CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 16, 2015**

ITEM: Resolution - Approval of Purchase Agreement, Deeds and Easements for the South Grand Prairie Parkway from Wendover Road to Mills Civic Parkway Improvement Project, Project Number 0510-016-2008

FINANCIAL IMPACT: $600,000.00 (previously budgeted)

BACKGROUND: Property interests necessary for the South Grand Prairie Parkway from Wendover Road to Mills Civic Parkway Improvement Project have been acquired through a negotiated Purchase Agreement at the appraised fair market value from the owners shown on Exhibit "A." Additional and/or separate costs not included in the appraisal are shown in bold. The attached resolution approves the Purchase Agreement and, for policy and title purposes, formally accepts the deed and easements and authorizes the filing of all relevant documents. Costs associated with acquisition of the property interests will be paid from Account No. 4152.75.820.6.7930.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Adopt Resolution approving and accepting Purchase Agreement, Deed and Easements for the South Grand Prairie Parkway from Wendover Road to Mills Civic Parkway Improvement Project.

Lead Staff Member: Richard J. Scieszinski, City Attorney

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	Public Works		
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO._____

AUTHORIZING APPROVAL AND ACCEPTANCE OF PURCHASE AGREEMENT, DEED AND EASEMENTS FOR THE CONSTRUCTION OF THE S. GRAND PRAIRIE PARKWAY, WENDOVER ROAD TO MILLS CIVIC PARKWAY PROJECT, PROJECT NUMBER 0510-016-2008

WHEREAS, on December 3, 2007, the City Council ordered preparation of plans, specifications, form of contract and estimate of cost for the public improvement project known the S. Grand Prairie Parkway (f/k/a 105th Street), Wendover Road to Mills Civic Parkway Project, Project Number 0510-016-2008; 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 and easements necessary for the Project; and

WHEREAS, documents conveying the property interests, including for permanent public utility easements and associated improvements, have been presented to the City for approval; and

WHEREAS, the name of the property owner 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 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 City 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.

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 owner shown on the attached Exhibit "A" pursuant to the terms and conditions of the Purchase Agreement.

PASSED AND ADOPTED this 16th day of November, 2015.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit "A"

S. GRAND PRAIRIE PARKWAY,
WENDOVER ROAD TO MILLS CIVIC PARKWAY
WDM PROJECT NO. 0510-016-2008

PARCEL #	PROPERTY OWNER	ACQUIRED PRICE-FMV	
7, 8	Robert F. Etzel Living Trust	$600,000.00	**City is acquiring property with a fair market appraised value of $708,000.00. In lieu of additional compensation to Seller, City will place 84,000 C.Y. of material on 51.66 temporary easement from Project on Seller's property and provide related construction services, rather than export material off-site at greater expense to City.**
TOTAL		**$600,000.00**	