



# City of Grand Island

Tuesday, August 25, 2020

Council Session

## Item E-3

**Public Hearing on Acquisition of Public Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (R & D Investments, LLC- 120 Diers Avenue)**

*Council action will take place under Consent Agenda item G-10.*

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 Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (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

A public easements is 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 drawing.

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

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
<p>R &amp; D INVESTMENTS, LLC</p>	<p>A PERMANENT ACCESS EASEMENT LOCATED IN LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ON AN ASSUMED BEARING N01°37'52"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.31 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N01°37'52"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 65.00 FEET; THENCE S89°05'25"E A DISTANCE OF 20.02 FEET; THENCE S01°37'52"E PARALLEL AND 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 2, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 20.02 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 1,300 SF MORE OR LESS.</p> <p style="text-align: center;">and</p> <p>A PERMANENT UTILTIY EASEMENT LOCATED IN LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, THENCE ON AN ASSUMED BEARING N01°34'58"W ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 56.99 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 029°14'13", A RADIUS OF 230.00 FEET; A CHORD BEARING OF N13°16'32"E WITH</p>	<p>\$4,710.00</p>

	<p>A CHORD DISTANCE OF 116.10 FEET, AN ARC LENGTH OF 117.36 FEET TO THE POINT OF BEGINNING; THENCE N12°45'05"W A DISTANCE OF 22.00 FEET TO A POINT ON THE EAST LINE OF AN EXISTING UTILTIY EASEMENT; THENCE N16°14'55"E ALONG A EAST LINE OF SAID EXISTING UTILITY EASEMENT A DISTANCE OF 36.88 FEET; THENCE S89°49'05"E ALONG A SOUTH LINE OF SAID EXISTING UTILTIY EASEMENT A DISTANCE OF 2.17 FEET; THENCE S12°45'05"E A DISTANCE OF 33.22 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 007°08'55", A RADIUS OF 230.00 FEET; A CHORD BEARING OF S31°28'05"W WITH A CHORD DISTANCE OF 28.68 FEET, AN ARC LENGTH OF 28.70 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 582 SQ FT MORE OR LESS.</p>	
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**TOTAL= \$4,710.00**

**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 public easements from the affected property owner for Old Potash Highway Roadway Improvements; Project No. 2019-P-1.

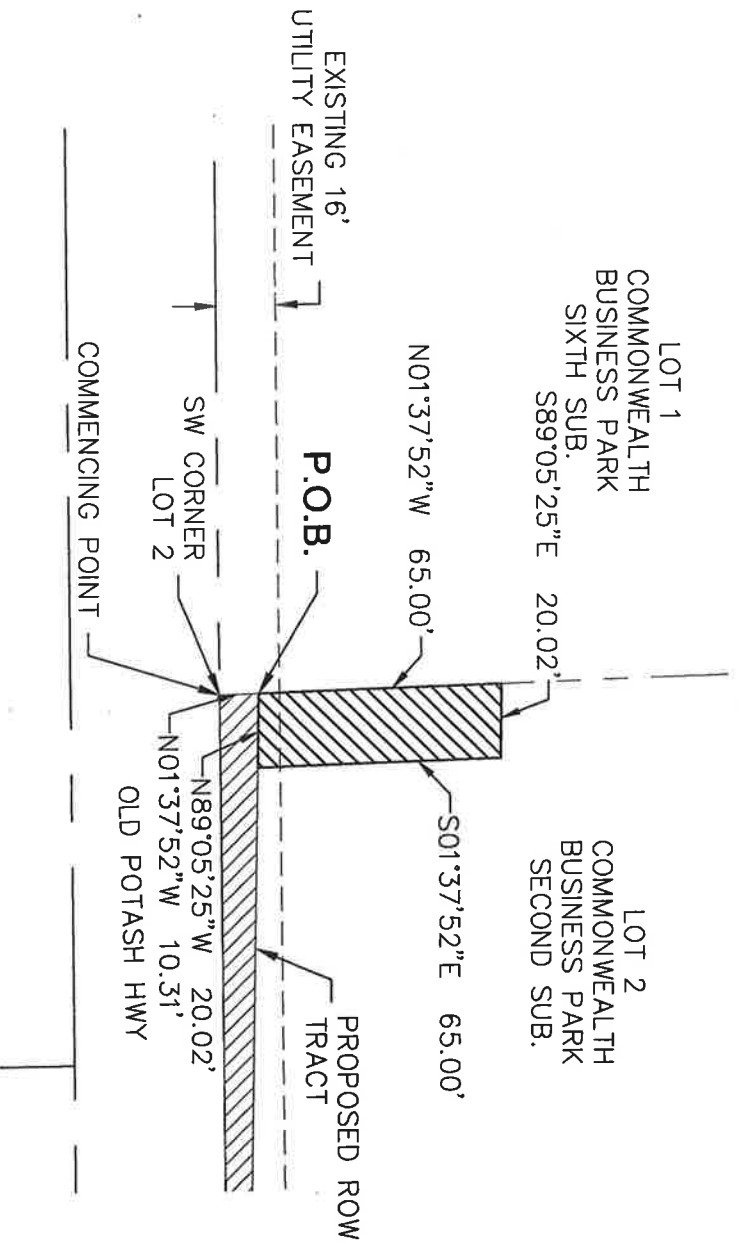
**Sample Motion**

Move to approve the acquisitions.

