

**COUNCIL ACTION FORM**

**SUBJECT: UNDERGROUND ELECTRICAL UTILITY EASEMENT ON THE PRAIRIE VIEW INDUSTRIAL LIFT STATION SITE LOCATED AT 207 S TELLER AVE.**

**BACKGROUND:**

A sanitary sewer lift station is being constructed at 207 South Teller Avenue to serve the Prairie View Industrial area. Interstate Power and Light Company, an Iowa Corporation, (Alliant Energy) has requested an underground electrical utility easement, located along the east side of the property, and extending west into the lift station. This easement will be used to place switch back gear for the overhead electrical lines on the east side of Teller Ave. With the planned construction of an interchange at US 30 and Teller Ave by the Iowa DOT, Alliant Energy will be relocating overhead powerlines underground from US 30 to the lift station site. The switch back gear that will be placed in the easement will be the point where the new underground will switch back to the existing overhead power lines on the east side of Teller Ave.

Public Works staff has had several conversations, including an onsite meeting, with Alliant Energy staff on the placement location of the switch back gear and the concrete pad on which it will be built. The agreed upon location will meet Alliant Energy's access needs and have minimal impact on the lift station features and landscaping. The switch back gear will also provide a location to tie in the electrical building of the lift station site when complete.

**ALTERNATIVES:**

1. Approve the utility easement at 207 S Teller Ave to Interstate Power and Light Company, an Iowa Corporation.
2. Do not set a date of public hearing to consider granting of the easement at 207 S Teller Ave.
3. Refer this item back to City staff for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Approving the easement will allow Alliant Energy to underground a portion of their facilities and place switch back gear for the overhead electrical line tie-in. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.**

Prairie View Industrial  
Lift Station at 207 S Teller Ave



Prepared by: Brian DePrez – Ulteig Engineers – 1455 Sherman Rd., Hiawatha, IA 52233 (319) 286-3015  
Return to: Heather Dee - Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4514

SPACE ABOVE THIS LINE FOR RECORDER

## UNDERGROUND ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **CITY OF AMES**, an Iowa municipal corporation located in Story County Iowa, (“Grantor(s)”), ADDRESS: 515 Clark Ave., Ames, IA 50010, do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, (“Grantee”) a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the “*Line*” or “*Lines*”) for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of Story, and the State of Iowa:

See Attached Exhibit A, page 3

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor or agent, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**GRANTOR(S): CITY OF AMES**

By: \_\_\_\_\_  
John Haila, Mayor

Attest: \_\_\_\_\_  
Diane Voss, City Clerk

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, AD. 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

John Haila and Diane Voss \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ to me personally known

or \_\_\_\_\_ provided to me on the basis of satisfactory evidence

to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL \_\_\_\_\_  
(Sign in Ink)

\_\_\_\_\_  
(Print/type name)

Notary Public in and for the State of \_\_\_\_\_:

My Commission Expires: \_\_\_\_\_:

**CAPACITY CLAIMED BY SIGNER**

\_\_\_\_\_ INDIVIDUAL  
\_\_\_\_\_ CORPORATE  
Title(s) of Corporate Officers(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ N/A  
\_\_\_\_\_ Corporate Seal is affixed  
\_\_\_\_\_ No Corporate Seal procured

\_\_\_\_\_ PARTNER(s)  
\_\_\_\_\_ Limited Partnership  
\_\_\_\_\_ General Partnership

\_\_\_\_\_ ATTORNEY-IN-FACT  
\_\_\_\_\_ EXECUTOR(s),  
\_\_\_\_\_ ADMINISTRATOR(s),  
\_\_\_\_\_ or TRUSTEE(s):  
\_\_\_\_\_ GUARDIAN(s)  
\_\_\_\_\_ or CONSERVATOR(s)  
\_\_\_\_\_ OTHER

\_\_\_\_\_  
\_\_\_\_\_

**SIGNER IS REPRESENTING:**  
List name(s) of persons(s) or entity(ies):

\_\_\_\_\_  
\_\_\_\_\_

# Exhibit A

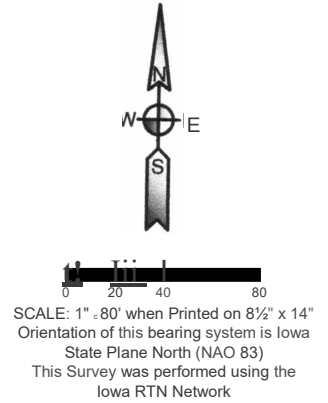
## PROPERTY DESCRIPTION

Parcels "G" and "H" located in the East Half (E½) of the Northeast Quarter (NE¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, as described in the certain Plat of Survey dated October 15, 2019 and recorded on Jan 6, 2020 in Inst. 2020-00147 in the records of the Recorder for Story County, Iowa. **As described in Warranty Deed filed as Instrument No. 2020-01120 on February 6th, 2020, in the Office of the Recorder, Story County, Iowa.**

