

January 5, 2015

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
**Subject: Acquisition of Right-of-way
East Region Storm Sewer Project
Phase 2**



ACTION: For Vote Monday, January 12, 2015

Brief History

The plans and specifications for Phase 2 of the East Region Storm Sewer Project have been completed by Snyder and Associates.

Analysis of Issue

ROW will be needed in order to complete the project.

Budget Impact

The following have been negotiated with the property owners:

Levien Center, 2305 1st Avenue South
1,494 s.f. temporary construction easement, no cost

BJS Enterprises, LC, 168 South 25th Street
500 s.f. permanent ingress/egress easement, \$390.00
13,195 s.f. temporary construction easement, \$2,111.20

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 Capital Improvement Plan and Envision 2030 Plan.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

Staff recommends the approval of the above-listed interests in real estate needed for this project.

Alternatives

The only alternative would be to not acquire the right-of-way and delay the project, but it is not recommended.

Implementation and Accountability

If approved, documents will be signed 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 INTERESTS IN REAL PROPERTY FOR PHASE 2 OF THE EAST REGION STORM SEWER PROJECT

WHEREAS, plans and specifications for Phase 2 of the East Region Storm Sewer Project have been prepared by Snyder and Associates; and,

WHEREAS, the acquisition of interests in real property are needed in order to complete the project; and,

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

Levien Center, 2305 1st Avenue South
1,494 s.f. temporary construction easement, no cost

BJS Enterprises, LC, 168 South 25th Street
500 s.f. permanent ingress/egress easement, \$390.00
13,195 s.f. temporary construction easement, \$2,111.20

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced interests in real estate needed for this project.

Passed this _____ day of _____, 2015.

