



City of Grand Island

Tuesday, December 8, 2020

Council Session

Item G-9

#2020-324 - Approving Temporary Construction Easement for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (Peace Lutheran Church of Grand Island, Nebraska- 170 N North Road and Starostka Group Unlimited, Inc- 3853 & 3859 W Capital Avenue)

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: December 8, 2020

Subject: Approving Temporary Construction Easement for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (Peace Lutheran Church of Grand Island, Nebraska- 170 N North Road and Starostka Group Unlimited, Inc. - 3853 & 3859 W Capital Avenue)

Presenter(s): John Collins PE, Public Works Director

Background

The North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 is for the improvement of North Road from just north of 13th Street to Highway 2. The Engineering Division of the Public Works Department is proposing a concrete curb and gutter roadway section with associated sidewalk, traffic control, drainage and related improvements needed to complete the project.

Temporary Construction easements are needed to accommodate the construction activities for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5, which must be approved by City Council. The temporary construction easements will allow for the roadway improvements to this area.

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

Discussion

Temporary construction easements are needed for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 to be constructed.

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

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Peace Lutheran Church of Grand Island, Nebraska	<p>LOT ONE (1), PEACE LUTHERAN THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:</p> <p>REFERRING TO THE NORTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N89°23'02"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°23'02"W ON SAID NORTH LINE, A DISTANCE OF 21.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S49°33'07"E, A DISTANCE OF 38.25 FEET; THENCE S89°23'02"E, PARALLEL WITH AND 24.50 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 44.33 FEET; THENCE S56°38'11"E, A DISTANCE OF 8.29 FEET; THENCE N89°43'27"E, A DISTANCE OF 42.03 FEET; THENCE N60°41'04"W, A DISTANCE OF 28.80 FEET; THENCE N89°23'02"W, PARALLEL WITH AND 14.50 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 76.33 FEET; THENCE N00°36'58"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1189 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>REFERRING TO THE NORTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE S00°52'18"E (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.20 FEET; THENCE N60°41'04"W, A DISTANCE OF 17.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N60°41'04"W, A DISTANCE OF 5.78 FEET; THENCE S00°52'18"E, PARALLEL WITH AND 20.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 57.14 FEET; THENCE N89°07'42"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE N00°52'18"W, PARALLEL WITH AND 15.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING, CONTAINING 278 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>REFERRING TO THE SOUTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N00°52'18"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°52'18"W ON SAID EAST LINE, A DISTANCE OF 195.00 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 80 FOOT EASEMENT ON SAID LOT 1; THENCE N89°22'02"W ON THE SOUTH LINE OF SAID EXISTING 80 FOOT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE S00°52'18"E, PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 195.13 FEET; THENCE N89°07'42"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 975</p>	\$438.90

	<p>SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>REFERRING TO THE SOUTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N00°52'18"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 180.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°52'18"W ON SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE S89°07'42"W, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE S00°52'18"E, PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE N89°07'42"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 50 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N00°52'18"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE N89°21'53"W, PARALLEL WITH AND 10.00 FEET DISTANT FROM THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 43.36 FEET; THENCE S00°52'18"E, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 10.00 FEET TO SAID SOUTH LINE; THENCE S89°21'53"E ON SAID SOUTH LINE, A DISTANCE OF 43.36 FEET TO THE POINT OF BEGINNING, CONTAINING 434 SQUARE FEET, MORE OR LESS.</p>	
Starostka Group Unlimited, Inc.	<p>THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:</p> <p>REFERRING TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S00°24'28"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 273.64 FEET TO THE SOUTHWEST CORNER OF NORTHWEST SUBDIVISION AS PLATTED IN THE CITY OF GRAND ISLAND; THENCE S89°52'00"E ON THE SOUTH LINE OF SAID NORTHWEST SUBDIVISION, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING S89°52'00"E ON SAID SOUTH LINE, A DISTANCE OF 25.00 FEET; THENCE S00°24'28"E, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 998.60 FEET TO THE NORTH LINE OF STERLING ESTATES SUBDIVISION AS PLATTED IN SAID CITY OF GRAND ISLAND; THENCE N89°57'40"W ON SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE N00°24'28"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 998.65 FEET TO THE POINT OF BEGINNING, CONTAINING 24,965 SQUARE FEET, MORE OR LESS.</p>	\$438.90

TOTAL= \$877.80

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 Easements between the City of Grand Island and the affected property owners for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5, in the amount of \$877.80.

