



City of Grand Island

Tuesday, November 12, 2013

Council Session

Item E-5

**Public Hearing on Acquisition of Property for the North
Interceptor Phase II, Part A Located in Lot 1, West Geer
Subdivision, South of Capital Avenue and West of Illinois Avenue
(James and Joan Welton)**

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

Council Agenda Memo

From: Terry Brown PE, Manager of Engineering Services

Meeting: November 12, 2013

Subject: Public Hearing on Acquisition of Property for the North Interceptor Phase II, Part A (Welton)

Item #'s: E-5 & G-12

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

Background

Public Works Staff in conjunction with the design engineer, Black & Veatch of Kansas City, Missouri have jointly developed multi-year replacement planning stages for the City of Grand Island's large diameter gravity sanitary sewer interceptor network. The current planned interceptor, entitled the "North Interceptor" will replace aged gravity sanitary sewer, reduce or eliminate current sewer pumping station(s), and provide additional capacity for existing and new growth areas of Grand Island.

The new North Interceptor route was developed to incorporate, and partner with other utilities for the Capital Avenue Widening Project, and the new Headworks Pumping Station Project at the Wastewater Treatment Plant.

A phased approach of constructing the North Interceptor was developed as follows:

- Phase I - Wastewater Treatment Plant (WWTP) to 7th Street / Skypark Road
- Phase II (Part A) - 7th Street / Skypark Road to Broadwell Avenue
- Phase II (Part B) - Broadwell Avenue to Webb Road
- Phase II (Part C) - Webb Road to Diers Avenue (Lift Station No. 19)

Nebraska State Statute Section 19-709, R.R.S. 1943, authorizes the City to appropriate private property for use of the City for public facilities. A current empty lot of land is available for purchase that will supplement gravity sanitary sewer route planning. The purchase will facilitate easements, as well serve in a contractor staging area in the North Interceptor Phase II, Part A project, which is on 7th Street / Skypark Road to Broadwell Avenue to accommodate the public utilities. The lot will allow for the construction, tunnel boring, operation, maintenance, extension, repair, replacement, and removal of public utilities within the lot.

Discussion

To allow for the accommodation of public utilities it is requested that approximately three quarters (0.74) acre of land, or more commonly known as Lot One (1), West Geer Subdivision be acquired. This new property will allow for the installation of public utilities.

City Staff and Current Owners, James A & Joan H Welton of Aurora Colorado have settled on a negotiated value for the land purchase.

	<u>Seller Costs</u>	<u>Buyer Costs</u>
Land Purchase		\$ 20,000.00
Closing	\$ 150.00	\$ 150.00
Title Insurance	\$ 76.25	\$ 76.25
Closing Protection Letter	\$ 12.50	\$ 12.50
Property Tax, Estimated	\$ 281.00	
Report Deed		\$ 10.00
Total Estimated Costs	\$ 519.75	\$ 20,248.75

All documents have been prepared by Grand Island Abstract, Escrow & Title Company. Authorization of the City's Legal Department in finalizing the closing documents and purchase authority of \$20,248.75, which is an estimated amount based on a closing date of January 2, 2014, is contingent upon City Council approval.

