 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 20, 2013
	Agenda Item No.	14
	Roll Call No.	<u>13-777</u>
	Communication No.	<u>13-245</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for Southwest 9th Street Widening from Titus Avenue to Kenyon Avenue.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value of multiple properties for Southwest 9th Street Widening from Titus Avenue to Kenyon Avenue. State law requires this action before the City can proceed with an offer to purchase the necessary property interests under the threat of eminent domain. This action also authorizes payments for relocation assistance in accordance with state and federal regulations.

FISCAL IMPACT:

Amount: \$96,660 plus closing and relocation costs

Funding Source: 2013-2014 CIP, Page Street-39, SW 9th Street Widening – Titus Avenue to Kenyon Avenue, STR246, G.O. Bonds

ADDITIONAL INFORMATION:

The project includes the widening of Southwest 9th Street from Titus Avenue to Kenyon Avenue to a five (5) lane facility to provide a center two-way left turn lane. The project will tie into previously completed widening projects at McKinley Avenue and Porter Avenue, providing a five (5) lane section between these limits.

Hamilton’s Funeral Home, Inc. is the titleholder of the commercial property at 5400 SW 9th Street (Hamilton’s Funeral Home). The property interests required for the project have been appraised at \$11,425 for a partial fee acquisition, landscaping replacement and temporary easement for construction. This acquisition will not require relocation assistance.

Carlton D. Peterson, as Trustee of the Carlton D. Peterson Trust is the titleholder of the commercial properties at 5310 and 5314 SW 9th Street (garage used for storage by an adjacent property owner). The property interests required for the project have been appraised at \$11,606 for a partial fee acquisition, loss of paving and temporary easement for construction. This acquisition will not require relocation assistance.

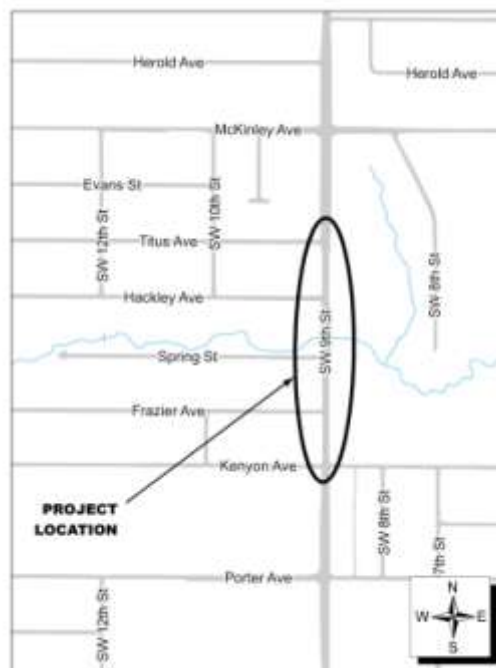
Dennis K. Livingston and Livingston's Automotive Service are the titleholders of the commercial properties at 5300, 5304 and 5306 SW 9th Street (three (3) commercial buildings housing Livingston's Automotive Service). The property interests required for the project have been appraised at \$17,682 for a partial fee acquisition, loss of paving and temporary easement for construction. This acquisition will require business sign relocation.

Rebecca S. Anderson is the titleholder of 5112 SW 9th Street (retail building housing Sandy's Hair Care and Andy's Place). The property interests required for the project have been appraised at \$11,198 for a partial fee acquisition, loss of paving and temporary easement for construction. This acquisition will require business sign relocation.

Vinh Nguyen Enterprises, Inc. is the titleholder of 5010 SW 9th Street (retail building occupied by China Chef Restaurant). The property interests required for the project have been appraised at \$14,414 for a partial fee acquisition, loss of paving and temporary easement for construction. This acquisition will require business sign relocation.

Sunburst Apartments Ltd., n/k/a Sunburst of Iowa, LP is the titleholder of 5015 SW 9th Street (Sunburst Apartments, a 102-unit apartment complex). The property interests required for the project have been appraised at \$16,133 for a partial fee acquisition, landscaping replacement and temporary easement for construction. This acquisition will not require relocation assistance.

DM Summerplace Apartment, L.L.C. is the titleholder of 5209 SW 9th Street (Summerplace Apartments, an 85-unit apartment complex). The property interests required for the project have been appraised at \$14,202 for a partial fee acquisition, landscaping replacement and temporary easement for construction. This acquisition will not require relocation assistance.



PREVIOUS COUNCIL ACTION(S):

Date: January 28, 2013

Roll Call Number: 13-0094

Action: [Authorization](#) to proceed with acquisition of the necessary right-of-way and easements. ([Council Communication No. 13-028](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 28, 2013

Roll Call Number: 13-0093

Action: [Approving](#) and authorizing the execution of Iowa Department of Transportation Agreement for SW 9th Street Widening from Titus to Kenyon Avenue. ([Council Communication No. 13-021](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 13, 2012

Roll Call Number: 12-0165

Action: [Approving](#) and authorizing Iowa Department of Transportation Agreements for SW 9th Street Widening from Titus Avenue to Kenyon Avenue. ([Council Communication No. 12-065](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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