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 50th Improvement Projects, Project Number 0510-061-2015

FINANCIAL IMPACT: $252,970.00 (previously budgeted)

BACKGROUND: Property interests necessary for the South 50th 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. 4103.75.820.6.7930.

OUTSTANDING ISSUES (if any): One of the acquisitions is a total taking and relocation for which the City agreed to pay property owner, Kristine Bush, for moving/relocation costs and closing costs for replacement housing. Ms. Bush will provide a receipt to the City if her moving costs exceed the current compensation amount of $1,000. Ms. Bush will also provide the City with a copy of her closing statement and/or itemized list of her closing costs for reimbursement from the City at a later date. The purchase agreement for replacement housing states that buyer's closing costs will not exceed $2,500.

RECOMMENDATION:

Adopt Resolution approving and accepting the Purchase Agreements, Deeds and Easements for the South 50th 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 50th STREET IMPROVEMENTS PROJECT, PROJECT NUMBER 0510-061-2015

WHEREAS, on September 21, 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 50TH STREET IMPROVEMENTS
WDM PROJECT NO. 0510-061-2015

PARCEL #	PROPERTY OWNER	CONDEMNTION AWARD/ ACQUIRED PRICE-FMV	
3	Aaron and Laura Pals 116 S 50th Street	$8,790.00	
4	Barbara and William Dirks 112 S 50th Court	$16,800.00	
5	Michael Rumelhart 108 S 50th Court	$23,800.00	
6	Shaun and Sarah Gould 104 S 50th Court	$4,035.00	
11	Chieftain Holdings, LLC SWC EP True Parkway & S 50th Street	$8,645.00	
11	Kristine Bush 5000 Westwood Drive	$190,900.00	***includes $22,900 for Replacement Housing and $1,000 for Moving/Relocation Cost**
	TOTAL	**$252,970.00**	