



City of Grand Island

Tuesday, August 9, 2022

Council Session

Item E-1

Public Hearing on Acquisition of Lot Three (3), Hanover Third Subdivision, City of Grand Island, Hall County, Nebraska

Council action will take place under Resolutions item I-1.

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerry Janulewicz, City Administrator

Meeting: August 9, 2022

Subject: Purchase of Lot 3, Hanover Third Subdivision

Presenter(s): Jerry Janulewicz and Todd McCoy

Background

In 2017, the City Council approved a lease with option to purchase agreement (the “Agreement”) whereby the City leased and later purchased land utilized for Fire Station # 4 and the 911/Emergency Management Center. The Agreement included an option to purchase an additional tract of land now known as Lot 3, Hanover Third Subdivision. Lot 3 is located immediately west of and abuts the City land at 13th Street and North Road. The Agreement specifies a purchase price of \$136,482.50 and the conditions of sale. The option to purchase the property expires in November 2022. A copy of the subdivision plat and a GIS image of the site are included with this memo.

Discussion

The Lot 3 in Hanover Third Subdivision is ideally located for providing recreational opportunities in the western areas of Grand Island where residential development has been seen and continue into the future. The property is approximately 4.5 acres in area, which is comparable in size with Lincoln Park and Southman Park. It could accommodate a neighborhood pool, splash pad, or other public park and recreational uses.

The matter is brought forward at this time, prior to adoption of the 2022-23 budget, as the Seller and its principals would like to move forward with development of the property if the City does not intend to exercise its purchase option.

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 approve acquisition of the above-described property through approval of the resolution or, in the alternative, that direction be given to release and terminate the option so the owners can proceed with development of the site.

Sample Motion

Move to approve the resolution to purchase Lot 3, Hanover Third Subdivision.

201804749

NEBRASKA
HALL COUNTY

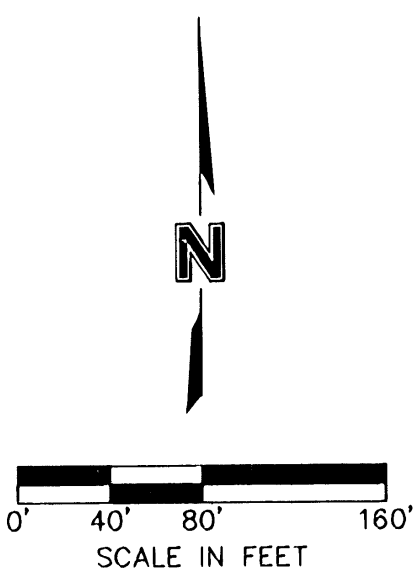
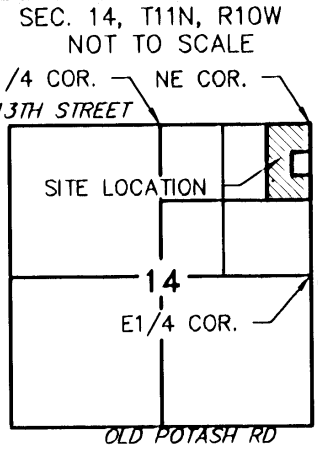
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ASSN/STENOGRAPHERS

HANOVER THIRD SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA
FINAL PLAT

LOCATION MAP



LEGEND

- SECTION CORNER
- FOUND CORNER (AS NOTED)
- SET CORNER (5/8"x24" REBAR W/CAP)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
D.D. SORGENFREI 1/6/2003
- P PLATTED DISTANCE HANOVER SUBD
- P1 PLATTED DISTANCE HANOVER 2ND SUBD

OWNERS: THE MEADOWS
APARTMENT HOMES, L.L.C. &
HUFF PROPERTIES, L.L.C.

SUBDIVIDER: THE MEADOWS
APARTMENT HOMES, L.L.C. &
HUFF PROPERTIES, L.L.C.

SURVEYOR: OLSSON ASSOCIATES

ENGINEER: OLSSON ASSOCIATES

NUMBER OF LOTS: 4

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2017-2905
GI 911 CENTER
FB GI 2017-2

