



City of Grand Island

Tuesday, November 25, 2014

Council Session

Item G-12

**#2014-355 - Approving Temporary Construction Easement for
Hall County Sanitary Sewer District 2 (SID 2) [Bockmann]**

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: November 25, 2014

Subject: Approving Temporary Construction Easement for Hall County Sanitary Sewer District 2 (SID 2) [Bockmann]

Item #'s: G-12

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

Background

At the January 4, 2011 Study Session the City Council was informed of an interest by businesses along US Highway 281 near the Interstate 80 interchange about extending City sanitary sewer to serve their property.

On January 11, 2011 City Council approved Mayor Vavricek to sign a "Letter of Intent" to the Nebraska Department of Environmental Quality declaring the City's willingness to negotiate a public/private project with these businesses to extend City sanitary sewer south along US Highway 281.

The May 17, 2011 Study Session provided an update to the City Council regarding several meetings that were conducted between the City and the interested parties.

On September 27, 2011 City Council approved Sanitary Sewer District No. 528 in the Wildwood Subdivision. This district provided support for the sanitary sewer extension south along US Highway 281 to Interstate 80.

The City was granted \$350,000 from a September 2011 settlement between JBS and NDEQ, which must be applied to this sanitary sewer extension and will further support such sanitary sewer extension.

The sanitary sewer extension south along US Highway 281 to Interstate 80 will help to foster growth of the City towards the interstate and provide for future development.

Two (2) temporary easements from one property owner are necessary for construction of Hall County Sanitary Sewer District 2 (SID 2) to be completed, which must be approved

by City Council. A sketch is attached to show the temporary construction easement areas.

This project is funded by the State Revolving Funds (SRF) Project # is C317867.

All documents have been signed and returned by the property owner. Authorization of the document and payment to the property owner of \$330.00 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 approve the Temporary Construction Easement Agreements between the City of Grand Island, Public Works Department and the affected property owner for Hall County Sanitary Sewer District 2 (SID 2), in the amount of \$330.00.

Sample Motion

Move to approve the temporary construction easements.

RESOLUTION 2014-355

WHEREAS, temporary construction easements are required by the City of Grand Island, from K. Diane Bockmann, in the Hall County Sanitary Sewer District 2 (SID 2) project area:

Tract No	Owner	Legal	Total
7A	K. Diane Bockmann	<p>A UTILITY EASEMENT LOCATED IN PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION TWENTY-FOUR (24); THENCE ON AN ASSUMED BEARING OF S00°46'38"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.64 FEET; THENCE S89°13'22"W A DISTANCE OF 490.19 FEET TO THE POINT OF BEGINNING; THENCE S50°17'14"W A DISTANCE OF 20.64 FEET; TEHNCE S46°51'29"W A DISTANCE OF 807.95 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11°09'11", A RADIUS OF 693.51 FOOT, A LENGTH OF 135.00, A CHORD BEARING OF S72°43'30"W, A CHORD LENGTH OF 134.79 FEET TO A POINT OF CURVATURE; TEHNCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°01'40", A RADIUS OF 4383.66 FEET, A CHORD BEARING OF S84°20'51"W, A CHORD LENGTH OF 308.10 FEET; THENCE S01°00'57"W A DISTANCE OF 25.08 FEET TO A POINT ON THE NORTH LINE OF INTERSTATE 80 AND A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 0°03'55", A RADIUS OF 4408.66 FEET, A LENGTH OF 5.02 FEET, A CHORD BEARING OF S86°25'13"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 80, A CHORD LENGTH OF 5.02 FEET; THENCE N01°00'57"E A DISTANCE OF 40.13 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°04'14", A RADIUS OF 4368.66 FEET, A LENGTH OF 310.38 FEET, A CHORD BEARING OF N84°22'33"E A CHORD LENGTH OF 310.31 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 10°53'00", A RADIUS OF 678.51 FEET, A LENGTH OF 128.88 FEET, A CHORD BEARING OF N72°48'55"E, A CHORD LENGTH OF 128.69 FEET; THENCE N46°51'29"E A DISTANCE OF 805.70 FEET; THENCE N50°17'14"E A DISTANCE OF 33.02 FEET; THENCE S01°13'16"E A DISTANCE OF 19.16 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 19,286 SQUARE FEET OR 0.44 ACRES MORE OR LESS.</p>	\$160.00

