



Council Communication

Office of the City Manager

Date

August 24, 2009

Agenda Item No. 14
Roll Call No. 09-
Communication No. 09-609
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Resolution establishing fair market value of property located at 2625 and 2701 McKinley Avenue for the McKinley Avenue Drainage Improvements Project – SW 26th Street to SW 31st Street.

SYNOPSIS:

Recommend Council approval of fair market value. This action establishes fair market value of property interests for the McKinley Avenue Drainage Improvements Project – SW 26th Street to SW 31st Street. State law requires this action before the City can proceed with an offer to purchase the necessary property interests under the threat of eminent domain.

FISCAL IMPACT:

Amount: \$30,000 plus closing costs

Funding Source: 2009-10 CIP, Page Storm Water Improvements – 14, McKinley Avenue Drainage Improvements, STE083

ADDITIONAL INFORMATION:

The basin for the project is located on vacant property that is owned by the City, for Airport use, and is just east of the Federal Aviation Administration's (FAA's) Airway Facility Sector office on the north side of McKinley Avenue. Since this stormwater detention facility is proposed to control stormwater that is generated predominantly from the area north of Airport property, the Stormwater Management Utility is funding the construction of this facility. The majority of the work is on existing City owned property. However, some connecting sewers will be installed along McKinley Avenue where the existing right-of-way is narrow. These parcels are for the installation next spring of the connecting sewers. The main basin will function at 80% without these connecting sewers. Construction of the basin will proceed this fall to provide protection next spring. The construction contract includes provisions to reconstruct the driveways to 2625 and 2701 McKinley Avenue next spring after these easements have been acquired.

On May 4, 2009, by Roll Call 09-728, the City Council of the City of Des Moines authorized acquisition of the necessary right-of-way and easements for the McKinley Avenue Drainage Improvements Project – SW 26th Street to SW 31st Street by gift, negotiation or condemnation.

PPD Property, Inc. is the titleholder of the commercial properties at 2625 and 2701 McKinley Avenue which are developed with a truck terminal and office building occupied by United Parcel Services (UPS). An adjacent auto service facility leases the eastern portion of the property. The property interest required

for this project has been appraised at \$30,000 for a partial fee acquisition. This acquisition will not require relocation assistance.

PREVIOUS COUNCIL ACTION(S):

Date: July 27, 2009

Roll Call Number: 09-1392

Action: Approving Memorandum of Understanding between Des Moines Stormwater Management Utility and the Des Moines International Airport for construction and joint operation of the McKinley Storm Water Detention Basin. (Council Communication No. 09-530) Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 27, 2009

Roll Call Number: 09-1393

Action: A) On McKinley Avenue Drainage Improvements – SW 26th/SW 31st Streets: Resolution approving plans, specifications, form of contract documents, engineer's estimate and designating lowest responsible bidder as The Underground Company, Ltd., (Duane Burkhardt, President), \$231,350. (Council Communication No. 09-536) Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 27, 2009

Roll Call Number: 09-1394

Action: (B) Approving contract and bond and permission to sublet. Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 4, 2009

Roll Call Number: 09-728

Action: Authorization to proceed with acquisition of the necessary right-of-way and easements for the McKinley Avenue Drainage Improvements Project – SW 26th Street to SW 31st Street. (Council Communication No. 09-277) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): AIRPORT BOARD

Date: July 7, 2009

Resolution Number: A09-118

Action: Approval of Memorandum of Understanding between the Airport and the Stormwater Management Utility for construction and joint operation of the McKinley stormwater detention basin.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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