

Date September 13, 2010

WHEREAS, the City Park and Recreation Board has advised that at its meeting held on July 27, 2010, its members voted 7-5 with one abstention, to approve the attached resolution regarding a motion to sell a 70' by 132' portion of Waveland Golf Course to the abutting property owner, Russell Parks, for a townhouse development.

(Council Communication No. 10-557)

MOVED by _____ to receive and file and refer to the City Manager for review and recommendation and negotiation of a purchase agreement.

Approved as to Form:

Ann DiDonato
Ann DiDonato
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

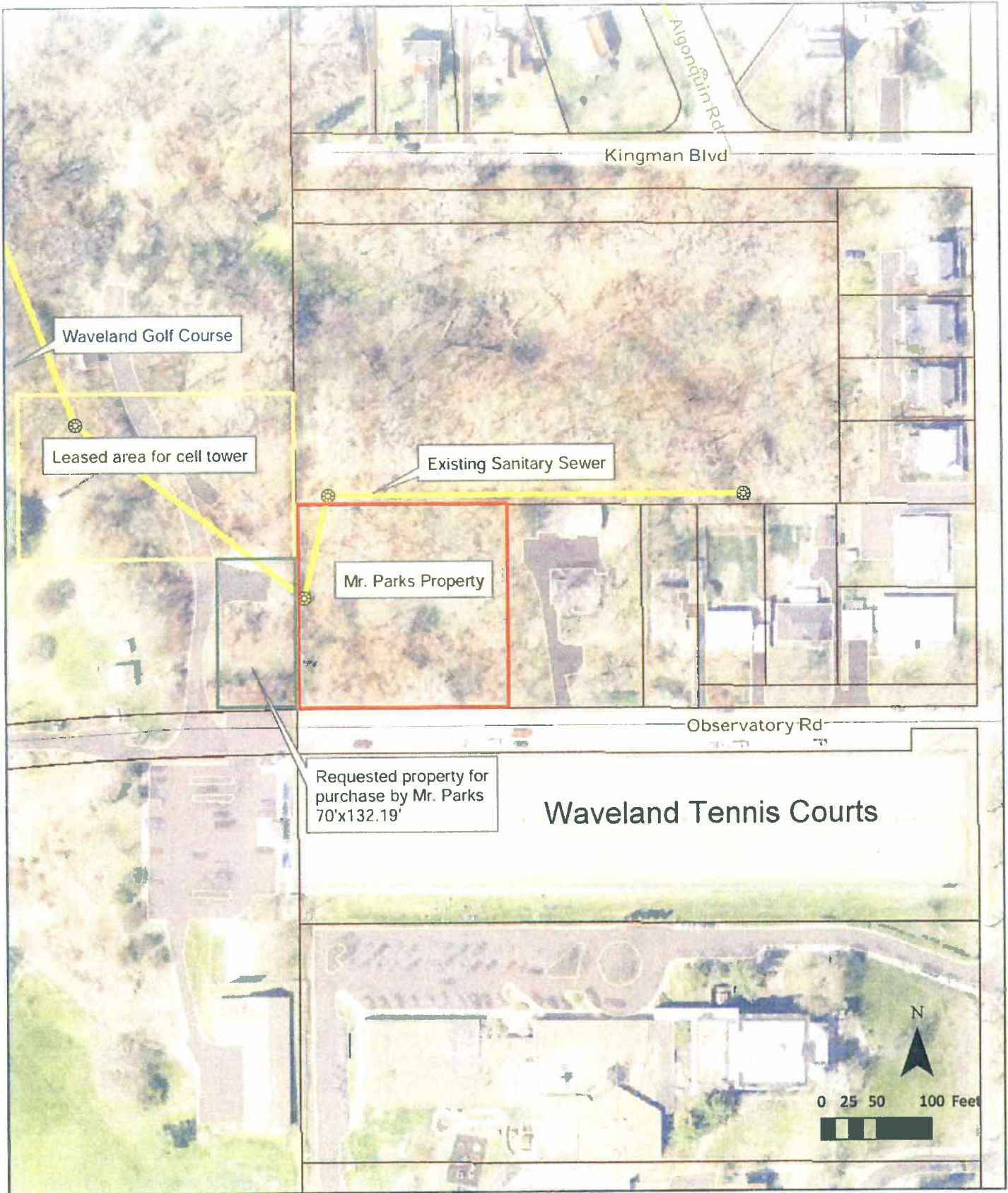
Mayor

City Clerk

A motion to approve Mr. Parks' proposal for purchasing a portion of land from Waveland Golf Course with the following covenants:

- Sale price to be based on third party appraisal
- The Plan and Zoning Commission grants the appropriate zoning change to allow the townhome proposal
- The sale would only be approved for the use that Mr. Parks has proposed, which is a six-unit townhome development
- Mr. Parks would provide the landscaping plan that was presented to the Park Board as well as conform to the City tree mitigation policy
- The adjacent property referred to as a "Bird Sanctuary" would be protected from the construction process with silt fencing to control runoff
- The proceeds of the proposed sale be set aside in a newly established fund for the Park and Recreation department to be used solely to purchase land for future needs.

Motion approved 7-5 with one abstention.



Waveland Golf Course

Associated Engineering Company of Iowa, Inc.

Engineering, Planning, Land Surveying and more

Wednesday, September 08, 2010
 Project #: 203888

City Council and Mayor
 400 Robert Ray Drive
 Des Moines, Iowa 50309

Re: Waveland Homes – Storm Water Controls
 Russell Parks

Dear Mayor Cownie and Council Members,

Associated Engineering Company of Iowa was hired by Russell Parks, the owner of the proposed Waveland Homes development, to complete Civil Engineering services for this project. The site will be engineered in accordance to City of Des Moines Municipal Code Chapter 106, Article III, Section 106-136 and any and all relevant storm water controls as required by the City of Des Moines and the state of Iowa.

The city of Des Moines requires that storm water be released at the 5 year undeveloped flow and that the first 1.25-inches of rain fall be treated and released over a 24 hr period to meet the water quality required under City of Des Moines Municipal Code Chapter 106, Article III, Section 106-136. The development of the Waveland Homes will decrease the rate of runoff from this site. See following sample runoff calculations:

Rational Method

Total Site Area	1 acres
Runoff Coefficient	0.25 undeveloped
100 Year Storm Intensity	8.34 in/hr
5 Year Storm Intensity	4.56 in/hr

Description of Release	CIA cfs*	CIA gps**
Un-Developed flow from site	2.09	15.62
Developed flow from site	1.14	8.54

*(Cubic Feet per Second)

** (Gallons per Second)

Sincerely,



Vic Piagentini
 Project Engineer

Associated Engineering Company of Iowa, Inc.