Approved as to Form ✕ _____ November 21, 2014 ✕ City Attorney
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Tract No	Owner	Legal	Total
8	K. Diane Bockmann	<p>A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, HIGHWAY MOTELS SUBDIVISION; THENCE N00°08'07"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 629.40 FEET TO THE POINT OF BEGINNING; THENCE S88°25'12"W A DISTANCE OF 25.37 FEET; THENCE N00°19'11"W A DISTANCE OF 98.76 FEET; THENCE N89°26'35"W A DISTANCE OF 263.16 FEET; THENCE N00°06'35"E A DISTANCE OF 748.60 FEET; THENCE N71°15'37"W A DISTANCE OF 82.07 FEET; THENCE N73°08'05"W A DISTANCE OF 42.37 FEET; THENCE S88°11'26"W A DISTANCE OF 326.20 FEET; THENCE S89°19'26"W A DISTANCE OF 310.88 FEET; THENCE N01°00'57"E A DISTANCE OF 40.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE N89°19'26"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 80, A DISTANCE OF 10.00 FEET; THENCE S01°00'57"W A DISTANCE OF 25.01 FEET; THENCE N89°19'26"E A DISTANCE OF 300.29 FEET; THENCE N88°11'26"E A DISTANCE OF 328.52 FEET; THENCE S73°08'05"E A DISTANCE OF 45.08 FEET; THENCE S71°15'37"E A DISTANCE OF 93.09 FEET; THENCE S00°06'35"W A DISTANCE OF 744.49 FEET; THENCE S89°26'44"E A DISTANCE OF 274.32 FEET TO A POINT ON THE WEST LINE OF LOT 2, HIGHWAY MOTELS SUBDIVISION; THENCE S00°08'07"W, ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 112.81 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 29,747 SQUARE FEET OR 0.68 ACRES MORE OR LESS.</p>	\$170.00
TOTAL			\$330.00

WHEREAS, an Agreement for the Temporary Construction easements 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 Agreements for the Temporary Construction easements on the above described tracts of land, in the amount of \$330.00.

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

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Adopted by the City Council of the City of Grand Island, Nebraska, November 25, 2014.

Jay Vavricek, Mayor

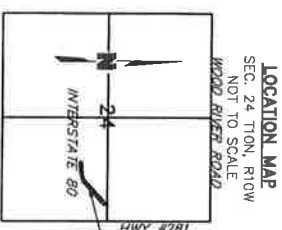
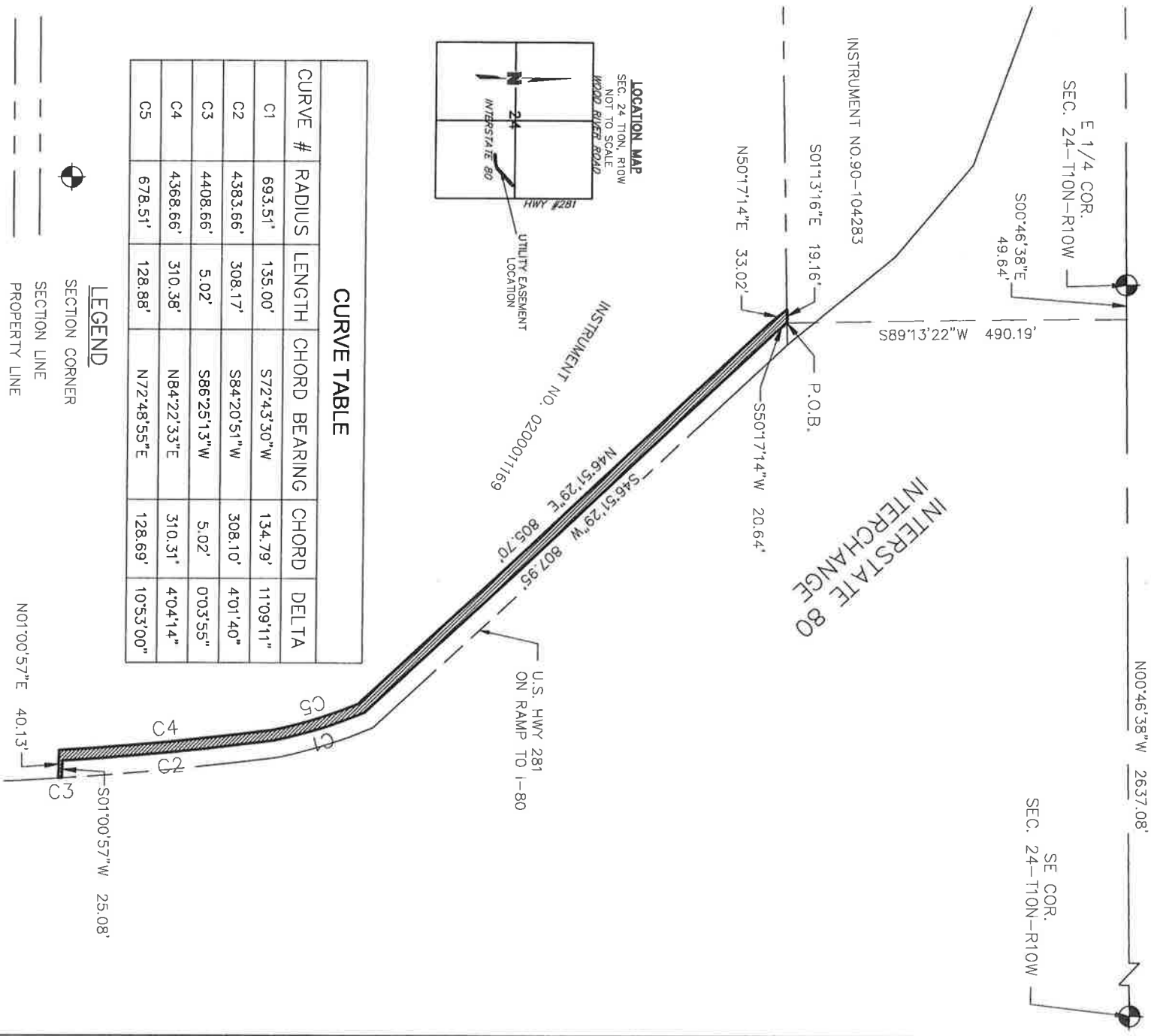
Attest:

