

**December 15, 2014**

**To: Mayor Bemrich and City Council**

**From: David Fierke, City Manager**

**Subject: Temporary Easements  
Crosstown Connector Project**



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**ACTION: For Vote Monday, December 22, 2014**

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**Brief History**

The plans and specifications for the Crosstown Connector Project have been completed by Snyder & Associates, Inc.

**Analysis of Issue**

Fee acquisition, permanent and temporary easements are needed in order to complete the project.

**Budget Impact**

An agreement has been reached with the property owners for the following interests in real estate:

FDV, LLC, 901 1<sup>st</sup> Avenue South  
Temporary Easement: 2,970 s.f., \$1,039.50

St. Mark's Episcopal Church, 1001 & 1007 1<sup>st</sup> Avenue S  
Temporary Easement: 1,800 s.f., no cost

Ann Smeltzer Charitable Trust, 1021 1<sup>st</sup> Avenue South  
Temporary Easement: 600 s.f., no cost

**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**

Consistent with Downtown Improvement Plan.

**Subcommittee or Commission Review / Recommendation**

None

**Staff Conclusions / Recommendations**

Staff recommends approval of the acquisition of the interests in real estate 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, conveyance documents will be signed with the affected property owners.

Signed



Vickie L. Reeck,  
Community Development Mgr.

Approved



David R. Fierke, City Manager

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

**RESOLUTION APPROVING THE ACQUISITION OF  
TEMPORARY EASEMENTS NEEDED FOR THE  
CROSTOWN CONNECTOR PROJECT**

WHEREAS, the plans and specifications for the Crosstown Connector Project have been prepared by Snyder & Associates, Inc.; and,

WHEREAS, fee title and permanent and temporary easements are needed from the affected property owners in order to complete the project; and,

WHEREAS, the interests in property indicated on the attached plats have been negotiated with the following property owners:

FDV, LLC, 901 1<sup>st</sup> Avenue South  
Temporary Easement: 2,970 s.f., \$1,039.50

St. Mark’s Episcopal Church, 1001 & 1007 1<sup>st</sup> Avenue S  
Temporary Easement: 1,800 s.f., no cost

Ann Smeltzer Charitable Trust, 1021 1<sup>st</sup> Avenue South  
Temporary Easement: 600 s.f., no cost

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced 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

PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

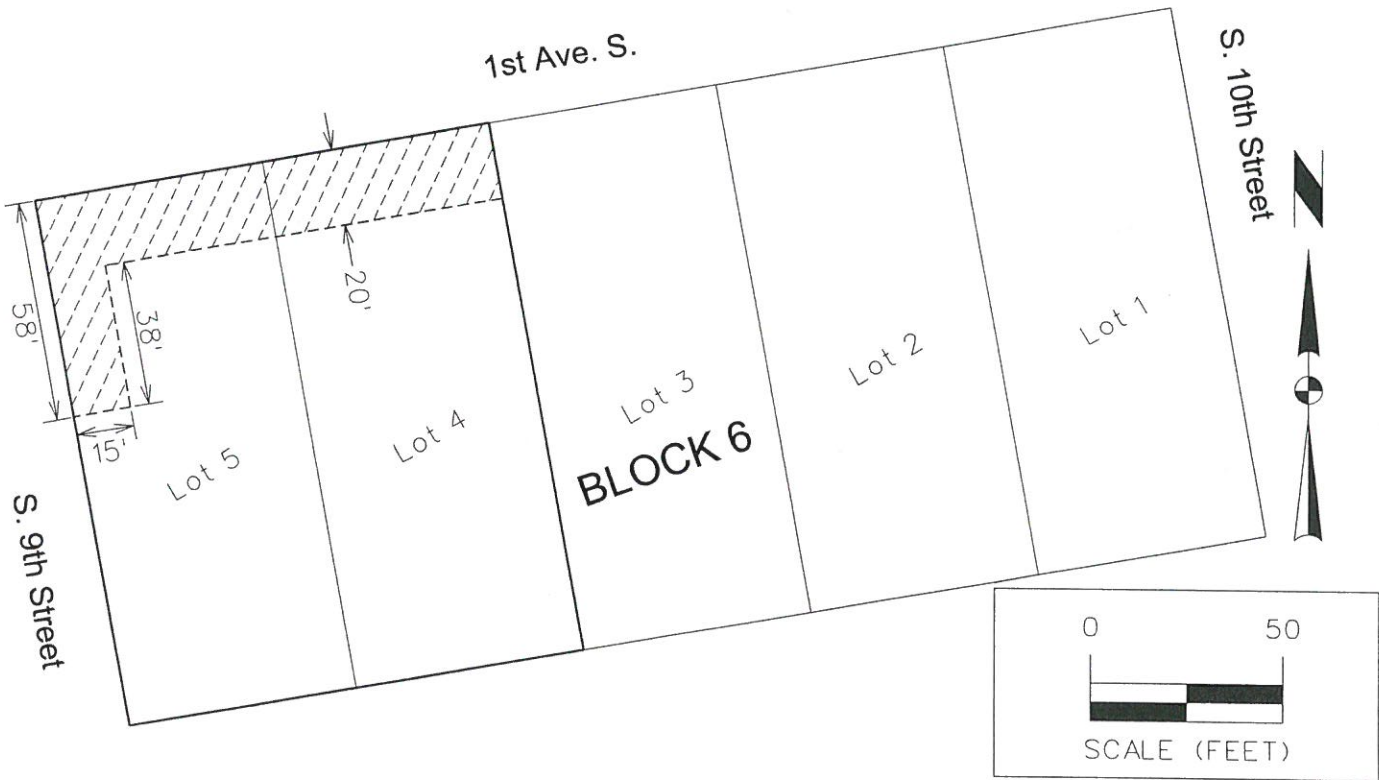
RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE NORTHERLY 20.00 FEET OF LOTS 4 AND 5 AND THE WESTERLY 15 FEET OF THE SOUTHERLY 38.00 FEET OF THE NORTHERLY 58 FEET OF LOT 5, ALL IN BLOCK 6, OF EAST FORT DODGE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND CONTAINING 0.07 ACRES (2,970 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



LEGEND

Survey

Section Corner  
1/2" Rebar, Yellow Cap # 18643  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

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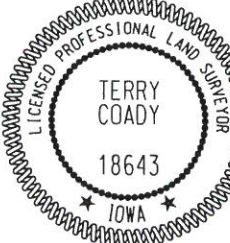
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DATE OF SURVEY

06-10-14

OWNER

FDV, LLC



I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Terry Coady* 11-24-2014  
Terry Coady, PLS Date

License Number 18643  
My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:  
Sheet 1 of 1

CROSS-TOWN CONNECTOR - PHASE 1

PARCEL 42 - FDV, LLC



SNYDER & ASSOCIATES, INC.  
Engineers and Planners

2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 1  
PN: 1110404  
PM: TLC  
DATE: 11/18/14  
TECH: KRG

PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

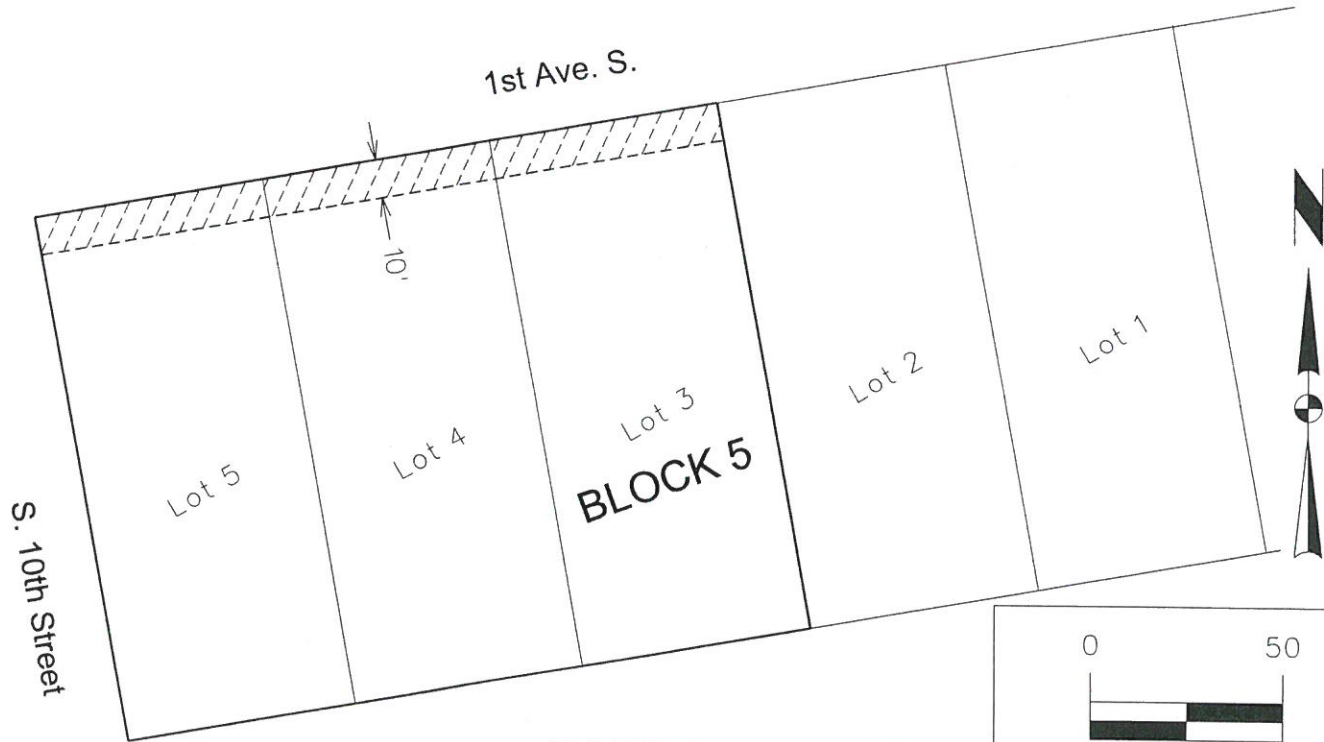
RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

## EASEMENT PLAT

### TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE NORTHERLY 10.00 FEET OF LOTS 3, 4 AND 5, BLOCK 5 OF EAST FORT DODGE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND CONTAINING 0.04 ACRES (1,800 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



### DATE OF SURVEY

06-10-14

### LEGEND

#### Survey

Section Corner  
1/2" Rebar, Yellow Cap # 18643  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

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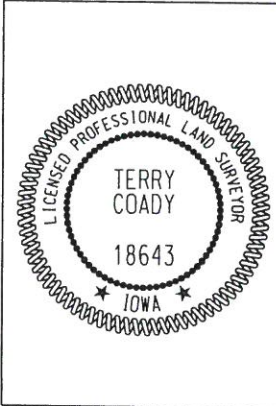
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### OWNER

ST MARK'S PROTESTANT  
EPISCOPAL CHURCH



I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Terry Coady* 11-24-2014  
Terry Coady, PLS Date

License Number 18643  
My License Renewal Date is December 31, 2015

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Sheet 1 of 1

### CROSS-TOWN CONNECTOR - PHASE 1

### PARCEL 40 - ST. MARK'S PROTESTANT EPISCOPAL CHURCH



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 1

PN: 1110404

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PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

