



City of Grand Island

Tuesday, August 12, 2014

Council Session

Item E-8

**Public Hearing on Acquisition of Public Utility Easement for the
North Interceptor Phase II; Sanitary Sewer Project No. 2013-S-4
(Nouzovsky & Longleaf, LLC)**

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: August 12, 2014

Subject: Public Hearing on Acquisition of Public Utility Easement for the North Interceptor Phase II; Sanitary Sewer Project No. 2013-S-4 (Nouzovsky & Longleaf, LLC)

Item #'s: E-8 & 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 developed a multi-year replacement plan 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 force main 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. This project is funded by SRF Project No. C317867-01, however easements, legal fees & administrative costs are not reimbursable by these funds.

A phased approach of constructing the North Interceptor is 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 Statutes stipulate that the acquisition of property requires a public hearing and approval by the City Council. Public utility easements are needed in the North Interceptor Phase II, Part A & B projects to accommodate public utilities. The easement will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of public utilities within the easement.

Discussion

A permanent easement will be needed from 2 property owners in these project areas. 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 \$550.00, for the properties.

Tract No	Owner	Legal	Total
8	Orval and Jeanine L Nouzovsky	A TRACT OF LAND COMPRISING PART OF LOT THIRTY-ONE (31) GEER SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MOR PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THIRTY-ONE (31); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT THIRTY-ONE (31) A DISTANCE OF 32.74 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF EAST 20 TH STREET, SAID POINT BEING 32.61 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT THIRTY-ONE (31); THENCE WESTERLY ALONG THE NORTH LINE OF SAID EAST 20 TH STREET A DISTANCE OF 32.61 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 534.00 SQUARE FEET OR 0.012 ACRES MORE OR LESS.	\$110.00
13	Longleaf, LLC	A TRACT OF LAND COMPRISING PART OF LOT ONE (1), BLOCK EIGHT (8), CONTINENTAL GARDENS, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT ONE (1) A DISTANCE OF 52.56 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT ONE (1), SAID POINT BEING 46.19 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTHERLY ALONG SAID WEST LINE OF LOT ONE (1) A DISTANCE OF 46.19 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,214.00 SQUARE FEET OR 0.028 ACRES MORE OR LESS.	\$440.00
			\$550.00

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

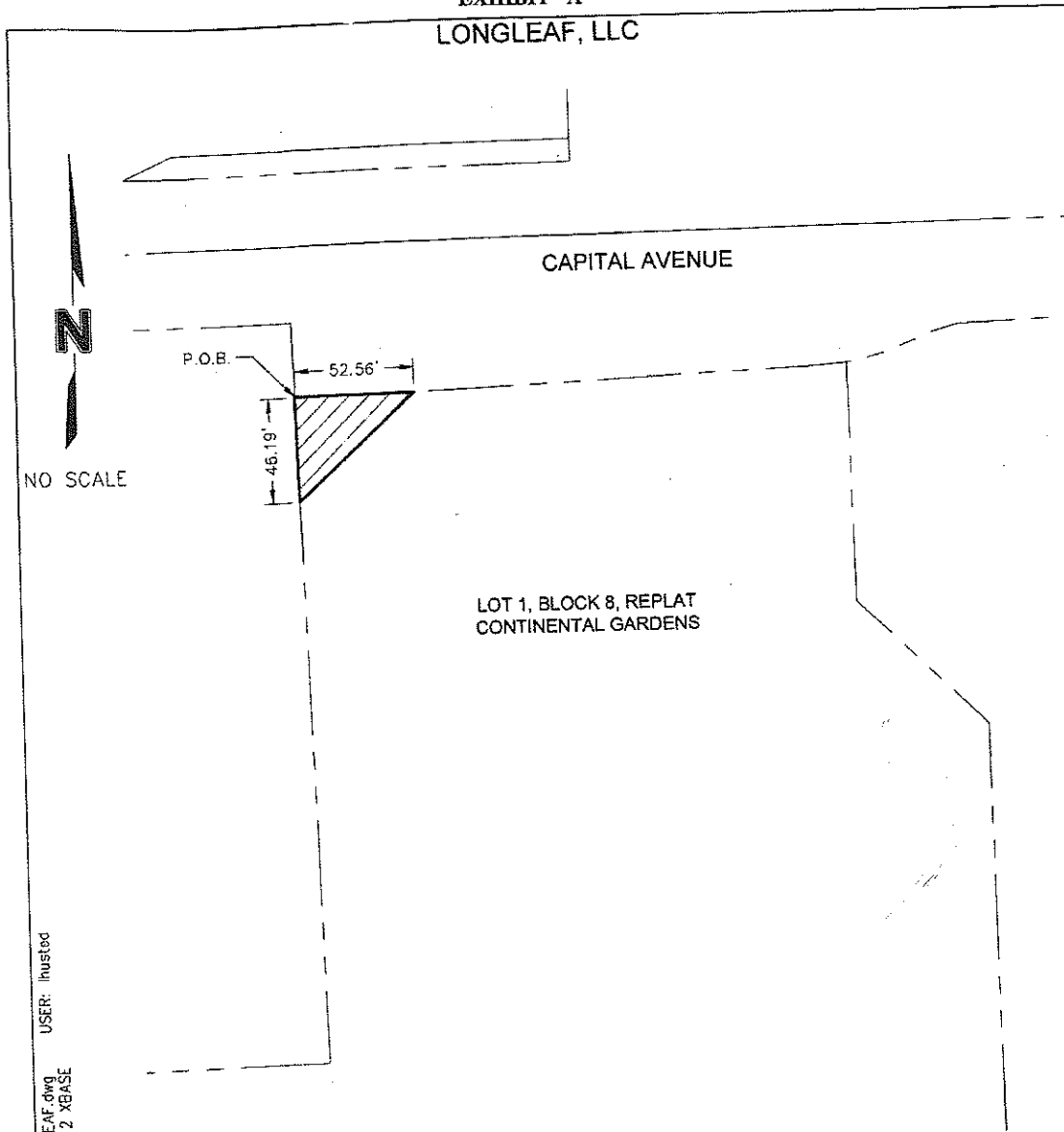
Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the Permanent Easements, in the amount of \$550.00.

