



# City of Grand Island

Tuesday, June 23, 2020

Council Session

## Item G-10

**#2020-146 - Approving Temporary Construction Easement for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Westside Bowling, LLC- 112 Kaufman Avenue)**

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

# **Council Agenda Memo**

**From:** Keith Kurz PE, Assistant Public Works Director

**Meeting:** June 23, 2020

**Subject:** Approving Temporary Construction Easement for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Westside Bowling, LLC- 112 Kaufman Avenue)

**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.

A Temporary Construction easement is needed to accommodate the construction activities for Old Potash Highway Roadway Improvements; Project No. 2019-P-1, which must be approved by City Council. The temporary construction easement will allow for the roadway improvements to this area.

A sketch is attached to show the temporary construction easement area.

## **Discussion**

A temporary construction easement is needed from one (1) property owner for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 to be constructed.

Engineering staff of the Public Works Department negotiated with the property owner for use of such temporary construction easement.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Cost</i>
Westside Bowling, LLC	<p>COMMENCING AT THE NORTHWEST CORNER OF LOT 1; THENCE ON AN ASSUMED BEARING OF S01°39'02"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 FEET TO THE SOUTHWEST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING POINT OF BEGINNING; THENCE N89°31'46"E PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 292.05 TO A POINT OF CURVATURE ON THE EAST LINE OF SAID LOT 1, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF KAUFMAN AVENUE; THENCE ALONG THE EAST SIDE OF LOT 1, ALSO ALONG THE WEST RIGHT-OF-WAY SIDE OF SAID KAUFMAN AVE, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 8°20'02", A RADIUS OF 770.00 FEET, A CHORD BEARING OF S05°43'30"E WITH A CHORD DISTANCE OF 111.90 FEET, AN ARC LENGTH OF 112.00 FEET; THENCE S01°37'11"E ALONG THE EAST LINE OF SAID LOT 1, LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID KAUFMAN AVE, A DISTANCE OF 272.20 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE S43°55'44"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 27.81 FEET TO A NORTHEASTERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE S89°26'04"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 195.12 FEET TO A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE N40°45'50"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 81.49 FEET TO A POINT OF CURVATURE, POINT ALSO BEING A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE ALONG THE EASTERLY SIDE OF SAID PROPOSED ROW TRACT, AROUND A CURVE IN A CLOCKWISE DIRECTION WITH A DELTA ANGLE OF 17°32'54", A RADIUS OF 718.50 FEET, A CHORD BEARING OF N10°25'29"W WITH A CHORD DISTANCE OF 219.20 FEET TO A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 125.74 TO A POINT OF BEGINNING. EXCEPTING A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S01°39'02"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.01 FEET; THENCE N89°31'46"E PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING; THENCE N89°31'46"E A DISTANCE OF 198.06 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION</p>	\$23,000.00

	<p>WITH A DELTA ANGLE OF 7°56'14", A RADIUS OF 740.00 FEET, A CHORD BEARING OF S05°31'27"E WITH A CHORD DISTANCE OF 102.43 FEET, AN ARC LENGTH OF 102.51 FEET; THENCE S01°37'11"E, A DISTANCE OF 258.53 FEET; THENCE S89°28'39"W, A DISTANCE OF 161.67 FEET; THENCE N01°39'02"W A DISTANCE OF 44.57 FEET; THENCE S88°20'58"W A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF A PROPOSED UTILITY EASEMENT; THENCE S01°39'02"E ALONG THE EAST LINE OF SAID PROPOSED UTILITY EASEMENT, A DISTANCE OF 24.60 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED UTILITY EASEMENT; THENCE S88°39'16"W ALONG THE SOUTH LINE OF SAID PROPOSED UTILITY EASEMENT, A DISTANCE OF 38.16 FEET; THENCE N01°39'02" A DISTANCE OF 341.45 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 41,827 SQ FT MORE OR LESS.</p>	
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### **Alternatives**