Sample Motion

Motion to approve the temporary construction easements.

RESOLUTION 2020-324

WHEREAS, a temporary construction easement is required by the City of Grand Island, from affected property owners in North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 project area:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Peace Lutheran Church of Grand Island, Nebraska	<p>LOT ONE (1), PEACE LUTHERAN THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:</p> <p>REFERRING TO THE NORTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SBUDIVISION; THENCE N89°23'02"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°23'02"W ON SAID NORTH LINE, A DISTANCE OF 21.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S49°33'07"E, A DISTANCE OF 38.25 FEET; THENCE S89°23'02"E, PARALLEL WITH AND 24.50 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 44.33 FEET; THENCE S56°38'11"E, A DISTANCE OF 8.29 FEET; THENCE N89°43'27"E, A DISTANCE OF 42.03 FEET; THENCE N60°41'04"W, A DISTANCE OF 28.80 FEET; THENCE N89°23'02"W, PARALEL WITH AND 14.50 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 76.33 FEET; THENCE N00°36'58"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1189 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>REFERRING TO THE NORTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE S00°52'18"E (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.20 FEET; THENCE N60°41'04"W, A DISTANCE OF 17.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N60°41'04"W, A DISTANCE OF 5.78 FEET; THENCE S00°52'18"E, PARALLEL WITH AND 20.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 57.14 FEET; THENCE N89°07'42"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE N00°52'18"W, PARALLEL WITH AND 15.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING, CONTAINING 278 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>REFERRING TO THE SOUTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N00°52'18"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°52'18"W ON SAID EAST LINE, A DISTANCE OF 195.00 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 80 FOOT EASEMENT ON SAID LOT 1; THENCE N89°22'02"W ON THE SOUTH LINE OF SAID EXISTING 80 FOOT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE S00°52'18"E, PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 195.13 FEET; THENCE N89°07'42"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET</p>	\$438.90

Approved as to Form ☐ _____
December 4, 2020 ☐ City Attorney

	<p>TO THE POINT OF BEGINNING, CONTAINING 975 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>REFERRING TO THE SOUTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N00°52'18"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 180.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°52'18"W ON SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE S89°07'42"W, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE S00°52'18"E, PARALLEL WITH AND 5.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE N89°07'42"E, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 50 SQUARE FEET, MORE OR LESS.</p> <p>AND</p> <p>BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N00°52'18"W (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE N89°21'53"W, PARALLEL WITH AND 10.00 FEET DISTANT FROM THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 43.36 FEET; THENCE S00°52'18"E, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 10.00 FEET TO SAID SOUTH LINE; THENCE S89°21'53"E ON SAID SOUTH LINE, A DSITANCE OF 43.36 FEET TO THE POINT OF BEGINNING, CONTAINING 434 SQUARE FEET, MORE OR LESS.</p>	
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TOTAL = \$877.80

WHEREAS, such Temporary Construction easements have 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 owners for the Temporary Construction easements on the above described tracts of land, in the total amount of \$877.80.

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Adopted by the City Council of the City of Grand Island, Nebraska, December 8, 2020.

