



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 08/03/05  
Agenda Item Type: Resolution

Communication No.: 05-424  
Roll Call No.:

Submitted by: Robert L. Hagener, Airport Director

### SUBJECT—

Approval of Agreement with Polk County for the Relocation on the Great Western Trail.

### SYNOPSIS—

This agreement is necessary in order for the Airport to accept a Grant from the FAA to fund the Runway 13R/31L Project. The agreement addresses the transfer of the Great Western Trail property needed for the runway project to the City and the transfer of the property acquired for the relocated Trail to the County. It also addresses future airport development.

### FISCAL IMPACT—

The total cost of this project is estimated to be approximately \$40 million with land acquisition approximately \$16.5 million. Staff is making good progress on the acquisition of residential properties on a voluntary basis and anticipates that will continue. Funding for the project will be through Airport Improvement Program, Passenger Facility Charges and possibly some Enterprise funds. Currently there is a pending grant of \$1.3 million for property acquisition reimbursement. Approval of the agreement will allow the acceptance of this grant and allow the acceptance of future grants to fund the project.

### RECOMMENDATION—

Approval

### BACKGROUND—

On February 6, 2001, the Airport Board received and filed the Runway 13R/31L Implementation Plan as the first step in confirming the purpose and need for the future construction of a 5,500-foot long parallel runway. On July 29, 2003, the Federal Aviation Administration approved a Finding of No Significant

Impact / Record of Decision (FONSI) and Section 4(f) Determination for the proposed runway construction. The Federal Aviation Administration's approval of the FONSI and Section 4(f) Determination constitutes the Federal approval for the actions identified and any subsequent actions approving a grant of federal funds for the project.

The FONSI approval provided the environmental approval for the project to proceed. The acquisition of approximately 283 acres of property, including 22 residential properties, needed for the proposed runway and its approaches is included in the finding. The FONSI specifies, and Federal Regulations require, that acquisition of residences and farmland must conform to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Land acquisition as well as the construction of the new runway and taxiways will depend upon the availability of federal and Airport funds. The project also requires the relocation of a portion of the Great Western Recreation Trail (hereinafter called the "Trail"). The Trail is owned by Polk County and administered by the Polk County Conservation Board.

The Airport is seeking to acquire and relocate the portion of said Trail from point A to point B on the attached Environmental Assessment/Section 4(f), Exhibit 5A key point delineation for the proposed Runway 13R-31L Project. The Environmental Assessment contained recommended alternatives for the relocation of the Trail. The desired alternative as set forth in the Environmental Assessment is shown on the attached map in green as Alternative 2. Both the Airport and the Polk County Conservation Board agreed that Alternate 2 was the desired alternative. However upon further evaluation both City and County staff find that the portion of Trail Alternative 2 South of the proposed Runway 13R-31L, from point D to point C, is not preferable from an acquisition, construction, development or trail usage standpoint. The now preferred relocation is shown by that portion of Trail Alternative 3 from point B to point D as shown on attached Environmental Assessment, Exhibit 5A with added key points A through D.

Because the City does not have authority to acquire the property owned by Polk County by eminent domain, an agreement has been negotiated with Polk County and the Conservation Board for the relocation of the Great Western Recreation Trail. In addition, an amendment to state law to allow condemnation of agricultural land for recreational trail purposes for this project has been made. The Polk County Conservation Board approved the agreement on July 13, 2005 and the Polk County Board of Supervisors approved the agreement on July 26, 2005. When approved by the Airport Board and the City Council we will proceed to take the steps necessary to amend the Environmental Assessment to the new alternative route.

The Great Western Trail Acquisition and Relocation Agreement with Polk County and the Polk County Conservation Board provides for the transfer of a portion of the trail to the City, relocation of the trail over an amended routing, transfer of the relocated trail to Polk County when construction is completed, future relocation of the a trail segment to accommodate airport expansion. The agreement also contains the form of documents to be used to transfer the real property interests associated with the relocation of the trail and the various aviation, runway protection zone, utility and access easements that are necessary for the operation of the Airport.

The Polk County Conservation Board, Polk County and the Airport Board have previously approved the agreement.