



# **City of Grand Island**

**Tuesday, July 13, 2010**

**Council Session**

## **Item E5**

**Public Hearing on Acquisition of Utility Easement - Between North and Engleman Roads, and between White Cloud and One R Roads - Lester and Myrna Petzoldt**

**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  
Lester and Myrna Petzoldt

**Item #'s:** E-5 & G-3

**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 Lester and Myrna Petzoldt., 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 \$8,642.33.

## **Alternatives**

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

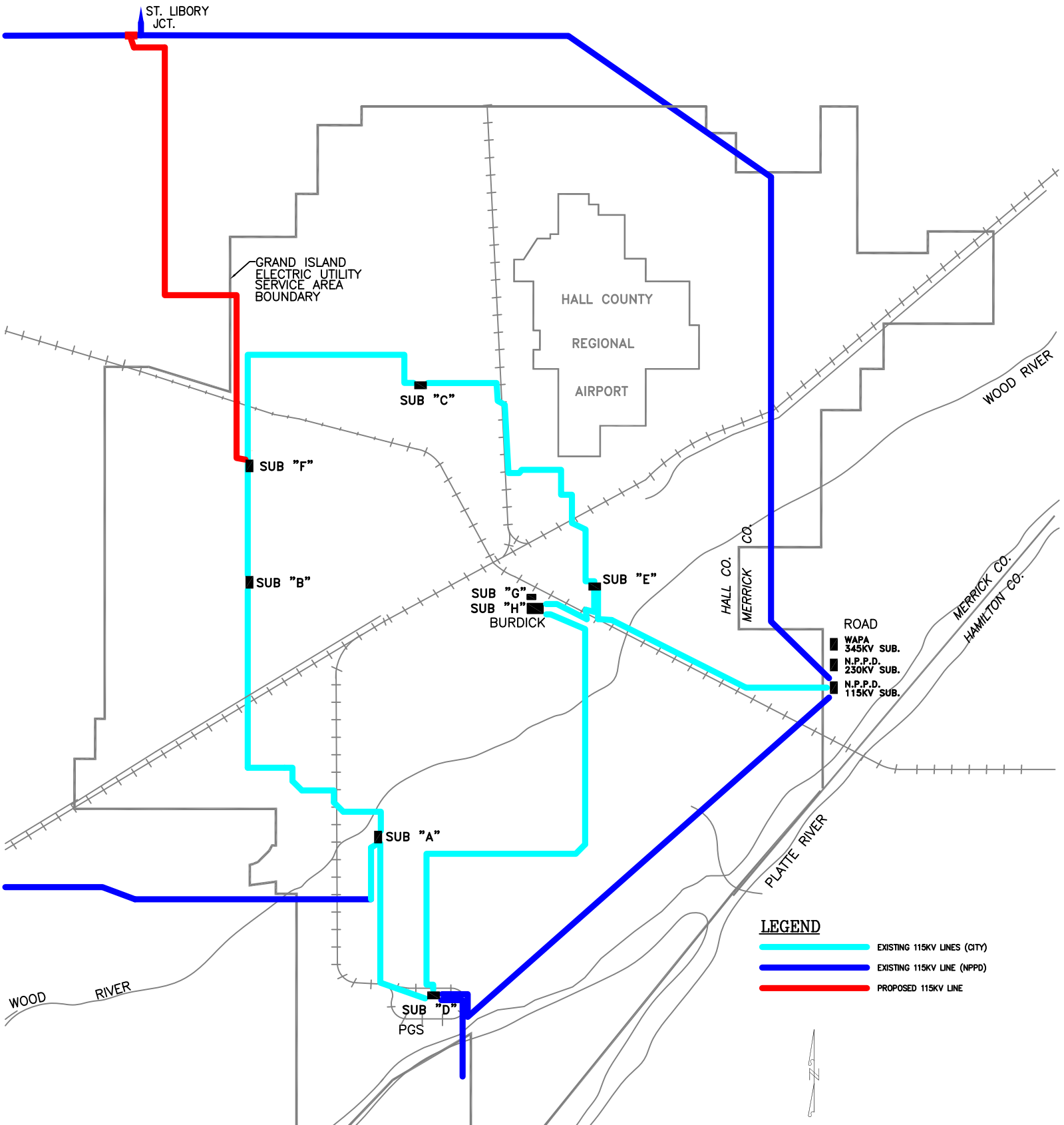
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council approve the resolution for the acquisition of the easement for Eight Thousand Six Hundred Forty Two and 33/100 Dollars (\$8,642.33).

