

Facility & Support Services

600 West Fourth Street

Davenport, Iowa 52801

(563) 326-8738 (Voice)

(563) 328-3245 Fax



~ Our Promise: Professional People, Solving Problems, High Performance

November 1, 2023

TO: Mahesh Sharma
County Administrator

FROM: Tammy Speidel, FMP
Director, Facility & Support Services

REF: Setting of public hearing as required by Iowa Code regarding sale of county property

Mahesh

As you are aware, the City of Davenport has approached Scott County for the purpose of acquiring 411 square feet of property owned by Scott County. This represents a small amount of property on both the east and west side of the courthouse driveway at the intersection of Scott St and 4th Street.

The purpose of this property acquisition is to locate a traffic light pole and associated electrical equipment which is needed in their plan to convert 4th Street from a one way to a two way.

The current compensation estimate for this property acquisition is \$3.58 per square foot or a total estimate of \$1,471.38.

Because this is a sale of County owned property, the Board of Supervisors is required to hold a public hearing prior to approving the sale.

I am proposing that the Board set public hearing be set the public hearing for December 7, 2023 at 5:00 pm at the Scott County Board Meeting.

I plan to attend the next Committee of the Whole to answer any questions.

CC: Chris Still, Interim Director Planning and Development
Daniel Reed, Interim Facility Maintenance Manager



October 27, 2023

Scott County
Attn: Tammy Speidel
600 W 4th St.
Davenport, IA 52801

Re: Right of Way Easement at parcel G0060-06A, 400 W 4th St., Davenport, IA. for the 3rd & 4th Street Traffic Conversion Project.

Dear Tammy:

As you know, part of the above-mentioned property will be needed for the construction of the above referenced project. Enclosed is a compensation estimate, and a plat identifying the portion of your property needed for the project, and an excerpt from Section 8 of the IDOT's pamphlet, "Highways and Your Land."

You have the right to review this information for ten (10) days before I contact you to further discuss this right-of-way acquisition. However, you may waive this right and contact me to begin our discussions sooner. I can be reached at 563-888-2022 or by e-mail at jonathan.robnett@davenportiowa.com.

It is our sincere hope that the enclosed material and our future discussions will provide the foundation for a mutually agreeable settlement of this permanent recreational trail easement transaction. Thank You.

Sincerely,
PUBLIC WORKS ENGINEERING

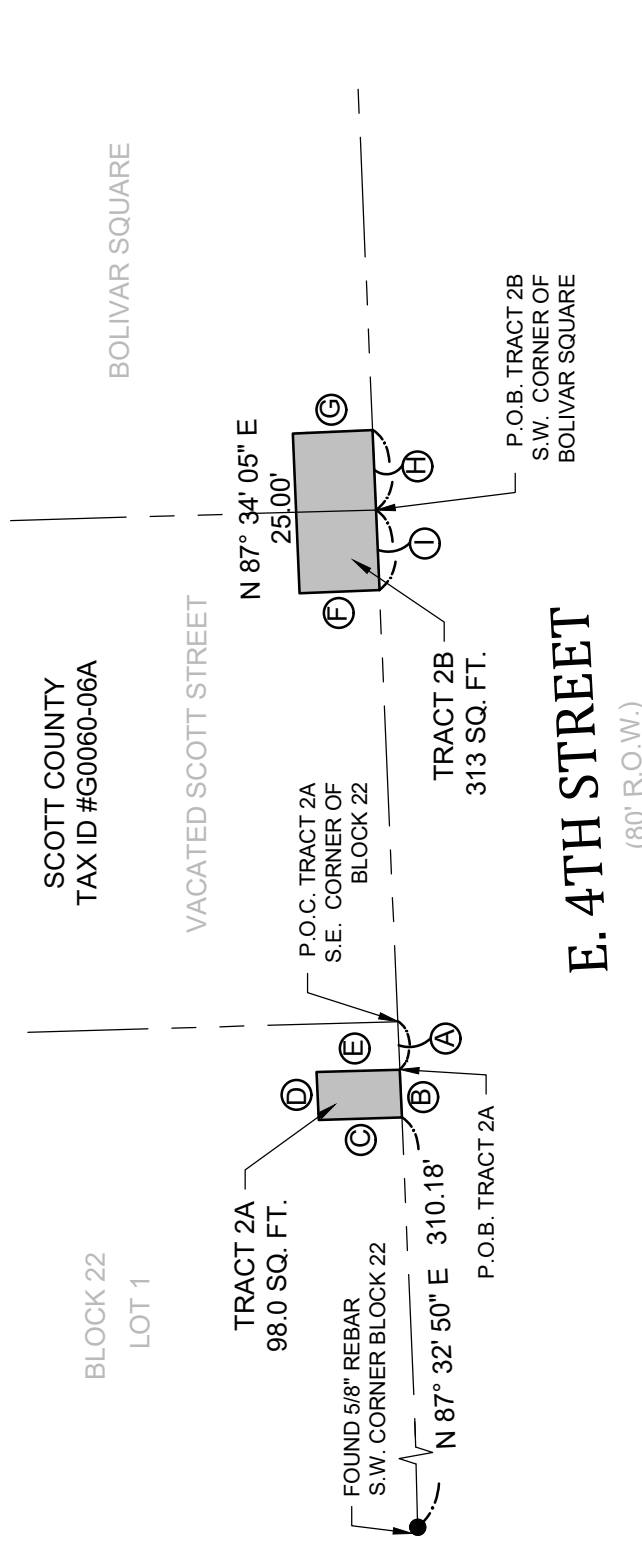
Jonathan Robnett,
Engineering Process Coordinator

