



# City of Grand Island

Tuesday, February 10, 2004

Council Session

## Item G7

**#2004-24 - Approving Board of Equalization Date to Reallocate Benefits and Set Assessments for Sanitary Sewer District No. 490 and Water Main District No. 432**

Staff Contact: Doug Walker

# **Council Agenda Memo**

**From:** Doug Walker, City Attorney  
**Meeting:** February 10, 2004  
**Subject:** Board of Equalization, Sewer District 490 and Water Main District 432  
**Item #'s:** G-7  
**Presenter(s):** Doug Walker, City Attorney

## **Background**

Water Main District #432 and Sanitary Sewer District #490 currently include one large lot in the Village Second/Third Subdivision. The owners of the property are interested in subdividing this lot into 26 smaller lots for sale to the public. They have requested that the special assessments for sewer and water be divided among the 26 lots to facilitate their sale.

## **Discussion**

Staff has met with representatives of the property owners and it is feasible to divide the special assessments for sewer and water among the number of lots being proposed by the owner. If we are to divide the assessments among the new lots, the Council will need to meet as a Board of Equalization.

## **Alternatives**

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

1. Approve the new equalization of assessments to facilitate sale of the new lots.
2. Disapprove or /Deny the re-equalization of the water and sewer assessments which would require the property owner to pay them in full before selling any of the new lots to avoid having a lien for these assessments.
3. Table the issue

## **Recommendation**

City Administration recommends that the Council approve the re-assessment of the remaining amounts due on the water and sewer main improvement districts.

## **Sample Motion**

Approve the attached resolution for the Council to meet as the Board of Equalization.

RESOLUTION 2004-24

WHEREAS, on July 11, 2000, by Ordinance No. 8602, the City Council of the City of Grand Island approved assessments on Sanitary Sewer District No. 490; and

WHEREAS, on October 10, 2000 by Ordinance No. 8626, the City Council of the City of Grand Island approved assessments on Water Main District No. 432; and

WHEREAS, such property being assessed consisted of one lot in Village Second Subdivision; and

WHEREAS, the owner of Lot One (1), Village Second Subdivision has replatted such subdivision into the Village Third Subdivision, consisting of 29 lots and Outlots A, B and C; and

WHEREAS, a request has been made to reallocate the balance remaining on the assessment for Village Second Subdivision to reflect the replatting of the lots into Village Third Subdivision; and

WHEREAS, it is appropriate for the City Council to sit as a Board of Equalization to reallocate such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City Council will sit as a Board of Equalization on March 9, 2004 to reallocate remaining balance of the benefits and set assessments for Sanitary Sewer District No. 490 and Water Main District No. 432 as previously applied to Lot One (1), Village Second Subdivision.

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Adopted by the City Council of the City of Grand Island, Nebraska, February 10, 2004.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 5, 2004	☐ City Attorney