



## COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

## MEMORANDUM

**To:** Mayor and City Council Members

**CC:** Gregg Mandsager, City Administrator

**From:** Andrew Fangman, City Planner

**Date:** January 3, 2013

**Re:** Voluntary Annexation- City of Muscatine - Voluntary Annexation- Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer - 2 Portions – Approximately 400 Acres- Resolutions to Approve Annexation

**INTRODUCTION:** The voluntary annexation of approximately 400 acres encompassing Ripley's Mobile Home Park and parcels crossed by or near the extension of sanitary sewer to Ripley's Mobile Home Park has been proposed.

**BACKGROUND:** The City of Muscatine has entered into an agreement with Ripley's Development Inc. to extend sanitary gravity sewer from Park Avenue West to Ripley's Mobile Home Park. The mobile home park is under court order to modify their existing failing lagoon system to meet regulations established by the Iowa Department of Natural Resources. Options to extend this sanitary sewer were reviewed, including a pump station, but the recommendation from staff and engineers focused on utilizing gravity flow to the existing Mad Creek line. This agreement also included a voluntary annexation agreement covering Ripley's Mobile Home Park. Voluntary annexation agreements have also been signed with four other property owners whose properties the new sewer line will flow through or could easily serve. This annexation will add 400 acres, 24 parcels, and 865 people to the City of Muscatine.

Streets within Ripley's Mobile Home Park will remain private and the responsibility of Ripley's Development Inc, after completion of this annexation. The City of Muscatine will provide Ripley's Mobile Home Park a single connection to the extended sanitary sewer line. Sewer lines within the mobile home park will remain the responsibility of Ripley's Mobile Home Park. Upon annexation the City of Muscatine will begin providing the annexed area with police, fire protection, and garbage/recycling collection services.

The application was reviewed and recommended for approval by the Planning and Zoning Commission at their November 13, 2012 meeting. A public hearing on the proposed annexation was held on January 3, 2013.

The proposed voluntary annexation area is split into a western portion and an eastern portion by the existing boundaries of the City of Muscatine, for this reason this annexation will require two separate resolutions, one for each portion.

**RECOMMENDATION/RATIONALE:**

It is therefore recommended that the City Council approve the attached resolutions annexing approximately 400 acres of real estate encompassing Ripley's Mobile Home Park and other specified areas located along the extension of the Mad Creek Sewer

**BACKUP INFORMATION:**

1. Map
2. Resolution and Associated Exhibits (Western Portion)
3. Resolution and Associated Exhibits (Eastern Portion)

Prepared by Andrew Fangman, 215 Sycamore Street, (563) 262-4141, Muscatine, Iowa 52761

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

**RESOLUTION VOLUNTARILY ANNEXING CERTAIN REAL  
ESTATE TO THE CITY OF MUSCATINE, IOWA**

WHEREAS, the City of Muscatine, Iowa, is a duly organized municipal corporation; and

WHEREAS, there has been presented to the City Council an Application for Annexation, as required by Iowa Code 368.7 executed by the owners of the real estate to be annexed, said real estate lying adjacent to the existing corporate limits of the City of Muscatine, Iowa, and being described in Exhibit A attached hereto; and

WHEREAS, a map showing the relationship of the territory to be annexed to the existing boundaries of the City of Muscatine is attached hereto as Exhibit B; and

WHEREAS, the City of Muscatine, Iowa, desires to annex said real estate:

IT IS, THEREFORE RESOLVED BY THE CITY OF MUSCATINE, IOWA, as follows:

1. The Application of Annexation of the real estate described in the attached **Exhibit C, D, and E** is approved.
2. The annexed real estate shall be and become part of the City of Muscatine, Iowa, upon receipt of acknowledgement by the Secretary of State for the State of Iowa that it has received the attached map, resolution, and a certificate by the City Clerk that copies of the attached map and this resolution have been filed with the Muscatine County Recorder and the Secretary of State and that copies of this resolution and attached map and legal description have been filed with the Iowa Department of Transportation.
3. The City Clerk shall cause this Resolution and the Exhibits attached hereto to be filed with the Secretary of State, the Muscatine County Recorder, and the Iowa Department of Transportation as required as required by Iowa Code 368.7

PASSED, APPROVED AND ADOPTED this 3rd day of January, 2013.

BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA

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DeWayne M. Hopkins, Mayor

**Attest:**

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**Gregg Mandsager, City Clerk**

# **Exhibit A** Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

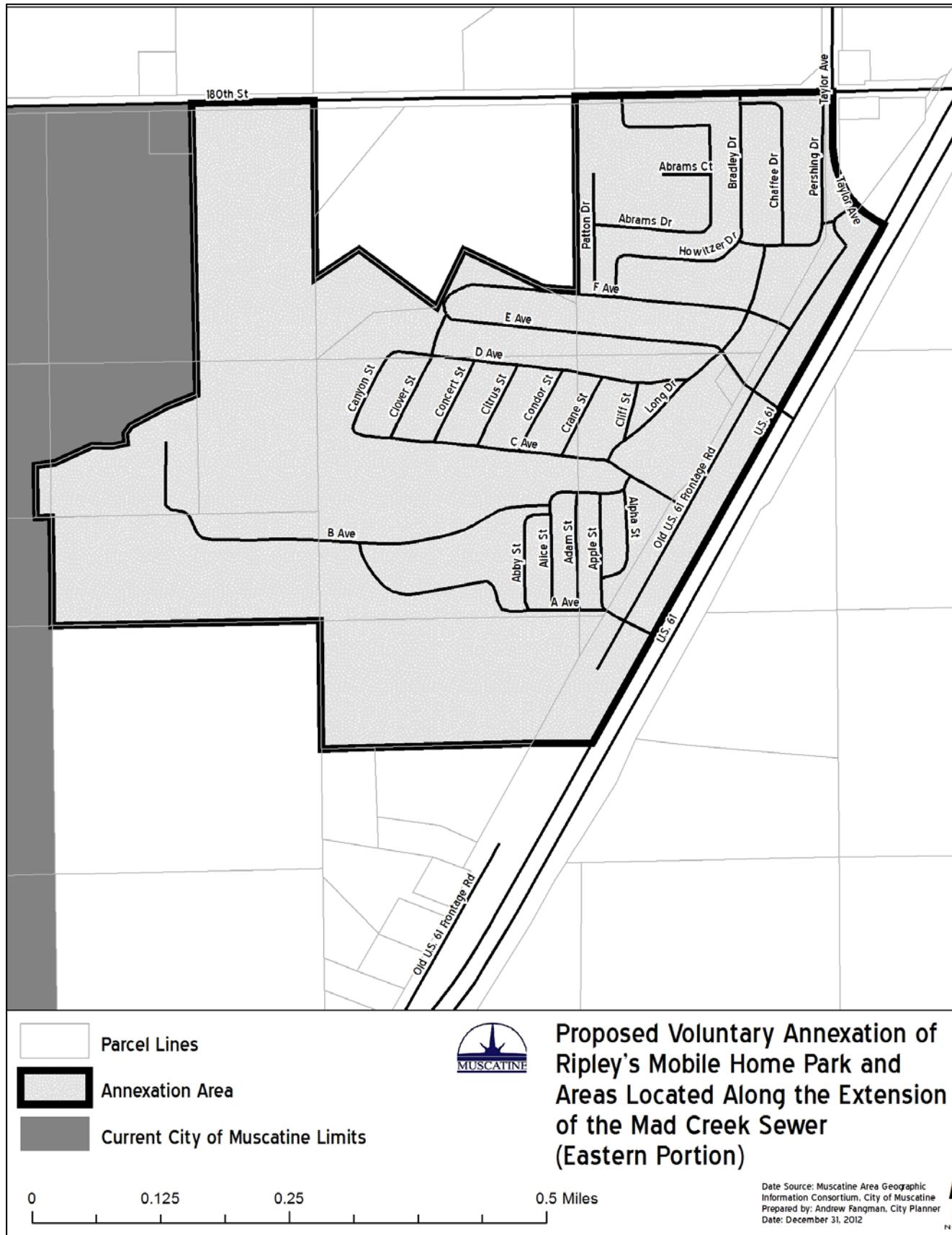
## **Legal Description of Real Estate Being Annexed**

