



City of Grand Island

Tuesday, December 27, 2016

Council Session

Item E-2

Public Hearing on Acquisition of Utility Easement - 588 S. Stuhr Road - Hoppe Inc.

Council action will take place under Consent Agenda item G-10.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Tim Luchsinger, Utilities Director
Stacy Nonhof, Assistant City Attorney

Meeting: December 27, 2016

Subject: Acquisition of Utility Easement – 588 S. Stuhr Road – Hoppe, Inc.

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to the property of Hoppe, Inc., located through a part of Lot One (1), East Park on Stuhr Subdivision, in the City of Grand Island, Hall County, Nebraska (588 S. Stuhr Road), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

The final phase of the apartment complex located at 588 S. Stuhr Road is currently in progress. The development includes seven new buildings with a total of 88 units. The proposed easement will permit the Utilities Department to install, operate, and maintain the high voltage power lines and transformer necessary to serve the area.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

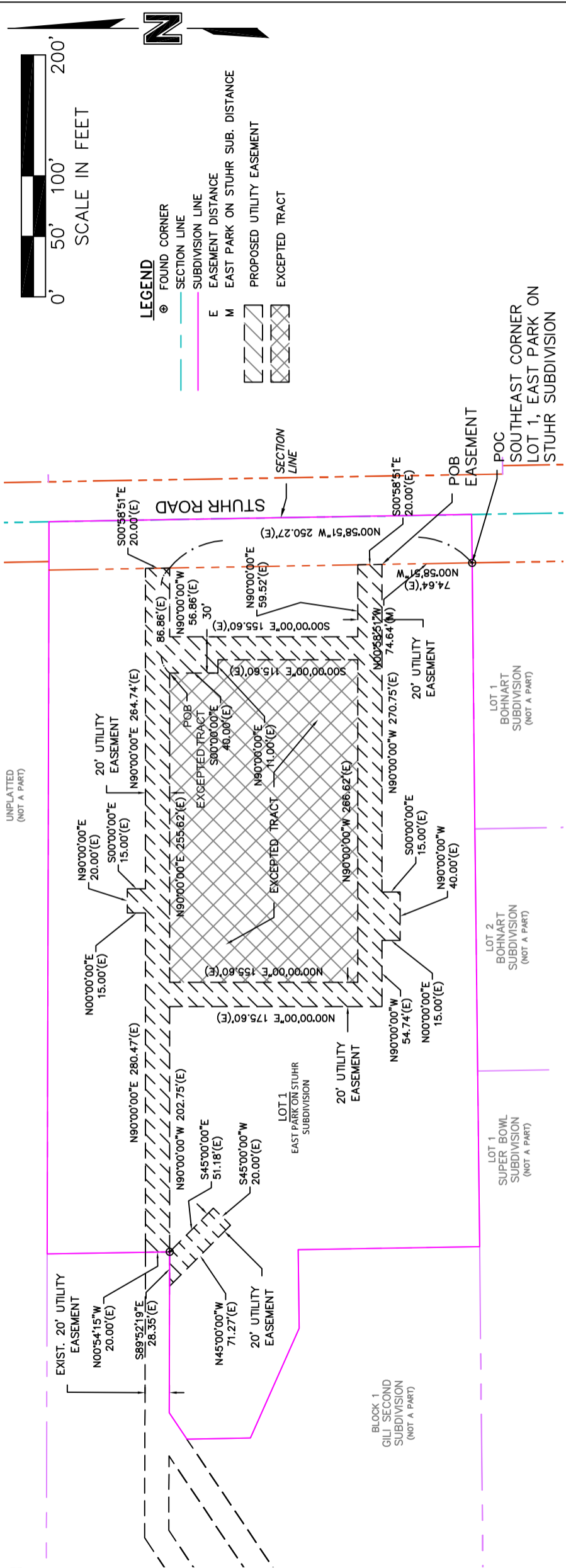
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution for the acquisition of the easement for one dollar (\$1.00).

Sample Motion

Move to approve acquisition of the Utility Easement.



UTILITY EASEMENT DESCRIPTION

UTILITY EASEMENT LOCATED IN PART OF LOT 1, EAST PARK ON STUHR SUBDIVISION, IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, EAST PARK ON STUHR SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N00°58'51"W, ALONG THE WEST RIGHT-OF-WAY LINE OF STUHR ROAD A DISTANCE OF 74.64 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W A DISTANCE OF 270.75 FEET; THENCE S00°00'00"E A DISTANCE OF 15.00 FEET; THENCE N90°00'00"W A DISTANCE OF 40.00 FEET; THENCE N00°00'00"E A DISTANCE OF 15.00 FEET; THENCE N90°00'00"W A DISTANCE OF 202.75 FEET TO A CORNER OF THE WEST LINE OF SAID EAST PARK ON STUHR SUBDIVISION; THENCE S45°00'00"E A DISTANCE OF 54.74 FEET; THENCE N00°00'00"E A DISTANCE OF 175.60 FEET; THENCE N90°00'00"W A DISTANCE OF 20.00 FEET; THENCE N45°00'00"W A DISTANCE OF 71.27 FEET TO A POINT ON THE NORTH LINE OF SAID EAST PARK ON STUHR SUBDIVISION; THENCE S89°52'19"E, ALONG SAID SUBDIVISION LINE, A DISTANCE OF 28.35 FEET TO SAID CORNER OF THE WEST SUBDIVISION LINE; THENCE N00°54'15"W A DISTANCE OF 20.00 FEET; THENCE N90°00'00"E A DISTANCE OF 280.47 FEET; THENCE N00°00'00"E A DISTANCE OF 15.00 FEET; THENCE S00°00'00"E A DISTANCE OF 264.74 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STUHR ROAD; THENCE S00°58'51"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF STUHR ROAD; THENCE S00°58'51"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 155.60 FEET; THENCE N90°00'00"E A DISTANCE OF 59.52 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STUHR ROAD; THENCE S00°58'51"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE TRACT AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, EAST PARK ON STUHR SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N00°58'51"W, ALONG THE WEST RIGHT-OF-WAY LINE OF STUHR ROAD A DISTANCE OF 250.27 FEET; THENCE N00°00'00"W A DISTANCE OF 86.86 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 40.00 FEET; THENCE N90°00'00"E A DISTANCE OF 11.00 FEET; THENCE S00°00'00"E A DISTANCE OF 115.60 FEET; THENCE N90°00'00"W A DISTANCE OF 266.62 FEET; THENCE N00°00'00"E A DISTANCE OF 155.60 FEET; THENCE N90°00'00"E A DISTANCE OF 255.62 FEET TO THE POINT OF BEGINNING.

THE UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 27,243.87 SQUARE FEET OR 0.625 ACRES MORE OR LESS.

UTILITY EASEMENT		 201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
NO:	2016-0514		
BY:	JMJ		
11.29.2016			
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