

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	April 9, 2012
	Agenda Item No.	15
	Roll Call No.	<u>12-0520</u>
	Communication No.	<u>12-154</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Gray’s Lake Neighborhood Connecting Trail Project.

SYNOPSIS:

Recommend approval of fair market values. This action establishes fair market value of property interests for the Gray’s Lake Neighborhood Connecting Trail Project. State law requires this action before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain. No relocation assistance is required for these acquisitions.

FISCAL IMPACT:

Amount: \$35,440 plus closing costs.

Funding Source: 2012-13 CIP, Park Improvements – Recreation Trails, PKS045, Page 16 – Park Improvements.

ADDITIONAL INFORMATION:

The Gray’s Lake Neighborhood Connecting Trail will begin where Casady Drive intersects with Bell Avenue and run easterly along the north side of Bell Avenue as it becomes Thomas Beck Road. It will turn north to pass between two private commercial properties and connect to the Bill Riley Trail extension south of Gray’s Lake Park. This 0.6 mile, 10-foot wide trail creates a safe pedestrian and bicycle friendly connection not only to Gray’s Lake Park, but also to the Bill Riley Trail as it heads to all trails west and the Meredith Trail as it heads to downtown Des Moines, thereby connecting it to the extent of Central Iowa’s 550-mile trail system. Amenities on this trail will include lighting under bridges, mile markers, way-finding elements, trail signage, furniture and river overlooks.

Pomerantz Realty Company is the owner of the industrial property located at 1401 Thomas Beck Road, which has been appraised at \$22,400 for a partial fee acquisition and temporary easement for construction. This property is improved with an industrial building occupied by multiple tenants. This acquisition will not require relocation assistance.

Jann Realty, L.P. is the owner of the industrial property located at 1901 Bell Avenue, which has been appraised at \$13,040 for a partial fee acquisition and temporary easement for construction. Multiple tenants occupy the industrial building on this property. This acquisition will not require relocation assistance.



PREVIOUS COUNCIL ACTION(S):

Date: February 14, 2011

Roll Call Number: 11-0252

Action: [On](#) intent to acquire properties for recreational trail purposes and authorize acquisition of the necessary property interests from various property owners for the Gray's Lake connection trail project. ([Council Communication No. 11-086](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 24, 2011

Roll Call Number: 11-0114

Action: [Setting](#) date of hearing on intent to acquire property for recreational trail purposes and authorize acquisition of the necessary property interests from various property owners for the Gray's Lake Neighborhood Connecting Trail project, (2-14-11). Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 24, 2011

Roll Call Number: 11-0113

Action: [Proposed](#) alignment of Gray's Lake Neighborhood Connecting Trail and addition of such trail to City of Des Moines Multi-Use Recreational Trails Master Plan map. ([Council Communication No. 11-043](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Park and Recreation Board

Date: December 28, 2010

Resolution Number: 10-106

Action: Recommend approval of the addition of the Gray's Lake Neighborhood Connecting Trail to the City of Des Moines' multi-use trails master plan map. Moved by Gelb to approve. Motion Carried 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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