SHEET 1 OF 2

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USER: jjimenez

HANOVER THIRD SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4), SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°24'11"E, ALONG THE EAST LINE OF SAID N1/2 NE1/4, A DISTANCE OF 492.04 FEET, TO THE NORTHEAST CORNER OF, HANOVER SUBDIVISION; THENCE S88°36'51"W, ALONG THE NORTH LINE OF HANOVER SECOND SUBDIVISION, A DISTANCE OF 330.07 FEET, TO THE NORTHWEST CORNER OF LOT 2, HANOVER SECOND SUBDIVISION; THENCE S01°24'37"E, ALONG THE WEST LINE OF SAID LOT 2, HANOVER SECOND SUBDIVISION, A DISTANCE OF 395.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, HANOVER SECOND SUBDIVISION; THENCE N88°34'41"E, ALONG THE SOUTH LINE OF SAID LOT 2, HANOVER SECOND SUBDIVISION, A DISTANCE OF 330.02 FEET TO THE SOUTHEAST CORNER OF HANOVER SUBDIVISION, ALSO BEING A POINT ON SAID EAST LINE OF N1/2 NE1/4; THENCE S01°24'11"E, ALONG SAID EAST LINE, A DISTANCE OF 431.58 FEET TO THE NORTHEAST CORNER OF WESTWOOD PARK SUBDIVISION; THENCE S89°40'39"W, ALONG THE NORTH LINE OF SAID WESTWOOD PARK SUBDIVISION, A DISTANCE OF 762.43 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, NEUMANN SECOND SUBDIVISION; THENCE N01°24'29"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2, NEUMANN SECOND SUBDIVISION, A DISTANCE OF 1316.20 FEET TO A POINT ON THE NORTH LINE OF SAID N1/2 NE1/4; THENCE N89°27'02"E, ALONG THE NORTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 762.49 FEET TO THE TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 873,953.61 SQUARE FEET OR 20.063 ACRES MORE OR LESS OF WHICH 1.511 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON July 18th, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Jesse E. Hurt
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE MEADOWS APARTMENT HOMES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND HUFF PROPERTIES, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**HANOVER THIRD SUBDIVISION**" IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,
AT Grand Island, NEBRASKA, THIS 19 DAY OF July, 2018.

THE MEADOWS APARTMENT HOMES, L.L.C.

BY: [Signature]
RAYMOND J. O'CONNOR, MANAGING MEMBER

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,
AT Grand Island, NEBRASKA, THIS 10 DAY OF July, 2018.

HUFF PROPERTIES, L.L.C.

BY: [Signature]
TRENT R. HUFF, MEMBER

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS 19 DAY OF July, 2018, BEFORE ME
Christina Kay Dethlefs, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RAYMOND J. O'CONNOR, MANAGING MEMBER, THE MEADOWS APARTMENT HOMES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Grand Island, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES July 20, 2020
Christina Kay Dethlefs
NOTARY PUBLIC



ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS 10 DAY OF July, 2018, BEFORE ME
Christina Kay Dethlefs, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TRENT R. HUFF, MEMBER OF HUFF PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Grand Island, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES July 20, 2020
Christina Kay Dethlefs
NOTARY PUBLIC



APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

[Signature] May 2, 2018
CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS 26th DAY OF June, 2018.

[Signature]
MAYOR

[Signature]
CITY CLERK



SECTION TIES

NW COR., N1/2, NE1/4, (N1/4 COR.), SEC 14--T11N--R10W
FND. 1/2" PIPE
63.87' SW TO 1/2" PIPE W/LS578 CAP
47.64' SW TO NAIL IN POWER POLE
47.18' NW TO NAIL IN POWER POLE
64.56' SE TO 1/2" PIPE (PROPERTY COR.)

NE CORNER, N1/2 NE1/4, (NORTHEAST COR.), SEC 14--T11N--R10W
FND SURVEY SPIKE AT ASPHALT SURFACE
SW 47.00' TO REDHEAD NAIL IN POWER POLE
SE 46.06' TO REDHEAD NAIL IN POWER POLE
NE 45.00' TO REDHEAD NAIL IN POWER POLE

