



City of Grand Island

Tuesday, November 25, 2014

Council Session

Item E-5

Public Hearing on Acquisition of Public Utility 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: Public Hearing on Acquisition of Public Utility Easement for Hall County Sanitary Sewer District 2 (SID 2) [Bockmann]

Item #'s: E-5 & G-9

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.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing and approval by the City Council. A public utility easement is needed in the SID 2

project are to accommodate public utilities. The easement will allow for construction, operation, maintenance, extension, repair, replacement and removal of public utilities within the easement.

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

Discussion

Two (2) permanent easements are needed from one (1) property owner in this project area. All documents have been signed and returned by the property owner. Authorization of the document is contingent upon City Council approval. Following is a summary of the payments, totaling \$1,300.00, for the property.

Tract No	Owner	Legal	Total
7	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 SOUTHEASTE QUARTER, A DISTANCE OF 81.59 FEET; THENCE S89°13'22"W A DISTANCE OF 489.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN INSTRUMENT NO. 0200011169, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S46°51'32"W ON THE RIGHT-OF-WAY LINE OF INTERSTATE 80 INTERCHANGE A DISTANCE OF 811.64 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11°35'01", A RADIUS OF 718.51 FEET, A LENGTH OF 145.26 FEET, A CHORD BEARING OF S72°34'49"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID INTERCHANGE, A CHORD DISTANCE OF 145.02 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°03'56", A RADIUS OF 4408.66 FEET, LENGTH OF 312.83 FEET, A CHORD BEARING OF S84°21'18"W AND CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY, A CHORD DISTANCE OF 312.77 FEET; THENCE N01°00'57"E A DISTANCE OF 25.08 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°03'56", A RADIUS OF 4383.66 FEET, A LENGTH OF 308.17, A CHORD BEARING OF N84°20'51"E, A CHORD DISTANCE OF 308.10 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°01'40", A RADIUS OF 693.51 FEET, A LENGTH OF 135.00, A CHORD BEARING OF N72°43'30"E, A CHORD DISTANCE OF 134.79 FEET; THENCE N46°51'29"E A DISTANCE OF 807.95 FEET; THENCE N50°17'14"E A DISTANCE OF 20.64 FEET; THENCE S01°13'16"E A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 31,773 SQUARE FEET OR 0.73 ACRES MORE OR LESS.</p>	\$650.00

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TOTAL			\$1,300.00

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 \$1,300.00.

Sample Motion

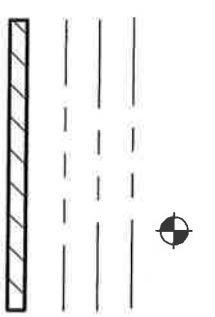
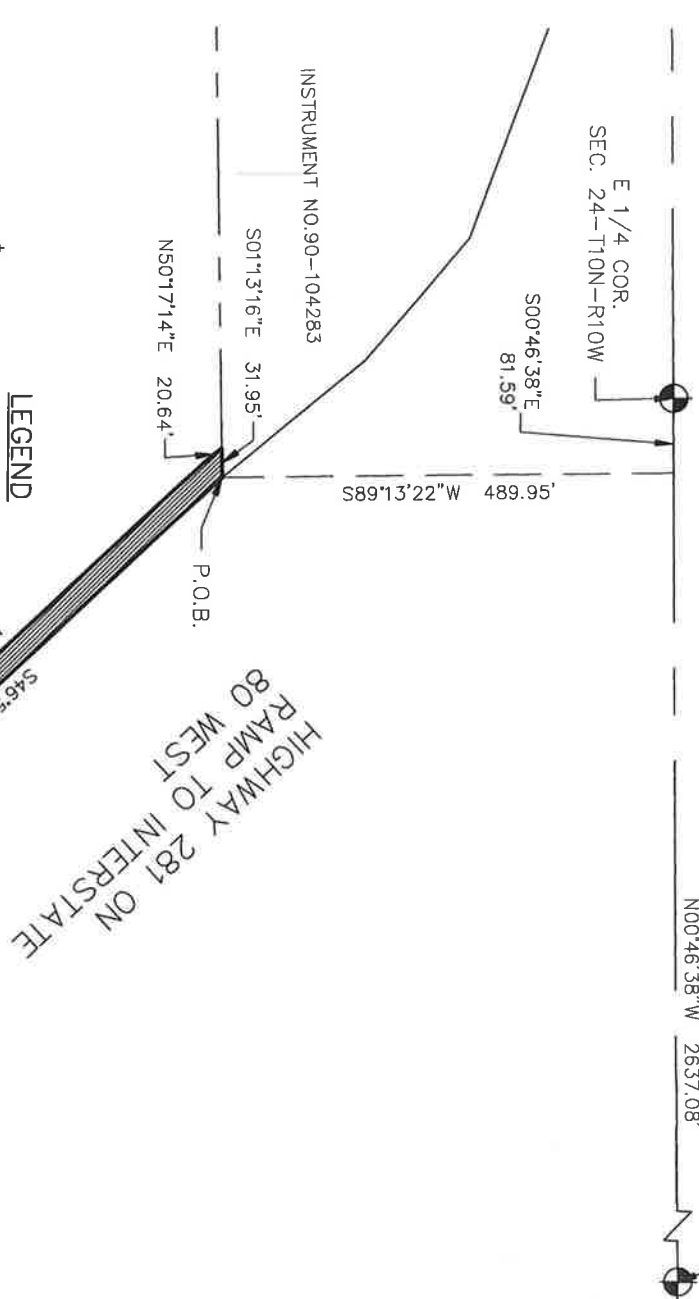
Move to approve the acquisition of the easement.