Beginning at the intersection of centerline of Taylor Avenue and the North line of Section 17, Township 77 North, Range 1 West of the 5th Principal Meridian; in Muscatine County, Iowa; thence west along the North line of said Section 17 to the Northeast corner of Section 18, Township 77 North, Range 1 West of the 5th Principal Meridian; in Muscatine County, Iowa; thence Westerly along the North line of said Section 18 to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence South along the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18 to the Northeast corner of Parcel "E", recorded as Document No. 2005-08583; thence North  $82^{\circ}08'23''$  West 172.06 feet along the North line of said parcel; thence North  $61^{\circ}10'37''$  West 446.94 feet to a point; thence South  $25^{\circ}03'12''$  West 335.93 feet to the Southeast corner of Parcel "D", recorded as Document No. 2005-08582; thence North  $51^{\circ}48'44''$  West 489.15 feet along the Northeast line of said parcel; thence South  $55^{\circ}31'56''$  West 260.53 feet along the Northwest line of said parcel to the Northwest corner of said parcel; thence north along the West line of the Northeast  $\frac{1}{4}$  of Section 18, Township 77 North, Range 1 West of the 5th Principal Meridian; in Muscatine County, Iowa to the North line of said Section 18.; thence Westerly along the North line of said Section 18 to an intersection with the City of Muscatine Annexation recorded in Document No. 2009-03953; thence Southerly along the perimeter of said annexation; thence Southwesterly along the perimeter of said annexation; thence Southerly to an intersection with the North line of the City of Muscatine Annexation recorded in Document No. 2009-03952; thence Easterly along the North line of said annexation to the Northeast corner of said annexation; thence South along the East line of said annexation to an intersection with the South line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 77 North, Range 1 West of the 5th Principal Meridian; in Muscatine County, Iowa; thence Easterly along the South line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 18 to intersection with the West line of the Southeast  $\frac{1}{4}$  of said Section 18; thence Southerly 644.23 feet along said West line; thence Easterly to the centerline of the Southbound lane of U.S. Highway No. 61; thence Northeasterly along the centerline of the Southbound lane of U.S. Highway No. 61 to an intersection with the centerline of Taylor Avenue; thence North along the centerline of Taylor Avenue to the point of beginning. All referenced documents have been recorded in the Office of the Muscatine County Recorder.

# Exhibit B

Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Map Showing the Relationship of the Territory to be Annexed to the Existing Boundaries of the City of Muscatine



# Exhibit C Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Voluntary Annexation Application-Ripley's Development Corp.



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

### COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

To: Mayor and City Council Members  
Cc: Gregg Mandsager, City Administrator  
From: Steven Boka, Director of Community Development  
Date: July 30, 2012  
Re: Pre-Annexation Agreement – Ripley's Development Corp. & Ripley's, Inc.

**INTRODUCTION:** In 2009, the City voluntarily annexed two parcels of property referred to as the Bermel/Ripley property. As a part of the pre-annexation agreement with the owners, the City agreed to assist the owners in their efforts to extend sanitary sewer to serve the Ripley's Mobile Home Park. To that end, the city has participated in discussions with the IDNR, secured a planning & design funding through the SRF, participated in the submission of 2 separate CDBG applications, and evaluated the construction of a force main sewer or a gravity sewer to serve a larger area.

**BACKGROUND:** The discussions have progressed to a point where the sewer project has grown beyond serving only the Ripley's property, to a point where the construction of a gravity sewer that would serve a much larger area of approximately 1,200 acres. The design and installation costs are expected to be retired through the one-time up-front payment of \$400,000.00 by Ripley's, development of a benefit district that will require future connections to pay a connection fee based on the acreage served, taxes generated by the voluntary annexation of Ripley's to the City of Muscatine, additional road use taxes generated by the increase in population, and the donation of easement necessary to build the sewer. Preliminary discussion with property owners that are directly affected by the sewer extension has resulted in their informal agreement to voluntarily annex to their property into the city and donate the easements necessary for the construction of the property. Those negotiations are continuing and will be formally presented to the City for approval as a part of the voluntary annexation of Ripley's in accordance with the pre-annexation agreement. Any future requests to connect to the sanitary sewer will be tied to voluntarily annexation.

