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Title: AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR PROPERTY EXCHANGES ALONG GRAND AVENUE
Staff Contact: Jack Friedline, Director, Public Works

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AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR PROPERTY EXCHANGES ALONG GRAND AVENUE

Staff Contact: Jack Friedline, Director, Public Works

Purpose and Recommended Action

This is a request for City Council to waive reading beyond the title and adopt an ordinance authorizing the City Manager to enter into an intergovernmental agreement (IGA) with the Arizona Department of Transportation (ADOT) for property exchanges along Grand Avenue between 43rd and 71st avenues.

Background

Over the past several years, ADOT and the City of Glendale have participated in joint projects to improve traffic flow and enhance safety along Grand Avenue. Between 2003 and 2007, the city partnered with ADOT to construct grade separations at major intersections with Grand Avenue, including the underpass at 59th and Glendale avenues in downtown. Based on concepts outlined in the February 2006 Maricopa Association of Governments (MAG) Grand Avenue Major Investment Study (MIS) Phase II, a project to improve access control and the appearance of Grand Avenue was recently completed. The project included construction of turn lanes, screen walls, access control measures, undergrounding utilities, landscape enhancements, upgraded street lighting and continuous sidewalks.

In order to accomplish project goals in Glendale, it was necessary for the city and ADOT to purchase property for the required right-of-way. Glendale staff began the acquisition process in 2006, while ADOT purchased property throughout the life of the Grand Avenue Improvement Project.

Analysis

This land exchange IGA identifies the properties to be exchanged between the City of Glendale and ADOT. In the future, Glendale may wish to combine these properties and sell the land for new development desired by the city. The agreement also includes the cost of walls that were constructed as part of the Grand Avenue Improvement Project.

As established in an IGA amendment approved by Council on April 23, 2013, ADOT will be responsible for maintaining the structural integrity of access control features located within the state's right-of-way along Grand Avenue, between 43rd and 71st avenues, including painting and graffiti control. The city will be responsible for maintenance of these structures on city-owned property, and private property owners will be required to maintain their new walls.

Both ADOT and the city agree that the property transfers referenced in this agreement will occur upon completion of the highway improvements to Grand Avenue, between 43rd and 71st avenues.

Previous Related Council Action

At the October 1, 2013 Workshop, Council provided staff direction to proceed with ADOT to develop an IGA to exchange properties along Grand Avenue.

On April 23, 2013, Council approved Amendment No. 1 to the Grand Avenue Improvement Project IGA for ADOT's maintenance responsibilities for access control features within the state's right-of-way and city responsibility for access control features outside the state's right-of-way. Maintenance responsibilities for operation of the traffic signal at Grand Avenue and 57th Drive were also defined in this amendment.

On October 23, 2012, Council authorized the City Manager to enter into a letter addendum to the 1979 IGA with ADOT for maintenance and operation of signals and highway lighting along Grand Avenue within the City of Glendale, which included an updated list of signalized intersections covered in the IGA to reflect current conditions.

On January 24, 2012, Council authorized the City Manager to enter into agreements with ADOT, SRP and APS for infrastructure improvements along Grand Avenue.

On August 23, 2011, Council adopted a resolution supporting the preservation of the Grand Avenue Corridor as an expressway facility and state highway under the control of ADOT.

On October 9, 2007, Council approved an IGA with ADOT for completion of the Design Concept for Grand Avenue, between 43rd and 71st avenues.

On October 12, 2004, City Council adopted a resolution authorizing the entering into of an IGA with ADOT for incorporation of city-requested improvements to the Grand Avenue Underpass project at 59th and Glendale avenues for architectural enhancements, a pedestrian plaza and downtown drainage improvements.

At the July 15, 2003 Workshop, Council directed staff to proceed in working with ADOT and the Grand Avenue property owners to effect access control, beautification and grade separation along Grand Avenue.

On December 11, 1979, City Council authorized the City Manager to enter into an IGA with ADOT for maintenance of traffic signals and intersection lighting on Grand Avenue at 61st and Myrtle avenues, 59th and Glendale avenues, 55th and Maryland avenues and 51st Avenue and Bethany Home Road.

Community Benefit/Public Involvement

Grand Avenue is a vital regional transportation corridor in Glendale and the Northwest Valley. Improved access control and aesthetic enhancements will improve traffic flow and encourage economic development.

On June 26, 2008, ADOT held an open house in Glendale for public comments on the Design Report and Environmental Study for Grand Avenue Improvements. No comments were received from the public. Additionally, Grand Avenue improvements have been presented at each of the annual GO Program open houses since 2003.

Budget and Financial Impacts

Based on the difference of the appraised property values of the land to be exchanged between ADOT and Glendale, ADOT will compensate Glendale for the property exchanged less the local share of the wall cost in the amount of \$256,216. Considering the funding sources used to acquire the property needed for right-of-way, \$50,906 will be deposited into the General Fund Miscellaneous Revenues Account (1000-01000-494700), and \$205,310 will be deposited into the GO Transportation Program Miscellaneous Revenues Account (1660-01660-494700).

The cost of maintaining access control walls along Grand Avenue within the city limits is estimated at \$1,277 per year and will be funded through the GO Program Transportation CIP O&M operating budget 1660-16590-524400.

Capital Expense? No

Budgeted? Yes

Requesting Budget or Appropriation Transfer? No