encl.

cc: Jeri Vondera, P.E.
Geoff Blandin, P.E., Assistant City Engineer
File

RIGHT-OF-WAY ACQUISITION PLAT

PART OF BLOCK 22, BOLIVAR SQUARE AND VACATED SCOTT STREET IN THE ORIGINAL TOWN OF DAVENPORT, CITY OF DAVENPORT, SCOTT COUNTY, IOWA



LINE TABLE

(A)	S 87° 32' 50" W	7.50'
(B)	S 87° 32' 50" W	7.50'
(C)	N 02° 27' 10" W	13.00'
(D)	S 02° 27' 10" E	7.50'
(E)	S 87° 34' 05" W	13.00'
(F)	N 02° 25' 55" W	12.50'
(G)	S 02° 25' 55" E	12.50'
(H)	S 87° 34' 05" W	12.50'
(I)	S 87° 34' 05" W	12.50'

PREPARED FOR
CITY OF DAVENPORT
ENGINEERING DEPARTMENT

SURVEYOR
WILLET HOFMANN & ASSOCIATES
JIMMY D. ROSE
1515 5TH AVENUE
MOLINE, ILLINOIS 61265

OWNER
SCOTT COUNTY
600 W. 4TH STREET
DAVENPORT, IA 52801

PROJECT
4TH STREET SIGNALIZATION
CIP NO.: 38017
PROJECT NUMBER: PRJ-4150

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

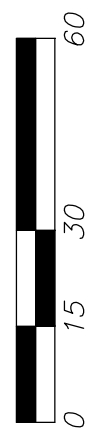
IOWA LICENSED LAND SURVEYOR NO. 11309
JIMMY D. ROSE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW.

DATE:

LEGEND

- PROPOSED RIGHT-OF-WAY ACQUISITION
- PARCEL BOUNDARY
- SET 1/2" DIA. REBAR W/ALUMINUM CAP#11309
- FOUND MONUMENT
- FOUND CUT "X"
- MEASURED DIMENSION
- RECORD DIMENSION
- POINT OF BEGINNING



NOTES:

- DISTANCES IN FEET AND DECIMALS THEREOF.
- BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83)
- FIELD WORK COMPLETED 08/31/2023

RIGHT-OF-WAY ACQUISITION PLAT
400 W. 4TH STREET
PART OF BLOCK 22, BOLIVAR SQUARE AND VACATED SCOTT STREET



WILLET HOFMANN & ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
1515 FIFTH AVENUE, SUITE 102, MOLINE, IL 61265
T: 309-517-1119 DESIGN FIRM: # 184-000918

R.O.W. ACQUISITION PLAT

WHA PROJECT NUMBER: 1881M23

DRAWN BY: SLD APPROVED BY: JDR
DATE: October 23, 1:49pm
1881M23_Dav 4th Street ACQ.dwg | TRACT 2 PG 1

SHEET NO.
10F2

RIGHT-OF-WAY ACQUISITION PLAT

PART OF BLOCK 22, BOLIVAR SQUARE AND VACATED SCOTT STREET IN THE ORIGINAL TOWN OF DAVENPORT, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

TRACT 2A

Part of Block 22 and vacated Scott Street in the Original Town of Davenport, now the City of Davenport, Scott County, Iowa described as follows:

Commencing at the southeast corner of said Block 22, thence South 87 degrees 32 minutes 50 seconds West, 7.50 feet on the south line of said Block 22 to the Point of Beginning,

Thence South 87 degrees 32 minutes 50 seconds West, 7.50 feet on the south line of said Block 22;

Thence North 02 degrees 27 minutes 10 seconds East, 13.00 feet;

Thence North 87 degrees 32 minutes 50 seconds East, 7.50 feet;

Thence South 02 degrees 27 minutes 10 seconds East, 13.00 feet, to the north right of way line of a public roadway designated West Fourth Street, also being the Point of Beginning.

The above-described parcel contains 98.0 square feet.

