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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b>             | December 22, 2014   |
|  | <b>Agenda Item No.</b>   | <b>13</b>   |
|  | <b>Roll Call No.</b>     | <b><u>14-1925</u></b>                                     |
|  | <b>Communication No.</b> | <b><u>14-589</u></b>                                      |
|  | <b>Submitted by:</b>     | <b>Pamela S. Cooksey, P.E.,<br/>Interim City Engineer</b> |

**AGENDA HEADING:**

Resolution establishing fair market value of property owned by Casey’s Marketing Company at 2150 East Army Post Road for the Indianola Avenue Widening Project – Phase IV.

**SYNOPSIS:**

Recommend approval of fair market value. This action establishes fair market value of property owned by Casey’s Marketing Company, P.O. Box 3001, Ankeny, Iowa, 50021, for the Indianola Avenue Widening Project – Phase IV. 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:**

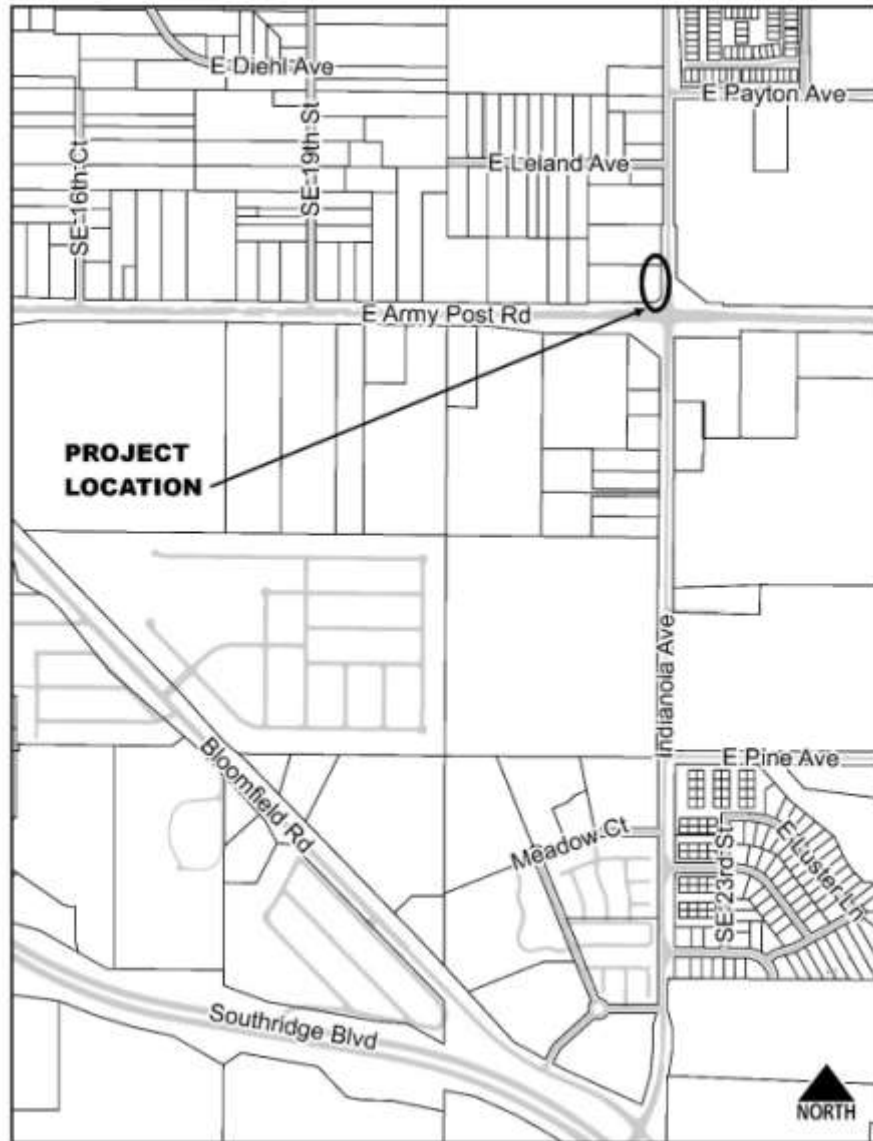
Amount: \$32,673 (plus closing costs)

Funding Source: 2014-15 CIP, Page Street Improvements – 16, Indianola Avenue Widening – S.E. 14<sup>th</sup> to Army Post Road, ST213

**ADDITIONAL INFORMATION:**

The Indianola Avenue Widening Project provides for Indianola Avenue from SE 14<sup>th</sup> Street to East Army Post Road to be reconstructed as a “complete street” design. A “complete street” design includes accommodation for not only vehicular traffic but also mass transit, pedestrians, commuter and recreational bicyclists, and other recreational users. This is the fourth phase of the project, which will complete the reconstruction of Indianola Avenue from East Porter Avenue to East Army Post Road to a four-lane boulevard with bike lanes. This project will tie into previously completed widening projects from SE 14<sup>th</sup> Street to East Porter Avenue providing a four-lane section between these limits.

Casey’s Marketing Company is the owner of the convenience store and gas station located at 2150 East Army Post Road, which property has been appraised by an independent appraiser at \$32,673 for a partial fee acquisition and temporary construction easement. This acquisition will not require relocation assistance.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 20, 2014

Roll Call Number: [14-1613](#)

Action: [Approving](#) and authorizing the execution of Iowa Department of Transportation (IDOT) Agreement for Indianola Avenue widening from E. Porter Avenue to E. Army Post Road. ([Council Communication No. 14-495](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 10, 2008

Roll Call Number: [08-0435](#)

Action: [E.](#) Indianola Avenue Widening – SE 14th Street to Army Post Road Design Concept from

public input meeting. ([Council Communication No. 08-115](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: December 17, 2007

Roll Call Number: [07-2416](#)

Action: Items regarding the E. Indianola Avenue Widening Project:

- (A) [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the E. Indianola Avenue Widening. ([Council Communication No. 07-748](#)) Moved by Meyer to adopt; refer to the City Manager to: 1) Hold a public meeting at Jackson Elementary, 2) Determine possible alternatives for the bike trail, 3) Coordinate construction schedule with Jackson Elementary renovations, 4) Expand public notices to include all residents who received the Environmental Impact Statements. Motion Carried 6-1.

Date: November 19, 2007

Roll Call Number: [07-2200](#)

Action: [On](#) intent to acquire property for recreational trail purposes and authorize acquisition of the necessary property interests thereof from various property owners for the E. Indianola Avenue Widening Project, (12-17-07). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: November 19, 2007

Roll Call Number: [07-2199](#)

Action: [On](#) intent to acquire agricultural property and authorize acquisition of the necessary property interests thereof from Lemar Koethe for property at the northeast corner of Army Post Road and E. Indianola Avenue for the E. Indianola Avenue Widening Project, (12-17-07). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: October 8, 2007

Roll Call Number: [07-1994](#)

Action: [E.](#) Indianola Avenue Corridor Study, and Professional Services Agreement with Snyder & Associates, Inc. (David Moeller, P.E., President, Ankeny, IA) for the E. Indianola Avenue Roadway Design, \$988,908. ([Council Communication No. 07-601](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 25, 2005

Roll Call Number: 05-1773

Action: Approving Professional Services Agreement with Snyder & Associates, Inc. (Stephen P. Rowe, President, Ankeny) for engineering services in conjunction with East Indianola Avenue Corridor Study from SE 14<sup>th</sup> Street to E. Army Post Road, not to exceed \$223,200. ([Council Communication No. 05-413](#)) Moved by Brooks to adopt. Motion Carried 6-1.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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