

COUNCIL ACTION FORM

SUBJECT: SOUTHEAST 16TH STREET PAVING AND BRIDGE REPLACEMENT PROJECT

BACKGROUND:

This project was for paving the gravel portion of Southeast 16th Street from the Dayton Avenue/U.S. Highway 30 interchange to approximately two blocks east of South Duff Avenue, as well as constructing a new bridge over the Skunk River. A shared use path was also paved on the north side of the roadway.

On July 14, 2009, City Council accepted the contract by Peterson Contractors, Inc. (PCI) in the amount of \$3,665,368.89. Funding for this project included General Obligation Bonds in the amount of \$2,648,000.00, property owner assessments in the amount of \$1,352,000.00, FEMA funding (actual costs for flood mitigation) in the amount of \$33,590.76, Electric funding (actual costs to drill a casing for a new pole) in the amount of \$18,578.90, and unobligated General Obligation Bonds in the amount of \$250,000.00.

The items associated with this Council Action Form are the final steps before applying the assessments to the property owners included in the final schedule (Exhibit A). One variation between the preliminary assessment schedule adopted on January 23, 2007, and the final assessment schedule as part of this form, is that the assessment for Family Realty LLC in the amount of \$148,000 has been eliminated from this project and applied to the Ames Southeast Entryway project. Because the total project costs came in less than budgeted, \$148,000 of special assessments will be shifted to help pay for the Southeast Entryway Project. This action will assure that the total amount of property owner assessments will still total \$1,500,000.

ALTERNATIVES:

1. Approve the resolution adopting the plat and final assessment schedule and amending, confirming, and levying assessments covering the Southeast 16th Street Paving and Bridge Replacement project.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

By approving Alternative No. 1, the property assessments as outlined on the final schedule (Exhibit A) can be applied to the respective properties.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the resolution and adopting the plat (Exhibit 1), final assessment schedule (Exhibit A), pursuant to the Iowa Code covering the Southeast 16th Street Paving and Bridge Replacement project.

Exhibit A

SE 16th Street (Bridge and Street Improvement Project) SCHEDULE OF ASSESSMENT

City of Ames, July 28, 2009

	OWNER NAMES	PARCEL DESCRIPTIONS	ASSESSMENT
1	Bradshaw Farms LP 54466 265 TH Street Ames, IA 50010-9118	Southeast ¼ of the Southeast ¼ of Section Eleven (11), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., now included in and being part of the City of Ames, Story County, Iowa. <u>Tax Parcel #:</u> 09-11-475-000	\$415,000.00
2	Bradshaw Farms LP 54466 265 TH Street Ames, IA 50010-9118	Southwest ¼ of the Southwest ¼ of Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., now included in and being a part of the City of Ames, Story County, Iowa. <u>Tax Parcel #:</u> 09-12-300-400	\$38,175.00
3	Hickory Park Inc. P.O. Box 765 Ames, IA 50010-765	Parcel "C" located in the North Half of the N.E. ¼ of Section Fourteen (14), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., now included in and being a part of the City of Ames, Story County, Iowa. <u>Tax Parcel #:</u> 09-14-225-020 Property Address: 530 SE 16 th Street	\$343,500.00
4	Hickory Park Inc. P.O. Box 765 Ames, IA 50010-765	Parcel "D" located in the Northwest quarter (N.W. 1/4) the Northwest quarter (N.W. 1/4) of Section Thirteen (13), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., now included in and being a part of the City of Ames, Story County, Iowa. <u>Tax Parcel #:</u> 09-13-100-105 Property Address: 900 SE 16 th Street	\$60,000.00
5	Family Realty LLC C/O Dennis Pyle 5 th & Grand Ste #204 Ames, IA 50010	The North 323 feet of the East 120 feet of the Northeast ¼ of the Northwest ¼ of Section Thirteen (13), said tract being a part of Parcel "E" referenced from plat of survey filed in the Story County recorder's office under instrument number 98-12413, Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., included in and being a part of the City of Ames, Story County, Iowa. <u>Tax Parcel #:</u> 09-13-100-245 Property Address: 1598 SE 16 th Street	\$5,555.00
6	Family Realty LLC C/O Dennis Pyle 5 th & Grand Ste #204 Ames, IA 50010	The Northwest ¼ of the Northeast ¼ of Section Thirteen (13), being part of Parcel "E" referenced from plat of survey filed in the Story County recorder's office under instrument number 98-12413, Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., included in and being a part of the City of Ames, Story County, Iowa. <u>Tax Parcel #:</u> 09-13-200-010	\$162,000.00
7	Hickory Park Inc. P.O. Box 765 Ames, IA 50010-765	Outlot A, East Hickory Park Subdivision, Ames, Iowa <u>Tax Parcel #:</u> 09-12-451-001	\$126,385.00
8	Hickory Park Inc. P.O. Box 765 Ames, IA 50010-765	Outlot D, East Hickory Park Subdivision 2 nd Addition, Ames, Iowa <u>Tax Parcel #:</u> 09-12-400-001	\$125,121.15

