

**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:** June 18, 2012

**Re:** **West Hill Sewer Separation Easements – Phase 1**

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**INTRODUCTION:** The West Hill Sewer Separation Project – Phase 1 is planned to begin this year and continue for the next several years. In order to complete the Phase 1 work, temporary easements from four property owners must be acquired by the city. Negotiations to complete the easements have been conducted or continue to be conducted with the property owners. Easements that have been completed are attached and submitted for approval to the city council. One parcel is being acquired by fee simple title because of the extensive impact the project will have on the property, basically causing it to become an unbuildable lot.

**BACKGROUND:** The City of Muscatine has traditionally used a 20% value of the assessed valuation to determine the respective costs of temporary easements. The final value/cost is determined by first establishing the square footage cost of the property, based on the assessed value; and then multiplying that square footage cost by the square footage of the easement. Adjustments to these base values are 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 and other associated documents is recommended

**BACKUP INFORMATION:**

1. Ziegenhorn Easement Packet
2. Carol J. Summy Trust Purchase Agreement
- 3.
- 4.
- 5.

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

**RESOLUTION TO ACCEPT ACQUISITIONS FOR THE WEST HILL  
SANITARY AND STORM SEWER SEPARATION PROJECT – PHASE 1**

**WHEREAS**, the City is undertaking a project to separate, upgrade and improve the storm and sanitary sewers in and around the West Hill area of the city; and

**WHEREAS**, it is necessary for the City to obtain temporary easements and other property acquisitions from certain property owners in and around the West Hill area to begin and complete Phase 1 of this project; and

**WHEREAS**, each property owner has been contacted and discussed separate conditions for each of their easements/acquisitions;

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA** that the attached easements/acquisitions from property owners be accepted by the City under the conditions and for the considerations described in each easement or acquisition.

**PASSED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of June 2012.

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

Attest:

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

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

**WEST HILL SEWER (PHASE I) VALUE TABLES - REVISED**

Bryan Ziegenhorn

604 Locust

June 4, 2012

**Temporary Easement Value Table**

TOTAL PARCEL INFORMATION					TEMPORARY EASEMENT INFORMATION						
Property Address	Property Owner	Parcel #	Parcel Area (SF)	Parcel Assessment (1)	Easement Area (SF) (2)	% of Parcel Area Used For Easement	Assessed Value of Easement Area (3)	Easement Payment from City (4)	Special Features	Special Features Payment From City (4)	Total Payment by City
604 Locust	Bryan Ziegenhorn	835385013	6039	11910	1190	3.89%	\$1,830.54	\$469.38	Tree (1) & Shrub (1)	\$411.20	\$880.58

**No Permanent Easement Proposed For Acquisition In Phase I**

**Key**

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| <p>(1) Assessment information obtained from Beacon Local Government GIS for the Web (MAGIC). Parcel assessment is of land only. Parcel assessment does not include structures assessment.</p> <p>(2) Area is approximated from preliminary design plans. If necessary, the area will be adjusted once the design plan is finalized.</p> <p>(3) Assessed value of the easement area (land).</p> <p>(4) Cost Used: Temporary – 20% of Value (assessed value of area to obtain temporary easement).</p> <p>Special Features – See Ziegenhorn Tree Value Table for explanation of tree special features.</p> |
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**See next page for tree value table & key**

### Ziegenhorn Landscape Tree Value Table

Tree ID	Trunk Diameter (inches)	Cross-sectional Area (sq. inches)	Current Value/sq. in	Species Factor	Condition Factor	Location Factor	Tree Value (Formula)	Land Value	Landscape Value	Landscape Impact Loss	Property Loss Value
Hard Maple	14	153.9384	\$4,002.40	\$3,201.92	\$960.58	\$336.20	\$336.20				
Lilac Shrub	1	NA	NA	NA	NA	NA	\$75.00				
<b>SUBTOTAL</b>							\$411.20	\$11,910.00	0.07	0.20	\$166.74
<b>AVERAGE</b>											\$288.97

TREE ID	SPECIES FACTOR	CONDITION FACTOR	LOCATION FACTOR
Hard Maple	80%	30%	35%

WEST HILL SEWER SEPARATION - PHASE I

May 2012

Property Address	Property Description	Property Owner	Mailing Address	City	State	Zip	Parcel #	Parcel Area (SF)	Parcel Value (1)	Temp Easement Area (SF) (2)	Temp Easement % of Parcel Area (3)	Total Value of Temp Easement Area (3)	Temp Easement Cost to City (4)	Perm Easement Area (SF) (2)	Perm Easement % of Parcel Area (3)	Total Value of Perm Easement Area (3)	Perm Easement Cost to City (4)	Special Features (4)	Special Features Cost to City (4)	Total Easement Cost to City	
<b>CAROL SUMMYY TRUST PARCEL (FULL PURCHASE) (5)</b>																					
(EX S 50) LOT 6 BLK 145		Carol Summy Trust	2221 Imperial Oaks	Muscatine	IA	52761	835405006	5400	\$10,960												\$15,000.00

**KEY**

- (1) Assessment information obtained from Beacon Local Government GIS for the Web (MAGIC). Parcel assessment is of land only. Parcel assessment does not include structures assessment.
- (2) Area is approximated from preliminary design plans. If necessary, the area will be adjusted once the design plan is finalized.
- (3) Assessed value of the easement area (land).
- (4) Cost Used: Full Purchase: Value set at \$15,000 (Price set by negotiations between owner and city)