

**CITY COUNCIL  
COMMUNICATION:**

**03-320**

**AGENDA:**

JULY 14, 2003

**SUBJECT:**

DEVELOPMENT OF  
A 28E AGREEMENT  
WITH DES MOINES  
PUBLIC SCHOOLS  
FOR LAND  
PURCHASE

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

DONALD M. TRIPP  
PARK AND  
RECREATION  
DIRECTOR

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**SYNOPSIS —**

To direct City staff to engage in developing a 28E Agreement between Des Moines Public Schools (DMPS) and the City of Des Moines to purchase land in the southeast part of the City near the intersection of Army Post Road and Indianola Avenue for a future school, library, and park site. The result would be 40 acres owned by the City and 20 acres owned by DMPS.

**FISCAL IMPACT —**

A cost estimate for the purchase of 60 acres of land is estimated at \$914,334. In Fiscal Year (FY) 2004, DMPS will purchase 30 acres at \$15,000 an acre for a total initial cash cost of \$450,000. DMPS will also receive an option on an additional 30 acres that the City of Des Moines will purchase from the DMPS within 24 months for \$15,000 an acre plus interest. Total estimated cost with interest (2.5 percent) would be \$464,334. \$300,000 is currently budgeted toward this purchase in the Capital Improvement Program (CIP) for FY2005. An additional \$164,334 will be requested for FY2006.

If approved by the Park Board and City Council as a part of the 28E Agreement, ten acres of the 30-acre parcel purchased by the DMPS will be traded to the City of Des Moines in return for DMPS receiving a ten-acre parcel of land behind Fire Station No. 10 at the southern end of Ewing Park.

The cost to maintain this new park will need to be budgeted in the City's Operating Budget. The total actual cost depends on what is included in the Park Master Plan.

**RECOMMENDATION —**

**Approval.**

**BACKGROUND —**

Two documents, approved by the City Council, recommend the development of a park in the southeast section of the City:

1. The 1995 Park and Recreation Comprehensive Master Plan, Parklands, adopted on August 7, 1995, by Roll Call No. 95-3066,

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recommends the construction of new parks in residential areas of the City that are not presently served by a park within approximately one-half a mile of the center of a residential neighborhood. It also suggests that schools be inventoried and utilized for this need if campuses have at least five acres of suitable, undeveloped acreage or open space.

2. The Easter Lake New Town Plan, adopted on January 8, 2001, by Roll Call No. 01-131, serves as a component of the City's 2020 Community Character Plan and specifically recommends the need for a "town center" in this area that includes a school, library, and park.

Over the past several months, members of the City's Park and Recreation, Library, and Community Development Departments have met with the DMPS to discuss and evaluate a 60-acre parcel of land in the southeast section of the City in the vicinity of the intersection of Army Post Road and Indianola Avenue that could serve as the site for an elementary and middle school, library, and park. The land is being offered to the City and the DMPS by developer Ron Grubb. Mr. Grubb has an option on a parcel of land approximately 120 acres in size which he would split into two 60-acre parcels—one parcel would be for the schools, library, and park site, while the other 60 acres would be developed into various housing units. Mr. Grubb is offering the DMPS 30 acres at \$15,000 an acre and an option on the remaining 30 acres at the same price plus interest over a two-year period. Additionally, the DMPS would like to obtain ten acres of land from the City at the southern end of Ewing Park for a future elementary school. In return, the DMPS will trade ten of its original 30 acres at the southeast site for the ten-acre Ewing parcel. Over a two-year period, the City would purchase the remaining 30 acres of the original site from the DMPS for the same price and interest that the DMPS purchased the property. The City would then own 40 acres of the total 60-acre site. The City has \$300,000 budgeted in FY2005 for this purchase and will need to budget an additional \$164,334 (includes interest at 2.5 percent) in the CIP for FY2006 to complete the purchase from the DMPS.

At the request of City Council Member Archie Brooks, City staff has initiated contact with the Bloomfield/Allen Neighborhood Association (BANA) and will be attending a neighborhood meeting with the BANA on July 21, 2003, to present and encourage discussion on this development proposal. The Park and Recreation Board has also scheduled discussion of the land trade proposed by the DMPS at their next monthly meeting on July 22, 2003.

The development of a 28E Agreement is needed between the DMPS and the City to clarify and outline the process by which the purchase of the southeast parcel and that at Ewing Park can occur.

