



City of Grand Island

Tuesday, August 28, 2018

Council Session

Item G-5

**#2018-246 - Approving Final Plat and Subdivision Agreement for
Prairie Commons 2nd Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 28, 2018

Subject: Prairie Commons Second Subdivision – Final Plat

Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of Husker Highway and west of U.S. Highway 281 (8 lots, 1 outlot, 95.32 acres). This property is zoned CD Commercial Development Zone, B-2 General Business and RO Residential Office.

Discussion

The final plat for Prairie Commons Second Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

A motion was made by Robin Hendricksen and seconded by Greg Robb to approve the final plat as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rainforth, Rubio, Hendricksen, and Randone) and no members present voting no.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

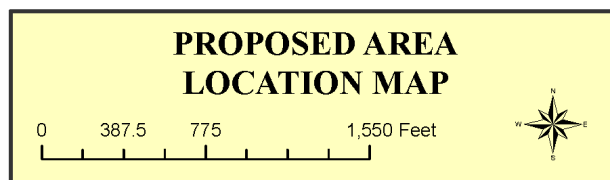
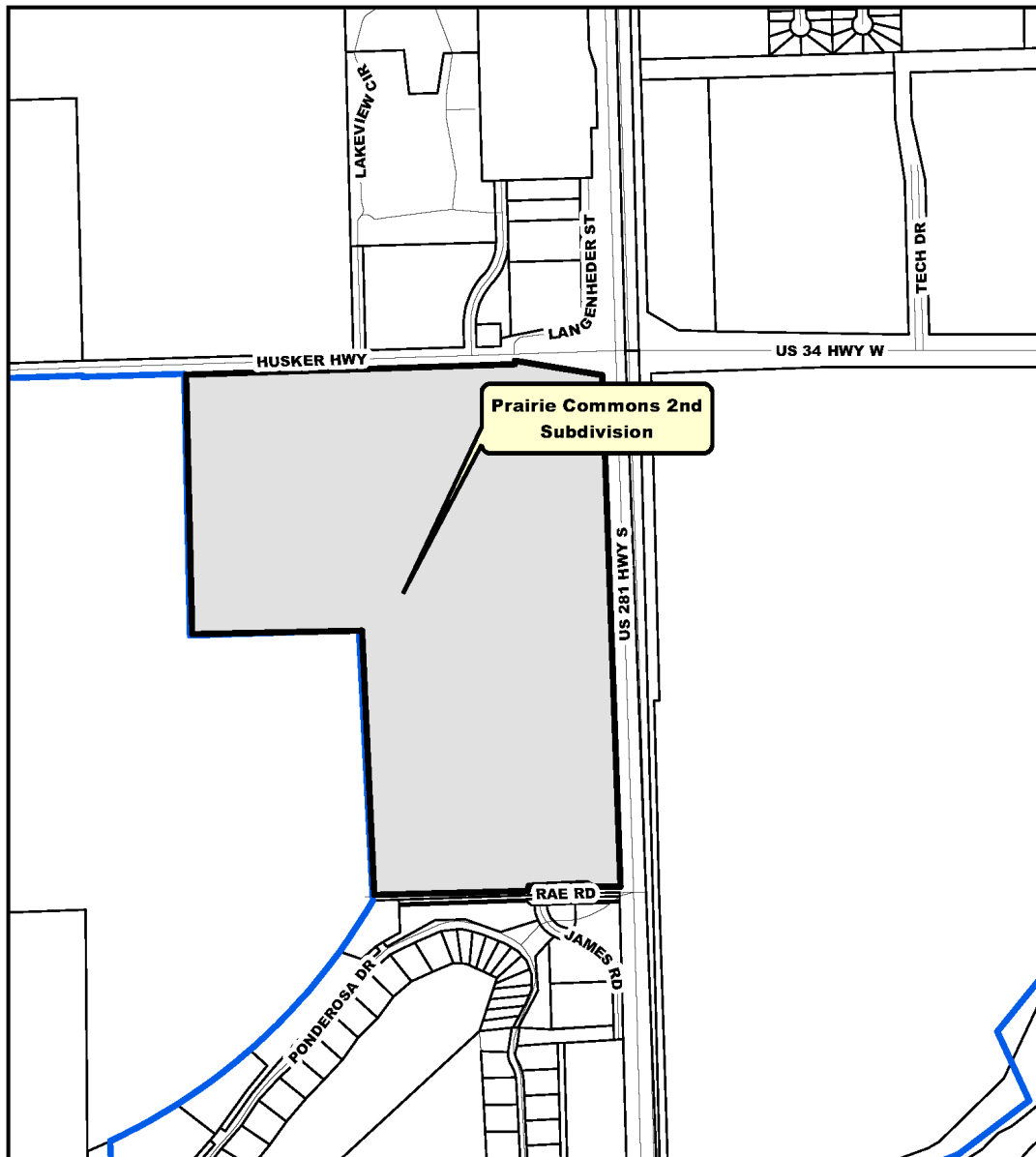
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



