



City of Grand Island

Tuesday, June 23, 2020

Council Session

Item E-3

Public Hearing on Acquisition of Public Utility, Drainage and Access Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Westside Bowling, LLC- 112 Kaufman Avenue)

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: June 23, 2020

Subject: Public Hearing on Acquisition of Public Utility, Drainage and Access Easements 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.

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, drainage, and access 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 purchase, as no cost to the City.

<i>Property Owner</i>	<i>Legal Description</i>
Westside Bowling, LLC	<p><u>UTILITY EASEMENT-</u> COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING N89°26'45"E ALONG THE SOUTH LINE OF SAID LOT 1, LINE ALSO BEING THE NORTH LINE OF OLD POTASH HIGHWAY RIGHT-OF-WAY, A DISTANCE 65.01 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 65.00 FOOT UTILITY EASEMENT; THENCE N01°39'02"W PARALLEL TO AND 65.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, LINE ALSO BEING ALONG THE EAST LINE OF SAID EXISTING 65.00 FOOT UTILITY EASEMENT, A DISTANCE OF 68.39 FEET TO THE POINT OF BEGINNING; THENCE N01°39'02"W PARALLEL TO AND 65.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET; THENCE N88°39'16"E A DISTANCE OF 28.16 FEET; THENCE N01°39'02"W PARALLEL TO AND 96.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 9.54 FEET; THENCE N88°20'58"E A DISTANCE OF 10.00 FEET; THENCE S01°39'02"E PARALLEL TO AND 103.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 24.60 FEET; THENCE S88°39'16"W A DISTANCE OF 38.16 FEET TO A PONT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 668 SQ FT MORE OR LESS.</p> <p style="text-align: center;">and</p> <p><u>DRAINAGE EASEMENT-</u> BEGINNING AT THE NORTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING N89°31'46"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 287.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, POINT ALSO BEING ON THE WEST LINE OF A KAUFMAN AVENUE RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE WEST SIDE OF SAID KAUFMAN AVE ROW, ALSO ALONG THE EAST SIDE OF SAID LOT 1, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 2°16'15", A RADIUS OF 770.00 FEET, A CHORD BEARING OF S11°01'38"E WITH A CHORD DISTANCE OF 30.52 FEET, AN ARC LENGTH OF 30.52 FEET; THENCE S89°31'46"W PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 292.05 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 8,690 SQ FT MORE OR LESS.</p> <p style="text-align: center;">and</p>

ACCESS EASEMENT-

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°31'46"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET; THENCE S01°39'02"E A DISTANCE OF 30.01 FEET; THENCE S89°31'46"W PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 1,950 SQ FT MORE OR LESS.

Alternatives

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

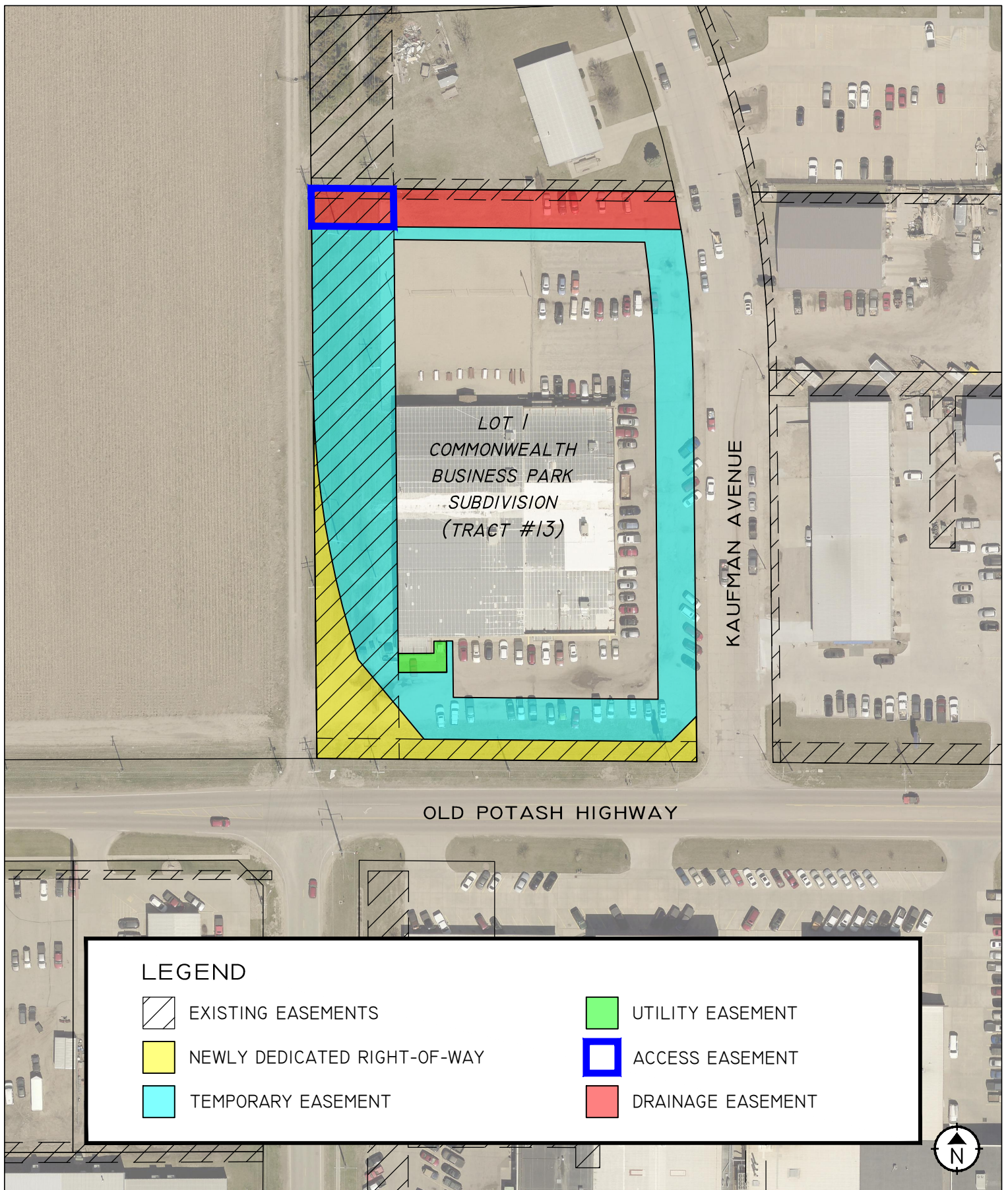
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the public utility, drainage, and access easements from the affected property owner for Old Potash Highway Roadway Improvements; Project No. 2019-P-1.

Sample Motion

Move to approve the acquisition.



PROPERTY ACQUISITION EXHIBIT

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

CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT