

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 23, 2010
	<p>Agenda Item No. 13</p> <p>Roll Call No. <u>10-1364</u></p> <p>Communication No. <u>10-533</u></p> <p>Submitted by: William G. Stowe, Assistant City Manager – Public Works Director and Jeb E. Brewer, P.E., City Engineer</p>

AGENDA HEADING:

Resolution authorizing voluntary acquisition of property located at 1220 Creston Avenue from Anthony and Lou Ann Lemmo for the Creston Avenue Storm Water Improvements Project.

SYNOPSIS:

Recommend Council authorization for voluntary acquisition of property located at 1220 Creston Avenue. This action is required to authorize the purchase of this property from Anthony A. and LouAnn L. Lemmo, 1220 Creston Avenue, Des Moines, Iowa, 50315-1809. The property has been appraised by an independent appraisal firm for \$130,000 for a total fee acquisition. This is a voluntary acquisition and relocation assistance is not applicable.

FISCAL IMPACT:

Amount: \$130,000 plus closing and demolition costs.

Funding Source: 2010-11 CIP, Storm Water Improvements, City-wide Storm Water Utility Projects, STE057, Page – Storm Water Improvements – 4.

ADDITIONAL INFORMATION:

The home at 1220 Creston has a rear access door and a garage door on the lower level of the structure. The rear and side yards of this property are lower than the street and the surrounding lots and are subject to surface water ponding during heavy rainfall events. During severe rainfall events, the storm sewer system that conveys the water through this area becomes overloaded and the surface water reaches a level that floods through the access and garage door and into the lower level of the house to a level that is several feet deep.

Our records indicate that the house on this property has been flooded several times over the last twenty years and twice in the first half of 2010. The removal of the house and the regrading of the lot could improve the flow of the surface water through this area and could provide a small amount of temporary storm water storage during peak flow conditions.

This is a voluntary acquisition and relocation assistance is not applicable. An agreement has been reached with the owners to sell the property for \$130,000, which is equal to the independent appraised value.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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