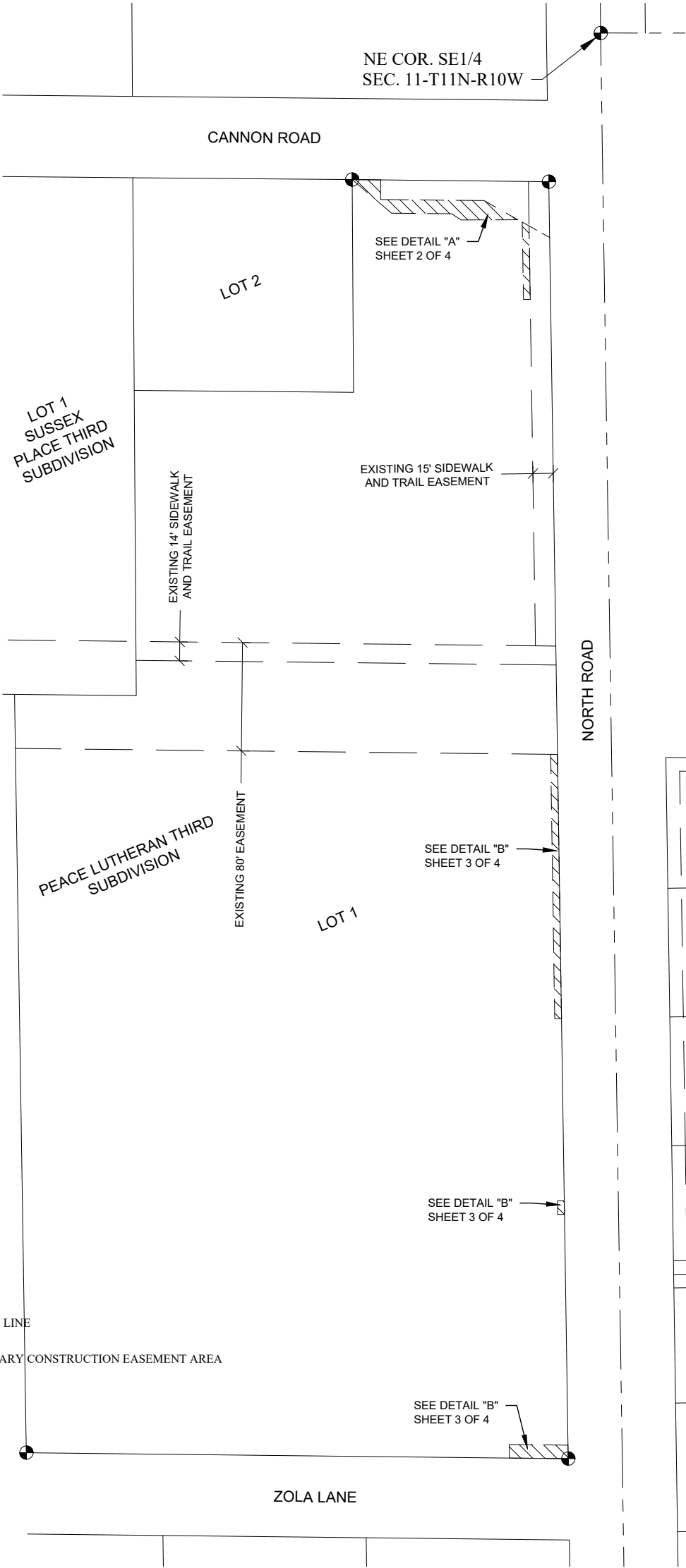
Roger G. Steele, Mayor

Attest:

