



City of Grand Island

Tuesday, April 14, 2020

Council Session

Item E-5

Public Hearing on Acquisition of Public Utility/Access, Drainage and Sidewalk Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Big B, Inc.-Parcel No. 400150212-S of Faidley Ave, E of North Rd & Little B's Corporation-Parcel No. 400150689-S of Old Potash Hwy, E of North Rd

Council action will take place under Consent Agenda item G-11.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: April 14, 2020

Subject: Public Hearing on Acquisition of Public Utility/Access, Drainage and Sidewalk Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Big B, Inc.- Parcel No. 400150212- S of Faidley Ave, E of North Rd & Little B's Corporation- Parcel No. 400150689- S of Old Potash Hwy, E of North Rd)

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

Background

The Old Potash Highway Roadway Improvements; Project No. 2019-P-1 is for improvements to Old Potash Highway, as well as intersecting roadways from North Road to Webb Road. The interaction between the various traffic features is complex, so an overall master plan was created to ensure that the individual projects will function together and address other safety issues in these areas. This plan includes widening and reconfiguring Old Potash Highway, signal and geometric improvements at each intersection, access management throughout the corridor, and improvements to the north and south of the Old Potash Highway corridor. Improvements are needed to allow the corridor to safely handle the ever increasing traffic in this area.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council.

Discussion

A public utility/access easement, drainage easement, and sidewalk easement are needed to accommodate the roadway improvements along Old Potash Highway. The property owner has signed the necessary documents to grant the property, as shown on the attached drawings.

Engineering staff of the Public Works Department negotiated with the property owner for such purchases.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Big B, Inc. (Utility/Access Easement)	<p>Part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼); THENCE ON AN ASSUMED BEARING N01°34'59"W ON THE WEST LINE OF SAID NW ¼ OF THE SW ¼ OF SAID SECTION 13 A DISTANCE OF 261.92 FEET TO THE POINT OF BEGINNING; THENCE N01°34'59"W ALONG THE WEST LINE OF SAID NE ¼, SE ¼ OF SECTION 13 A DISTANCE OF 110.02 FEET; THENCE S46°05'24"E A DISTANCE OF 28.65 FEET; THENCE N89°23'51"E A DISTANCE OF 452.86 FEET TO THE WEST LINE OF LOT 5 OF RICHMOND FOURTH SUBDIVISION; THENCE S00°36'09"E ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 5.00 FEET; THENCE N88°47'15"E ON THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 19.00 FEET; THENCE S00°48'53"E A DISTANCE OF 59.93 FEET TO THE NORTHWEST CORNER OF LOT 4 OF RICHMOND FOURTH SUBDIVISION; THENCE S01°37'03"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 5.27 FEET; THENCE S89°23'51"W A DISTANCE OF 471.15 FEET; THENCE S43°54'15"W A DISTANCE OF 27.92 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 34,709 SQ FT MORE OR LESS. (the "Easement Area")</p>	\$30,370.38
Little B's Corporation	<p>Part of the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF SAID RIGHT-OF-WAY SURVEY, A DISTANCE OF 47.00 FEET TO THE SOUTHWEST CORNER OF A PROPOSED SIDEWALK EASEMENT, POINT ALSO BEING THE POINT OF BEGINNING; THENCE N81°12'04"E ALONG THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 53.44 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID</p>	\$1.00

	SECTION 24; THENCE N88°43'42"E ALONG THE NORTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 892.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF WESTGATE INDUSTRIAL PARK SUBDIVISION, POINT ALSO BEING THE NORTHEAST CORNER OF SAID SIDEWALK EASEMENT; THENCE S01°08'59"E ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE S88°43'42"W PARALLEL WITH AND 80.00 FEET SOUTH OF THE NORTH LINE FO SAID NORTHWEST QUARTER (1/4), A DISTANCE OF 945.42 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 37,631 SQ FT MORE OR LESS. (the "Easement Area")	
Little B's Corporation	<p>Part of the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska more particularly described as follows:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF RIGHT-OF-WAY SURVEY, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°43'42"E ALONG THE SAID SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY A DISTANCE OF 945.41 FEET TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S01°08'20"E ON SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S88°43'42" W A DISTANCE OF 892.45 FEET; THENCE S81°12'04"W A DISTANCE OF 53.44 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 6,803 SQ FT MORE OR LESS. (the "Easement Area")</p>	\$1.00