## **Sample Motion**

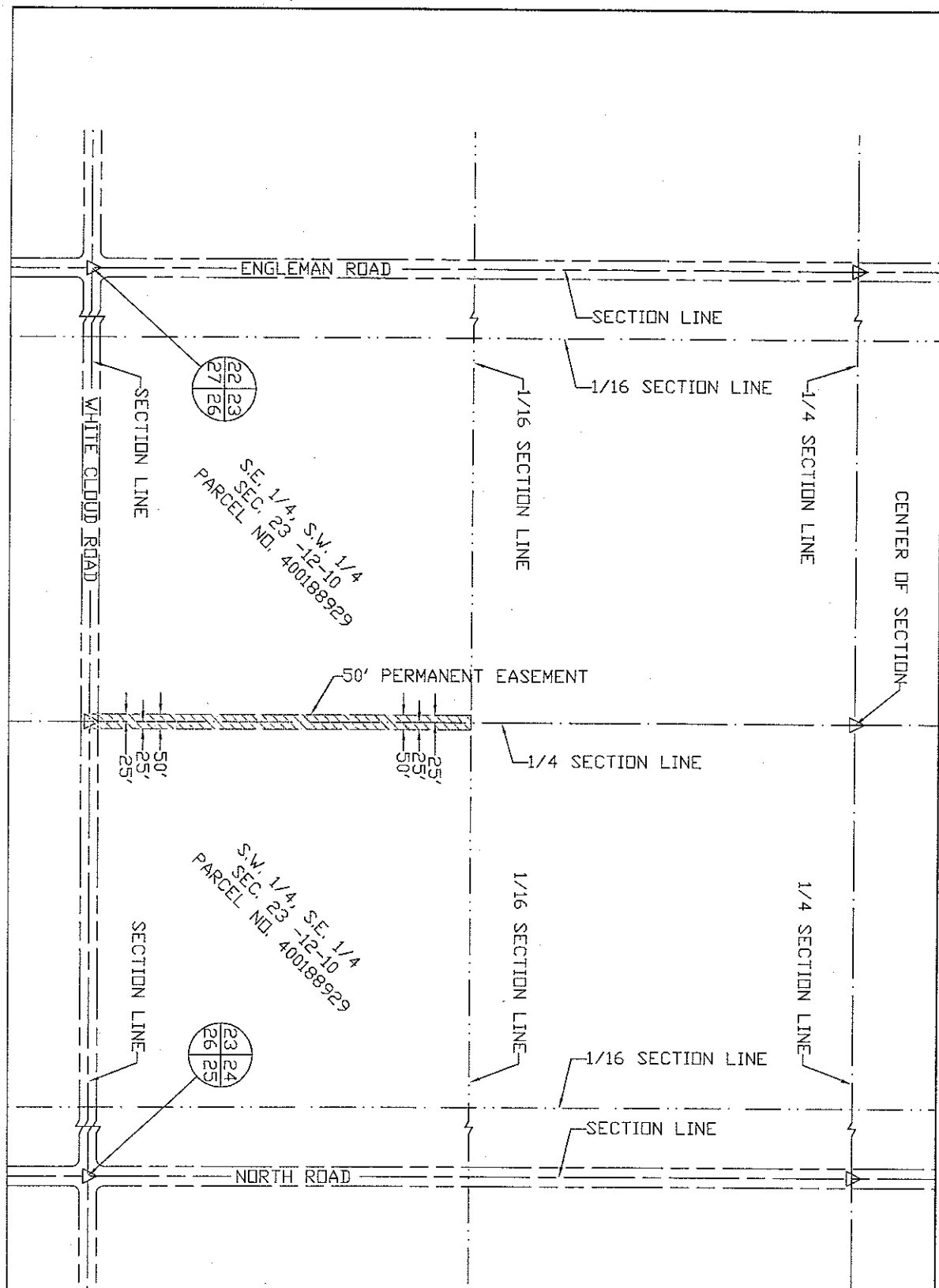
Move to approve acquisition of the Utility Easement.



**LEGEND**

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





# LEGEND

	SECTION LINE
	1/4 SEC. LINE
	1/16 SEC. LINE
	ROAD
	EASEMENT



CITY OF  
GRAND ISLAND  
UTILITIES DEPARTMENT

EXHIBIT "A"

DRN BY: A.C.H.	SCALE: 1" = 400'
DATE: 11/09/2009	# PETZOLDT

Agency: City of Grand Island  
Project: 115 KV Electric Transmission Line  
Tract No.: 9

### 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, **Lester L. and Myrna D. Petzoldt**, with this written statement of offer made to acquire the property.

