 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> April 25, 2011
	<b>Agenda Item No.</b> 18 <b>Roll Call No.</b> <u>11-0665</u> <b>Communication No.</b> <u>11-228</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E.</b> <b>City Engineer</b>

**AGENDA HEADING:**

Resolution establishing revised fair market value of property located at 1445 Michigan Street for construction of a pump station emergency generator in the Central Place Business Park.

**SYNOPSIS:**

Recommend approval of revised fair market value for property located at 1445 Michigan Street and owned by James Paul Scrivner, P.O. Box 57127, Des Moines, Iowa, 50317-0003. This action establishes revised fair market value of property interests for construction of a pump station emergency generator in the Central Place Business Park. State law requires this action before the City can proceed with a revised offer to purchase the necessary property interests under the threat of eminent domain. This action will not require relocation assistance.

**FISCAL IMPACT:**

Amount: \$30,900 plus closing costs.

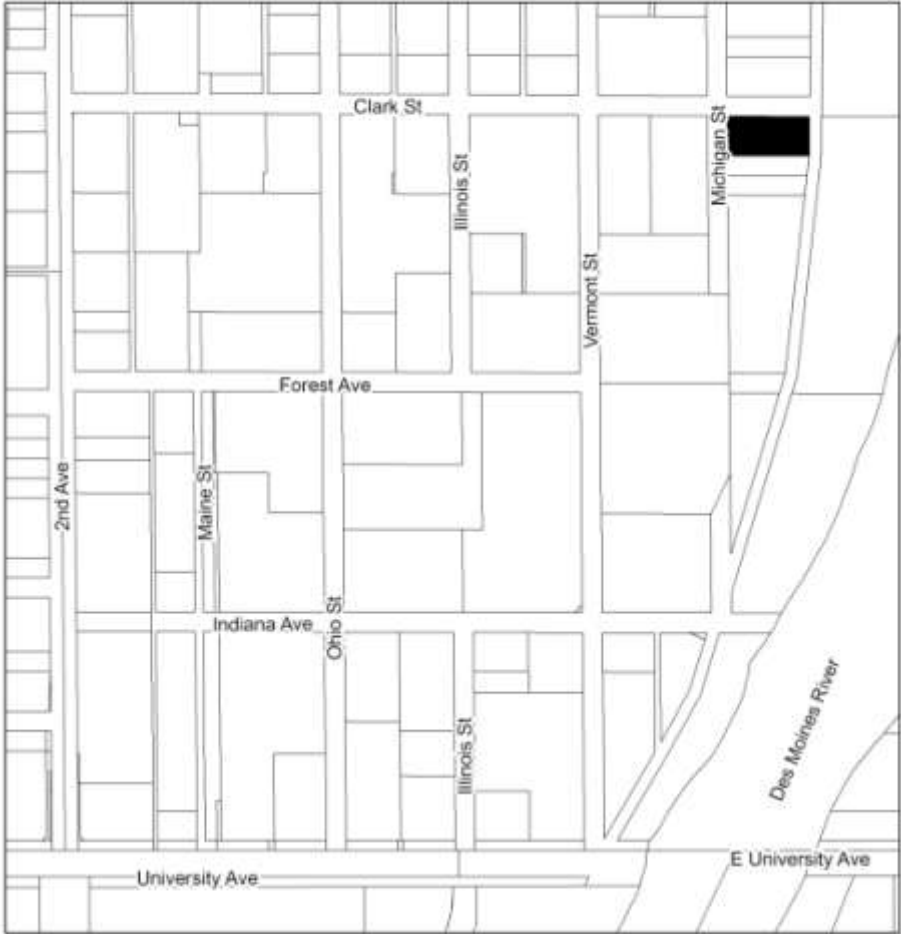
Funding Source: 2011-12 CIP, Page Storm Water Improvements – 16, Storm Water Pump Station Emergency Power Generation – STE084, Storm Water Utility Fund.

**ADDITIONAL INFORMATION:**

After the flooding events of 2008, it was determined that the City’s best interest is served by providing standby emergency generators for storm water pumping stations. Power is currently provided by MidAmerican Energy Company. Should power from the MidAmerican Energy grid be interrupted, the storm water pump stations will not have the ability to perform their designed function.

The property at 1445 Michigan Street consists of two vacant lots. The original appraisal determined the fair market value of only the lot required for construction of a standby emergency power generator station in Central Place Business Park. It has since been determined that the remaining lot would become an uneconomic remnant, so the appraisal was revised to include a total acquisition of both lots.

The original appraisal approved by Council for the property interest required for this project concluded a value of \$20,590. The new appraised value for the purchase of the entire property is \$30,900.



**ACQUISITION -  
CENTRAL PLACE BUSINESS PARK  
EMERGENCY GENERATOR  
1445 MICHIGAN STREET**

**Legend**  
 PROJECT LOCATION

**PREVIOUS COUNCIL ACTION(S):**

Date: March 8, 2010

Roll Call Number: 10-345

Action: Establishing fair market value of 1445 Michigan Street for construction of a pump station emergency generator in Central Place Business Park. ([Council Communication No. 10-120](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 25, 2010

Roll Call Number: 10-104

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the Jackson Basin Pump Station Project and Emergency Standby Power Generation for nine existing Storm Water Pump Stations. ([Council Communication No. 10-044](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: November 16, 2009

Roll Call Number: 09-2071

Action: [Approving](#) and authorizing the execution of CDBG Disaster Recovery Infrastructure Notice of Award and Grant Contracts with the Iowa Department of Economic Development for 4 projects: ([Council Communication No. 09-801](#)) Moved by Hensley to adopt. Motion Carried 4-3.

Date: May 18, 2009

Roll Call Number: 09-832

Action: [Approving](#) execution of three (3) CDBG Disaster Recovery Infrastructure Grants with the Iowa Department of Economic Development. ([Council Communication No. 09-338](#)) Moved by Kiernan to adopt. Motion Carried 6-1. Absent: Cownie.

Date: February 9, 2009

Roll Call Number: 09-165

Action: [Approving](#) Professional Services Agreement with Howard R. Green Inc., for design and construction phase services for the Jackson Basin Pump Station and Emergency Standby Power Generation for nine existing stormwater pump stations, not to exceed \$938,900. ([Council Communication No. 09-060](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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