CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: January 3, 2022

ITEM: Resolution - Approval and Acceptance of Conveyance of Property Interests for the Ginger West Project

FINANCIAL IMPACT: $31,000.00 (previously budgeted)

SYNOPSIS: Property interests necessary for Construction of the Ginger West Project have been secured through a negotiated purchase agreement at the appraised fair market value established by appraisal prepared by 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 compensation estimate shown in bold, if any. 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. 0510-010-2021.

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 Ginger West Project.

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

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney HDS
Appropriations/Finance	CR for TS
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 THE GINGER WEST PROJECT

WHEREAS, on January 19, 2021 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 Ginger West Project ("Project"); and

	GINGER WEST
PROJECT NO. 0510-051-2015	**JOHNSON CREEK CONVEYANCE IMPROVEMENTS PHASE 1**
PROJECT NO. 0510-065-2015	**SUGAR CREEK CONVEYANCE IMPROVEMENT PHASE 3 (MERGED WITH PROJECT NO. 0510-009-2021 GRAND AVENUE)**
PROJECT NO. 0510-030-2016	**S GRAND PRAIRIE PARKWAY - STAGECOACH TO MILLS CIVIC**
PROJECT NO. 0510-005-2021	**BOONEVILLE ROAD – S 100TH ST TO S 115TH ST**
PROJECT NO. 0510-006-2021	**GRAND AVENUE WEST SEGMENT 5B SEWER**
PROJECT NO. 0510-007-2021	**GRAND AVENUE WEST SEGMENT 7A SEWER**
PROJECT NO. 0510-008-2021	**GRAND AVENUE WEST SEGMENT 5BA SEWER**
PROJECT NO. 0510-009-2021	**GRAND AVENUE - S 88TH STREET TO SGPP**
PROJECT NO. 0510-010-2021	**GRAND AVENUE - SGPP TO S 115TH STREET**
PROJECT NO. 0510-011-2021	**S GRAND PRAIRIE PARKWAY - STAGECOACH TO BOONEVILLE**
PROJECT NO. 0510-012-2021	**S GRAND PRAIRIE PARKWAY - BOONEVILLE TO GRAND**
PROJECT NO. 0510-013-2021	**S 115TH STREET - BOONEVILLE TO GRAND**
PROJECT NO. 0510-014-2021	**S GRAND PRAIRIE PARKWAY - GRAND TO RACCOON RIVER**

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 a negotiated purchase agreement for the acquisition of property interests necessary for the Project; and

WHEREAS, the name of the property owner and the fair market value, established by compensation estimate prepared by JCG Land Services, Inc., for property to be acquired through purchase agreement is 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 owner shown on the attached **Exhibit "A"** pursuant to the terms and conditions of the purchase agreement.

PASSED AND ADOPTED this 3rd day of January, 2022.

_____
Russ Trimble, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit "A"
GINGER WEST

GRAND AVENUE - SGPP TO S 115TH STREET
PROJECT NO. 0510-010-2021

EXHIBIT/ PARCEL	PROPERTY OWNER	ACQUIRED PRICE-FMV	SUMMARY
"010-15-F2"	E.R.C. Family Partnership, Ltd. SEC 28-78-26 West Des Moines, Dallas County, Iowa 50266	$31,000.00	*includes additional $310 administrative settlement
	TOTAL	$31,000.00	