CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 4, 2020

ITEM: Resolution - Approval and Acceptance of Conveyance of Property Interests for S. Grand Prairie Parkway Grade Separation Project and Raccoon River Basin Segment 5 Sewer – Lift Station & Forcemain Project (a/k/a Raccoon River Crossing).

FINANCIAL IMPACT: $351,010.00 – the property interests are necessary to construct both projects; with Raccoon River Basin Segment 5 Sewer Project being constructed first, the costs will be paid from sanitary sewer funds.

SYNOPSIS: Property interests necessary for the S. Grand Prairie Parkway Grade Separation Project and the Raccoon River Basin Segment 5 Sewer – Lift Station & Forcemain Project have been secured through negotiated purchase agreements at the appraised fair market value from the owners shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the appraisal shown in bold, if any. For policy and title purposes, the attached resolution approves and 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. 640.000.000.5550.730, Project No. 0510-060-2015.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION:

Adopt a Resolution approving and accepting Conveyance of Property Interests to the City of West Des Moines for the S. Grand Prairie Parkway Grade Separation Project and South Raccoon River Basin Segment 5 Sewer – Lift Station & Forcemain Project (a/k/a Raccoon River Crossing).

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney RJS
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 CONVEYANCE OF PROPERTY INTERESTS FOR THE S. GRAND PRAIRIE PARKWAY GRADE SEPARATION PROJECT, PROJECT NO. 0510-012-2019

WHEREAS, on April 15, 2019, the City Council authorized the preparation of Conceptual Design for the S. Grand Prairie Parkway Grade Separation Project, Project No. 0510-012-2019; and

WHEREAS, on January 7, 2019, the City Council of the City of West Des Moines, Iowa established the fair market value and authorized the acquisition of property and easements, including any leasehold interests, necessary for the Raccoon River Basin Segment 5 Sewer – Lift Station & Forcemain Project (a/k/a Raccoon River Crossing), Project No. 0510-060-2015; and

WHEREAS, the property to be acquired is necessary to construct both projects; and

WHEREAS, the Raccoon River Basin Segment 5 Sewer – Lift Station & Forcemain Project will be constructed first; therefore, costs will be paid from sanitary sewer funds; 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 obtained property interests through negotiated purchase agreements for the acquisition of property interests necessary for the projects; and

WHEREAS, the name of the property owners of the property to be acquired is 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 **4th** day of **May, 2020.**

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Steven K. Gaer, Mayor

ATTEST:

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Ryan T. Jacobson
City Clerk

Exhibit "A"

S. GRAND PRAIRIE PARKWAY GRADE SEPARATION PROJECT, PROJECT NO. 0510-012-2019 AND SOUTH RACCOON RIVER BASIN SEGMENT 5 SEWER – LIFT STATION & FORCEMAIN PROJECT (A/K/A RACCOON RIVER CROSSING), PROJECT NO. 0510-060-2015

EXHIBIT/ PARCEL	PROPERTY OWNER	ACQUIRED PRICE-FMV	
"58, 61,62-F1" "58, 61,62-P1"	Universal Investment Property, LLC Part of SW 1/4 SE 1/4, NW 1/4 NE 1/4, NE 1/4 NW 1/4 SEC 27-78-26 West Des Moines, Dallas County, IA 50266	$351,010.00	***includes additional $13,400 for permanent easement due to misinterpretation of the appraisal plus $31,910 administrative settlement**
	TOTAL	**$351,010.00**	