



City of Grand Island

Tuesday, August 25, 2020

Council Session

Item E-2

Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Melodee A. Anderson- 3515 W Old Potash Highway and R & D Investments, LLC- 120 Diers Avenue)

Council action will take place under Consent Agenda item G-9.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 25, 2020

Subject: Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Melodee A. Anderson- 3515 W Old Potash Highway and R & D Investments, LLC- 120 Diers 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

Public right-of-way is needed to accommodate intersection improvements for the Old Potash Highway Roadway Improvements; Project No. 2019-P-1. The property owners have 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 owners for such purchases.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
MELODEE A. ANDERSON, TRUSTEE	A TRACT OF LAND LOCATED IN LOT 1, ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1,	22,540.00

	<p>ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY; THENCE ON AN ASSUMED BEARING OF N89°27'25"E ALONG THE NORTH LINE OF SAID LOT 1, LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY; A DISTANCE OF 348.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°57'24"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 30.50 FEET; THENCE S89°28'39"W A DISTANCE OF 12.73 FEET THENCE N79°21'21"W A DISTANCE OF 77.24 FEET; THENCE N89°05'25"W A DISTANCE OF 259.84 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N00°59'34"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 8.92 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 5,302 SF.</p>	
<p>R & D INVESTMENTS, LLC</p>	<p>A TRACT OF LAND LOCATED IN LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N01°37'52"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.31 FEET; THENCE S89°05'25"E A DISTANCE OF 158.95 FEET; THENCE N89°28'39"E A DISTANCE OF 172.30 FEET; THENCE N44°18'07"E A DISTANCE OF 13.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, POINT ALSO BEING THE WEST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE S01°34'58"E ALONG THE EAST LINE OF SAID LOT 2, LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID DIERS AVENUE, A DISTANCE OF 16.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OLD POTASH & THE WEST RIGHT-OF-WAY LINE OF SAID DIERS AVENUE; THENCE S89°31'31"W ALONG THE SOUTH LINE OF SAID LOT 2, LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID OLD POTASH, A DISTANCE OF 341.04 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 2,574 SF.</p>	<p>\$12,870.00</p>

Total= \$35,410.00

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 acquisitions of the public right-of-way from the affected property owners, in the total amount of \$35,410.00.

