

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: July 5, 2012

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

INTRODUCTION: The West Hill Sewer Separation Project – Phase 1 was started this year and will continue for the next several years. In order to complete the Phase 1 work, temporary and/or permanent easements or other property rights from four property owners must be acquired by the city. Negotiations to complete those acquisitions have been conducted with the property owners. A table showing the easements that have recently been completed is attached and submitted for approval to the city council.

BACKGROUND: The City of Muscatine has traditionally used a 20% value of the assessed valuation to determine the respective costs of temporary easements. The value climbs to 40% for permanent easements. The final value/cost of each easement 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 have been present on these properties (not all the properties contained these special features). All final 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. Darnell Easement Table
- 2.
- 3.
- 4.
- 5.

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS 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 and/or permanent easements 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;

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

PASSED, APPROVED AND ADOPTED this 5th day of July 2012.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

WEST HILL SEWER SEPARATION - PHASE 1
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	Total Value of Temp Easement Area (3)	Temp Easement Cost to City (4)	Perm Easement Area (SF) (2)	Perm Easement % of Parcel Area	Total Value of Perm Easement Area (3)	Perm Easement Cost to City (4)	Special Features	Special Features Cost to City (4)	Total Easement Cost to City
710 Cedar	SLY 50' LOET 6 & ELY 23.75' SLY 50' LOT 7 BLK 145 OF ORIGINAL TOWN	Ralph & Joyce Damell	710 Cedar Street	Muscatine	IA	52761	835405009	4200	\$10,860	235	5.60%	\$607.64	\$121.53	502	11.95%	\$1,298.03	\$519.21	0	\$0.00	\$640.74

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: Temporary - 20% of Value (assessed value of area to obtain temporary easement).
 Permanent - 40% of Value (assessed value of area to obtain permanent easement)

Randy Hill, Public Works Director Date