CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: February 19, 2019

ITEM: Resolution - Approval and acceptance of Purchase Agreement and conveyance of property for the extension of E.P. True Parkway

FINANCIAL IMPACT: $340,000.00 ($225,000 previously budgeted, balance to be included in Budget Amendment #4)

SYNOPSIS: Property necessary for the extension of E.P. True Parkway west of 88th Street has been acquired through a negotiated purchase from the owner at the approved fair market value as shown on the attached Exhibit "A." The property was acquired under the threat of eminent domain, requiring payment based upon the availability of comparable replacement housing located in or near West Des Moines and payment for moving expenses.

The attached resolution approves the purchase agreement and, for policy and title purposes, formally accepts the property interests and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 500.000.000.5550.730, Project No. 0510-076-2017.

Closing will take place within 90 days of Buyer approval, but no later than May 16, 2019.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Adopt Resolution approving and accepting Purchase Agreement and conveyance of property interests to the City of West Des Moines for the extension of E.P. True Parkway

Lead Staff Member: Richard J. Scieszinski, City Attorney RJS

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 AGREEMENT AND CONVEYANCE OF PROPERTY INTERESTS FOR CONSTRUCTION OF THE EP TRUE PARKWAY EXTENSION PROJECT (WEST OF 88TH STREET, PROJECT NO. 0510-076-2017)

WHEREAS, on August 21, 2017, the City Council of the City of West Des Moines, Iowa established the fair market value and authorized the acquisition of property and easement(s), including any leasehold interests, necessary for construction of the EP True Parkway Extension Project (West of 88th Street, Project No. 0510-076-2017); 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 agreement for the acquisition of property interests necessary for the Project; and

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

WHEREAS, documents conveying property interests necessary to complete the project have been presented to the City for approval; 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 Agreement 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 **19th day of February, 2019.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit "A"

EP TRUE PARKWAY EXTENSION PROJECT
(WEST OF 88TH STREET, PROJECT NO. 0510-076-2017)

PARCEL	PROPERTY OWNER	ACQUIRED PRICE-FMV	
Dallas County Parcel ID 1610426003	Jeffrey and Tara Eastvold 525 88th Street	$340,000.00	***includes $241,000 Replacement Housing; $74,000 Fee Title Acquisition (including underlying fee to existing ROW easement); $4,400 Temporary Easement; $10,000 Moving Expense; $10,600 Sanitary Septic System Displacement**
	TOTAL	**$340,000.00**	