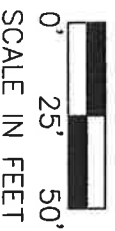
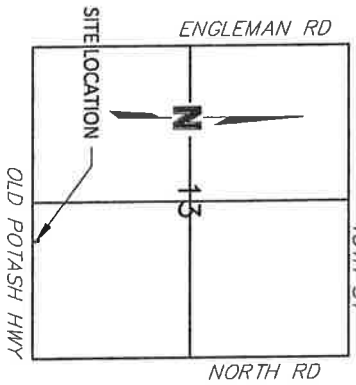
EXHIBIT "B"

**ACCESS EASEMENT**

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



**LOCATION MAP**  
 SEC. 13 T11N-R10W  
 13TH ST



**ACCESS EASEMENT DESCRIPTION**

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

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, COMMONWEALTH BUSINESS PARK SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ON AN ASSUMED BEARING N01°37'52"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.31 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N01°37'52"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 65.00 FEET; THENCE S89°05'25"E A DISTANCE OF 20.02 FEET; THENCE S01°37'52"E PARALLEL AND 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 2, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 20.02 FEET TO A POINT OF BEGINNING. SAID PERMANENT ACCESS EASEMENT CONTAINS 1,300 SF MORE OR LESS.

DWG: F:\2017\3001-3500\017-3110\40-Design\Exhibits\P.E\16\_P.E.\_0173110.dwg USER: bpeters  
 DATE: Jan 16, 2020 9:02am XREFS: v\_xrway\_gimsp\_73110 V\_XTOPO\_GIMSP\_73110

PROJECT NO: 2017-3110  
 DRAWN BY: LS  
 DATE: 1.16.2020

**ACCESS EASEMENT**



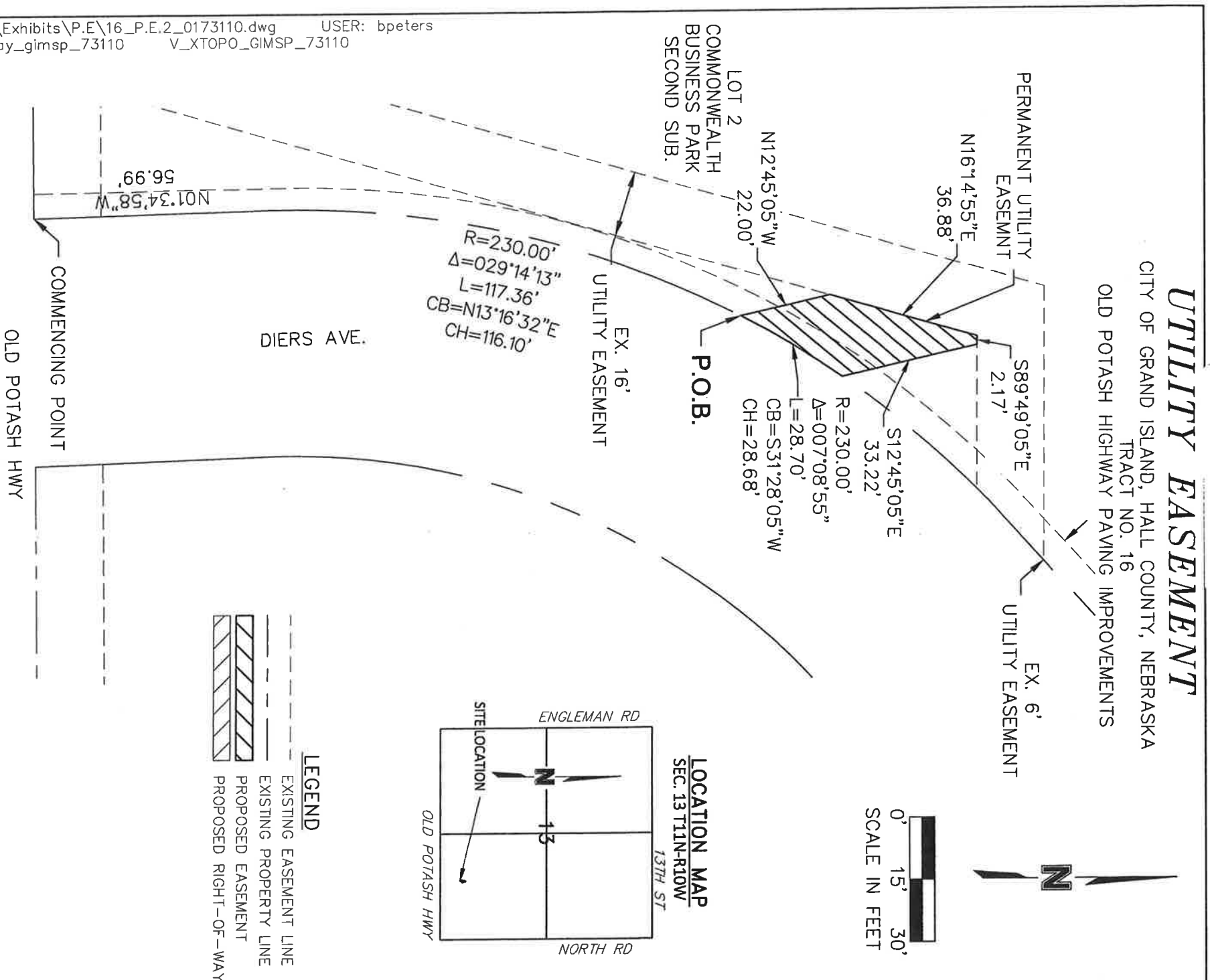
201 East 2nd Street  
 Grand Island, NE 68801  
 TEL 308.384.8750

EXHIBIT

EXHIBIT "C"

**UTILITY EASEMENT**

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



**UTILITY EASEMENT DESCRIPTION**

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

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PROJECT NO: 2017-3110	ACCESS EASEMENT	<b>Olsson</b>	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 1.16.2020				