



City of Grand Island

Tuesday, January 8, 2019

Council Session

Item G-23

#2019-19 - Approving Benefits for Sanitary Sewer District No. 540T; West US Highway 30 and Engleman Road/West Park Plaza Sanitary Sewer Extension

This item relates to the aforementioned Board of Equalization item D-1.

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

RESOLUTION 2019-19

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the special benefits as determined by Resolution No. 2019-BE-1 shall not be levied as special assessments but shall be certified by this resolution to the Register of Deeds, Hall County, Nebraska, pursuant to Section 16-6,103 R.R.S. 1943. A connection fee in the amount of the benefit identified below accruing to each property in the district shall be paid to the City of Grand Island at time such property becomes connected to the sanitary sewer main. No property benefited as determined by this resolution shall be connected to the sanitary sewer main until the connection fee is paid. The connection fees collected shall be paid into the fund from which construction costs were made to replenish such fund for the construction costs. Upon subdividing of any parcel the tap fee will be prorated based on the area subdivided and connecting to the City sanitary sewer main.

According to the front foot and area of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 540T, such benefits are the sums set opposite the descriptions as follows:

Parcel No.	Owner	Legal Description	Tap Connection Fee
400201186	Shafer & Hartman Farms, LLC	An undivided one-half (1/2) interest in and to a tract of land comprising a part of the Northwest Quarter (NW ¼) of Section 26, Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska and more particularly described as follows: Beginning at the southwest corner of said Northwest Quarter (NW ¼); thence running easterly along the south line of said Northwest Quarter (NW ¼) a distance of Thirty Three (33) feet; thence running northerly and parallel to the west line of said Northwest Quarter (NW ¼) a distance of Two Hundred Eight and Seven Tenths (208.7) feet; thence running easterly and parallel to the south line of said Northwest Quarter (NW ¼) a distance of Nine Hundred Ninety Three and Six Tenths (993.6) feet; thence running northerly and parallel to the west line of said Northwest	\$151,671.10

Approved as to Form ☐ _____
January 4, 2019 ☐ City Attorney

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		Quarter (NW ¼) a distance of Sixteen and Three Tenths (16.3) feet; thence running northeasterly and parallel with the northerly right-of-way line of the Union Pacific Railroad R.O.W. a distance of One Thousand Eight Hundred Eighty Five and Six Tenths (1,885.6) feet to a point on the east line of said Northwest Quarter (NW ¼); thence running northerly along and upon the east line of said Northwest Quarter (NW ¼) a distance of One Thousand Four Hundred Ninety Seven and Four Tenths (1,497.4) feet to the northeast corner of said Northwest Quarter (NW ¼); thence running westerly along and upon the north line of said Northwest Quarter (NW ¼) a distance of One Thousand Two Hundred Eighty and Forty Five hundredths (1,280.45) feet; thence deflecting left 90°35'40" and running southerly a distance of Nine Hundred Fifty Two and Three Tenths (952.3) feet; thence deflecting right 88°47'40" and running westerly a distance of One Thousand Three Hundred Seventy Seven and Three Tenths (1,377.3) feet to a point on the west line of said Northwest Quarter (NW ¼); thence running southerly along and upon the west line of said Northwest Quarter (NW ¼) a distance of One Thousand Six Hundred Seventy Nine and Thirteen Hundredths (1,679.13) feet to the point of beginning (containing 101.128 acres, more or less).	
400159155	Glenn H. Schwarz Glenn H. Schwarz Revocable Trust Dated July 21, 2004	All that part of the Easterly Seventy Acres (70A) of North Half of the Northeast Quarter (N ½ NE ¼) of Section 26 in Township 11 North, Range 10 West of the 6 th P.M., in Hall County, Nebraska, including Lots 17, 18 19, 20, 41, 42, 43, 44 and the Westerly One Half of Lots 16, 21, 40 & 45 of Person's Subdivision in such North Half of the Northeast Quarter lying north and west of the tract conveyed to the State of Nebraska for new Highway 30 as described in Book 136 on Page 307 of Deeds, Hall County, Nebraska, and excepting a tract of land conveyed to Howard E. Stearns and recorded in Book 155, Page 225 of the Deed Records of Hall County, Nebraska, also excepting a tract of land now known as Schuele Subdivision.	\$ 49,959.53
400151049	Casey's Retail Company, an Iowa Company	A tract of land comprising a part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 11 North, Range 10 West of the 6 th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the northwest corner of said Southwest Quarter (SW ¼) of the Northeast Quarter, thence easterly along the north line of said Southwest Quarter of the Northeast Quarter, a distance of 594.34 feet, to the northwesterly right-of-way line of the Union Pacific Railroad Company; thence southwesterly along said railroad right-of-way line, a distance of 693.85 feet, to the west line of said Northeast Quarter; thence northerly along the west line of said Northeast Quarter, a distance of 366.54 feet to the place of beginning.	\$ 13,529.16