Ayes: _____

Nays: _____

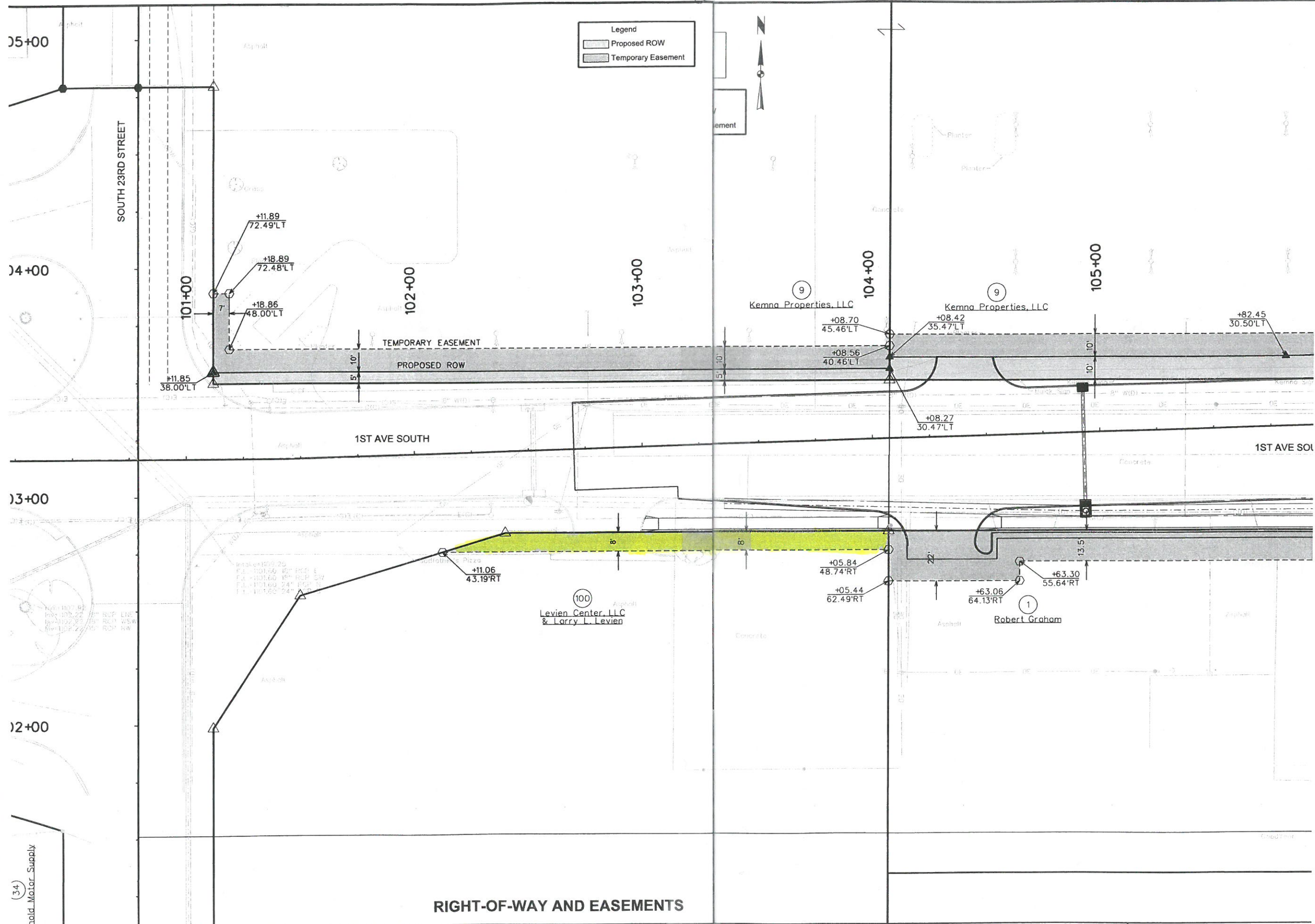
Other: _____

CITY OF FORT DODGE, IOWA

By: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk



RIGHT-OF-WAY AND EASEMENTS

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

INGRESS/EGRESS EASEMENT DESCRIPTION:

A PART OF LOT 15 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET; THENCE SOUTH 89° 52' 38" WEST, 25.00 FEET; THENCE NORTH 00° 05' 21" WEST, 20.00 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE NORTH 89° 52' 38" EAST ALONG SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

THE EAST LINE OF LOT 15, COUNTY AUDITOR'S SUBDIVISION OF THE SW1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR S 00° 05' 21" E

DATE OF SURVEY

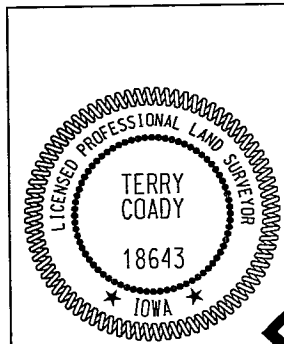
11-28-12

OWNER

BJS ENTERPRISES, LC

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	



I hereby certify that this land surveying document was prepared and the related survey work was performed 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, PLS _____ Date _____
 License Number 18643
 My License Renewal Date is December 31, 2015
 _____ sheets covered by this seal:
 Sheets 1 and 2 of 2