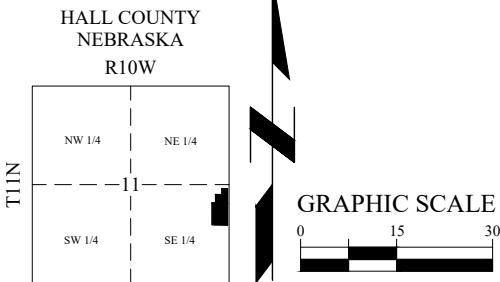
RaNae Edwards, City Clerk

- 3 -

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

SECTION LINE

TEMPORARY CONSTRUCTION EASEMENT AREA

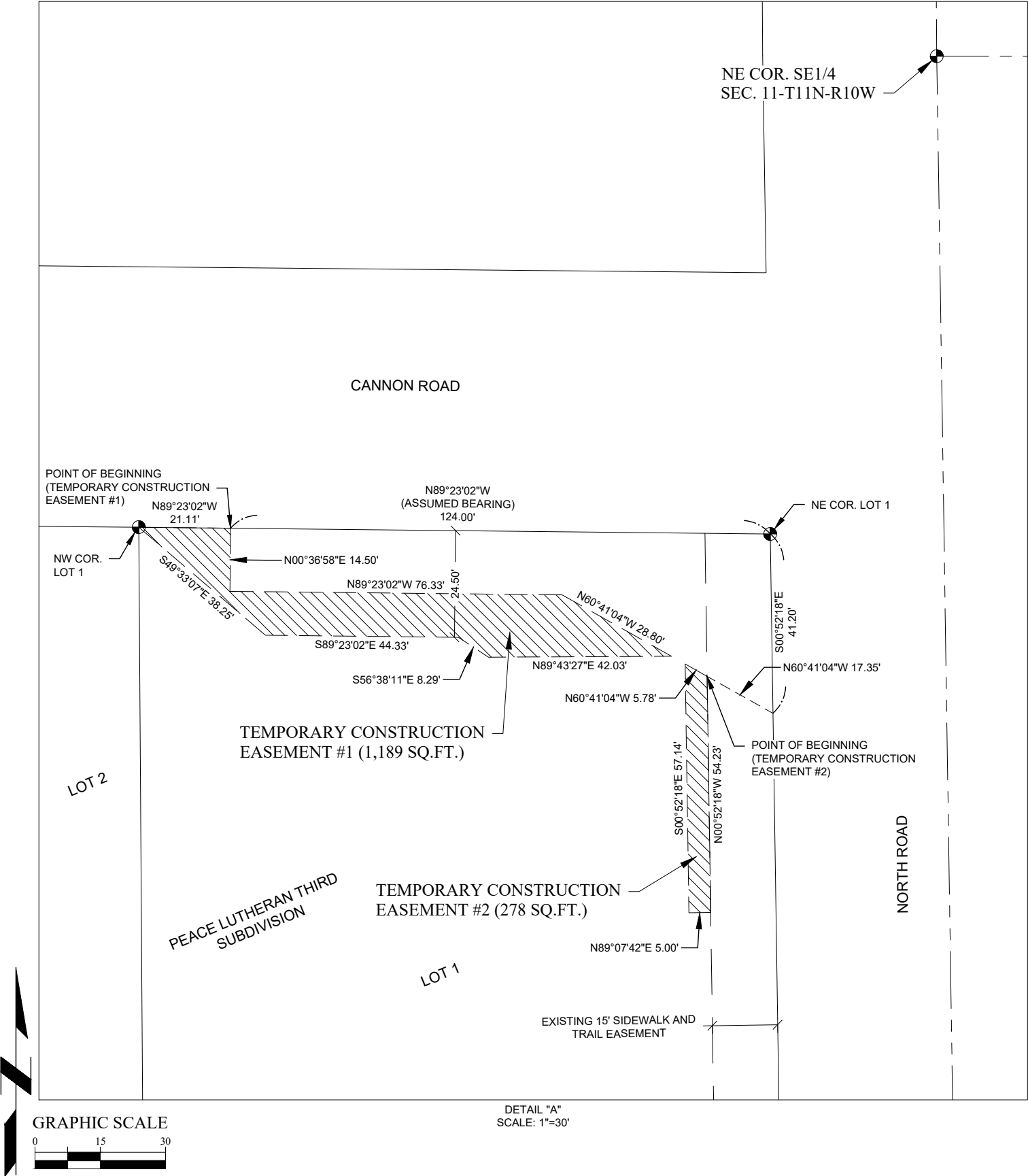
DATE	10/2/2020
SCALE	1" = 30'
DRAWN	AJG
JOB NO.	R190020
FIELD BOOK	GRAND ISLAND #7
FIELD WORK	AG/BS
SHEET	1 OF 4
TRACT NO.	22

800.723.8567

Grand Island, NE 308.381.7428

www.jeo.com

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT



NOTE: ALL BEARINGS ARE ASSUMED.

