

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

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 | |
| TOTAL (Less Donation) | | | | | | | | \$25,569.16 | | |

MEMORANDUM

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

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:

Richard W. O'Brien, Mayor

Gregg Mandsager, City Clerk