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# Memo

Department of Planning & Housing

Pkts.10-18-19

**TO:** Mayor and City Council  
**FROM:** Kelly Diekmann, Planning and Housing Director  
**DATE:** October 20, 2019  
**SUBJECT:** Metronet Request To Acquire Surplus City Property At 1420 Lincoln Way

The City is the owner of a parcel of land formerly used as a water booster pump station at 1420 Lincoln Way. City staff identified in a discussion with Metronet concerning the build out of their fiber network, that 1420 Lincoln Way site is surplus City property. Metronet submitted a letter on September 20<sup>th</sup> requesting the City Council consider the sale of the property to Metronet as a location for siting of their fiber switching control facility, an unmanned utility structure. This type of facility requires a small enclosure of equipment and the construction of a 50-75 tall pole/tower antennae structure.

The site is just under 0.5 acres and is currently unused. It does contain the abandoned pump house structure. There are abandoned and active water mains within the boundaries of the property. There is also a bridge abutment on the property. The property is currently zoned S-GA. Demolition of the current facility is part of the CIP for 2024 and is estimated to cost \$125,000.

For Metronet to move forward on acquiring and using the site for their internet service would require a number of steps by the City and Metronet.

1. The City hold a public hearing on the sale of the property and complete the sale of the property subject to conditions.
2. Rezone the property to UCRM, the same zoning as abutting properties to allow for the use as a Basic Utility.
3. Metronet apply for approval of Special Use Permit and/or Major Site Development Plan
4. City establish easements and right-of-way dedication
  - a. Dedicate 20 feet for street right-of-way
  - b. Water main easements
  - c. Storm water flowage easements and maintenance access.

**Staff believes that the combination of requirements would leave approximately a 65 ft x 140 ft usable area of the site, which is essentially the current usable area with the driveway and building on the site.**

**If City Council desires to facilitate the installation of a “fiber to the premises” internet service in the city, it should direct staff to initiate a rezoning and to proceed with negotiating the sale of the property. A date of public hearing would be established based upon coordination of rezoning and terms for the sale of the property.**