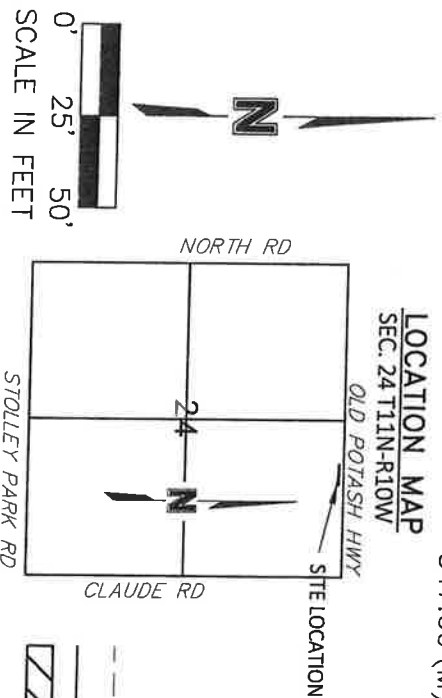
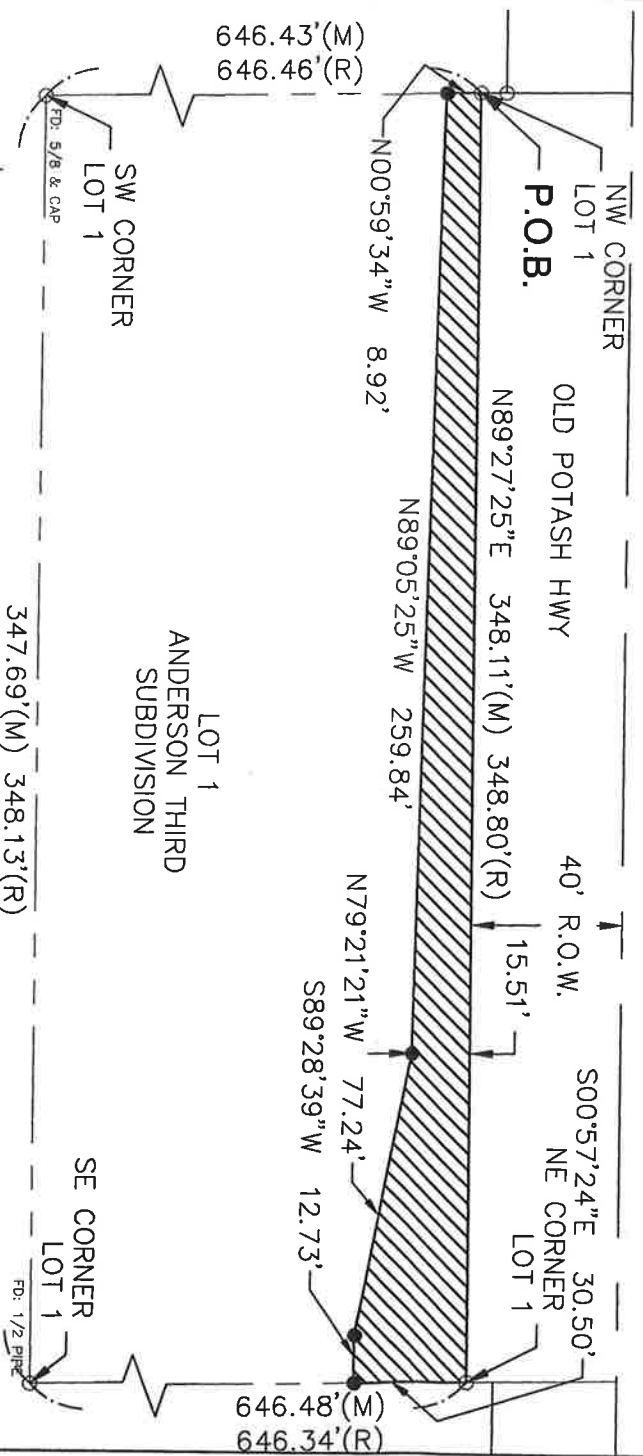
Sample Motion

Move to approve the acquisitions.

EXHIBIT "A"

RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 17
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (SURVEY SPIKE W/ WASHER UNLESS OTHERWISE NOTED)
 - EXISTING EASEMENT LINE
 - - - EXISTING PROPERTY LINE
 - ▨ PROPOSED RIGHT OF WAY
 - ▩ MEASURED DISTANCE
 - R RECORDED DISTANCE



RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 1, ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY; THENCE ON AN ASSUMED BEARING OF N89°27'25"E ALONG THE NORTH LINE OF SAID LOT 1, LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY, A DISTANCE OF 348.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°57'24"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 30.50 FEET; THENCE S89°28'39"W A DISTANCE OF 12.73 FEET; THENCE N79°21'21"W A DISTANCE OF 77.24 FEET; THENCE N89°05'25"W A DISTANCE OF 259.84 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N00°59'34"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 8.92 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 5,302 SF.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____ UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 1, ANDERSON THIRD SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE SURVEY RECORD; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

