

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Iowa Department of Transportation Transfer of Jurisdiction and Right-of-Way (Rhodes Farm)  
**Date:** February 12, 2001

**Recommended Action:**

Approve the following agreements with the Iowa Department of Transportation for the widening of Highway 330 adjacent to the Rhodes Research Farm in Marshall County, Iowa, subject to approval of the Executive Council of Iowa:

1. Transfer of jurisdiction of 24.78 acres of land, with compensation in the amount of \$51,785;
2. Permanent right-of-way easement agreement for 0.91 acres of land, with compensation in the amount of \$1,547; and
3. Temporary right-of-way easement agreement for 28.19 acres of land, with compensation in the amount of \$47,923.

**(ROLL CALL VOTE)****Executive Summary:**

The Iowa Department of Transportation will be undertaking a project to widen, from two to four lanes, Iowa Highway 330 from County Road 17 in Jasper County to the U.S. Highway 30 Interchange near Marshalltown. A portion of the project area is located adjacent to the University's Rhodes Research Farm in Marshall County.

To accommodate the roadway project, the Department of Transportation has requested the transfer of jurisdiction of 24.78 acres of land, and permanent and temporary easement agreements for a total of 29.10 acres of land, at the Rhodes Farm. The requested land is a portion of a 223.64 acre parcel which was acquired by the University in September 1999 at the price of \$216,000. The University wants to accommodate this public transportation project and has indicated that the portion of the land to be transferred to the Department of Transportation is used primarily for pasture and can be made available for highway improvements without adversely impacting programmatic operations.

Compensation to the University for the Department of Transportation's acquisition and use of the land will total \$101,255. The University has indicated that the proceeds will be used to offset the 1999 land acquisition expenditure which was funded by the College of Agriculture. (No state appropriations were used for the purchase.)

The transfer of jurisdiction and easement agreements have been reviewed by the Attorney General's Office and are recommended for approval.

**Background and Analysis:**

The Highway 330 project, which is scheduled to be bid in March 2001, would be undertaken by the Department of Transportation to provide improved safety and efficiency. To accommodate this project, the Department of Transportation needs additional property from adjacent landowners, including the Iowa State University Rhodes Research Farm. The University land requested by the Department is a portion of a 223.64 acre parcel which was acquired by the University in 1999 at the price of \$966 per acre (a total of approximately \$216,000). The purchased land connected the existing farm land to the adjacent highway. The transfer of jurisdiction includes monetary compensation totaling \$51,785 for the value of the land, which was appraised at \$1,700 per acre by an independent appraiser, and for the University's cost for construction of temporary and permanent fences during the construction project. The transfer agreement addresses the proper care of the remaining land for the repair or relocation of drainage tile, construction and maintenance of fence lines, and construction of field entrances.

In addition, the Department of Transportation requires permanent and temporary easement agreements to accommodate the construction project. The permanent right-of-way easement would provide a total of 0.91 acres of land located adjacent to the land requested for transfer by the Department of Transportation. Compensation to the University for the easement would total \$1,547.

The temporary right-of-way easement would provide 28.19 acres of land to accommodate the construction project. The site would be managed for erosion control and restored with topsoil and re-seeded following completion of the construction project. The University would install temporary fencing as necessary in the area. The Department of Transportation would provide compensation to the University totaling \$47,923 for its use of the land and the University's costs associated with installation of the fencing.

  
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Approved:   
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Frank J. Stork