 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 8, 2017
	<b>Agenda Item No.</b>	<b>81</b>
	<b>Roll Call No.</b>	<b><u>17-827</u></b>
	<b>Communication No.</b>	<b><u>17-405</u></b>
	<b>Submitted by:</b>	<b>Jim M. Hoff, Facilities Manager and Pamela S. Cooksey, P.E., City Engineer</b>

**AGENDA HEADING:**

Authorization to proceed with acquisition of the necessary property interests for the Municipal Services Center – Phase 2 Project by gift, negotiation, or eminent domain.

**SYNOPSIS:**

Recommend authorization to proceed with acquisition of the necessary property interests for the Municipal Services Center – Phase 2 Project by gift, negotiation, or eminent domain. This action is required by Iowa law before the City can initiate the acquisition process under eminent domain. This project provides for the planning, design and development of the second phase of the Municipal Services Center.

**FISCAL IMPACT:**

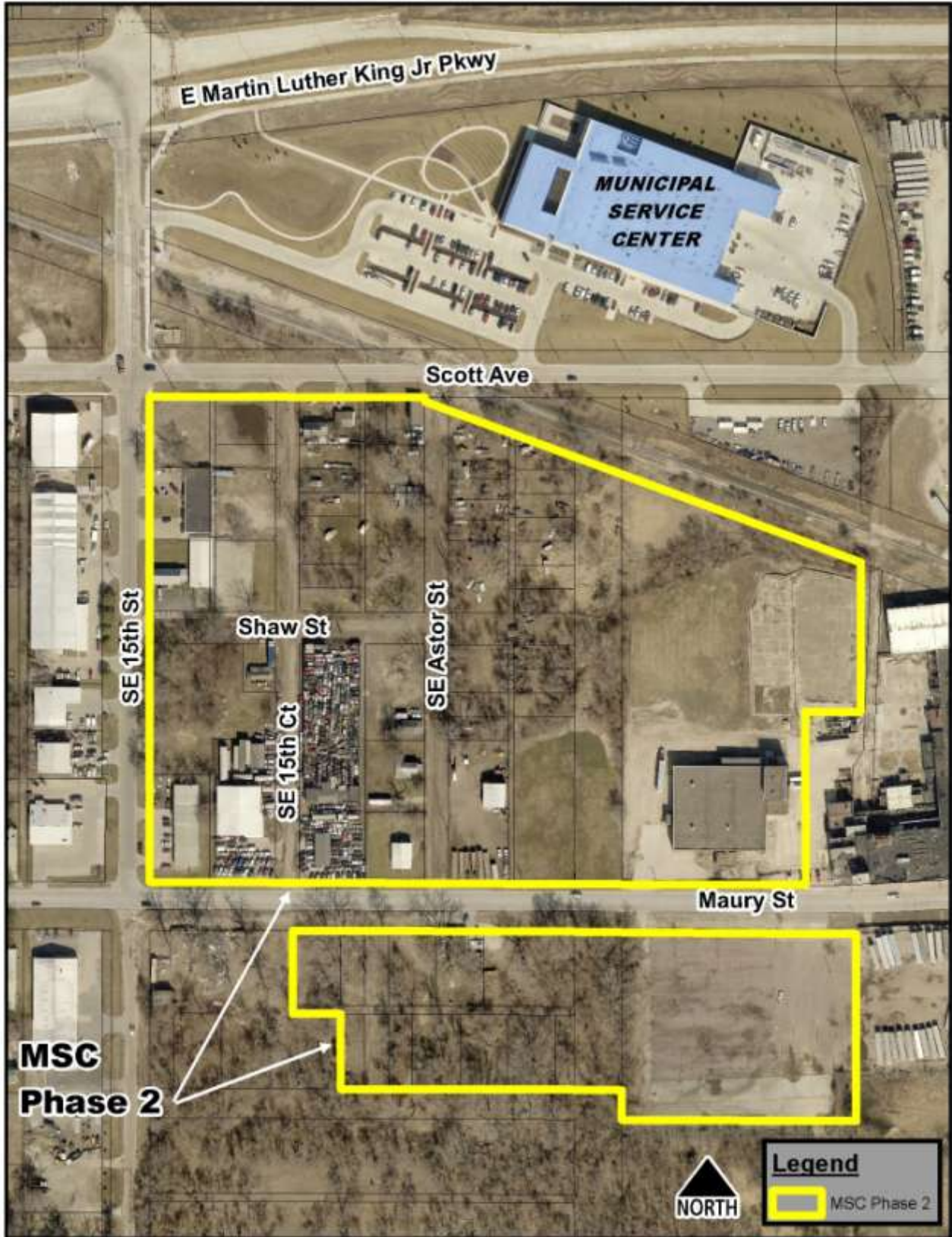
Amount: \$4,715,000 estimated acquisition and relocation, plus closing costs.

