

ITEM #:	36
DATE:	07-28-26
DEPT:	PW

COUNCIL ACTION FORM

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

BACKGROUND:

The 2024-26 Traffic System Capacity Improvement Program includes improvements to the intersection of 13th Street & Grand Avenue. The project will add dedicated left turn lanes and a new traffic signal at the intersection, a shared use path along the west side of Grand Avenue through the project corridor, and a leading pedestrian interval (LPI) programmed into the traffic signal that will aid pedestrians crossing the intersection.

The City retained WHKS & Co. of Ames, Iowa in August 2024 to prepare the design for this project. Upon completion of preliminary design, JCG Land Services, a subconsultant to WHKS & Co., began negotiating property acquisitions in November 2025. **JCG performed the necessary research and data collection to identify a fair market value for each of the 22 parcels that are impacted by the project. Offers were then made to property owners for the necessary land to construct the intersection improvements.**

Of the 22 impacted parcels, 19 require temporary easements. A total of nine of the temporary easements for construction activities have been agreed upon and are ready to process. Permanent easements are necessary on 20 parcels for placement of the permanent improvements, and agreements have been reached for 10 such properties. Additionally, the project requires two complete property acquisitions. Neither of the complete property acquisitions is ready at this time.

Table 1 below contains the affected properties, with the properties where permanent easements have been agreed upon highlighted in green. These properties are also indicated on the attached acquisition map.

Table 1: Property Acquisition Status:

Parcel #	LANDOWNER	SUBJECT PROPERTY ADDRESS	Begin Negotiation (Date)	Completed
1	Chakraborty, Shayonee	703 12th St.	4/7/2026	
2	McGuire, Sean M	1209 Grand Ave.	3/23/2026	
3	Crippen, Melvin & Christine	1213 Grand Ave	3/18/2026	X
4	Paula S. Vandewater Trust	1217 Grand Ave.	3/17/2026	
5	Harold D. Pike Rev. Trust	1221 Grand Ave.	3/25/2026	
6	Holcomb, Todd	1202 Grand Ave.	3/18/2026	X

7	Moreno, Joshua	1208 Grand Ave.	4/7/2026	X
8	White, Robert & Gail	1212 Grand Ave.	3/13/2026	X
9	Hanssen, Donna & Mark	1218 Grand Ave.	3/24/2026	X
10	1228 Grand LLC	1228 Grand Ave.	3/23/2026	X
11	Iowa Seventh Day Adventist Association	1303 Grand Ave.	12/16/2025	
12	Grau, Roger & Garunee	1311 Grand Ave.	3/17/2026	X
13	Hovick, Joseph	1317 Grand Ave.	3/17/2026	
14	Staiert, Lavonne	1323 Grand Ave.	3/17/2026	X
15	Baumgarten, Michael & Ashley	1329 Grand Ave.	11/25/2025	
16	Haubrich, Matthew Scott	1314 Grand Ave.	4/8/2026	
17	Haubrich, Matthew Scott	1320 Grand Ave.	4/8/2026	
18	Haubrich, Matthew Scott	1324 Grand Ave.	4/8/2026	
19	Schoenrock, Robert & Suzanne	1330 Grand Ave.	5/22/2026	X
20	Brown Family Trust	803 13th St 805	3/19/2026	
21	Trudy Paulson Irrevocable Trust	1302 Harding Ave.	11/13/2025	
22	625 13th Street LLC	625 13th Street	5/12/2026	X

For the 10 completed parcels shown in Table 1, City Council approval is now required to accept the easements, approve the purchase agreements, and authorize payment. The acquisitions requiring Council approval at this time are summarized in Table 2.

Table 2: Property Acquisitions Requiring Council Approval (This Action):

Parcel #	LANDOWNER	SUBJECT PROPERTY ADDRESS	Begin Neg. (Date)	Signed (Date)	Temporary Easement	Permanent Easement	Purchase Agreement Total Comp. Amount (\$)
3	Crippen, Melvin & Christine	1213 Grand Ave	3/18/2026	3/18/2026	X	X	\$5,910.00
6	Holcomb, Todd	1202 Grand Ave.	3/18/2026	3/18/2026	X	X	\$2,090.00
7	Moreno, Joshua	1208 Grand Ave.	4/7/2026	5/19/2026	X	X	\$3,550.00
8	White, Robert & Gail	1212 Grand Ave.	3/13/2026	3/31/2026	X	X	\$6,230.00
9	Hanssen, Donna & Mark	1218 Grand Ave.	3/24/2026	3/31/2026	X	X	\$6,695.00
10	1228 Grand LLC	1228 Grand Ave.	3/23/2026	6/9/2026	X	X	\$28,500.00
12	Grau, Roger & Garunee	1311 Grand Ave.	3/17/2026	3/17/2026	X	X	\$8,565.00
14	Staiert, Lavonne	1323 Grand Ave.	3/17/2026	5/20/2026	X	X	\$6,240.00

19	Schoenrock, Robert & Suzanne	1330 Grand Ave.	5/22/2026	5/27/2026	X	X	\$5,055.00
22	625 13th Street LLC	625 13th Street	5/12/2026	5/22/2026		X	\$1,795.00
			"X" Denotes this easement type is included in the acquisition				\$74,630.00

PROJECT SCHEDULE UPDATE:

While 12 property acquisitions remain, staff continues to make meaningful progress toward voluntary acquisition of several of the remaining properties. **To allow good-faith negotiations to continue, staff recommends allowing approximately two additional months to pursue voluntary acquisition of as many remaining properties as possible. Following that period, staff will return to City Council likely in September 2026 with any additional acquisitions ready for approval and will seek direction regarding the appropriate next steps for any acquisitions that remain unresolved.**

Because not all property acquisitions have been completed, staff recommends revising the project schedule. Staff currently recommends utilizing the remainder of 2026 to complete property acquisitions. During 2027, building demolition, private utility relocations, City of Ames Electric power line relocations, and final preconstruction coordination with affected property owners would occur. This sequencing would position the 13th Street & Grand Avenue Intersection Improvement Project for construction in 2028.

ALTERNATIVES:

1. Accept the easements and approve the purchase agreements as listed in Table 2.
2. Do not approve the easements and purchase agreements as listed in Table 2 and direct staff to seek alternatives.

CITY MANAGER'S RECOMMENDED ACTION:

Approval of these easements and purchase agreements will allow this significant project to move closer to construction. Staff will return at a later City Council meeting with an update on the remaining properties. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

[Parcel Acquisition Status Map.pdf](#)