CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 2, 2016

ITEM: Resolution - Approval and Acceptance of Purchase Agreements, Deeds and Easements for the South 60th Improvement Projects, Project Number 0510-021-2014

FINANCIAL IMPACT: $60,555.00 (previously budgeted)

BACKGROUND: Property interests necessary for the South 60th Street Improvements Project have been acquired through negotiated Purchase Agreements at the appraised fair market value from the owners shown on Exhibit "A". The attached resolution approves the Purchase Agreements and, for policy and title purposes, formally accepts the deeds and easements and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests and easements will be paid from Account No. 4246.75.820.6.7930.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Adopt Resolution approving and accepting the Purchase Agreements, Deeds and Easements for the South 60th Street Improvements Project.

Lead Staff Member: Duane Wittstock, Engineer

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO._____

AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENTS, DEEDS AND EASEMENTS FOR THE CONSTRUCTION OF THE SOUTH 60th STREET IMPROVEMENTS PROJECT, PROJECT NUMBER 0510-021-2014

WHEREAS, on January 12, 2015, the City Council approved the acquisition of property, for the project; and

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, the City of West Des Moines has negotiated purchase agreements for the acquisition of property and easements necessary for the Project; and

WHEREAS, documents conveying property interests necessary to complete the project; and

WHEREAS, the names of the property owners and the fair market value of the property to be acquired are attached hereto as Exhibit "A" and made a part of this resolution; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.

2. The City Clerk is directed to certify the Council's approval and acceptance.

3. The City Attorney is authorized to take all steps necessary and consistent with the Purchase Agreements to acquire the property interests.

4. The documents shall be filed with the county recorder as appropriate.

5. The Director of Finance is authorized to make payment to the property owners shown on the attached Exhibit "A" pursuant to the terms and conditions of the Purchase Agreements.

PASSED AND ADOPTED this 2nd day of May, 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit "A"

SOUTH 60TH STREET IMPROVEMENTS,
WDM PROJECT NO. 0510-021-2014

PARCEL #	PROPERTY OWNER	CONDEMNTION AWARD/ ACQUIRED PRICE-FMV	
09	Raymond and Chris Burkhart 1525 S 60th Street	$48,375.00	***compensation increased from $1.30 to $2.25/sf (additional $12,400 in fee, $265 for permanent easement and $620 for temporary easement)** ***Temporary Easement duration adjusted from 2.5 to 1.5 years**
51	Home Owners Association of Lakeview Heights, Inc. c/o Luke Vogel, Registered Agent Pheasant Ridge Drive off of S 60th Street	$12,180.00	***includes $6240 for sign relocation or replacement and associated permitting costs**
	TOTAL	**$60,555.00**	