

**CITY COUNCIL  
COMMUNICATION:**

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

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

**99-452**

**SYNOPSIS -**

**AGENDA:**

OCTOBER 4, 1999

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.

**SUBJECT:**

APPROVAL OF  
PROFESSIONAL  
SERVICES  
AGREEMENTS FOR  
SPECIAL  
ASSESSMENT  
APPRAISAL  
SERVICES

**FISCAL IMPACT -**

Special Assessment Appraiser shall be paid an hourly rate of \$29.82 for services rendered.

**TYPE:**

**RECOMMENDATION -**

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

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**BACKGROUND -**

**SUBMITTED BY:**

FLOYD BENTZ, P.E.  
CITY ENGINEER

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 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. Section 18-4 states that members of the Valuation Committee shall serve as to 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 salary schedule, which-effective June 28, 1999-is \$29.82 per hour.

On March 25, 1996, under Roll Call No. 96-1101; on July 7, 1997, under Roll Call No. 97-2315; and on July 13, 1998, under Roll Call No. 98-2161, the City Council approved Professional Services Agreements for Special Assessment Appraisal Services between the City and Rebecca K. Orr, Joseph J. Bell, Jeff Rowat, and L. E. Calvert.

Staff recommends approval of new agreements for the period from October 5, 1999, to October 4, 2000, with Rebecca K. Orr, Joseph J. Bell, Jeff Rowat, and L. E. Calvert.