



City of Grand Island

Tuesday, February 23, 2021

Council Session

Item E-1

Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (NNN Grand Island NE Owner LP- 115 Wilmar Avenue and Northcott Company- 106 Wilmar Avenue)

Council action will take place under Consent Agenda item G-5.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: February 23, 2021

Subject: Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (NNN Grand Island NE Owner LP- 115 Wilmar Avenue and Northcott Company- 106 Wilmar 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>
NNN GRAND ISLAND NE OWNER LP	A TRACT OF LAND LOCATED IN LOT 2, MARTIN'S FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	\$78,350.00

	<p>BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, MARTIN'S FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N01°29'49"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 199.13 FEET; THENCE S09°00'04"E A DISTANCE OF 61.44 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 019°08'44", A RADIUS OF 285.00 FEET, A CHORD BEARING OF S18°34'26"E WITH A CHORD DISTANCE OF 94.79 FEET, AN ARC LENGTH OF 95.23 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 30°22'33", A RADIUS OF 60.00 FEET, A CHORD BEARING OF S43°20'04"E WITH A CHORD DISTANCE OF 31.44 FEET, AN ARC LENGTH OF 31.81 FEET; THENCE S58°31'21"E A DISTANCE OF 24.55 FEET; THENCE N89°28'39"E A DISTANCE OF 738.90 FEET; THENCE N41°24'48"E A DISTANCE OF 54.53 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S01°22'23"E ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 14.72 FEET TO A SOUTHEAST CORNER OF SAID LOT 2; THENCE S41°24'48"W ALONG THE SOUTHEAST LINE OF SAID LOT 2, A DISTANCE OF 50.81 FEET TO A SOUTHEAST CORNER OF SAID LOT2; THENCE S89°27'52"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 818.83 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 14,244 SF MORE OR LESS.</p>	
NORTHCOTT COMPANY	<p>A TRACT OF LAND LOCATED IN LOT 2, MARTIN'S FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF S89°29'18"W ALONG THE SOUTH LINE OF SAID LOT 2, LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY, A DISTANCE OF 277.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N01°30'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, A DISTANCE OF 16.65 FEET; THENCE N89°28'39"E, A DISTANCE OF 237.99 FEET; THENCE N70°59'48"E A DISTANCE OF 41.94 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S01°29'26"E ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 30.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 4,902 SF MORE OR LESS.</p>	\$66,180.00

Total= \$144,530.00

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 \$144,530.00.

Sample Motion

Move to approve the acquisitions.

RIGHT-OF-WAY

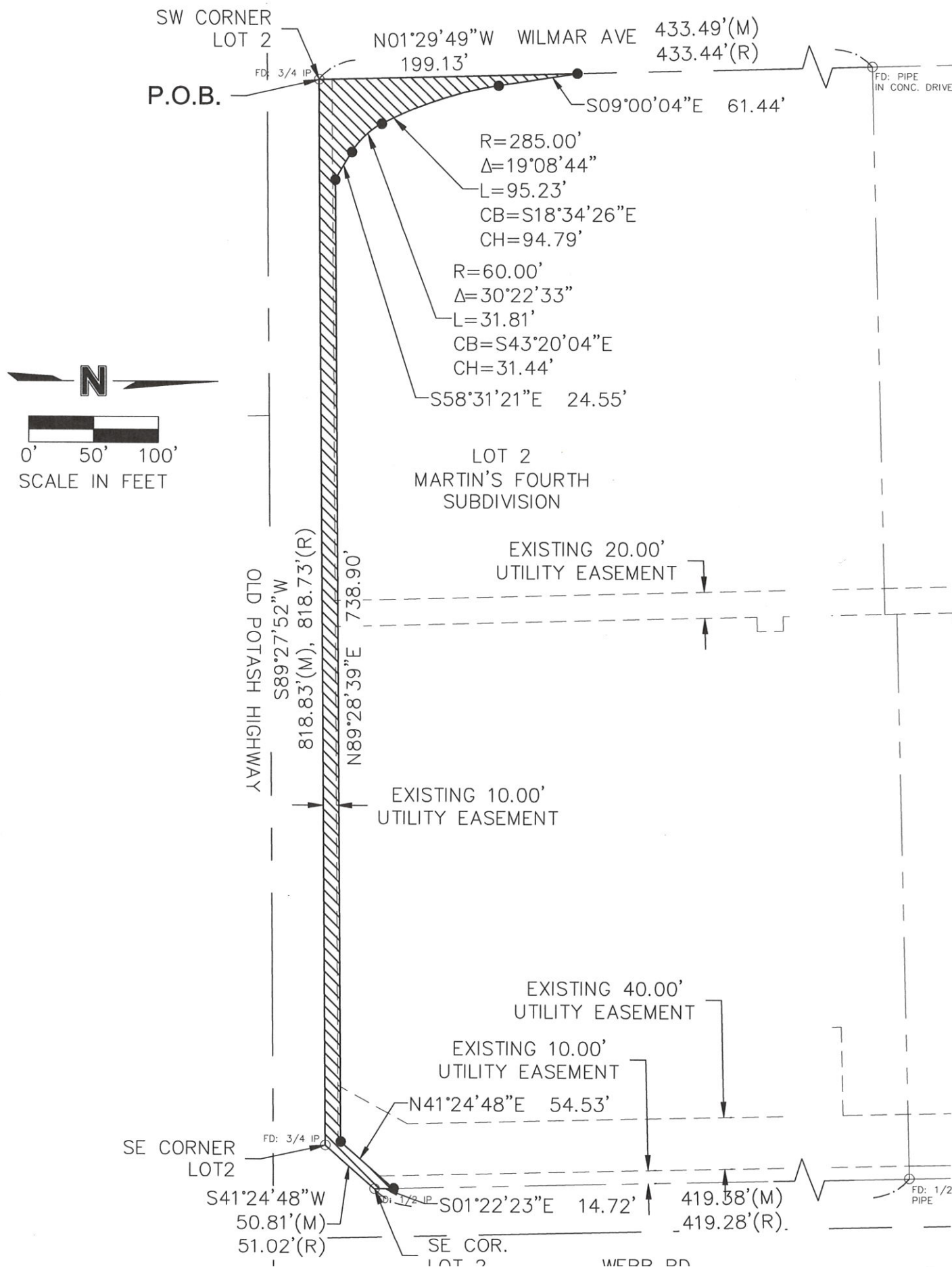
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

