvert.

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