



**TO:** Michael C. Van Milligan, City Manager

**FROM:** Gus Psihoyos, City Engineer *G.P.*

**DATE:** May 26, 2015

**SUBJECT:** Bee Branch Creek Restoration Project, Property Acquisition

#### **INTRODUCTION**

The purpose of this memorandum is to seek authorization to acquire Lot 2 of Bee Branch Subdivision No. 12 – a portion of Audubon School Property, Dubuque, Iowa (the Property) for the Bee Branch Creek Restoration Project.

#### **BACKGROUND**

In December of 2001, the City Council formally adopted the Drainage Basin Master Plan prepared by HDR Engineering, Inc. (Omaha, Nebraska). Based on the study, approximately 1,150 homes and businesses in the Bee Branch Watershed are at risk of flood damage.

In December of 2004, the City Council adopted the alignment of the Bee Branch Creek Restoration Project based on the work and recommendation of the Bee Branch Citizen Advisory Committee. The adopted alignment crossed the railroad yard at 506 Garfield Avenue now owned by Canadian Pacific.

In April of 2011, the City Council approved and authorized the execution of the River Enhancement Community Attraction and Tourism (RECAT) grant agreement for improvements associated with the Bee Branch Creek Restoration Project.

#### **DISCUSSION**

The property is required to construct the multi-use trail and for installation of the sanitary interceptor sewer as part of the Bee Branch Creek Restoration Project.

The Dubuque Community School District Board has agreed to sell the property for the appraised value of \$13,314.47. The City's offer was based upon a recent appraisal of comparable vacant lots on Washington Street that was completed by appraiser Bob Felderman. Enclosed are the Offer to Buy Real Estate and Acceptance (the Offer) signed by the Dubuque Community School District, and the proposed Resolution approving the Offer to Buy Real Estate and Acceptance.

**RECOMMENDATION**

I recommend acquiring a part of Audubon School Property per the terms outlined in the attached Offer to Buy Real Estate and Acceptance for the Bee Branch Creek Restoration Project.

**BUDGET IMPACT**

The acquisition will be funded through the FY2013 Capital Improvement Program Budget appropriation of \$13,314.47 for Bee Branch Creek Restoration property acquisitions.

**REQUESTED ACTION**

I respectfully request that the City Council adopt the attached Resolution approving the Offer and authorizing acceptance of the Warranty Deed and any other related steps necessary to carry out the terms of the Offer.

Attach.

Cc: Barry Lindahl, City Attorney  
Steve Sampson Brown, Project Manager  
Deron Muehring, Civil Engineer  
Alexis Steger, Confidential Acct. Clerk

F:\PROJECTS\Storm and Sanitary\Storm\BEE BRANCH\Bee Branch Creek Restoration Project\City Council\Property Acquisitions\Audubon School\memo, bee branch, property acquisitions, audubon, 6-1-15.doc