



City of Grand Island

Tuesday, June 03, 2003

Study Session

Item -2

Discussion Concerning Hoppe/Lassonde Properties

The City has been asked to look into the possibility of assisting the owner of the proposed Orchard Park Subdivision with obtaining sanitary sewer service to his property. This proposed subdivision is bordered on the east by the Nebraska Central Railroad line running to communities north of Grand Island. The Orchard Park property is bordered on the north by real estate owned by Ray Lassonde. The sewer main in this area of northeast Grand Island that has the capacity and depth to serve the proposed development runs along Capital Avenue which is on the north side of the Lassonde property. For the Orchard Park Development to proceed a sewer main would need to be extended south from the main along Capital Avenue across the Lassonde property to the proposed development.

The owner of the proposed Orchard Park Subdivision, The Orchard LLC, has not been able to successfully negotiate an agreement to acquire an easement or the the real estate from Mr. Lassonde. Fred Hoppe, who represents Orchard Park LLC, has requested that the City explore some options which would assist Orchard Park in obtaining sewer service. Among the options that have been discussed are negotiations for or condemnation of an easement, the formation of a sanitary sewer district or the City not taking any action and permitting the property owners to continue to seek a resolution through negotiations.

This matter is on the agenda so that the city staff members that have been contacted about this (Steve Riehle and Doug Walker) can make a presentation to the Council about the merits of each option and give the City Council the opportunity to consider what if any involvement the City will have in this matter. Each of the property owners will also have the opportunity to present their viewpoints about this issue. A public hearing took place on the acquisition of an easement from Mr. Lassonde at the February 18th meeting of the City Council. This matter was also on the agenda for the March 18th meeting; however, it was removed from the agenda prior to consideration by the City Council.

Staff Contact: Steve Riehle and Doug Walker