



City of Grand Island

Tuesday, July 13, 2010

Council Session

Item E4

Public Hearing on Acquisition of Utility Easement - Between North and Engleman Roads, and between White Cloud and One R Roads - Robert and Shirley Bruhn

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director
Dale Shotkoski, City Attorney

Meeting: July 13, 2010

Subject: Acquisition of Utility Easement – Between North and Engleman Roads, and between White Cloud and One R - Roads Robert and Shirley Bruhn

Item #'s: E-4 & G-2

Presenter(s): Gary R. Mader, Utilities Director

Background

The Electric Department has electric distribution substations connected at various distances along a 115 kV transmission loop. The loop generally runs along the outer edge of the urban area, providing power to the substations and providing power supply redundancy by use of the looped configuration. A map of the transmission system is attached for reference. Substations reduce voltage from the 115,000 volt level to 13,800 volts for distribution to individual customers across the City. Substations “E,” located north of Swift on the east side of the loop, and “F,” located north of Menards on the west side of the loop, are the newest substations. They were placed in initial service in 2001, and completed in 2007.

Recognizing that the City is continuing to grow, that future transmission line construction will occur and that reliability improvement is always important, Substations “E” and “F” were constructed with provisions to accept additional 115 kV transmission regional interconnections. In the long range plan of the Electric Department, these substations were designed for new transmission interconnections to meet future growth. The Utilities Department is currently in the process of acquiring easements to provide for the construction of an additional 115 kV transmission interconnection to the north of the City.

Discussion

Easement negotiations are completed for a tract of property owned by Robert and Shirley Bruhn., located between White Cloud and One R Roads and between North and Engleman Roads, in Hall County. A map of the proposed easement is attached. The negotiated price of the easement is \$1,920.00.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand.
The Council may:

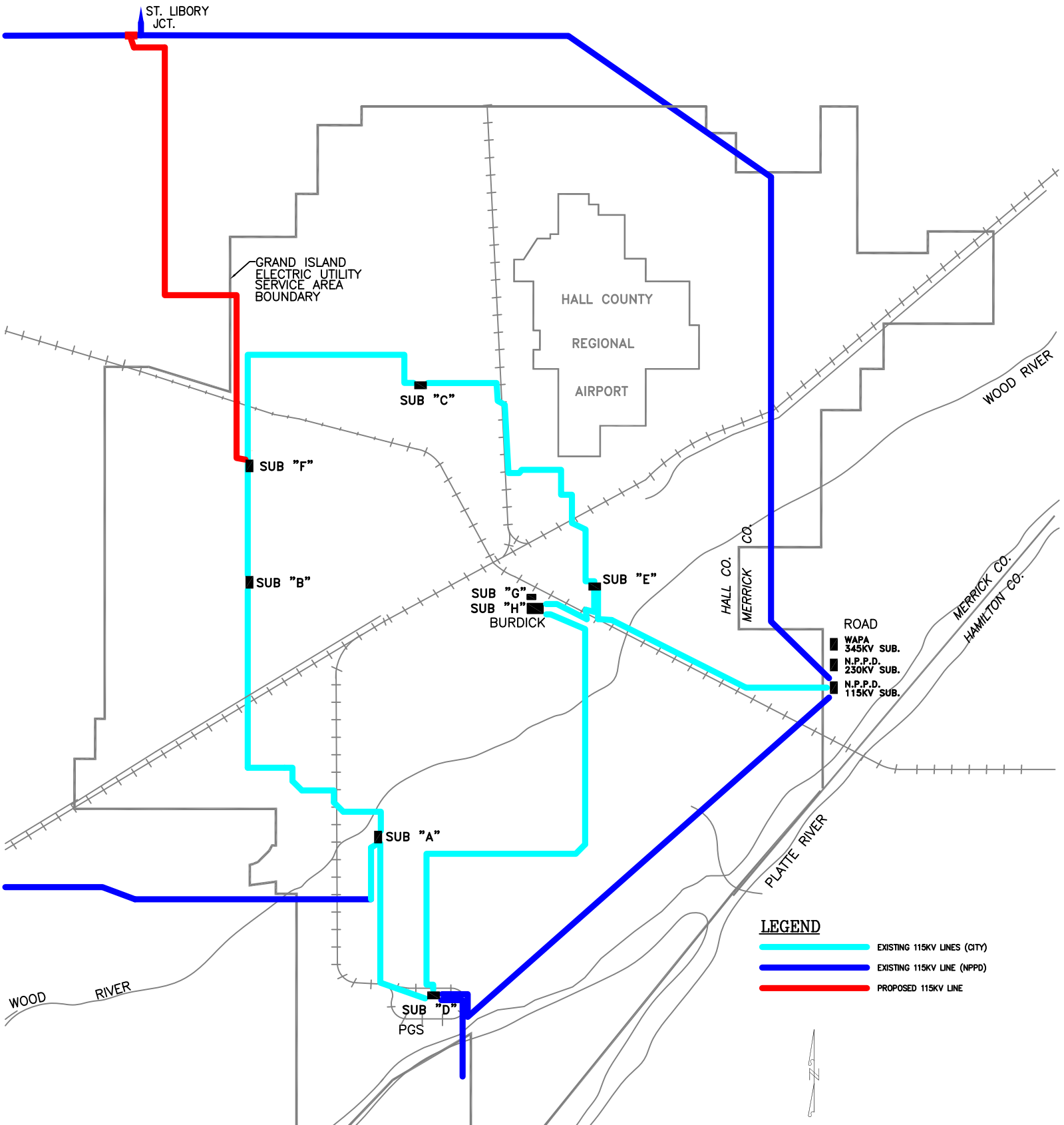
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution for the acquisition of the easement for One Thousand Nine Hundred Twenty and 00/100 Dollars (\$1,920.00).