UTILITY EASEMENT

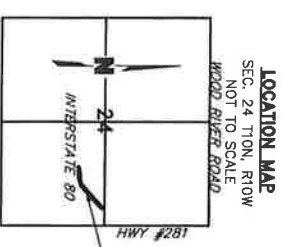
HALL COUNTY, NEBRASKA



SE COR.
SEC. 24-T10N-R10W
N00°46'38"W 2637.08'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	693.51'	135.00'	N72°43'30"E	134.79'	11°09'11"
C2	718.51'	145.26'	S72°34'49"W	145.02'	11°35'01"
C3	4408.66'	312.83'	S84°21'18"W	312.77'	4°03'56"
C4	4383.66'	308.17'	N84°20'51"E	308.10'	4°01'40"



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 81.59 FEET; THENCE S89°13'22"W A DISTANCE OF 489.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN INSTRUMENT NO. 0200011169, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S46°51'32"W, ON THE RIGHT-OF-WAY LINE OF INTERSTATE 80 INTERCHANGE, A DISTANCE OF 811.64 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11°35'01", A RADIUS OF 718.51 FEET, A LENGTH OF 145.26 FEET, A CHORD BEARING OF S72°34'49"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID INTERCHANGE, A CHORD DISTANCE OF 145.02 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°03'56", A RADIUS OF 4383.66 FEET, A LENGTH OF 312.83 FEET, A CHORD BEARING OF S84°21'18"W AND CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY, A CHORD DISTANCE OF 312.77 FEET; THENCE N01°00'57"E A DISTANCE OF 25.08 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 4°03'56", A RADIUS OF 4383.66 FEET, A LENGTH OF 308.17, A CHORD BEARING OF N84°20'51"E, A CHORD DISTANCE OF 308.10 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER DIRECTION HAVING A DELTA ANGLE OF 4°01'40", A RADIUS OF 693.51 FEET, A LENGTH OF 135.00, A CHORD BEARING OF N72°43'30"E, A CHORD DISTANCE OF 134.79 FEET; THENCE N46°51'29"E A DISTANCE OF 807.95 FEET; THENCE N50°17'14"E A DISTANCE OF 20.64 FEET; THENCE S01°13'16"E A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 31,773 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

DWG: F:\projects\012-1867\SVY0\Easements\012-1867_Sewer Easement_K. DIANE BOCKMANN (2).DWG USER: lwheeler
 DATE: Aug 11, 2014 10:44am XREFS: 121867_base 0121867_xbase_SID Sewer 0110941_FP Hwy Motels