DRAFT

FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2

PARCEL 14 - BJS ENTERPRISES, LC



SNYDER & ASSOCIATES, INC.
 Engineers and Planners

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

SHEET 1 OF 2

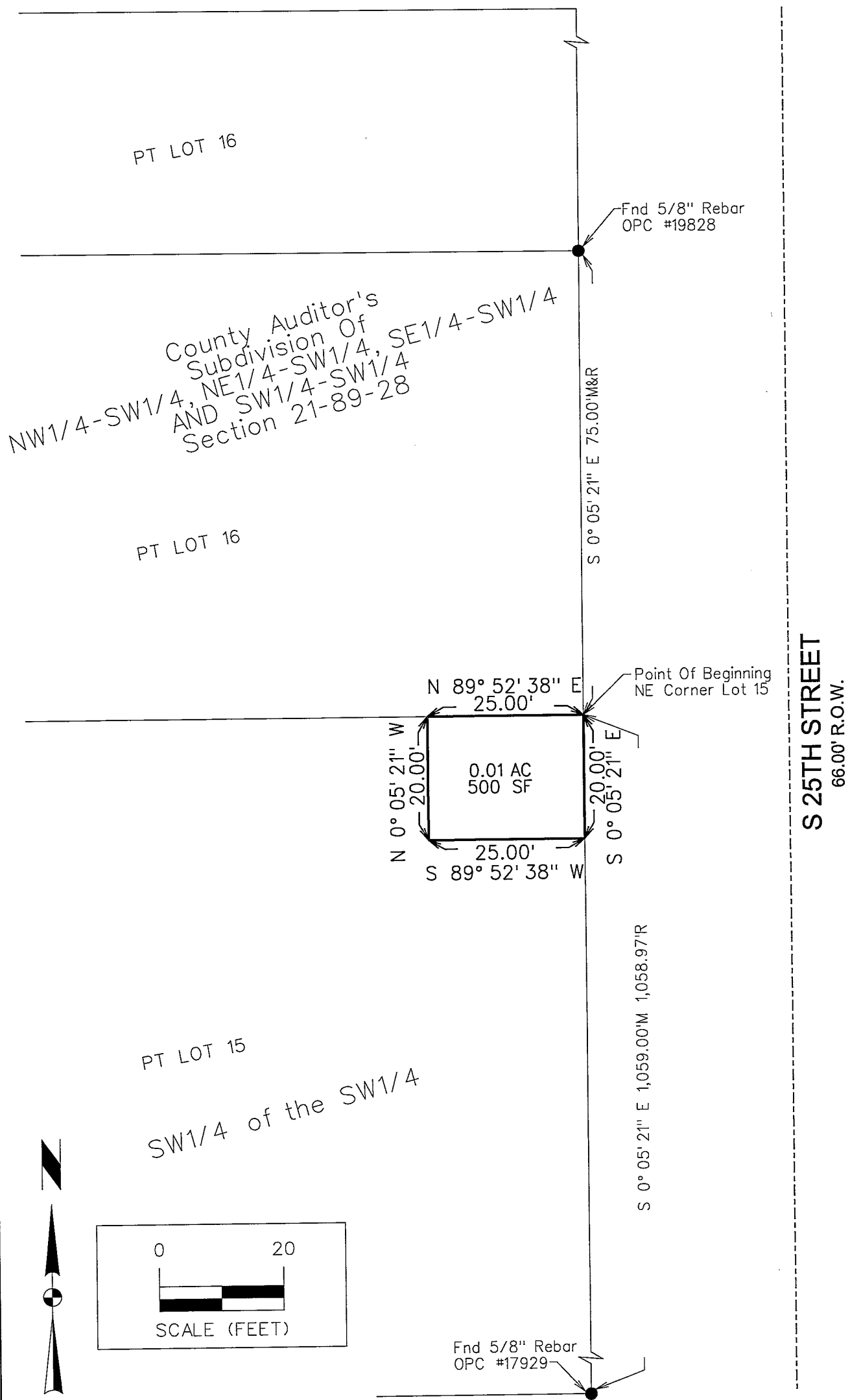
PN: 1120558

PM: TLC

DATE: 9/22/14

TECH: KRG

EASEMENT PLAT



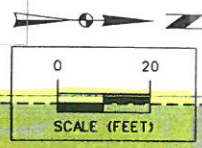
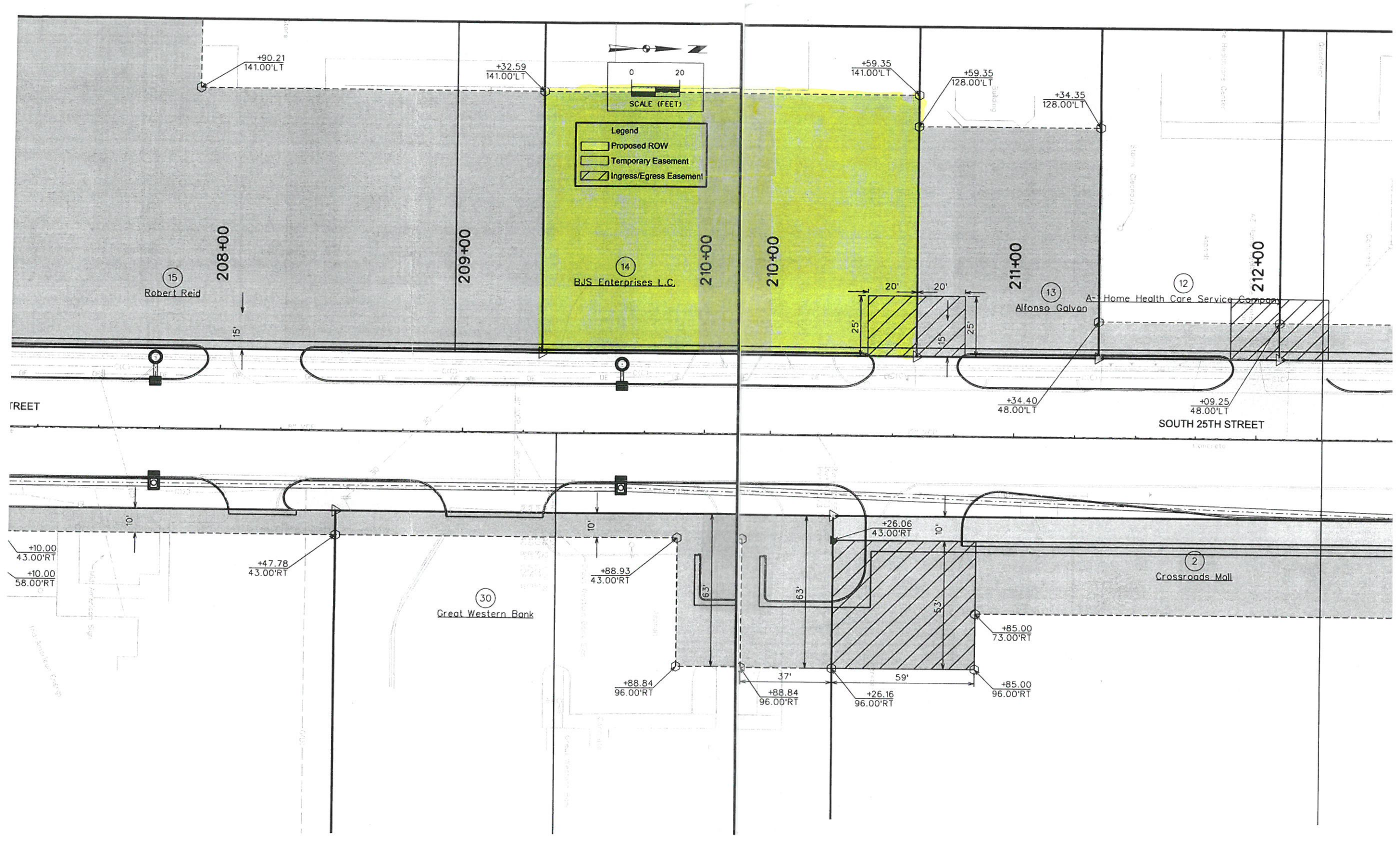
FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2
PARCEL 14 - BJS ENTERPRISES, LC

SHEET	2 OF 2
PN:	1120558
PM:	TLC
DATE:	9/22/14
TECH:	KRG



SNYDER & ASSOCIATES, INC.
 Engineers and Planners

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



- Legend**
- Proposed ROW
 - Temporary Easement
 - Ingress/Egress Easement

15
Robert Reid

208+00

209+00

14
BJS Enterprises L.C.

210+00

210+00

211+00

13
Alfonso Galvan

12
A Home Health Care Service Company

212+00

FEET

+10.00
43.00'RT

+47.78
43.00'RT

30
Great Western Bank

+88.93
43.00'RT

+88.84
96.00'RT

+88.84
96.00'RT

+26.16
96.00'RT

+85.00
73.00'RT

+85.00
96.00'RT

2
Crossroads Mall

+59.35
141.00'LT

+59.35
128.00'LT

+34.35
128.00'LT

+34.40
48.00'LT

+09.25
48.00'LT

SOUTH 25TH STREET