

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 15, 2012

Re: **Harrison Street Extension Easements**

INTRODUCTION: The Harrison Street Extension Project is planned to begin and be completed this year. In order to complete the work, temporary and permanent easements, rights of way and other property acquisitions from five property owners must be acquired by the city. Negotiations to complete the easements have been conducted with the property owners. The council approved a list of easements earlier this month; and the attached list of owners identify those who have settled since then. Approval by the council of this second list will complete the easement acquisitions for this project.

BACKGROUND: The City of Muscatine has traditionally used a 20% value of the assessed valuation to determine the respective values of temporary easements; and 40% of the assessed valuation to establish the value of permanent easements. The full assessed value has been used to establish the property's complete value in cases where right of way is being donated. 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 may be 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 documents is recommended

BACKUP INFORMATION:

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

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS FOR THE 2012 HARRISON STREET
EXTENSION PROJECT**

WHEREAS, the City is undertaking a project to extend, upgrade and improve Harrison Street between Park Avenue and Bandag Drive in 2012; and

WHEREAS, it is necessary for the City to obtain temporary and permanent easements and rights of way from certain property owners in and around the Harrison Street area to begin and complete this project; and

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

WHEREAS, the property owners have agreed to donate the easements and other property acquisitions to the city; and the city has agreed to construct the extension without any additional cost to the property owners;

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

PASSED, APPROVED AND ADOPTED this 21st day of June 2012.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

LANDOWNERS and PROPERTY DESCRIPTION - HARRISON STREET CONSTRUCTION -
2012

Parcel Description	Parcel #	Property Owner	Total Parcel Size (SF)	Assessed Value (land only)	Value/SF	Acquisition 1	Acquisition 2	Acquisition 3	SF 1	Value 1	SF 2	Value 2	SF 3	Value 3	Total
Prt Lot 7 of Muscatine Mall	825251026	Muscatine Mall Mgt II, LLC	1,281,971	\$2,306,150	\$ 1.80	Temporary Construction Easement	Right-of Way	Utility Easement	25,070	\$ 9,019.73	63,244	\$ 411,086.00	8,357	\$ 6,013.40	\$ 426,119.13
Prt Lot 3 - Cherry Hill Addition	8.25E+08	FBF Rentals	141,570	\$122,000	\$ 0.86	Temporary Construction Easement (previously approved)	Right-of Way (previously approved)	Utility Easement	14,179	\$ 2,443.79	11,639	\$ 29,097.50	as drawn on plat	included with other values	\$ 31,541.29
<p>KEY</p> <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) Value Determination: Temporary - 20% of Value (assessed value of area to obtain temporary easement). Utility Easement - 40% of Value (assessed value of area to obtain utility easement) ROW - FBF Rentals: \$2.50 / sq.ft. (based on earlier city appraisals/negotiations) ROW - Muscatine Mall II - \$6.50/sq.ft. (based on comparable sales/negotiations)</p>															