

**COUNCIL ACTION FORM**

**SUBJECT:** VACATE EASEMENTS AT 1915 PHILADELPHIA STREET

**BACKGROUND:**

The property located at 1915 Philadelphia Street is owned by Childserve. The owner proposes to expand the existing Childserve building with the purpose of increasing the available services provided to the community. A public utility easement (PUE) and water main easement exist in the area where the building expansion is proposed. The building expansion cannot occur unless the PUE and water main easement are vacated as shown on Attachment 1 & 1A.

The easements were first established as part of the approval of the Final Plat for Walter Family Campus Subdivision (Attachment 2). The purpose of the easement was to provide access for public utilities to serve the lot on which the current Childserve building is located (Lot 5), the lot to the west (Lot 6), and to provide a location for future water main extension to the parcel to the north. **The Water Main Easement has not been utilized since it was first established by the Final Plat.** On March 16, 2007, Lots 5 & 6 were combined to form Parcel B. The water main easement was not vacated at that time because a large building addition was not contemplated (see Attachment 3).

There is an electric service currently located in the PUE. This electric service will be relocated as part of the building expansion project, and a new easement will be created over the relocated service.

The property located north of the existing Childserve property is not within the Ames corporate limits. If that property was annexed and developed in the future, water main could be extended from other easements located at the east edge of the existing Childserve property and the west end of Philadelphia Street.

**ALTERNATIVES:**

1. Approve Resolution vacating the existing fifteen feet (15') public utility easement (PUE) & Water main easement at 1915 Philadelphia Street, located in parcel B, Lots 5 & 6, Walter Family Campus subdivision, Ames, Iowa.
2. Do not approve the vacation of these easements at 1915 Philadelphia Street.
3. Refer this item back to City staff for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

These easements do not facilitate water or other utility service to properties, with the exception of the electric service to the Childserve building. That service will be relocated into a new easement at the time the expansion project takes place. Vacating the easements will allow Childserve to complete a building expansion, which will enable Childserve to provide additional services to the Ames community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.