



# City of Grand Island

Tuesday, November 24, 2020

Council Session

## Item E-5

**Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (USCOC Nebraska/Kansas, LLC- 3560 Kaufman Avenue)**

*Council action will take place under Consent Agenda item G-20.*

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

# Council Agenda Memo

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

**Meeting:** November 24, 2020

**Subject:** Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (USCOC Nebraska/Kansas, LLC- 3560 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

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>
USCOC Nebraska/Kansas, LLC	A TRACT OF LAND LOCATED IN LOT 5, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N01°32'13"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 21.41 FEET; THENCE N81°25'22"E A DISTANCE OF 41.04 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECITON HAVING A DELTA ANGLE OF 6°46'20", A RADIUS OF 780.00 FEET, A CHORD BEARING OF N84°48'32"E, A CHORD DISTANCE OF 92.14, AN ARCH LENGTH OF 92.20 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF KAUFMAN AVENUE, POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID KAUFMAN AVENUE, AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 29°20'48", A RADIUS OF 269.56 FEET, A CHORD BEARING OF S74°46'31"W WITH A CHORD DISTANCE OF 136.56 FEET, AN ARCH LENGTH OF 138.07 FEET; TO A POINT OF BEGINNING. SAID TRACT CONTAINS 815 SQ FT.	\$2,450.00

**Total= \$2,450.00**

### **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**

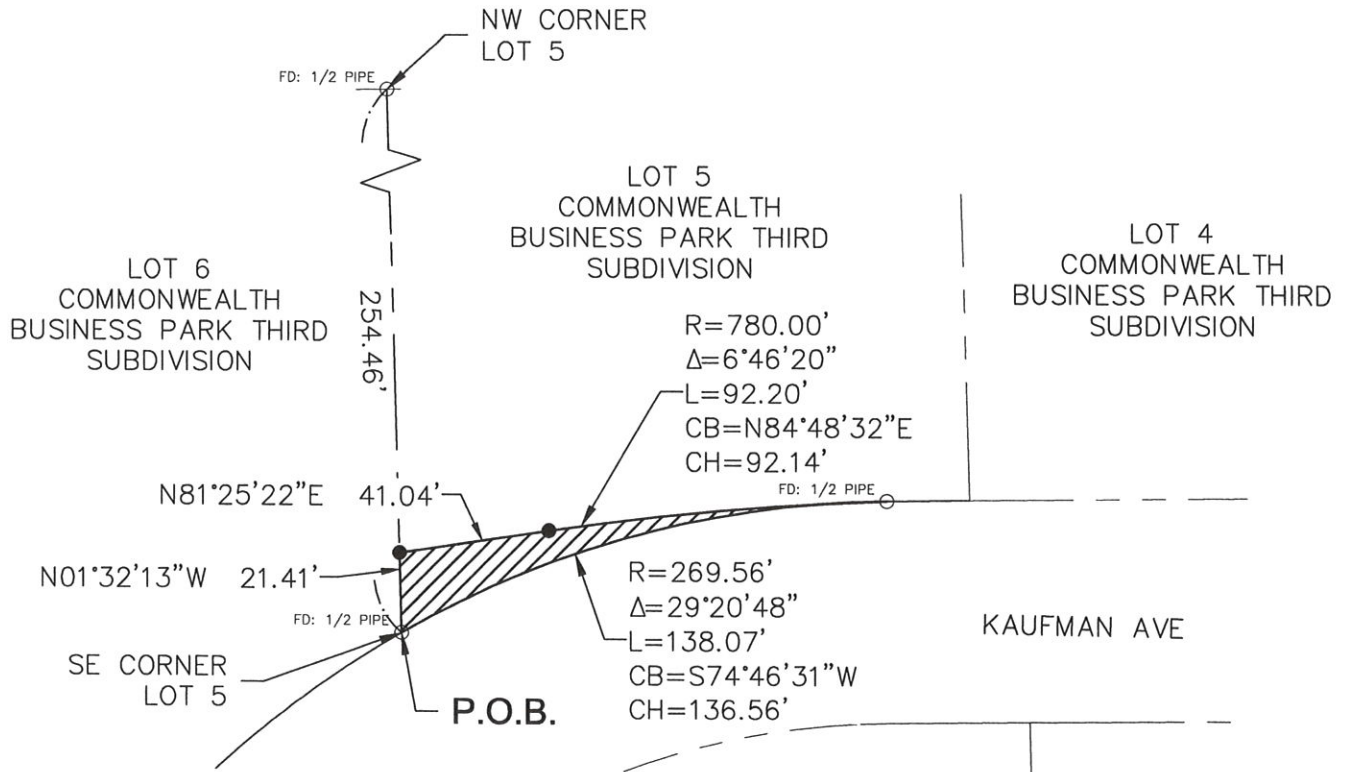
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the public right-of-way from the affected property owner, in the total amount of \$2,450.00.

### **Sample Motion**

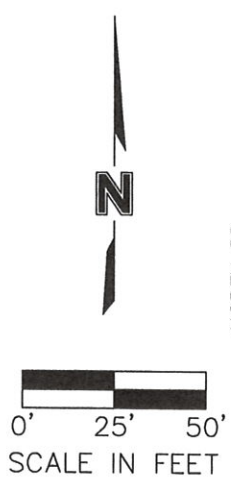
Move to approve the acquisition.

# RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
TRACT NO. 32  
OLD POTASH PAVING IMPROVEMENTS

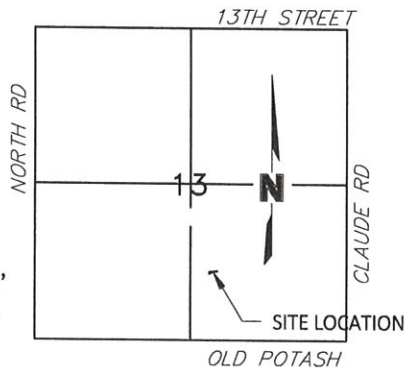


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### LOCATION MAP

SEC. 13 T11N-R10W



### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- RIGHT OF WAY BOUNDARY LINE
- M
- R

**RIGHT-OF-WAY**

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

TRACT NO. 32

OLD POTASH PAVING IMPROVEMENTS

**RIGHT-OF-WAY DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 5, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N01°32'13"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 21.41 FEET; THENCE N81°25'22"E A DISTANCE OF 41.04 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 6°46'20", A RADIUS OF 780.00 FEET, A CHORD BEARING OF N84°48'32"E, A CHORD DISTANCE OF 92.14, AN ARCH LENGTH OF 92.20 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF KAUFMAN AVENUE, POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID KAUFMAN AVENUE, AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 29°20'48", A RADIUS OF 269.56 FEET, A CHORD BEARING OF S74°46'31"W WITH A CHORD DISTANCE OF 136.56 FEET, AN ARCH LENGTH OF 138.07 FEET; TO A POINT OF BEGINNING. SAID TRACT CONTAINS 815 SQ FT.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 5, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION AN ADDITION TO THE CITY OF GRAND ISLAND, 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.

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

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