

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 22, 2018
	Agenda Item No. 16 Roll Call No. <u>18-1744</u> Communication No. <u>18-527</u> Submitted by: Steven L. Naber, P.E., City Engineer; Benjamin R. Page, Park and Recreation Director

AGENDA HEADING:

Resolution to authorize voluntary acquisition and to approve and accept real estate documents for property located north of East Watrous Avenue and west of Hartford Avenue from Jerry L. Underfer for the Des Moines River Trail – Phase 2 Project.

SYNOPSIS:

Recommend Council acceptance of real estate documents and authorization for voluntary acquisition of property located north of East Watrous Avenue and west of Hartford Avenue for the Des Moines River Trail – Phase 2 Project. This action is required to authorize the purchase of this property from Mr. Underfer, 5600 Pleasant Valley Road, Manitou Beach, Michigan, 49253.

This property is needed for the second phase of the Des Moines River Trail, a major regional trail that will connect downtown Des Moines to Polk County’s Easter Lake Park and future trails leading to the cities of Carlisle, Indianola and Norwalk and the Summerset National Recreation Trail.

FISCAL IMPACT:

Amount: \$294,000 (plus closing costs)

Funding Source: 2018-19 CIP, Page Park Improvements – 8, Multi-Use Trails, PK045, G.O. Bonds issued

ADDITIONAL INFORMATION:

- Mr. Underfer owns property located north of East Watrous Avenue and west of Hartford Avenue, as shown on the map below, which contains 14-acres of agricultural land.
- State law prohibits the use of Eminent Domain for the acquisition of agricultural land for recreational trails, so the trail alignment and property negotiations were subject to voluntary participation by Mr. Underfer. Mr. Underfer is only willing to provide property to the City for the trail project if the City purchases his entire 14-acre parcel.
- City staff has negotiated a total acquisition of Mr. Underfer’s 14-acre property for the purchase price of \$294,000, which is equal to the fair market value of the property based on an independent appraisal obtained by the City.

- Without this property, the trail project would have to be redesigned to run along Hartford Avenue with a significant increase in construction costs, and a far less desirable trail experience for trail users.





PREVIOUS COUNCIL ACTION(S):

Date: May 7, 2018

Roll Call Number: [18-0749](#)

Action: [Approving](#) Iowa Department of Transportation (IDOT) Agreement for the Des Moines River Trail, Phase 2: SE 22nd Street to Easter Lake. ([Council Communication No. 18-235](#)) Moved by Gray to adopt. Motion Carried 6-1. Absent: Gatto.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff will study the potential uses for the property after the trail project is completed and bring back a recommendation to City Council.

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