 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	September 28, 2015
	<b>Agenda Item No.</b>	<b>12</b>
	<b>Roll Call No.</b>	<b><u>15-1595</u></b>
	<b>Communication No.</b>	<b><u>15-505</u></b>
	<b>Submitted by:</b>	<b>Pamela S. Cooksey, P.E., City Engineer</b>

**AGENDA HEADING:**

Resolution establishing fair market value of multiple properties for the Leetown Creekway Channel Improvements Project.

**SYNOPSIS:**

Recommend approval of fair market values. This action establishes fair market value of multiple properties for the Leetown Creekway Channel Improvements 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: \$116,180 (plus closing costs)

Funding Source: 2015-16 Capital Improvement Program (CIP), Page Storm – 9, Leetown Creekway – Outlet Improvements, SM075, Storm Water Revenue Bonds.

**ADDITIONAL INFORMATION:**

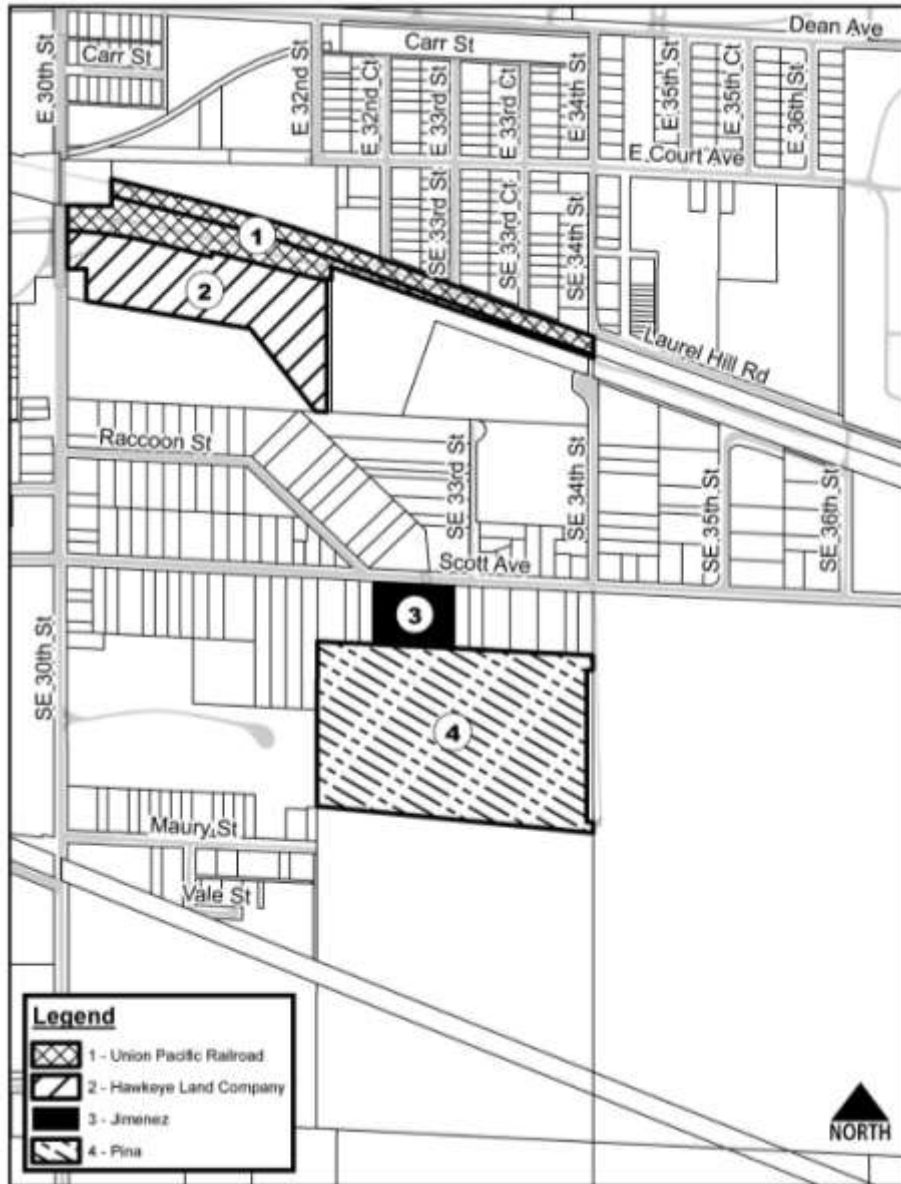
This phase of the project provides for storm sewer and drainage way improvements in the area south of the railroad tracks south of Dean Avenue to reduce flooding risk in this area. These improvements were recommended as part of the Leetown Creekway Flood Control Study. The improvements will help protect the residents in this area from flooding and are considered a priority because this area is one of the most prone to flooding. The properties listed below have been appraised by an independent appraiser.

Lizbeth Jimenez is the owner of the residential property located at 3217 Scott Avenue, which property has been appraised at \$11,310 for a permanent storm sewer and surface water flowage easement and temporary construction easement. This acquisition will not require relocation assistance.

Jose and Maria Pina are the owners of the residential and agricultural property located at 729 SE 32<sup>nd</sup> Street, which property has been appraised at \$20,780 for a permanent storm sewer and surface water flowage easement and temporary construction easement. This acquisition will not require relocation assistance.

Union Pacific Railroad Company is the owner of railroad corridor property along the creek, which property has been appraised at \$13,890 for a permanent storm sewer and surface water flowage easement and temporary construction easement. This acquisition will not require relocation assistance.

Hawkeye Land Company is the owner of industrial property located north of Raccoon Street and east of SE 30<sup>th</sup> Street, which property has been appraised at \$70,200 for a permanent storm sewer and surface water flowage easement and temporary construction easement. This acquisition will not require relocation assistance.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 7, 2014

Roll Call Number: [14-0537](#)

Action: [Authorization](#) to proceed with acquisition of the necessary right-of-way and easements for the Leetown Creekway Channel Improvement. ([Council Communication No. 14-139](#)) Moved by Moore to adopt; refer to the City Manager to provide a report on the past and future phases of the project and the timeline. Motion Carried 7-0.

Date: May 23, 2011

Roll Call Number: [11-0872](#)

Action: [Snyder](#) and Associates in conjunction with design and construction phase services for the 2011 Sewer Repair Contract 2 Project, not to exceed \$329,000. ([Council Communication No. 11-296](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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