 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 9, 2017
	Agenda Item No. 18 Roll Call No. <u>17-0026</u> Communication No. <u>17-009</u> Submitted by: Pamela S. Cooksey, P.E., City Engineer and Jonathan Gano, Public Works Director

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Near West Side Sewer Separation Project.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value of multiple properties for the Near West Side Sewer Separation 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.

This project provides for separation of the sanitary and storm water sewer systems in the area roughly defined as south of Forest Avenue, east of 31st Street, north of Grand Avenue and west of Martin Luther King, Jr. Parkway.

FISCAL IMPACT:

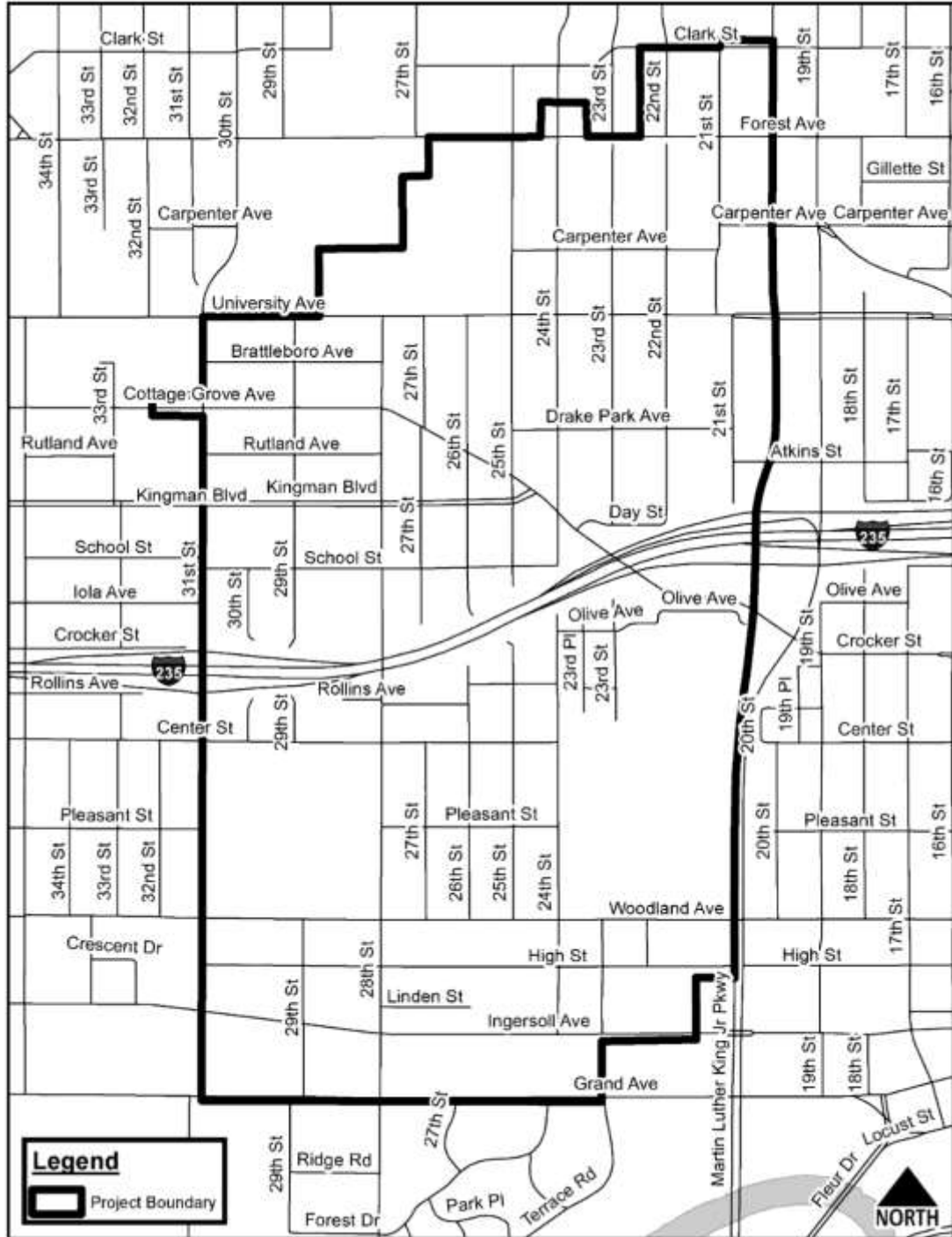
Amount: \$290,465 (plus closing costs)

