



City of Grand Island

Tuesday, April 14, 2015

Council Session

Item E-6

Public Hearing on Acquisition of Public Utility Easement for Hall County Sanitary Sewer District 2 (SID 2) [Wilkinson Development, Inc.]

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: April 14, 2015

Subject: Public Hearing on Acquisition of Public Utility Easement for Hall County Sanitary Sewer District 2 (SID 2) [Wilkinson Development, Inc.]

Item #'s: E-6 & G-8

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

Background

At the January 4, 2011 Study Session the City Council was informed of an interest of businesses along US Highway 281 near the Interstate 80 interchange to extend 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 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. Public utility easements are needed in the SID 2 project to accommodate public utilities. The easements will allow for construction, operation, maintenance, extension, repair, replacement and removal of public utilities within the easements.

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

Discussion

A permanent easement is needed 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 payment, totaling \$1,200.00, for the property.

Owner	Legal	Total
Wilkinson Development, Inc.	A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N00°47'14"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 382.46 FEET; THENCE N84°42'02"E A DISTANCE OF 123.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN INSTRUMENT NO. 201202379, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N05°17'57"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 22.91 FEET; THENCE N87°14'30"E A DISTANCE OF 25.02 FEET; THENCE S05°17'57"E A DISTANCE OF 21.80 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND; THENCE S84°42'02"W, ALONG SAID SOUTH LINE OF A TRACT OF LAND, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 559 SQUARE FEET OR 0.01 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 11 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.	\$1,200.00
TOTAL		\$1,200.00

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

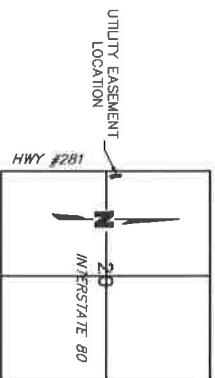
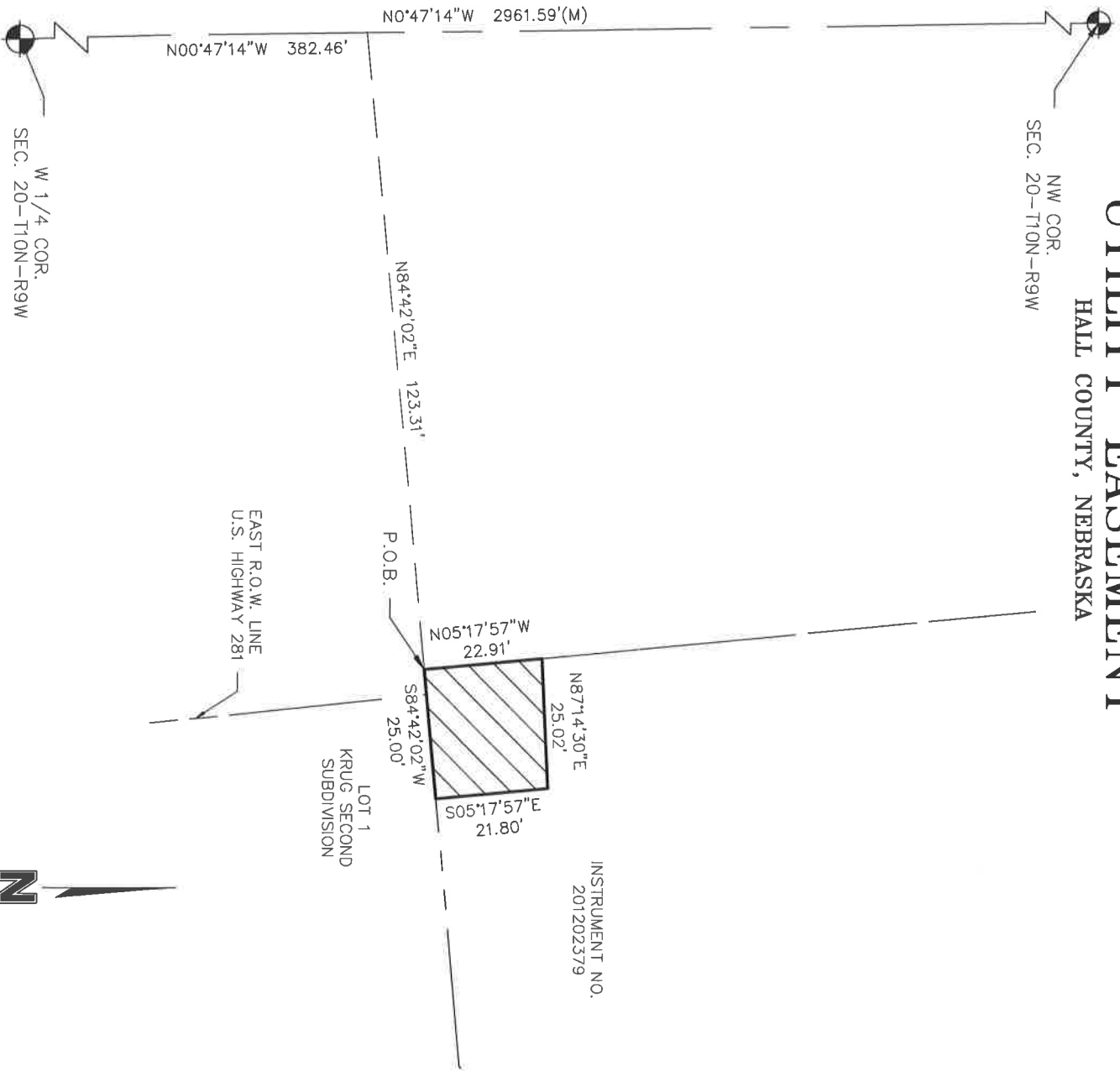
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the Permanent Easements in the amount of \$1,200.00.

Sample Motion

Move to approve the acquisition of the easement.

UTILITY EASEMENT

HALL COUNTY, NEBRASKA



LOCATION MAP
SEC. 20 T10N, R9W
NOT TO SCALE



LEGEND

- SECTION CORNER
- SECTION LINE
- PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY LINE
- UTILITY EASEMENT AREA

UTILITY EASEMENT DESCRIPTION

A UTILITY EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N00°47'14\"/>

DWG: F:\projects\012-1867\SVYO\Easements\012-1867_Sewer Easement_Wilkinson.dwg		USER: lwheeler	
DATE: Aug 11, 2014 11:15am		XREFS: 121867_pbase 0121867_xbase_SID Sewer	
PROJECT NO: 2012-1867	U.S. HIGHWAY 281 UTILITY EASEMENTS		
DRAWN BY: LJM			
DATE: 07/08/2014			
201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072		EXHIBIT 11	