Developer/Owner

Prataria Ventures, LLC
PO Box 2078
Grand Island, NE 68802

To create 8 lots and one Outlot south of Husker Highway and west of U.S. Highway 281, in the City of Grand Island, in Hall County, Nebraska.

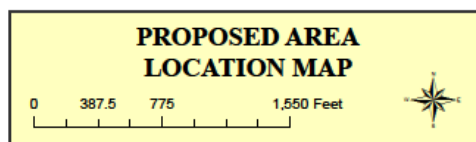
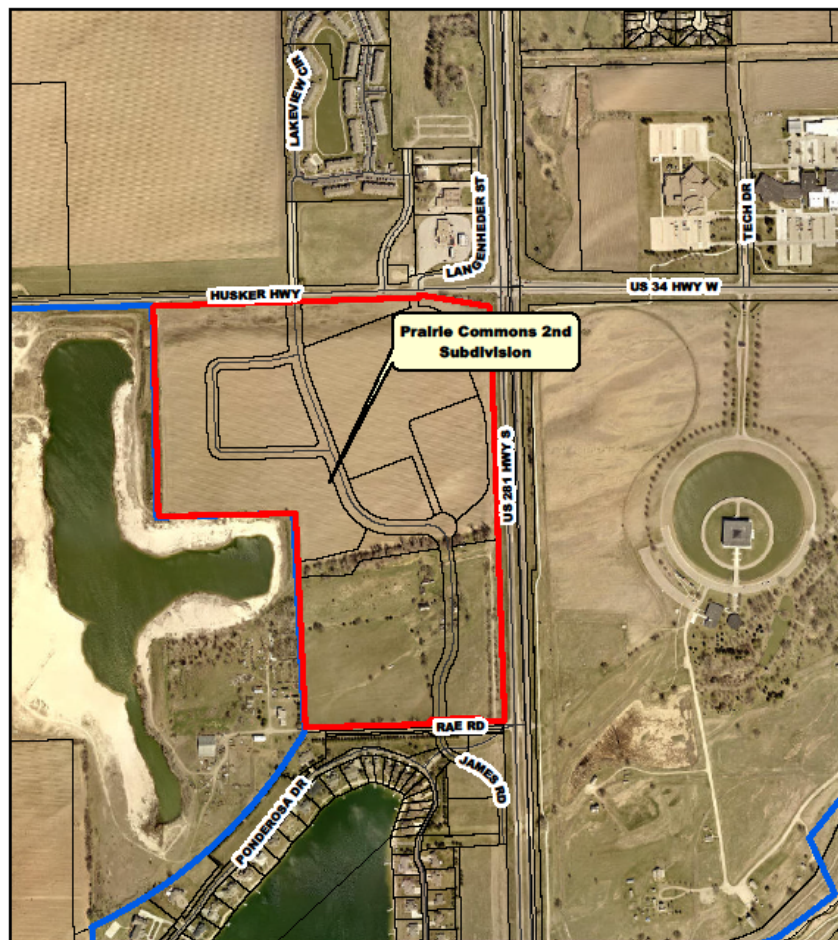
Size: 95.32 acres

Zoning: CD Commercial Development, B-2 General Business, and RO Residential Office

Road Access: Public Streets are available and will be extended and built to city standards.

Water Public: City water is available.

Sewer Public: City sewer is available.



PRAIRIE COMMONS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

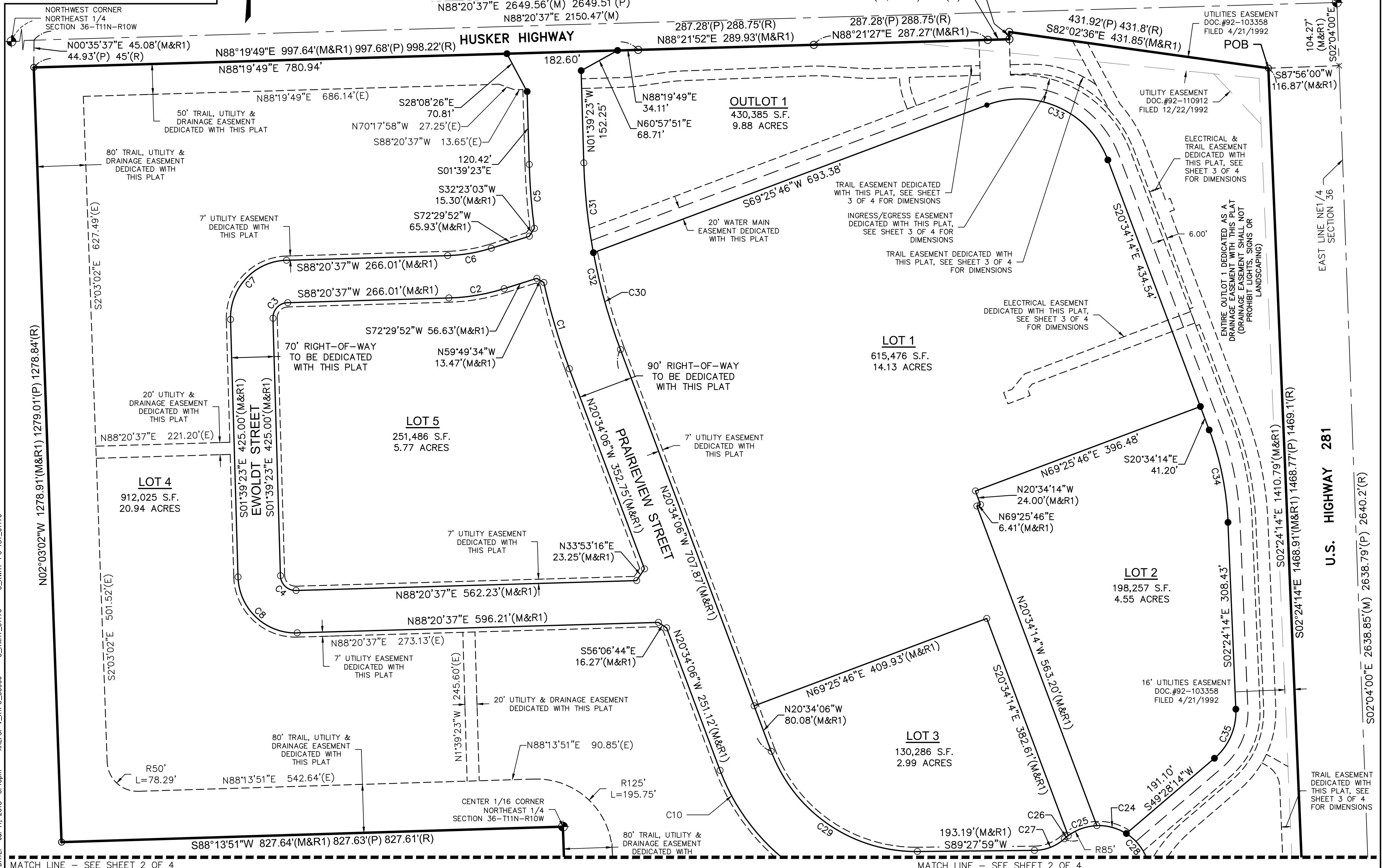
FINAL PLAT

MOLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1176
PRATARIA VENTURES
HWY 281 & HUSKER HWY
FB: GI 2016-2

SHEET 1 OF 4



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PRAIRIE COMMONS SECOND SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

