

ITEM # 19  
DATE: 06-10-08

### COUNCIL ACTION FORM

**SUBJECT: GRAND AVENUE EXTENSION (SQUAW CREEK DRIVE TO LINCOLN WAY)**

**BACKGROUND:**

The Ames Area Metropolitan Planning Organization's (AAMPO) Long Range Transportation Plan (LRTP) identifies the need to extend Grand Avenue from Lincoln Way to South 16<sup>th</sup> Street as a strategy to relieve congestion from the Lincoln Way/Duff Avenue area. The first phase of this extension was completed to approximately 350' south of Lincoln Way at the HyVee entrance. This second phase will extend Grand Avenue from this point south to Squaw Creek Drive. On August 28, 2007, City Council awarded the construction contract to Con-Struct, Inc. in the amount of \$2,729,238.30. The third and final phase will complete the extension to South 16<sup>th</sup> Street.

As part of the project, purchase agreements, a tenant purchase agreement, permanent (utility) easements, and temporary (construction) easements are needed. Land acquisition agreements have been finalized with Iowa Department of Transportation (IDOT), Midwest Centers L.P., Hy-Vee, Inc. and Evan Kent Cooper and Joan E. Cooper.

Tall Timber Investments L.L.C. has signed a warranty deed, the City's offer to purchase, and a temporary easement agreement that includes acquisition of Tall Timber's portion of the former railroad right-of-way. Compensation for this deed and agreement, following federal funding guidelines, is in the amount of \$77,450. As part of a Real Estate Contract between the City of Ames and Tall Timber Investments L.L.C., a \$10,000 down payment was made to Tall Timber Investments L.L.C. on October 2, 2003. Therefore, the compensation made at this time will be \$67,450. This acquisition is the final property negotiation for the current phase of the Grand Avenue Extension.

**ALTERNATIVES:**

- 1a. Accept the transfer of land from Tall Timber Investments L.L.C. and approve the Warranty Deed for the Grand Avenue Extension (Squaw Creek Drive to Lincoln Way) project, valued in the amount of \$77,450.
- b. Approve the Purchase Agreement for the Temporary Easement with Tall Timber Investments L.L.C. for the Grand Avenue Extension (Squaw Creek Drive to Lincoln Way) in the amount of \$7,500.
2. Direct staff to make modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

By accepting the transfer of land and approving the warranty deed and purchase agreement, it will be possible for construction to progress as scheduled.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the transfer of land and approving the warranty deed and purchase agreement for the Grand Avenue Extension (Squaw Creek Drive to Lincoln Way) project.