



Christine Ramsdell
Director of Facilities Management

TO: Members of the County Council
Steve Ehlmann, County Executive

CC: Donna Vogt, Executive Assistant to the County Council
Joann Leykam, Director of Administration
John Greifzu, Assistant Director of Administration
Rory O'Sullivan, Interim County Counselor

FROM: Christine Ramsdell, Director of Facilities Management

DATE: May 7, 2021

SUBJECT: Heartland View Easement Request for Approval

Heartland View, with the assistance of Tristar Real Estate LLC, has requested an easement to construct a blast wall within the St Charles Emergency Management tower enclosure. This blast wall is a requirement due to the 1,000-gallon propane tank that is on-site. The development they are working is a HUD financed housing project and as such the existing propane tank sits roughly 105 ft away from the property line and requires mitigation to comply with HUD financing requirements.

The mitigation requires a protective barrier, aptly named a blast wall, to protect the residence should a catastrophe occur with the propane tank. This easement request will permit Heartland access to our tower site to construct this blast wall (construction easement), as well as turn the ownership of the blast wall to the County (improvements covenant), and finally an access easement to permit inspections for continued compliance with the HUD financing.

The attachments include the easement agreement as well as the County Assessor's verification of the site.