

COUNCIL ACTION FORM

SUBJECT: PERMANENT EASEMENT AND PROPERTY ACQUISITIONS FOR IOWA STATE UNIVERSITY RESEARCH PARK PHASE III

BACKGROUND:

In support of the ISU Research Park Phase III expansion, the City of Ames is completing projects for the utility installation and roadway paving. The utility project was bid in April 2015, and the contract was awarded to J&K Contracting in the amount of \$798,589. The roadway project was bid in May 2015, and the contract was awarded to Manatt's, Inc., in the amount of \$4,607,745.60.

During the design process, it was determined that permanent easements and/or property acquisitions were going to be required from four property owners adjacent to the project. One property requested a permanent easement, which was donated to the City, and the other three preferred to have the City to purchase the property. Staff provided direction to the design consultant to follow the Federal Aid process for valuation and negotiation for the procurement of these properties.

Property owners and settlement costs are shown below and the general areas of the acquisitions are shown in Attachment A.

| Parcel | Type | Property Owner | Cost |
|------------|-----------------------|----------------|--------------------|
| 1 | Permanent Acquisition | Burgason | \$ 4,150.00 |
| 2 | Permanent Acquisition | Wessex | \$ 2,427.00 |
| 3 | Permanent Easement | Cammack | Donated |
| 4 | Permanent Acquisition | Hunziker | \$ 1,020.00 |
| Total Cost | | | <u>\$ 7,597.00</u> |

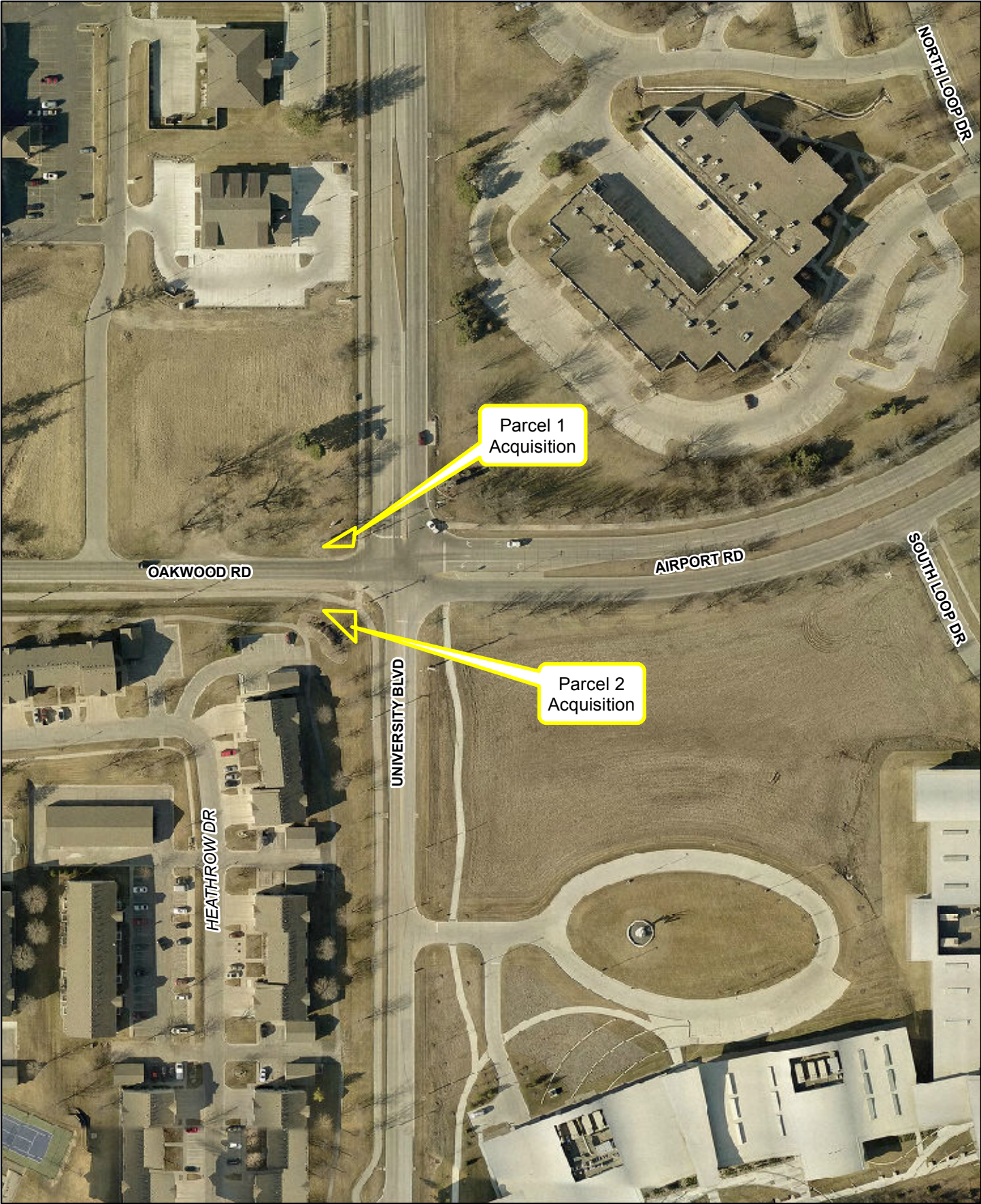
All temporary easements for construction have been acquired and approved by staff to accommodate construction.

