



City of Grand Island

Tuesday, June 22, 2004

Council Session

Item E6

Public Hearing on Acquisition of Approximately 90 Acres of Real Estate Located South of Capital Avenue, East of Nebraska Central Railroad, North of Lincoln View Estates Subdivision, and West of Geddes Street

Staff Contact: Doug Walker

Council Agenda Memo

From: Douglas R. Walker, City Attorney

Meeting: June 22, 2004

Subject: Public Hearing on the Acquisition of Real Estate in the East Half of the Northwest Quarter, East of the Nebraska Central Railroad Right-of-Way and in the West Half of the Northeast Quarter West of Previously Subdivided Property in that Quarter Section, All of Which is in Section 10, Township 11 North, Range 9 West of the 6th P.M. in Hall County, Nebraska and Lot Two of Fox Creek Subdivision to the City of Grand Island

Item #'s: E-6 & I-4

Presenter(s): Douglas R. Walker, City Attorney
Chief Jim Rowell, Grand Island Fire Department

Background

At the June 15, 2004, study session held by the Grand Island City Council, the Grand Island Fire Department made a presentation regarding the sites that it is interested in acquiring for locating a fire training facility. At the conclusion of that meeting, the consensus of the Council seemed to be that the site proposed by the Fire Department, which is bordered on the north by Capital Avenue and on the west by the Nebraska Central Railroad Right-of-Way, on the east by the Goodrich Subdivision. The Frank P. Bark's Subdivision and Lot One of the Fox Creek Subdivision and on the south by a strip of land adjacent to John W. Lambert's Addition, was the best site for the proposed training facility. This property has been previously used for agricultural purposes and is owned by Bradley R. Petersen who will be contacted to negotiate a sale once an appraisal has been done to establish a value for the property. Once a price has been negotiated for the acquisition of this real estate, a purchase agreement will need to be prepared for approval by the City Council to acquire the property.

Before the city can acquire the property, a public hearing is necessary for the purpose of seeking Council approval for proceeding with the acquisition of this real estate. Item I-4

on the agenda is a resolution authorizing the city to proceed with acquisition of this property through a negotiated purchase if possible or by condemnation if necessary.

Discussion

The city is interested in purchasing this real estate for a fire training facility for the following reasons:

1. This property is located in an area of Grand Island that is near the current law enforcement training center.
2. This facility has good access to main arterial roads which allow for ingress and egress to the facility for fire training equipment.
3. The property is located on a site that is sufficient in size to develop for the training facility and also to maintain a buffer zone around the facility so that it will not disturb the neighboring area.
4. City utility service would be available to the property.

For the above mentioned reasons, city administration is seeking City Council approval of the resolution for the acquisition of this real estate.

Alternatives

After the public hearing, it appears that the Council has the following alternatives concerning the issue at hand. The Council may:

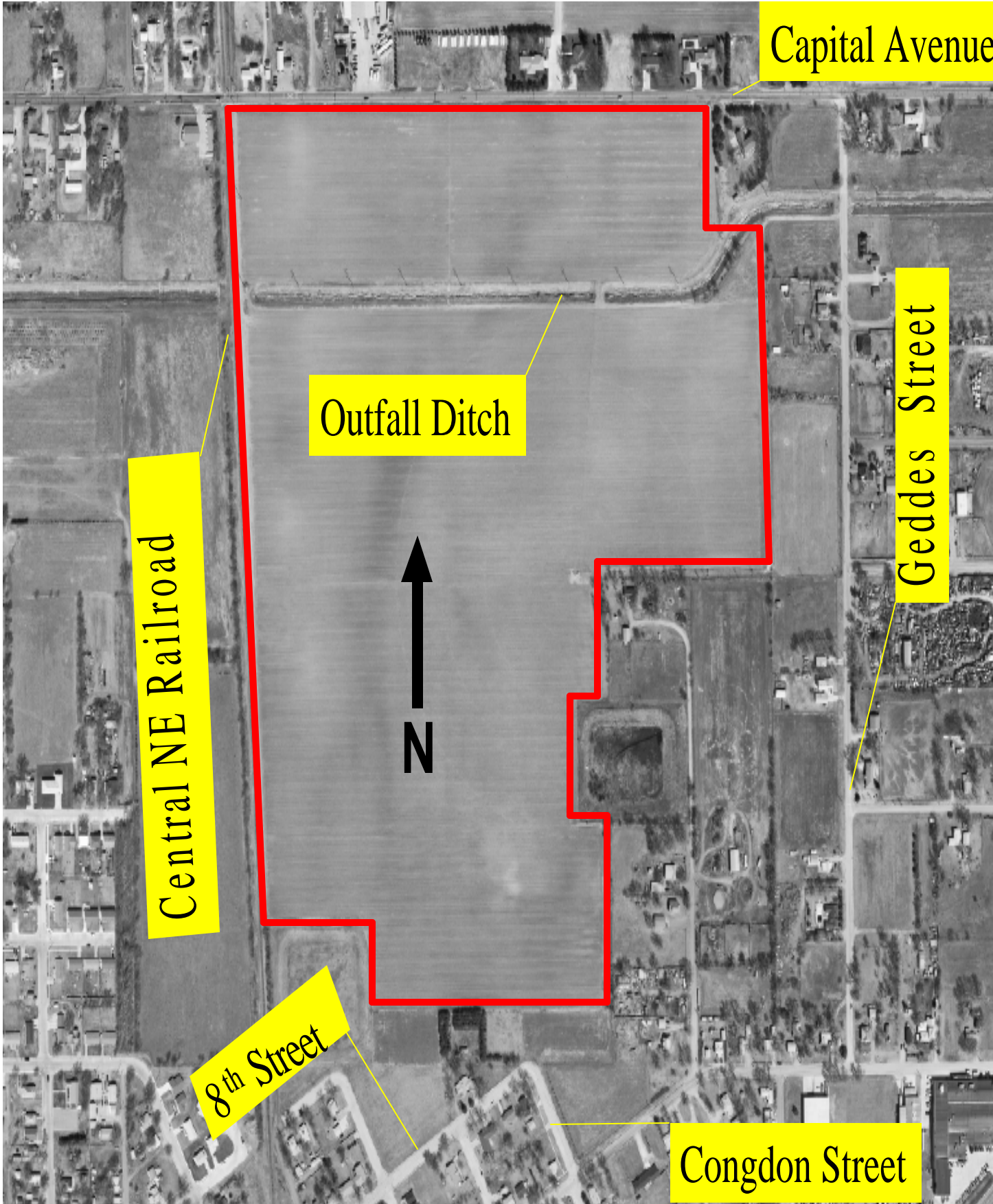
1. Approve the resolution authorizing the city to acquire this real estate.
2. Disapprove or /Deny the resolution authorizing the acquisition of the real estate.
3. Modify the resolution to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the resolution authorizing the city to acquire the above referenced real estate.

Sample Motion

Approve the resolution authorizing the acquisition of the real estate described in the resolution for use as a fire training facility.



Capital Avenue

Outfall Ditch

Central NE Railroad

Geddes Street



8th Street

Congdon Street