

## Right-of-Way and Easements

Property owners often question if property is subject to a City right-of-way or easement. Most often the answer is yes; the City has utility easements necessary to provide essential services to a property.

A right-of-way is an easement that reserves the right of the City to use or occupy private property. Easements can be described precisely by a surveyor's description or be a general description. Easements can be shown on a subdivision plat or be a written form signed by the property owner.

Easements are recorded with the Dodge County Assessor and are listed in a property title report. Since the underlying property belongs to the property owner, the property-owner is responsible for maintaining the property, as well as paying the taxes on it.



The picture above is an example of an easement the City has for both underground electric lines and aboveground utility boxes. The easement allows the City to use and occupy the property for utility

purposes. It also restricts the property owner from erecting a permanent structure on the easement. A fence is not a permanent structure, and it may have to be relocated.

## Educate Your Household about Natural Gas Safety

Natural gas itself has no odor, so a strong smell is added to make it easily detectable. Through misuse or accident, it is still possible to have a natural gas leak. If you smell natural gas, get outside fast! Once you are outside away from the house, call the Utility at 402.727.2613 or 911. Review natural gas safety tips regularly with your household and others visiting your home, such as babysitters. Use the following checklist as a guide.

### Do:

- **Use your nose!** Calmly get everyone outside even if you smell a small amount of natural gas.
- **Leave the door open** on your way out.
- **Leave the area immediately** if you're outside when you smell gas.
- **Stay away** until emergency personnel advise that it is safe.



### Don't:

- **Operate anything electrical or light a flame.** Do not turn on any lights or other electrical switches.
- **Use the telephone** until you are away from the gas smell.
- **Turn on a flashlight.**
- **Open an automatic garage door.**

## Sign up for the monthly electronic newsletter

Subscribe to the Utility News electronic residential newsletter on our website or by contacting Customer Service at 402.727.2600 during regular business hours. The e-Utility News will be delivered directly to your email inbox every month free of charge the last week of each month. You will find articles on water conservation, green initiatives, and the latest energy technologies for your home. In addition, you also will have direct access all of the other energy resources through the monthly e-Utility News.



## Offer Ideas for Neighborhood Improvements

The Public Works Department is always looking at areas throughout Fremont that are in need of improvements, especially in low-to-moderate income neighborhoods. When improvements are made in low-moderate income areas, those project improvements sometimes can be used as the City's in-kind share of Community Development Block Grant (CDBG) grants.

For example, a sidewalk project through the neighborhood near Washington School was completed this fall. The project provides a safe route for children to walk or ride their bikes to school in a neighborhood that didn't have sidewalks. In other areas new sidewalk ramps were installed to improve the walkability of our community.

Potential project ideas can be presented to Lottie Mitchell at 402.727.2624.



## Rental Rehab Program

Fremont's Rental Rehab program requires a property to be located in a target area outside the floodplain.

### Participants are required to meet the following criteria:

- Must rent to low-to-moderate income tenant for 5 years
- Must maintain approved rental rate for 5 years
- Cannot be located in floodplain
- Must be located in target area
- Up to \$25,000 to make approved repairs

Rehab projects may not exceed \$25,000. For more information, including identification of the target area, you may contact Lottie Mitchell at 402.727.2624.

## Renew Pet Licenses for 2018

Did you renew your pet license during January? The cost for a dog or cat license is \$10 if the pet has been spayed or neutered, and \$15 if the pet is not. Each household can license up to three dogs and five cats. Owners must provide documentation of current rabies vaccination for each pet prior to receiving a license.

After February 1, 2018, a \$5 delinquent fee is added to the license fees.



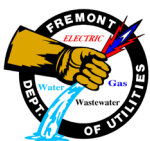
### Licenses are available at the following Fremont locations:

**Municipal Building** (City Hall), 400 E. Military Avenue, Second Floor

**Verner Veterinary Clinic**, 4127 N. Luther Road

**Dodge County Humane Society**, 787 S. Luther Road

Questions should be directed to the City Clerk office at 402.727.2630.



**City of Fremont**  
Department of Utilities

400 E. Military Avenue, Fremont, NE 68025  
Hours: Monday - Friday 8:00 am - 4:30 pm

Phone: 402.727.2600  
Website: <http://www.fremontne.gov>

