



Council Communication

Office of the City Manager

Date

March 23, 2009

Agenda Item No. 6A
Roll Call No. 09-
Communication No. 09-169
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Authorization to acquire the necessary right-of-way and easements for the Merle Hay Road and Urbandale Avenue Intersection Improvements Project by gift, negotiation, or eminent domain.

SYNOPSIS:

Recommend authorization to acquire necessary right-of-way for the Merle Hay Road and Urbandale Avenue Intersection Improvements Project. This project will improve traffic capacity on Merle Hay Road and increase the safety of the Merle Hay Road and Urbandale Avenue intersection. This project will require partial acquisitions of property from adjoining owners and a total acquisition of the residential property at 2910 Merle Hay Road. All property interests required for this project will be valued by an independent appraisal firm. Relocation assistance will be provided for the relocation of the above residence and several business signs will also need to be relocated along the corridor.

This action is required by Iowa law before the City can initiate the right-of-way acquisition process under eminent domain.

FISCAL IMPACT:

Amount: \$2,360,000 total estimated project cost, including estimated right-of-way acquisition costs.

Funding Source: Various funding being:

- \$750,000 Federal Highway Safety Improvement Program Funds
- \$400,000 Federal Iowa Clean Air Attainment Program Funds
- \$500,000 State Traffic Safety Improvement Program Funds
- \$390,500 State Department of Transportation USTEP and 3R Funds
- \$319,500 2009-10 CIP, Page Street-24, Merle Hay Road and Urbandale Avenue Intersection Improvements, STR235, G.O. Bonds

ADDITIONAL INFORMATION:

The proposed improvement consists of widening the north and south approaches on Merle Hay Road in order to provide left turn lanes. The current pavement width of 49' would be widened to 65'. A raised median would be installed on Merle Hay Road within the vicinity of the intersection. New traffic signals with backplates would also be installed, including north-south left turn phasing. A 10' clear zone would be established within the limits of the project. This intersection ranked 55th on the state's 2001-2005

“Statewide Intersection Candidate Listing.” Due to its high crash experience, this location was previously reviewed in a study that was commissioned by the Iowa DOT Traffic Safety Office.

On March 24, 2008, by Roll Call No. 08-464, the City Council approved the Predesign Agreement for Merle Hay Road (Iowa 28) Widening at Urbandale Avenue. The predesign agreement authorized the City to perform the survey, design, environmental clearance, and right-of-way acquisition phases of the project. City staff has completed the survey, preliminary design, and environmental clearance phases of the project, including an updated cost estimate. On January 29, 2009, a public informational meeting for the project was held at Hillis Elementary School.

This project will require partial acquisitions of property from adjoining owners and a total acquisition of the residential property at 2910 Merle Hay Road. All property interests required for this project will be valued by an independent appraisal firm. Relocation assistance will be provided for the relocation of the above residence and several business signs will also need to be relocated along the corridor.

PREVIOUS COUNCIL ACTION(S):

Date: March 24, 2008

Roll Call Number: 08-464

Action: Approving execution of Iowa Department of Transportation (IDOT) Pre-design Agreement for Merle Hay Road (Iowa 28) Widening at Urbandale Avenue. (Council Communication No. 08-158) Moved by Coleman to adopt. Motion Carried 7-0.

Date: August 6, 2007

Roll Call Number: 07-1486

Action: Iowa Clean Air Attainment Program (ICAAP) Fund Applications to the Iowa Department of Transportation (IDOT) for Merle Hay Road and Urbandale Avenue Intersection Improvements, and SE 14th Street and East Indianola Avenue Intersection Improvements. (Council Communication No. 07-477) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: July 23, 2007

Roll Call Number: 07-1386

Action: Approving Traffic Safety Fund Applications to the Iowa Department of Transportation. (Council Communication No. 07-446) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Establish fair market value of property interests to be acquired

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.