

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Randy Hill, Director of Public Works
Steven Boka, Director of Planning, Zoning & Building Safety
Jon Lutz, Muscatine City Engineer

From: Jim Rudisill, Planning/CD Coordinator

Date: June 5, 2012

Re: **Harrison Street Extension Easements**

INTRODUCTION: The Harrison Street Extension Project is planned to begin and be completed this year. In order to complete the work, temporary and permanent easements, rights of way and other property acquisitions from five property owners must be acquired by the city. Negotiations to complete the easements have been conducted or continue to be conducted with the property owners. A list of the owners who have settled is attached.

BACKGROUND: The City of Muscatine has traditionally used a 20% value of the assessed valuation to determine the respective values of temporary easements; and 40% of the assessed valuation to establish the value of permanent easements. The full assessed value has been used to establish the property's complete value in cases where right of way is being donated. The final value/cost is determined by first establishing the square footage cost of the property, based on the assessed value; and then multiplying that square footage cost by the square footage of the easement. Adjustments to these base values are made for riparian and landscape vegetation that may be present on these properties. Those figures were determined by the Muscatine Community Development Department and approved by Public Works Director Randy Hill.

RECOMMENDATION/RATIONALE: Approval of the easements and other documents is recommended

BACKUP INFORMATION:

1. Log of Approved Compensation Estimates
- 2.
- 3.
- 4.
- 5.

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS FOR THE 2012 HARRISON STREET
EXTENSION PROJECT**

WHEREAS, the City is undertaking a project to extend, upgrade and improve Harrison Street between Park Avenue and Bandag Drive in 2012; and

WHEREAS, it is necessary for the City to obtain temporary and permanent easements and rights of way from certain property owners in and around the Harrison Street area to begin and complete this project; and

WHEREAS, each property owner has been contacted and discussed separate conditions for each of their easements; and

WHEREAS, the property owners have agreed to donate the easements and other property acquisitions to the city; and the city has agreed to construct the extension without any additional cost to the property owners;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA that the attached list of easements from property owners be accepted by the City under the conditions and for the considerations described in each easement.

PASSED, APPROVED AND ADOPTED this 7th day of June 2012.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

LANDOWNERS and PROPERTY DESCRIPTION - HARRISON STREET CONSTRUCTION -
2012

Parcel Description	Parcel #	Property Owner	Total Parcel Size (SF)	Assessed Value (land only)	Value/ SF	Acquisition 1	Acquisition 2	SF 1	Value 1	SF 2	Value 2	Mailing Address 1	Mailing Address 2	City	Zip
Prt Lot 2 Central Bank Addition	8.25E+08	Phillips Bros Rental, INC	46,696	91,170	\$ 1.95	Temporary Construction Easement		4,315	\$ 3,369.87			1815 Plaza Place		Muscatine	52761
Prt Parcel "G" NW Qrt 25-77-2	8.25E+08	Bridgestone Bandag, LLC	1,866,546	669,350	\$ 0.36	Temporary Construction Easement	Right-of Way	9,119	\$ 1,308.04	8,761	\$ 21,902.50	2000 Bandag Drive		Muscatine	52761
Prt Lot 3 - Cherry Hill Addition	8.25E+08	FBF Rentals	141,570	122,000	\$ 0.86	Temporary Construction Easement	Right-of Way	14,179	\$ 4,887.58	11,639	\$ 29,097.50	Box 36		Muscatine	52761
Prt Lot 2 Central State Bank Addition	8.25E+08	Area Six CSD	219,847	355310	\$ 1.62	Temporary Construction Easement		15,996	\$ 10,340.90			1403 Park Avenue		Muscatine	52761