Bearings are based on the Iowa State Plane Coordinate System South Zone, NAD 83 (2011 adj.) by observations on the Iowa Real Time Network.

TRACT 2B

Part of Bolivar Square, and part of vacated Scott Street in the Original Town of Davenport, now the City of Davenport, Scott County, Iowa described as follows:

Beginning at the southwest corner of said Bolivar Square.

Thence South 87 degrees 34 minutes 05 seconds West, 12.50 feet on the north right of way line of a public roadway designated West Fourth Street;

Thence North 02 degrees 25 minutes 55 seconds West, 12.50 feet;

Thence North 87 degrees 34 minutes 05 seconds East, 25.00 feet;

Thence South 02 degrees 25 minutes 55 seconds East, 12.50 feet to the south line of Bolivar Square;

Thence South 87 degrees 34 minutes 05 seconds West, 12.50 feet on said south line to the Point of Beginning.

The above-described parcel contains 313 square feet.

Bearings are based on the Iowa State Plane Coordinate System South Zone, NAD 83 (2011 adj.) by observations on the Iowa Real Time Network.

RIGHT-OF-WAY ACQUISITION PLAT

400 W. 4TH STREET

PART OF BLOCK 22, BOLIVAR SQUARE AND VACATED SCOTT STREET



WILLETT HOFMANN

& ASSOCIATES INC.

ENGINEERING ARCHITECTURE LAND SURVEYING

1515 FIFTH AVENUE, SUITE 102, MOLINE, IL 61265

T: 309-517-1119 DESIGN FIRM # 184-000818

R.O.W. ACQUISITION PLAT

DRAWN BY: SLD

APPROVED BY: JDR

SHEET NO.

DATE: October 23, 1:49pm

1881M23_Dav 4th Street ACQ.dwg | TRACT 2 PG 2

20F2

WHA PROJECT NUMBER:

1881M23



DAVENPORT

PUBLIC WORKS

Project: 3rd & 4th Street Traffic Conversion
Property: 400 W 4th Street
Type: Right of Way
Tract: ROW Tract 2A & 2B

Site Visit: October 2, 2023

Site Notes: Tammy Speidel accompanied City Staff during Site Visit

PROJECT INFORMATION

This project is for the modifications to the traffic signalization on 3rd Street and 4th Street from Marquette Street to River Drive as needed to convert the roadways from one-way traffic to two-way traffic. Work includes additions, removals, and upgrades to the traffic signals.

PROPERTY INFORMATION

Parcels G0060-06A lot is 223,832 +/- square feet, located in the City of Davenport, is zoned C-D Commercial Downtown District. The parcel consists of a multi-story governmental administrative building. According to the County Auditor's Office, Scott County holds the deed to these parcels. The overall property has access to all public utilities including electricity, natural gas, water and sanitary sewer. Zoning to the east is zoned C-D Commercial Downtown District, zoning to the west is zoned C-D Commercial Downtown District, the zoning to the north is I-MU Industrial Mixed-Use District and zoning to the south is zoned C-D Commercial Downtown District. The highest and best use for this parcel is Commercial.

RIGHT-OF-WAY INFORMATION

ROW Tract 2A – The right-of-way is rectangular shaped along the frontage of W 4th Street, having a total of 98 +/- square feet. The right-of-way is strictly for the shared use path and road with some green space separating the two.

ROW Tract 2B – The right-of-way is rectangular shaped along the frontage of W 4th Street, having a total of 313 +/- square feet. The right-of-way is strictly for the shared use path and road with some green space separating the two.

LAND VALUE ANALYSIS

There were at least 4 arm’s length home sales since August 2021. Below are 3 arm’s length property sales, ranging from 124,800 to 223,028 square feet within 2.5 miles of the subject property since August 2021.

PARCEL	ADDRESS	SUBDIVISION	LOT SIZE	LIVING SPACE	LOT VALUE	BLDG VALUE	ASSESS VALUE	SALE PRICE	DEED DATE	TYPE	SALE DIV ASSESS	PRICE PER SQ FT
K0010-01B	1441 Rockingham Rd	None	223,028	104,863	\$ 167,270.00	\$392,690.00	\$ 559,960.00	\$ 525,000.00	8/10/2021	COM	0.94	\$ 0.75
F0062A02	450 LeClaire St	Scott County Family YMCA 1st Addition	168,821	0	\$ 1,220,620.00	\$ -	\$ 1,220,620.00	\$ 1,481,912.00	12/8/2021	COM	1.21	\$ 7.23
K0051-08C	1958 W River Dr	Uchtorff's 2nd Addition	126,477	43,272	\$ 94,860.00	\$596,160.00	\$ 691,020.00	\$ 400,000.00	9/20/2021	COM	0.58	\$ 0.75
K0064-06A	819 Credit Island Ln	None	124,800	4,404	\$ 93,600.00	\$108,730.00	\$ 202,330.00	\$ 350,000.00	6/2/2022	COM	1.73	\$ 0.75

The assessed land value of the property is \$715,390 or \$3.20 per square foot. The arm’s length property sales within 1 mile of the subject property since August 2021 sold for 1.12 times the assessed value, \$3.20 times 1.12 is \$3.58. It is my opinion that the square foot land value of the property would be \$3.58 per square foot.