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

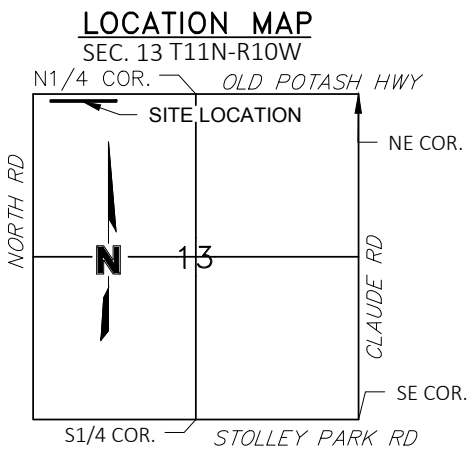
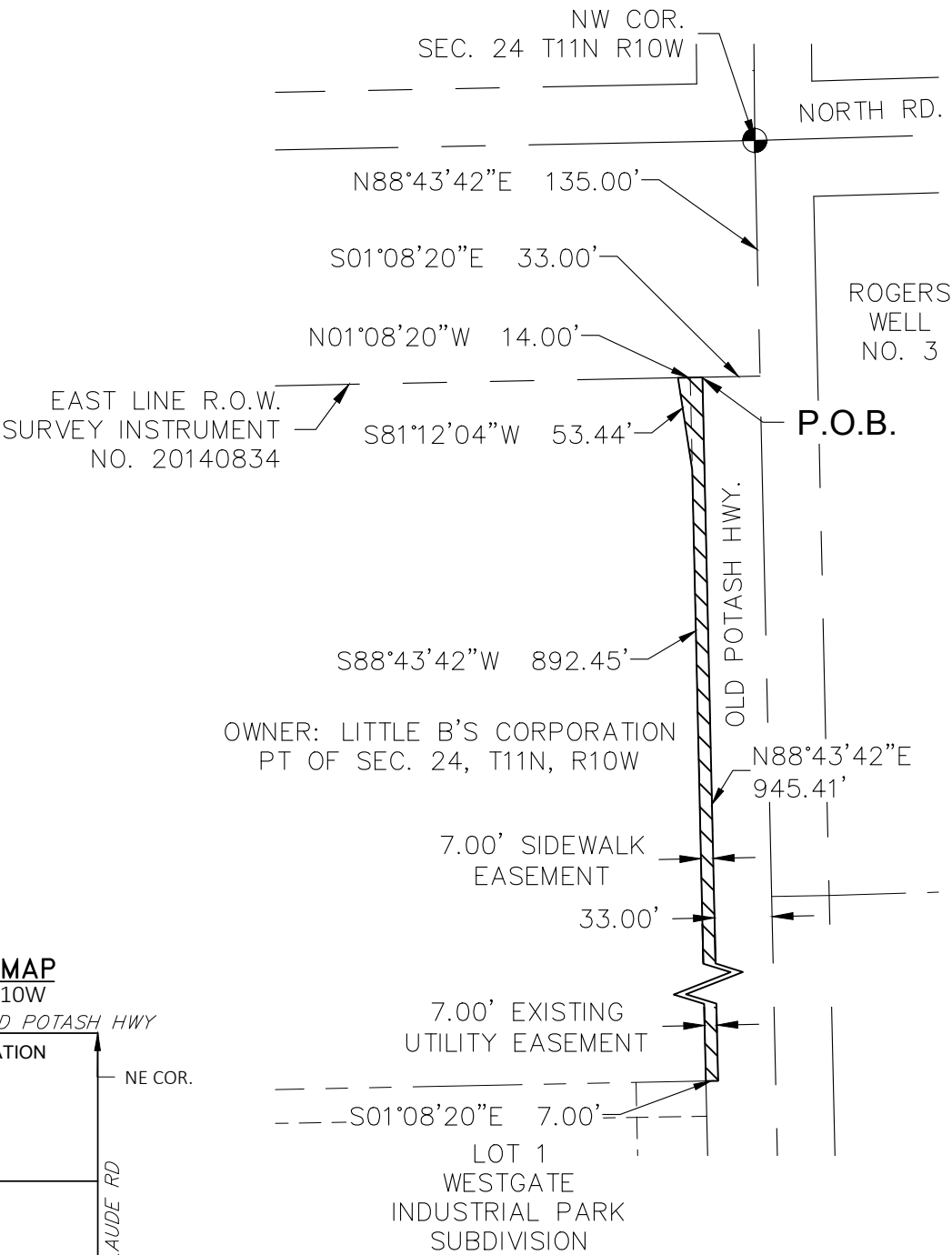
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the public utility/access easement, drainage easement, and sidewalk easement from the affected property owner for Old Potash Highway Roadway Improvements; Project No. 2019-P-1, in the total amount of \$30,372.38.

Sample Motion

Move to approve the acquisition.

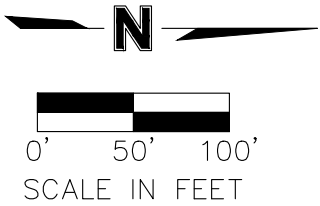
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 33
OLD POTASH PAVING IMPROVEMENTS

