

**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

**From:** Jim Rudisill, Planning/CD Coordinator

**Date:** January 3, 2011

**Re:** **Hershey Avenue Street Reconstruction Easements**

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**INTRODUCTION:** The Hershey Avenue Street Reconstruction Project is planned to be completed this year. In order to complete the work, 12 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. Those figures were determined by Stanley Consultants and approved by Randy Hill.

**RECOMMENDATION/RATIONALE:** Approval of the easements is recommended

**BACKUP INFORMATION:**

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

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

**RESOLUTION TO ACCEPT EASEMENTS FOR HERSHEY AVENUE STREET  
RECONSTRUCTION PROJECT (STP-U-5330(618)--70-70)**

**WHEREAS**, the City is undertaking a project to upgrade and improve a portion of Hershey Avenue from Clinton Street to near Newcomb Boulevard; and

**WHEREAS**, it is necessary for the City to obtain permanent and temporary easements from certain property owners along Hershey Avenue; 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 6th day of January 2011.

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

Attest:

\_\_\_\_\_  
Richard W. O'Brien, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

## LOG OF APPROVED COMPENSATION ESTIMATES

| <b>Parcel No.</b> | <b>County</b> | <b>Project</b>        | <b>Estimator</b> | <b>Value</b>      | <b>Date Approved</b> | <b>Comments (Easement Type)</b> |
|-------------------|---------------|-----------------------|------------------|-------------------|----------------------|---------------------------------|
| 1304200012        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$252.93          | 12-02-2010           | Permanent                       |
| 1303179002        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$1460.63         | 12-02-2010           | Permanent                       |
| 1303180002        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$201.43          | 12-02-2010           | Temporary                       |
| 1303180003        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$201.43          | 12-02-2010           | Temporary                       |
| 1303180004        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$167.86          | 12-02-2010           | Temporary                       |
| 1303180005        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$167.86          | 12-02-2010           | Temporary                       |
| 1303180006        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$167.86          | 12-02-2010           | Temporary                       |
| 1303180007        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$167.86          | 12-02-2010           | Temporary                       |
| 1303180008        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$167.86          | 12-02-2010           | Temporary                       |
| 1303254001        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$525.00          | 12-02-2010           | Temporary                       |
| 1303254004        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$166.23          | 12-02-2010           | Temporary                       |
| 1303255002        | Muscatine     | STP-U-5330(618)—70-70 | B. Veal          | \$538.30          | 12-02-2010           | Temporary                       |
| <b>TOTAL COST</b> |               |                       |                  | <b>\$4,185.24</b> |                      |                                 |

Approved by: \_\_\_\_\_