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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: PUBLIC HEARING AND ADOPTION OF ORDINANCE #358 FOR VACATION OF CERTAIN EASEMENTS IN THE PLAT OF NEW PRAGUE BUSINESS PARK 11TH ADDITION, AS PROPOSED BY THE NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY
DATE: MARCH 5TH, 2026

The New Prague Economic Development Authority (EDA) is in the process of selling the final two plots of land in the City's Industrial Park to Aventus Investments, LLC. Aventus Investments wishes to combine the two parcels of land to build a single 50,000 square foot multi-tenant industrial flex building. The proposed vacation of the easements between the two lots being purchased is contingent on the sale of the lots to Aventus Investments. Minor subdivisions (to combine lots) do not automatically vacate the easement between the two properties; therefore, an easement vacation is required.

At the February 17th Council meeting, a public hearing was scheduled for tonight's meeting, and the ordinance which would vacate the described drainage and utility easement was introduced. Since that meeting, a notice was published in the New Prague Times, and notices were mailed directly to utility companies to provide comment, if any, on the easement vacation request.

Staff does not believe there to be any public or private utility lines located within the easement being vacated at this time. As of writing this memo, staff has not received any comments regarding the vacation of this easement.

Staff Recommendation

Staff recommends holding the required public hearing. Subject to the comments received at the public hearing, staff also recommends adopting the ordinance titled "An Ordinance Vacating Certain Easements in the Plat of New Prague Business Park 11th Addition."

