CITY OF DES MOINES	**Council Communication** Office of the City Manager	**Date:** October 11, 2010 **Agenda Item No.** 11 **Roll Call No.** 10-1641 **Communication No.** 10-604 **Submitted by:** Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of property located at 111 East Gray Street for the Crawford Creek Watershed Improvements – SE 6th Street / Indianola Avenue Box Culvert Replacement Project.

SYNOPSIS:

Recommend approval of fair market value. This action establishes fair market value of property interests for the Crawford Creek Watershed Improvements – SE 6th Street / Indianola Avenue Box Culvert Replacement 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.

Marijo Scavo is the titleholder of the residential property located at 111 East Gray Street. In July 2007, the City purchased a temporary construction easement and a 1,797 square foot permanent storm sewer easement on this property. In order to allow for construction of inlet modifications to a box culvert, an additional 18,585 square foot permanent easement is required. The additional permanent easement area required for the project has been appraised at $17,000. This acquisition will not require relocation assistance.

FISCAL IMPACT:

Amount: $17,000 (plus closing costs)

Funding Source: 2010-11 CIP, Storm Water Improvements, Crawford Creek – Watershed Improvements, STE074, Page – Storm Water Improvements – 7.

ADDITIONAL INFORMATION:

On October 10, 2005, by Roll Call No. 05-2433, the City Council of the City of Des Moines authorized acquisition of the necessary right-of-way and easements for the Crawford Creek Watershed Improvements Project – Southeast 6th Street to Indianola Avenue Box Culvert Replacement Phase by purchase, gift, negotiation, or condemnation.

This project provides for improvements addressing structural and capacity deficiencies in the Crawford Creek Watershed. These improvements will reduce the number of drainage problems in the 1,350-acre watershed. The majority of the project is completed. In 2010, a number of high flow events have occurred. While the project has provided the capacity needed to carry these extreme flow events, it is apparent that a modification of the inlet structure at 111 East Gray Street is necessary in order to reduce

long-term operation and maintenance costs. The proposed modifications will require additional permanent easement area from the property owner.

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PREVIOUS COUNCIL ACTION(S):

Date: October 20, 2005

Roll Call Number: 05-2433

Action: Authorization to acquire property for the Crawford Creek Watershed Improvement Project-Kirkwood Storm Sewer Phase and SE 6th Street to Indianola Avenue Box Culvert Replacement Phase. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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