

MARSHALLTOWN

— I O W A —

Joel Greer, Mayor
Joe Gaa, City Administrator
24 North Center Street
Marshalltown, IA 50158
PH 641.754.5701 | FX 641.754.5717

TO: Mayor Greer and City Council
FROM: Heather Thomas, PE – Public Works Director
DATE: September 25, 2023
RE: ROW Needs from 901 N 3rd Ave

Strategic Plan:

- Strategy 1: Expand and improve development in the community.
- Strategy 2: Enhance Marshalltown's public image.
- Strategy 3: Continually improve and sustain the City's infrastructure, organization, and services.
- Strategy 4: Partner with citizens, for-profit, non-profit, and others to improve quality of life.

Plan Objective:

Plan for and construct new infrastructure. This intersection widening is desired to better accommodate truck traffic accessing the new infrastructure put in with the Edgewood Street project.

Recommendation:

Recommend approving the offer to purchase a triangular piece of property to increase road ROW at the NE corner of Highway 14 (3rd Ave) & Edgewood Street. Also, authorizing City Attorney, Staff, and Mayor to prepare and execute necessary property acquisition documents.

Budget Impact:

\$500 offer price + necessary legal/recording fees. Recommend funding source to be the LOST funds allocated to the Edgewood Street project. There is sufficient funding for these expenses.

Description/Background:

During discussion at the September 11, 2023 council meeting, direction was provided to continue with plans to widen the intersection of Edgewood Street & Highway 14. City staff have completed preliminary negotiations for additional ROW needs with the property owner at 901 N 3rd Ave, Procrafters LLC.

City staff propose the following compensation, which the property owner is agreeable to:

Total of \$500 in compensation, as broken down as follows:

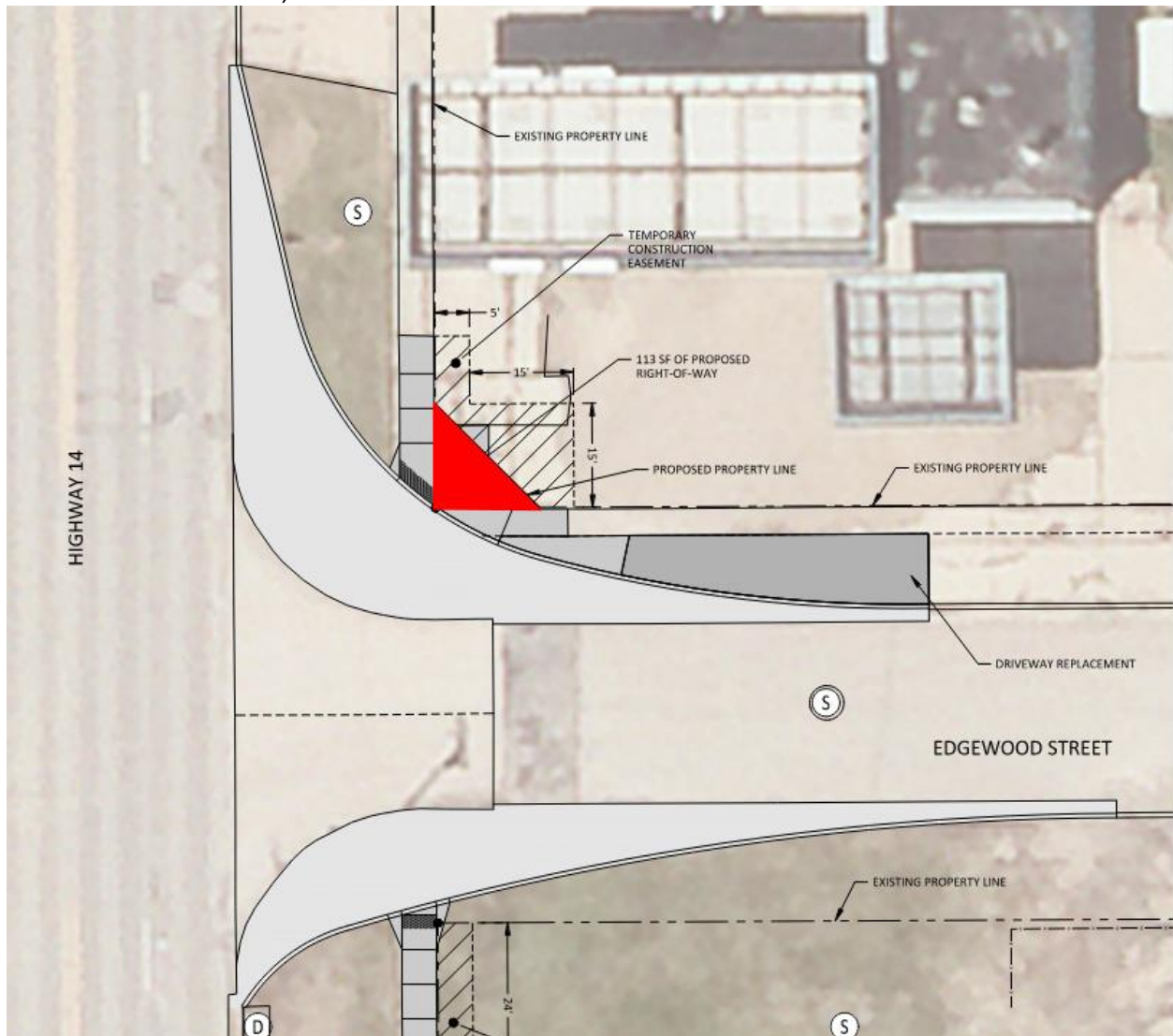
- Proposed 112.5 SF of ROW (valued at \$230),
- Allowance of \$170 for reduction in Driveway width onto Edgewood St which would not be subject to real estate transfer tax, and
- Allowance of \$100 for Future Abstracting Costs to the remaining property which would not be subject to real estate transfer tax.

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Greg Nichols, Jeff Schneider, Gary Thompson



The area is shown below, in red:



Bolton & Menk have prepared the following legal description (interesting find - this was former right-of-way that had been vacated):

THAT PART OF THE 20-FOOT-WIDE VACATED RIGHT-OF-WAY AS SHOWN IN BOOK 405, PAGE 569, LYING WEST OF, AND ADJOINING LOT 29 AND LOT 30, BINFORD'S PARK PLACE ADDITION, CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EDGEWOOD STREET AND THE EAST LINE OF NORTH 3RD AVENUE, ALSO KNOWN AS HIGHWAY #14; THENCE N 00°12'01" W, 15.00 FEET ALONG THE EAST LINE OF SAID NORTH 3RD AVENUE; THENCE S 45°14'50" E. 21.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EDGEWOOD STREET; THENCE S 89°42'22" W, 15.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF EDGEWOOD STREET TO THE POINT OF BEGINNING.

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