

COUNCIL ACTION FORM

SUBJECT: ACCESS AND STORM SEWER EASEMENTS FOR FIRST UNITED METHODIST CHURCH

BACKGROUND:

The City of Ames entered into a Development Agreement with First United Methodist Church on May 24, 2011, for the purpose of documenting the obligations and responsibilities for the expansion of the Church site at 516 Kellogg Avenue and expansion of the City of Ames parking lot at 500 Kellogg Avenue (see Attachment A). The Agreement addresses the need for granting certain easements to each party as part of the proposed site development.

The granting of easements from the City to the Church is needed at this time for two easements described as follows:

- A **drive access easement** from the Church property through the City parking lot to Kellogg Avenue to allow the exiting of vehicles from the Church parking lot (see Attachments B and C); and,
- A shared **storm sewer easement** (10 feet wide) is centered on the property line separating the Church property from the City parking lot and extending diagonally across the City parking lot to the Kellogg Avenue right-of-way (see Attachments B and C).

Granting of the easements will enable the Zoning Board of Adjustment to approve the Special Use Permit for the Church property, and will enable City staff to approve the Minor Site Development Plan for the expanded parking lot at 500 Kellogg Avenue.

ALTERNATIVES:

1. The City Council can grant the drive access and storm sewer easement on City of Ames property to the First United Methodist Church, as described in the attached easement documents.
2. The City Council can decide not to grant the drive access and storm sewer easement on City of Ames property to the First United Methodist Church, as described in the attached easement documents.
3. The City Council can refer this request back to staff for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed granting of a drive access easement and a storm sewer easement is in accordance with the adopted Development Agreement between the City of Ames and First United Methodist Church.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, granting the drive access and storm sewer easement on City of Ames property to the First United Methodist Church, as described in the attached easement documents.

ATTACHMENT A



Location Map
500-516 Kellogg Avenue

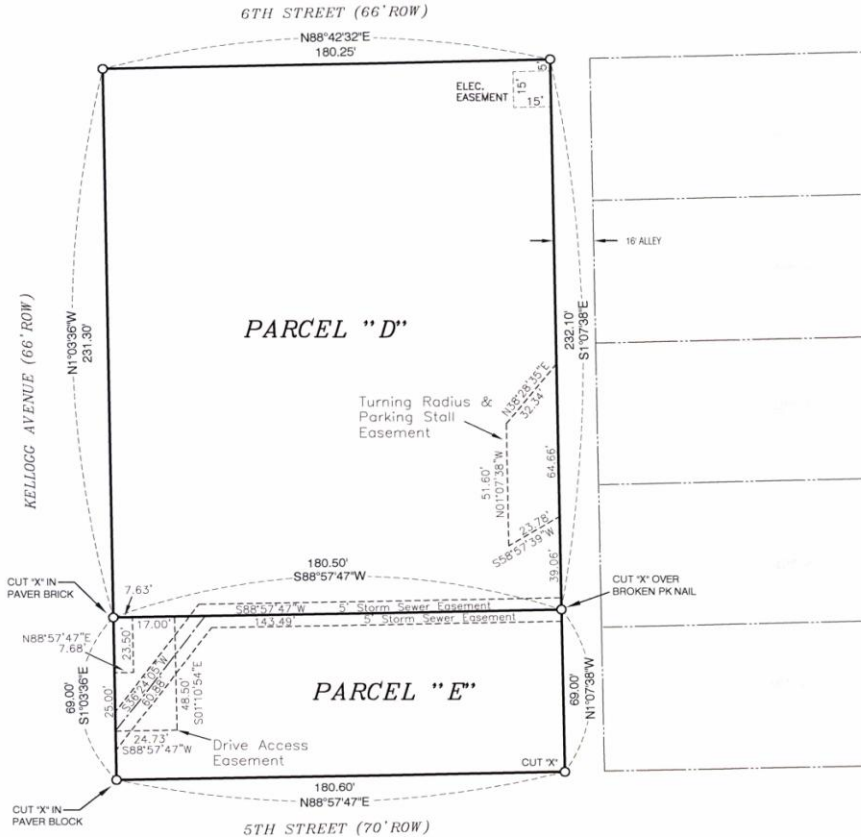


Map Created by Department of Planning & Housing
June 10, 2011

ATTACHMENT B

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

EASEMENT PLAT



- LEGEND:**
- ▲ GOVERNMENT CORNER MONUMENT FOUND
 - △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
 - PARCEL OR LOT CORNER MONUMENT FOUND
 - SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
 - () RECORDED AS

