



Roll Call Number

25-0860

Agenda Item Number

55

Date June 9, 2025

**HOLD PUBLIC HEARING ON THE INTENT TO COMMENCE A PUBLIC
IMPROVEMENT PROJECT TO CONSTRUCT THE E. ARMY POST ROAD
RECONSTRUCTION FROM SE 14TH STREET TO INDIANOLA AVENUE PROJECT AND
TO AUTHORIZE ACQUISITION OF THE NECESSARY PROPERTY INTERESTS,
INCLUDING AGRICULTURAL LAND, FOR THE PROJECT BY GIFT, NEGOTIATION,
OR EMINENT DOMAIN**

WHEREAS, the City's Engineering Department has determined that it is necessary to acquire right-of-way in connection with the E. Army Post Road Reconstruction from SE 14th Street to Indianola Avenue Project (hereinafter "Project"); and

WHEREAS, the City's Real Estate Division of the Engineering Department will acquire the necessary property interests for this Project; and

WHEREAS, under the provisions of Section 6B.2A of the Iowa Code, a governmental body which proposes to acquire agricultural property, by eminent domain for public improvement purposes is required to give notice of a proposed resolution, motion, or other document authorizing such acquisition of property to each property owner and contract purchaser of record (collectively, "Property Owners") of the meeting at which such proposed authorization will be considered; and

WHEREAS, in accordance with Iowa Code Section 6B.2A, before the City can proceed with acquisition of property, including agricultural property, by eminent domain for the aforementioned Project, the City Council must:

- (a) Give affected persons and members of the public the opportunity to attend the Council meeting and present their views and objections regarding the proposed acquisition of agricultural property for public improvement projects by gift, negotiation, or eminent domain;
- (b) Provide notice of the public hearing to all property owners and contract purchasers of record within the timeframes set forth in Iowa Code Sections 6B.2A;
- (c) Adopt a resolution to authorize acquisition of agricultural property for the public improvement project by gift, negotiation, eminent domain; and

WHEREAS, on May 19, 2025, by Roll Call No. 25-0735, City Council set the time and place for a public hearing at which persons affected by the E. Army Post Road Reconstruction from SE 14th Street to Indianola Avenue Project may present their views regarding the proposed acquisition of property interests, including agricultural property, for public improvement purposes by gift,

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negotiation or eminent domain in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa; and

WHEREAS, in accordance with Iowa Code Sections 6B.2A, notice of intent to approve acquisition of the necessary property interests, including agricultural property, for the Project and notice of the public hearing providing an opportunity for public input on the proposed resolution has been mailed and published to all necessary parties required by law; and

WHEREAS, in accordance with said notices, the public and those interested in said proposal to acquire property, including agricultural property, for public improvement purposes for the E. Army Post Road Reconstruction from SE 14th Street to Indianola Avenue Project by gift, negotiation, or eminent domain, both for and against, have been given an opportunity to provide public input and be heard with respect thereto and have presented their views to the City Council of the City of Des Moines, Iowa; and

WHEREAS, the permanent property interests to be acquired for this project will be used as City right-of-way following acquisition thereof, except for land determined to be excess by the City Engineer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

1. That all objections and endorsements having been fully reviewed and considered, the hearing providing the opportunity for public input on the question of acquisition or condemnation of property, including agricultural property, for the E. Army Post Road Reconstruction from SE 14th Street to Indianola Avenue Project is now concluded and closed.
2. That the location of the Project as determined by the City's Engineering Department is hereby approved; there is a reasonable expectation the City will be able to achieve its public purpose, comply with all applicable standards, and obtain the necessary permits; and the City of Des Moines Real Estate Division be and is hereby authorized to proceed with the necessary activities and negotiations to acquire by gift, negotiation, or condemnation the necessary property interests, including agricultural property interests, for construction of the E. Army Post Road Reconstruction from SE 14th Street to Indianola Avenue Project, subject to approval of the City Manager in accordance with Section 2-201 (c) and (d), of the Municipal Code of the City of Des Moines, as applicable.
3. That the property will be acquired in accordance with the guidelines of 49 CFR Part 24 of the Uniform Relocation and Real Property Acquisition Act, as revised, and that relocation assistance is hereby authorized.



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4. That the City Manager is authorized to approve all Fair Market Values for the property interests for the Project in accordance with the established City policy. If the property owners agree to convey the property to the City in an amount based on the established fair market value, including an approved administrative settlement, or if a condemnation award is based on the established fair market value or falls within an approved settlement amount, the Finance Director is authorized and directed to issue checks in the amounts necessary to carry out these transactions and to pay any unforeseen additional costs certified by the Legal Department and the Engineering Department; the Real Estate Division Manager is authorized and directed to complete these transactions in accordance with standard real estate practices and state law requirements.

5. That the Real Estate Division of the Engineering Department is directed to obtain the Legal Department's review and approval of all closing documents prior to closing.

6. That the City Clerk is hereby authorized and directed to endorse upon the real estate documents for this Project the approval and acceptance of this Council, the Mayor is authorized and directed to sign all necessary real estate documents, and the City Clerk is further authorized and directed to deliver the aforementioned documents to the Real Estate Division Manager, who shall proceed to closing in accordance with standard real estate practices.

7. That the permanent property interests acquired as part of this Project for use as City right-of-way are hereby dedicated as such, except for land determined to be excess by the City Engineer, with dedication effective upon acquisition and/or closing by gift, negotiation, or eminent domain.



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(Council Communication No. 25- 230)

Moved by Gatto to adopt. Second by Voss.

APPROVED AS TO FORM:

/s/ Grant Hyland

Grant Hyland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

CERTIFICATE

I, Laura Baumgartner, 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.

MOTION CARRIED

APPROVED

Connie Breen

Mayor

Laura Baumgartner

City Clerk