 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 9, 2013
	Agenda Item No.	10
	Roll Call No.	<u>13-1880</u>
	Communication No.	<u>13-591</u>
	Submitted by:	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 3015 Seneca Avenue from Ruth H. Porter for the Seneca Avenue Storm Water Improvements Project.

SYNOPSIS:

Recommend approval of authorization for voluntary acquisition of property located at 3015 Seneca Avenue. This action is required to authorize the purchase of this property from Ruth H. Porter, 3015 Seneca Avenue, Des Moines, Iowa 50310-5338. City staff is recommending the voluntary purchase of this property for required storm sewer repairs and to establish a revised permanent easement to allow the City the right to maintain, repair, and replace such sewer in the future. This is a voluntary acquisition and relocation assistance is not applicable.

FISCAL IMPACT:

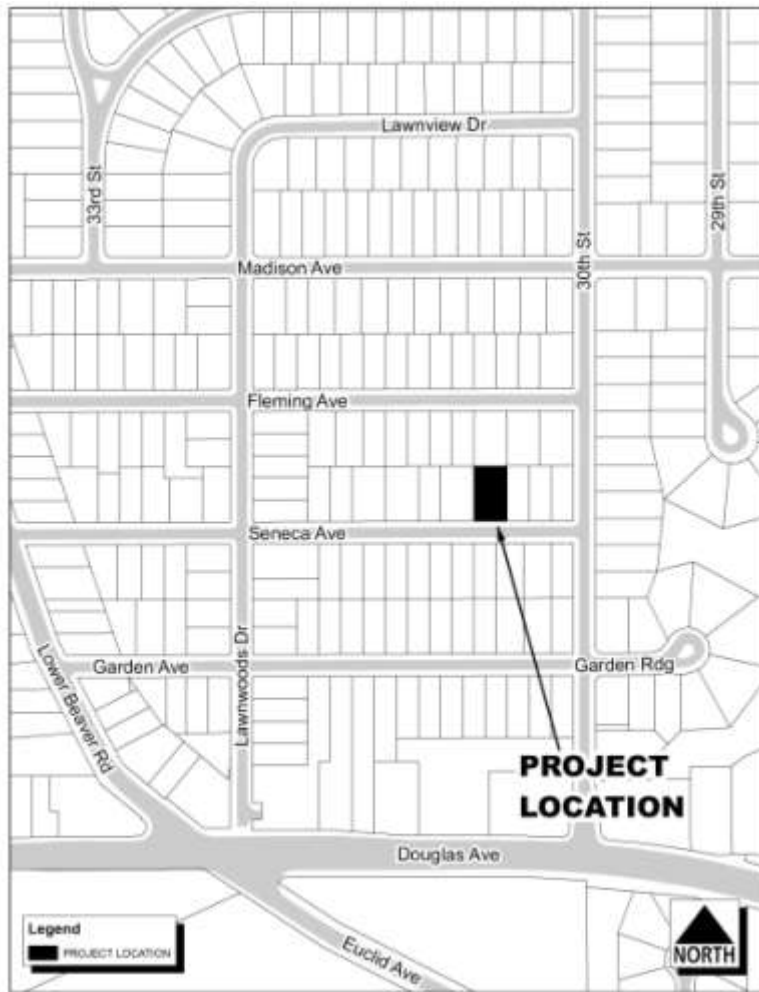
Amount: \$65,000 plus closing costs

Funding Source: 2013-14 CIP, Page Storm Water Improvements - 4, City-wide Storm Water Utility Projects, SM057

ADDITIONAL INFORMATION:

A storm sewer repair is needed on the property at 3015 Seneca Avenue. The location of the repair is not covered by the existing easement and is also located in close proximity to the foundation of the house. The property is currently vacant and was listed for sale earlier this year for \$59,900, and the City's independent appraised value of the property is \$95,000. In lieu of granting an easement to the City to repair the sewer, the property owner has voluntarily offered to sell their property to the City for \$65,000, plus closing costs and certified and prorated property taxes.

City staff recommends the voluntary purchase of the property for \$65,000, which will eliminate the risk of further compensation becoming due to the property owner for structural damages caused by the sewer repair. Following acquisition of the property, the City will perform the sewer repair and record an accurate easement on the property. Depending on the success of the sewer repair work, the City intends to resell the property to recover as much expense as possible for the purchase price and sewer repair work.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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