

June 2, 2014

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
Subject: Acquisition of Permanent & Temporary Easements
10th Avenue North Sewer Improvements Project



ACTION: For Vote Monday, June 9, 2014

Brief History

The plans and specifications for the 10th Avenue North Sewer Improvements Project have been completed by McClure Engineering.

Analysis of Issue

Permanent and Temporary easements are needed in order to complete the project.

Budget Impact

The following have been negotiated with the owners:

Paul Ahlers 1502 10 th Ave N	Permanent easement, 150 s.f.	\$133.50
	Temporary easement, 1350 s.f.	<u>\$243.00</u>
		\$376.50
Brad Hanson & Kelli O'Malley 1512 10 th Ave N	Permanent easement, 160 s.f.	\$142.40
	Temporary easement, 1440 s.f.	<u>\$259.20</u>
		\$401.60
Erik Gunderson 1518 10 th Ave N	Permanent easement, 110 s.f.	\$ 97.90
	Temporary easement, 990 s.f.	<u>\$178.20</u>
		\$276.10
Scott and Kaylene Lang 1522 10 th Ave N	Permanent easement, 150 s.f.	\$133.50
	Temporary easement, 600 s.f.	<u>\$108.00</u>
		\$241.50
Lloyd Partello 1534 10 th Ave N	Permanent easement, 178 s.f.	\$158.42
	Temporary easement, 712 s.f.	<u>\$128.16</u>
		\$286.58
Susan Shields 1610 10 th Ave N	Permanent easement, 100 s.f.	\$ 89.00
	Temporary easement, 400 s.f.	<u>\$ 72.00</u>
		\$161.00

Strategic Plan Impact

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

Existing Plan Impact

Complies with 2013-2018 Capital Improvement Plan.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

Staff recommends the approval of the acquisition of permanent and temporary easements needed for this project.

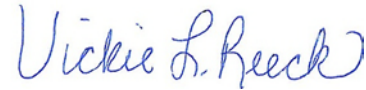
Alternatives

The only alternative would be to not acquire the easements and delay the project, but it is not recommended.

Implementation and Accountability

If approved, documents will be executed with the affected property owners.

Signed



Vickie L. Reeck,
Community Development Manager

Approved

David R. Fierke, City Manager

RESOLUTION NO. _____

**RESOLUTION APPROVING THE ACQUISITION OF PERMANENT AND
TEMPORARY EASEMENTS
FOR THE 10TH AVENUE NORTH SEWER IMPROVEMENTS PROJECT**

WHEREAS, the City Council approved the 10th Avenue North Sewer Improvements Project; and,

WHEREAS, the acquisition of permanent and temporary easements are needed in order to complete the project; and,

WHEREAS, the following easements have been negotiated with the owners:

Paul Ahlers 1502 10 th Ave N	Permanent easement, 150 s.f.	\$133.50
	Temporary easement, 1350 s.f.	<u>\$243.00</u>
		\$376.50
Brad Hanson & Kelli O'Malley 1512 10 th Ave N	Permanent easement, 160 s.f.	\$142.40
	Temporary easement, 1440 s.f.	<u>\$259.20</u>
		\$401.60
Erik Gunderson 1518 10 th Ave N	Permanent easement, 110 s.f.	\$ 97.90
	Temporary easement, 990 s.f.	<u>\$178.20</u>
		\$276.10
Scott and Kaylene Lang 1522 10 th Ave N	Permanent easement, 150 s.f.	\$133.50
	Temporary easement, 600 s.f.	<u>\$108.00</u>
		\$241.50
Lloyd Partello 1534 10 th Ave N	Permanent easement, 178 s.f.	\$158.42
	Temporary easement, 712 s.f.	<u>\$128.16</u>
		\$286.58
Susan Shields 1610 10 th Ave N	Permanent easement, 100 s.f.	\$ 89.00
	Temporary easement, 400 s.f.	<u>\$ 72.00</u>
		\$161.00

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced permanent and temporary easements needed for this project.

Passed this _____ day of _____, 2014.