ALTERNATIVES:

1. Approve the permanent acquisition for Parcels 1 (Steve Burgason), 2 (Wessex, LLC), and 4 (Erben and Margaret Hunziker) as well as the permanent easement for Parcel 3 (Cammack) as described above.
2. Reject any one or any combination of the four easement agreements.

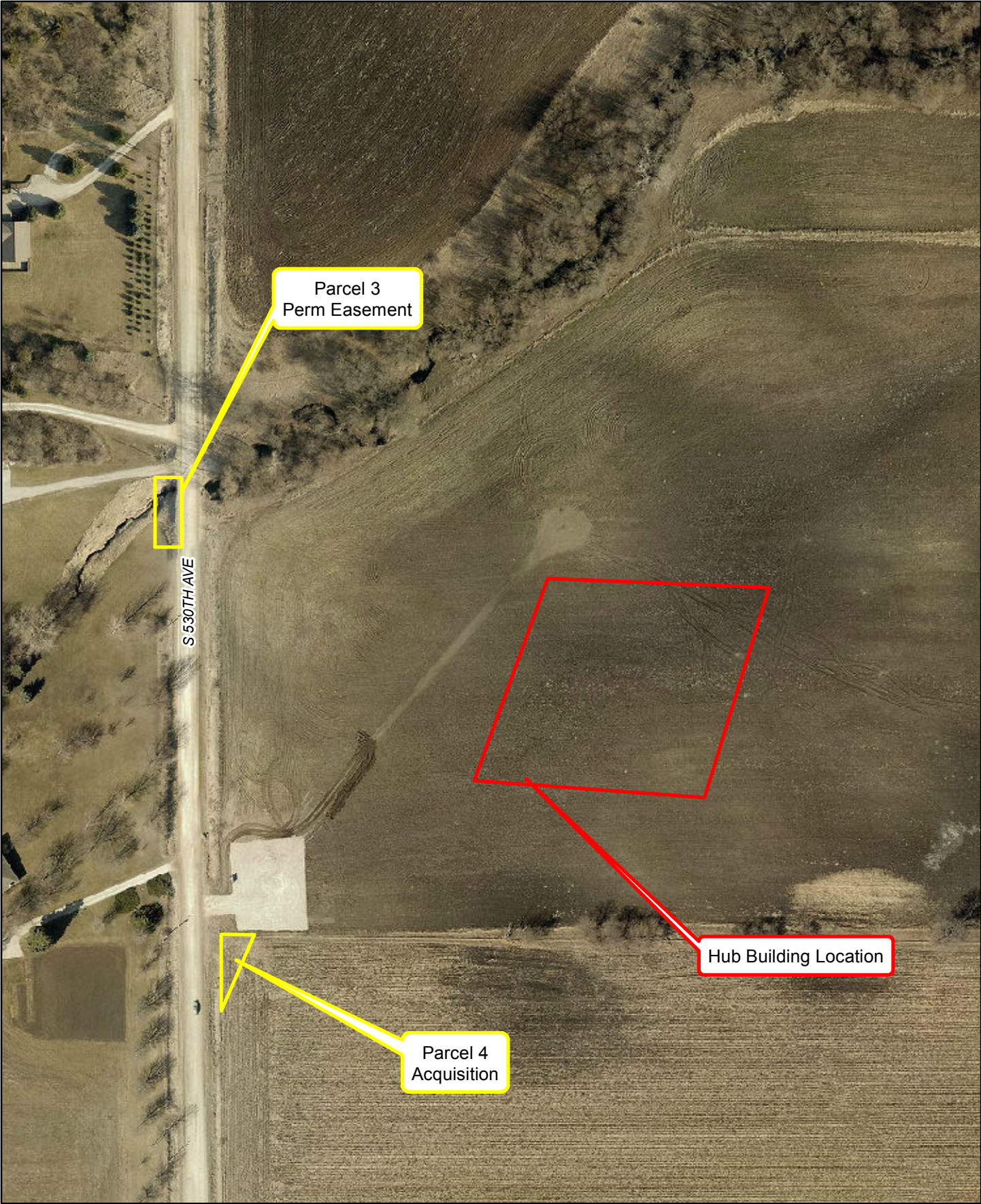
MANAGER'S RECOMMENDED ACTION:

By approving the acquisitions and permanent easement, the City will permanently have rights and access to these areas into the future to perform maintenance on the City's infrastructure. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.



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