OLSSON
ASSOCIATES

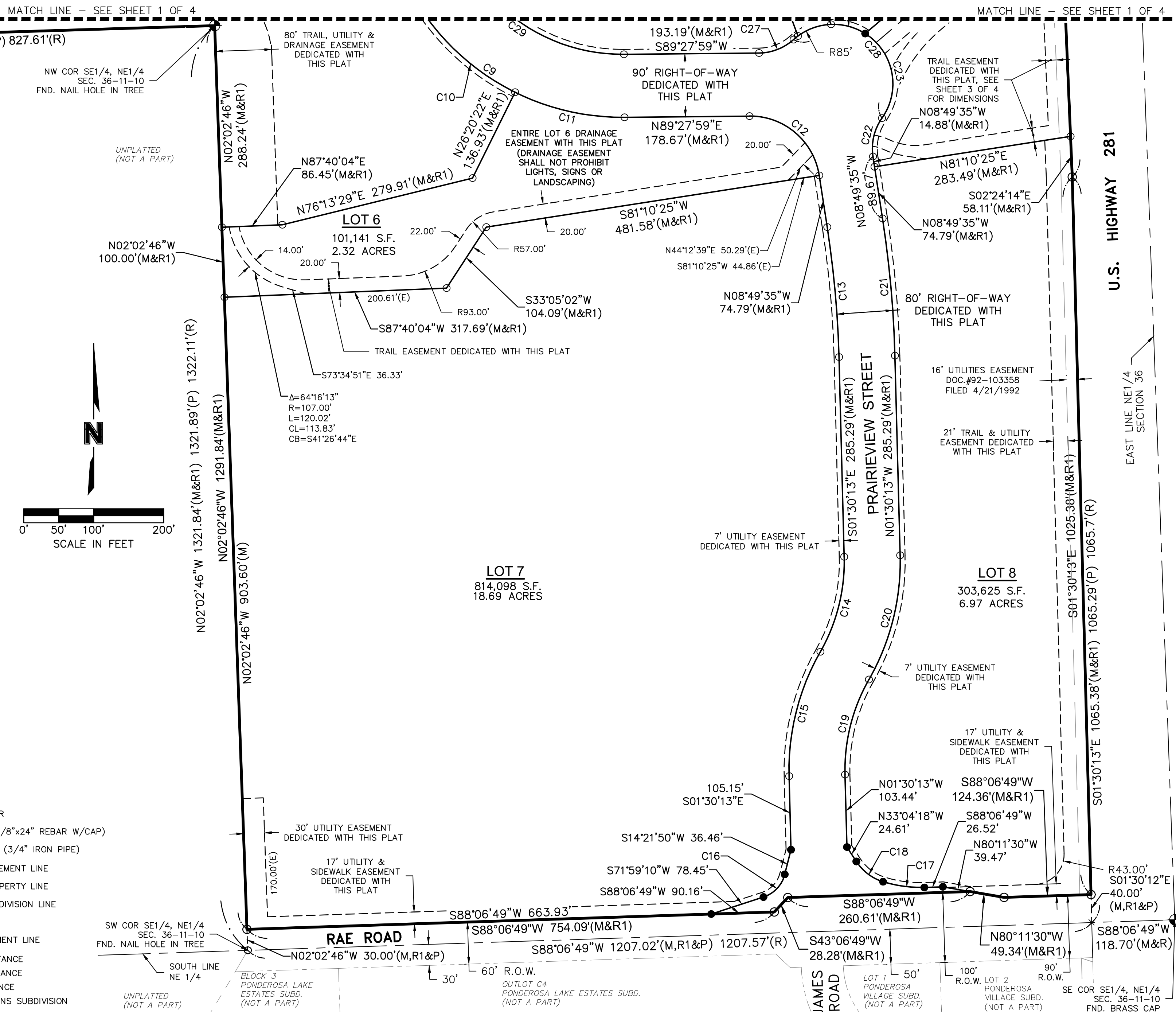
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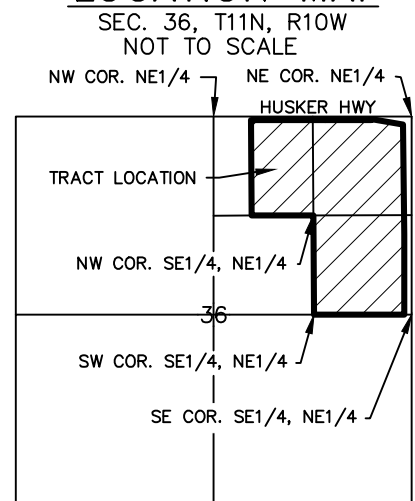
SHEET 2 OF 4

OWNERS: PRATARIA VENTURES, LLC &
GI HOSPITAL REAL ESTATE, LLC
LAND SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 9

CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	1045.00' (M&R1)	N16°29'47"W	148.53' (M&R1)	148.41' (M&R1)
C2	335.00' (M&R1)	S80°25'15"W	92.65' (M&R1)	92.35' (M&R1)
C3	25.00' (M&R1)	S43°20'37"W	39.27' (M&R1)	35.36' (M&R1)
C4	25.00' (M&R1)	S46°39'23"E	39.27' (M&R1)	35.36' (M&R1)
C5	1045.00' (M&R1)	S4°33'21"E	105.77' (M&R1)	105.72' (M&R1)
C6	265.00' (M&R1)	S80°25'15"W	73.29' (M&R1)	73.06' (M&R1)
C7	95.00' (M&R1)	S43°20'37"W	149.23' (M&R1)	134.35' (M&R1)
C8	95.00' (M&R1)	S46°39'23"E	149.23' (M&R1)	134.35' (M&R1)
C9	345.00' (M&R1)	S55°33'03"E	421.29' (M&R1)	395.60' (M&R1)
C10	345.00' (M&R1)	S42°06'52"E	259.47' (M&R1)	253.40' (M&R1)
C11	345.00' (M&R1)	S77°05'49"E	161.81' (M&R1)	160.33' (M&R1)
C12	100.00' (M&R1)	S49°40'48"E	142.61' (M&R1)	130.83' (M&R1)
C13	1460.00' (M&R1)	S5°09'54"E	186.60' (M&R1)	186.47' (M&R1)
C14	260.00' (M&R1)	S14°07'02"W	141.77' (M&R1)	140.02' (M&R1)
C15	340.00' (M&R1)	S14°07'02"W	185.39' (M&R1)	183.10' (M&R1)
C16	46.00'	S43°10'30"W	46.26'	44.34'
C17	177.00'	N82°12'05"W	59.84'	59.55'
C18	71.00'	N52°47'38"W	48.88'	47.92'
C19	260.00' (M&R1)	N14°07'02"E	141.77' (M&R1)	140.02' (M&R1)
C20	340.00' (M&R1)	N14°07'02"E	185.39' (M&R1)	183.10' (M&R1)
C21	1540.00' (M&R1)	N5°09'54"W	196.82' (M&R1)	196.69' (M&R1)
C22	75.00' (M&R1)	N13°11'53"E	57.66' (M&R1)	56.25' (M&R1)
C23	85.00'	N11°12'20"W	137.75'	123.17'
C24	85.00'	N74°54'49"W	51.27'	50.50'
C25	85.00' (M&R1)	S70°41'51"W	50.76' (M&R1)	50.01' (M&R1)
C26	85.00' (M&R1)	S50°49'21"W	8.21' (M&R1)	8.20' (M&R1)
C27	75.00' (M&R1)	S68°45'41"W	54.21' (M&R1)	53.03' (M&R1)
C28	85.00' (M&R1)	N48°21'39"W	248.00' (M&R1)	168.93' (M&R1)
C29	255.00' (M&R1)	N55°33'03"W	311.39' (M&R1)	292.40' (M&R1)
C30	955.00'	N15°35'12"W	166.07'	165.86'
C31	955.00'	N6°07'50"W	149.16'	149.00'
C32	955.00' (M&R1)	N11°06'44"W	315.22' (M&R1)	313.80' (M&R1)
C33	155.00'	N65°34'14"W	243.47'	219.20'
C34	493.00'	N11°29'14"W	156.32'	155.66'
C35	101.00'	S23°32'00"W	91.44'	88.35'



LOCATION MAP



LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- R1 PRAIRIE COMMONS SUBDIVISION

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PRAIRIE COMMONS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

