 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	January 10, 2011
	Agenda Item No. Roll Call No. Communication No. Submitted by:	12 <u>11-0017</u> <u>11-025</u> Pamela S. Cooksey P.E., Acting City Engineer

AGENDA HEADING:

Resolution establishing fair market value of property owned by Des Moines Area Transit Authority for the Riverpoint Trunk Sewer Separation and Pump Stations Project.

SYNOPSIS:

Recommend approval of fair market value for property owned by Des Moines Area Transit Authority (DART). This action establishes fair market value of property interests for the Riverpoint Trunk Sewer Separation and Pump Stations Project. DART, 1100 Dart Way, Des Moines, Iowa, 50309, is the titleholder of commercial property located in the Riverpoint West area. Multiple property interests are required from DART for construction of this project, which have an estimated fair market value of \$55,500 for a partial fee acquisition, permanent easement, and temporary easement, as determined by an independent appraiser.

Initially, DART had indicated a willingness to convey the necessary property interests to the City at no cost, but the Federal Transportation Administration (FTA) denied DART’s request to convey at no cost. FTA is requiring the City to compensate DART for the necessary property interests at the full appraised value, which is based on an independent appraisal and review appraisal.

FISCAL IMPACT:

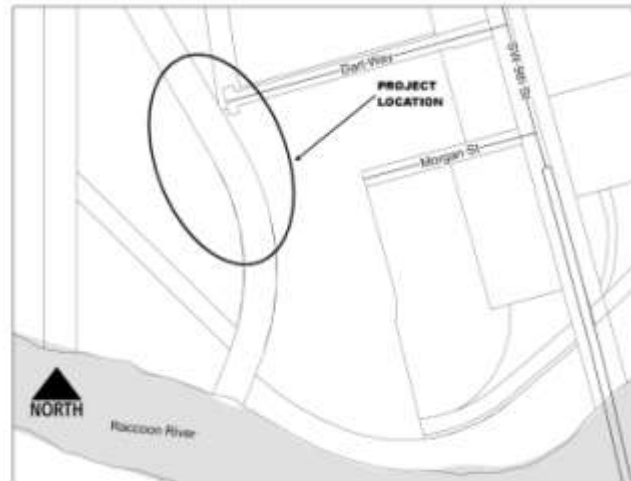
Amount: \$55,500

Funding Source: 2010-11 CIP, Page Sanitary Sewer Improvements – 14, SAE123, Riverpoint Trunk Separation and Pump Station, Sanitary Sewer Funds.

ADDITIONAL INFORMATION:

This project provides for construction of sanitary sewer and pump stations to provide sanitary sewer service for the redevelopment of the Riverpoint West area that is bounded by the east-west portion of MLK, Jr. Parkway on the north, S.W. Ninth on the east and the Raccoon River on the south and west. An existing 48 inch sewer that currently crosses the Riverpoint West area that was used to serve previous businesses in the area will be abandoned and removed. This project is included in the Long Term Control Plan that has been developed to eliminate Combined Sewer Overflows (CSO) as submitted to the Iowa Department of Natural Resources (IDNR) in compliance with the current National Pollutant Discharge Elimination System (NPDES) permit for the operation of the Wastewater Collection System.

On November 23, 2009, by Roll Call No. 09-2100, the City Council authorized acquisition of the necessary right-of-way and easements for this project. The City will need to acquire multiple property interests from DART, including a partial fee acquisition, permanent sanitary sewer easement, and temporary construction easement. The property interests required from DART for this project have been appraised by an independent appraiser at \$55,500, and the appraisal was reviewed by a second independent appraiser per the requirements of FTA. This acquisition will not require relocation assistance.



PREVIOUS COUNCIL ACTION(S):

Date: November 23, 2009

Roll Call Number: 09-2100

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the Riverpoint Trunk Sewer Separation and Pump Stations Project. ([Council Communication No. 09-821](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: November 10, 2008

Roll Call Number: 08-1941

Action: [Approving](#) Professional Services Agreement with Snyder and Associates, Inc. for design and construction phase services for the Riverpoint Trunk Sewer Separation and Pump Station, not to exceed \$408,550. ([Council Communication No. 08-668](#)) Moved by Mahaffey to adopt. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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