

ITEM #: 22  
DATE: 08-27-24  
DEPT: P&R

**COUNCIL ACTION FORM**

**SUBJECT: HUNZIKER YOUTH SPORTS COMPLEX RIGHT-OF-WAY SALE TO IOWA  
DOT**

**BACKGROUND:**

The Iowa DOT is working on plans to widen Highway 30 to six lanes from Interstate 35 to University Boulevard. The first project of these improvements is to reconstruct the Highway 30 bridges over the South Skunk River. The bridge replacement will also include overflow culverts on both sides of the river to help lower flood waters. The culvert west of the Skunk River is directly north of the City-owned property adjacent the Hunziker Youth Sports Complex (800 Billy Sunday Road). **Construction requires a partial acquisition of a small strip of property to construct the culvert and shape the drainage channel.**

Attached is a preliminary plan sheet showing the proposed improvements. The proposed acquisition is a small strip of land to the north of the Skunk River Trail that currently has some shrubs and trees, as shown in the attachment. **The City has no current or planned future uses of the proposed acquisition area. The affected area is outside the boundaries of the Youth Sport Complex lease area. The culvert and channel have been designed to avoid impacts to the adjacent Skunk River Trail.** It is anticipated that this section of the Skunk River Trail will be closed at times throughout the bridge construction to avoid safety issues with trail users.

At its August 13th meeting, the City Council passed a resolution setting August 27th as the date of Public Hearing. The DOT has completed an appraisal, and subsequent review, for the proposed acquisition, as part of its acquisition process. **This appraisal and review have determined the just compensation to be \$3,300, which equates to a valuation of \$17,000/acre.**

**ALTERNATIVES:**

1. Approve sale of property and delivery of conveyance to State of Iowa.
2. Direct staff to work with the Iowa DOT to identify a different course of action.

**CITY MANAGER'S RECOMMENDED ACTION:**

A review of the valuation for the proposed acquisition shows the proposed amount to be just compensation. The City has no current or planned future use of the proposed acquisition area and that the Iowa DOT's project will be mutually beneficial to the City of Ames. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Current\\_Plan\\_-\\_City\\_of\\_Ames.pdf](#)  
[Site\\_Picture.png](#)  
[Review\\_Appraiser\\_s\\_Report.pdf](#)