



Council
Communication
Office of the City Manager

Date	July 14, 2008
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Agenda Item No.	15
Roll Call No.	<u>08-</u>
Communication No.	<u>08-407</u>
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution Establishing Fair Market Value for property located in the vicinity of 2001 Hubbell Avenue (Tax Parcel No. 040/06647-002-001) from Union Pacific Railroad Company for the I-235 Dean's Lake Outlet Sewer – Phase 2 Project.

SYNOPSIS:

Recommend approval of Fair Market Value for property located in the vicinity of 2001 Hubbell Avenue (Tax Parcel No. 040/06647-002-001) from Union Pacific Railroad Company for the I-235 Dean's Lake Outlet Sewer – Phase 2 Project. This action establishes fair market value of property interests for the Deans Lake Storm Sewer Outlet Project - Phase II. This action is required by state condemnation law before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain.

FISCAL IMPACT:

Amount: \$96,200

Funding Source: 2008-09 CIP, Street Improvements, I-235 Storm and Sanitary Sewer Improvements, STR197, Page 21.

ADDITIONAL INFORMATION:

The I-235 Deans Lake Storm Sewer Outlet Project - Phase II will require the acquisition of several permanent easements for construction of a new storm sewer as required by the I-235 reconstruction project. Additionally, a partial fee acquisition is required from Union Pacific Railroad Company, who is the owner of Tax Parcel No. 040/06647-002-001. The partial fee acquisition needed measures 60 feet wide and runs the north/south length of most of the property between Ankeny Avenue and East Walnut Street, south of Frederick M. Hubbell Avenue. It consists of approximately 99,583 square feet and has been appraised at \$96,200. This is a partial acquisition and relocation is not necessary. The recommended fair market value listed above is based on an independent appraisal, and the appraisal will be reviewed by the Iowa Department of Transportation (IDOT) prior to initiating negotiations.

PREVIOUS COUNCIL ACTION(S):

Date: November 22, 2004

Roll Call Number: 04-2515

Action: Authorization to proceed with right-of-way acquisition for Deans Lake Outlet Storm Sewer Project – Phase II. Moved by Vlassis to adopt. Motion Carried 7-0.

Date: September 24, 2001

Roll Call Number: 01-2846

Action: Approving Professional Services Agreements with Veenstra & Kimm, Inc. for design and right-of-way acquisition services for I-235 as follows:

01-2846 (A) Deans Lake Outlet Storm Sewer - Not to exceed \$344,517. (Council Communication No. 01-490) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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