



1450 Washington St  
Muscatine IA 52761-5040  
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Public Works

City Transit  
263-8152

## MEMORANDUM

Equipment Maintenance  
Roadway Maintenance  
Collection & Drainage  
Building & Grounds  
Engineering

To: Brian Stineman, Public Works Director

CC: Greg Jenkins, Interim City Administrator  
Nancy Lueck, Finance Director

FROM: Jim Edmond, City Engineer

DATE: Dec 20, 2019

RE: Grandview Avenue Reconstruction Property Rights

## INTRODUCTION:

The design of this project is complete and has been submitted to the DOT for review. The project is tentatively on the March, 2020 letting by the DOT. All the property rights, temporary and permanent easements, have been negotiated and the owners have signed the agreements.

## BACKGROUND:

The Iowa DOT requires all property rights to be acquired and recorded prior to the letting of the contract. The city staff has negotiated all of these agreements and the only step left is for the Council to approve these agreements and to send the settlement to each property owner.

The property rights are summarized on the attached page. There are 20 temporary construction easements and 6 permanent easements or ROW transactions. The costs are shown on the attached summary.

## RECOMMENDATION/RATIONALE:

Staff recommends that the City Council approve these agreements and direct the Mayor to sign these agreements so that the Finance Department can issue the checks as soon as possible.

## BACKUP INFORMATION:

1. Summary of project property agreements

## Grandview Avenue Project Easement and Acquisition Payments

400 Grandview Ave.	McManus Barry Or Teri 3615 Grandview Ave Muscatine IA 52761-1344	\$100	1	\$100.00
404 Grandview Ave.	Janssen Darrell 404 Grandview Ave. Muscatine, IA 52761	\$100	2	\$100.00
412 Grandview Ave.	Diane Kennelly 2399 Melon Ave. Muscatine IA 52761	\$100	3	\$100.00
414 Grandview Ave.	McManus Dallas Or Kerri 285 E Hanover St Letts IA 52754-9780	\$100	4	\$100.00
502 Grandview Ave.	Eaton Rodney R 2904 180th St Muscatine IA 52761-9519	\$100	5	\$100.00
506 Grandview Ave.	Ole Rentals II LLC PO Box 2063 Fargo, ND 58107	\$100	6	\$100.00
700 Oregon St.	Cargill Inc PO Box 5626 Minneapolis MN 55440	\$10	7	\$10.00
705 Grandview Ave.	4G Properties LLC Westar Foods Inc 10777 Barkley St Ste 120 Overland Park KS 66211-1162	\$100	8	\$100.00
709 Grandview Ave.	Arg WO9PSLB001 LLC 405 Park Avenue, 3rd Floor New York, NY 10022	\$1,200.00	9	\$1,200.00
	Arg WO9PSLB001 LLC 405 Park Avenue, 3rd Floor New York, NY 10022	\$100	10	\$100.00
714 Grandview Ave.	Harbhajan Singh 3067 52nd Ave. Ct. Bettendorf IA 52722-6851	\$100	11	\$100.00
800 Grandview Ave.	Shadow Lawn LLC 5453 Hwy 305 Letts IA 52754	\$3,600	12	\$3,600.00
807 Grandview Ave.	DG Partners LLC 5530 Salt River Rd Saint Peters MO 63376-1012	\$100	13	\$100.00
911 Grandview Ave.	Moncivais Dalton R Or Davis Kriman P 911 Grandview Ave Muscatine IA 52761-1628	\$100	14	\$100.00

## Grandview Avenue Project Easement and Acquisition Payments

938 Grandview Ave.	Dandvet LLC 2461 Hwy 22 Muscatine IA 52761-8772	\$100	15	\$100.00
1011 Grandview Ave.	Villaseñor Raquel 1707 Foster Street Muscatine IA 52761-1630	\$100	16	\$100.00
1012 Grandview Ave.	Wilson Donald E Or Susan M 1012 Grandview Ave Muscatine IA 52761-1629	\$100	17	\$100.00
1013 Grandview Ave.	Mills Darla J 1013 Grandview Ave Muscatine IA 52761-1630	\$100	18	\$100.00
1103 Grandview Ave.	Bauerbach Theresa A 15805 Cobble Mill Drive Wimauma, Florida 33598	\$100	19	\$100.00
1107 Grandview Ave.	Garcia Juan M Or Ana Lilia 2310 Long Meadow Ln Muscatine IA 52761-2642	\$100	20	\$100.00
1109 Grandview Ave.	McCleary Thomas M Sr Or Thomas M Jr 1109 Grandview Ave Muscatine IA 52761-1632	\$100	21	\$100.00
1224 Grandview Ave.	Wolfe Brian Jr. 2200 Grandview Ave. Muscatine, IA 52761	\$100	22	\$100.00
1415 Grandview Ave.	John Harold Kemble Post #1565 Of Muscatine County Iowa 1415 Grandview Ave Muscatine IA 52761-1554	\$100	23	\$100.00
1700 Grandview Ave.	PAL Holding LLC PO Box 128 Letts IA 52754-0128	\$100	24	\$100.00
	PAL Holding LLC PO Box 128 Letts IA 52754-0128	\$725	25	\$725.00
1715 Grandview Ave.	Scott, Kevin 1715 Grandview Ave Muscatine IA 52761-1501	\$550	26	\$550.00
2108 Grandview Ave.	Hart Ronald E & Gloria 260 Buttonwood Dr. Sebring, FL 33875	\$1,000	27	\$1,000.00
2654 Sampson	Wolfe Brian M Sr Or Lori R 1350 Shawnee Bend Rd Sunrise Beach MO 65079-5544	\$100,000.00	28	\$100,000.00
<b>TOTAL</b>		<b>\$109,185.00</b>		<b>\$109,185.00</b>