Sample Motion

Move to approve acquisition of the Utility Easement.



ST. LIBORY
JCT.

GRAND ISLAND
ELECTRIC UTILITY
SERVICE AREA
BOUNDARY

HALL COUNTY
REGIONAL
AIRPORT

SUB "C"

SUB "F"

SUB "B"

SUB "G"
SUB "H"
BURDICK

SUB "E"

HALL CO.
MERRICK CO.

ROAD
WAPA
345KV SUB.
N.P.P.D.
230KV SUB.
N.P.P.D.
115KV SUB.

MERRICK CO.
HAMILTON CO.

WOOD RIVER

PLATE RIVER

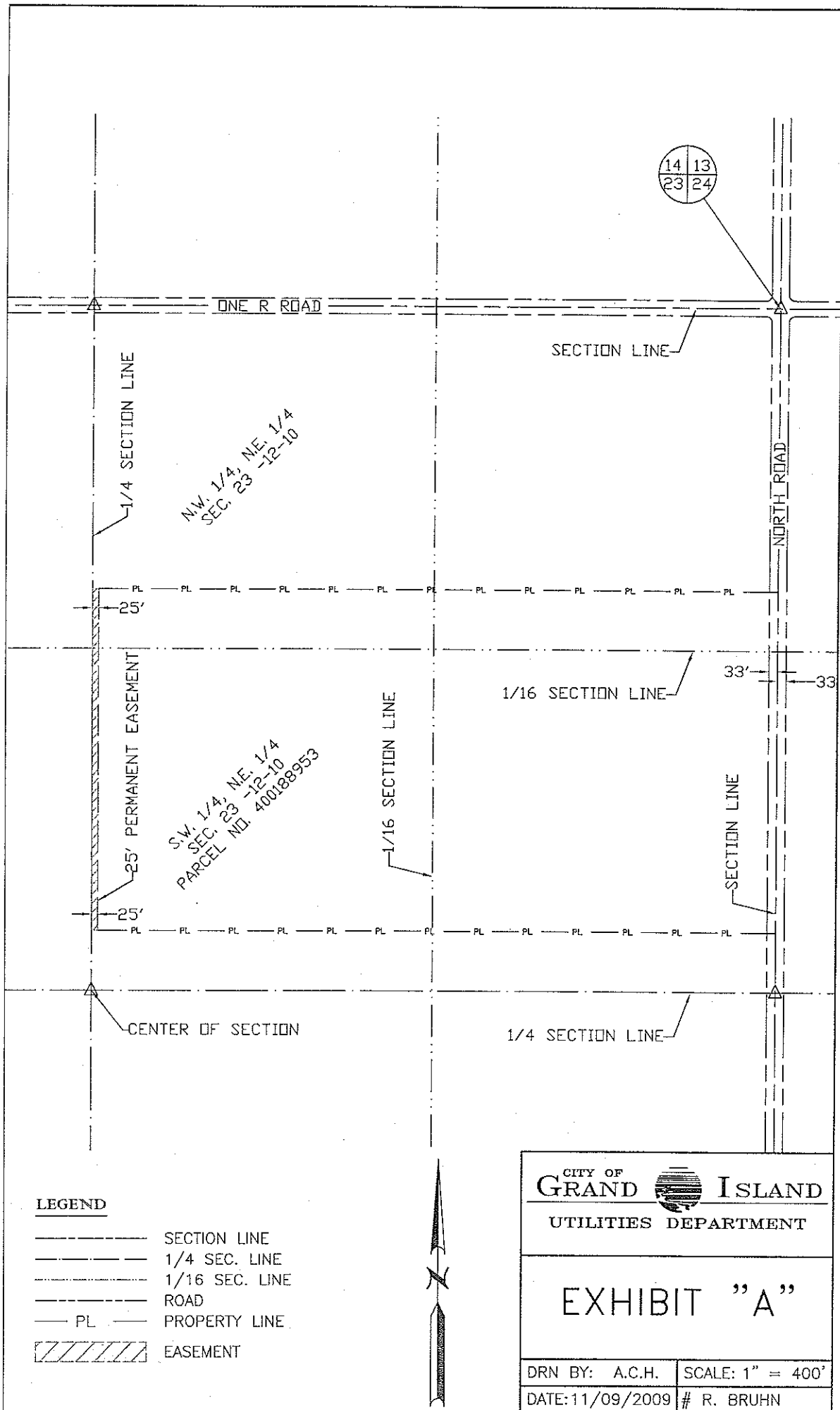
WOOD RIVER

SUB "D"
PGS

LEGEND

- EXISTING 115KV LINES (CITY)
- EXISTING 115KV LINE (NPPD)
- PROPOSED 115KV LINE





Agency: City of Grand Island
Project: 115 KV Electric Transmission Line
Tract No.: 12

STATEMENT OF OFFER

The City of Grand Island, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, requires that the City of Grand Island's Right-of-Way Agent, upon his/her first visit of negotiating; provide the owner of real property, **Robert Bruhn**, with this written statement of offer made to acquire the property.

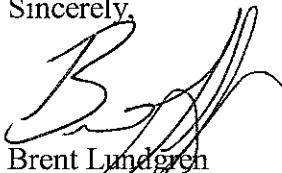
This offer will be made in the amount not less than the appraised fair market value of the property involved and will include a summary of the basis for the amount established as just compensation for:

| | | |
|--|-----------|------------------------|
| Permanent Easement: \$1,400/acre X .76 acres | \$ | <u>1,070.00</u> |
| Other Considerations: Electrical Wiring to new well Location - | \$ | <u>850.00</u> |
| Nunnenkamp Well Bid dated 3-05-10 – City is | | |
| paying directly per easement contract. | \$ | <u></u> |
| Total Amount Offered | \$ | <u>1,920.00</u> |

This written statement represents the City of Grand Island's offer made in an amount not less than the appraised valuation of the property.

