

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> August 8, 2011
	<b>Agenda Item No.</b> 43 <b>Roll Call No.</b> <u>11-1390</u> <b>Communication No.</b> <u>11-527</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer</b>

**AGENDA HEADING:**

Hold hearing on the intent to acquire property for municipal services and authorize acquisition of the necessary property interests from affected property owners for the Municipal Service Center – Phase I Project by gift, negotiation, or eminent domain.

**SYNOPSIS:**

Recommend authorization to acquire property for municipal services and authorize acquisition of the necessary property interests thereof from various property owners for the Municipal Service Center – Phase I Project by gift, negotiation, or eminent domain. This action is required by Iowa law before the City can initiate the acquisition process under eminent domain.

**FISCAL IMPACT:**

Amount: \$1,500,000 estimated acquisition and relocation, plus closing costs

Funding Source: 2011-2012/2016-2017 CIP, Municipal Service Center, BLD124, Page Municipal Building Improvements – 12, being TIF backed G.O. Bonds Issued and Federal Grants.

**ADDITIONAL INFORMATION:**

The City currently operates its field services, primarily the Department of Public Works and Park and Recreation, and other services such as Engineering Traffic and Transportation, Housing Services maintenance and satellite maintenance facilities at remote locations, in older buildings and outdated facilities. This project provides for the planning, design and development of a municipal service center. With the relocation of City facilities, there is the opportunity to create City operational efficiencies and contribute to economic development along the SE 14th Street Corridor.

A partial fee acquisition of the property located at 1610 Scott Avenue, Des Moines, Iowa, owned by Carroll Family Real Estate, LLC and other related entities, is needed for the first phase of this project. However, due to the Southeast Connector project, a total acquisition of the property will be offered. The property is occupied with an auto salvage business and relocation assistance is required.



**LEGEND**

■ PROJECT LOCATION

CARROLL FAMILY REAL ESTATE, LLC.-  
CARROLL AUTO WRECKING, INC.

**PREVIOUS COUNCIL ACTION(S):**

Date: July 25, 2011

Roll Call Number: 11-1324

Action: [Setting](#) date of hearing on intent to acquire property for Municipal Services and authorize acquisition of necessary property interest from affected property owners for the Municipal Services Center – Phase 1, (8-8-11). ([Council Communication No. 11-506](#)) Moved by Moore to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: 11-1323

Action: [Resolution](#) approving components of the Executive Summary of the Draft Municipal Services Center Master Plan, and directing the City Manager to proceed with specific actions to advance the Municipal Services Center Project. Moved by Moore to adopt. Motion Carried 7-0.

Date: June 13, 2011

Roll Call Number: 11-1048

Action: [Urban](#) Renewal Development Agreement with Kemin Industries, Inc. for expansion of World-wide Corporate Headquarters and Corporate Campus, 2100 Maury Street. ([Council Communication No. 11-391](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: February 28, 2011

Roll Call Number: 11-0371

Action: [Proposal](#) and negotiation of a contract with Neumann Monson Architects for development of Municipal Services Park Master Plan, \$149,250 plus reimbursable expenses not to exceed \$7,500. ([Council Communication No. 11-139](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 6, 2010

Roll Call Number: 10-2025

Action: [Authorization](#) to issue a Request for Proposal (RFP) for Consultant Services to develop a master plan and needs assessment for a consolidated Municipal Service Park (MSP) in the vicinity of SE 14<sup>th</sup>, Maury and Harriett Streets. Moved by Meyer to adopt. Motion Carried 7-0.

#### **BOARD/COMMISSION ACTION(S):**

Date: July 21, 2011

Board: Joint informational session with the Plan and Zoning Commission, Urban Design Review Board, Parks and Recreation Board, and Neighborhood Revitalization Board was held.

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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