TRACT NO. 22

OLD POTASH HIGHWAY PAVING IMPROVEMENTS

EXHIBIT "A"

Page 1 of 2



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RIGHT-OF-WAY
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 22
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Page 2 of 2

RIGHT-OF-WAY DESCRIPTION

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BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, MARTIN'S FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N01°29'49"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 199.13 FEET; THENCE S09°00'04"E A DISTANCE OF 61.44 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 019°08'44", A RADIUS OF 285.00 FEET, A CHORD BEARING OF S18°34'26"E WITH A CHORD DISTANCE OF 94.79 FEET, AN ARC LENGTH OF 95.23 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 30°22'33", A RADIUS OF 60.00 FEET, A CHORD BEARING OF S43°20'04"E WITH A CHORD DISTANCE OF 31.44 FEET, AN ARC LENGTH OF 31.81 FEET; THENCE S58°31'21"E A DISTANCE OF 24.55 FEET; THENCE N89°28'39"E A DISTANCE OF 738.90 FEET; THENCE N41°24'48"E A DISTANCE OF 54.53 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S01°22'23"E ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 14.72 FEET TO A SOUTHEAST CORNER OF SAID LOT 2; THENCE S41°24'48"W ALONG THE SOUTHEAST LINE OF SAID LOT 2, A DISTANCE OF 50.81 FEET TO A SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°27'52"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 818.83 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 14,244 SF MORE OR LESS.

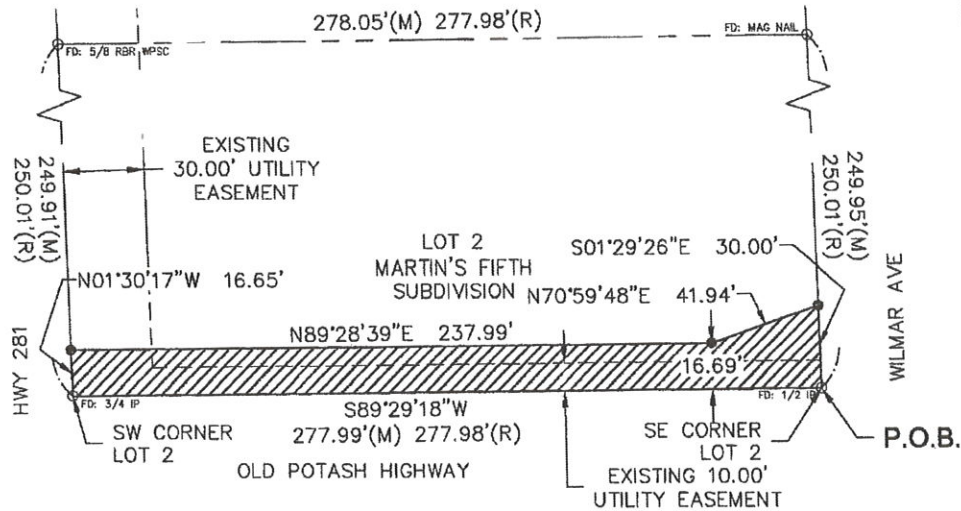
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____ UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 2, MARTIN'S FOURTH 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

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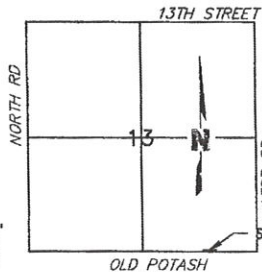
RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 20
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



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
- PROPOSED RIGHT OF WAY
- M MEASURED DISTANCE
- R RECORDED DISTANCE

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

PROJECT NO: 2017-3110

DRAWN BY: LS

DATE: 1.9.2020

RIGHT OF WAY

olsson

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

EXHIBIT

EXHIBIT 1