



City of Grand Island

Tuesday, December 09, 2003

Council Session

Item G29

#2003-365 - Approving Ag Deferral for Sanitary Sewer District 512 (Gladys Schoel)

Background:

City Council action is required to approve deferral of special assessments. The City Council created Sanitary Sewer District 512 on October 28, 2003. Gladys Schoel is the owner of agricultural land within the District.

Discussion:

The owner has requested that an agricultural use deferral be granted for assessments from Sanitary Sewer District 512. The real estate is located within an agricultural use zone and is used exclusively for agricultural purposes. The owner is not protesting the district provided the agricultural deferment is granted.

Recommendation:

Approve the request for deferral of special assessments.

Financial Implications:

During the time of the deferral, no principal payments would come due, and no interest would accrue on the assessment. Assessment payments would begin when the property is developed or no longer eligible for an agricultural use deferral.

Alternatives:

Deny the request and require assessments be paid according to the standard schedule.

Staff Contact: Steven Riehle

RESOLUTION 2003-365

WHEREAS, on October 28, 2003, by Ordinance No. 8862, the City of Grand Island created Sanitary Sewer District No. 512; and

WHEREAS, such district includes land adjacent to the City, some of which is and continues to be, within an agricultural use zone and is used exclusively for agricultural use; and

WHEREAS, Gladys V. Schoel owns property in such district; and

WHEREAS, Mrs. Schoel has requested an agricultural deferment on the assessment for Sanitary Sewer District No. 512 due to the land being used exclusively for agricultural purposes; and

WHEREAS, a Notice of Filing Application for Deferral from Special Assessments was filed with the Hall County Register of Deeds on November 5, 2003 as Instrument No. 0200314643 pertaining to property owned by Mrs. Schoel which is located within Sanitary Sewer District No. 512.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

1. The special assessments to be levied against Gladys V. Schoel under Sanitary Sewer District No. 512 shall be deferred until terminated in accordance with Neb. Rev. Stat. §19-2430.
2. That during said deferral, no principal payments shall become due and no interest shall accrue upon the assessment.
3. That the special assessment shall be divisible upon a pro rata basis of the original assessment in the event a portion of the land shall no longer be eligible for deferral.
4. That upon termination of deferral, the principal amount of the special assessment shall be amortized over a term of ten years from that date. The first such installment shall become delinquent in fifty days after termination of deferral. Each installment except the first shall draw interest at seven percent (7%) per annum from and after the date of termination of deferral until the same shall become delinquent. Delinquent installments shall draw interest at fourteen percent (14%) per annum.

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Adopted by the City Council of the City of Grand Island, Nebraska, December 9, 2003.

Approved as to Form	☐ _____
December 4, 2003	☐ City Attorney

RaNae Edwards, City Clerk