Alternatives

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

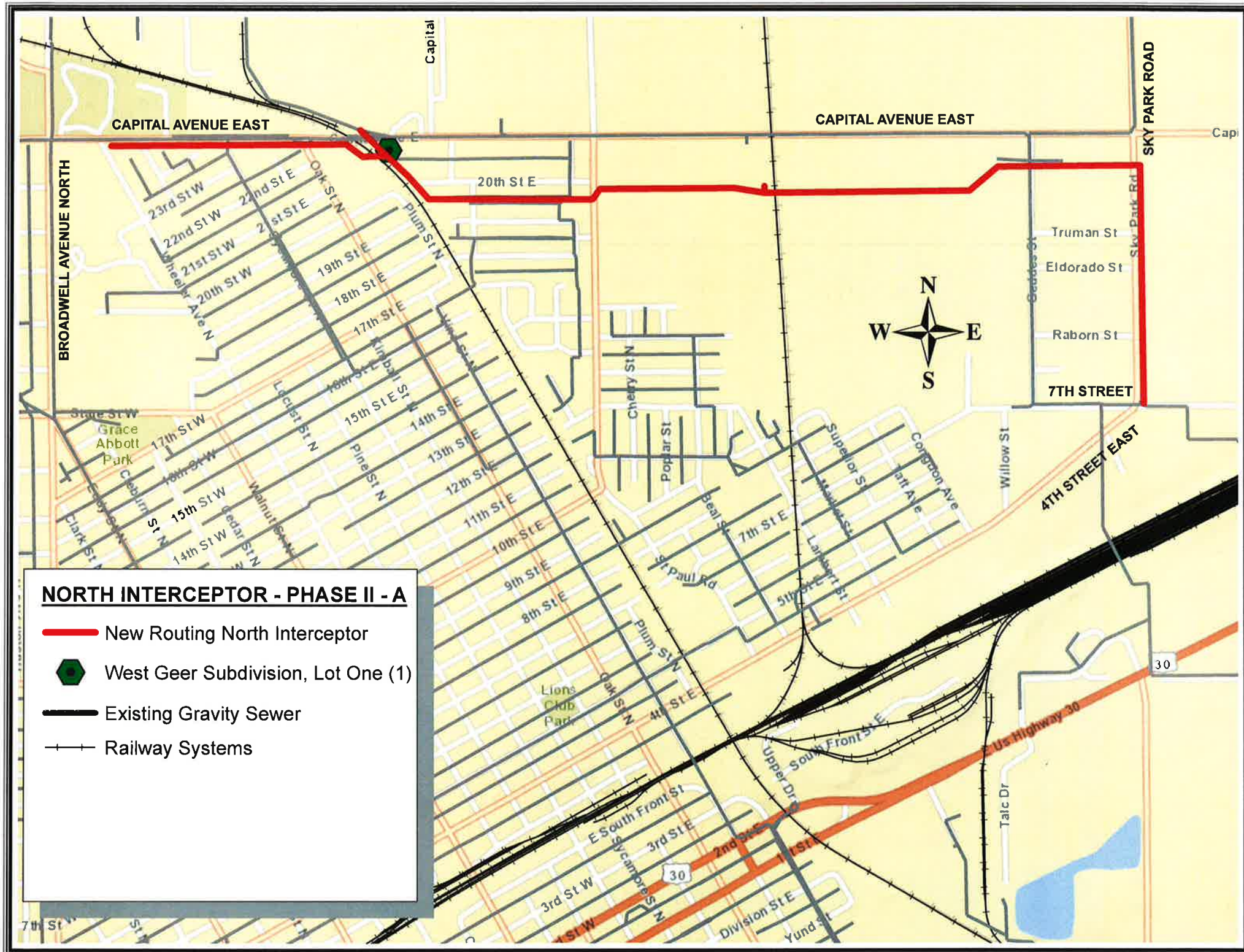
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