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

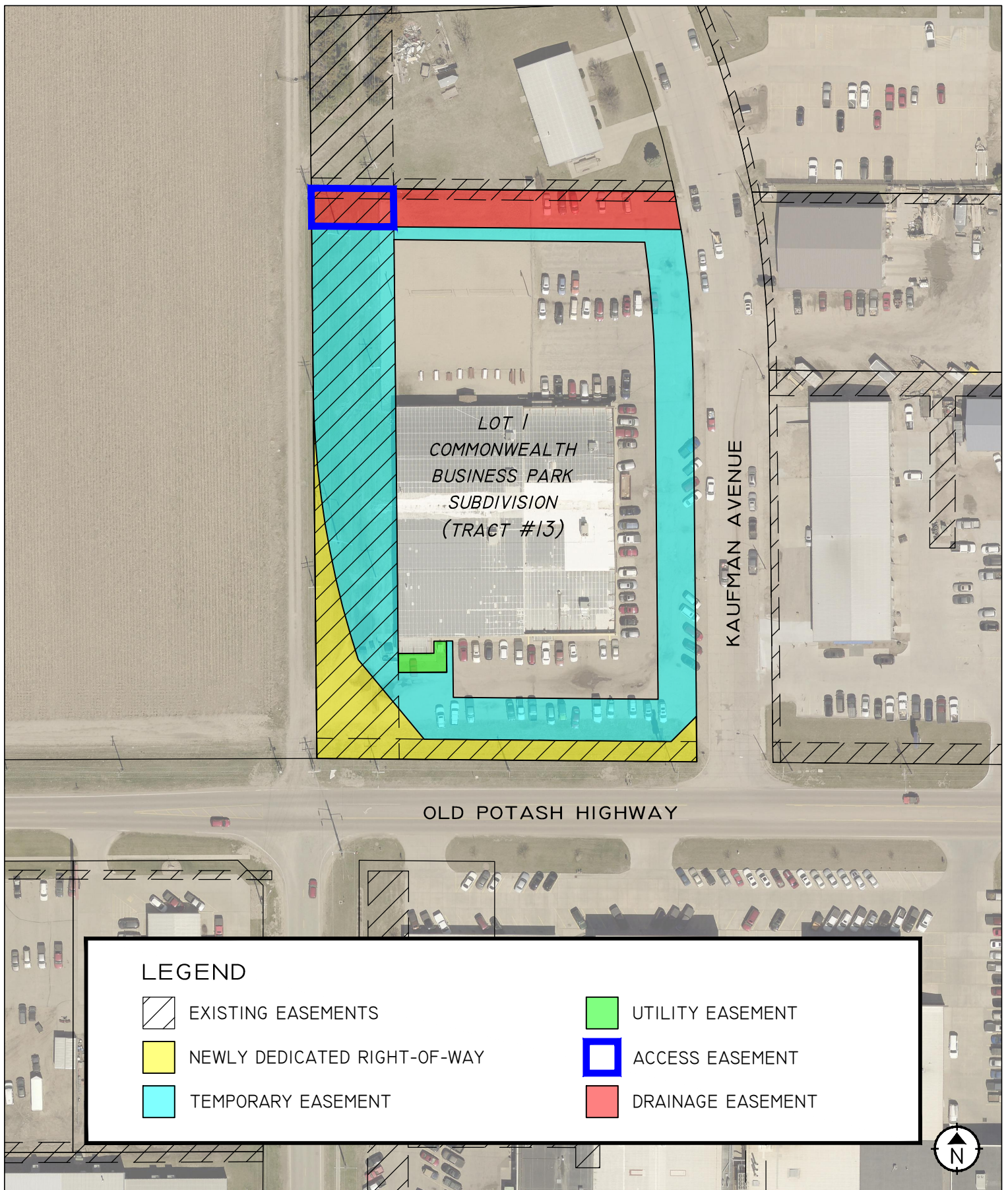
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the Temporary Construction Easement between the City of Grand Island and the affected property owner for Old Potash Highway Roadway Improvements; Project No. 2019-P-1, \$23,000.00.

