

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> May 24, 2010
	<b>Agenda Item No.</b> 17 <b>Roll Call No.</b> <u>10-801</u> <b>Communication No.</b> <u>10-285</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Resolution establishing fair market value of property located at 4801 South Union Street to be acquired for the McKinley Avenue Widening at South Union Street Project.

**SYNOPSIS:**

Recommend approval of fair market value. This action establishes fair market value of property to be acquired for the McKinley Avenue Widening at South Union Street Project. 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. Lee M. Mitchell and Margaret V. Mitchell, Trustee under Lee M. Mitchell Trust Agreement, Lee M. Mitchell, Trustor, and Dick B. Mitchell, 3200 Wakonda Court, Des Moines, Iowa, 50321-2607, are the titleholders of the residential vacant lot located at 4801 South Union Street. This property has been appraised at \$14,300 for a total fee acquisition. This acquisition will not require relocation assistance.

**FISCAL IMPACT:**

Amount: \$14,300 plus closing costs.

Funding Source: 2010-11 CIP, Street Improvements, McKinley Avenue Widening – Fleur Drive to E. Indianola Avenue, STR212, Page – Street Improvements 29.

**ADDITIONAL INFORMATION:**

The McKinley Avenue Widening at South Union Street Project provides for widening of McKinley Avenue into a three-lane roadway with one lane in each direction along with a center left-turn lane. The roadway would also be improved to urban standards including the construction of curbs, sidewalk, and storm sewer where needed. This project is a portion of a phased, multi-year project eventually widening McKinley Avenue from Fleur Drive to East Indianola Avenue.

Lee M. Mitchell and Margaret V. Mitchell, Trustee under Lee M. Mitchell Trust Agreement, Lee M. Mitchell, Trustor, and Dick B. Mitchell are the titleholders of the residential vacant lot located at 4801 South Union Street, which property is required for the project and has been appraised at \$14,300 for a total fee acquisition. This acquisition will not require relocation assistance.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 8, 2010

Roll Call Number: 10-347

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for McKinley Avenue Widening at South Union Street. ([Council Communication No. 10-119](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: October 11, 2004

Roll Call Number: 04-2157

Action: McKinley Avenue Corridor Study. ([Council Communication No. 04-507](#)) Moved by Hensley to adopt Motion Carried 7-0.

Date: January 12, 2004

Roll Call Number: 04-20

Action: Approving Professional Services Agreement with EarthTech, Inc., (Alan Krusi, CEO, Long Beach, CA) for engineering services for McKinley Avenue Corridor Study, widening from Fleur Drive to E. Indianola Avenue, \$212,000. ([Council Communication No. 04-008](#)) Moved by Hensley to adopt. City Manager to report on the types of projects that will use consultants. Motion Carried 6-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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