

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	May 18, 2009
	Agenda Item No. 22 Roll Call No. <u>09-</u> Communication No. <u>09-335</u> Submitted by: Jeb E. Brewer, P.E., City Engineer	

AGENDA HEADING:

Resolution establishing fair market value of property located at 2910 Merle Hay Road for the Merle Hay Road and Urbandale Avenue Intersection Improvements Project.

SYNOPSIS:

Recommend approval of fair market value. This action establishes fair market value of property interests for the Merle Hay Road and Urbandale Avenue Intersection Improvements Project. State law requires this action before the City can proceed with an offer to purchase the necessary properties under the threat of eminent domain. William Todd and Monica Ann Davis are the titleholders of the residential property located at 2910 Merle Hay Road. This property has been appraised at \$128,000 for a total fee acquisition. This action also authorizes payments for relocation assistance in accordance with state and federal regulations.

FISCAL IMPACT:

Amount: \$128,000 plus closing costs and relocation assistance payments.

Funding Source: 2009-10 CIP, Street Improvements, Merle Hay Road and Urbandale Avenue Intersection Improvements, Page Street Improvements – 24, STR235, G.O. Bonds

ADDITIONAL INFORMATION:

This project provides for the widening of the north and south approaches on Merle Hay Road in order to provide left turn lanes. The current pavement width of 49 feet will be widened to 65 feet. A raised median will be installed on Merle Hay Road within the vicinity of the intersection. New traffic signals with back plates will also be installed, including north-south left turn phasing. A ten-foot clear zone will be established within the limits of the project.

On April 22, 2009, the City received authorization from the Iowa Department of Transportation (IDOT) to commence acquisition of all necessary property interests for this project. The property listed below has been appraised by an independent appraiser, and the appraisal is being reviewed by IDOT.

William Todd and Monica Ann Davis are the owners of the residential property located at 2910 Merle Hay Road, which has been appraised at \$128,000 for a total fee acquisition. This acquisition will require relocation of the property owners and the owners will be eligible for additional relocation payments.

PREVIOUS COUNCIL ACTION(S):

Date: March 23, 2009

Roll Call Number: 09-454

Action: Authorization to acquire the necessary right-of-way and easements for the Merle Hay Road and Urbandale Avenue Intersection Improvements Project. (Council Communication No. 09-169) Moved by Hensley to adopt. Motion Carried 5-2.

Date: March 23, 2009

Roll Call Number: 09-453

Action: Approving and authorizing execution of Iowa Department of Transportation Addendum to the Predesign Agreement for Merle Hay Road (Iowa 28) widening at Urbandale Avenue. (Council Communication No. 09-171)

) Moved by Hensley to adopt. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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