



City of Grand Island

Tuesday, August 23, 2022

Council Session

Item E-5

**Public Hearing on Acquisition of Sanitary Sewer Easements in
Nikodym Third Subdivision & East Park on Stuhr Second
Subdivision- North of Bismark Road; West of Stuhr Road**

Council action will take place under Consent item G-12.

Staff Contact: Keith Kurz PE, Interim Public Works Director

Council Agenda Memo

From: Keith Kurz PE, Interim Public Works Director

Meeting: August 23, 2022

Subject: Public Hearing on Acquisition of Sanitary Sewer Easements in Nikodym Third Subdivision & East Park on Stuhr Second Subdivision- North of Bismark Road; West of Stuhr Road

Presenter(s): Keith Kurz PE, Interim Public Works Director

Background

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council.

Public sanitary sewer easements are needed to accommodate public utilities for development in the area of Cherry Street and Bismark Road.

A sketch is attached to show the easement areas.

Discussion

To allow for connection of the east phase of Cherry Park apartments to gravity sewer, the developer of Nikodym Subdivision is working with Cherry Park Apartments management to extend a public sewer main from Nikodym Subdivision north. This will allow Cherry Park Apartments to abandon a private lift station that has been a very high maintenance piece of equipment. To build this sewer main, public sanitary sewer easements are necessary.

There will be no cost of such easements to the City.

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 public sanitary sewer easements.

Sample Motion

Move to approve the public easements.

LOT 2 EAST
PARK ON
STUHR
SECOND SUB

SANITARY SEWER EASEMENT

LOT 1
EAST PARK ON STUHR SECOND SUB

S89°35'19"E
15.00'(M)

S89°35'19"E 5.00'(M)

NW COR
LOT 20
P.O.B.

SANITARY SEWER EASEMENT DESCRIPTION

SANITARY SEWER EASEMENT LOCATED IN PART OF LOTS 19 AND 20, NIKODYM THIRD SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 20, NIKODYM THIRD SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S89°35'19"E, ON THE NORTH LINE OF LOT 20, A DISTANCE OF 5.00 FEET; THENCE S00°24'41"W A DISTANCE OF 114.90 FEET TO POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE ON A COUNTERCLOCKWISE CURVE ON THE SOUTH LINE OF SAID LOT 20 AND 19, HAVING A DELTA ANGLE OF 30°56'00", A RADIUS OF 37.50 FEET, A CHORD BEARING N89°19'08"W A CHORD DISTANCE OF 20.00 FEET; THENCE N00°24'41"E FOR A DISTANCE OF 114.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE S89°35'19"E, ON THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2079.04 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

LOT 19
NIKODYM
THIRD SUB

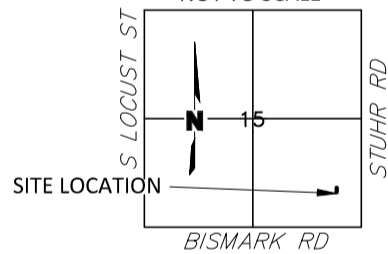
LOT 20
NIKODYM THIRD SUB

N00°24'41"E 114.81'(M)

S00°24'41"W 114.90'(M)

LOCATION MAP

SEC. 15 T11N-R9W
NOT TO SCALE



LEGEND



EASEMENT AREA



LOT LINE



RIGHT OF WAY LINE

R=37.50'
Δ=030°55'57"
L=20.25'
CB=N89°19'06"W
CH=20.00'

VANDERVOORT AVE



DWG: F:\2021\08001-08500\021-08391\40-Design\Survey\SRVY\Sheets\V_EASE_LOT19&20_02108391.dwg USER: apollack
DATE: Aug 10, 2022 8:49am XREFS: C_PBASE_02108391 C_XRWAY_LDP_02108391 V_XRWAY_LDP_02108391