- LEGEND**

 - MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - DEEDED DISTANCE
 - GOVERNMENT DISTANCE
 - MEASURED DISTANCE
 - PLATTED DISTANCE
 - RECORDED DISTANCE
- SECTION LINE

TEMPORARY CONSTRUCTION EASEMENT AREA

DATE	10/2/2020
SCALE	1" = 30'
DRAWN	AJG
JOB NO.	R190020
FIELD BOOK	GRAND ISLAND #7
FIELD WORK	AG/BS
SHEET	2 OF 4
TRACT NO.	22



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TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

MONUMENT FOUND

MONUMENT SET

CALCULATED POINT

DEEDED DISTANCE

GOVERNMENT DISTANCE

MEASURED DISTANCE

PLATTED DISTANCE

RECORDED DISTANCE

SECTION LINE

TEMPORARY CONSTRUCTION EASEMENT AREA

LEGEND

0

15

30

GRAPHIC SCALE

NOTE: ALL BEARINGS ARE ASSUMED.

DATE

10/2/2020

SCALE

1" = 30'

DRAWN

AJG

JOB NO.

R190020

FIELD BOOK

GRAND ISLAND #7

FIELD WORK

AG/BS

SHEET

3

OF

4

TRACT NO.

22

J

e

CONSULTING GROUP

800.723.8567

Grand Island, NE 308.381.7428

www.jeo.com

DETAIL "B"
SCALE: 1"=50'

P:\Engineering\190020.00 - Grand Island North Road Improvements - North\6 Survey\Drawings\SV-190020-Phase II Ease.dwg, on 10/2/2020 11:19 AM.

Grand Island

Council Session - 12/8/2020

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TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION #1:

A PARCEL OF LAND LOCATED IN LOT 1, PEACE LUTHERAN THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF LOT 1, PEACE LUTHERAN THIRD SUBDIVISION; THENCE N89°23'02"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°23'02"W ON SAID NORTH LINE, A DISTANCE OF 21.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S49°33'07"E, A DISTANCE OF 38.25 FEET; THENCE S89°23'02"E, PARALLEL WITH AND 24.50 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 44.33 FEET; THENCE S56°38'11"E, A DISTANCE OF 8.29 FEET; THENCE N89°43'27"E, A DISTANCE OF 42.03 FEET; THENCE N60°41'04"W, A DISTANCE OF 28.80 FEET; THENCE N89°23'02"W, PARALLEL WITH AND 14.50 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 76.33 FEET; THENCE N00°36'58"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1189 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION #2:

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TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION #3:

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TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION #4:

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TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION #5:

