

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	January 26, 2009
	<b>Agenda Item No.</b> 20 <b>Roll Call No.</b> <u>09-</u> <b>Communication No.</b> <u>09-042</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E.</b> <span style="padding-left: 100px;">City Engineer</span>	

**AGENDA HEADING:**

Resolution establishing fair market value for multiple properties for the East Indianola Avenue Widening Project – Phase I.

**SYNOPSIS:**

Recommend approval of fair market values. This action establishes fair market value of property interests for the East Indianola Avenue Widening Project – Phase I. State law requires this action before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain.

**FISCAL IMPACT:**

Amount: \$204,400 (plus closing costs)

Funding Source: 2008-09 CIP, Street Improvements, East Indianola Avenue Widening – S.E. 14<sup>th</sup> to Army Post Road, STR213, Page – Street Improvements - 14

**ADDITIONAL INFORMATION:**

On December 17, 2007, by Roll Call No. 07-2416, the City Council of the City of Des Moines authorized acquisition of the necessary right-of-way and easements for the East Indianola Avenue Widening Project.

This project provides for East Indianola Avenue from S.E. 14<sup>th</sup> Street to East Army Post Road to be reconstructed as a “complete street” design. A “complete street” design includes accommodation for not only vehicular traffic but also mass transit, pedestrians, commuter and recreational bicyclists, and other recreational users. Providing facilities for all users helps reduce the number of single-occupant vehicles using the roadway and encourages alternative commuting options and recreational activities. The bicycle features in particular are an important part of the City’s effort to gain recognition as a bike friendly community.

On November 21, 2008, the City received authorization from the Iowa Department of Transportation (IDOT) to begin acquisition of all necessary property interests for this project. An independent appraiser has appraised the properties listed below and those appraisals are being reviewed by IDOT.

Casey’s Marketing Company is the titleholder of the commercial property located at 3527 Indianola Avenue. The property interests required for the project have been appraised at \$80,900 for a partial fee

acquisition, permanent easement for utility corridor and a temporary construction easement. This acquisition will not require relocation assistance.

Gateway Van Buren, Inc. is the titleholder of the commercial property located at 3221 S.E. 14<sup>th</sup> Street. The property interests required for the project have been appraised at \$123,500 for a partial fee acquisition, permanent easement for utility corridor and temporary easement for construction. This acquisition will not require relocation assistance.

The appraisals for all other property interests required for this project are currently underway and will be submitted to the City Council or City Manager, as applicable, for approval of the fair market values when completed.

### **PREVIOUS COUNCIL ACTION(S):**

Date: September 22, 2008

Roll Call Number: 08-1641

Action: Approving Iowa Department of Transportation Agreement for E. Indianola Avenue Widening – S.E. 14<sup>th</sup> Street to S.E. 16<sup>th</sup> Court. (Council Communication No. 08-569) Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 17, 2007

Roll Call Number: 07-2416

Action: Authorization to proceed with acquisition of necessary right-of-way and easements for the E. Indianola Avenue Widening. (Council Communication No. 07-748) Moved by Meyer to adopt; refer to the City Manager to: 1) Hold a public meeting at Jackson Elementary, 2) Determine possible alternatives for the bike trail, 3) Coordinate construction schedule with Jackson Elementary renovations, 4) Expand public notices to include all residents who received the Environmental Impact Statements. Motion Carried 6-1.

### **BOARD/COMMISSION ACTION(S): NONE**

### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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