### **Sample Motion**

Move to approve the temporary construction easement.



## PROPERTY ACQUISITION EXHIBIT

2019-P-1 OLD POTASH HIGHWAY PAVING IMPROVEMENTS  
GRAND ISLAND, NEBRASKA

**CITY OF**  
**GRAND ISLAND**  
**PUBLIC WORKS DEPARTMENT**

## RESOLUTION 2020-146

WHEREAS, a temporary construction easement is required by the City of Grand Island, from an affected property owner in Old Potash Highway Roadway Improvements; Project No. 2019-P-1 project area:

Westside Bowling, LLC

COMMENCING AT THE NORTHWEST CORNER OF LOT 1; THENCE ON AN ASSUMED BEARING OF S01°39'02"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 FEET TO THE SOUTHWEST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING POINT OF BEGINNING; THENCE N89°31'46"E PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 292.05 TO A POINT OF CURVATURE ON THE EAST LINE OF SAID LOT 1, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF KAUFMAN AVENUE; THENCE ALONG THE EAST SIDE OF LOT 1, ALSO ALONG THE WEST RIGHT-OF-WAY SIDE OF SAID KAUFMAN AVE, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 8°20'02", A RADIUS OF 770.00 FEET, A CHORD BEARING OF S05°43'30"E WITH A CHORD DISTANCE OF 111.90 FEET, AN ARC LENGTH OF 112.00 FEET; THENCE S01°37'11"E ALONG THE EAST LINE OF SAID LOT 1, LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID KAUFMAN AVE, A DISTANCE OF 272.20 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE S43°55'44"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 27.81 FEET TO A NORTHEASTERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE S89°26'04"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 195.12 FEET TO A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE N40°45'50"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 81.49 FEET TO A POINT OF CURVATURE, POINT ALSO BEING A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE ALONG THE EASTERLY SIDE OF SAID PROPOSED ROW TRACT, AROUND A CURVE IN A CLOCKWISE DIRECTION WITH A DELTA ANGLE OF 17°32'54", A RADIUS OF 718.50 FEET, A CHORD BEARING OF N10°25'29"W WITH A CHORD DISTANCE OF 219.20 FEET TO A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 125.74 TO A POINT OF BEGINNING. EXCEPTING A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S01°39'02"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.01 FEET; THENCE N89°31'46"E PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING; THENCE N89°31'46"E A DISTANCE OF 198.06 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION WITH A DELTA ANGLE OF 7°56'14", A RADIUS OF 740.00 FEET, A CHORD BEARING OF S05°31'27"E WITH A CHORD DISTANCE OF 102.43 FEET, AN ARC LENGTH OF 102.51 FEET; THENCE S01°37'11"E, A DISTANCE OF 258.53 FEET; THENCE S89°28'39"W, A DISTANCE OF 161.67 FEET; THENCE N01°39'02"W A DISTANCE OF 44.57 FEET; THENCE S88°20'58"W A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF A PROPOSED UTILITY EASEMENT; THENCE S01°39'02"E ALONG THE EAST LINE OF SAID PROPOSED UTILITY EASEMENT, A DISTANCE OF 24.60 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED UTILITY EASEMENT; THENCE S88°39'16"W ALONG THE SOUTH LINE OF SAID PROPOSED UTILITY EASEMENT, A DISTANCE OF 38.16 FEET; THENCE N01°39'02" A DISTANCE OF 341.45 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 41,827 SQ FT MORE OR LESS.

Approved as to Form	▣ _____
June 18, 2020	▣ City Attorney

WHEREAS, such Temporary Construction easement has been reviewed and approved by the City Legal Department.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to compensate the affected property owner for the Temporary Construction easement on the above described tract of land, at no cost.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 23, 2020.