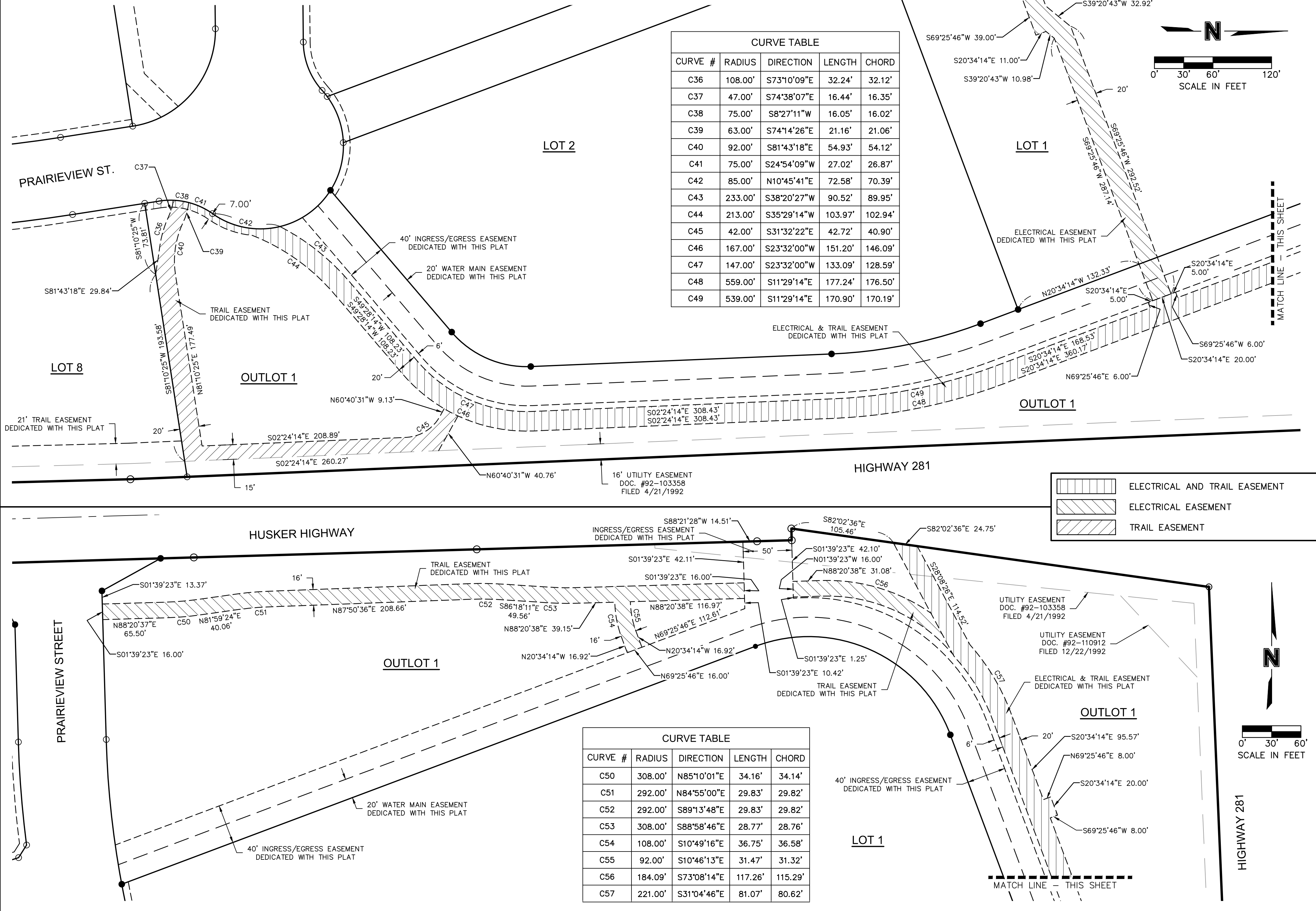
FINAL PLAT

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SHEET 3 OF 4



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PRAIRIE COMMONS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4, SEC. 36-T11N-R10W; THENCE ON AN ASSUMED BEARING OF S02°04'00"E, ALONG THE EAST LINE OF SAID NE1/4, A DISTANCE OF 104.27 FEET; THENCE S87°56'00"W A DISTANCE OF 116.87 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF HUSKER HIGHWAY AND THE WEST R.O.W. LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°24'14"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1468.91 FEET; THENCE S01°30'13"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1025.38 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF RAE ROAD; THENCE S88°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 124.36 FEET; THENCE N80°11'30"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 49.34 FEET; THENCE S88°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 260.61 FEET; THENCE S43°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 28.28 FEET; THENCE S88°06'49"W A DISTANCE OF 754.09 FEET; THENCE N02°02'46"W A DISTANCE OF 1291.84 FEET; THENCE S88°13'51"W A DISTANCE OF 827.64 FEET; THENCE N02°03'02"W A DISTANCE OF 1278.91 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF HUSKER HIGHWAY; THENCE N88°19'49"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 997.64 FEET; THENCE N88°21'52"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 289.93 FEET; THENCE N88°21'27"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 287.27 FEET; THENCE N88°20'35"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 35.49 FEET; THENCE N01°39'25"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 12.00 FEET; THENCE S82°02'36"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 431.85 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 4,152,026 SQUARE FEET OR 95.32 ACRES MORE OR LESS OF WHICH 9.08 ACRES IS NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR

CITY CLERK

SECTION TIES

NORTHWEST COR. NE 1/4, SEC. 36, T11N, R10W
FOUND 1" VALVE CAP, ±0.4" BELOW ASPHALT
NNW 43.41' TO SOUTH NUT OF FIRE HYDRANT (AMERICAN DARLING 1996)
NW 51.11' TO EXISTING NAIL IN POWER POLE
SW 46.47' TO EXISTING NAIL IN FENCE POST
S 43.05' TO EXISTING NAIL IN FENCE POST
SE 56.49' TO PK NAIL W/WASHER STAMPED LS-458 ON FENCE POST

NORTHEAST COR. NE1/4, SEC 36, T11N, R11W
FOUND BRASS CAP
NE 91.38' TO CHISELED 'X' IN SIGNAL POLE BASE
E 39.56' TO CHISELED 'X' IN NOSE OF ISLAND (HWY 34)
SE 114.98' TO CHISELED 'X' IN SOUTH END OF CONCRETE HEADWALL
SW 125.41' TO CHISELED 'X' IN SOUTH END OF CONCRETE HEADWALL

SOUTHWEST COR. SE1/4, NE1/4, SEC. 36, T11N, R10W
RECORDED AS NAIL IN TREE, FOUND NAIL HOLE IN TREE
SE 26.52' TO NEAR FACE OF STEEL FENCE POST
SW 14.20' TO NEAR FACE OF STEEL FENCE POST
E 10.00' TO 1/2" PIPE ON EAST-WEST SECTION LINE
E 30.00' TO 1/2" PIPE ON EAST-WEST SECTION LINE

NORTHWEST COR. SE1/4, NE1/4, SECTION 36-T11N-R10W
FOUND 1/2" IRON PIPE, ±0.1' BELOW GRADE
NNE 9.85' TO NEAR FACE STEEL CORNER FENCE POST
SSE 21.50' TO 5/8" REBAR SET BY WEST FACE OF PVC FENCE POST
WNW 31.40' TO 5/8" REBAR SET BY EAST FACE OF PVC FENCE
E 2.0' TO N-S FENCE LINE
N 9.0' TO E-W FENCE LINE

SOUTHEAST COR. SE1/4, NE1/4, SECTION 36-T1NN-R10W
FOUND BRASS CAP
E 54.84' TO BRASS CAP
NE 150.06' TO CHISELED "X" ON TOP OF R.O.W. MARKER
W 120.25' TO PK NAIL W/WASHER STAMPED LS-458 IN CORNER FENCE POST
SSW 152.77' TO NE CORNER OF CONCRETE PAD

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*PRAIRIE COMMONS SEDCOND SUBDIVISION*" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

_____, NEBRASKA, THIS ____ DAY OF _____, 2018.

DAVID OSTDIEK, MANAGER
PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA *SS*
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*PRAIRIE COMMONS SEDCOND SUBDIVISION*" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

_____, NEBRASKA, THIS ____ DAY OF _____, 2018.

TOM WERNER, MANAGER
GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA *SS*
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM WERNER, MANAGER, GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



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PROJECT NO. 2016-1176
PRATARIA VENTURES
HWY 281 & HUSKER HWY
FB: GI 2016-2

RESOLUTION 2018-246

WHEREAS Prataria Ventures, LLC, A Nebraska Limited Liability Company, being and GI Hospital Real Estate LLC, A Nebraska Limited Liability Company, the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "PRAIRIE COMMONS SECOND SUBDIVISION", a subdivision on a tract of land comprising part of the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of PRAIRIE COMMONS SECOND SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 28, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 23, 2018	☐ City Attorney