Ayes: _____

Nays: _____

Other: _____

CITY OF FORT DODGE, IOWA

By: _____

Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk

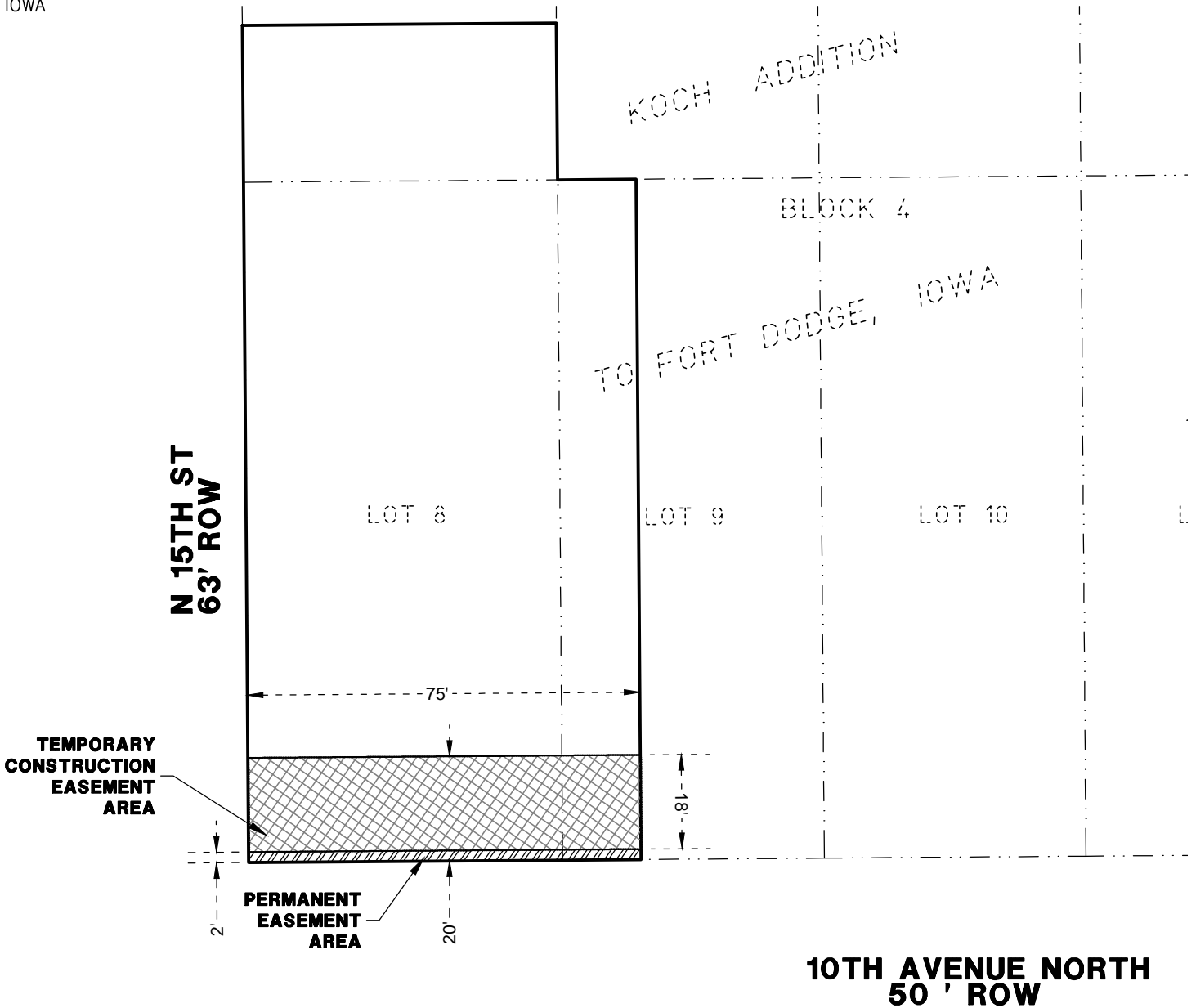
LEGAL DESCRIPTION:

SIDEWALK EASEMENT:

A SIDEWALK EASEMENT ACROSS THE SOUTH 2 FEET OF LOT 8 AND THE SOUTH 2 FEET OF THE WEST 15 FEET OF LOT 10, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE NORTH 18 FEET OF THE SOUTH 20 FEET OF LOT 8 AND THE NORTH 18 FEET OF THE SOUTH 20 FEET OF THE WEST 15 OF LOT 9, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



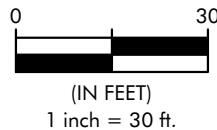
ASSESSOR ID #: 07-17-454-007
 ADDRESS: 1502 10TH AVE N
 TITLE HOLDER OF RECORD: AHLERS, PAUL B.
 PERMANENT SIDEWALK EASEMENT AREA: 150 SQ. FT
 TEMPORARY CONSTRUCTION EASEMENT AREA: 1350 SQ. FT
 DURATION OF TEMPORARY CONSTRUCTION EASEMENT: 360 DAYS

LEGEND:

- ROW — RIGHT OF WAY
- BK, PG — BOOK AND PAGE
-  — PERMANENT CONST. EASEMENT
-  — TEMPORARY CONST. EASEMENT
- — FOUND IRON MONUMENT