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DATE
10/2/2020

SCALE

DRAWN
AJG

JOB NO.
R190020


FIELD BOOK
GRAND ISLAND #7

FIELD WORK
AG/BS

SHEET 4 OF 4

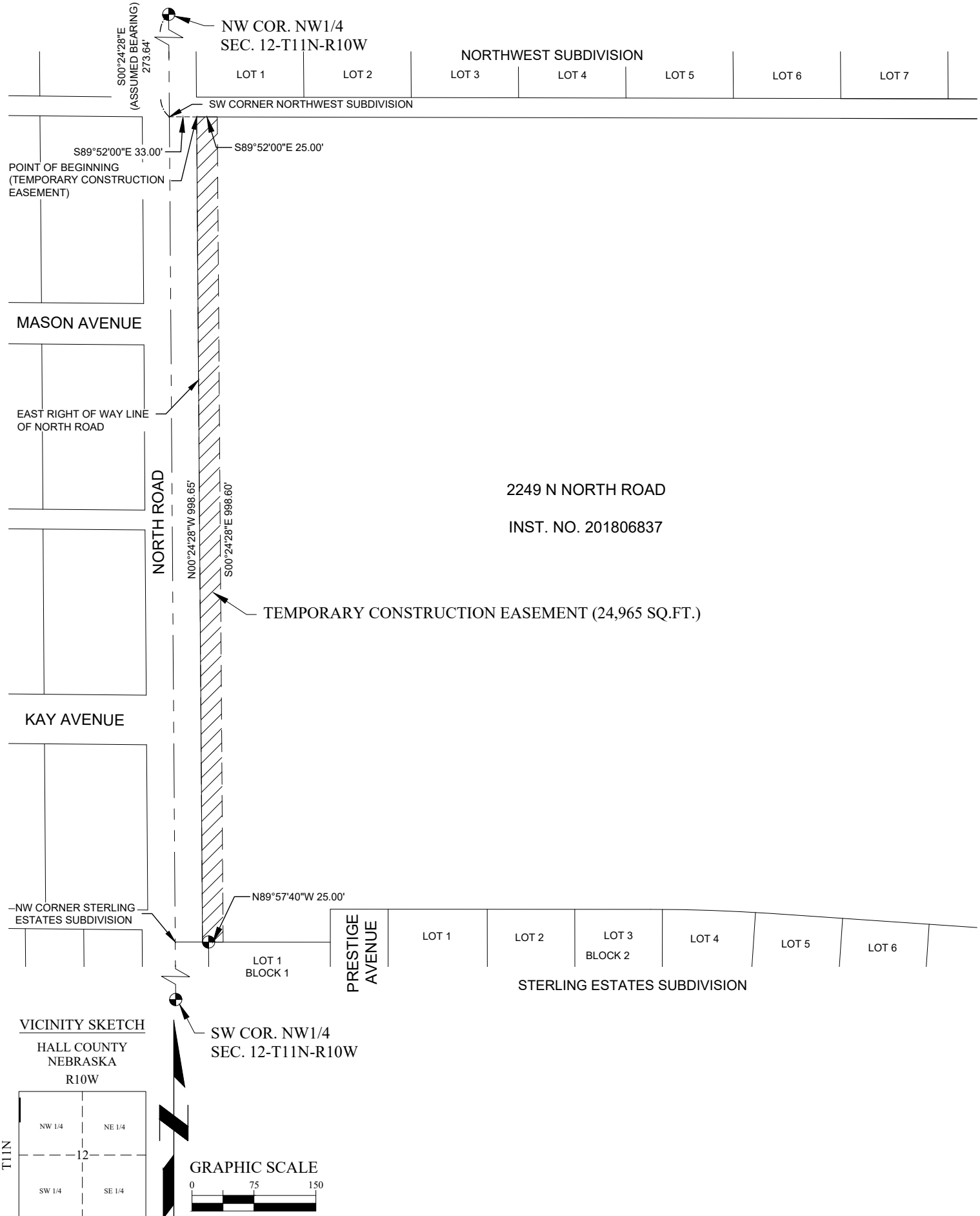
TRACT NO.

22



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TEMPORARY CONSTRUCTION EASEMENT EXHIBIT



NOTE: ALL BEARINGS ARE ASSUMED.

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE

DATE	10/26/2020
SCALE	1" = 150'
DRAWN	AJG
JOB NO.	R190020
FIELD BOOK	GRAND ISLAND #7
FIELD WORK	AG/BS
SHEET	1 OF 1
TRACT NO.	48



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TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE SIXTH P.M, HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S00°24'28"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 273.64 FEET TO THE SOUTHWEST CORNER OF NORTHWEST SUBDIVISION AS PLATTED IN THE CITY OF GRAND ISLAND; THENCE S89°52'00"E ON THE SOUTH LINE OF SAID NORTHWEST SUBDIVISION, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING S89°52'00"E ON SAID SOUTH LINE, A DISTANCE OF 25.00 FEET; THENCE S00°24'28"E, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 998.60 FEET TO THE NORTH LINE OF STERLING ESTATES SUBDIVISION AS PLATTED IN SAID CITY OF GRAND ISLAND; THENCE N89°57'40"W ON SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE N00°24'28"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 998.65 FEET TO THE POINT OF BEGINNING, CONTAINING 24,965 SQUARE FEET, MORE OR LESS.