DOUGLAS J. STEVENSON
NEBRASKA REGISTERED LAND SURVEYOR NO. LS-485

PROJECT NO: 2017-3110
DRAWN BY: LS
DATE: 1.8.2020

RIGHT OF WAY

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750

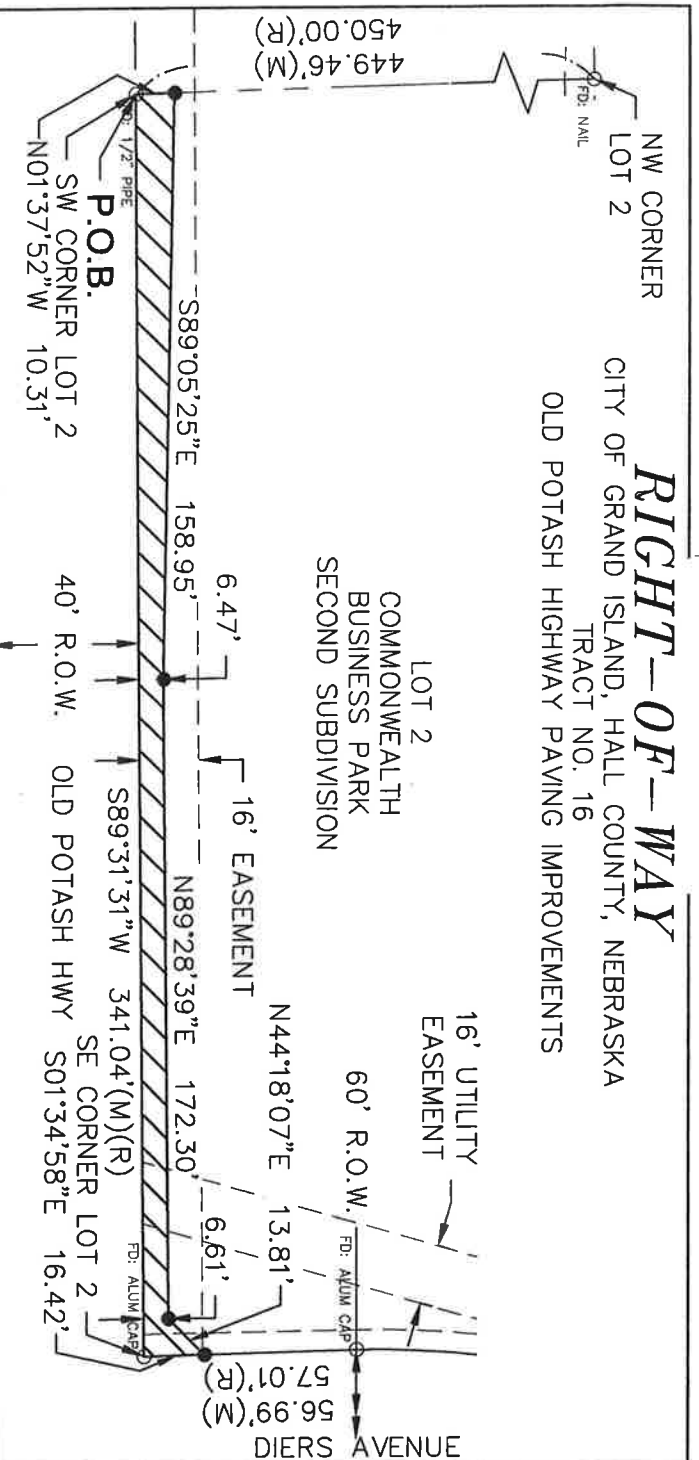
EXHIBIT

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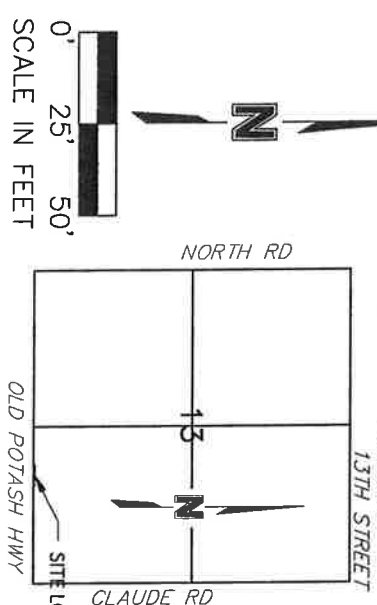
EXHIBIT "A"

RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
 TRACT NO. 16
 OLD POTASH HIGHWAY PAVING IMPROVEMENTS



LOCATION MAP



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (AS NOTED)
 - EXISTING EASEMENT LINE
 - - - EXISTING PROPERTY LINE
 - RIGHT OF WAY BOUNDARY LINE
 - MEASURED DISTANCE
 - RECORDED DISTANCE

RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DOUGLAS J. STEVENSON
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PROJECT NO: 2017-3110	RIGHT OF WAY	Olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 12.27.2019				