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400151073	Dustin J Mahlbach & Ashley M Mahlbach	A tract of land in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section 26, Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska, more particularly described as follows: Beginning at a point 33' east and 113' north of the southwest corner of the SW ¼ NW ¼ of said Section 26, said point being the place of beginning, running thence north a distance of 95' on a line parallel to the west line of Section 26; thence running east at right angles a distance of 417' on a line parallel to the south line of the SW ¼ NW ¼, above described; thence running south at right angles a distance of 95' on a line parallel to the west line of Section 26; thence running west at right angles a distance of 417' on a line parallel to the south line of the SW ¼ NW ¼, above described to the point of beginning.	\$ 4,809.52
400151065	Darrell L Johnson & Linda K Johnson	A tract of land situated in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section 26, in Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska more particularly described as follows: Beginning at a point on the east-west one-half section line thru said Section 26, said point being 33.0 feet east of the one-quarter section corner on the west side of said Section 26; running thence east along and upon said one-half section line thru said Section 26, a distance of 417.4 feet, running thence north parallel with the west line of said Section 26, a distance of 209.7 feet, running thence west parallel with the said one-half section line thru said Section 26, a distance of 417.4 feet; running south parallel with the west line of said Section 26, a distance of 208.7 feet to the point of beginning, Hall County, Nebraska, excepting a certain tract therefrom as recorded in survivorship warranty deed recorded in Book 159, Page 127, in the Register of Deeds Office, Hall County, Nebraska.	\$ 5,764.43
400151103	Gerald W Poels	A tract of land comprising a part of the Northwest Quarter (NW ¼) of Section 26, Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska, said tract being more particularly described as follows: With reference to the southwest corner of said NW ¼; thence running S89°55'55"E for 818.48 feet to the actual point of beginning; thence N00°09'04"W for 208.60 feet; thence N89°51'08"W for 367.36 feet; thence S00°04'41"W for 208.68 feet; thence S89°51'56"E for 368.20 feet to the point of beginning, the west line of said NW ¼ assumed S00°00'00"E in direction. and A tract of land comprising a part of the Northwest Quarter (NW ¼) of Section Twenty Six (26), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska, said tract being more particularly described as follows: With reference to the southwest corner of said NW ¼; thence running S89°55'55"E for 818.48 feet to the actual point of beginning; thence S89°55'02"E for 208.68 feet; thence N00°00'27"W for 208.58 feet; thence N89°54'34"W	\$ 14,530.36

