



City of Grand Island

Tuesday, June 24, 2014

Council Session

Item G-15

#2014-178 - Approving Leasehold Agreement for the Capital Avenue – Webb Road to Broadwell Avenue Widening Project (United Veterans Club)

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

Council Agenda Memo

From: Scott Griepenstroh, Project Manager

Meeting: June 24, 2014

Subject: Approving Leasehold Agreement for the Capital Avenue – Webb Road to Broadwell Avenue Widening Project (United Veterans Club)

Item #'s: G-15

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

Background

All agreements must be approved by the City Council.

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

The Capital Avenue – Webb Road to Broadwell Avenue Widening Project will consist of reconstructing the existing 24-foot-wide, two-lane roadway to a 62-foot-wide, five-lane roadway from Webb Road to Broadwell Avenue. This will require shifting the roadway centerline north to avoid impacts to residential homes. Other improvements include storm sewer construction, updated roadway lighting, relocation of overhead and underground utilities, construction of new sidewalk to current Americans with Disabilities Act standards, and construction of a concrete pedestrian/bike trail through the corridor.

On August 13, 2013, by Resolution No. 2013-264, City Council approved entering into an agreement with the State of Nebraska Department of Administrative Services for acquisition of right-of-way, permanent easements and temporary easements that were required for construction of the North Interceptor Phase II, Part B, Project No. 2013-S-4.

On June 10, 2014, by Resolution No. 2014-145, City Council approved acquisition of right-of-way and temporary easements from the State of Nebraska for the Capital Avenue – Webb Road to Broadwell Avenue Widening Project.

Discussion

As part of the five (5) temporary easements acquired from the State of Nebraska a leasehold agreement needs to be entered into with the current tenant, United Veterans Club, of such affected property. A payment of \$100.00 is scheduled for the relinquishment of leasehold interest.

Olsson Associates recently submitted final plans to NDOR for review. Acquisition of right-of-way and easements is planned to be completed in July of 2014. Relocation of utilities is anticipated to begin in the winter of 2014/2015. Roadway construction is anticipated to begin in late spring of 2015.

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

Public Works Administration recommends that the Council approve a resolution authorizing the Mayor to sign the agreement.

Sample Motion

Move to approve authorization for the Mayor to sign the agreement.

RESOLUTION 2014-178

WHEREAS, a leasehold agreement is required by the City of Grand Island, from the affected lessee in the Capital Avenue – Webb Road to Broadwell Avenue Widening Project area, as follows:

No.	Tenant	Legal Description	Area Payment (minimum \$100.00)	Total
1L	United Veterans Club	<p>CONSISTING OF PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE ON AN ASSUMED BEARING OF N01°14'48"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 5 A DISTANCE OF 75.01 FEET TO THE POINT OF INTERSECTION OF SAID QUARTER LINE AND THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE CONTINUING N01°14'48"W ALONG SAID QUARTER SECTION LINE A DISTANCE OF 19.99 FEET TO THE POINT OF INTERSECTION OF SAID QUARTER LINE AND A NORTH LINE OF AN EXISTING PERMANENT EASEMENT DESCRIBED IN INSTRUMENT NUMBER 201306652, HALL COUNTY REGISTER OF DEEDS; THENCE N89°12'48"E ALONG SAID NORTH LINE A DISTANCE OF 1.29 FEET TO A NORTHERLY CORNER OF SAID EXISTING PERMANENT EASEMENT; THENCE N89°50'38"E ALONG A NORTH LINE OF SAID EXISTING PERMANENT EASEMENT A DISTANCE OF 1635.43 FEET TO THE POINT OF BEGINNING; THENCE N52°52'12"E A DISTANCE OF 76.48 FEET; THENCE N89°50'38"E A DISTANCE OF 30.72 FEET; THENCE S00°09'22"E A DISTANCE OF 46.00 FEET TO A POINT ON A NORTH LINE OF SAID EXISTING PERMANENT EASEMENT; THENCE S89°50'38"W ALONG SAID NORTH LINE A DISTANCE OF 16.00 FEET TO A NORTHERLY CORNER OF SAID EXISTING PERMANENT EASEMENT; THENCE N00°09'22"W ALONG A EASTERLY LINE OF SAID EXISTING PERMANENT EASEMENT A DISTANCE OF 20.00 FEET TO A NORTHERLY CORNER OF SAID EXISTING PERMANENT EASEMENT; THENCE S89°50'38"W ALONG A NORTH LINE OF SAID EXISTING PERMANENT EASEMENT A DISTANCE OF 10.00 FEET TO A NORTHERLY CORNER OF SAID EXISTING PERMANENT EASEMENT; THENCE S00°09'22"E ALONG A WESTERLY LINE OF SAID EXISTING PERMANENT EASEMENT A DISTANCE OF 20.00 FEET TO A NORTHERLY CORNER OF SAID EXISTING PERMANENT EASEMENT; THENCE S89°50'38"W ALONG A NORTH LINE OF SAID EXISTING PERMANENT EASEMENT A DISTANCE OF 65.82 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 2,619 SQUARE FEET MORE OR LESS.</p>	2,619 s.f.	\$100.00

Approved as to Form <input type="checkbox"/> _____ June 20, 2014 <input type="checkbox"/> City Attorney
--

Total \$100.00

WHEREAS, such Leasehold Agreement has been reviewed and approved by the City Legal Department.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to enter into the Leasehold Agreement on the above described tract of land, in the total amount of \$100.00.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 24, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk