



City of Grand Island

Tuesday, June 10, 2014

Council Session

Item E-8

Public Hearing on Acquisition of Right-of-Way for Capital Avenue Widening – Webb Road to Broadwell Avenue

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

Council Agenda Memo

From: Scott Griepenstroh, PW Project Manager

Meeting: June 10, 2014

Subject: Public Hearing Approving Acquisition of Right-of-Way for Capital Avenue Widening – Webb Road to Broadwell Avenue

Item #'s: E-8 & G-23

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

Background

The City and the Nebraska Department of Roads (NDOR) entered into an agreement, which was executed by the City on May 24, 2011 by Resolution No. 2011-124, which specified various duties and funding responsibilities for the Capital Avenue – Webb Road to Broadwell Avenue project. The agreement required that NDOR Standards and Specifications are to be used for design, construction inspection and quality control.

This project will consist of removal of the existing 24' wide asphalt roadway and construction of new concrete pavement on Capital Avenue from Webb Road through Broadwell Avenue. The new roadway will consist of five lane curbed concrete pavement. Other improvements include construction of sidewalks and a concrete hike/bike trail, updated street lighting, and construction of new storm sewer. A pedestrian signal will be constructed approximately 1000' east of Webb Road to provide for safe crossing for users of the hike/bike trail.

This project will be coordinated with the North Interceptor Sanitary Sewer project.

Right-of-Way is necessary for this project to be completed, which must be approved by City Council.

Discussion

Right-of-Way will be needed from 3 property owners in this project area. All documents have been signed and returned by the property owners. Authorization of the documents is contingent upon City Council approval. Following is a summary of the payments, totaling \$1,790.00, for each of the properties.

Tract No	Owner/Address	Legal	Right-of-Way Payment (minimum \$100.00)	Payment of Damages	Total
6	Windsor Square Association c/o Janet Knapp, Association President	<p>A TRACT OF LAND CONSISTING OF PART OF OUTLOT A, UNIT 1, LOT 2, BLOCK 8 REPLAT, CONTINENTAL GARDENS ADDITION AND OUTLOT A, UNIT 2, LOT 2, BLOCK 8 REPLAT, CONTINENTAL GARDENS ADDITION TO THE CITY OF GRAND ISLAND, HALL. COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NW CORNER OF SAID OUTLOT A, UNIT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°12'16"E ALONG SOUTH R.O.W. LINE, A DISTANCE OF 209.01 FEET; THENCE S87°30'09"W, A DISTANCE OF 158.62 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 13°52'37", A RADIUS OF 92.00 FEET, AN ARC LENGTH OF 22.28 FEET AND A CHORD BEARING S71°48'40"W FOR A DISTANCE OF 22.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 16°11'14", A RADIUS OF 108.00 FEET, AN ARC LENGTH OF 30.51 FEET AND A CHORD BEARING S71°48'40"W FOR A DISTANCE OF 30.41 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT A, UNIT 1; THENCE N00°56'29"W ALONG SAID WEST LINE, A DISTANCE OF 19.86 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,012.00 SQUARE FEET MORE OR LESS.</p>	1,012.00 SF @ \$1.45/SF	NONE	\$1,470.00
16	Shirley Bruhn - Robert Bruhn, Deceased	<p>A TRACT OF LAND CONSISTING OF PART OF A TRACT DESCRIBED AS LOT 1 AND 3, BLOCK 1, UNIVERSITY PLACE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL. COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NW CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE WEST R.O.W. LINE OF CUSTER AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°55'49"E ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 12.00 FEET; THENCE N45°53'40", A DISTANCE OF 16.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°08'30"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 72.00 SQUARE FEET MORE OR LESS.</p>	72.00 SF @ \$2.00/SF	NONE	\$150.00

17	Jason K. Ummel and Amy L. Ummel	<p>A TRACT OF LAND CONSISTING OF PART OF A TRACT DESCRIBED AS THE W½ OF LOT 1 AND THE W½ OF LOT 4, EXCEPTING THE SOUTH 8 FEET THEREOF, BLOCK 7, COLLEGE ADDITION TO WEST LAWN IN THE CITY OF GRAND ISLAND, HALL. COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NW CORNER OF SAID W½ OF LOT 1, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY (R.O.W.) LINE OF CUSTER AVENUE AND THE SOUTH R.O.W. LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°56'15"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 12.00 FEET; THENCE S44°21'37", A DISTANCE OF 16.80 FEET TO A POINT ON THE WEST LINE OF SAID W½ OF LOT 1, SAID LINE ALSO BEING THE EAST R.O.W. LINE OF CUSTER AVENUE; THENCE N01°13'02"W ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 72.00 SQUARE FEET MORE OR LESS.</p>	72.00 SF @ \$2.25/SF	NONE	\$170.00
Grand Total					\$1,790.00

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 approve the acquisition of Right-of-Way between the City of Grand Island, Public Works Department and the affected property owners in the Capital Avenue Widening – Webb Road to Broadwell Avenue Project.

Sample Motion

Move to approve the acquisition of Right-of-Way.

CAPITAL AVENUE RECONSTRUCTION

