



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

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

**99-338**

**SYNOPSIS -**

**AGENDA:**

JULY 26, 1999

Council authorization is requested for the Mayor to sign a Lease Agreement with Leducor Communications, Inc. for storage and staging of material on City property located at 205 SW 11th Street on a month-to-month basis not to extend beyond December 31, 1999 (W.O. No. 0329-00-005).

**SUBJECT:**

LEASE AGREEMENT  
WITH LEDCOR  
COMMUNICATIONS,  
INC.

**FISCAL IMPACT -**

Leducor Communications, Inc. will pay \$350 a month rent for this property. They will also provide necessary services associated with mowing grass, trimming shrubbery, and removing snow.

**TYPE:**

RESOLUTION  
ORDINANCE

RECEIVE/FILE

**RECOMMENDATION -**

**Authorize the Mayor to sign a Lease Agreement with the Leducor Communications, Inc. for storage and staging of material on a month-to-month basis not to extend beyond December 31, 1999.**

**SUBMITTED BY:**

FLOYD BENTZ, P.E.  
CITY ENGINEER

**BACKGROUND -**

On June 1, 1992, by Roll Call No. 95-4573, the City Council authorized the early acquisition of certain right-of-way for the construction of the future Martin Luther King, Jr. Parkway - Central Business District Arterial Loop By-pass (CBD Loop).

On December 4, 1995, by Roll Call No. 95-4573, the City acquired 205 SW 11th Street. The structures on this property were demolished and cleared from the site. In accordance with the City's Agreement with the Iowa Department of Transportation (IDOT), the City is responsible for maintaining this property until such time as the construction is completed

for the Martin Luther King, Jr. Parkway Project. It is anticipated that construction of this phase of the project will not begin until sometime after December 31, 1999. In the interim, the property must be mowed and maintained, including snow removal and policing for unauthorized use. The costs for these services are charged back to the project for reimbursement.

On July 6, 1999, Leducor Communications, Inc. expressed a desire to lease the property for much needed storage and staging of materials in conjunction with the construction and installation of fiber optics. They have proposed that as consideration for use of the property they will pay rental in the amount of \$350 monthly and they will provide the following necessary services for the City at no cost: (a) mowing of all grassed areas; (b) trimming and maintenance of all shrubbery; (c) snow removal from all public sidewalks and parking areas; and (d) maintain and regularly police the property to prevent unauthorized parking activity except as authorized by the Agreement.