



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item E-2

Public Hearing on Acquisition of Permanent Easements for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

Council action will take place under Consent Agenda item G-8.

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: January 9, 2018

Subject: Public Hearing on Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

Presenter(s): John Collins PE, Public Works Director

Background

Public utility easements are needed to accommodate extension of sanitary sewer to the West Stolley Park Road and Engleman Road area. The public utility easements will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of material within the easements.

A sketch is attached to show the area of each permanent easement.

This construction work is currently out for bid.

Discussion

The purchase price of the necessary public utility easements is as follows, and has been agreed upon between the City and the property owners.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Daniel R. Garner and Amy M. Garner	A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN	\$3,920.00

	<p>ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ENGLEMAN ROAD, SAID POINT ALSO BEING THE SE CORNER OF LOT 1 ROWE SUBDIVISION AND THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N00°47'07"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.82 FEET TO A POINT ON THE EAST LINE OF LOT 1 AND THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 14,489 SQUARE FEET OR 0.333 ACRES MORE OR LESS.</p>	
<p>Gary P. Rowe and Dee Rowe</p>	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E ½, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE S88°54'01"W, ALONG THE SOUTH</p>	<p>\$990.00</p>

	<p>LINE OF SAID TRACT A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°50'02"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 16,498 SQUARE FEET OR 0.379 ACRES MORE OR LESS.</p>	
<p>Shafer and Hartmann Farms, LLC</p>	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 209.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°53'07"W ALONG SAID R.O.W. LINE A DISTANCE OF 30.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 954.68 FEET; THENCE N57°56'46"E, A DISTANCE OF 1895.99 FEET; THENCE N00°54'19"W, A DISTANCE OF 124.62 FEET; THENCE N00°55'00"W, A DISTANCE OF 1292.46 FEET; THENCE S88°40'08"W, A DISTANCE OF 1248.88 FEET TO A</p>	<p>\$18,425.00</p>

	<p>POINT ON A WEST LINE OF SAID TRACT; THENCE N01°54'26"W, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STOLLEY PARK ROAD; THENCE N88°40'08"E, ALONG SAID R.O.W. LINE A DISTANCE OF 1279.39 FEET; THENCE S00°55'00"E, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 1322.69 FEET; THENCE S00°54'19"E, A DISTANCE OF 141.54 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S57°56'46"W, A DISTANCE OF 1884.92 FEET ALONG THE SOUTHEAST LINE OF SAID TRACT; THENCE S00°37'26"W, A DISTANCE OF 19.01 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S89°23'28"W, A DISTANCE OF 993.66 FEET ALONG THE SOUTH LINE OF SAID TARCT TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 167,460 SQUARE FEET OR 3.844 ACRES MORE OR LESS.</p>	
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TOTAL = \$23,335.00

Alternatives

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

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

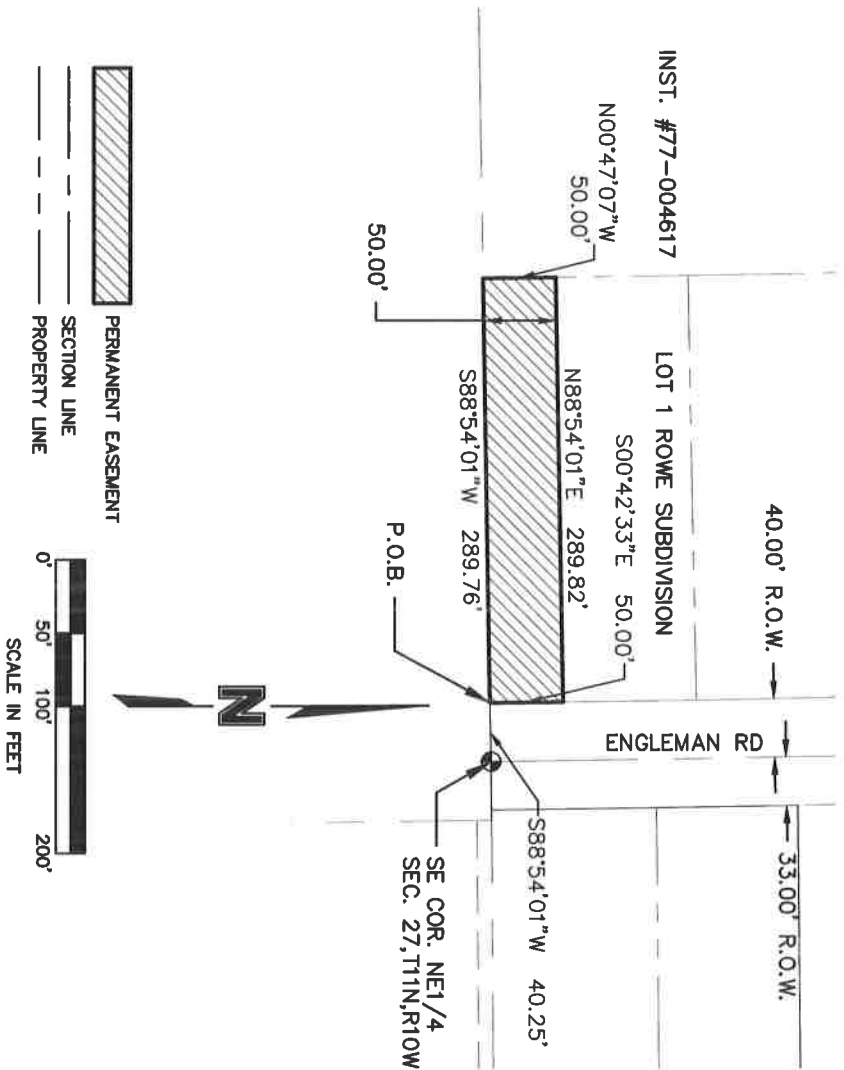
Recommendation

City Administration recommends that the Council approve acquisition of the necessary permanent easements.

Sample Motion

Move to approve the acquisition of the necessary permanent easements.

PERMANENT UTILITY EASEMENT
 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
 TRACT NO. 11
 STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
 CITY OF GRAND ISLAND PROJECT 2017-S-3



EASEMENT DESCRIPTION

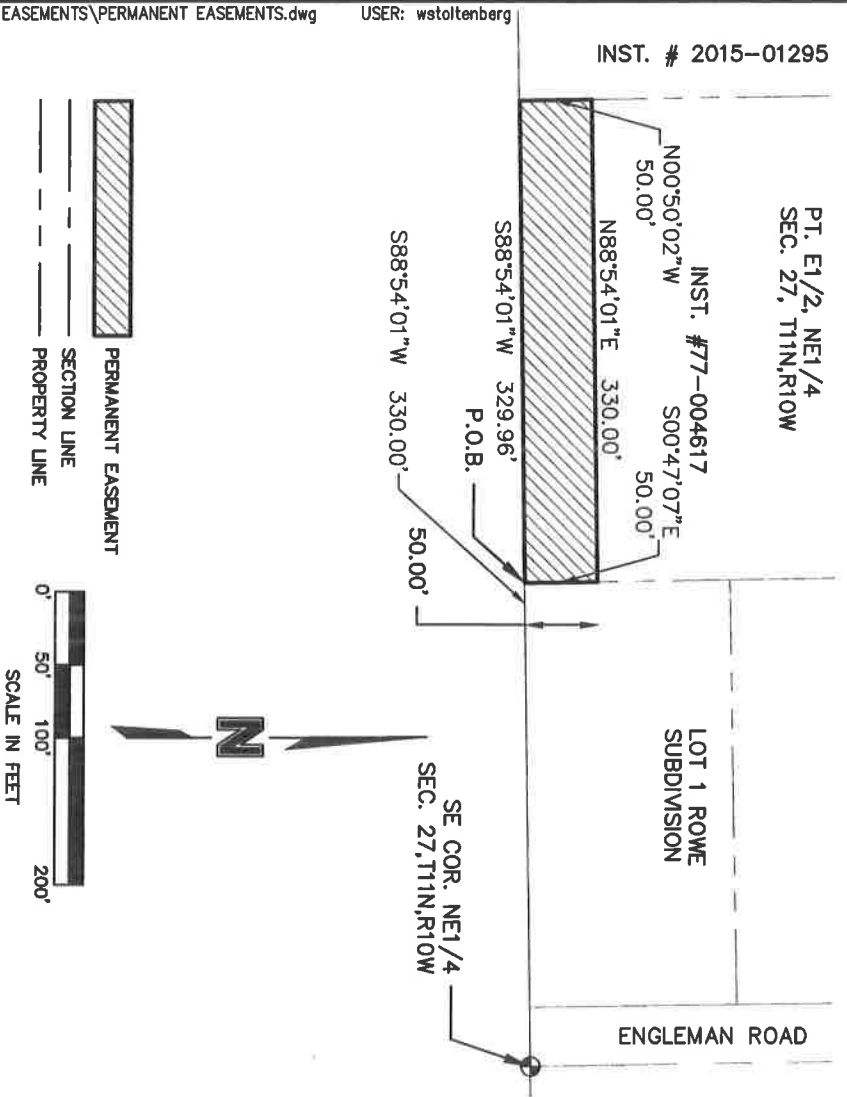
A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD, SAID POINT ALSO BEING THE SE CORNER OF LOT 1 ROWE SUBDIVISION AND THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N00°47'07"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE, N88°54'01"E, PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.82 FEET TO A POINT ON THE EAST LINE OF LOT 1 AND THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID PERMANENT UTILITY EASEMENT CONTAINS 14,489 SQUARE FEET OR 0.333 ACRES MORE OR LESS.