Sincerely,

Jonathan Robnett
Engineering Process Coordinator

encl.
cc: Jeri Vondera, P.E.
Geoff Blandin, P.E., Assistant City Engineer
File



DAVENPORT

PUBLIC WORKS

Appraisal Waiver

Parcel Number: G0060-06A County: Scott
Project: 3rd & 4th Street Traffic Conversion

Recorded Owner(s): Scott County
Owner(s) Mailing Address: 600 W 4th St., Davenport, IA 52801

Tenant(s): _____
Tenant(s) Mailing Address: _____

Subject Property Address: 400 W 4th St., Davenport, IA 52801
This Property is described as: Courthouse square, original town block: 022 original town of Davenport
Basis for land compensation: Establishment of property land value

Land to be acquired by fee title:	<u>411.00/SF@</u>	<u>\$3.58/SF</u>	=	<u>\$1,471.38</u>
Permanent easement:	<u>0.00/SF@</u>	<u>\$3.58/SF</u>	=	<u>\$0.00</u>
Temporary easement:	<u>0.00/SF@</u>	<u>\$0.358/SF</u>	=	<u>\$0.00</u>
Other considerations:	_____		=	<u>\$0.00</u>

Total Compensation \$1,471.38

Certification

I certify that I am familiar with the subject property of this compensation estimate, that the valuation is based upon data contained in the files of the Agency, and that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

Agent Signature

[Signature] 10/27/2023
Date

Approved by

[Signature] 10/31/23
Date

Statement of Property Owner's Rights

Just as the law grants certain entities the right to acquire private property, you as the owner of the property have certain rights. You have the right to:

- a. Receive just compensation for the taking of property. (Iowa Constitution, Article I, section 18)
- b. An offer to purchase, which may not be less than the lowest appraisal of the fair market value of the property. (Iowa Code section 6B.45; Iowa Code section 6B.54)
- c. Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based not less than 10 days before being contacted by the acquiring agency's acquisition agent. (Iowa Code section 6B.45)
- d. An opportunity to accompany at least one appraiser of the acquiring agency who appraises your property when an appraisal is required. (Iowa Code section 6B.54)
- e. Participate in good faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings. (Iowa Code section 6B.2B)
- f. A determination of just compensation by an impartial compensation commission and the right to appeal its award to the district court if you can- not agree on a purchase price with the acquiring agency. (Iowa Code section 6B.4; Iowa Code section 6B.7; Iowa Code section 6B.18)
- g. A review by the compensation commission of the necessity for the condemnation if your property is agricultural land being condemned for industry. (Iowa Code section 6B.4A)
- h. Payment of the agreed upon purchase price or, if condemned, a deposit of the compensation commission award before you are required to surrender possession of the property. (Iowa Code Section 6B.25; Iowa Code section 6B.26; Iowa Code section 6B.54(11))
- i. Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code section 6B.33; Iowa Code section 6B.54(10))
- j. Reimbursement of certain litigation expenses: (1) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (2) if the award on appeal in court is more than the compensation commissioners' award. (Iowa Code section 6B.33)
- k. At least 90 days written notice to vacate occupied property. (Iowa Code section 6B.54(4))
- l. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of the payments. (Iowa Code section 316.9; Iowa Code section 6B.42) 4

The rights set out in this statement are not claimed to be a full and complete list of explanation of an owner's rights under the law. They are derived from the Iowa Code chapters 6A, 6B and 316. For more thorough presentation of and owner's rights, you should refer directly to the Iowa Code or contact an attorney of your choice.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N _____ - 2023

SCOTT COUNTY BOARD OF SUPERVISORS

November 9, 2023

A RESOLUTION AUTHORIZING THE SETTING OF A PUBLIC HEARING ON THE REQUEST FOR SALE
OF A PORTION OF PROPERTY OWNED BY SCOTT COUNTY LOCATED AT 600 W 4TH STREET
DAVENPORT IOWA

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The Board of Supervisors hereby fixes the time and place for a public hearing on the sale of a portion of property owned by Scott County located at 600 W 4th Street Davenport, IA 52801 for Thursday December 7, 2023 at 5:00 p.m. in the Board Room at the Scott County Administrative Center or virtually as directed by the Board's agenda.

Section 2. The Scott County Facility and Support Services Director is hereby directed to publish the notice as required by law.

Section 3. This resolution shall take effect immediately.