Funding Source: 2017-18 Capital Improvements Program (CIP), Page Municipal Building Improvements – 11, Municipal Service Center – Phase 2, BL128, G.O. Bonds to be issued.

**ADDITIONAL INFORMATION:**

- This project provides for the planning, design and development of the second phase of the Municipal Services Center. The need for the second phase of the Municipal Services Center is driven by:
  - The existing facilities are in need of substantial investment of maintenance and repairs (i.e. leaking roofs, mechanical and electrical systems need replacement, etc.).
  - The existing facilities do not have adequate space (i.e. vehicles are double-parked and larger vehicles don't fit in existing vehicle bays).
  - The existing facilities are outdated and functionally obsolete, including lacking indoor vehicle storage resulting in substantial increase in vehicle maintenance and fuel costs (currently without the indoor vehicle storage, the City must plug in all diesel vehicles parked outdoors to keep them warm during the winter; workers need to idle approximately 220 vehicles for 10 to 15 minutes at the start of the workday in the winter, clean them off and scrape them down).

- Locating multiple City services to one (1) location increases efficiency (compared to currently where City services are spread out over multiple buildings that are a significant distance apart).
  - Federal officials are considering a portion of land currently occupied by Fleet Maintenance, Vactor Shed, and outdoor City vehicle storage for the location of a new federal courthouse.
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- On March 31, 2017, under provisions of 6B.2D of the Iowa Code, notices of the proposed resolution authorizing acquisition of private property by eminent domain for municipal service center purposes were mailed to each affected property owner, contract purchaser of record, and any tenants known to be occupying the properties required for the project.
  - On April 17, 2017, the City Council authorized acquisition of the necessary property interests for the Municipal Services Center Project by gift, negotiation, or eminent domain, but due to a miscommunication of the start time for the council meeting, the City Council will again consider authorization for property acquisition by gift, negotiation, or condemnation on May 8, 2017.
  - On April 21, 2017, under provisions of 6B.2D of the Iowa Code, notices of the proposed resolution authorizing acquisition of private property by eminent domain for municipal service center purposes were again mailed to each affected property owner, contract purchaser of record, and any tenants known to be occupying the properties required for the project.
  - Additionally, a cover letter accompanied the notices that provided information to the affected property owners regarding the estimated acquisition schedule and the process for determining fair market value and the relocation assistance program.
  - The affected property owners have the right to attend the City Council meeting on May 8, 2017 to voice any objections to the proposed acquisition of the properties.
  - At this time, 12 total fee acquisitions and one (1) partial fee acquisition from 13 property owners are needed for this project. Relocation assistance will be required on several of these properties.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 17, 2017

Roll Call Number: [17-0661](#)

Action: [Authorization](#) to proceed with acquisition of the necessary property interests for the Municipal Service Center – Phase 2 Project. ([Council Communication No. 17-363](#)) Moved by Gatto to adopt and receive and file comments; refer to the City Manager to provide a copy of the “Notice of Meeting” letter to the Council Members, and to provide information to the affected property owners regarding the schedule, necessity of displacement, process for determining fair market value and the process for relocation. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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