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Roger G. Steele, Mayor

Attest:

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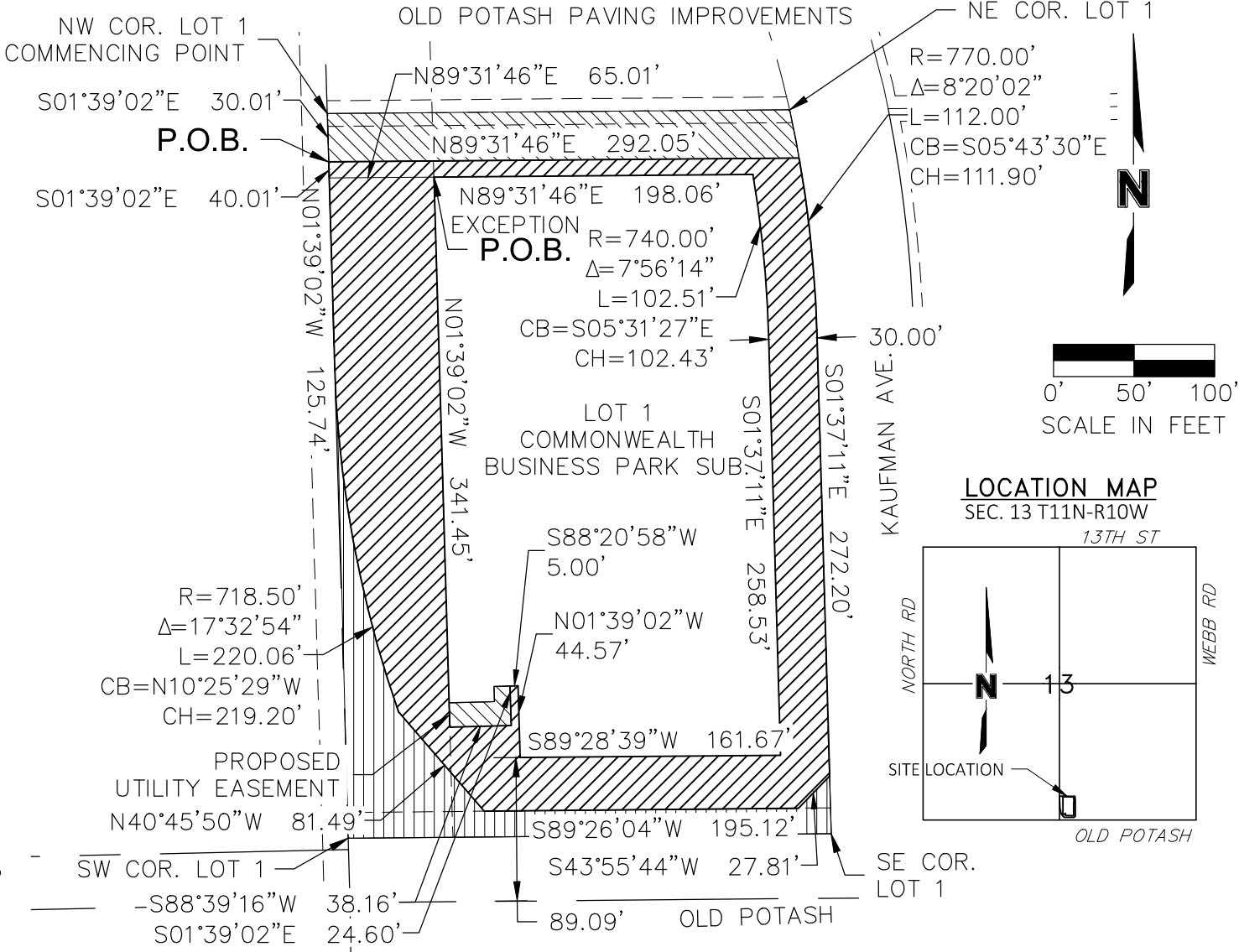
RaNae Edwards, City Clerk



