
AGENDA ITEM SUMMARY

Subject: Discuss vacation/lease of a portion of North Main Street

Background Summary:

Pure Prairie Farms (PPF) has acquired the former Simply Essentials chicken processing plant and has plans to revise the distribution area of the plant. PPF is in the process to acquire excess Canadian National Railroad (CN) property and the City Improvement Association property (Dana Park) in the triangular area between North Main Street and North Grand Avenue. PPF has discussed with City staff to use the area of North Main Street abutting their property together with the CN and CIA properties to provide for an improved loading dock, driveway and truck circulation areas, and a vehicular parking area.

The use of North Main Street will require the City to vacate this right-of-way (ROW). Our recommendation is to vacate the ROW but not convey the property to PPF. The City will retain ownership of the property and authorize an easement to PPF to use the area.

PPF's purchase agreement with the CN railroad includes the parcel north of their tracks and a second parcel on the south side of the tracks adjacent to Lane Street. As part of an easement agreement for the North Main Street area, PPF will convey the south parcel to the City for use when the North Grand and Lane Street intersection is improved.

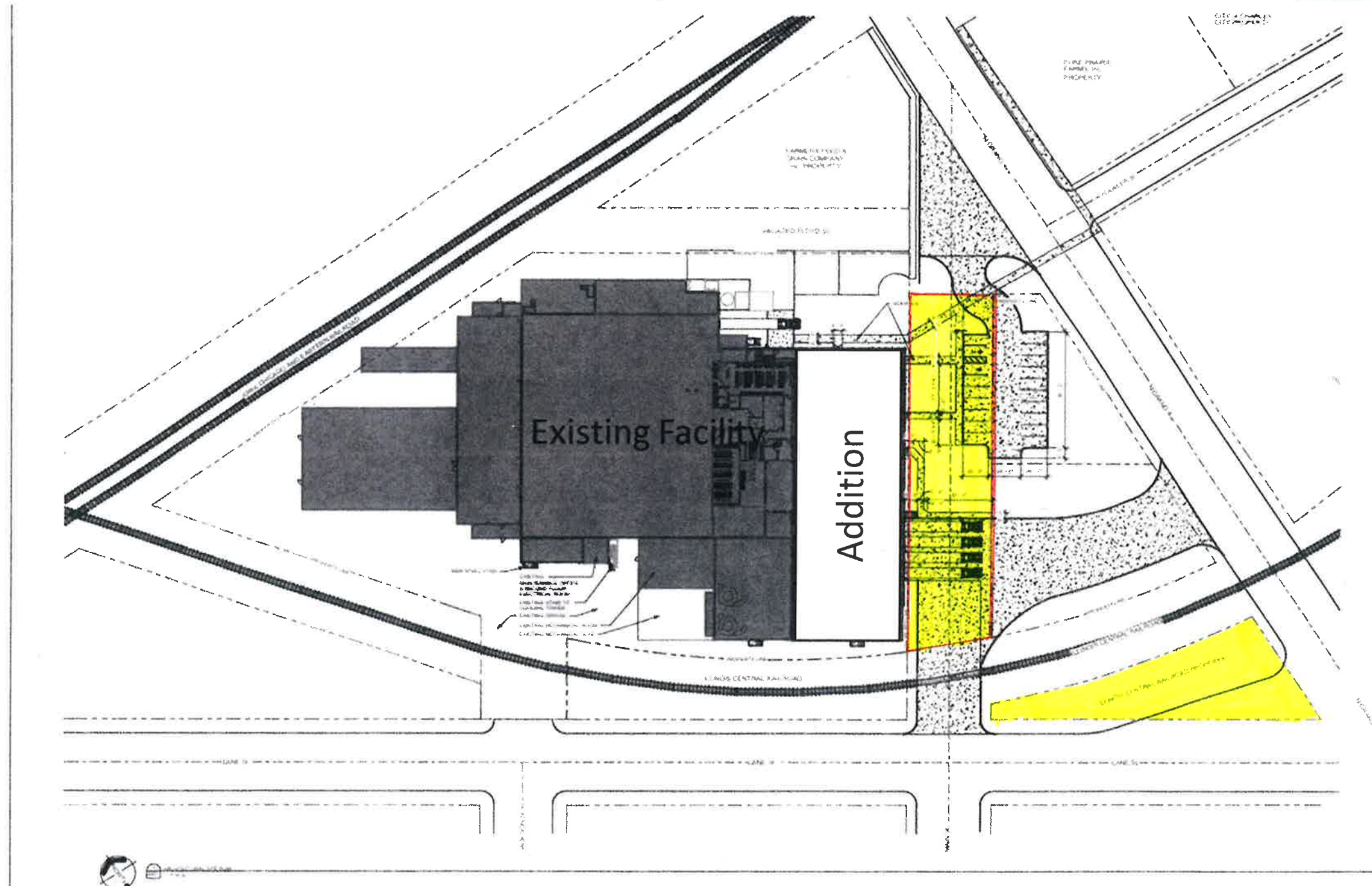
Vacating street ROW must first be reviewed by the Planning and Zoning Commission. The P&Z will review the request, hold a public hearing on the matter, and provide the City Council with a recommendation. The City Council must take action to direct the P&Z to start the vacation process. We are expecting to have this on the May 2nd City Council agenda for Council action.

