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COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Randy Hill, Director of Public Works
Steven Boka, Director of Community Development
Jon Lutz, Muscatine City Engineer

From: Jim Rudisill, Planning/CD Coordinator

Date: September 5, 2012

Re: **Cedar Street Reconstruction – Phase II (Utility) Easements/ROW**

INTRODUCTION: The City of Muscatine began a three-phase reconstruction of Cedar Street from Parham Street to Houser Street in 2011. The various phases included the extensions of the Papoose Creek culvert under Cedar Street at its intersection with Wood Creek Lane and an extension near the Stonebrook Drive/Cedar Street intersection; utility upgrading and replacement; construction of passing lanes; bicycle/pedestrian walkway construction on the north side of Cedar Street and other work. Temporary and permanent easements and right-of-way acquisitions will be needed for the work. Iowa DOT procedures will be followed in this process.

BACKGROUND: The City of Muscatine has traditionally used the following formula when determining easement values for city projects. The assessed value and size of lot for each parcel for which an easement is sought is obtained from the Muscatine Area Geographic Information Consortium (MAGIC) website. Comparable sales are also examined. From that information a value per square foot is calculated for each parcel. The size of the easement need is determined by survey and the easement size is then multiplied by the square foot value. If the easement to be acquired is temporary, the initial square foot value is then multiplied by 0.2 (20%). If the easement is to be permanent, the square foot value is multiplied by 0.4 (40%). Where rights-of-way are needed, the full assessed value is used, or a per-acre value comparable to the current average value of farmland in Muscatine is used. If necessary, the value for special features, such as landscaping or riparian woodland, is also included in the overall value.

This process was followed in establishing the easement value for previous acquisitions acquired under Phase I of the project. Using the same process, the values for property owners involved in Phase II (Utility) were determined. Several of the property owners have accepted the offers and are shown in the accompanying table.

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

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RECOMMENDATION/RATIONALE:

It is recommended the easements and other acquisitions shown in the table and the values established for these acquisitions be approved.

BACKUP INFORMATION:

1. Value Table

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS FOR CEDAR STREET
RECONSTRUCTION PROJECT – PHASE 1I**

WHEREAS, the City is undertaking a project to upgrade and improve a portion of Cedar Street from Houser Street to Parham Street; and

WHEREAS, it is necessary for the City to obtain permanent and temporary easements and other right-of-way acquisitions from certain property owners along Cedar Street to complete Phase 1I of this project; and

WHEREAS, each property owner has agreed to separate conditions for each of their easements;

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

PASSED, APPROVED AND ADOPTED this 6th day of September 2012.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

**LANDOWNERS - 2012 UTILITIES PHASE
CEDAR STREET RECONSTRUCTION**

- (1) Assessment information obtained from Beacon Local Government GIS for the Web (MAGIC). Parcel assessment is of land only. Parcel assessment does not include structures assessment.
- (2) Area is approximated from preliminary design plans. If necessary, the area will be adjusted once the design plan is finalized.
- (3) Assessed value of the easement/ROW area (land).
- (4) Cost Used: Temporary – 20% of Value (assessed value of area to obtain temporary easement).
 Permanent/Utility – 40% of Value (assessed value of area to obtain permanent/utility easement)
 ROW – 100% of Value (assessed value of area to obtain ROW)