



Agenda Item Summary

File #: 24-00985

Agenda Date: 12/10/2024

Agenda Item Name:

Conveyance of Utility Easement and Release of Blanket Easement on Warehouse Property

Presenter:

Ramon D. Gavarrete, P.E.

Description:

Conveyance of specific utility easement to GRU over new warehouse property to replace existing blanket utility easement that will be released.

Recommended Action:

Adopt a resolution approving the conveyance of a Utility Easement to the City of Gainesville d/b/a Gainesville Regional Utilities over Parcel #07878-030-008 and authorize the Chair to sign the Easement, Resolution and any other documents, approved by the County Attorney, necessary to complete the conveyance.

Prior Board Motions:

On September 10, 2024, the Board voted to exercise the option to purchase the warehouse property, which contained staff's recommendation that the existing blanket utility easement encumbering the entire parcel be released and replaced with a specific corridor utility located around the utility facilities.

Fiscal Note:

There may be recording costs of less than \$50 from Gas Tax Uses Fund (149) from account 149.79.7910.541.49.00 with the description of other current charges and obligations.

Strategic Guide:

Infrastructure

Background:

On October 15, 2024, the County closed on the acquisition of the former Burkhardt Distributing Warehouse property. The property is approximately 10 acres and the warehouse improvements are located in the middle of the parcel. GRU provides utility services to the property and improvements. GRU currently holds an existing blanket utility easement over the entire parcel, including underneath the warehouse improvements.

The existing blanket utility easement contains a provision which allows the property owner to grant a new, specifically located utility easement to GRU in exchange for the release of the blanket easement. County staff has determined that it is in the best interest of the county to grant the replacement utility

easement and is working with GRU to complete the conveyance of the replacement easement and release of the existing blanket easement.