CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2020-179 Sage Valuations Appraisal Services Agreement for Connecticut Avenue Widening Project, 32nd St. to I-44

MEETING DATE
December 21, 2020

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2020-179; Agreement; Map

REVIEWED BY
Director of Public Works: David Hertzberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill authorizes the City Manager or his designee to approve an Agreement with Sage Valuations in the amount of Ninety-Four Thousand and 00/100 dollars ($94,000.00) for appraisal services for the Connecticut Avenue Widening Project, 32nd St. to I-44.

BACKGROUND
In August 2014, the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 10 years. One of the projects was the widening of Connecticut Avenue from 32nd St. to I-44. In July 2019, City Council approved an agreement with Deborah Pearson and Co., Inc. to provide appraisal services for the project. Due to unforeseen circumstances, Deborah Pearson & Co., Inc. is unable to complete the appraisals required for the project. In August 2020, a Request for Proposals for appraisal services for this project was sent to multiple local and regional appraisers, with only one proposal received. The proposal of Sage Valuations has been reviewed by City staff, and the fees are within industry standards.

FUNDING SOURCE
Capital Improvement Sales Tax

RECOMMENDATION
Staff recommends approval of Council Bill 2020-179, Sage Valuations Appraisal Services Agreement for Connecticut Avenue Widening Project, 32nd St. to I-44 in the amount of Ninety-Four Thousand and 00/100 dollars ($94,000.00) on an emergency basis, in that said ordinance provides for public improvements and is considered to be an emergency per section 2.12(6) of the HOME RULE CHARTER of the City of Joplin, Missouri, and as such, this ordinance shall become effective immediately upon its passage. Furthermore, approval of this council bill will allow appraisal services to commence immediately, avoiding future delays when right of way negotiation services can begin; and will allow design services to continue, without unnecessary further delays, and is therefore an emergency.