Sample Motion

Move to approve the acquisition of the Easement.

EXHIBIT "A"
LONGLEAF, LLC




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DATE: Mar 27, 2014 4:52pm
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LEGAL DESCRIPTION OF PERMANENT EASEMENT

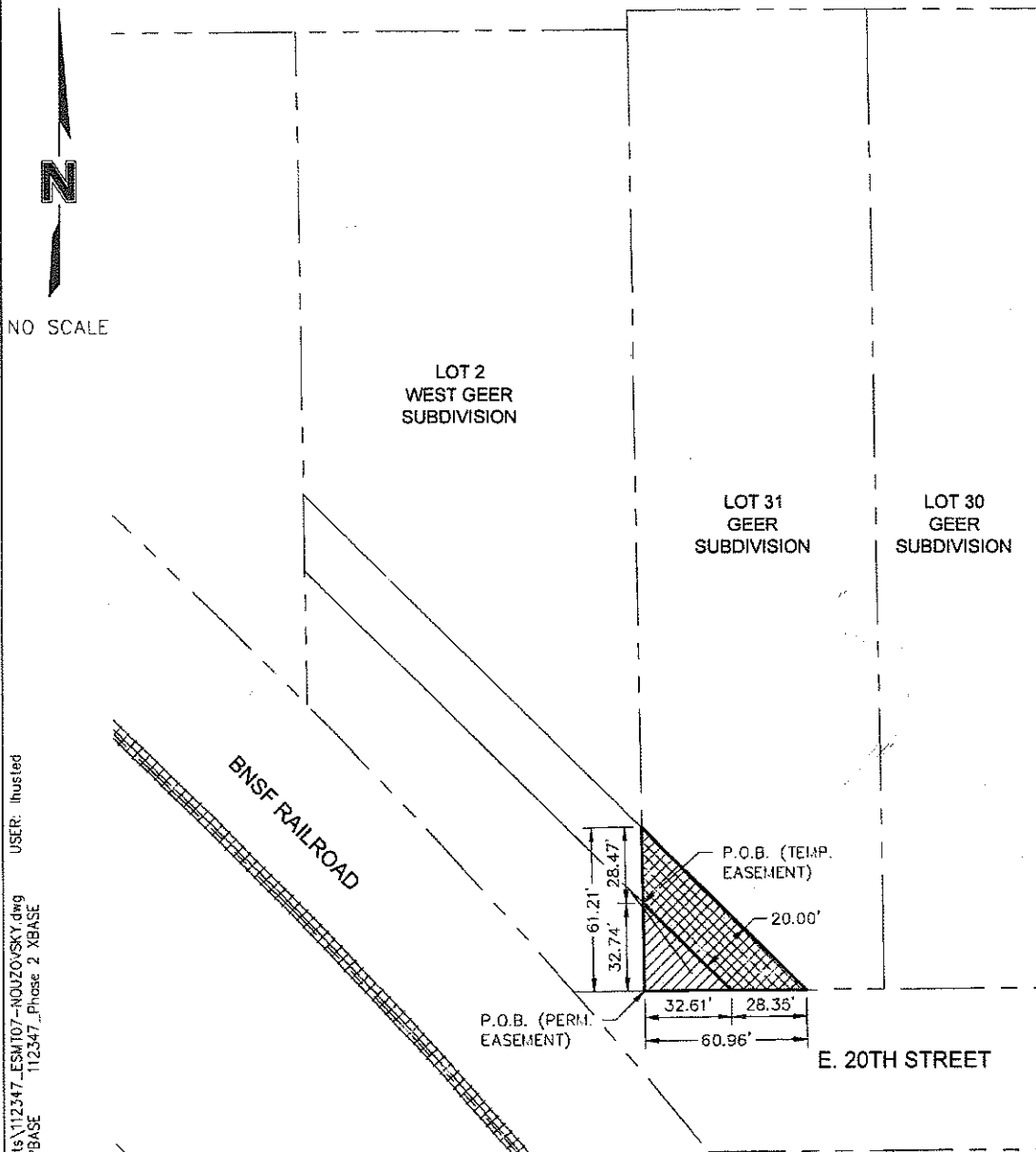
A TRACT OF LAND COMPRISING PART OF LOT ONE (1), BLOCK EIGHT (8), CONTINENTAL GARDENS, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT ONE (1) A DISTANCE OF 52.56 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT ONE (1), SAID POINT BEING 46.19 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTHERLY ALONG SAID WEST LINE OF LOT ONE (1) A DISTANCE OF 46.19 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,214 SQUARE FEET OR 0.028 ACRES MORE OR LESS.

 PERMANENT EASEMENT

PROJECT NO: 011-2347	CITY OF GRAND ISLAND EASEMENT		201 E. 2ND STREET PO BOX 1072 GRAND ISLAND, NE 68801 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: LH				A
DATE: 03/25/2014				

ORVAL & JEANIE L. NOUZOVSKY

CAPITAL AVENUE



LEGAL DESCRIPTION OF PERMANENT EASEMENT

A TRACT OF LAND COMPRISING PART OF LOT THIRTY-ONE (31) GEER SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THIRTY-ONE (31); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT THIRTY-ONE (31) A DISTANCE OF 32.74 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF EAST 20TH