

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: April 28, 2013

Re: **West Hill Sewer Separation Easements/Property Acquisitions - Phase 2**

INTRODUCTION: The West Hill Sewer Separation Project – Phase 2 is a continuation of the West Hill project that began in 2012 and is planned to continue for the next several years. In order to complete the Phase 2 work, temporary & permanent easements and other property acquisitions from eleven property owners must be acquired by the city. Five of the properties are proposed to be acquired through delinquent property tax sales. The remaining easements/properties are being acquired through the normal valuation/negotiation process. Negotiations to complete the easements have been conducted or continue to be conducted with those property owners. A table showing which easements have been completed is attached. Council approval of that list is requested.

BACKGROUND: The City of Muscatine has traditionally used a 20% value of the assessed valuation to determine the respective costs of temporary easements. 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 was 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 associated documents is recommended

BACKUP INFORMATION:

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

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS & PROPERTY ACQUISITIONS FOR
THE WEST HILL SEWER SEPARATION PROJECT – PHASE 2**

WHEREAS, the City is undertaking a project to separate, upgrade and improve the storm and sanitary sewers in and around the West Hill area of the city; and

WHEREAS, it is necessary for the City to obtain temporary & permanent easements and other property acquisitions from certain property owners in and around the West Hill area to begin and complete Phase 2 of this project; and

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

**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 or other property transfer document.

PASSED, APPROVED AND ADOPTED this 2nd day of May 2013.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk