



City of Grand Island

Tuesday, June 10, 2014

Council Session

Item E-9

Public Hearing on Acquisition of Utility Easements for Capital Avenue Widening - Webb Road to Broadwell Avenue

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

Council Agenda Memo

From: Scott Griepentstroh, Project Manager

Meeting: June 10, 2014

Subject: Public Hearing on Acquisition of Utility Easements for Capital Avenue Widening - Webb Road to Broadwell Avenue

Item #'s: E-9 & G-25

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.

Permanent Easement Agreements are necessary for this project to be completed.

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

A permanent easement will be needed from 7 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 \$740.00, for each of the properties.

Tract No	Owner/Address	Legal	Payment (minimum \$100.00)	Payment of Damages	Total
7	Via Milano Homeowner's Association c/o Todd Enck	<p>A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF OUTLOT A OF VIA MILANO ADDITION IN 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 SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE ON AN ASSUMED BEARING OF N89°17'11"E ALONG SOUTH R.O.W. LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°17'11"E ALONG SAID SOUTH R.O.W. LINE , A DISTANCE OF 103.00 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH R.O.W. LINE AND THE EAST LINE OF AN EXISTING 20.00 FOOT UTILITY EASEMENT; THENCE S00°42'53"W ALONG SAID EAST LINE, A DISTANCE OF 27.50 FEET; THENCE S89°17'11"W, A DISTANCE OF 10.00 FEET; THENCE N00°42'53"W, A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 275.00 SQUARE FEET MORE OR LESS.</p>	275.00 SF @ \$1.45/SF x 25%	NONE	\$100.00
8	David L. and Catherine M. Larson	<p>A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF A TRACT DESCRIBED AS LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2 OF ACADEMY HEIGHTS SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL. COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>THE NORTH 10.00 FEET OF THE EAST 6.00 FEET OF SAID LOT 1, BLOCK 2, ACADEMY HEIGHTS SUBDIVISION. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 60.00 SQUARE FEET MORE OR LESS.</p>	60.00 SF @ \$2.00/SF x 25%	NONE	\$100.00

	Owner/Address	Legal	Payment (minimum \$100.00)	Payment of Damages	Total
9	Richard Jack and Sharon K. Jarecke	<p>A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF A TRACT DESCRIBED AS THE WEST HALF OF LOT 1 AND THE WEST HALF OF THE NORTH 34.00 FEET OF LOT 3, BLOCK 4 OF UNIVERSITY PLACE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL. COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>THE NORTH 10.00 FEET OF THE WEST 6.00 FEET OF SAID WEST HALF OF LOT 1, BLOCK 4, UNIVERSITY PLACE SUBDIVISION. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 60.00 SQUARE FEET MORE OR LESS.</p>	60.00 SF @ \$2.00/SF x 25%	NONE	\$100.00
14	Newell and Associates, LLC c/o Tim Newell	<p>A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF A TRACT DESCRIBED AS LOTS 1 AND 3, BLOCK 2 OF 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 ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE ON AN ASSUMED BEARING OF N89°11'12"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 26.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°11'12"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 25.00 FEET; THENCE S70°45'19"W, A DISTANCE OF 15.81 FEET; THENCE S89°11'12"W, A DISTANCE OF 10.00 FEET; THENCE N00°46'43"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 88.00 SQUARE FEET MORE OR LESS.</p>	88.00 SF @ \$2.00/SF x 50%	NONE	\$100.00

	Owner/Address	Legal	Payment (minimum \$100.00)	Payment of Damages	Total
18	Ralph A. Cynova Andrew J. Cynova (and wife Katherine I.) Gerrard L. Cynova (and wife Kay C.)	A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF A TRACT DESCRIBED AS THE EAST HALF OF LOTS 2, 4, 6, 8, AND 10, BLOCK 7 OF COLLEGE ADDITION TO WEST LAWN IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE ON AN ASSUMED BEARING OF S89°56'15"W ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 29.02 FEET TO THE POINT OF BEGINNING; THENCE S00°03'45"E, A DISTANCE OF 5.00 FEET; THENCE S89°56'15"W, A DISTANCE OF 10.00 FEET; THENCE N00°03'45"W, A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°56'15"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 50.00 SQUARE FEET MORE OR LESS.	50.00 SF @ \$2.25/SF x 50%	NONE	\$100.00
26	David L. and Paula A. Snider	A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 2, BLOCK 3 OF COLLEGE ADDITION TO WEST LAWN IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 12.00 FEET OF THE EAST 12.00 FEET OF SAID LOT 2. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 144.00 SQUARE FEET MORE OR LESS.	144.00 SF @ \$1.70/SF x 50%	NONE	\$130.00

	Owner/Address	Legal	Payment (minimum \$100.00)	Payment of Damages	Total
27	Gilbert L. Kuhn and Katherine J. Kuhn	A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF A TRACT DESCRIBED AS LOT 1 AND THE NORTH 30.00 FEET OF LOT 3, BLOCK 3 OF COLLEGE ADDITION TO WEST LAWN IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 12.00 FEET OF THE WEST 10.00 FEET OF SAID LOT 1, BLOCK 3, COLLEGE ADDITION TO WEST LAWN. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 120.00 SQUARE FEET MORE OR LESS.	120.00 SF @ \$1.70/SF x 50%	NONE	\$110.00
					\$740.00

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 acquisition of the Easements.

Sample Motion

Move to approve the acquisition of the Easements.

CAPITAL AVENUE RECONSTRUCTION