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		for 209.19 feet; thence S00°09'04"E for 208.60 feet to the point of beginning, the west line of said NW ¼ assumed S00°00'00"E in direction.	
400151634	James S Reed & Precious A Reed	Lot One (1), Bick's Second Subdivision to the City of Grand Island, Hall County, Nebraska	\$2,816.28
400460580	Destiny Church, Assembly of God of Grand Island, Nebraska	Lot One (1), Bick's Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska	\$6,231.73
400151642	Guillerma A DeLeon & Guillermo R DeLeon	Lot Two (2), Bick's Fourth Subdivision, Grand Island, Hall County, Nebraska	\$3,742.41
400151111	Leighton E Lanka	Lot One (1), Lanka Green Acres Subdivision, City of Grand Island, Hall County, Nebraska	\$7,866.57
400396173	Leighton E Lanka	Lot Two (2), Lanka Green Acres Subdivision, City of Grand Island, Hall County, Nebraska	\$3,177.48
400151057	John Sears	A tract of land comprising a part of the NW ¼ of Section 26, in Township 11 North, Range 10, West of the 6 th P.M., in Hall County, Nebraska, and described as follows: From a point where the north right-of-way line of the Union Pacific Railroad Company intersects the east line of said NW ¼ of Section 26, running thence southwesterly upon the north right-of-way line of the Union Pacific Railroad Company for a distance of 675.00 feet, to the actual point of beginning, running thence north parallel to the east line of said NW ¼ 225.00 feet running thence southwesterly parallel with the north right-of-way line of the Union Pacific Railroad Company, a distance of 225.00 feet, running thence south parallel to the east line of said NW ¼, 225.00 feet, to a point on the north right-of-way line of the Union Pacific Railroad Company, running thence northeasterly upon said north right-of-way line of the Union Pacific Railroad Company, a distance of 225.00 feet, to the point of beginning.	\$5,396.76
400151138	Ralph L Lucas & Ramona L Lucas	A certain part of the Northwest Quarter (NW ¼) of Section 26, in Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska, more particularly described as follows, to-wit: From a point where the north right-of-way line of the Union Pacific Railroad Company intersects the east line of the Northwest Quarter (NW ¼) of Section 26, Township 11 North, Range 10, West of the 6 th P.M., running thence southwesterly along and upon the north right-of-way line of the Union Pacific Railroad Company, for a distance of 450.0 feet to the actual point of beginning, running thence north parallel to the east line of said Northwest Quarter (NW ¼) of said Section 26, 225.0 feet, running thence southwesterly parallel to the north right-of-way line of the Union Pacific Railroad Company, for a distance of 225.0 feet, running thence south parallel to the east line of the Northwest Quarter (NW ¼) of said Section 26, 225.0 feet to a point on the north right-of-way line of the Union Pacific Railroad Company, running thence northeasterly along and upon the north right-of-way line of the Union Pacific Railroad Company, a distance of 225.0 feet to the point of beginning.	\$5,382.09

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400151162	Joseph H Ewoldt	A tract of land comprising a part of the Northwest Quarter (NW ¼) of Section 26, Township 11 North, Range 10 West of the 6 th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at a point on the northerly right-of-way line of the Union Pacific Railroad Company, said point being Two Hundred Twenty-Five (225.0) feet southwesterly from the intersection of said right-of-way line with the east line of said Northwest Quarter (NW ¼); thence northerly parallel to said east line of the Northwest Quarter (NW ¼), a distance of Two Hundred Twenty-Five (225.0) feet; thence southwesterly parallel to said right-of-way line, a distance of One Hundred Twelve and Five Tenths (112.5) feet; thence southerly parallel to said east line of the Northwest Quarter (NW ¼), a distance of Two Hundred Twenty-Five (225.0) feet, to said right-of-way line; thence northeasterly along said right-of-way line, a distance of One Hundred Twelve and Five Tenths (112.5) feet to the place of beginning.	\$2,491.01
400151154	Linda M Clark	A tract of land comprising a part of the Northwest Quarter (NW ¼) of Section 26, Township 11 North, Range 10 West of the 6 th P.M. in Hall County, Nebraska, more particularly described as follows: beginning at a point on the northerly right-of-way line of the Union Pacific Railroad Company, said point being Two Hundred Twenty Five (225.0) feet southwesterly from the intersection of said right-of-way line with the east line of said Northwest Quarter (NW ¼); thence northerly parallel to said east line of the Northwest Quarter (NW ¼), a distance of Two Hundred Twenty Five (225.0) feet; thence southwesterly parallel to said right-of-way line, distance of One Hundred Twelve and Five Tenths (112.5) feet; thence southerly parallel to said east line of the Northwest Quarter (NW ¼), a distance of Two Hundred Twenty-Five (225.0) feet, to said right-of-way line; thence northeasterly along said right-of-way line, a distance of One Hundred Twelve and Five Tenths (112.5) feet to the place of beginning. Also known as: Lots One (1) and Two (2), C & E Subdivision, in the City of Grand Island, Hall County, Nebraska.	\$2,886.94
400151146	Jesus Guerrero and Diana L Rodriguez	Part of the Northwest Quarter (NW ¼) of Section 26, Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska, more particularly described as: Beginning at a point where the east line of the Northwest Quarter (NW ¼) of said Section 26, Township 11 North, Range 10 West of the 6 th P.M. intersects the north right-of-way line of the U.P.R.R. Co. which point is Nine Hundred Eighty Seven and One Tenth (987.1) feet north of the southeast corner of the Northwest Quarter (NW ¼) of said Section 26, running thence north along the east line of the Northwest Quarter (NW ¼) of said Section 26, Two Hundred Twenty Five (225.0) feet; running thence westerly parallel with the north right-of-way of the U.P.R.R. Co. Two Hundred Twenty Five (225.0) feet; running thence south parallel to the east line of the said Northwest Quarter (NW ¼) of said Section 26 Two Hundred Twenty Five (225.0) feet to a point on the north right-of-way of the U.P.R.R. CO., thence easterly along the north right-of-way line of the U.P.R.R. Co., Two Hundred Twenty Five (225.0)	\$5,369.89