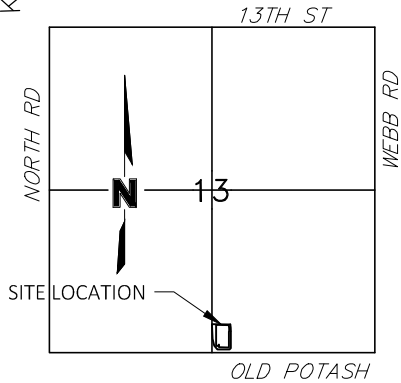
TEMPORARY EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
TRACT NO. 13

OLD POTASH PAVING IMPROVEMENTS



LOCATION MAP  
SEC. 13 T11N-R10W



LEGEND

- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- [Hatched Box] PROPOSED TEMPORARY EASEMENT
- [Cross-hatched Box] PROPOSED PERMANENT EASEMENT
- [Dashed Box] PROPOSED RIGHT-OF-WAY

TEMPORARY EASEMENT DESCRIPTION

A TEMPORARY EASEMENT LOCATED IN PART OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1; THENCE ON AN ASSUMED BEARING OF S01°39'02"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 FEET TO THE SOUTHWEST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING POINT OF BEGINNING; THENCE N89°31'46"E PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 292.05 TO A POINT OF CURVATURE ON THE EAST LINE OF SAID LOT 1, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF KAUFMAN AVENUE; THENCE ALONG THE EAST SIDE OF LOT 1, ALSO ALONG THE WEST RIGHT-OF-WAY SIDE OF SAID KAUFMAN AVE, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 8°20'02", A RADIUS OF 770.00 FEET, A CHORD BEARING OF S05°43'30"E WITH A CHORD DISTANCE OF 111.90 FEET, AN ARC LENGTH OF 112.00 FEET; THENCE S01°37'11"E ALONG THE EAST LINE OF SAID LOT 1, LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID KAUFMAN AVE, A DISTANCE OF 272.20 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE S43°55'44"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 27.81 FEET TO A NORTHEASTERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE S89°26'04"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 195.12 FEET TO A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE N40°45'50"W ALONG A NORTHERLY LINE OF SAID PROPOSED ROW TRACT, A DISTANCE OF 81.49 FEET TO A POINT OF CURVATURE, POINT ALSO BEING A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE ALONG THE EASTERLY SIDE OF SAID PROPOSED ROW TRACT, AROUND A CURVE IN A CLOCKWISE DIRECTION WITH A DELTA ANGLE OF 17°32'54", A RADIUS OF 718.50 FEET, A CHORD BEARING OF N10°25'29"W WITH A CHORD DISTANCE OF 219.20 FEET TO A NORTHERLY CORNER OF SAID PROPOSED ROW TRACT; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 125.74 TO A POINT OF BEGINNING. EXCEPTING A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S01°39'02"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.01 FEET; THENCE N89°31'46"E PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING; THENCE N89°31'46"E A DISTANCE OF 198.06 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION WITH A DELTA ANGLE OF 7°56'14", A RADIUS OF 740.00 FEET, A CHORD BEARING OF S05°31'27"E WITH A CHORD DISTANCE OF 102.43 FEET, AN ARC LENGTH OF 102.51 FEET; THENCE S01°37'11"E, A DISTANCE OF 258.53 FEET; THENCE S89°28'39"W, A DISTANCE OF 161.67 FEET; THENCE N01°39'02"W A DISTANCE OF 44.57 FEET; THENCE S88°20'58"W A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF A PROPOSED UTILITY EASEMENT; THENCE S01°39'02"E ALONG THE EAST LINE OF SAID PROPOSED UTILITY EASEMENT, A DISTANCE OF 24.60 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED UTILITY EASEMENT; THENCE S88°39'16"W ALONG THE SOUTH LINE OF SAID PROPOSED UTILITY EASEMENT, A DISTANCE OF 38.16 FEET; THENCE N01°39'02" A DISTANCE OF 341.45 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 41,827 SQ FT MORE OR LESS.

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DATE: Jan 08, 2020 10:18am XREFS: v\_xrway\_gimsp\_73110 V\_XTOPO\_GIMSP\_73110

PROJECT NO: 2017-3110	TEMPORARY EASEMENT		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 1.8.2020				