	OWNER NAMES	PARCEL DESCRIPTIONS	ASSESSMENT
9	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 3 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-480-030 Property Address: 2120 Isaac Newton Drive.	\$5,000.00
10	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 4 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-010 Property Address: 2107 Isaac Newton Drive	\$5,000.00
11	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 5 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-020 Property Address: 2113 Isaac Newton Drive	\$5,000.00
12	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 6 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-030 Property Address: 2119 Isaac Newton Drive	\$5,000.00
13	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 7 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-040 Property Address: 2125 Isaac Newton Drive	\$5,000.00
14	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 2 in South Gateway Development Plat 2 located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-055 Property Address: 2131 Isaac Newton Drive	\$5,000.00
15	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 4 in South Gateway Development Plat 2 located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-075 Property Address: 1523 South Dayton Avenue	\$5,000.00
16	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 3 in South Gateway Development Plat 2 located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-085 Property Address: 1421 South Dayton Avenue	\$5,000.00
17	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 12 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-090 Property Address: 1405 South Dayton Avenue	\$5,000.00
18	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 13 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #:</u> 09-12-476-100 Property Address: 1329 South Dayton Avenue	\$5,000.00

	OWNER NAMES	PARCEL DESCRIPTIONS	ASSESSMENT
19	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 14 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #: 09-12-476-110</u> Property Address: 1307 South Dayton Avenue	\$5,000.00
20	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 15 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #: 09-12-476-120</u> Property Address: 1211 South Dayton Avenue	\$5,000.00
21	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 16 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #: 09-12-476-130</u> Property Address: 1021 South Dayton Avenue	\$5,000.00
22	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 17 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #: 09-12-476-140</u> Property Address: 1011 South Dayton Avenue	\$5,000.00
23	South Dayton Development LC 1400 Coconino Road Apt. 111 Ames, IA 50014- 7995	Lot 18 in South Gateway Development located in Section Twelve (12), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th p.m., Story County, Iowa. <u>Tax Parcel #: 09-12-476-150</u> Property Address: 1001 South Dayton Avenue	\$5,000.00
24	Hickory Park Inc. P.O. Box 765 Ames, IA 50010-765	Outlot C, East Hickory Park Subdivision 2 nd Addition, Ames, Iowa <u>Tax Parcel #: 09-12-451-000</u>	\$5,055.40
25	Hickory Park Inc. P.O. Box 765 Ames, IA 50010-765	Lot 2, East Hickory Park Subdivision 2 nd Addition, Ames, Iowa <u>Tax Parcel #: 09-12-400-010</u>	\$7,583.10

SUMMATION OF OWNERS ASSESSMENT AMOUNTS

1.	Hickory Park, Inc.	\$ 656,270.00
2.	Bradshaw Farms, L.P.	\$ 453,175.00
3.	South Dayton Development, L.C.	\$ 75,000.00
4.	Family Realty, L.L.C.	\$ 167,555.00
	TOTAL ASSESSMENTS	\$1,352,000.00

Exhibit 1



0 162.5 325 650 975 1,300 Feet
 4 inches = 700 feet