STREET, SAID POINT BEING 32.61 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT THIRTY-ONE (31); THENCE WESTERLY ALONG THE NORTH LINE OF SAID EAST 20TH STREET A DISTANCE OF 32.61 FEET TO THE POINT OF BEGINNING.
 SAID TRACT CONTAINS A CALCULATED AREA OF 534 SQUARE FEET OR 0.012 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF TEMPORARY EASEMENT

A TRACT OF LAND COMPRISING PART OF LOT THIRTY-ONE (31) GEER SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT THIRTY-ONE (31) THAT IS 32.74 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT THIRTY-ONE (31); THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF SAID LOT THIRTY-ONE (31) A DISTANCE OF 28.47 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF EAST 20TH STREET, SAID POINT BEING 60.96 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT THIRTY-ONE (31); THENCE WESTERLY ALONG THE NORTH LINE OF SAID EAST 20TH STREET A DISTANCE OF 28.35 FEET; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.
 SAID TRACT CONTAINS A CALCULATED AREA OF 1,332 SQUARE FEET OR 0.031 ACRES MORE OR LESS.

PERMANENT EASEMENT
 TEMPORARY EASEMENT

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PROJECT NO: 011-2347	CITY OF GRAND ISLAND EASEMENT	MOLSSON ASSOCIATES	201 E. 2ND STREET PO BOX 1072 GRAND ISLAND, NE 68801 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: LH				
DATE: 03/25/2014				A