EASEMENT DESCRIPTIONS: SEE ATTACHED

OWNERS OF RECORD: PARCEL "D" - FIRST UNITED METHODIST CHURCH
PARCEL "E" - CITY OF AMES

<p>SCALE 1"=50'</p>	<p>FIRST UNITED METHODIST CHURCH & THE CITY OF AMES IN THE E1/2 OF THE SW1/4 OF SECTION 2-83-24 CITY OF AMES, STORY COUNTY, IOWA</p>									
<p>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.</p> <p><i>Kenneth D. Janssen</i> 8-17-11 Kenneth D. Janssen, PLS date</p> <p>Iowa License Number 8136 My License Renewal Date is December 31, 2011. Pages or sheets covered by this seal: THIS SHEET AND ITS DESCRIPTION</p>										
<p>Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgcgsurveyants.com</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN</td> <td>SHEET NO.</td> </tr> <tr> <td>Ken</td> <td>1 OF 2</td> </tr> <tr> <td>DATE</td> <td>PROJECT NO.</td> </tr> <tr> <td>8-17-11</td> <td>5425</td> </tr> </table>	DRAWN	SHEET NO.	Ken	1 OF 2	DATE	PROJECT NO.	8-17-11	5425
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ATTACHMENT C

EASEMENT DESCRIPTIONS

First United Methodist Church
and the
City of Ames

Drive Access across Parcel "E": (City Lot)

An Ingress and Egress Easement across part of Parcel "E" of Lot Six (6) and a part of Lot Seven (7), Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on May 31, 2011 and recorded as Instrument # 11-04939 on Slide 406 at Page 7; described as follows:

"Commencing at the Northwest (NW) corner of said Parcel "E"; thence N 88° 57' 47" E, 7.63 feet along the north line of Parcel "E", to the Point of Beginning; thence continuing N 88° 57' 47" E, 17.00 feet along the north line of Parcel "E"; thence S 01° 10' 54" E, 48.50 feet; thence S 88° 57' 47" W, 24.73 feet; thence N 01° 03' 36" W, 25.00 feet along the west line of Parcel "E"; thence N 88° 57' 47" E, 7.68 feet; thence N 01° 10' 54" W, 23.50 feet to the Point of Beginning."

Easement Area: 1,017 square feet.

Parking Stall & Turning Radius across Parcel "D": (Church Lot)

A Parking area Easement across part of Parcel "D" of Lots Eight (8), Nine (9), Ten (10) and a part of Lot Seven (7), Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on May 31, 2011 and recorded as Instrument # 11-04939 on Slide 406 at Page 7; described as follows:

"Commencing at the Southeast (SE) corner of said Parcel "D"; thence N 01° 07' 38" W, 39.06 feet along the east line of Parcel "D", to the Point of Beginning; thence S 58° 57' 39" W, 23.78 feet; thence N 01° 07' 38" W, 51.60 feet; thence N 38° 28' 35" E, 32.34 feet; thence S 01° 07' 38" E, 64.66 feet along the east line of Parcel "D", to the Point of Beginning."

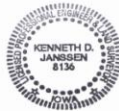
Easement Area: 1,198 square feet.


Storm Sewer across Parcels "D" & "E":

A Storm Sewer Easement across Parcels "D" & "E" of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on May 31, 2011 and recorded as Instrument # 11-04939 on Slide 406 at Page 7; Five feet on each side of the following described centerline:

"Beginning at the Northeast (NE) corner of said Parcel "E"; thence S 88° 57' 47" W, 143.49 feet along the north line of Parcel "E"; thence S 36° 24' 05" W, 60.88 feet to the west line of Parcel "E", and the Point of Ending."

Note: The maintenance of the Storm Sewer is to be split 50/50 between the City and the Church.




Kenneth D. Janssen P.E., L.S.
License Renewal 12-31-11