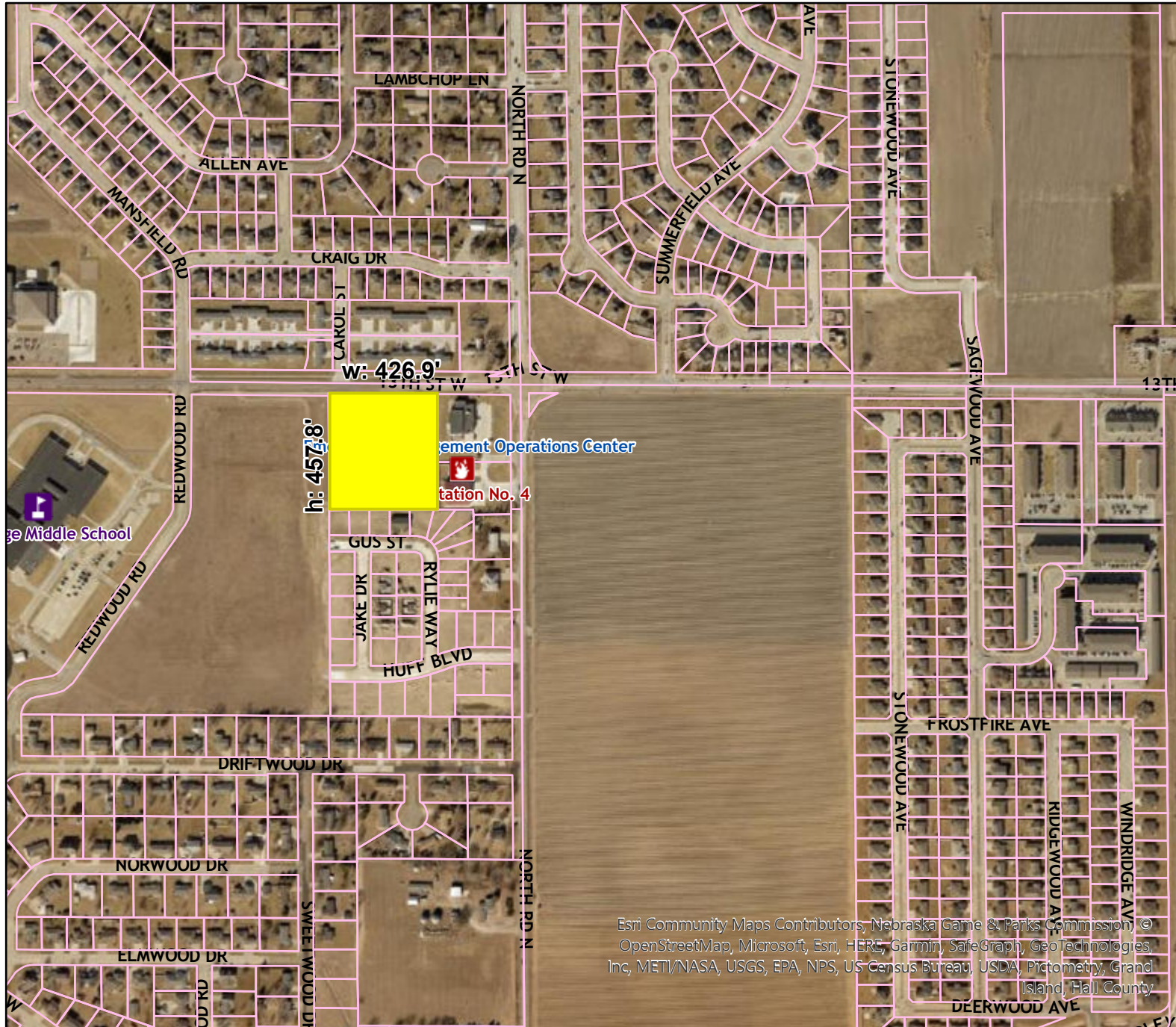
SE CORNER, N1/2 NE1/4, (EAST 1/4 COR.), SEC 14--T11N--R10W
FND ALUMINUM CAP AT ASPHALT SURFACE
E 2.0' TO CENTERLINE OF N-S ASPHALT ROAD
SSW 75.47' TO REDHEAD IN LIGHT POWER POLE
SW 36.37' TO MAG NAIL w/WASHER ON TOP OF NORTH END OF 36" CMP
NNW 84.82' TO MAG NAIL w/WASHER IN POWER POLE
E 31.32' TO CHISELED 'X' ON TOP OF NORTH END OF 36" RCP

OWNERS: THE MEADOWS APARTMENT HOMES, L.L.C.
SUBDIVIDER: THE MEADOWS APARTMENT HOMES, L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 4

SHEET 2 OF 2

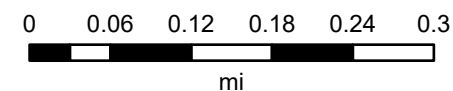
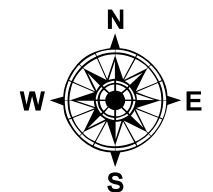
	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2017-2905
		GI 911 CENTER
		FB GI 2017-2

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Legend

- | | | |
|--------------------|---------------|--------------|
| Fire Station | Museum | |
| Government | | Parks |
| Administration | Park | |
| Courthouse | Library | |
| Law Enforcement | Viewing Area | |
| Hospital | Water Park | |
| Airport | Shooting Park | |
| Attractions | | School |
| Golf Course | Parcel | |



Map generated 8/2/2022 10:09 AM

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