



Council Communication

Office of the City Manager

Date July 13, 2009

Agenda Item No. 18
Roll Call No. 09-
Communication No. 09-453
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Resolution establishing fair market value of multiple properties for the Merle Hay Road and Urbandale Avenue Intersection Improvements Project.

SYNOPSIS:

Recommend approval of 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. This action also authorizes payments for relocation assistance in accordance with state and federal regulations.

FISCAL IMPACT:

Amount: \$119,715 plus closing costs and sign relocation.

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 at the intersection of Urbandale Ave. 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 properties listed below will require partial fee acquisitions and temporary easements in order to construct the project improvements. None of the properties listed below will be required to relocate as part of the project, but several business signs will need to be moved further back onto the affected properties to accommodate the construction of the project improvements. The required property interests to be acquired from each property below have been appraised by an independent appraiser, and the appraisals are being reviewed by IDOT.

Joseph G. Bertroche, Sr. is the titleholder of the commercial property at 2922 Merle Hay Road (small retail center housing the Old Home Bakery Outlet). The property interests required for this project have

been appraised at \$26,417 for a partial fee acquisition, landscaping replacement, and temporary easement for construction. This acquisition will require relocation of a business sign and parking lot light.

Frank A. and Melba L. Scaglione are the titleholders of the commercial properties at 3000 and 3030 Merle Hay Road (Git N Go convenience store and vacant office building). The property interests required for this project have been appraised at \$40,455 for a partial fee acquisition, permanent easement for utilities and clear zone, landscaping replacement and temporary easement for construction. This acquisition will require relocation of two business signs and a parking lot light.

Bostons Commons Limited Company is the titleholder of the commercial properties at 3100 and 3120 Merle Hay Road (small retail center housing Tires Plus). The property interests required for this project have been appraised at \$29,236 for a partial fee acquisition, landscaping replacement and temporary easement for construction. This acquisition will require relocation of one business sign, one temporary sign, and a parking lot light.

Jim K. Brown is the titleholder of the commercial property at 2907 Merle Hay Road (commercial office building housing an insurance agency). The property interests required for the project have been appraised at \$10,101 for a partial fee acquisition, landscaping replacement, and temporary easement for construction. This acquisition will require relocation of a business sign.

Forrest L. Ridgway, Jr. is the titleholder of the commercial property at 2929 Merle Hay Road (former Bike World – now vacant). The property interests required for the project have been appraised at \$13,506 and include a partial fee acquisition, landscaping replacement, and temporary easement for construction. This acquisition will require relocation of a business sign and light.

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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