



City of Grand Island

Tuesday, March 8, 2022

Council Session

Item F-1

**#9874 - Consideration of Creation of Street Improvement District
No. 1266; Circle Drive– Northwest Area of Stewart Place
Subdivision**

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

Council Agenda Memo

From: John Collins PE, Public Works Director

Meeting: March 8, 2022

Subject: Consideration of Creation of Street Improvement District No. 1266; Circle Drive– Northwest Area of Stewart Place Subdivision

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

Background

Council action is needed to create a Street Improvement District. If the District is created, a notice will be mailed to all affected property owners and a 20-day protest period will begin. If the district passes the protest and the Council continues the district, plans will be prepared. The City will then bid, construct, and levy special assessments for the work.

Discussion

At the request of Councilmember Haase the Public Works Engineering Division has developed a concept and estimate for extending Circle Drive as shown on the attached drawing. This will improve access for the three adjacent parcels.

The subdivision was platted in 1963 outside of the City limits. Two parcels addressed 2922-2924 Circle Drive and 3002-3004 Circle Drive were originally a single parcel that was divided in the 1970s as permitted by the regulations at that time (City review was not required then). This left the west lot with access only through a private drive over an ingress/egress easement rather than the required street access.

This project is currently estimated at \$40,000.00, excluding any cost associated with right-of-way acquisitions, and would be assessed to the three (3) benefitting properties as depicted on the attached sketch.

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

Sample Motion

Move to approve creation of Street Improvement District No. 1266.

ORDINANCE NO. 9874

An ordinance to create Street Improvement District No. 1266; to define the boundaries of the district; to provide for the improvement of a street within the district by paving, curbing, guttering, storm drainage, sidewalks, and other incidental work in connection therewith; to provide for the filing of this ordinance with the Hall County Register of Deeds; and to provide the publication and effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Street Improvement District No. 1266 in the City of Grand Island, Nebraska, is hereby created.

SECTION 2. The properties included in such district shall be as follows:

| Owner | Legal Description |
|-----------------|---|
| LA RENTALS, LLC | A TRACT OF LAND COMPRISING PART OF LOTS TEN (10) AND ELEVEN (11) IN BLOCK ONE (1), IN STEWART PLACE SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION TWENTY NINE (29), IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 1, STEWART PLACE SUBDIVISION, THENCE |

Approved as to Form ☐ _____
March 4, 2022 ☐ City Attorney

ORDINANCE NO. 9874 (Cont.)

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| | <p>RUNNING SOUTHERLY ALONG AND UPON THE WESTERLY LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 130.0 FEET; THENCE RUNINNG EASTERLY PARALLEL TOT THE NORTHERLY LINE OF SAID LOT 10, A DISTANCE OF 92.0 FEET; THENCE RUNNING NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 120.0 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE RUNNING WESTERLY ALONG AND UPON THE NORTHERLY LINE OF SAID LOT 10, A DISTANCE OF 92.0 FEET TO THE PLACE OF BEGINNING.</p> <p>AND</p> <p>A TRACT OF LAND IN LOT TEN (10) AND ELEVEN (11), BLOCK ONE (1), STEWART PLACE SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT ELEVEN (11), SAID POINT BEING 130.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT TEN (10); THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 92.0 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID LOT ELEVEN (11), A DISTANCE OF 53.0 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT ELEVEN (11), A DISTANCE OF 92.0 FEET TO A POINT ON THE WEST LINE OF SAID LOT ELEVEN (11), THENCE NORTH ALONG THE WEST LINE OF SAID LOT ELEVEN (11), A DISTANCE OF 53.0 FEET TO THE POINT OF BEGINNING.</p> |
| MICHAEL R & JEAN A WILSON | <p>THE WESTERLY EIGHTY-EIGHT (88) FEET OF THE EASTERLY NINETY-FOUR AND THIRTY-THREE HUNDREDTHS (94.33) FEET OF LOT TEN (10), IN BLOCK ONE (1), STEWART PLACE SUBDIVISION AND A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT ELEVEN (11), BLOCK ONE (1), STEWART PLACE SUBDIVISION; THENCE RUNNING SOUTHERLY ALONG THE EAST BOUNDARY LINE OF LOT ELEVEN (11) A DISTANCE OF TWENTY-TWO (22) FEET; THENCE WESTERLY, PARALLEL TO THE NORTH LINE OF LOT TEN (10), A DISTANCE OF FIFTY-EIGHT (58) FEET; THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF LOT ELEVEN (11), TO A POINT ON THE NORTHERLY LOT LINE OF LOT ELEVEN (11), THENCE SOUTHEASTERLY ALONG AND UPON THE NORTHERLY LOT LINE OF LOT ELVEN (11) TO THE POINT OF BEGINNING, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.</p> |
| DIANNE G KELLEY | <p>SOUTH TWENTY-THREE (23) FEET OF LOT ELEVEN (11) AND THE NORTH FORTY-FOUR (44) FEET OF LOT TWELVE (12), BLOCK ONE (1), STEWART PLACE SUBDIVISION, HALL</p> |

ORDINANCE NO. 9874 (Cont.)

