



Council Communication

Office of the City Manager

Date:	November 7, 2011
Agenda Item No.	21I
Roll Call No.	<u>11-1868</u>
Communication No.	<u>11-672</u>
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of various properties for the Grand Avenue over Walnut Creek Bridge Replacement Project.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value of property interests for the Grand Avenue over Walnut Creek Bridge Replacement Project. State law requires this action before the City can proceed with an offer to purchase the necessary property interests under the threat of eminent domain. These acquisitions will not require relocation assistance.

FISCAL IMPACT:

Amount: \$36,700 plus closing costs

Funding Source: 2011-12 CIP, Bridge and Viaduct Improvements, Grand Avenue over Walnut Creek, BRV045, Page Bridge/Viaduct Improvements – 12.

ADDITIONAL INFORMATION:

This project provides for the replacement of the structurally deficient and geometrically obsolete bridge on Grand Avenue over Walnut Creek with a new bridge. The recommended fair market values listed below are based on appraisals that were prepared and are being reviewed and approved by independent appraisers.

AA Des Moines, LLC is the owner of the commercial property at 6222 Grand Avenue, which has been appraised at \$21,800 for a partial fee acquisition, permanent easement for water main and temporary easement for construction. The property was constructed on a build-to-suit basis for Advanced Auto Parts which leases the property, so the appraiser allocated the compensation between the owner and the tenant. The landlord interest to AA Des Moines LLC is \$16,800 and the tenant interest to Advanced Auto Parts is \$5,000. This acquisition will not require relocation assistance.

Clear Channel Outdoor, Inc. is the owner of property located in the 6200 block of Grand Avenue improved with a billboard and associated site improvements. The property interests needed for the project have been appraised at \$14,900 for two partial fee acquisitions, a permanent easement for a recreational trail and a temporary easement for grading and retaining wall. This acquisition will not require relocation assistance.



LEGEND
 ■ PROJECT LOCATION
GRAND AVENUE OVER WALNUT CREEK BRIDGE REPLACEMENT PROJECT
 ▲ NORTH

PREVIOUS COUNCIL ACTION(S):

Date: August 29, 2011

Roll Call Number: 11-1528

Action: [Preliminary](#) design for the Grand Avenue over Walnut Creek Bridge Replacement Project with a sidewalk only on the south side of the bridge, two left turn lanes, and an enhanced pedestrian crossing east of the bridge, and authorization to proceed with final design. ([Council Communication No. 11-539](#)) Moved by Hensley to adopt. The City Engineer will pursue design with 1 turn lane and sidewalks on both the north and south. Motion Carried 7-0.

Date: August 8, 2011

Roll Call Number: 11-1363

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the Grand Avenue over Walnut Creek Bridge Replacement Project. ([Council Communication No. 11-520](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: July 11, 2011

Roll Call Number: 11-1229

Action: From Council Member Skip Moore to discuss configuration of lanes and sidewalks on Grand Avenue Bridge over Walnut Creek Project. Moved by Hensley to refer to the City Manager for review and recommendation. Motion Carried 7-0.

Date: May 18, 2009

Roll Call Number: 09-825

Action: [Shuck-Britson](#), Inc. for evaluation, design and construction phase services for the Grand Avenue over Walnut Creek Bridge Replacement, not to exceed \$267,864. ([Council Communication No. 09-334](#)) Moved by Kiernan to adopt. Motion Carried 6-1. Absent: Cownie.

Date: March 24, 2008

Roll Call Number: 08-463

Action: [Approving](#) execution of Iowa Department of Transportation (IDOT) Agreement for Grand Avenue over Walnut Creek Bridge Replacement. ([Council Communication No. 08-159](#)) Moved by Vlassis to adopt. Motion Carried 7-0

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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