**RECOMMENDATION/RATIONALE:** It is recommended that the City Council approve the Pre-Annexation with Ripley's as attached hereto.

### BACKUP INFORMATION:

1. Pre-Annexation Agreement.

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

# Exhibit C Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Voluntary Annexation Application-Ripley's Development Corp.

### PREANNEXATION AGREEMENT

This Preannexation Agreement is entered into this 16<sup>th</sup> day of July, 2012, by and among Ripley Development Corp., an Iowa Corporation and Ripley Inc., an Iowa Corporation ("Ripley's"), and the City of Muscatine, Iowa (the "City").

WHEREAS, Ripley's owns certain real property more specifically described on Exhibit "A", and shown on Exhibit "B", located in unincorporated Muscatine County, Iowa, and being immediately adjacent to the corporate limits of the City; and

WHEREAS, Ripley's desires to voluntarily annex their respective properties into the City; and

WHEREAS, Ripley's Property is currently zoned M-1 and C-1 under the Muscatine County Zoning Ordinance; and

WHEREAS, Ripley's intends to continue the existing use on its properties; and

WHEREAS, Ripley's requests appropriate zoning with the City under the applicable City ordinance for Manufactured Homes and Highway Commercial; and

WHEREAS, the parties hereto desire to enter into this Agreement to clarify and define their respective rights and responsibilities.

NOW, THEREFORE, in consideration of the foregoing and the mutual agreements set forth below, the parties hereto agree as follows:

1. **Annexation.** The City agrees to assist Ripley's to annex their property into the City upon the terms and conditions set forth in this Agreement.

2. **Requirement to Annex.** Ripley's shall within thirty (30) days following the approval of this Agreement, petition the City for voluntary annexation of their property into the City pursuant to applicable Iowa Code and City Ordinance Sections. Ripley's will not resist the annexation of their property, appearing on Exhibit "A", and hereto, out of Muscatine County and into the City. All costs associated with Ripley's request for voluntary annexation shall be the responsibility of Ripley's, including annexation filing fees, document production, and recording fees. Each party shall be responsible for their own attorney's fees, if any.

3. **Code Compliance.** Ripley's agrees to comply with all existing or amended building codes, with the understanding that all existing infrastructure, structures and setbacks existing as of the date of this agreement will be "grandfathered" in and no changes will be required to existing.

# Exhibit C Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Voluntary Annexation Application-Ripley's Development Corp.

4. **Ripley's Obligations.** Ripley's shall assume the following obligations under this Agreement:

- (1) Payment of a one-time fee of \$400,000, payable to the City for use towards the infrastructure necessary to provide sanitary sewer service to Ripley's property. Said payment shall be due and payable to the City on, or before the execution of the contract to construct the sanitary sewer.
- (2) Donate all easements necessary to accommodate the permanent installation of the City's proposed infrastructure as shown on Exhibit C.
- (3) Ripley's agrees to pay a maximum of \$7,500.00 for all reasonable costs associated with the acquisition of easements needed by the city for the construction of the sanitary sewer as shown on Exhibit C.
- (4) Payment of "normal" City fees for sanitary sewer and garbage collection.