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| | <p>COUNTY, NEBRASKA. A TRACT OF LAND IN LOT ELEVEN (11), BLOCK ONE (1), STEWART PLACE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT ELEVEN (11), SAID POINT BEING 80 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT ELEVEN (11); THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT ELEVEN (11), A DISTANCE OF 92. FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT ELEVEN (11), A DISTANCE OF 3.0 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT ELEVEN (11), A DISTANCE OF 58.0 FEET TO A POINT ON THE EAST LINE OF SAID LOT ELEVEN (11); THENCE SOUTH ALONG THE EAST LINE OF SAID LOT ELEVEN (11), 30.0 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT ELEVEN (11), 150.0 FEET TO A POINT ON THE WEST LINE OF SAID LOT ELVEN (11); THENCE NORTH ALONG THE WEST LINE OF SAID LOT ELEVEN (11), 27.0 FEET, TO THE POINT OF B EGINNING.</p> |
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SECTION 3. The following street in the district shall be improved by paving and other incidental work in connection therewith:

Circle Drive; Northwest Area of Stewart Place Subdivision in the City of Grand Island, Hall County, Nebraska.

Said Improvements shall be made in accordance with plans and specifications approved by the Engineer for the City of Grand Island.

SECTION 4. All improvements shall be made at public cost, but the cost thereof shall be assessed upon the lots and lands in the district specially benefited thereby as provided by law.

SECTION 5. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds, Hall County, Nebraska.

SECTION 6. This ordinance shall be in force and take effect form and after its passage and publication, without the plate, as provided by law.

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ORDINANCE NO. 9874 (Cont.)

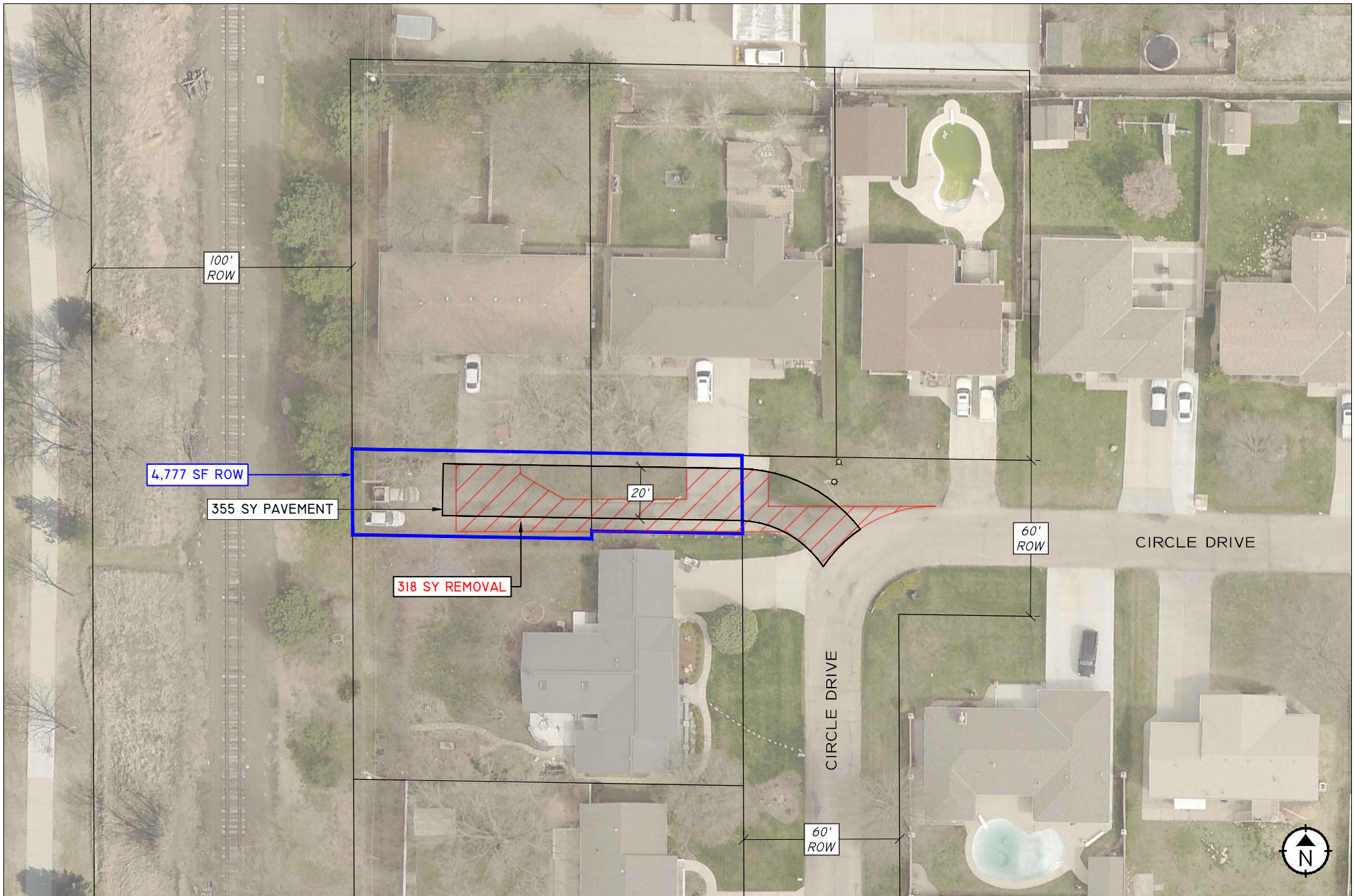
SECTION 7. After passage, approval and publication of this ordinance, without the plate, notice of the creation of said district shall be published in the Grand Island Independent, a legal newspaper published and of general circulation in said City, as provided by law.

Enacted: March 8, 2022

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



CONCEPTUAL PAVEMENT EXHIBIT