 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 23, 2012
	Agenda Item No. 8 Roll Call No. <u>12-1150</u> Communication No. <u>12-396</u> Submitted by: William G. Stowe, Assistant City Manager – Public Works Director and Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution to authorize voluntary acquisition and to approve and accept real estate documents for property located at 121 Lincoln Place Drive from Thomas J. and Michelle M. Hollister for the Lincoln Place Storm Water Improvements Project.

SYNOPSIS:

Recommend Council authorization for voluntary acquisition of property located at 121 Lincoln Place Drive. This action is required to authorize the purchase of this property from Thomas J. and Michelle M. Hollister, 121 Lincoln Place Drive, Des Moines, Iowa, 50312-4503. This property has been appraised by an independent appraisal firm for \$216,000 for a total fee acquisition, and a settlement has been reached with the Sellers for a purchase price of \$250,000. This is a voluntary acquisition and relocation assistance is not applicable.

FISCAL IMPACT:

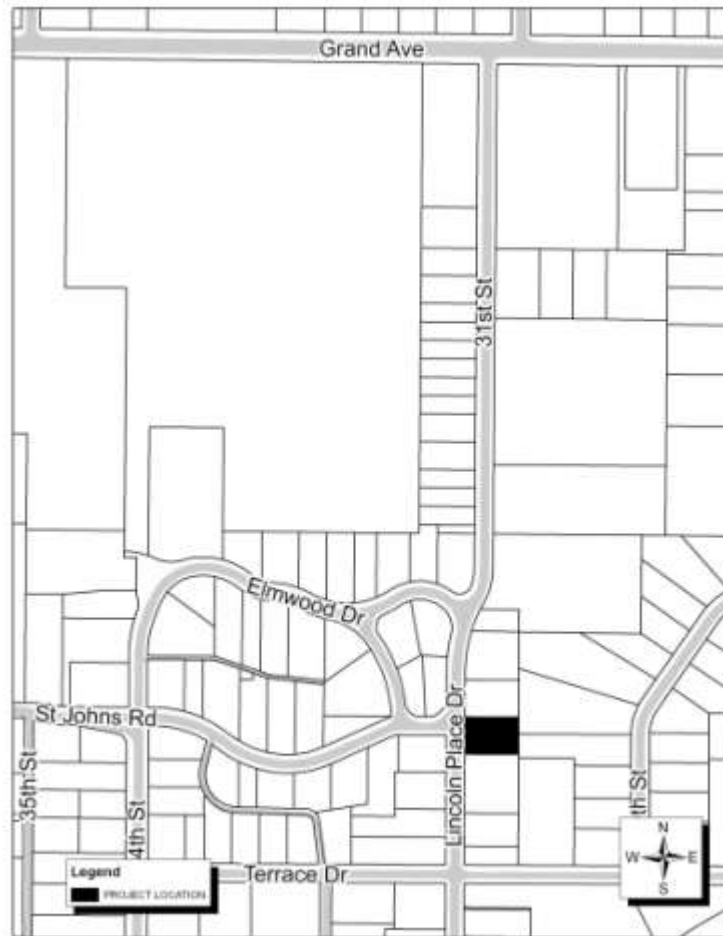
Amount: \$250,000 Plus closing costs

Funding Source: 2012-13 CIP, Page Storm – 4, City-wide Storm Water Utility Projects, STE057

ADDITIONAL INFORMATION:

The home at 121 Lincoln Place Drive is situated on property which is at the bottom of a 70 acre watershed. An active storm sewer which is located across the north side of the property is frequently surcharged during moderate rainfalls causing significant flooding at the intersection of Lincoln Place Drive and St. Johns Road. The overland flow through the property at 121 Lincoln Place Drive has also caused repeated damage to the house. The removal of the house and the re-grading of the lot is necessary to improve the flow of the surface water through this area and reduce the likelihood of future street flooding and property damages.

This is a voluntary acquisition and relocation assistance is not applicable. This property was appraised by an independent appraiser for \$216,000. The City’s Real Estate Division has negotiated an agreement with the owners to sell the property for \$250,000.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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