



City Hall, 215 Sycamore  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

## COMMUNITY DEVELOPMENT

### MEMORANDUM

**To:** Mayor and City Council Members  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Richard Klimes, Park and Recreation Director  
Dave Gobin, Community Development Director  
**Date:** June 21, 2018  
**Re:** Resolution Accepting a Quit Claim Deed from the Kent Corporation Charity Foundation to the City of Muscatine

Planning,  
Zoning,  
Building Safety,  
Construction Inspection  
Services,  
Public Health

**INTRODUCTION:** Kent Corporate Charitable Foundation is making a donation of 17.7 acres of land located across Houser Street from the Soccer Complex. The Houser Street Parking Expansion and Safety Enhancement Project will be constructed on this donated land this summer.

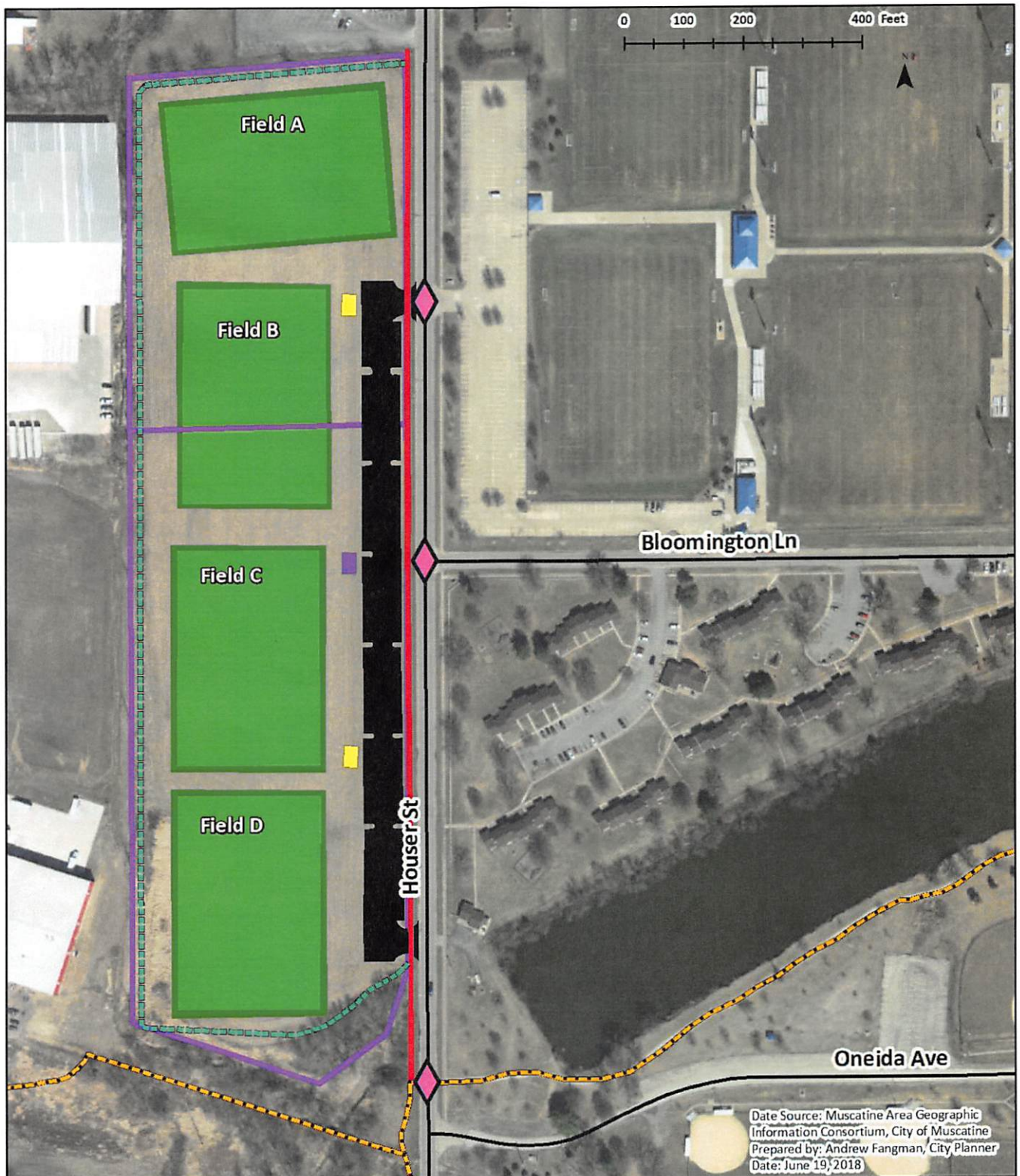
**BACKGROUND:** The Houser Street Parking Expansion and Safety Enhancement Project consists of the construction of a parking facility with up to 228 parking spots, enhancing the safety features of the street crossings and grading 4 field areas on the 17.7-acre tract located along Houser Street across from Kent Stein Park and the Muscatine Soccer Complex. The project will be funded by a grant from the Roy J. Carver Charitable Trust and the City of Muscatine as approved in the last budget cycle

**RECOMMENDATION/RATIONALE:** Approve the attached resolution to accept the donation, by the Kent Corporation Charitable Foundation, of land for Houser Street Parking Expansion and Safety Enhancement Project.

#### BACKUP INFORMATION:

1. Resolution Accepting Quit Claim Deed
2. Quit Claim Deed
3. Houser Street Parking Expansion and Safety Enhancement Project Concept Plan

"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain



Enhanced Pedestrian Crossings



New Parking Lot



Field



10' Field Buffer Area



West Side Trail



Route for Future Loop Trail



Site for Future Construction of Restrooms



Sites for Future Construction of Shelters



Existing Multi-Use Trails



Parcels Being Donated for this Project

## Houser Street Parking Expansion and Safety Enhancement Project





**RESOLUTION NO. 94335-0618**

**A RESOLUTION ACCEPTING A QUIT CLAIM DEED FROM THE KENT CORPORATION CHARITABLE FOUNDATION TO THE CITY OF MUSCATINE, IOWA**

**WHEREAS**, the Kent Corporation Charitable Foundation has prepared a quit claim deed to the City of Muscatine, Iowa the following described real estate in Muscatine Iowa;

A tract of land located in the East half of Section 4, Township 76 North, Range 2 West of the 5th P.M., City of Muscatine, Muscatine County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 4; thence South 88°44'36" West 40.00 feet to the Westerly right of way line of Houser Street and the Point of Beginning of the tract herein described; thence South 00°25'30" East 956.39 feet long said Westerly right of way line to the Northerly bank of an existing drainage ditch; thence South 58°35'16" West 83.25 feet along said Northerly bank; thence South 29°22'42" West 132.00 feet along said Northerly bank to the Northerly right of way line of the Chicago, Milwaukee and St. Paul Railroad; thence North 71°51'28" West 335.43 feet along said Northerly right of way line; thence North 00°25'30" West 1000.47 feet; thence North 00°19'20" West 582.29 feet; thence North 84°43'00" East 459.53 feet to the Westerly right of way line of Houser Street; thence South 00°03'27" East 61'4.61 feet along said Westerly right of way line to the Point of Beginning. Said tract contains 17.17 acres and is subject to easements of record.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of Muscatine, Iowa that the quit claim deed attached hereto and identified as "Exhibit A" is hereby by accepted by the City of Muscatine and the Mayor and City Clerk are hereby authorized and directed to sign this Resolution and thereafter deliver a copy thereof to the Muscatine County Recorder to be recorded in the permanent real estate records of Muscatine County, Iowa.

**PASSED, APPROVED AND ADOPTED this 21<sup>st</sup> day of June 2018.**



**BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA**

  
Diana L. Broderson, Mayor

Attest:

  
Gregg Mandsager, City Clerk

22<sup>nd</sup> DDQ  
CCH#003446

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Instrument #: 2018-03488  
07/03/2018 11:04:56 AM Total Pages: 3  
DDQ QUIT CLAIM DEED  
Recording Fee: \$22.00 Transfer Tax: \$0.00  
Sarah M Hearst - Recorder, Muscatine County Iowa



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 106  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Eric J. Thomsen, 2905 US Highway 61 N, Muscatine, IA 52761, Phone: (563) 264-4718

**Taxpayer Information:** (Name and complete address)

City of Muscatine, 215 Sycamore Street, Muscatine, IA 52761

**Return Document To:** (Name and complete address)

Gregg Mandsager, 215 Sycamore Street, Muscatine, IA 52761

**Grantors:**

Kent Corporation Charitable Foundation

**Grantees:**

City of Muscatine

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## QUIT CLAIM DEED

For the consideration of 10 Dollar(s) and other valuable consideration, Kent Corporation Charitable Foundation (f/k/a Muscatine Foods Corporation Charitable Foundation; f/k/a Kent-Stein Foundation) do hereby Quit Claim to City of Muscatine

all our right, title, interest,  
estate, claim and demand in the following described real estate in Muscatine County, Iowa:

A tract of land located in the East half of Section 4, Township 76 North, Range 2 West of the 5th P.M., City of Muscatine, Muscatine County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 4; thence South 88°44'36" West 40.00 feet to the Westerly right of way line of Houser Street and the Point of Beginning of the tract herein described; thence South 00°25'30" East 956.39 feet long said Westerly right of way line to the Northerly bank of an existing drainage ditch; then South 58°35'16" West 83.25 feet along said Northerly bank; then South 29°22'42" West 132.00 feet along said Northerly bank to the Northerly right of way line of the Chicago, Milwaukee and St. Paul Railroad; then North 71°51'28" West 335.43 feet along said Northerly right of way line; then North 00°25'30" West 1000.47 feet; thence North 00°19'20" West 582.29 feet; thence North 84°43'00" East 459.53 feet to the Westerly right of way line of Houser Street; thence South 00°03'27" East 614.61 feet along said Westerly right of way line to the Point of Beginning. Said tract contains 17.17 acres (more or less) and is subject to easements of record. 4-76N-2W

This deed is exempt according to Iowa Code 428A.2(6).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 20, 2018

*[Signature]*  
Kent Corporation Charitable Foundation (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MUSCATINE

This record was acknowledged before me on June 20, 2018, by Page A. Kent,  
as president of and on behalf of Kent Corporation Charitable Foundation.



BARBARA T. SOENKSEN  
COMMISSION NUMBER: 187786  
MY COMMISSION EXPIRES:  
12-2-2020

*[Signature]*  
Signature of Notary Public