

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	December 7, 2009
	Agenda Item No. 13 Roll Call No. <u>09-</u> Communication No. <u>09-853</u> Submitted by: Jeb E. Brewer, P.E., City Engineer	

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Southeast 6th Street Widening – Court Avenue to the Des Moines River Project.

SYNOPSIS:

Recommend Council approval of fair market values for the two properties listed below. This action establishes fair market value of property interests for the Southeast 6th Street Widening – Court Avenue to the Des Moines River Project. State law requires this action before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain. Due to the design requirements for this project, parking spaces will be permanently eliminated from both properties listed below. The property interests required from these properties, including the loss of parking, have been appraised by an independent appraiser. Relocation assistance will not be required for this project.

FISCAL IMPACT:

Amount: \$49,000 plus closing costs

Funding Source: 2009-10 CIP, Page Street Improvements – 39, STR237, S.E. 6th Street Widening – Court Avenue to the Des Moines River, TIF Bonds.

ADDITIONAL INFORMATION:

Southeast 6th Street is an important arterial roadway connecting the south side of Des Moines to the State Capitol and Central Business District. Development on the southeast side of Des Moines and the success of the East Village have caused already heavy traffic demands to increase. The construction of the Southeast Connector across the Des Moines River to Southeast 6th Street will further increase traffic volumes on this already busy roadway. This project provides for complete reconstruction of Southeast 6th Street into a complete street, from the Des Moines River Bridge north to Court Avenue. The improvements will include a three-lane roadway with one lane of traffic in each direction along with a center two-way left-turn lane. Bike lanes will be included on both sides of the roadway. The roadway corridor would also be improved to an urban standard with the construction of curbs, storm sewer, and sidewalks.

On October 26, 2009, by Roll Call No. 09-1914, the City Council authorized acquisition of the necessary right-of-way and easements for this project. The property interests required from the properties listed below have been appraised by an independent appraiser and the appraisals have been reviewed by the City’s Real Estate Division.

The commercial property at 320 S.E. 6th Street is owned and occupied by A. J. Allen Mechanical Contractors, Inc., a plumbing, heating, air conditioning and refrigeration business. The property interests required for the project have been appraised at \$26,900, and include a temporary easement for construction and compensation for permanent loss of approximately nine parking spaces along the west side of S.E. 6th Street.

Diamond Oil Company, distributor of Chevron and Texaco products, is the titleholder and occupant of the commercial property at 301 S.E. 6th Street. The property interests required for the project have been appraised at \$22,100, and include a temporary easement for construction and compensation for loss of approximately nine parking spaces on the east side of S.E. 6th Street.

PREVIOUS COUNCIL ACTION(S):

Date: March 9, 2009

Roll Call Number: 09-368

Action: Approving Professional Services Agreement with Snyder & Associates for Design and Construction Phase services for the SE 6th Street Widening-Court Avenue to the Des Moines River, not to exceed \$297,500. (Council Communication No. 09-141) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: October 26, 2009

Roll Call Number: 09-1914

Action: Authorization to proceed with acquisition of necessary right-of-way and easements for the SE 6th Street widening – Court Avenue to Des Moines River project. (Council Communication No. 09-748) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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