## EASEMENT DESCRIPTION

A tract of land for easement purposes on, over and across the above described property, more particularly described as follows;

Commencing at the Southeast Corner of said Parcel "G"; thence along the easterly line of said Parcel "G", N0° 06' 22"W, 55.65 feet to the TRUE POINT OF BEGINNING; thence N89° 51' S0"W, 100.73 feet; thence N0° 00' 00"E, 20.00 feet; thence s ag° 51' 50"E, 20.00 feet; thence S0° 00' 00"E, 15.00 feet; thence s ag° 51' S0"E, 80.72 feet to a point on the easterly line of said Parcel "G"; thence along said easterly line, S0° 06' 22"E, 5.00 feet to the Point of Beginning, containing 803.63 square feet (0.018 acres) more or less.



## OWNER

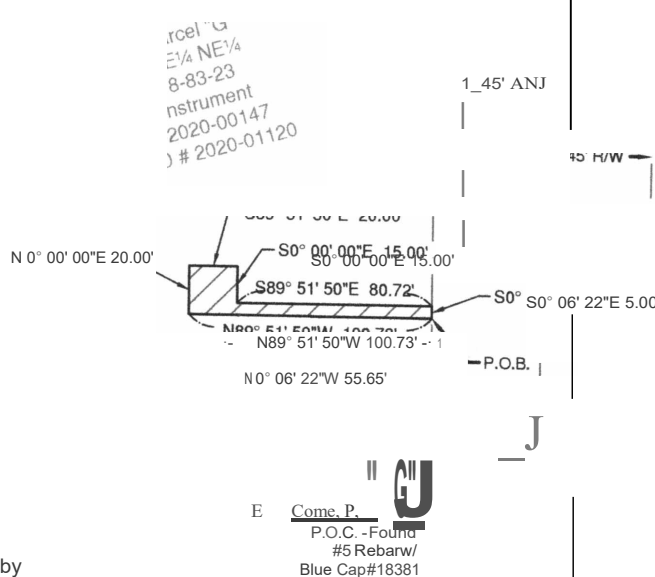
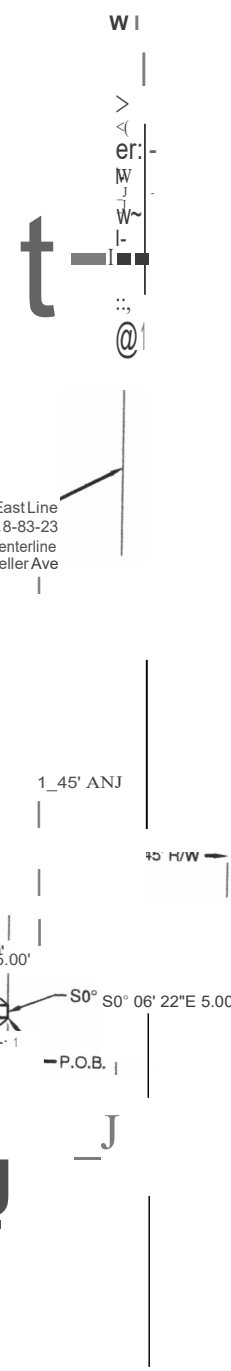
City of Ames  
Trustee Warranty Deed  
Instrument No. 2020-01120

## SURVEY REQUESTED BY

Alliant Energy  
200 1st Street SE  
Cedar Rapids, IA 52401

## LEGEND

- ROAD RIGHT OF WAY LINES
- EXISTING EASEMENT LINES
- NEW EASEMENT LINES
- QUARTER SECTION LINE
- FOUND SURVEY MONUMENT



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 Land Surveyo under the laws of the State of Iowa.

*Douglas J. Kwater* **efdii3** **5 Jq Zt>Z2-**  
Douglas J. Kwater

Iowa license number 23712  
License renewal date is December 31, 2023



Cedar Rapids- Sioux Falls • Bismarck • Denver • Detroit Lakes • F • Minneapolis  
1455 Sherman Road  
Hiawatha Iowa 52233  
Phone : 319.286.3000  
Web: www.ulteig.com

## Exhibit A

Project Number: R21.01778  
Date: 5/4/2022  
Drawn By: OJK  
Approved By: P-JK  
Sheets: 1 of 1