5. **City obligations.** The City shall assume the following obligations under this Agreement:

- (1) The City agrees to design, construct and/or pay for any infrastructure costs required by the City or others to provide adequate sanitary sewer service to Ripley's property.
- (2) The City will allow the Ripley's to be billed as a "single source" user.
- (3) The City will assume all responsibilities for maintenance, upkeep, repair and replacement of the sewer line constructed to the metering pit located in the donated easement provided by Ripley's. Ripley's shall be responsible for all infrastructure beyond that point.
- (4) The City agrees to continue to work with Muscatine Power & Water to extend municipal water to a metering point where Ripley's will use a stand-alone water distribution system, so long as the system complies with all state and local requirements. If municipal water is extended as herein provided, Ripley's will not be assessed any additional fees with respect to the water extension. Ripley's will be charged at the metered rate in accordance with applicable Muscatine Power & Water usage rates.
- (5) The City will allow the Ripley's Development Property to be zoned R-4 and C-1 upon its annexation to the City.
- (6) The City agrees to allow Ripley's to pay 75% of City portion of its property tax until municipal water is extended to a metering point intended to serve the property, or for a period not to exceed forty-eight (48) months from the date of annexation, whichever comes first. After that 100% of City portion of property taxes will be paid by Ripley's.
- (7) The City agrees to provide "normal" city services to Ripley's.
- (8) The City agrees to work diligently to complete the sanitary sewer infrastructure in a timely manner and will coordinate their schedule with the Iowa DNR.

# **Exhibit C** Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## **Voluntary Annexation Application-Ripley's Development Corp.**

### **6. Sewer Hookup Fees.**

a. Ripley's and the City agree that the Ripley's mobile home park will connect to the sanitary sewer system of the City and the water system of Muscatine Power and Water's upon its extension to Ripley's Property. The City will charge Ripley's the City's standard city-wide rate, based on flow readings, for the usage sanitary sewer system. The City's standard rate is currently \$1.95 per 100 c.f. for sanitary sewer. The City agrees that it will continue to charge Ripley's for sanitary sewer system based on flow rates until such time as municipal water service becomes available at a distribution pit. Ripley's agrees to connect to the public water supply once it becomes available at the normal commercial rates as established by Muscatine Power & Water. Garbage collection will be based on the rate structure used by the City for residential customers.

7. **Assignment.** Except as provided below, this Agreement may not be assigned by any party without the express written permission of the other parties. However, the City hereby gives its permission that (i) Ripley's may assign its rights in this Agreement to a successor entity for development purposes, and The City further agrees that Ripley's, and their heirs, successors or assigns may assign their rights in this Agreement to a private lender, as security, without further action by the City.

8. **Successors and Assigns.** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, legal representatives and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer upon any party other than the parties hereto, and their respective heirs, successors, legal representatives and permitted assigns, any rights, remedies, liabilities or obligations under or by reason of this Agreement.

9. **Governing Law.** All rights and obligations arising out of or related to this Agreement, and the application and interpretation hereof, shall be governed by and construed in accordance with the laws of the State of Iowa.

### **10. Dispute Resolution.**

a. All disputes, controversies and questions directly or indirectly arising under, out of, in connection with or in relation to this Agreement or its subject matter, including without limitation, all disputes, controversies and questions relating to the validity, negotiation, interpretation, construction, performance, termination and enforcement of the Agreement shall be resolved finally and conclusively in accordance with this section, which shall be the sole and exclusive procedure for the resolution of any dispute.

# **Exhibit C** Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## **Voluntary Annexation Application-Ripley's Development Corp.**

b. The parties shall attempt in good faith to resolve any dispute promptly by negotiation. If the matter has not been resolved within twenty days after a party's request for negotiation, any party may initiate a request for mediation.

c. If mediation does not resolve the dispute, the disputing parties will agree on an independent arbitrator within ten days of notification by either party of request for formal arbitration. An arbitrator will be selected by agreement of the parties and an arbitration meeting will be set within thirty days, with all remaining disputes submitted to the arbitrator. All disputes will be finalized by the decision of the arbitrator.

d. Nothing in this paragraph shall prohibit either party from seeking injunctive relief.

e. Each party shall be required to pay their own attorney's fees

11. **Recitals Inclusive.** The above listed recitals are incorporated into this Agreement except that this Agreement is subject to Ripley's receiving clear and marketable title to this property.

12. **Execution of Documents.** All parties agree to execute and deliver whatever documents or assurances as may be reasonably necessary to implement the terms and conditions of this Agreement and effectuate the intent hereof. The parties hereto will cooperate fully

13. **Entire Agreement.** This Agreement, the exhibits attached and the documents delivered and recorded pursuant hereto constitute the entire agreement and understanding among the parties and supersede and revoke any prior agreements or understandings relating to the subject matter of this Agreement.