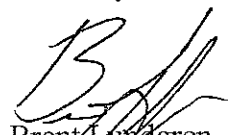
This offer will be made in the amount not less than the appraised fair market value of the property involved and will include a summary of the basis for the amount established as just compensation for:

Permanent Easement: \$4,250/acre X 65% X 1.52 acres	\$	<u>4,199.00</u>
Other Considerations: Hall County installation of culvert pipe	\$	<u>350.00</u>
Culvert Pipe from Ace Irrigation	\$	<u>593.33</u>
Dirt work on driveway and irrigation lateral.	\$	<u>3,500.00</u>
<b>Total Amount Offered</b>	<b>\$</b>	<b><u>8,642.33</u></b>

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 13 day of May, 2010, and the total amount of this offer is **\$8,642.33.**

Sincerely,

  
Brent Lundgren  
Right of Way Agent

# Proposal

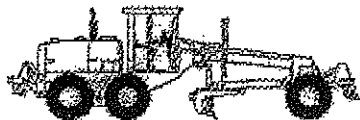
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**ISLAND LANDHANDLERS, INC.**  
 2419 SOUTH NORTH ROAD  
 P.O. BOX 1843  
 GRAND ISLAND, NE 68802-1843  
 PHONE (308) 384-1538 • FAX (308) 384-3226



PROPOSAL SUBMITTED TO <b>Steve Petzoldt</b>	PHONE <b>FAX</b>	DATE <b>3/10/2010</b>
STREET <b>5012 North North Road</b>	JOB NAME	
CITY, STATE AND ZIP CODE <b>Grand Island, NE 68803</b>	JOB LOCATION	

We hereby submit specifications and estimates for:

Re-locate drain and lateral

\$ 3,500.00

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:  
 Three thousand five hundred and no/100

3,500.00

dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

Upon completion of work - as per progress

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature

Note: This proposal may be withdrawn by us if not accepted within **90** days.

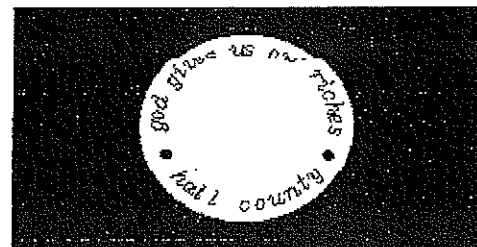
**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

# Hall County Public Works Department

2900 W. Second Street  
Grand Island, NE 68803  
Phone (308)385-5126 Fax (308)381-6846



## PRICE QUOTE

DATE: March 10, 2010

Mr. Steve Petzoldt  
5012 N. North Road  
Grand Island, NE 68803

DESCRIPTION	UNIT	RATE	AMOUNT
"QUOTE"			
REMOVE AND REINSTALL DRIVEWAY ON WHITE CLOUD ROAD	1.00	350.00	350.00
SUBTOTAL			
TAX RATE			
SALES TAX			
OTHER			
TOTAL			

Casey C. Sherlock  
Hall County Surveyor





**ACE IRRIGATION AND MFG. CO.**  
**ACE/EATON METALS**

MANUFACTURERS OF ALUMINUM PIPE, CORRUGATED CULVERT PIPE AND ACCESSORIES,  
INJECTION MOLDED PRODUCTS AND POWDER COATING

4740 E. 39th • Kearney, NE 68847-5789 • (303) 237-5173

FAX (303) 235-5783

sales@aceirrigation.com

DATE	W.O./INVOICE NO.	SALES PERSON
3/30/2010	145396	CODY
NO MERCHANDISE TO BE RETURNED WITHOUT AUTHORIZATION FROM THIS OFFICE CLAIMS FOR SHORTAGE TO BE MADE WITHIN TEN DAYS.		

PLEASE REMIT TO: 4740 E. 39th Kearney, NE 68847-5783

STEVE PEZEL / BRAD LUNGREN  
(402) 955-2900 PHONE (402) 955-2903 FAX

NEXT TRUCK GOING THAT WAY..

ACE RETAIL TAXABLE  
NE 00000  
(000)000-0000 FAX (000)000-0000

WORK ORDER

DESCRIPTION	P.O. NUMBER	CUST. NUMBER	BACKORDERED FROM	BACKORDERED TO	DATE SHIPPED	SHIPPED VIA	TERMS	PAGE	1 OF 1
PEZEL,	STEVE	7				ACE/EATON	NET 30		

PART NUMBER	QTY. ORD	QTY. SHIP	QTY. B/O	DESCRIPTION	LIST PRICE	UNIT	NET EACH	NET AMOUNT
03-1830S	1	1		018" X 30' 16 GA SPIROL W/RR 2 2/3 X 1 1/2	15.08	FT	15.0800	452.40
03-DROP	1	1		DROP CHARGE - CULVERT DEPT	110.00	EACH	110.0000	110.00

SUBTRACT 31.67 IF PAID IN TEN DAYS

SUBTOTAL	542.40
SALES TAX	30.93
TOTAL	593.33

A FINANCE CHARGE, AT THE MAXIMUM LEGAL RATE, WILL BE ADDED TO ALL PAST DUE ACCOUNTS.

03/30/2010

14:42

HCE IRRIGATION & MFG → 14029552903P16

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