PROJECT NO: 2012-1867
 DRAWN BY: LWJ
 DATE: 07/08/2014

U.S. HIGHWAY 281
UTILITY EASEMENTS

MOLSSON
 ASSOCIATES

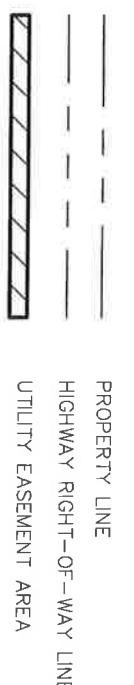
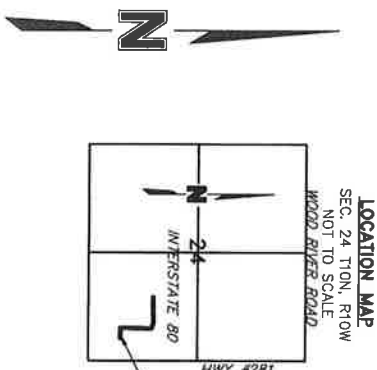
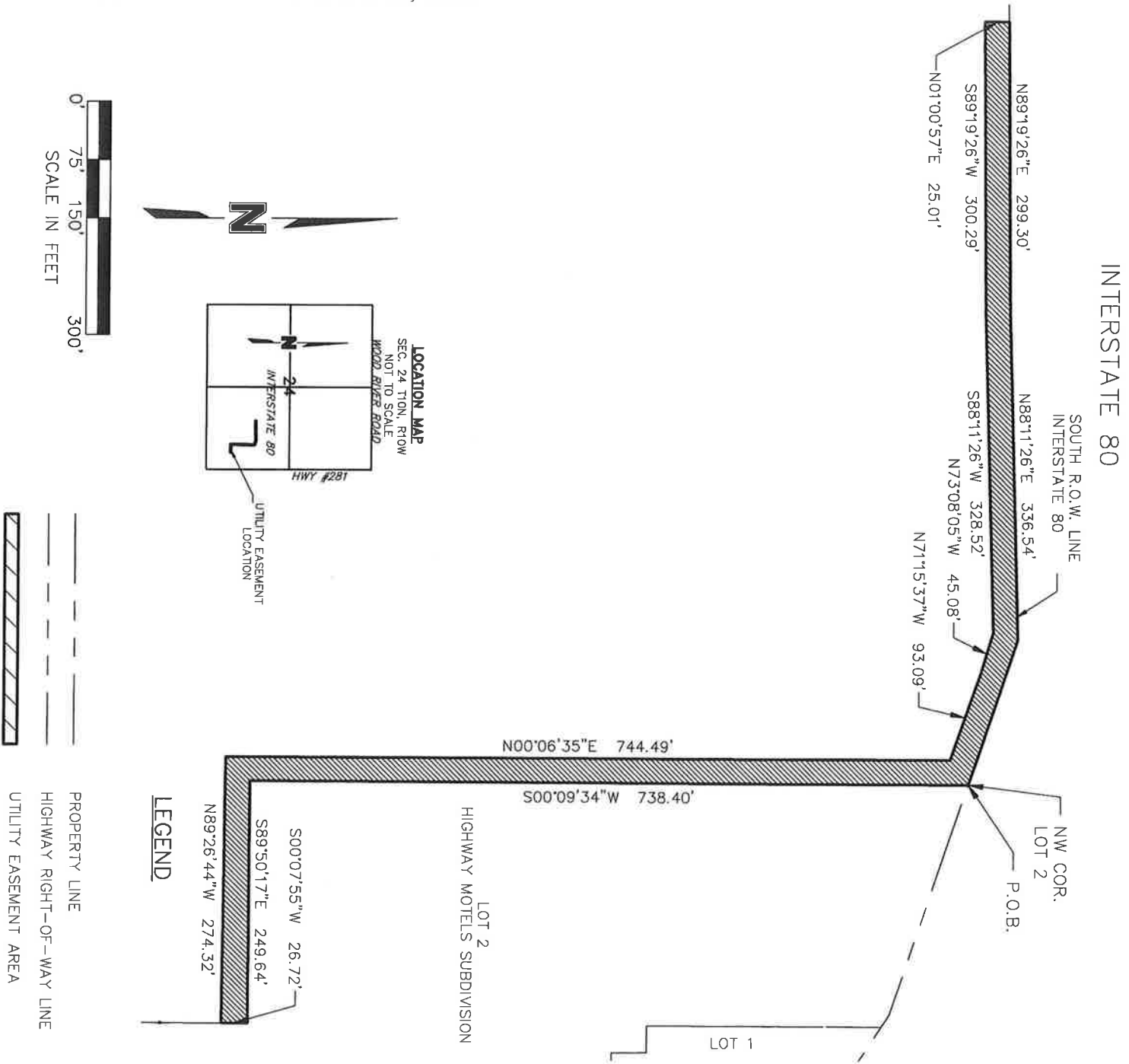
201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

EXHIBIT
7

EXHIBIT "A"

UTILITY EASEMENT

HALL COUNTY, NEBRASKA



UTILITY EASEMENT DESCRIPTION

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UTILITY EASEMENTS

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8