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		feet to the actual point.	
400378205	L & P Investments, LLC	Lot One (1), Elder Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska	\$23,167.36
400378221	L & P Investments, LLC	Lot Two (2), Elder Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.	\$12,339.04
400459906	H & H Self Storage, LLC	A tract of land comprising a part of the East Half of the Northeast Quarter of Section Twenty-Seven (27), Township Eleven (11) North, Range Ten (10), West of the 6 th P.M., Hall County, Nebraska, more particularly described as follows: Beginning at a point on the south line of the said Northeast Quarter, said point being 660.0 feet west of the southeast corner of said Northeast Quarter; thence westerly along the south line of said Northeast Quarter, a distance of 662.62 feet to the southwest corner of said East Half of the Northeast Quarter, thence northerly along the west line of said East Half of the Northeast Quarter, a distance of 1,319.92 feet; thence deflecting right 88°22'50" and running easterly, a distance of 660.3 feet; thence deflecting right 91°30'23" and running southerly, a distance of 1,334.4 feet to the place of beginning.	\$89,778.50
400201267	Gary P Rowe	A tract of land comprising a part of the East Half of the Northeast Quarter (E ½ NE ¼) of Section 27, Township 11 North, Range 10 West of the 6 th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Northeast Quarter (NE ¼); thence westerly along the south line of said Northeast Quarter (NE ¼) a distance of Six Hundred Sixty (660.0) feet; thence northerly parallel to the east line of said Northeast Quarter (NE ¼) a distance of Two Thousand One and Fifty-Six Hundredths (2,001.56) feet; thence easterly along a line Six Hundred Sixty (660.0) feet south of and parallel to the north line of said Northeast Quarter (NE ¼) a distance of Three Hundred Thirty (330.0) feet; thence southerly along a line Three Hundred Thirty (330.0) feet west of and parallel to the east line of said Northeast Quarter (NE ¼) a distance of One Thousand Five Hundred Eight-Seven and Thirty Five Hundredths (1,587.35) feet; thence deflecting left 90°10'30" and running easterly a distance of Three Hundred Thirty (330.0) feet, to the east line of said Northeast Quarter (NE ¼); thence southerly along the east line of said Northeast Quarter (NE ¼) a distance of Four Hundred Twenty and Thirty Five Hundredths (420.35) feet to the place of beginning, excepting Lots One (1) and Two (2) in Rowe Subdivision, Hall County, Nebraska.	\$25,411.99
400201240	Lonnie J Nunnenkamp aka Lonny J Nunnenkamp and Carla Grabau-Nunnenkamp; Lonnie J Nunnenkamp Revocable Trust and Carla D Grabau-Nunnenkamp Revocable Trust	A tract of land located in the East Half (E ½) of the Northeast Quarter (NE ¼) of Section 27, Township 11 North, Range 10 West of the 6 th P.M., Hall County, Nebraska, more particularly described as follows: Commencing at a point on the east line of the Northeast Quarter (NE ¼) of Section 27, said point being 1,553.60 feet south of the northeast corner of Section 27; thence southerly a distance of 701.25 feet; thence west a distance of 330.0 feet; thence north a distance of 701.25 feet; thence east a distance of 330.0 feet to the place of beginning.	\$24,570.28