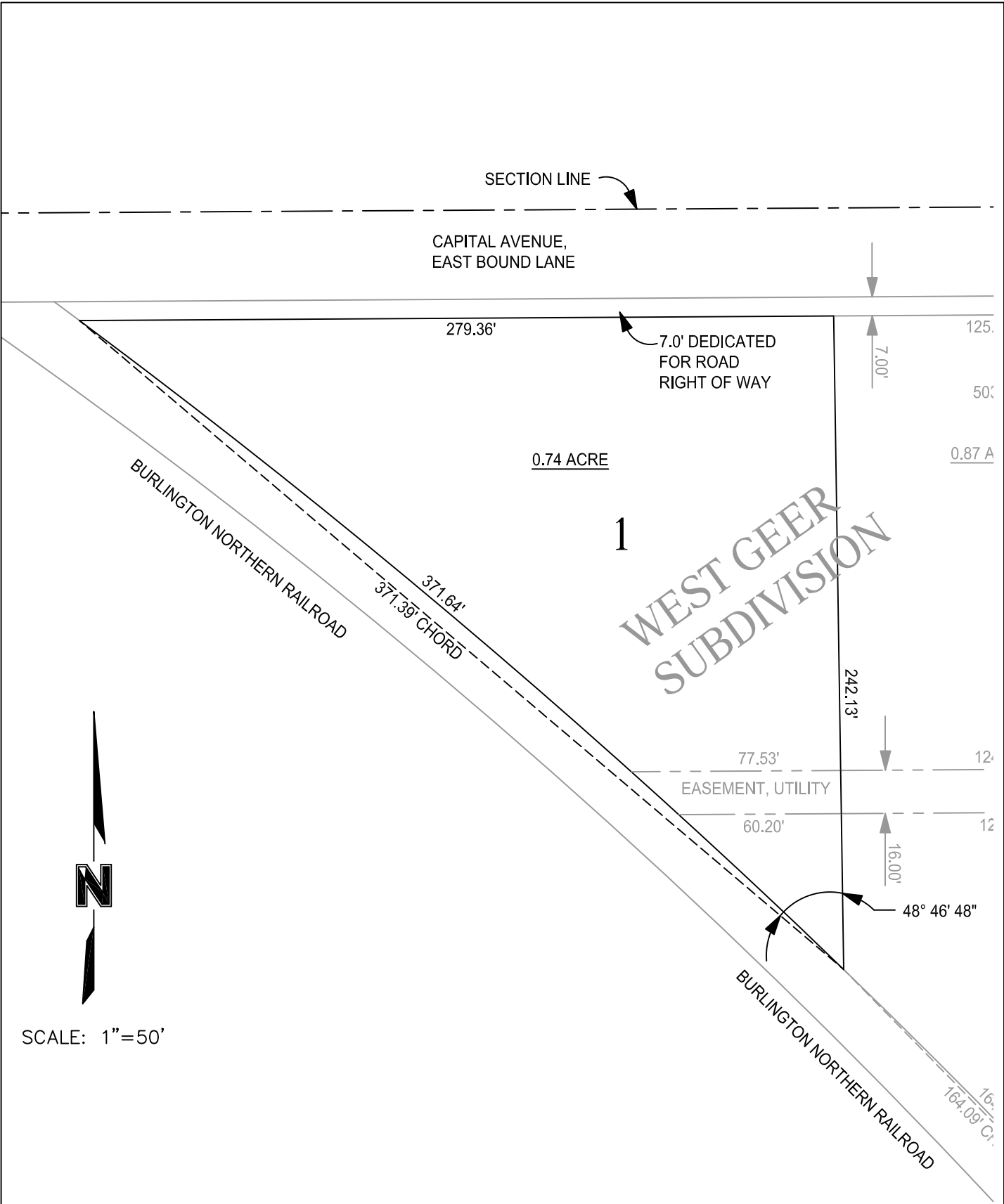
Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve acquisition of such land, in the amount of \$20,248.75.

Sample Motion

Move to approve the acquisition of the lot, more commonly known as Lot One (1), West Geer Subdivision from James A & Joan H Welton of Aurora Colorado.





TRACT DESCRIPTION:
A TRACT OF LAND COMPRISING OF LOT ONE (1), WEST GEER SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF TWO HUNDRED FORTY TWO AND THIRTEEN HUNDREDTHS (242.13) FEET TO A POINT ON THE EASTERLY RAILROAD RIGHT OF WAY LINE OF BURLINGTON NORTHERN, THENCE DEFLECTING LEFT 48°46'48" AND RUNNING NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE (BEING ON A CURVE TO THE LEFT) A CORD DISTANCE OF THREE HUNDRED SEVENTY ONE AND THIRTY NINE HUNDREDTHS (371.39) FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF TWO HUNDRED SEVENTY NINE AND THIRTY SIX HUNDREDTHS (279.36) FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF THIRTY TWO THOUSAND THREE HUNDRED SEVENTY EIGHT AND SIXTY FOUR HUNDREDTH (32,378.64) SQUARE FEET OR SEVENTY FOUR HUNDREDTH (0.74) ACRES MORE OF LESS.

GRAND ISLAND, HALL COUNTY NEBRASKA	 CITY OF GRAND ISLAND PUBLIC WORKS DEPARTMENT	LAND TRACT DESCRIPTION
---------------------------------------	--	---------------------------