

COUNCIL ACTION FORM

SUBJECT: NOTICE OF PUBLIC HEARING TO DISPOSE OF PROPERTY FOR THE IOWA DEPARTMENT OF TRANSPORTATION I-35 PROJECT

BACKGROUND:

The Iowa Department of Transportation (IDOT) contacted the City of Ames in early 2015 regarding a project to replace the Interstate 35 bridge that crosses over the South Skunk River. This project also included the grading necessary to eventually allow for three lanes for both northbound and southbound I-35 traffic just south of Ames. The project will require IDOT to acquire 3.29 acres of land outright and an additional 1.82 acres of permanent ingress/egress easement on the City's I-35 well field property (Parcel 10-30-200-105) located east of I-35 and north of the South Skunk River. In addition, the IDOT is purchasing 0.09 acres of easement for the county to maintain 265th Street which borders the property on the north side.

The IDOT also needs to acquire 0.12 acres on Parcel 10-31-400-110 of the Water Pollution Control Facility property for the purpose of the project.

City staff has reviewed the project and have concluded that the impact on the future use of the well field property will be minor, and the future design of the wells can work around the new property line configuration. Staff has also determined that the small piece to be acquired from the WPC Facility will have no impact on the use of operation of the facility.

The City and IDOT have agreed upon a purchase price, based on an appraisal completed by Agroval and reviewed by City staff. The City will be compensated a total of \$58,200 for the I-35 well field land and easements and \$1,200 for the Water Pollution Control Facility property. The purchase will be effective 12-31-16 in an effort not to affect our current tenant's lease for the next growing season. The IDOT is currently finishing design in 2016 and will begin construction in 2017.

ALTERNATIVES:

1. Set April 12, 2016 as the date of public hearing for the disposal of property and granting of easements for Parcels 10-30-200-105 and 10-31-400-110 pursuant to the acquisition plats and purchase agreements between the City of Ames and the Iowa Department of Transportation.
2. Do not authorize the disposal of said property at this time.

MANAGER'S RECOMMENDED ACTION:

The I-35 expansion project is an important public improvement project to the State of Iowa. The interstate has a direct impact on access to our community. Staff have reviewed the request and found no significant impact on our current and future operations. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 thereby setting April 12, 2016 as the date of public hearing for the disposal of property and granting of easements for Parcels 10-30-200-105 and 10-31-400-110 pursuant to the acquisition plats and purchase agreements between the City of Ames and the Iowa Department of Transportation