



# **City of Grand Island**

**Tuesday, April 13, 2010**

**Council Session**

## **Item E2**

**Public Hearing on Utility Easement Located South Side of the  
Alley Between 4th Street and the UPRR Tracks, East of Cedar  
Street (Five Points Bank)**

**Staff Contact: Steve Riehle**

# **Council Agenda Memo**

**From:** Steven Riehle, Public Works Director  
Dale Shotkoski, City Attorney

**Meeting:** April 13, 2010

**Subject:** Acquisition of Utility Easement – Alley between 4<sup>th</sup> Street and UPRR Tracks, East of Cedar Street – Five Points Bank

**Item #'s:** E-2 & G-15

**Presenter(s):** Steven Riehle, Public Works Director

## **Background**

Nebraska State Law requires that acquisition of property must be approved by City Council. A public utility easement is needed relative to the property of Five Points Bank located through a part of Lot One (1) Hometown Subdivision (along the south side of the alley between 4<sup>th</sup> Street and the Union Pacific Railroad tracks, east of Cedar Street) in the City of Grand Island, Hall County, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

## **Discussion**

The owner of lots three (3) and four (4), Block 39, Original Town (see attached plat) is planning to construct a new U-Save Pharmacy on those lots. As part of the construction, a drive-up window is planned on the east side of the building. The plan is to locate the new building on the alley property line to maximize the parking area north of the new building.

It would be nearly impossible for a vehicle to make the turn (from the alley going east, then turning to the north) along the east side of the building. By purchasing a 20 foot wide strip of property immediately south of the alley and dedicating that strip as a public utility easement, the property owner will be able to relocate the driving area to enable a much easier turn from the alley to the drive-up window.

The alley has been vacated by Council action on March 23, 2010, so the new owner will have a continuous piece of property. The existing alley has been retained as a utility easement so existing sewer, electric, cable TV and gas utilities do not have to be relocated.

## **Alternatives**

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

1. Make a motion 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 the Council approve the resolution for the acquisition of the easement for one dollar (\$1.00).

## **Sample Motion**

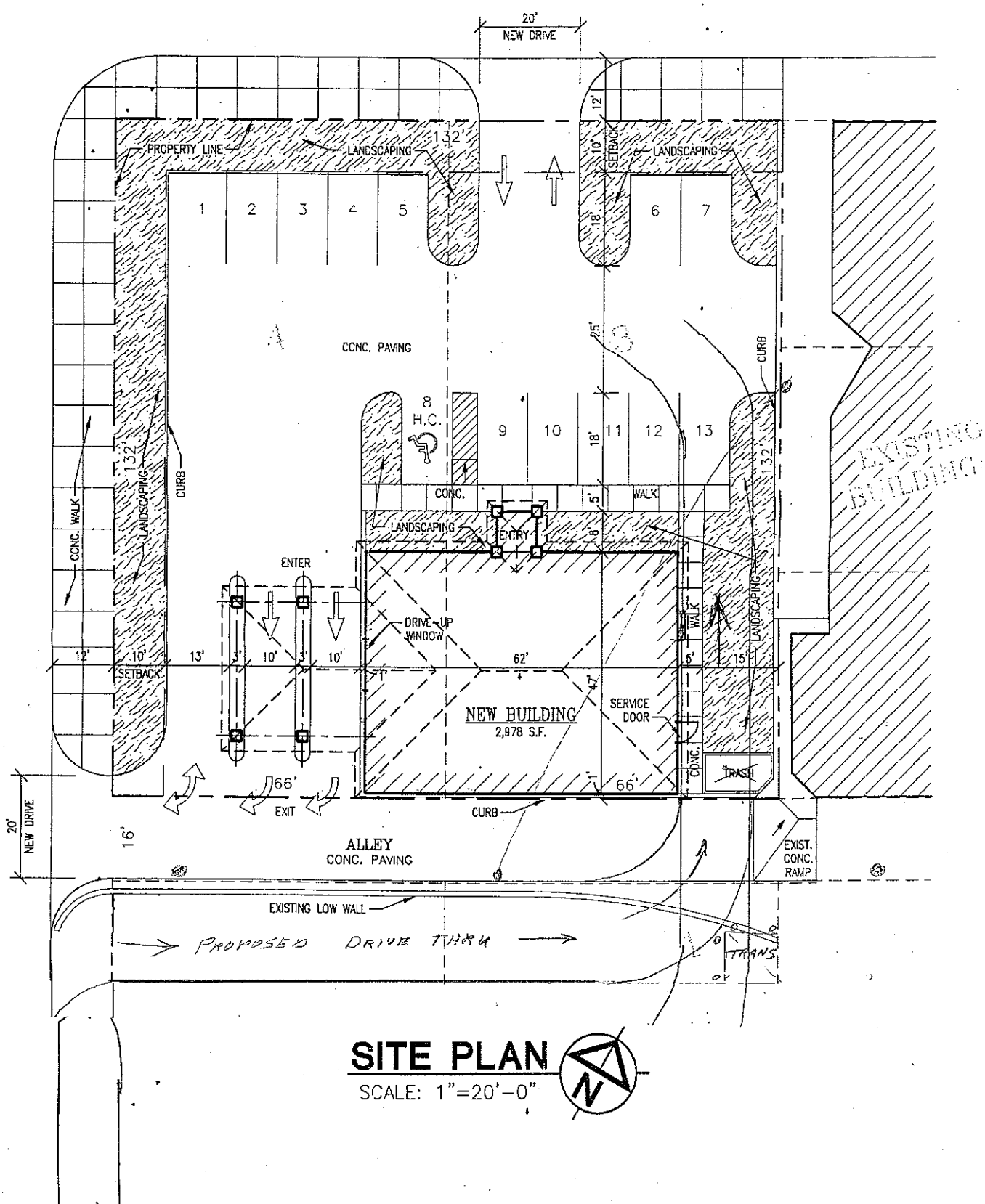
Move to approve acquisition of the Utility Easement.

CEDAR STREET N.  
PUBLIC  
(ASPHALT)

30' R.O.W.

80' R.O.W.

4th STREET W.  
PUBLIC  
(ASPHALT)



# SITE PLAN

SCALE: 1"=20'-0"