1360 NW 121ST STREET
 SUITE A
 CLIVE, IOWA 50325
 515-964-1229
 fax 515-964-2370



EASEMENT EXHIBIT
TEMPORARY AND PERMANENT
CONSTRUCTION EASEMENT
EX-21

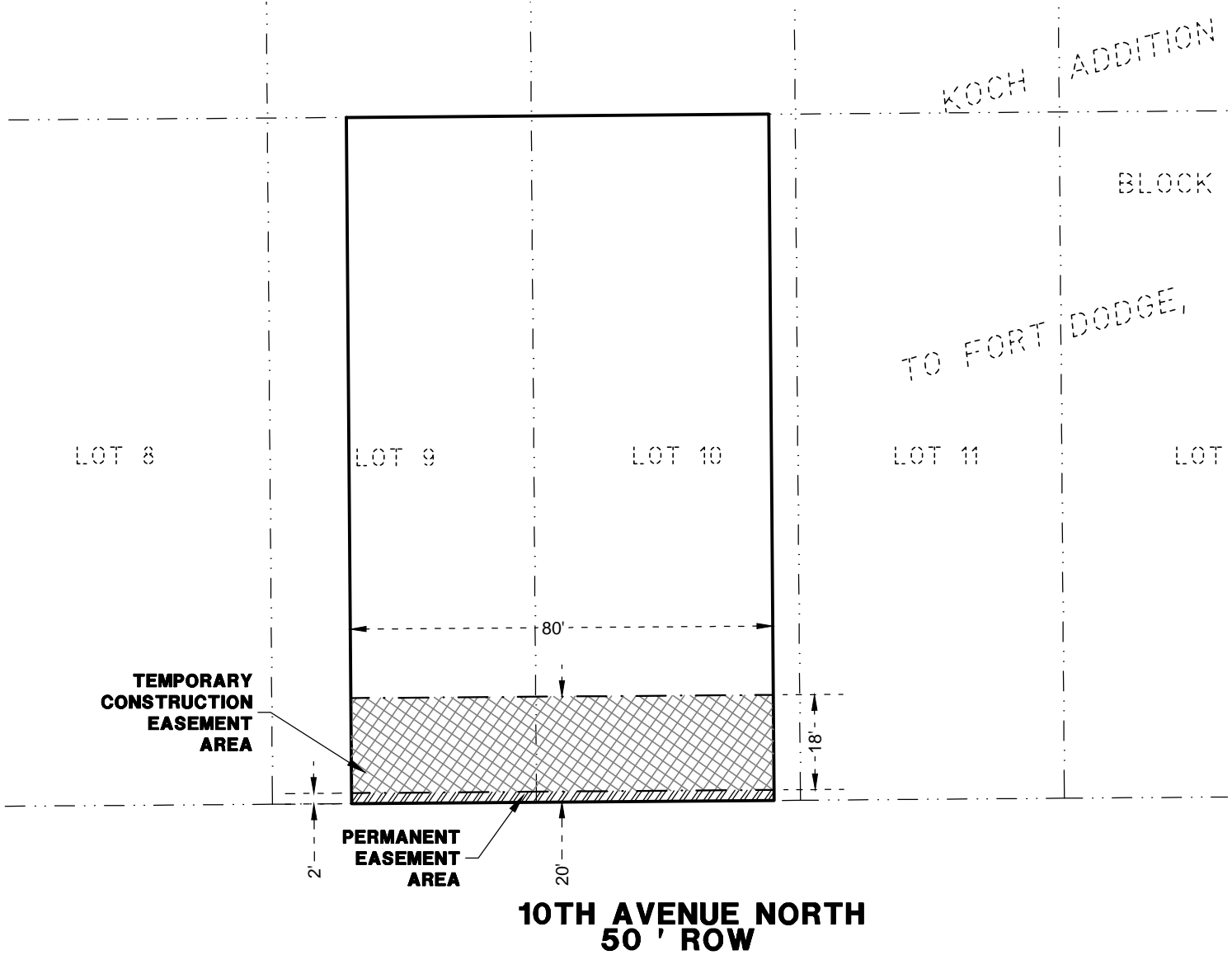
LEGAL DESCRIPTION:

SIDEWALK EASEMENT:

A SIDEWALK EASEMENT ACROSS THE SOUTH 2 FEET OF THE EAST 35 FEET OF LOT 9 AND THE SOUTH 2 FEET OF THE WEST 45 FEET OF LOT 10, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE NORTH 18 FEET OF THE SOUTH 20 FEET OF THE EAST 35 FEET OF LOT 9 AND THE NORTH 18 FEET OF THE SOUTH 20 FEET OF THE WEST 45 OF LOT 10, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