Funding Source: 2016-17 CIP, Page Sanitary – 11, Near West Side Sewer Separation, SS132

ADDITIONAL INFORMATION:

- The City of Des Moines developed the Long Term Control Plan to eliminate combined sewer overflows (CSO) as submitted to the Iowa Department of Natural Resources (IDNR) in compliance with the current National Pollutant Discharge Elimination System (NPDES) permit for operation of the Wastewater Collection System and the Consent Decree with the IDNR dated April 28, 2010.
- The Near West Side Sewer Separation Project provides for the removal of remaining storm inlets from the combined sewer system and to eliminate the combined sewer overflow at High Street.
- MAJO Properties, LLC is the owner of commercial property located at 2843, 2827 and 2821 Ingersoll Avenue that is occupied by Palmer’s Deli. It has been appraised at \$102,905 for a permanent storm sewer easement and temporary easement for construction.

- George Christ is the owner of the commercial property located at 2837 Ingersoll Avenue that is occupied by Ingersoll Tap. It has been appraised at \$29,612 for a permanent storm sewer easement and temporary easement for construction.
- Wayne R. Graham Family, L.L.C. is the owner of the commercial property located at 2817 Ingersoll Avenue that is occupied by Badowers on Ingersoll. It has been appraised at \$32,536 for a permanent storm sewer easement and temporary easement for construction.
- Louie's Floor Covering, Inc. is the owner of the commercial property located at 2801 Ingersoll Avenue that is occupied by Star Bar and The Mansion. It has been appraised at \$59,129 for a permanent storm sewer easement and temporary easement for construction.
- Thomas L. Drew is the owner and occupant of the commercial office located at 554 28th Street which has been appraised at \$13,400 for a permanent storm sewer easement and temporary easement for construction.
- National Retail Properties, LP of Iowa is the owner of the commercial property located at 2525 Ingersoll Avenue occupied by Mister Car Wash. It has been appraised at \$37,898 for a permanent storm sewer easement and temporary easement for construction.
- SK, Inc. is the owner of the commercial property located at 2701 and 2625 Ingersoll Avenue and District/Parcel 030/06246-003-000 which has been appraised at \$14,985 for a temporary easement for construction. This property is leased by Bulk Petroleum Corporation and is occupied by Star Gas Station.
- Relocation assistance will not be required for this project.



PREVIOUS COUNCIL ACTION(S):

Date: August 22, 2016

Roll Call Number: [16-1397](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interest for the Near West Side Sewer Separation. ([Council Communication No. 16-453](#)) Moved by Moore to adopt. Motion Carried 6-1. Absent: Hensley.

Date: June 27, 2016

Roll Call Number: [16-1023](#)

Action: [Approving](#) Supplemental Agreement No. 1 to the Professional Services Agreement with Snyder & Associates, Inc. for preliminary and final designs and bidding assistance for the Near West Side Sewer Separation Project, for an additional amount not to exceed \$1,456,896.38. ([Council Communication No. 16-352](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: February 23, 2015

Roll Call Number: [15-0282](#)

Action: [Approving](#) Professional Services Agreement with Snyder & Associates, Inc., for conceptual design services for the Near West Side Sewer Separation Project, not to exceed \$492,900. ([Council Communication No. 15-085](#)) Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.