PROJECT NO:	0210-8391
DRAWN BY:	AJP
DATE:	07/21/22

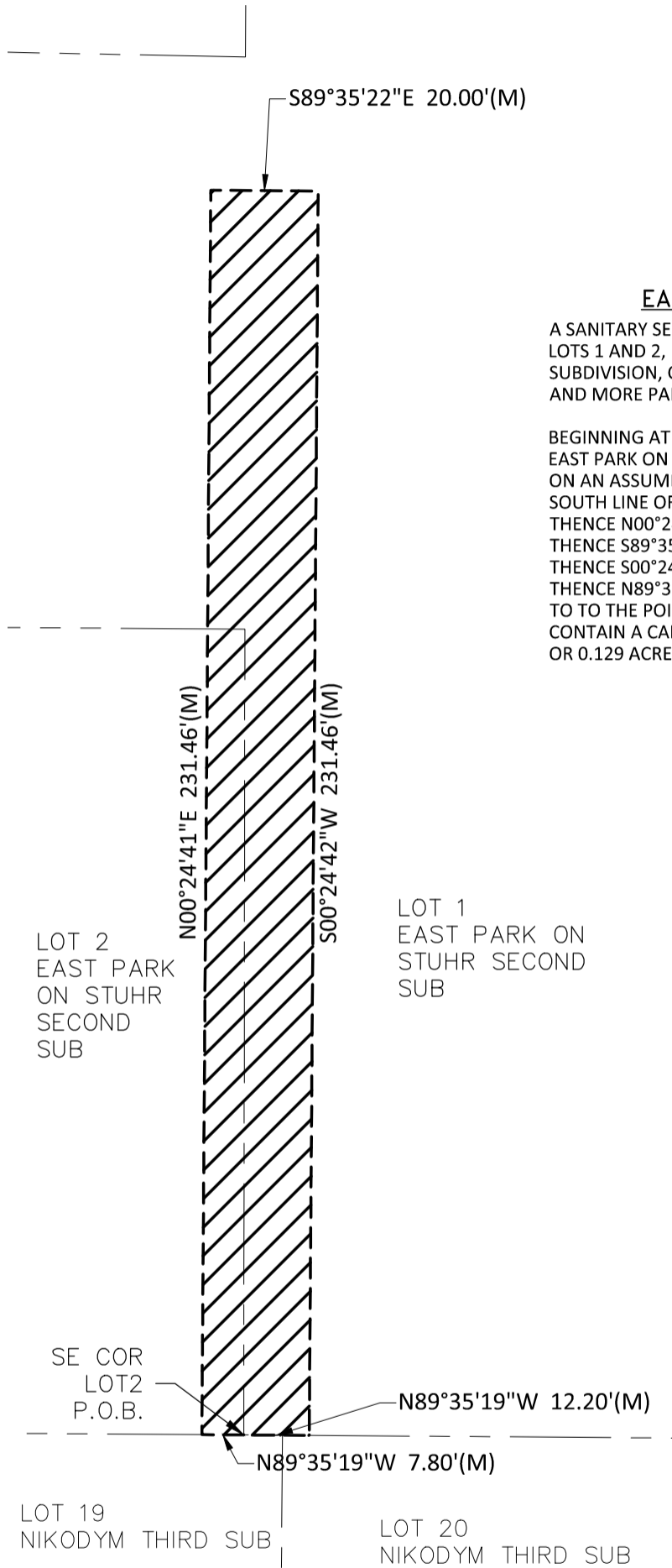
**SANITARY SEWER
EASEMENT**

olsson

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

EXHIBIT

SANITARY SEWER EASEMENT

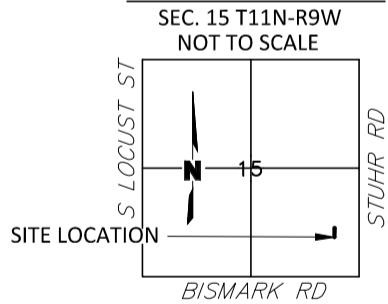


SANITARY SEWER EASEMENT DESCRIPTION

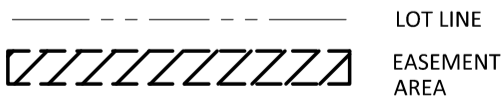
A SANITARY SEWER EASEMENT LOCATED IN PART OF LOTS 1 AND 2, EAST PARK ON STUHR SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, EAST PARK ON STUHR SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N89°35'19"W, ON THE SOUTH LINE OF LOT 2, FOR A DISTANCE OF 7.80' FEET; THENCE N00°24'42"E FOR A DISTANCE OF 231.46 FEET; THENCE S89°35'22"E FOR A DISTANCE OF 20.00 FEET; THENCE S00°24'41"W FOR A DISTANCE OF 218.91 FEET; THENCE N89°35'19"W FOR A DISTANCE OF 12.20 FEET TO TO THE POINT OF BEGINNING. SAID TRACT CONTAIN A CALCULATED AREA OF 5607 SQUARE FEET OR 0.129 ACRES MORE OR LESS.

LOCATION MAP



LEGEND



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PROJECT NO:	0210-8391
DRAWN BY:	AJP
DATE:	07/21/22

SANITARY SEWER EASEMENT

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EXHIBIT