CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **December 12, 2016**

ITEM: Resolution - Approval and Acceptance of a Purchase Agreement and Property Interests for the Grand Avenue West Segment 6F Sewer Project, Project Number 0510-074-2015

FINANCIAL IMPACT: $43,707.00 (previously budgeted)

BACKGROUND: Property interests necessary for the Grand Avenue West Segment 6F Sewer Project have been acquired through negotiated Purchase Agreements and donation. The property has been acquired at the appraised fair market value from the owners shown on Exhibit "A" or by donation. The attached resolution approves the Purchase Agreements and, for policy and title purposes, formally accepts the property and authorizes the filing of all relevant documents. Costs associated with acquisition of the easements will be paid from Account No. 640.000.000.5550.735, Project No. 0510 074 2015.ROW.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Adopt Resolution approving and accepting the Purchase Agreements and Easements for the Grand Avenue West Segment 6F Sewer Project.

Lead Staff Member: Duane Wittstock, Engineer

DCW

STAFF REVIEWS

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

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 AND EASEMENTS FOR THE CONSTRUCTION OF THE GRAND AVENUE WEST SEGMENT 6F SEWER PROJECT, PROJECT NUMBER 0510-074-2015

WHEREAS, on January 26, 2016, 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 a purchase agreements for the acquisition of property interests necessary for the Project; and

WHEREAS, documents conveying property interests necessary to complete the project have been presented to the City for approval; 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 Agreement.

PASSED AND ADOPTED this 12th day of December, 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit "A"

GRAND AVENUE WEST SEGMENT 6F SEWER
WDM PROJECT NO. 0510-074-2015

PARCEL #	PROPERTY OWNER	ACQUIRED PRICE-FMV	
1	Ronald and Candace Sweeney 1200 S 60th Street, Dallas County	$22,234.00	***includes additional ½ acre @ $3,200 for sod loss, ½ acre @ $1,234 for sod restoration, and $1,000 for labor and equipment rental to remove items**
2	Ed and Lynne Miner 32533 Wendover Road, Dallas County	$7,432.00	***compensation increased from $1.26 to $1.56/sf (additional $1,125 for permanent easement and $307 for temporary easement) based on verbal offer received by owner**
3	Arthur and Nancy Miner 32501 Wendover Road, Dallas County	$10,806.00	***compensation increased from $1.10 to $1.56/sf (additional $2,312 for permanent easement and $794 for temporary easement) based on verbal offer received by owner**
4	Charlotte M. Swallow 2014 Revocable Trust 1616300001 and 1616300004 - NWC of V Court and 335th Street, Dallas County c/o Charlotte M. Swallow and Jane E. Ault, Co-Trustees	$735.00	
6, 8	Westport Development LLC 33346 V Court and 1616100009, WDM c/o Willis Van Zee, Manager	$0.00	***donation**
7	Davis Estates Ltd 1617200008 - west of V Court between I-80 and 335th Street, Dallas County, c/o Michael Blaser, Attorney	$2,500.00	
	TOTAL	**$43,707.00**	