

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: April 28, 2013

Re: **Colorado Street Reconstruction Easement/Property Acquisition**

INTRODUCTION: The Colorado Street Reconstruction Project moved into planning and property acquisition phases last year. Those stages are continuing in 2013, with some construction planned for later this year. In order to begin the construction phase, temporary and permanent easements and other property acquisitions from 21 property owners must be acquired. Negotiations to complete these acquisitions have been conducted or continue to be conducted with the property owners. A table showing which easements have been completed is attached. Council approval of that list is requested. The EICC property and easements have been donated by the college.

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. Log of Approved Compensation Estimates
- 2.
- 3.
- 4.
- 5.

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT 2013 COLORADO STREET RECONSTRUCTION
PROJECT EASEMENTS AND OTHER PROPERTY ACQUISITIONS**

WHEREAS, the City is undertaking a project to upgrade and improve Colorado Street from Park Avenue to University Avenue; and

WHEREAS, it is necessary for the City to obtain temporary & permanent easements and other property acquisitions from certain property owners adjacent to the existing or proposed Colorado Street right of way; and

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

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 or other property transfer document.

PASSED, APPROVED AND ADOPTED this 2nd day of May 2013.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

LANDOWNER EASEMENTS/ROW ACQUISITIONS
 COLORADO STREET RECONSTRUCTION - 2013

Property Address/Site	Property Owner	Contact	Title	Mailing Address	City	State	ZIP	Greeting	Property Description	Parcel #	Parcel Area (SF)	Assessed Value (Land Only) (1 & 3)	Value/SF (1 & 3)	Temporary Easement			Permanent Utility Easement			ROW #2 Area (SF) (2)	ROW #1 Value (1)	ROW #2 Value (1)	Special Features Value	TOTAL
														Area (SF) (1)	Value (1)	Value (1)	Area (SF) (2)	Value (1)	Value (1)					
Condominium west of Cobblestone Drive Campus west of Weed Park Main campus area	Cobblestone Place Association Eastern Iowa Community College	Ron Weik Bob Allbee	Manager President	1702 Cobbleston	Muscataine	IA	52761	Mr. Weik President Allbee	LOT 1 COBBLESTONE PLACE - PART 1 'N 5.31 A TRACT NE SE & N 2.11 A 100' STRIP E PT NW SE: 25-77-2W, PT NW SW: 25-77-2W	825276090 825426091 825401005	111,514 386,813 665,597	\$117,019 \$781,362 \$2,066,888	\$1.05 \$2.02 \$3.09	5503 43516 \$17,762.68	2271 0 0	\$953.81 \$0.00 \$0.00	0 0 0	\$0.00 \$40,346.06 \$0.00	\$0.00 \$0.00 \$0.00	\$332,864	\$2,442,288			
												TOTAL			LESS EXC DEDUCTION		\$46,661.02	\$58,158.74						

(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/ROW area (land).
 (4) Cost Used: Temporary (TE) 20% of Value (assessed value of area to obtain permanent utility easement)
 Permanent Utility (PE) 40% of Value (assessed value of area to obtain permanent utility easement)
 ROW: 100% of Value (assessed value of area to obtain ROW)
 Special Features Value (SFV) is assessed value of special features (assessed value of area to obtain ROW)
 (5) Landscape tree value taken from Landscape Tree Appraisal Methodology (Publication G/133), University of Nebraska - Lincoln Extension, March 2004 (2/05)