We will discuss this matter in more detail at Wednesday's planning session. A representative from Pure Prairie Farms will be in attendance to provide additional company information and help answer questions the Council may have.

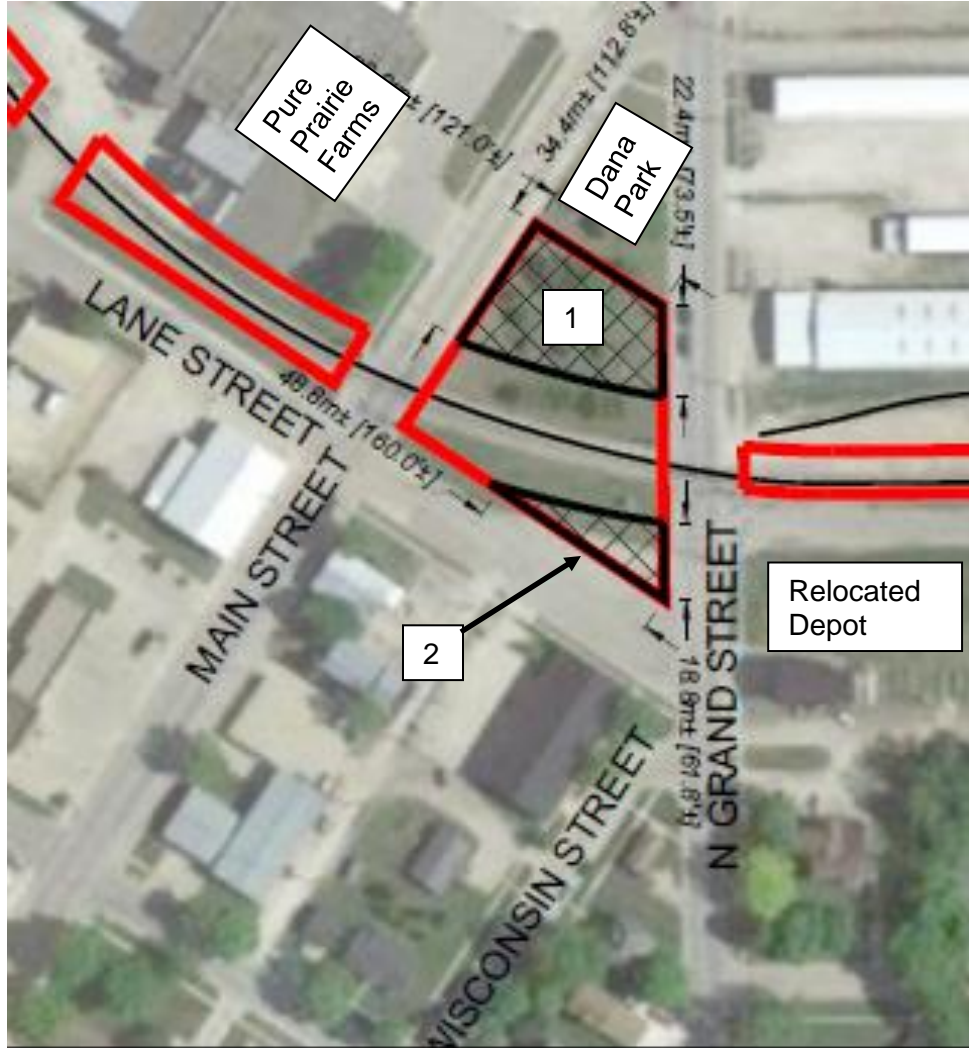


Latitude 43.0734113091481
Longitude -92.6726020886843
The Road is N Grand Ave.

Pure Prairie Farms Site Plan



Excess Railroad Property Between Main Street and N Grand Avenue



1 – Excess railroad property acquired by Pure Prairie Farms and used for driveway and truck circulation

2 – Excess railroad property acquired by Pure Prairie Farms and conveyed to the City of Charles City for use as street right-of-way for future intersection improvements