

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Agreement with HWY 151 & 61, LLC
Temporary Detour Easement as part of the Kerper Boulevard and Kerper Court Intersection Improvements Project

DATE: March 8, 2023

INTRODUCTION

The purpose of this memorandum is to request City Council approval of a Purchase Agreement with HWY 151 & 61, LLC (HWY 151) for a temporary detour easement across Lot 1 in Riverview Plaza No. 4, in the City of Dubuque, Iowa as part of the Kerper Boulevard and Kerper Court Intersection Improvements Project.

BACKGROUND

Per City Council Resolution No. 387-22, the City of Dubuque has entered into an agreement with Kwik Trip, Inc. (KTI) for the construction of certain improvements at the intersection of Kerper Boulevard and Kerper Court. Per the Agreement, the City is requiring that KTI be responsible for one-half, but to exceed \$750,000, of the estimated \$1,500,000 cost for the design and construction of the roundabout intersection, including right of way acquisition. The City will design, construct, and conduct right of way acquisition for the project. The intersection improvements will include a two-lane roundabout intersection with street lighting, sidewalk, and underground utilities and other appurtenances. The City will own and operate the off-site public street intersection (roundabout) improvements. The City will start on the design and construction of the project immediately after the Agreement is executed by the City and KTI. KTI has agreed, at no cost to City, to dedicate to the City all street right-of-way necessary for the construction of the roundabout improvements. KTI plans to begin construction of the proposed private site improvements in the Spring of 2024 and to be open for business by December of 2024. The City will construct and have the roundabout intersection operational prior to the opening of the Convenience Store/Gas Station business.

DISCUSSION

The City is currently in the planning and preliminary design phase of the intersection improvements project, in particular the construction staging and detour planning. In order to reduce the time to construct the intersection improvements and limit disruption to the traffic on Kerper Boulevard and Kerper Court, the City is proposing to construct a temporary detour roadway through the HWY 151 property connecting Kerper Court at

its west end to 16th Street. The detour will allow Kerper Court to be closed at its intersection with Kerper Boulevard during construction and allow traffic access to the Kerper Boulevard properties/businesses via 16th Street and detour roadway.

The City of Dubuque has negotiated a Purchase Agreement, subject to City Council approval, with Hwy 151 for a temporary detour easement thru Lot 1 in Riverview Plaza No. 4 in the City of Dubuque, Iowa to construct and use said detour roadway for the duration of the intersection improvements project. A copy of the Purchase Agreement executed by HWY 151 is attached.

RECOMMENDATION

I recommend that the City approve the Purchase Agreement with HWY 151 for a temporary detour easement across Lot 1 in Riverview Plaza No. 4, in the City of Dubuque, Iowa as part of the Kerper Boulevard and Kerper Court Intersection Improvements Project per the terms of the attached Purchase Agreement.

ACTION TO BE TAKEN

I respectfully request adoption of the attached resolution approving said Purchase Agreement and authorizing the City Manager to execute said Purchase Agreement.

Attach.

Prepared by: Nate Kieffer, PE/PLS