14. **Amendments.** No change, amendment, termination, or attempted waiver or variation of the terms and conditions of this Agreement shall be valid unless the same follows applicable statutes.

15. **Captions.** The headings, captions or titles of articles, sections and paragraphs of this Agreement are provided for convenience of reference only, and shall not be considered a part hereof for purposes of interpreting or applying this Agreement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Agreement or any of its terms or conditions.

16. **Severability.** In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid, legal and enforceable. In the event any provision of this Agreement is held to be invalid, illegal or unenforceable as written, but valid, legal and enforceable if modified, then such provision shall be deemed to be amended to such extent as shall be necessary for such provision to be valid, legal and enforceable and it shall be enforced to that extent. Any finding of invalidity, illegality or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

# Exhibit C Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Voluntary Annexation Application-Ripley's Development Corp.

17. **Counterparts.** This Agreement may be executed by one or more of the parties hereto on any number of separate counterparts (including by facsimile transmission), and all of said counterparts taken together shall be deemed to constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 16<sup>th</sup> day of July, 2012.

RIPLEY DEVELOPMENT CORP., AN IOWA CORPORATION  
AND  
RIPLEY INC., AN IOWA CORPORATION

By: David RIPLEY  
David RIPLEY, President



CITY OF MUSCATINE

By: DeWayne Hopkins  
DeWayne Hopkins, Mayor

ATTESTED TO:

By: Gregg Mandsager  
Gregg Mandsager, City Clerk

# Exhibit D Voluntary Annexation– Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Voluntary Annexation Application– Vicki Mott

September 26, 2012

Steve Boka, Director  
Community Development Department  
Muscatine City Hall  
215 Sycamore  
Muscatine, IA 52761

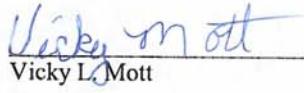
Dear Mr. Boka:

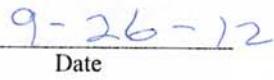
This letter will confirm my interest and desire to have the following parcels I own voluntarily annexed into the City of Muscatine:

**0918100005  
0918100010**

I understand the city is currently developing an annexation plan that will include several properties in my area. I hereby consent to the above parcels being included in this plan. I take this action on my own free will and without any coercion or threat by the City of Muscatine or its employees or agents.

Sincerely,

  
Vicky L. Mott

  
Date

# Exhibit E

Voluntary Annexation—Ripley's Mobile Home Park and Areas Located Along the Extension of the Mad Creek Sewer (Eastern Portion)

## Voluntary Annexation Application—Community Bank



Wednesday, January 02, 2013

City of Muscatine  
Attention: Steve Boka  
Director of Community Development  
City Hall  
215 Sycamore Street  
Muscatine, Iowa 52761-3840

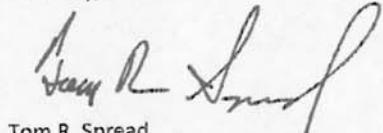
RE: 2875 Hwy 61, Muscatine, IA

Dear Steve,

Please accept this correspondence as evidence of Community Bank and Trust Company's request for voluntary annexation of the subject parcel commonly known as 2875 Hwy 61, Muscatine, Iowa. You will recall that the property, comprised of some 17 acres is under contract for sale to Matthew Mills, and that the request is supported by a pre-annexation agreement.

Please feel free to contact my office with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom R. Spread".

Tom R. Spread  
Executive Vice President

229 Main Street P.O. Box 268 Columbus Junction, Iowa 52738 (319) 728-2226	615 Cedar Street P.O. Box 500 Muscatine, Iowa 52761 (563) 263-1122	2506 Park Avenue Muscatine, Iowa 52761 (563) 263-1057	206 Hwy. 61 N P.O. Box 96 Wapello, Iowa 52653 (319) 523-8390	210 W. 4th Street P.O. Box 1120 Wilton, Iowa 52778 (563) 732-2077
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