RaNae Edwards, City Clerk

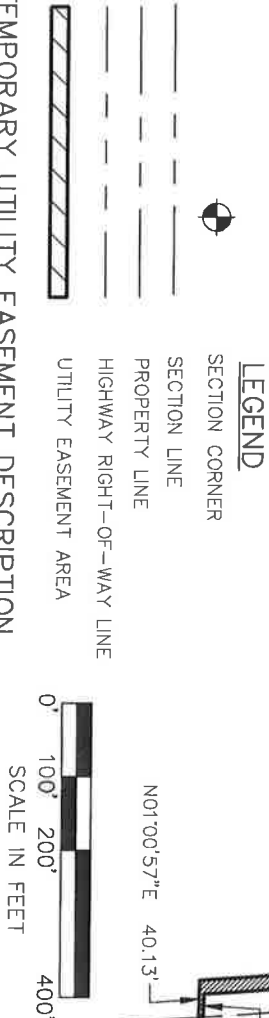
- 2 -

TEMPORARY UTILITY EASEMENT

HALL COUNTY, NEBRASKA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	693.51'	135.00'	S72°43'30"W	134.79'	11°09'11"
C2	4383.66'	308.17'	S84°20'51"W	308.10'	4°01'40"
C3	4408.66'	5.02'	S86°25'13"W	5.02'	0°03'55"
C4	4368.66'	310.38'	N84°22'33"E	310.31'	4°04'14"
C5	678.51'	128.88'	N72°48'55"E	128.69'	10°53'00"



