 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 8, 2014
	Agenda Item No.	21
	Roll Call No.	<u>14-1842</u>
	Communication No.	<u>14-570</u>
	Submitted by:	Pamela S. Cooksey, P.E., Interim City Engineer

AGENDA HEADING:

Resolution establishing fair market value of property owned by Principal Mutual Life Insurance Company at 300 Maple Street for the Des Moines and Raccoon Rivers – Downtown Closures Project.

SYNOPSIS:

Recommend approval of establishing fair market value for property located at 300 Maple Street owned by Principal Life Insurance Company, f/k/a Principal Mutual Life Insurance Company (Bill Johnson, Assistant Director, Corporate Real Estate, 711 High Street, Des Moines, Iowa, 50392) for the Des Moines and Raccoon Rivers – Downtown Closures Project. 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 will not require relocation assistance.

FISCAL IMPACT:

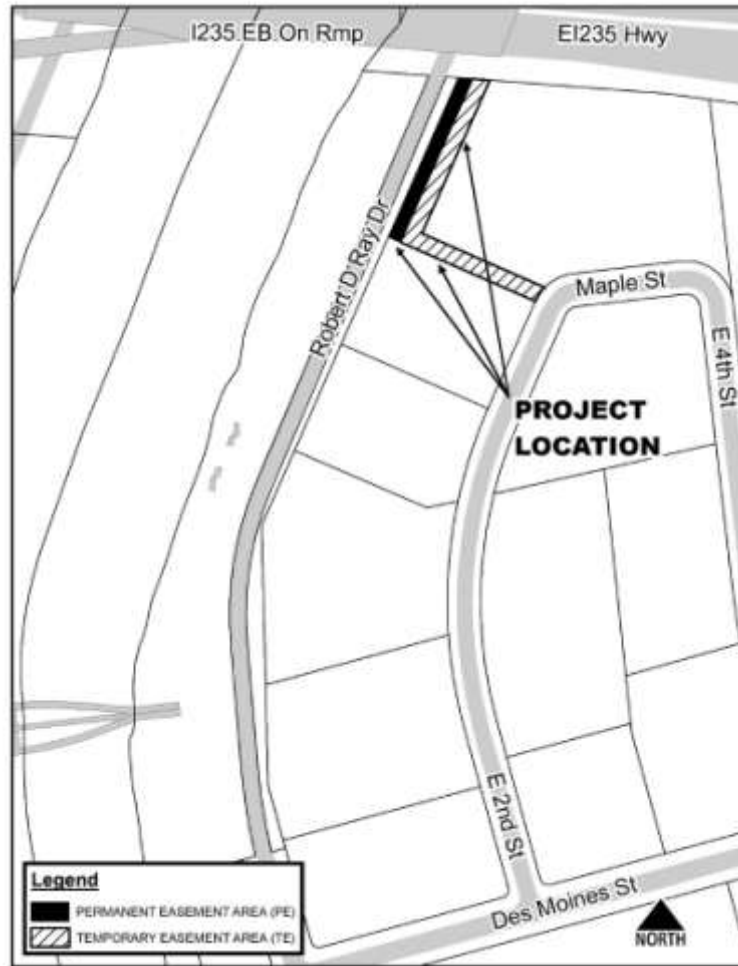
Amount: \$29,159 (plus closing costs)

Funding Source: 2014-15 CIP, Page Storm Water Improvements – 8, Flood Protection System Improvements, SM008

ADDITIONAL INFORMATION:

As a result of the Des Moines and Raccoon River Feasibility Study in 2006, the U.S. Army Corps of Engineers (USACE) recommended flood protection system improvement projects. The U.S. Congress authorized the Des Moines and Raccoon Rivers project in the Water Resource and Development Act of 2007. Projects include: Central Place levee reconstruction; Birdland Park levee reconstruction; and levee closure reliability upgrades in the downtown area. The USACE has secured funding to further develop the downtown levee closure improvements.

Principal Mutual Life Insurance Company is the owner of the vacant property located in the Downtown Riverfront District at 300 Maple Street. A permanent easement for flood protection levee and floodwall, and a temporary construction easement have been appraised at \$29,159, which easements are required for said levee closure improvements. After the project is complete, the property owner will be able to use the permanent easement area for surface parking and driveway purposes, as long as the use doesn't interfere with the rights and privileges provided by the easement to the City. This acquisition will not require relocation assistance.

**PREVIOUS COUNCIL ACTION(S):**

Date: August 11, 2014

Roll Call Number: [14-1211](#)

Action: [Approving](#) increase of total project costs for the design and construction of The Des Moines and Raccoon Rivers Project. ([Council Communication No. 14-391](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: October 12, 2009

Roll Call Number: [09-1833](#) and [09-1834](#)

Action: Items regarding Des Moines and Raccoon Rivers Project: ([Council Communication No. 09-720](#))

- (A) [Approving](#) Project Partnership Agreement with Department of the Army for construction. Moved by Mahaffey to adopt. Motion Carried 7-0.

(B) [Authorization](#) to proceed with acquisition of the necessary right-of-way and easements. Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: July 27, 2009

Roll Call Number: [09-1395](#)

Action: [Authorization](#) to submit a grant application to I-Jobs for flood related improvements, repair and mitigation and other public improvements and approval of City of Des Moines matching fund commitment requirements. ([Council Communication No. 09-518](#)) Moved by Meyer to approve. Motion Carried 7-0.

Date: January 26, 2009

Roll Call Number: [09-0070](#)

Action: [Approving](#) Amendment No. 1 to the Design Agreement with the Department of the Army for design of the Des Moines and Raccoon Rivers Project. (Birdland and Central Place Levees) ([Council Communication No. 09-048](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: October 27, 2008

Roll Call Number: [08-1856](#)

Action: [Requesting](#) Army Corps of Engineers to design a trail as part of the proposed Central Place Levee to provide trail connections from the Principal Riverwalk to the River Bend Neighborhood along the Des Moines River and payment of up to \$50,000 to the Army Corps of Engineers. ([Council Communication No. 08-635](#)) Moved by Vlassis to approve. Motion Carried 7-0.

Date: August 11, 2008

Roll Call Number: [08-1468](#)

Action: [Authorization](#) to submit request and enter into an agreement with Corps of Engineers to advance funds up to \$750,000 to complete design of Birdland and Central Place levees. ([Council Communication No. 08-480](#)) Moved by Mahaffey to adopt. Motion Carried 6-1. Absent: Vlassis.

Date: March 20, 2006

Roll Call Number: 06-497

Action: [Approving](#) Design Agreement with U.S. Army Corp of Engineers for design of the Des Moines and Raccoon Rivers Project for Flood Protection, not to exceed \$298,000. ([Council Communication No. 06-143](#)) Moved by Hensley to adopt. Motion Carried 5-2. Nays: Kiernan and Mahaffey.

Date: July 9, 2001

Roll Call Number: 01-2160

Action: Granting Right-of-Entry to the U.S. Army Corps of Engineers for survey and exploration of city property to determine adequacy of flood control system on Des Moines and Raccoon Rivers. ([Council Communication No. 01-353](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Flagg.

Date: September 13, 1999

Roll Call Number: 99-2748

Action: Approving Agreement with Department of the Army for the Des Moines and Raccoon Rivers Feasibility Study. ([Council Communication No. 99-404](#)) Moved by McPherson to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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