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Public Works

City Transit
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MEMORANDUM

Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering

To: Greg Mansager, City Administrator
CC: Brian Stineman, Public Works Director
FROM: Jim Edmond, City Engineer
DATE: Jan 26, 2018
RE: Property Acquisition for the Sewer Separation Ravine Fill Area.

INTRODUCTION:

For the past 7 years the city has been working on the sewer separation EPA mandate. During this time the city has developed an old ravine in town between 8th Street and Spruce Street into a waste/borrow site to minimize the haul distance of the dirt that is dug out of the sewer trenches. This property is adjacent to the ravine.

Acquisition of this property will improve the final grading being done in the ravine, allow the city to fix an old erosion problem on Alley #7 and will enhance the property that will be available for resale at the end of the sewer separation program. This completion is currently planned for 2028.

BACKGROUND:

The plan for the ravine fill area is to use this area for all of the wasted dirt from the sewer work. This ravine area is close to the construction work and saves an estimated \$5.00 per cubic yard for the project over having contractors provide their own waste sites for each individual contract. With millions of cubic yards of excavation still to be done this ravine fill site will save the city millions of dollars in decreased construction costs.

Negotiations have been concluded for the property with the owner and the agreed price is \$500.00 plus closing costs.

Attachment 1 shows the lot in question. This lot is owned by Ron Hein.

RECOMMENDATION/RATIONALE:

It is requested that city council approve the purchase of this lot for \$500.00 plus closing costs so this property can be incorporated into the overall ravine fill plan.

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**



City of Muscatine Print

Author: City of Muscatine
Date: 1/26/2018

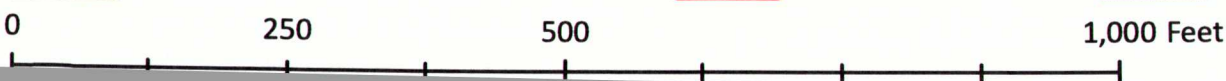
This map is a print product of the
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All data is displayed in Iowa State
Plane South Coordinate System.

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Legend

-  Parcel being Proposed for Purcahse
-  City Owned Parcels
-  Parcels



Date Source: Muscatine Area Geographic Information Consortium & City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: February 1, 2017