This offer is being made on the 13th day of May, 2010, and the total amount of this offer is **\$1,920.00.**

Sincerely,


Brent Lundgren
Right of Way Agent



Nuppenkamp Well Co
2218 Kent
Grand Island, Ne 68801

Date 3-5-2010 #of Pages 2
To Brent Lundgren From Tracy Condon
Co/Dept MGR Co Nuppenkamp Well Co.
^{Cell} Phone# 308-380-1626 Phone# 308-384-0474
Fax# Fax# 308-384-1202

Ref: Robert Bruhn Replacement Well
NE 1/4 Sec 23-12-10w Hall Co.

NUNNENKAMP WELL CO INC

2218 KENT AVE
GRAND ISLAND
308-384-0474

WORK ORDER
Date. 3-5-2010

QUOTATION!

CUSTOMERS NAME: Robert Bruhn
ADDRESS 2430 North Custer Ave.
CITY Grand Island, NE. 68803
PHONE 308-382-9157
DIRECTIONS NE 1/4 Sec 23-12-10w Hall Co. From Corner of Engleman rd & One R rd.
1/2 Mile East Turn South 1/4 Mile to Second Well.

| | |
|--|----------|
| Drill & Case 80' x 16" Pvc Irrigation Well. | 3850.00 |
| Gravel Pack & Bentonite Seal. | 375.00 |
| Central Platte NRD Well Permit Fee. | 50.00 |
| State of Nebraska Well Registration Fee. | 110.00 |
| Pull Old Irrigation Pump From Old Well. | 350.00 |
| Abandon Old Irrigation Well As to State Regulations, Fill, Seal Cap & Cover. | 475.00 |
| Materials Needed; | |
| 1-Pre- Cast Concrete Pump Base. | 250.00 |
| 1-New 1- 12Ksl WLR Pump Bowl Assembly. | 1875.00 |
| 5-New 10' x 8" x 2" x 1 1/4" WLR Columns Complete. | 3125.00 |
| 1-New 8m WLR Pump Head Complete. | 1685.00 |
| 1-New WLR Beltdrive Assembly. | 1095.00 |
| 1-New 8" Check Valve. | 295.00 |
| 1-New Size 2-Control Box, Mounted on Post. | 750.00 |
| Misc. Column, Head & Dishcharge Bolts & Nuts, Pump Oil, Gaskets, Packing. | 175.00 |
| Total. | 14460.00 |
| Tax. | 508.75 |
| Total Job Cost. | 14968.75 |

Note: Propose to Use Customers Existing 15hp Hrз Motor, Frame & Dishcharge Pipe
On New Irrigation Well. (Installed & Setup NO Charge)
This Quote Does Not Include any Electrical Wiring!

316813

| | | | | |
|-----------|----------------------|---------------------------------|-----------------------------------|----------------------|
| ORDER NO. | customer's order no. | phone | date | |
| | name | | 3/17/10 | |
| | address | | Bob Bruhn | |
| | city, state, zip | | 2430 N. Caster | |
| | Grand Island NE. | | | |
| | sold by | cash <input type="checkbox"/> | charge <input type="checkbox"/> | shipping information |
| | | c.o.d. <input type="checkbox"/> | on acct. <input type="checkbox"/> | |

| quantity | description | price | amount |
|----------|------------------------------------|-------|--------|
| 1 | Quote to wire well | | |
| 2 | from meter on REA Pole | | |
| 3 | to New Well location. | | |
| 4 | mount Controller on New | | |
| 5 | Pole. | | |
| 6 | Run New under ground | | |
| 7 | Service from Existing Meter | | |
| 8 | to Controller. | | |
| 9 | Make Connection at meter | | |
| 10 | and on line Side of the | | |
| 11 | Well Controller. | | |
| 12 | | | |
| 13 | All labor & Material | | \$850 |
| 14 | | | |

received by

adams

keep this slip for reference

DC5808UV

Advanced Climate Control, Inc.

- Air Conditioning
- Heating
- Ventilation
- Refrigeration
- Electrical

Bryan Robinson
 108 5th Street
 St. Paul, NE 68873
 (308) 754-6055
 cell: 308-380-3889

web: advancedclimatecontrol.com