

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**

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 HERSHY 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

Parcel No.	County	Project	Estimator	Value	Date Approved	Comments (Easement Type)
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
TOTAL COST				\$4,185.24		

Approved by: _____