TEMPORARY UTILITY EASEMENT DESCRIPTION

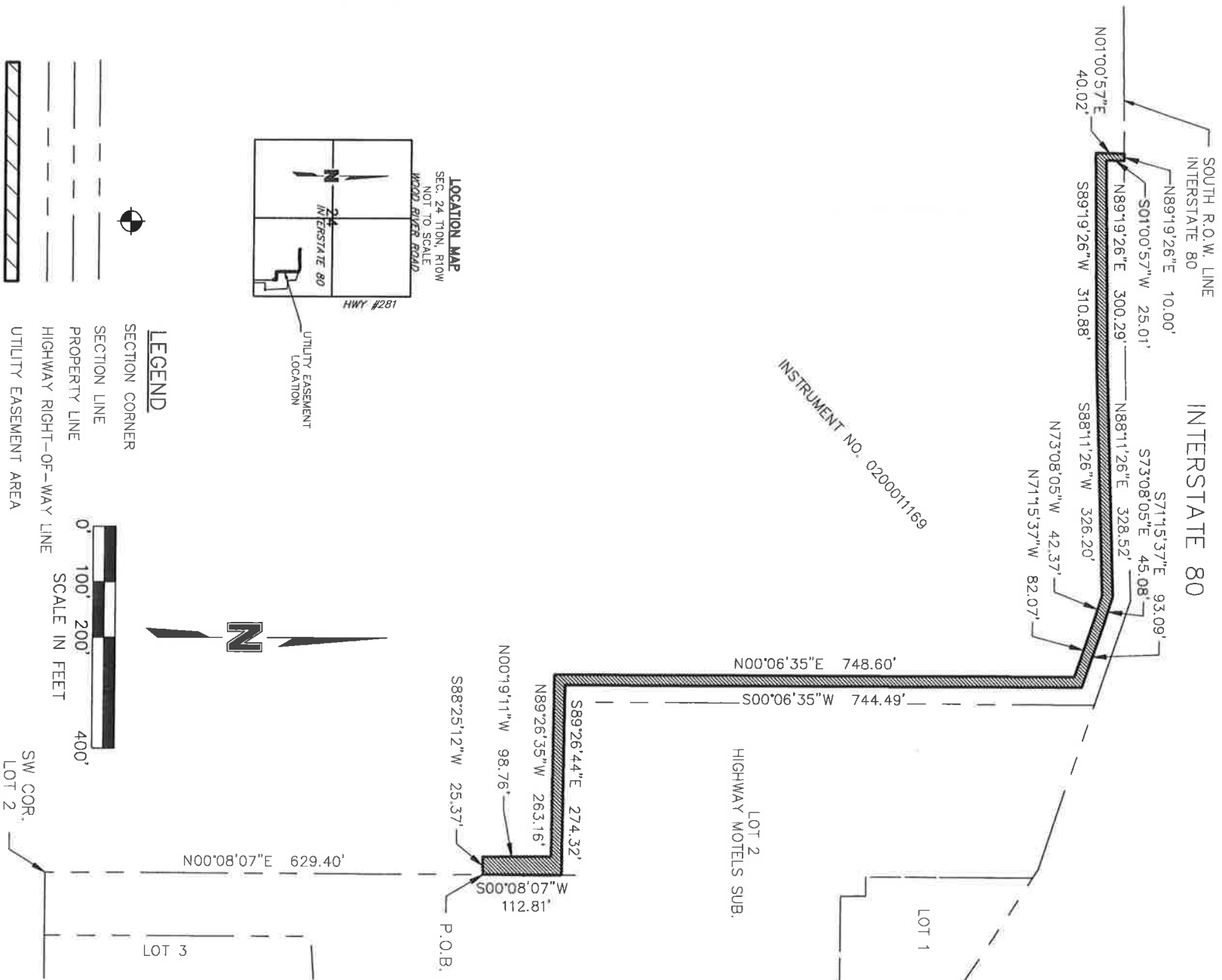
A UTILITY EASEMENT LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION TWENTY-FOUR (24); THENCE ON AN ASSUMED BEARING OF S00°46'38"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.64 FEET; THENCE S89°13'22"W A DISTANCE OF 490.19 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11°09'11", A RADIUS OF 693.51 FEET, A LENGTH OF 135.00, A CHORD BEARING OF S72°43'30"W, A CHORD LENGTH OF 134.79 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°01'40", A RADIUS OF 4383.66 FEET, A CHORD BEARING OF S84°20'51"W, A CHORD LENGTH OF 308.10 FEET; THENCE S01°00'57"W A DISTANCE OF 25.08 FEET TO A POINT ON THE NORTH LINE OF INTERSTATE 80 AND A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 0°03'55", A RADIUS OF 4408.66 FEET, A CHORD LENGTH OF 5.02 FEET; THENCE N01°00'57"E A DISTANCE OF 40.13 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 80, A CHORD LENGTH OF 5.02 FEET; THENCE N01°00'57"E A DISTANCE OF 40.13 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°04'14", A RADIUS OF 4368.66 FEET, A LENGTH OF 310.38 FEET, A CHORD BEARING OF N84°22'33"E A CHORD LENGTH OF 310.31 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 10°53'00", A RADIUS OF 678.51 FEET, A LENGTH OF 128.88 FEET, A CHORD BEARING OF N72°48'55"E, A CHORD LENGTH OF 128.69 FEET; THENCE N46°51'29"E A DISTANCE OF 805.70 FEET; THENCE N50°17'14"E A DISTANCE OF 33.02 FEET; THENCE S01°13'16"E A DISTANCE OF 19.16 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 19,286 SQUARE FEET OR 0.44 ACRES MORE OR LESS.

PROJECT NO:	2012-1867	U.S. HIGHWAY 281	TRACT
DRAWN BY:	LJW	UTILITY EASEMENTS	7A
DATE:	07/08/2014	OLSSON ASSOCIATES	
		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	

EXHIBIT "A"

TEMPORARY UTILITY EASEMENT

HALL COUNTY, NEBRASKA



TEMPORARY UTILITY EASEMENT DESCRIPTION

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DWG: F:\projects\012-1867_SVYO\Easements\TEMP EASEMENTS\012-1867_Sewer Easement_ BOCKMAN SOUTH.dwg USER: lwheeler
 DATE: Aug 11, 2014 10:59am XREFS: 121867_pbase 0121867_xbase_SID Sewer 0110941_FP Hwy Motels

PROJECT NO:	2012-1867	U.S. HIGHWAY 281	Tract
DRAWN BY:	LJW	UTILITY EASEMENTS	8A
DATE:	07/08/2014	MOLSSON ASSOCIATES	
		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL. 308.384.8750 FAX 308.384.8752	