COUNCIL COMMUNICATION

Meeting:	**October 5, 2026**		
Agenda Item:	**58**	Roll Call:	**26-1164**
Submitted by:	**Steven L. Naber, P.E., City Engineer**		

AGENDA HEADING:

Hold public hearing on the intent to commence a public improvement project to construct the East Army Post Road and Three Lakes Parkway Roundabout project and to authorize acquisition of the necessary property interests, including agricultural land, for the project by gift, negotiation, or eminent domain.

SYNOPSIS:

Recommend approval of authorization to proceed with acquisition of the necessary property interests for the East Army Post Road and Three Lakes Parkway Roundabout project by gift, negotiation, or eminent domain. This action is required by Iowa law when agricultural property is proposed for acquisition, before the City can initiate the property acquisition process for this project under eminent domain. Relocation assistance will not be required for this project.

FISCAL IMPACT: NO

Amount: To be determined after final design is completed.

Funding Source: 2026-27 CIP, Page 136, E. Army Post Road - SE 14th to SE 36th Corridor, ST293

ADDITIONAL INFORMATION:

- In 2022, a traffic study was completed on a four (4)-mile section of the East Army Post Road corridor between US Highway 69 (US-69)/Southeast 14th Street and US Highway 65 (US-65).
- The study concluded that speed was the primary factor behind crashes resulting injuries occurring on the corridor.

- The study recommended traffic safety improvements on the corridor including installing roundabouts at multiple full access intersections, including Southeast 36th Street and Three Lakes Parkway.

- The roundabout at the intersection of East Army Post Road and Southeast 36th Street was constructed in 2025.

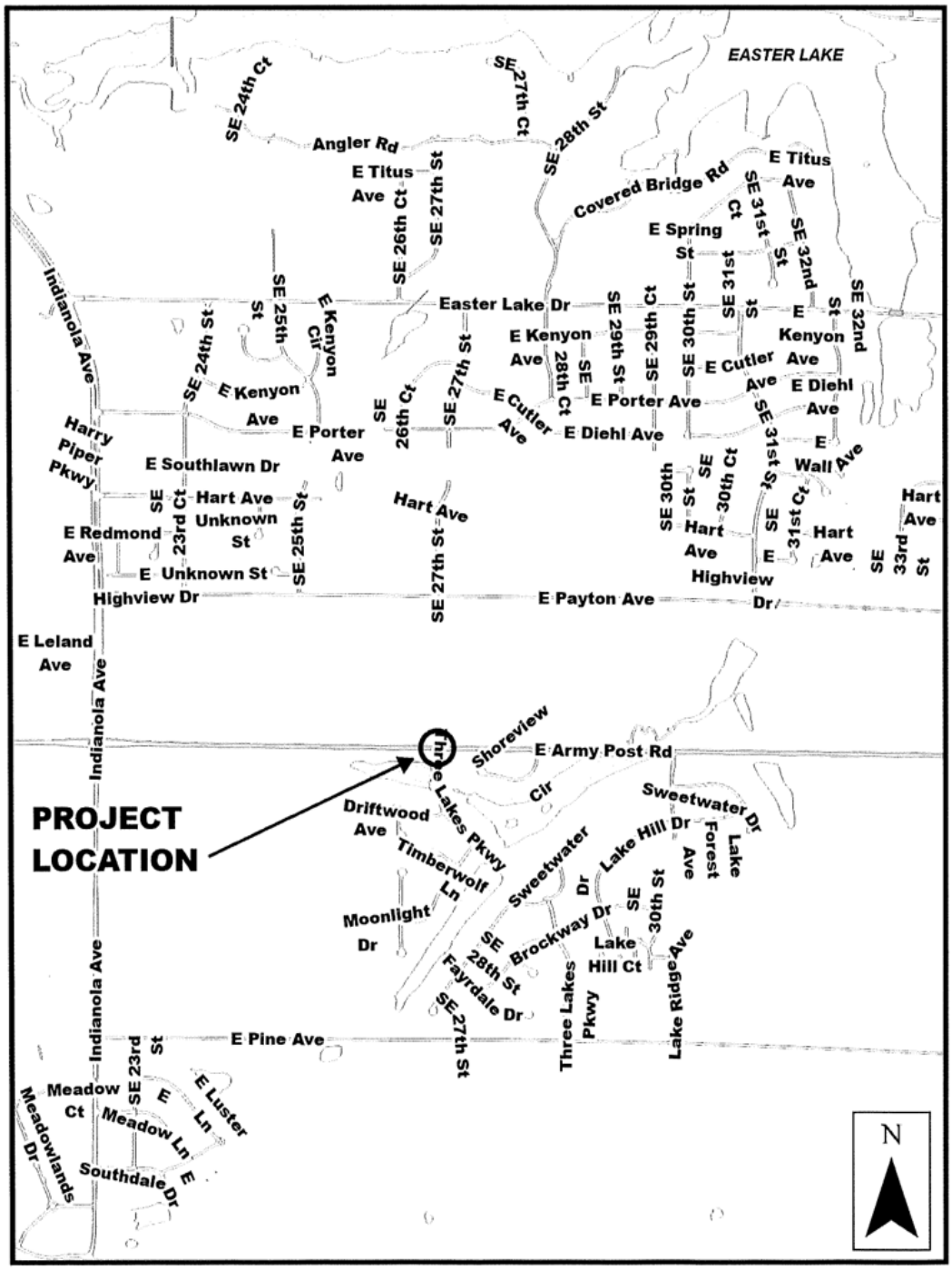
- This project includes the reconstruction of the intersection of East Army Post Road and Three Lakes Parkway into a roundabout. The roundabout is anticipated to be a single-lane roundabout with one (1) lane entering and exiting on each approach. Roundabout improvements will include curb and gutter and extended splitter islands to encourage reduced speeds as vehicles approach the roundabout.

- On September 2, 2026, under provisions of Iowa Code 6B.2A, notices of the proposed resolution authorizing acquisition of agricultural land by eminent domain for public improvement purposes were mailed to each affected agricultural land property owner and contract purchaser of record known to be occupying the properties required for the Project.

- The affected property owners have the right to attend the City Council Meeting on October 19, 2026 to voice any objections to the proposed property interests to be acquired.

- Construction of this project is anticipated to start in spring 2027 and be completed by end of spring 2028.

- At this time, one (1) partial fee acquisition and one (1) temporary construction easement is anticipated to be needed from one (1) property owner to complete the construction of this project. Relocation assistance will not be required.


EASTER LAKE
SE 24th Ct
SE 27th Ct
SE 28th St
Angler Rd
E Titus Ave
SE 26th Ct
SE 27th St
Covered Bridge Rd
E Titus Ave
SE 31st Ct
SE 32nd St
E Spring St
Indianola Ave
SE 25th St
E Kenyon Cir
Easter Lake Dr
SE 29th Ct
SE 30th St
SE 31st St
E Kenyon Ave
SE 32nd St
SE 24th St
E Kenyon Ave
SE 26th Ct
SE 27th St
E Cutler Ave
SE 28th Ct
E Porter Ave
E Cutler Ave
E Diehl Ave
Harry Piper Pkwy
E Porter Ave
E Southlawn Dr
SE 23rd Ct
Hart Ave
Unknown St
SE 25th St
Hart Ave
SE 30th St
SE 30th Ct
SE 31st St
E Wall Ave
E Redmond Ave
E Unknown St
SE 27th St
Hart Ave
SE 31st Ct
Hart Ave
SE 33rd St
Highview Dr
E Payton Ave
Highview Dr
E Leland Ave
Indianola Ave
Shoreview Cir
E Army Post Rd
PROJECT LOCATION
Three Lakes Pkwy
Driftwood Ave
Timberwolf Ln
Sweetwater Dr
Lake Hill Dr
Forest Lake Ave
Moonlight Dr
Sweetwater Dr
SE 30th St
SE 28th St
Brockway Dr
Lake Hill Ct
Fayrdale Dr
Lake Ridge Ave
SE 27th St
Three Lakes Pkwy
E Pine Ave
Indianola Ave
SE 23rd St
E Luster Ln
Meadow Ct
Meadow Ln E
Meadowlands Dr
Southdale Dr
N