

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 8, 2010
	Agenda Item No.	18
	Roll Call No.	<u>10-1833</u>
	Communication No.	<u>10-668</u>
	Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Resolution establishing fair market value of property located at 4301 Indianola Avenue for the East Indianola Avenue Widening Project – Phase 2.

SYNOPSIS:

Recommend approval of fair market value of property located at 4301 Indianola Avenue for the East Indianola Avenue Widening Project – Phase 2 project. State law requires this action before the City can proceed with an offer to purchase the following property interests under the threat of eminent domain.

ARC IV SPE, Mary Lydon, Manager, 4301 Indianola Avenue, Des Moines, IA 50323, is the titleholder of the mobile home court located at 4031 Indianola Avenue. The City proposes to acquire 5,287 square feet of land along the west edge of the property. The strip extends along the Indianola Avenue right of way and is approximately 6-feet wide. In addition, the City proposes to acquire a temporary easement for reshaping and grading over 15,784 square feet of land on the west edge of the site. The partial fee acquisition is appraised at \$2,432 and the temporary easement is appraised at \$40,500 for a total of \$43,316. This acquisition will not require relocation assistance.

The fair market value for these property interests is based on an independent appraisal and said appraisal has been reviewed by the Iowa Department of Transportation. All other property interests required for Phase 2 of this project have been appraised and are currently under review by the Iowa Department of Transportation. Fair market value for the remaining parcels will be established by the City Council or the City Manager, in accordance with established City policy.

FISCAL IMPACT:

Amount: \$43,316 (plus closing costs)

Funding Source: 2010-11 CIP, East Indianola Avenue Widening – S.E. 14th to Army Post Road, STR213, G.O. Bonds, Page – Street-21.

ADDITIONAL INFORMATION:

On October 8, 2007, by Roll Call No. 07-1994, the City Council approved the East Indianola Avenue Corridor Study. On December 17, 2007, by Roll Call No. 07-2416, the City Council authorized acquisition of the necessary property interests for the East Indianola Avenue Widening Project. On March 10, 2008, by Roll Call No. 08-435, the City Council approved the design concept for bicycle and

pedestrian accommodations on the East Indianola Avenue Widening – S.E. 14th Street to Army Post Road project. On June 28, 2010, by Roll Call No. 10-1021, the City Council approved and authorized execution of Iowa Department of Transportation Agreement for the second phase of East Indianola Avenue Widening Project.

The E. Indianola Avenue Widening from S.E. 16th Court to East McKinley Avenue project will begin in the Spring of 2011 with the major construction in 2012. The first phase of the E. Indianola Avenue Widening project is currently underway between S.E. 14th Street and S.E. 16th Court.

PREVIOUS COUNCIL ACTION(S):

Date: June 28, 2010

Roll Call Number: [10-1021](#)

Action: [Approving](#) and authorizing the execution of Iowa Department of Transportation Agreement for E. Indianola Avenue Widening – SE 16th Court to E. McKinley Avenue. ([Council Communication No. 10-384](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 10, 2008

Roll Call Number: [08-435](#)

Action: [E. Indianola Avenue Widening – SE 14th Street to Army Post Road Design Concept](#) from public input meeting. ([Council Communication No. 08-115](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: December 17, 2007

Roll Call Number: [07-2416](#)

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the E. Indianola Avenue Widening. ([Council Communication No. 07-748](#)) Moved by Meyer to adopt; refer to the City Manager to: 1) Hold a public meeting at Jackson Elementary, 2) Determine possible alternatives for the bike trail, 3) Coordinate construction schedule with Jackson Elementary renovations, 4

Date: October 8, 2007

Roll Call Number: [07-1994](#)

Action: [E. Indianola Avenue Corridor Study, and Professional Services Agreement with Snyder & Associates, Inc.](#) (David Moeller, P.E., President, Ankeny, IA) for the E. Indianola Avenue Roadway Design, \$988,908. ([Council Communication No. 07-601](#)) Moved by Meyer to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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