ASSESSOR ID #: 07-17-454-008
ADDRESS: 1512 10TH AVE N
TITLE HOLDER OF RECORD: HANSON, BRADLEY T & OMALLEY, KELLI J
PERMANENT SIDEWALK EASEMENT AREA: 160 SQ. FT
TEMPORARY CONSTRUCTION EASEMENT AREA: 1440 SQ. FT
DURATION OF TEMPORARY CONSTRUCTION EASEMENT: 360 DAYS

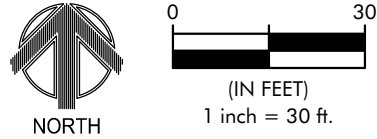
LEGEND:

- ROW — RIGHT OF WAY
- BK, PG — BOOK AND PAGE
-  — PERMANENT CONST. EASEMENT
-  — TEMPORARY CONST. EASEMENT
- — FOUND IRON MONUMENT



1360 NW 121ST STREET
 SUITE A
 CLIVE, IOWA 50325
 515-964-1229
 fax 515-964-2370

building strong communities.



NORTH

0 30
 (IN FEET)
 1 inch = 30 ft.

EASEMENT EXHIBIT
TEMPORARY AND PERMANENT
CONSTRUCTION EASEMENT
EX-20

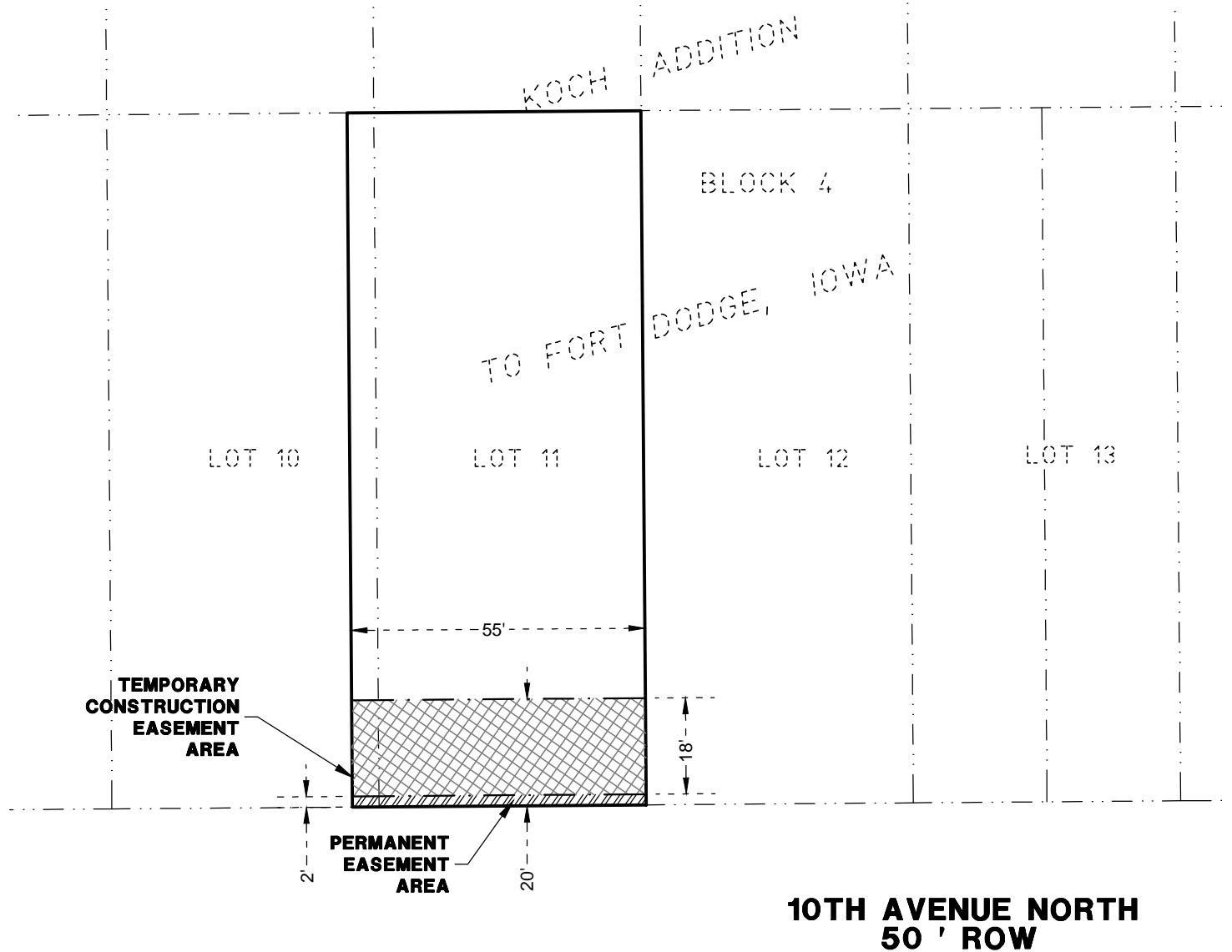
LEGAL DESCRIPTION:

