



City of Grand Island

Tuesday, January 25, 2022

Council Session

Item E-7

Public Hearing on Acquisition of Utility Easement - 655 S. Cherry St and 1010 E. Bismark Road (Nikodym)

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Tim Luchsinger, Utilities Director
Stacy Nonhof, Interim City Attorney

Meeting: January 25, 2022

Subject: Acquisition of Utility Easement – 655 S. Cherry St and
1010 E. Bismark Rd – John Nikodym

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to the property of John Nikodym, along with JNIK, LLC, through a part of Lot One (1), and Lot Two (2), of Nikodym Subdivision, in the City of Grand Island, Hall County, Nebraska (655 S. Cherry St and 1010 E. Bismark Rd), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

Due to the re-subdividing of Nikodym Second Subdivision and to realign the current existing easement, the City will need to vacate two (2) existing easements and acquire a new sixteen (16.0) foot wide Utility Easement. The new sixteen (16.0) foot wide Utility Easement will accommodate the existing electrical services that currently feed Lot One (1) and Lot Two (2) of Nikodym Subdivision. The proposed easement will allow the Department to install, access, operate, and maintain the electrical infrastructure at this location.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Make a motion 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 resolution for the acquisition of the easement for one dollar (\$1.00).

Sample Motion

Move to approve acquisition of the Utility Easement.

NIKODYM

LOT 2

SECOND

N.E. CORNER- LOT 2, NIKODYM SUB.

652.55'

NORTH LINE- LOT 2, NIKODYM SUB.

LOT 2

570.73'

NIKODYM

16.0'
N61°21'38"E

154.42'
S28°38'22"E

183.36'
N28°38'22"W

16.0'
S89°42'11"E

20.0'
N0°17'49"E

SUB.

EAST LINE- LOT 1, NIKODYM SUB.

LOT 1

CHERRY

STREET

SUBDIVISION

16.0'
N0°17'49"E

95.0'
S89°45'18"E

95.0'
N89°45'18"W

333.88'
S0°17'49"W

40.0'

LOT 1

90.0'

SOUTH LINE- LOT 1, NIKODYM SUB.

372.02'

SECTION LINE 40'

BISMARCK ROAD

16.0'
N89°36'00"W (ASSUMED)

POINT OF BEGINNING

S.E. CORNER- LOT 1, NIKODYM SUB.

LEGEND



INDICATES 16' WIDE UTILITY EASEMENT



CITY OF GRAND ISLAND UTILITIES DEPARTMENT

EXHIBIT "A"

100'