

SUBJECT: APPROVAL OF RIGHT-OF-WAY ACQUISITION FOR THE ENGSTROM ROAD TO TRUNK ROAD CONNECTOR PROJECT IN AN AMOUNT OF \$250,000.

AGENDA OF: June 18, 2024

ASSEMBLY ACTION:

Approved under the consent agenda 06/18/24 - *emw*

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Division Manager	<div> <div>X</div> <div>C o l e B r a n h a m</div> <div>Signed by: Cole Branham</div> </div>
Public Works Director	<div> <div>X</div> <div>T o m A d a m s , P E</div> <div>Signed by: Tom Adams</div> </div>
Finance Director	<div> <div>X</div> <div>C h e y e n n e H e i n d e l</div> <div>Signed by: Cheyenne Heindel</div> </div>
Borough Attorney	<div> <div>X</div> <div>N i c h o l a s S p i r o p o u l o s</div> <div>Signed by: Nicholas Spiropoulos</div> </div>
Borough Manager	<div> <div>X</div> <div>M i c h a e l B r o w n</div> <div>Signed by: Michael Brown</div> </div>
Borough Clerk	<div> <div>X</div> <div>L o n n i e M c K e c h n i e</div> <div>Signed by: Lonnie McKechnie</div> </div>

ATTACHMENT (S) :

SUMMARY STATEMENT: The Engstrom Road to Trunk Road Connector Project, project no. 35472-1800-1811, is part of the Transportation Infrastructure Program 2021 (TIP21), approved by MSB voters in November 2021. The purpose of the Engstrom Road to Trunk Road project is to improve safety and increase the capacity of the road network in the Fishhook Area by providing an alternative route between Engstrom Road and Trunk Road with a minimum design life of 20 years. The need of the project is to improve connectivity and reduce congestion to meet current and future traffic volumes, which are constricted by the Fishhook and North Lakes area's limited collector-level road network.

HDL Engineering Consultants, LLC (HDL) is under contract (MSB Contract No. 22-090P(C)) to provide professional engineering services for the project. The Reconnaissance Engineering Report

prepared by HDL in July 2023 addressed three alternatives: No Build, South Alignment, and North Alignment. The report considered purpose & need, design criteria, typical section, geotechnical, hydrology & hydraulics, environmental considerations, right-of-way requirements, pedestrian & bicycle facilities, utility impacts, planning documents, wind & snow drifts, DOT&PF facilities, and cost.

On October 10, 2023, during the Joint Assembly and Planning Commission meeting, Public Works staff provided an update on Transportation projects, including a presentation on the Engstrom Road to Trunk Road Connector project. The presentation outlined an overview of the project, the considered alternatives, and the proposed advancement to preliminary engineering of the North Alignment to further evaluate and initiate preliminary engineering efforts for the preferred option. Subsequently, based on the report and after presenting to the Assembly, Public Works commenced preliminary engineering for the North Alignment. HDL has initiated desktop efforts, with field investigations scheduled to commence this summer.

On February 15, 2024, the Borough Platting Division received a pre-application conference request to subdivide Tract Z, Stone Creek Subdivision, Phase 6. The request proposed 16 lots and one tract, along with the vacation of a portion of the previously dedicated 80-foot-wide public use easement connecting to the east property line. It suggested replacing the vacated portion by extending the 80-foot right of way along the south boundary to the southeast property corner. This proposed subdivision of Tract Z is named Stone Creek, Phase 7. Given the impact of this project on the proposed subdivision of Tract Z, discussions were held between the landowner and Public Works Department staff regarding the necessary rights of way for the Engstrom Road to Trunk Road Connector Project. The 80-feet proposed along the southern boundary is not sufficient due to the topography.

The project's right-of-way requirement, concerning the entire subdivision build-out, particularly affects three proposed lots to the north of the proposed Engstrom Road to Trunk Road Connector. Due to topography, the project's right of way required will reduce the usable area for all three lots below that which is required by MSB Title 43.20.281, necessitating a redesign of that area of the subdivision build-out. The Borough intends to acquire an additional 100 feet along the south boundaries of two proposed lots to enable project use of the gravel resource in that area, resulting in significant cost savings by reducing the amount of imported gravel required for the project. Finally, the Borough seeks to acquire an additional 45 feet across the remaining southern boundary of Tract Z to accommodate cuts and fills due to hilly terrain.

Borough Staff conducted a market review considering recent sales in residential developments in the Palmer and Wasilla area, which are similar to the impacted lots. After reviewing current market listings, sales, and considering the market analysis, staff recommends that the Borough offer a total of \$250,000 as compensation.

Staff considers the compensation reasonable, prudent, and in the best interest of the Borough considering the cost of appraisal services and negotiations.

RECOMMENDATION OF ADMINISTRATION: Authorize the Borough Manager to sign a compensation offer (agreement) in the amount of \$250,000 for land to provide right of way for the Engstrom Road to Trunk Road Project.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: June 18, 2024

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$250,000	FUNDING SOURCE Roads and Bridges Capital Projects
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 430.000.000 4xx.xxx	PROJECT # 35472
VERIFIED BY: <div><div>X</div><div>Liese l W e i l a n d</div><div>Signed by: Liese l W e i l a n d</div></div>	

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	250.0					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	250.0					
TOTAL	250.0					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	<div><div></div><div>X</div><div>C h e y e n n e H e i n d e l</div></div>
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Signed by: Cheyenne Heindel