

**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:** July 1, 2011

**Re:** **Cedar Street Reconstruction Easements – Phase 1**

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**INTRODUCTION:** The Cedar Street Reconstruction Project – Phase 1 is planned to be completed this year. In order to complete the work, 11 property easements must be acquired by the city. Negotiations to complete the easements have been conducted with the property owners and are submitted for approval to the city council.

**BACKGROUND:** The City of Muscatine has traditionally used a 20% value and a 40% value of the appraised valuation to determine the respective costs of temporary and permanent easements. The appraised cost is determined by first establishing the square footage cost of the property, based on the appraised value; and then multiplying that square footage cost by the square footage of the easement. Adjustments to these base values then needed to be 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 is recommended

**BACKUP INFORMATION:**

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

**Cedar Street Reconstruction Project - Phase I Property Owners**

City of Muscatine, Iowa

Easement Values (July 5, 2011)

Parcel Information		Temporary Easement Information		Permanent Easement Information		Special Features Information		Total City Cost	Status	
Property Address	Property Owner	Area (SF)	Cost to City	Area (SF)	Cost to City	Type	Cost to City	Cost to City	Easement	Special Notes
	Gary & Jane Seligman	0	\$0.00	2952	\$732.22	Trees - 7	\$6,169.06	\$6,901.28	Pending	
1729 Arbor Oaks Dr	Osama & Mary Shihadeh	1212	\$372.93	2589	\$1,593.26	Riparian	\$813.69	\$2,779.88	Signed	Easements Donated
1733 Arbor Oaks Dr	Anthony & Earlyn Green	0	\$0.00	1201	\$703.28	Riparian	\$257.10	\$960.38	Signed	
1737 Arbor Oaks Dr	Paul & Amy Kraushaar	0	\$0.00	1541	\$854.07	Riparian	\$500.00	\$1,354.07	Signed	
1741 Arbor Oaks Dr	Lauren Smith	0	\$0.00	2244	\$1,130.28	Riparian	\$805.06	\$1,935.34	Signed	
1745 Arbor Oaks Dr	Bernie & Jennifer Becker	0	\$0.00	2528	\$502.65	Riparian	\$820.25	\$1,322.90	Signed	
1749 Arbor Oaks Dr	JBR Rainbow LLC	0	\$0.00	1579	\$578.25	Riparian	\$338.02	\$916.27	Signed	
2201 Stonebrook Dr	Michael & Jennifer Dykstra	1110	\$443.06	2008	\$1,602.99	Riparian	\$667.48	\$2,713.53	Pending	
1815 Cedar	Salvatore & Stephanie Lobianco	0	\$0.00	8277	\$1,548.26	Riparian	\$1,771.88	\$3,320.14	Pending	
1720 Cedar	George Meirhofer/Shirley Truitt	905	\$183.92	0	\$0.00	Riparian	\$193.74	\$377.65	Signed	
1722 Cedar	Dean Edelman	6321	\$844.94	2819	\$753.64	Trees - 2	\$684.23	\$2,282.81	Signed	
No Address	Terrence Mealy Estate	4807	\$24.90	10831	\$112.23	Riparian	\$3,347.67	\$3,484.80	Signed	
<b>TOTAL (Less Donation)</b>								<b>\$25,569.16</b>		

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## MEMORANDUM

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**TO:** RANDY HILL, PUBLIC WORKS DIRECTOR  
**FROM:** JON LUTZ, CITY ENGINEER  
**SUBJECT:** CEDAR STREET EASEMENTS  
**DATE:** JULY 1, 2011

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Construction for Cedar Street culvert extensions will begin in summer 2011. This work prepares the roadway section from Parham to Houser for future utility and surfacing improvements. Additional temporary and permanent easement areas outside the existing right of way in 12 locations are necessary to construct and maintain the roadway improvements. Easement plats and agreements were prepared and negotiated by city staff with property owners according to Iowa code.

A schedule of property owners, land areas and negotiated compensation is attached. Total compensation for the 12 easements is \$24,676.03.

I recommend the city council accept and approve the easement agreements, record documents as necessary and make payment accordingly.

**RESOLUTION NO. \_\_\_\_\_**

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

**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 from certain property owners along Cedar Street to complete Phase 1 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 easements from the 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 July 2011.

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

Attest:

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Richard W. O'Brien, Mayor

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Gregg Mandsager, City Clerk