



December 22, 2017

RE: West First Street / IA 57 Reconstruction Project – Highland Drive to Franklin / Center Street

Dear Sir or Madam:

The City of Cedar Falls and the Iowa Department of Transportation will hold a **Public Information Meeting on Thursday, January 25, 2018**, to discuss the proposed West First Street / IA 57 Reconstruction Project. The project will consist of the reconstruction of West First Street / IA 57 from Highland Drive to Franklin/Center Street. The existing four lane roadway will be replaced with a five lane roadway that has a center left turn lane. The project will include improvements to the sanitary sewer, water main, storm sewer, and other miscellaneous roadway items.

The meeting will be held from 5:00 to 6:30 p.m. in the Cedar Falls Community Center, 528 Main Street, Cedar Falls, Iowa. This informational meeting will be conducted utilizing an open forum format. No formal presentation will be made. Cedar Falls and Iowa Department of Transportation staff members and the project consultant, Snyder & Associates, Inc., will be present with detailed drawings of the preliminary plans to discuss the project informally. Interested individuals are encouraged to attend the meeting anytime between 5:00 and 6:30 p.m. to express their views and ask questions about the proposed improvements.

It is quite possible that public improvements may need to occur on your property and this public meeting is your opportunity to review the proposed improvements. Your involvement is encouraged. Preliminary details of the proposed improvement will be discussed at the meeting; however, for general information, contact the Engineering Consultant for this project:

Letters: Snyder & Associates
2727 S.W. Snyder Blvd.
Ankeny, IA 50023
Attn: John Haldeman
Phone: 515-964-2020
Email: jwhaldeman@snyder-associates.com

All persons interested in the project are invited to attend this meeting. The meeting room is accessible for persons with disabilities. However, if you require special accommodations at the meeting, please notify Mr. Haldeman, prior to the meeting so arrangements can be made.

A Public Hearing will also be held on February 5, 2018, at the City Council Meeting, to discuss the proposed West First Street / IA 57 Reconstruction Project.

Sincerely,

David Sturch
Planner III
City of Cedar Falls

**NOTICE OF INTENT TO COMMENCE A PUBLIC IMPROVEMENT PROJECT
TO CONSTRUCT THE WEST FIRST STREET/ IA 57 RECONSTRUCTION PROJECT FROM
HIGHLAND DRIVE TO FRANKLIN/CENTER STREET AND TO ACQUIRE PROPERTY FOR
THE PROJECT**

TO:

654 PROPERTIES LLC	JAROD M & JODE E SYNDERGAARD
ACOMA ACQUISITIONS LLC	JEFFERY S & JILLYNN S JOHNSON
BANK OF AMERICA NA	JERRY L HUMMEL TRUST
BENDABLE EQUITIES LLC	JON A & JANET L HALVERSON
BILL HENDERSON TRUSTEE	JORDANS NURSERY INC
BONNIE J ANDERSON	JOSEPH W & PATRICIA M TURNER
BRADLEY K SCHULTZ	KATHLEEN L ANDERSON
BRIAN C & KRISTINE M JORGENSEN	KEITH A JENNIFER E BAILEY
BURTON G & HILDA L NEWGARD	KELLEY J RUEHS
CARMEN S NIMMO	KENNETH L MILLER
CAROL D EINERSTON	KH HOLDING CO LLC
CEDAR FALLS HISTORIC SOCIETY ICE HOUSE MUSEUM	LOCO RENTALS LLC
CITY OF CEDAR FALLS COMM SCHOOL	MARIANNE HARTZ
CLEAN WASH CO	MARILYN I ANDERSEN
CODY & MEGAN HILD	MARK J SHATEK
CRAZY TO QUILT SHOP LLC	MC DONALDS CORPORATION
CV PROPERTIES, LLC	MICHAEL A & HOPE D TIMMERMAN
CVP PROPERTIES LLC	MICHAEL R & BARBARA A ARCURI
D KEITH& KAREN JEANNE JONES	MNN ENTERPRISES INC
DANIEL F & LYNNE JORDAN	N S A II L C
DARYL L SANDERS	PIZZA HUT
DAVID H JOHNSON	PURDY PROPERTIES L C
DONALD E HURST	QUENTIN R & BERTHA E HENRY
DOUGLAS D JOHNSON	RICHARD K STEINACHER & DOUGLAS B FRALEY
DT RENTALS LLC	SAGE WOODYARD
EMILY R GRIGG CALDWELL	SANDRA J KEMP
ERIC M & ALLISON B OVERMANN	SANDRA K NEUMAN
EVETTE S EDMISTER	SCHUERMANS 66 INC
FARMERS STATE BANK	SETH A & ALLIE R NEITZKE
FIRST STREET WASH PARTNERS INC	SMN43 LLC
GARRETT SHANNON	STATE OF IOWA
HAPPY EYES LLC	SUSAN E CARD
HCC PROPERTIES LLC	THOMAS A & DORINDA POUNDS
J AND M BODENSTEINER, LLC	TODD D & NAILA G GRAPER
JACOB L & JESSICA M ANDERSON	TODD G & ANGELA M HARRINGTON
JAMES A & CAROL J STEINBRECH	TRACY J & JULIA M MCCUNNIFF
JAMES LOWN PROPERTIES LLC	TYON V KIMBLE JR & HEIDI KIMBLE
JAMES R KENYON	WOLTER PROPERTIES LC

