

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

01-329

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

AGENDA:

JUNE 18, 2001

SYNOPSIS -

Conduct hearing approve and authorize sale of City property to MidAmerican Energy to construct an Electric Substation.

SUBJECT:

SALE OF CITY
PROPERTY TO
MIDAMERICAN
ENERGY FOR
CONSTRUCTION OF
ELECTRIC
SUBSTATION

FISCAL IMPACT -

\$414,400, Property Management PKS161600.

RECOMMENDATION -

Approve and authorize closing.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

BACKGROUND -

MidAmerican Energy Company contacted the City looking for a site for a new Electric Substation. The proposed development site includes portions of parcels the City purchased as a part of the Martin Luther King Jr. Parkway "MLK" project, and other City-owned land which are all now considered excess.

SUBMITTED BY:

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

The proposed site is located along the southern fringe of downtown where the new "MLK" meets the Riverpoint Industrial Area, and just west of the Court Avenue Entertainment District. MidAmerican Energy Company has contracted to purchase the north half of the proposed site from Firststar Bank N.A. Construction of the electric substation at this site provides a necessary component in providing essential electrical service to the downtown core of the city. It becomes more difficult and financially infeasible to locate this facility in an area more industrial in nature due to the inability to connect electrical trunk lines over "MLK".

MidAmerican Energy Company has worked with City staff to develop a site plan for the substation, which will complement existing and proposed development to the downtown community. A

landscaping plan has been developed which complements the existing landscape plan for "MLK", and provides for maintenance.

Property Management has worked with Community Development, Engineering, Legal and the City Manager's office to coordinate and facilitate a development agreement acceptable to all involved.

At the March 28, 2001 meeting, the Zoning Board of Adjustment voted to approve the special permit subject to City Council review and approval of the final site plan. The final plan is submitted for Council review.

The sale of this property was reviewed and approved by Iowa Department of Transportation (IDOT), subject to reimbursement to State and Federal Highway Administration in the amount of \$93,600. Following the IDOT review and approval, an appraisal was procured to establish the fair market value. An offer to buy was signed by MidAmerican Energy Company. The date was set for a public hearing and notice and publication of the hearing of intent to sell were completed.

The public hearing today is the final step required to close and convey the property.