SIDEWALK EASEMENT:

A SIDEWALK EASEMENT ACROSS THE SOUTH 2 FEET OF THE EAST 5 FEET OF LOT 10 AND THE SOUTH 2 FEET OF LOT 11, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE NORTH 18 FEET OF THE SOUTH 20 FEET OF THE EAST 5 FEET OF LOT 10 AND THE NORTH 18 FEET OF THE SOUTH 20 FEET OF LOT 11, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



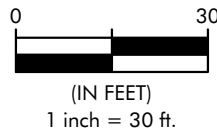
ASSESSOR ID #: 07-17-454-009
ADDRESS: 1518 10TH AVE N
TITLE HOLDER OF RECORD: GUNDERSON, ERIK J.
PERMANENT SIDEWALK EASEMENT AREA: 110 SQ. FT
TEMPORARY CONSTRUCTION EASEMENT AREA: 990 SQ. FT
DURATION OF TEMPORARY CONSTRUCTION EASEMENT: 360 DAYS

LEGEND:

- ROW — RIGHT OF WAY
- BK, PG — BOOK AND PAGE
-  — PERMANENT CONST. EASEMENT
-  — TEMPORARY CONST. EASEMENT
- — FOUND IRON MONUMENT



1360 NW 121ST STREET
 SUITE A
 CLIVE, IOWA 50325
 515-964-1229
 fax 515-964-2370



EASEMENT EXHIBIT
TEMPORARY AND PERMANENT
CONSTRUCTION EASEMENT
EX-19

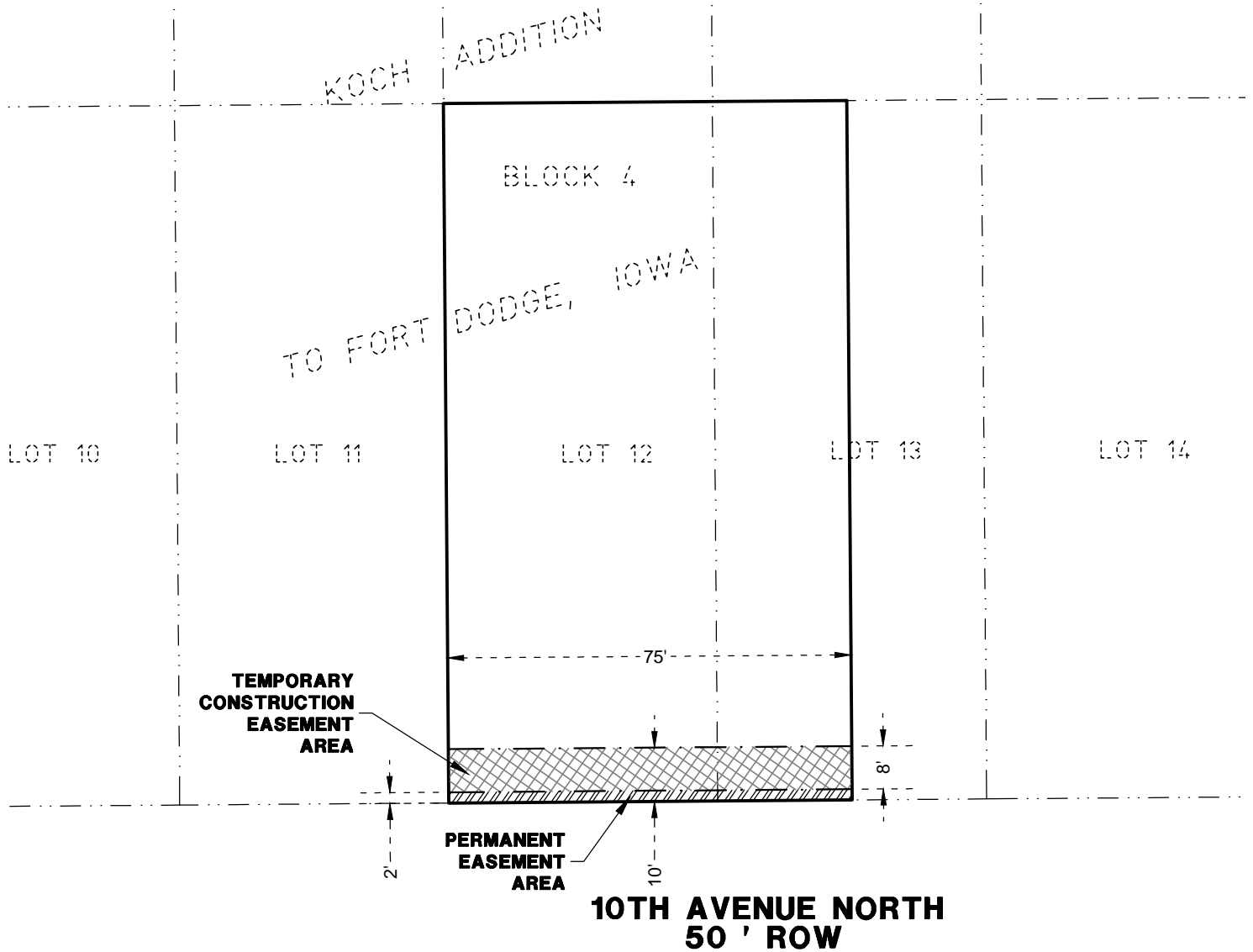
LEGAL DESCRIPTION:

SIDEWALK EASEMENT:

A SIDEWALK EASEMENT ACROSS THE SOUTH 2 FEET OF LOT 12 AND THE SOUTH 2 FEET OF THE WEST HALF OF LOT 13, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE NORTH 8 FEET OF THE SOUTH 10 FEET OF LOT 12 AND THE NORTH 8 FEET OF THE SOUTH 10 FEET OF THE WEST HALF OF LOT 13, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



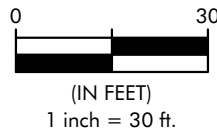
ASSESSOR ID #: 07-17-454-010
 ADDRESS: 1522 10TH AVE N
 TITLE HOLDER OF RECORD: LANG, SCOTT & KAYLENE L.
 PERMANENT SIDEWALK EASEMENT AREA: 150 SQ. FT
 TEMPORARY CONSTRUCTION EASEMENT AREA: 600 SQ. FT
 DURATION OF TEMPORARY CONSTRUCTION EASEMENT: 360 DAYS

LEGEND:

- ROW — RIGHT OF WAY
- BK, PG — BOOK AND PAGE
-  — PERMANENT CONST. EASEMENT
-  — TEMPORARY CONST. EASEMENT
- — FOUND IRON MONUMENT



1360 NW 121ST STREET
 SUITE A
 CLIVE, IOWA 50325
 515-964-1229
 fax 515-964-2370



EASEMENT EXHIBIT
TEMPORARY AND PERMANENT
CONSTRUCTION EASEMENT
EX-18

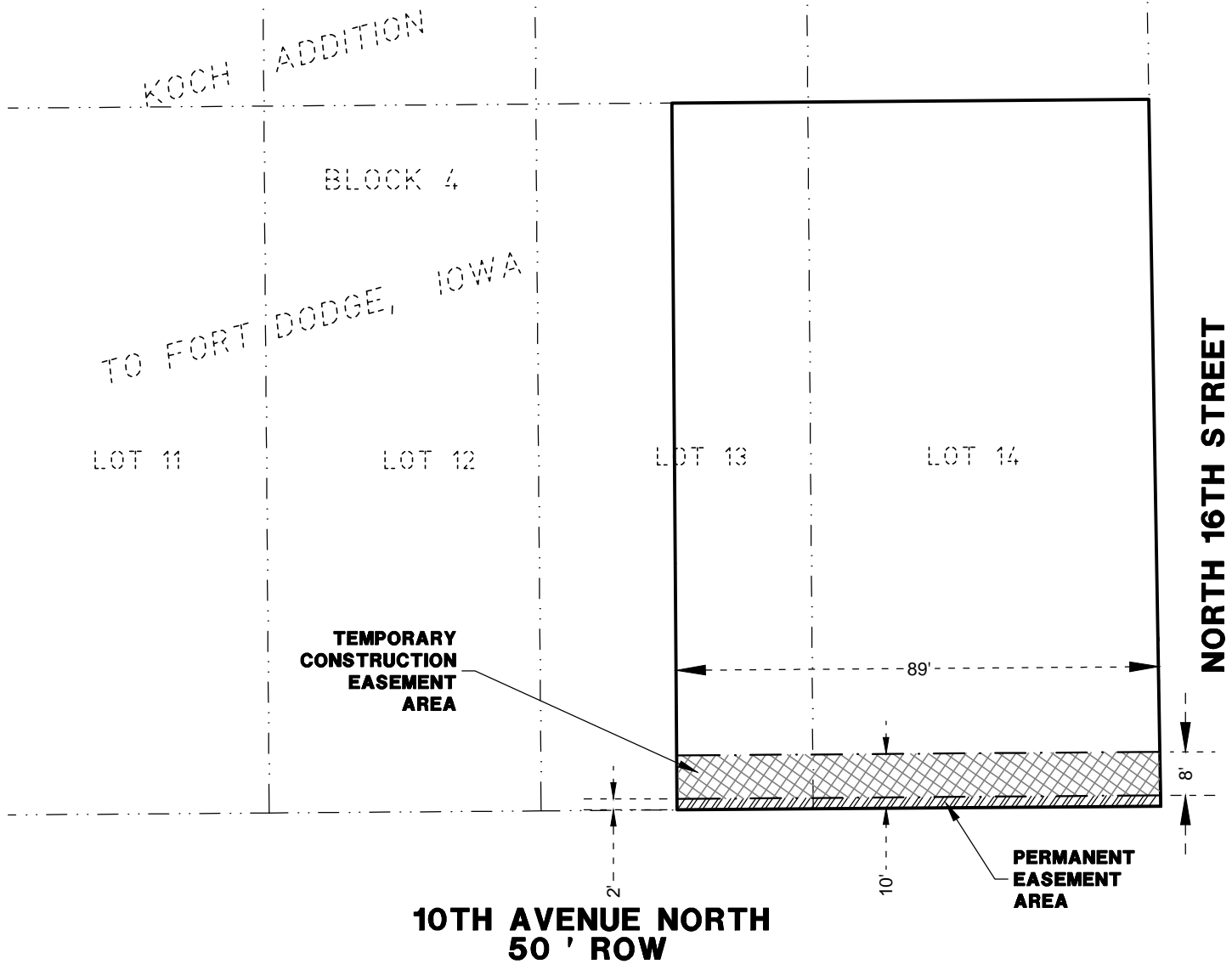
LEGAL DESCRIPTION:

SIDEWALK EASEMENT:

A SIDEWALK EASEMENT ACROSS THE SOUTH 2 FEET OF THE EAST HALF OF LOT 13 AND THE SOUTH 2 FEET OF LOT 14, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE NORTH 8 FEET OF THE SOUTH 10 FEET OF THE EAST HALF OF LOT 13 AND THE NORTH 8 FEET OF THE SOUTH 10 FEET OF LOT 14, ALL BEING IN BLOCK 4, KOCH ADDITION TO FORT DODGE, WEBSTER COUNTY, IOWA



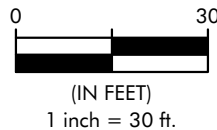
ASSESSOR ID #: 07-17-454-011
ADDRESS: 1534 10TH AVE N
TITLE HOLDER OF RECORD: PARTELLO, LLOYD
PERMANENT SIDEWALK EASEMENT AREA: 178 SQ. FT
TEMPORARY CONSTRUCTION EASEMENT AREA: 712 SQ. FT
DURATION OF TEMPORARY CONSTRUCTION EASEMENT: 360 DAYS

LEGEND:

- ROW — RIGHT OF WAY
- BK, PG — BOOK AND PAGE
-  — PERMANENT CONST. EASEMENT
-  — TEMPORARY CONST. EASEMENT
- — FOUND IRON MONUMENT



1360 NW 121ST STREET
 SUITE A
 CLIVE, IOWA 50325
 515-964-1229
 fax 515-964-2370



EASEMENT EXHIBIT
TEMPORARY AND PERMANENT
CONSTRUCTION EASEMENT
EX-17

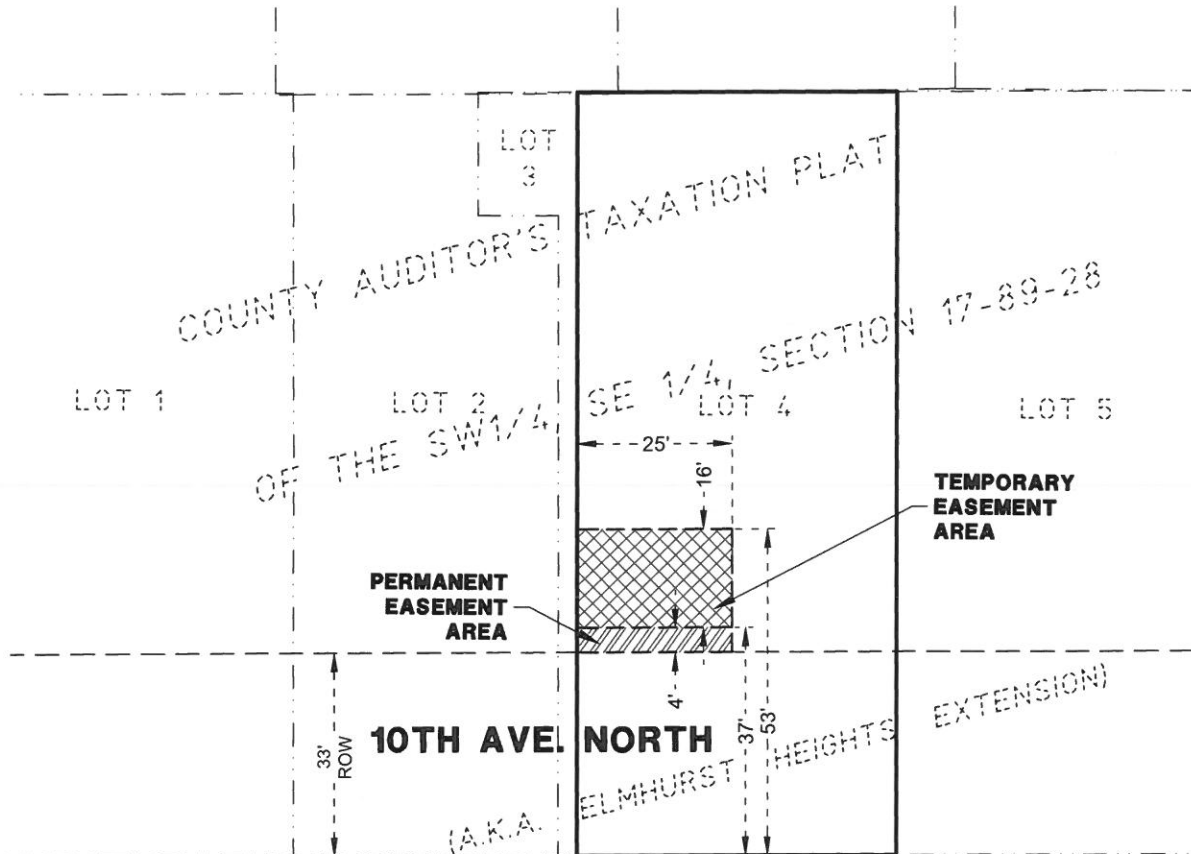
LEGAL DESCRIPTION:

SIDEWALK EASEMENT:

A SIDEWALK EASEMENT ACROSS THE NORTH 4 FEET OF THE SOUTH 37 FEET OF THE WEST 25 FEET OF LOT 4, COUNTY AUDITOR'S TAXATION PLAT OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 89 NORTH, RANGE 28, WEST OF THE 5TH P.M. IN THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA. THE ABOVE REFERENCED TAXATION PLAT IS ALSO KNOWN AS "ELMHURST HEIGHTS EXTENSION".



TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE NORTH 16 FEET OF THE SOUTH 53 FEET OF THE WEST 25 FEET OF LOT 4, COUNTY AUDITOR'S TAXATION PLAT OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 89 NORTH, RANGE 28, WEST OF THE 5TH P.M. IN THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA. THE ABOVE REFERENCED TAXATION PLAT IS ALSO KNOWN AS "ELMHURST HEIGHTS EXTENSION".



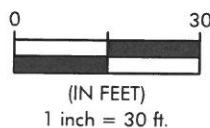
ASSESSOR ID #: 07-17-462-016
ADDRESS: 1610 10TH AVENUE NORTH
TITLE HOLDER OF RECORD: SUSAN M. SHIELDS
PERMANENT SIDEWALK EASEMENT AREA: 100 SQ. FT
TEMPORARY CONSTRUCTION EASEMENT AREA: 400 SQ. FT
DURATION OF TEMPORARY CONSTRUCTION EASEMENT: 180 DAYS

LEGEND:

- ROW - RIGHT OF WAY
- BK, PG - BOOK AND PAGE
-  - PERMANENT CONST. EASEMENT
-  - TEMPORARY CONST. EASEMENT
- - FOUND IRON MONUMENT



1360 NW 121ST STREET
 SUITE A
 CLIVE, IOWA 50325
 515-964-1229
 fax 515-964-2370



EASEMENT EXHIBIT
TEMPORARY AND PERMANENT
CONSTRUCTION EASEMENT
EX-02