A governmental body which proposes to acquire property under power of eminent domain for a public improvement project is required to give notice of intent to commence the project to all property owners whose properties may be acquired in whole or in part for the project. (See Sections 6B.2A and 6B.2B of the Iowa Code)

1. DESCRIPTION OF THE PROJECT; INTENDED USE OF PRIVATE PROPERTY TO BE ACQUIRED.

NOTICE IS HEREBY GIVEN to the above-identified property owners that the City of Cedar Falls and the Iowa Department of Transportation will consider authorizing the commencement of a project to construct the West First Street / IA 57 Reconstruction Project. The project will consist of the reconstruction of West First Street / IA 57 from Highland Drive to Franklin/Center Street. The existing four lane roadway will be replaced with a five lane roadway that has a center left turn lane. The project will include improvements to the sanitary sewer, water main, storm sewer, and other miscellaneous roadway items. Properties acquired for the project will be used for roadway and utility right-of-way.

2. PRIVATE PROPERTY MAY BE ACQUIRED BY PURCHASE OR CONDEMNATION.

If the above-described project is approved by the City Council, the City of Cedar Falls and the Iowa Department of Transportation will be required to acquire property for the project improvements. Properties or portions of properties owned by private persons or corporations may have to be acquired for the project. The City of Cedar Falls and the Iowa Department of Transportation will attempt to purchase the required property by good faith negotiations, and it may condemn those properties, which it is unable to purchase. The proposed location of the above-described public improvement is shown on a conceptual drawing, which will be available in the office of the City of Cedar Falls Public Works Department and available for public inspection.

3. THE CITY OF CEDAR FALLS PROCESS TO DECIDE TO PROCEED WITH THE PROJECT AND TO ACQUIRE PROPERTY; THE CITY OF CEDAR FALLS ACTION REQUIRED TO PROCEED WITH THE PROJECT; OPPORTUNITY FOR PUBLIC INPUT.

The City of Cedar Falls and the Iowa Department of Transportation has provided funding to study, plan and construct this project, as well as funding to acquire any property that may be needed for the project. City and Iowa DOT staff has analyzed conceptual design options for how to proceed with this project. The studies and planning have reached the point where conceptual designs now indicate that certain property may need to be acquired. Any public comment will be considered in preparing the detailed designs, particularly as private property may be affected. A public information meeting will be held on January 25, 2018, between 5:00 and 6:30 p.m., at the Cedar Falls Community Center, 528 Main Street, Cedar Falls, Iowa. This meeting will discuss the proposed improvement project. Interested individuals are encouraged to attend this meeting anytime between 5:00 and 6:30 p.m. to express their views about the proposed improvement.

In making the decision to proceed with the above-described project and to acquire property and property interests, The City of Cedar falls and the Iowa Department of Transportation is required to hold a **public hearing**, giving persons interested in the proposed project the opportunity to present their views regarding the project, and regarding the proposed acquisition of property for the project. The public hearing on the project will be held on the 5th day of February, 2018, at the City Council Meeting In order to proceed with the above-described project and commence the acquisition of property for the project, the City Council will be required to approve the project and authorize acquisition of private property for the project by City Council resolution.

If the project is approved by the City Council, the compensation to be paid for property interests that are needed for the project will be determined. The City of Cedar Falls and the Iowa Department of Transportation will offer no less than the appraised value and will attempt to purchase the needed property by good faith negotiations. If the City of Cedar Falls and the Iowa Department of Transportation is unable to acquire properties needed for the project by negotiation, the City of Cedar Falls and the Iowa Department of Transportation will acquire those properties by condemnation.

4. STATUS OF PROJECT PLANNING.

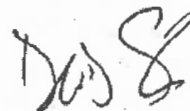
The construction of the above-described project is proposed to be funded in Fiscal Year 2018, 2019 and 2020.

5. STATEMENT OF RIGHTS

Just as the law grants certain entities the right to acquire private property, you, as the owner of property, have certain rights. You have the right to:

- (a) Receive just compensation for the taking of property. (Iowa Const., Article I, Section 18)
- (b) An offer to purchase which may not be less than the lowest appraisal of the fair market value of the property. (Iowa Code §§ 6B.45, 6B.54)
- (c) Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based not less than ten (10) days before being contacted by the acquiring agency's acquisition agent. (Iowa Code § 6B.45)
- (d) When an appraisal is required, an opportunity to accompany at least one appraiser of the acquiring agency who appraises your property. (Iowa Code § 6B.54)
- (e) Participate in good faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings. (Iowa Code § 6B.3(1))
- (f) If you cannot agree on a purchase price with the acquiring agency, a determination of just compensation by an impartial compensation committee and the right to appeal its award to district court. (Iowa Code §§ 6B.4, 6B.7, and 6B.18)
- (g) A review by the compensation committee of the necessity for the condemnation if your property is agricultural land being condemned for industry. (Iowa Code § 6B.4A)
- (h) Payment of the agreed-upon purchase price, or if condemned, a deposit of the compensation commission award before you are required to surrender possession of the property. (Iowa Code §§ 6B.25 and 6B.54(11))
- (i) Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code §§ 6B.33 and 6B.54(10))
- (j) Reimbursement of certain litigation expenses: (1) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (2) if the award on appeal in court is more than the compensation commissioner's award. (Iowa Code § 6B.33)
- (k) At least ninety (90) days written notice to vacate occupied property. (Iowa Code § 6B.54(4))
- (l) Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of payments. (Iowa Code 316.9)

This Notice is given by authority of the City of Cedar Falls, Iowa.



David Sturch
Planner III
City of Cedar Falls