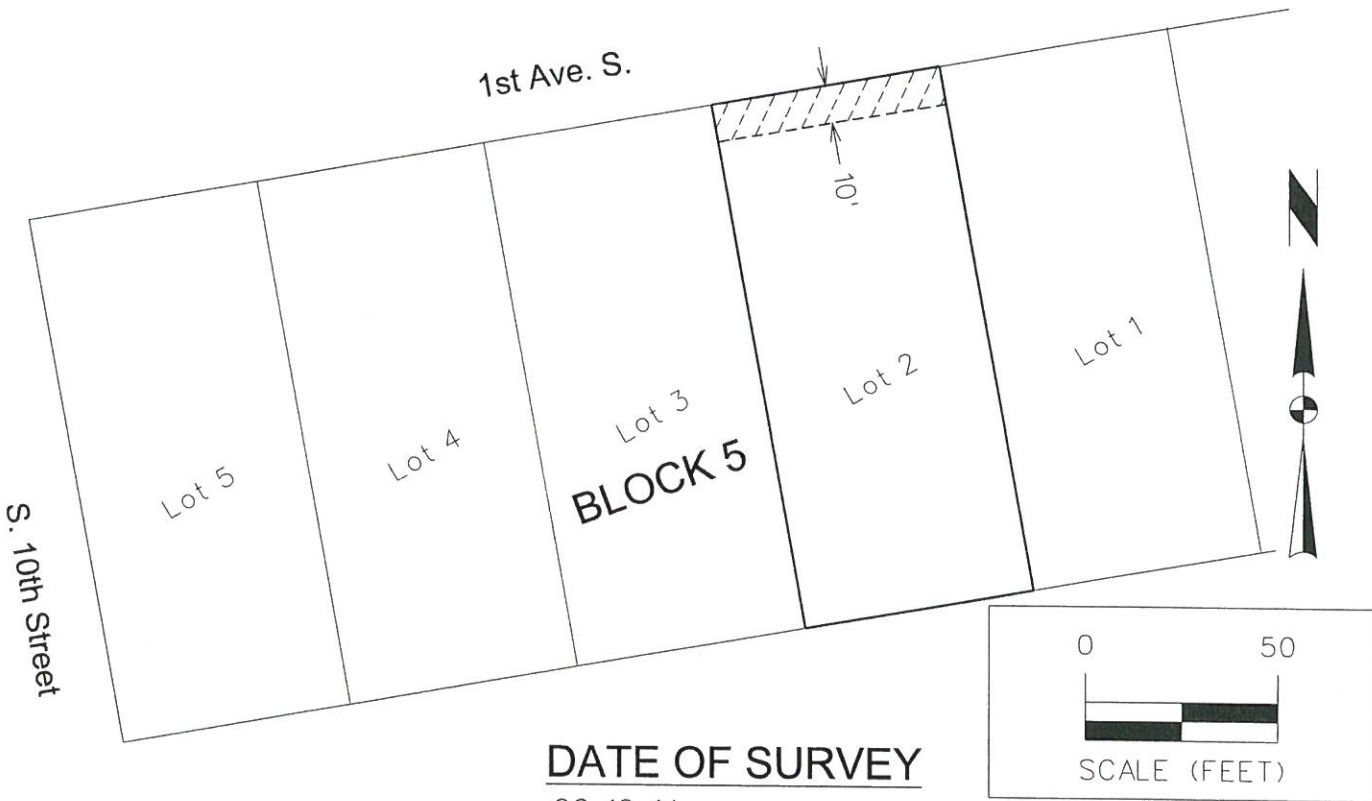
RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE NORTHERLY 10.00 FEET OF LOT 2, BLOCK 5 OF EAST FORT DODGE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND CONTAINING 0.01 ACRES (600 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



DATE OF SURVEY

06-10-14

LEGEND

Survey

Section Corner  
1/2" Rebar, Yellow Cap # 18643  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

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OWNER

ANN SMELTER CHARITABLE TRUST & BILL GRIFFEL

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Terry Coady* 11-24-2014  
Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2015

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Sheet 1 of 1



CROSS-TOWN CONNECTOR - PHASE 1

PARCEL 39 - ANN SMELTZER CHARITABLE TRUST & BILL GRIFFEL



SNYDER & ASSOCIATES, INC.  
Engineers and Planners

2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 1

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