



Council Communication

Office of the City Manager

Date July 9, 2007

Agenda Item No. 16A
Roll Call No. 07-
Communication No. 07-406
Submitted by: Jeb E. Brewer, P.E.,
City Engineer

AGENDA HEADING:

Resolution establishing Fair Market Value and Authorizing Acquisition of Property from Grand View College located at 2600 East 14th Street for the East 14th Street Widening – Arthur Avenue to East Tiffin Avenue Project by gift, negotiation, or condemnation.

SYNOPSIS:

Recommend approval of Fair Market Value. This action establishes fair market value and approves acquisition of property interests for the East 14th Street Widening – Arthur Avenue to East Tiffin Avenue Project. This action is required by State and Federal funding regulations before the City can proceed with an offer to purchase the necessary property.

FISCAL IMPACT:

Amount: \$37,700 plus closing costs

Funding Source: 2007-08 CIP, Street Improvements – Page 14, East 14th Street Widening – East Sheridan Avenue to East Ovid Avenue, STR223, (Approximately 75% of all project costs will be funded with state and federal funds).

ADDITIONAL INFORMATION:

The recommended fair market value listed below is based on an independent appraisal, and the appraisal has been reviewed by the Iowa Department of Transportation. This project provides for the installation of a continuous left-turn lane on East 14th Street within the widening limits, installation of left turn lanes on E. Hull Avenue at E. 14th Street, and installation of new traffic signals at E. Hull Avenue, Grandview Avenue and at either Morton Avenue or E. Sheridan Avenue. The widening project will be completed in conjunction with a separate Iowa DOT resurfacing project on East 14th Street between Garfield Avenue and NE 43rd Avenue.

Grand View College is the owner and operator of the academic facility located along 2600 East 14th Street. The City needs to acquire additional right-of-way located along the west side of East 14th Street between 15-29 feet wide. A permanent easement for traffic signals and temporary construction easements will also be needed. No buildings at this location will need to be acquired or relocated as part of the project. The property interests have been appraised at \$37,700.

PREVIOUS COUNCIL ACTION(S):

Date: February 26, 2007

Roll Call Number: 07-340

Action: [Authorization](#) to proceed with acquisitions of necessary right-of-way and easements for E. 14th Street Widening-Arthur Avenue to East Tiffin Avenue Project. ([Council Communication No. 07-101](#)) Moved by Hensley to adopt. Motion Carried 6-1.

Date: September 12, 2005

Roll Call Number: 05-2167

Action: Approving and authorizing the Iowa Department of Transportation Predesign Agreement for E. 14th Street (U.S. 69) from E. University Avenue to E. Aurora Avenue. ([Council Communication No. 05-512](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE