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| **ITEM #:** | **40** |
| **DATE:** | **06-24-25** |
| **DEPT:** | **PW** |

**COUNCIL ACTION FORM**

**SUBJECT:** **2024-26 TRAFFIC SYSTEM CAPACITY IMPROVEMENTS PROGRAM (13TH & GRAND)**

**BACKGROUND:**

On August 13, 2024, City Council approved a Professional Services Agreement with WHKS & Co. of Ames, Iowa in an amount not to exceed $326,750 for design services necessary for the project to widen the 13th Street and Grand Avenue intersection. This agreement did not include land acquisition services, because the extent of the impacted property was not known until the development of the preliminary design.

**WHKS & Co., in collaboration with City staff, has substantially completed preliminary plans and has determined that 19 parcels will require permanent and temporary easements. An additional 2 properties in the north-west quadrant (Seventh Day Adventist Church at 1303 Grand Ave., currently assessed at $98,000, and a residential duplex property at 1302 Harding Ave., currently assessed at $215,100) require full acquisition.** These 2 properties were shown as anticipated full acquisitions in the Grand Avenue Corridor Study that was approved in 2022.

**WHKS & Co. has prepared an amendment to its contract in the amount of $107,250 to include voluntary acquisition services for the 19 parcels requiring new easements.** The services included will follow Iowa DOT procedures for acquisitions related to a State or Federally funded transportation project, including a Public Hearing with affected property owners to explain the acquisition process and related construction events.

**Funding for design and right of way acquisition is in included in the FY 2024/25 Capital Improvements Plan in the amount of $750,000. This amendment will bring project design and right of way costs to $434,000.**

**The actual costs of the acquisitions are not part of this amendment as staff is currently exploring different avenues to perform those voluntary acquisitions. Once an acquisition strategy is finalized, staff will come back to Council for approval.**

The roadway improvement impacts are relatively well defined and included in the scope of voluntary acquisitions in this agreement. However, the project will require significant relocation of two overhead electric circuits in the north-east corner of the intersection, which is currently under design. The full impacts of these relocations are unknown until that design is complete and incorporated into the overall plan. **The electric relocation may increase the required area of easements, but it is not currently anticipated to increase the number of affected parcels.**

**ALTERNATIVES:**

1. Approve Amendment No. 1 to WHKS & Co. of Ames, IA, in the amount of $107,250.

2. Do not approve the amendment and direct staff to make modifications.

**CITY MANAGER'S RECOMMENDED ACTION:**

**These easement acquisitions are necessary to continue with project development. By approving this amendment, the easement acquisitions for this project can move forward in compliance with Iowa DOT procedures.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**ATTACHMENT(S):**
Acquisition Needs.pdf
Amendment WHKS.pdf