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 DATE: Aug 22, 2017 10:03am XREFS: V_XTP0_70442

PROJECT NO: 2017-0442	PERMANENT UTILITY EASEMENT	MOLSSON ASSOCIATES	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: WLS				A
DATE: 07/20/17				

PERMANENT UTILITY EASEMENT
 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
 TRACT NO. 10
 STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
 CITY OF GRAND ISLAND PROJECT 2017-S-3



EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01\"/>

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 DATE: Aug 22, 2017 10:03am XREFS: V_XTPO_70442

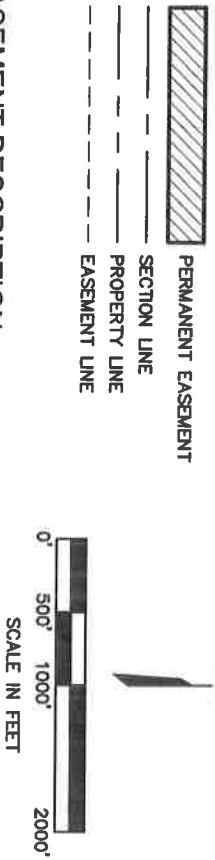
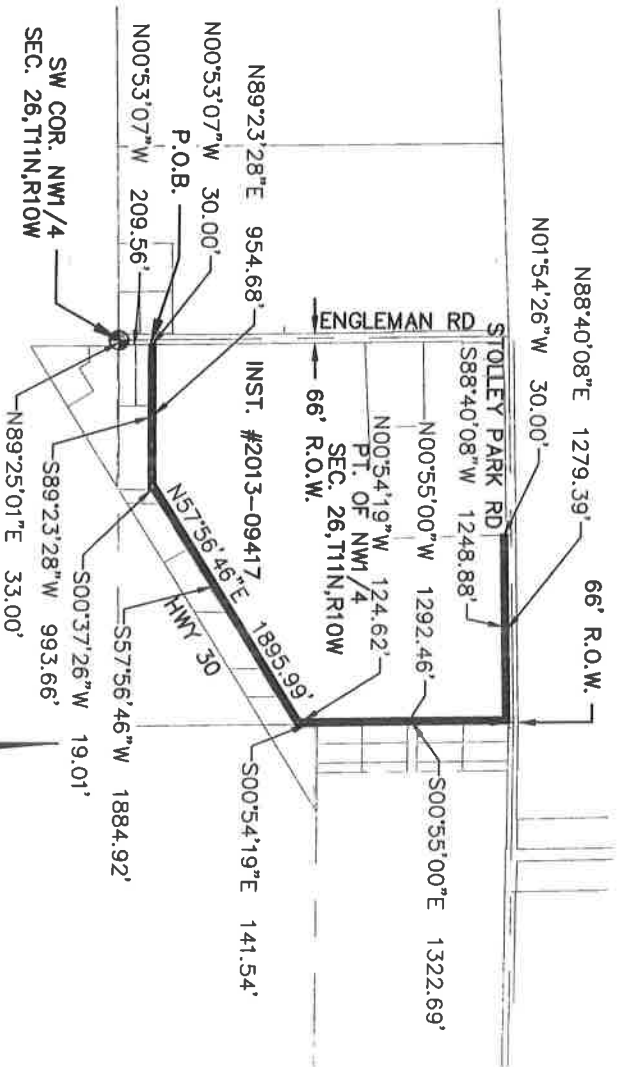
PROJECT NO:	2017-0442	PERMANENT UTILITY EASEMENT	MOLSSON ASSOCIATES	EXHIBIT
DRAWN BY:	WLS			4

DATE: 07/20/17

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68803-1072
 TEL 308.384.8750
 FAX 308.384.8752

EXHIBIT "A"

PERMANENT UTILITY EASEMENT
 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
 TRACT NO. 1
 STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
 CITY OF GRAND ISLAND PROJECT 2017-S-3



EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DATE: 07/20/17		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.394.8750 FAX 308.394.8752	