CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 7, 2021

ITEM: Resolution - Approval and Acceptance of Conveyance of Property Interests for Construction of the South Area Trunk Sewer Western Extension Project

FINANCIAL IMPACT: $83,770 (previously budgeted)

SYNOPSIS: Property interests necessary for construction of the South Area Trunk Sewer Western Extension Project have been secured through negotiated purchase agreements at the appraised fair market value established by a compensation estimate prepared by JCG Land Services, Inc., from the owners shown on **Exhibit "A"**, with additional comments and/or additional costs not reflected in the appraisal shown in bold, if any. The attached resolution approves the purchase agreements 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. 640.000.000.5550.730, Project No. 0510-033-2015 with the ultimate funding intended to come from Sewer Fee Revenue.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION:

Adopt a Resolution approving and accepting conveyance of property interests to the City of West Des Moines for Construction of the South Area Trunk Sewer Western Extension Project.

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

STAFF REVIEWS

Department Director/Legal	Richard J. Scieszinski, City Attorney
Engineering Services	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Engineering Services	Brian J. Hemesath, P.E., City Engineer
Agenda Acceptance	

PUBLICATIONs (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 CONVEYANCE OF PROPERTY INTERESTS FOR CONSTRUCTION OF THE SOUTH AREA TRUNK SEWER WESTERN EXTENSION PROJECT, PROJECT NO. 0510-033-2015

WHEREAS, on January 26, 2016, and again on August 3, 2020, 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 construction of the South Area Trunk Sewer Western Extension Project (Project No. 0510-033-2015); and

WHEREAS, ultimate funding is intended to come from Sewer Fee Revenue; 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 secured property interests through negotiated purchase agreements for the acquisition of property interests necessary for the Project; and

WHEREAS, the names of the property owners and the fair market value, established by compensation estimates prepared by JCG Land Services, Inc. for property to be acquired 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 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 7th day of **September, 2021.**

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit "A"

SOUTH AREA TRUNK SEWER WESTERN EXTENSION
PROJECT NO. 0510-033-2015

EXHIBIT/ PARCEL	PROPERTY OWNER	ACQUIRED PRICE-FMV	SUMMARY
"14-P1" "14-T1" "14-T2"	Robert L. Bowers Jr 3220 SE 22nd St 320/00401-300-018 West Des Moines, Polk County, Iowa 50265	$43,770.00	
"15-P1" "15-T1" "15-T2"	RLB Companies LLC 3240 SE 22nd St 320/0401-300-005 West Des Moines, Polk County, Iowa 50265	$40,000.00	**includes additional $10,000 for landscaping/cost-to-cure and a miscellaneous charge of $915 was added due to rounding on the Amended Offer to Purchase**
	TOTAL	**$83,770.00**	