

III. B.



DATE: November 1, 2010
TO: Mike Herring, CA
FROM: Brian McGownd, PWD\CE

SUBJECT: Monarch Chesterfield Levee Trail – Three Party Agreement - Land Swap

As you know, we are currently constructing the Edison Crossing trailhead/parking area at the southeast corner of Edison Avenue and Long Road. A majority of the trailhead is located on the Edison Crossing property, which we have already secured the necessary easements. However, a portion of the trailhead is located on a small parcel, less than 500 square feet, owned by Mr. Bill Kirchoff (see attached exhibit). Mr. Kirchoff graciously agreed to allow us to proceed with the construction of the trailhead while we worked out an agreement with him regarding this small parcel.

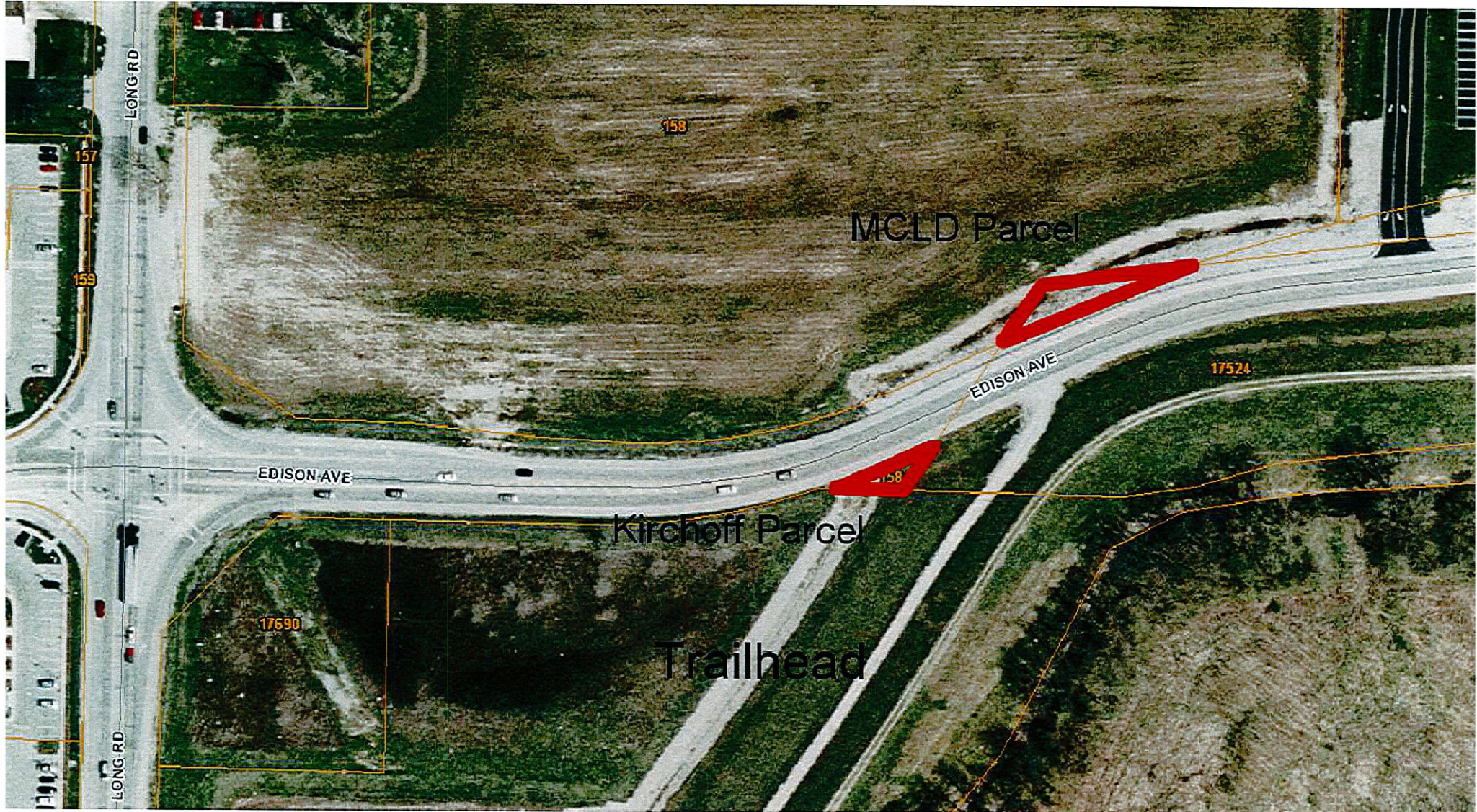
Mr. Kirchoff was in the process of acquiring another small parcel owned by the Monarch Chesterfield Levee District located on the north side of Edison Avenue (see attached exhibit), which is contiguous with property he already owns. It should also be acknowledged that the parcel being acquired by Mr. Kirchoff is already fully encumbered by an existing stormwater easement to the City and the Levee District. The parcel remnants were actually created when Mr. Kirchoff donated the right of way for Edison Avenue. Although it can be done, it is a little difficult for Mr. Kirchoff to acquire this parcel directly from the Levee District, as he sits on their board. Therefore, Mr. Kirchoff has proposed that the City purchase the small parcel from the Levee District and swap it with him for his parcel on the south side of Edison Avenue that is needed for the trailhead. We have discussed this matter with Mr. David Human of the Levee District. Mr. Human is in agreement with this arrangement, and has agreed to sell the Levee District's parcel on the north side of Edison Avenue to the City for the appraised value of \$1500.00, which is less than the standard \$3500.00 levee trail convenience payment which is typically offered for levee trail easements.

Therefore, with your approval, we would like to place this item on the next Planning & Public Works Committee agenda, and get the committees approval to proceed with a three party land swap between the City, the Monarch Chesterfield Levee District and Mr. Bill Kirchoff to acquire property needed for the Monarch Chesterfield Levee Trail via purchase and subsequent land swap.

If you need additional information or have any questions please advise.

Cc: Mike Geisel, Director of Planning & Public Works

Handwritten signature and date:
11/1/10



LONG RD

157

158

158

MCLD Parcel

EDISON AVE

17524

EDISON AVE

158

Kirchoff Parcel

17690

Trailhead

LONG RD