SIDEWALK EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 5
OLD POTASH PAVING IMPROVEMENTS



LEGEND

- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- ___ TRACT BOUNDARY LINE



SIDEWALK EASEMENT DESCRIPTION

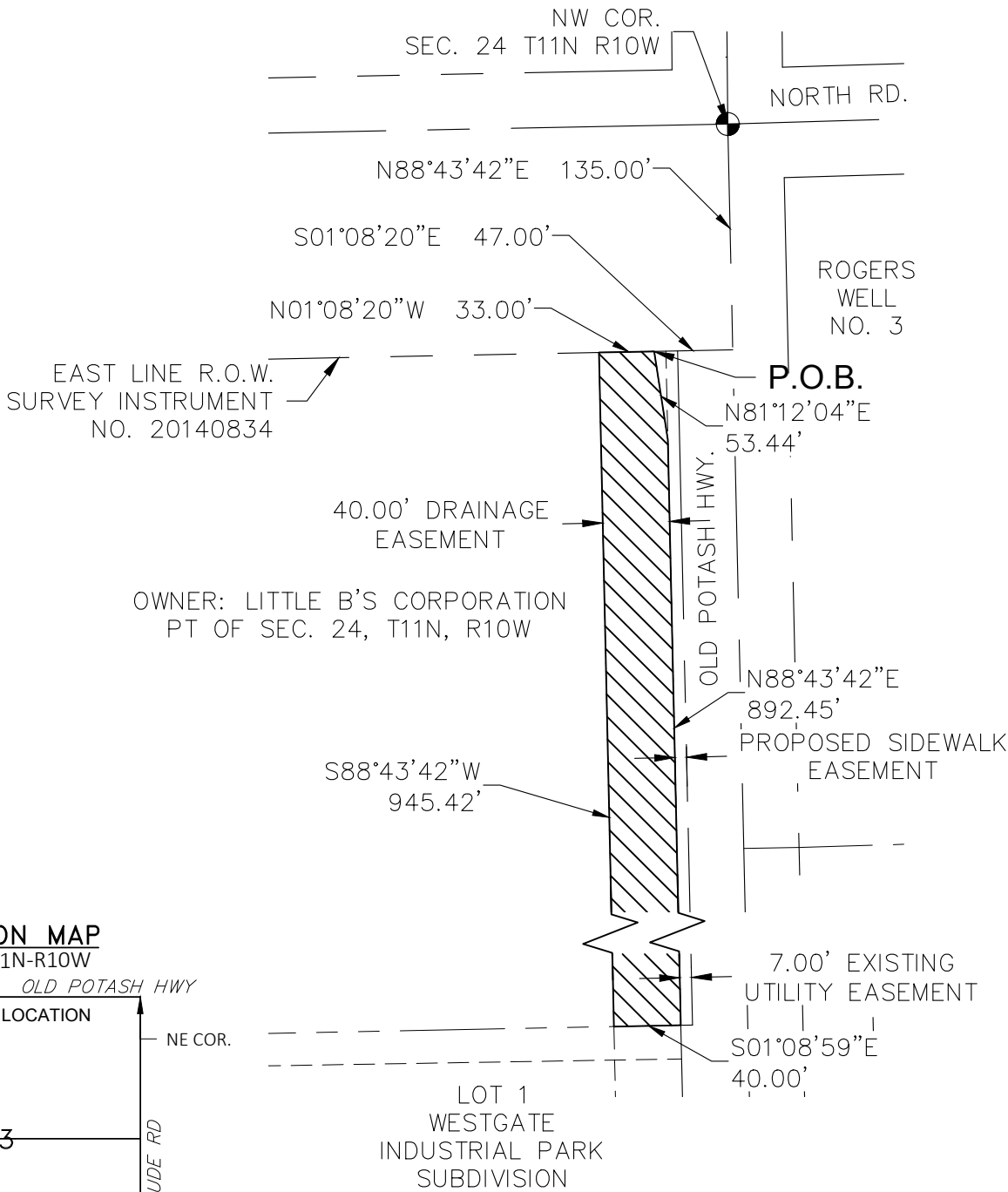
A PERMANENT EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF RIGHT-OF-WAY SURVEY, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF OLD POTASH HWY., SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°43'42"E ALONG THE SAID SOUTH R.O.W. LINE OF OLD POTASH HWY. A DISTANCE OF 945.41 FEET TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S01°08'20"E ON SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S88°43'42"W A DISTANCE OF 892.45 FEET; THENCE S81°12'04"W A DISTANCE OF 53.44 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 6,803 SQ FT MORE OR LESS.

PROJECT NO: 2017-3110	PERMANENT EASEMENT	olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				1
DATE: 9.10.2019				

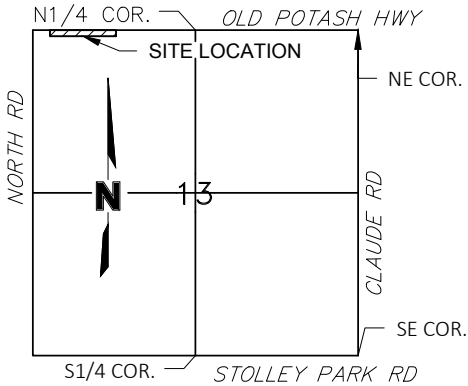
DRAINAGE EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 5
OLD POTASH PAVING IMPROVEMENTS



LOCATION MAP

SEC. 13 T11N-R10W



LEGEND


- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- _____ TRACT BOUNDARY LINE



DRAINAGE EASEMENT DESCRIPTION

A PERMANENT EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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