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400201267	Gary P Rowe	A tract of land comprising a part of the East Half of the Northeast Quarter (E ½ NE ¼) of Section 27, Township 11 North, Range 10 West of the 6 th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Northeast Quarter (NE ¼); thence westerly along the south line of said Northeast Quarter (NE ¼) a distance of Six Hundred Sixty (660.0) feet; thence northerly parallel to the east line of said Northeast Quarter (NE ¼) a distance of Two Thousand One and Fifty Six Hundredths (2,001.56) feet; thence easterly along a line Six Hundred Sixty (660.0) feet south of and parallel to the north line of said Northeast Quarter (NE ¼) a distance of Three Hundred Thirty (330.0) feet; thence southerly along a line Three Hundred Thirty (330.0) feet west of and parallel to the east line of said Northeast Quarter (NE ¼) a distance of One Thousand Five Hundred Eighty-Seven and Thirty Five Hundredths (1,587.35) feet; thence deflective left 90°10'30" and running easterly a distance of Three Hundred Thirty (330.0) feet, to the east line of said Northeast Quarter (NE ¼); thence southerly along the east line of said Northeast Quarter (NE ¼) a distance of Four Hundred Twenty and Thirty Five Hundredths (420.35) feet to the place of beginning, excepting Lots One (1) and Two (2) in Rowe Subdivision, Hall County, Nebraska.	\$14,398.19
400204118	Daniel R Garner	Lot Two (2), in Rowe Subdivision, Hall County, Nebraska.	\$7,731.83
400204096	Daniel R Garner	Lot One (1), in Rowe Subdivision, Hall County, Nebraska.	\$4,904.15
400151294	Ascentia	A tract of land comprising a part of the Southeast Quarter (SE ¼) of Section 27, Township 11 North, Range 10 West of the 6 th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the northeast corner of the Southeast Quarter (SE ¼) of said Section 27; thence southerly along the east line of said Section 27, a distance of Six Hundred Twenty Five and Ninety Three Hundredths (625.93) feet, to the northerly right-of-way line of the Union Pacific Railroad; thence southwesterly along said right-of-way line, a distance of Nine Hundred Sixty One and Twenty Four Hundredths (961.24) feet; thence northwesterly perpendicular to said right-of-way line, a distance of Six Hundred Three and Sixty Five Hundredths (603.65) feet; thence northerly parallel to the east line of said Section 27 a distance of Sixty Nine and Eighty Five Hundredths (69.85) feet; thence running westerly a distance of Fifteen Hundred Ten and Ninety Five Hundredths (1,510.95) feet to a point on the west line of said Southeast Quarter (SE ¼), said point being Sixteen Hundred Eighty Seven and Twenty Six Hundredths (1,687.26) feet North of said U.P.R.R. right-of-way line; thence northerly along said west line of said Southeast Quarter (SE ¼) a distance of Five Hundred Thirty One (531.0) feet, to the northwest corner of said Southeast Quarter (SE ¼) thence easterly along the north line of said Southeast Quarter (SE ¼) a distance of Two Thousand Six Hundred Forty Five and Ninety Five Hundredths (2,645.95) feet to the place of beginning.	\$219,140.71
			\$707,067.31

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Adopted by the City Council of the City of Grand Island, Nebraska, January 8, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

