



City of Grand Island

Tuesday, April 12, 2005

Council Session

Item D1

#2005-BE-4 - Consideration of Determining Benefits for Street Improvement District 1221; South Locust Street from US HWY 34 to Stolley Park Road

Staff Contact: Steven P. Riehle, Public Works Director

Council Agenda Memo

From: Steven P. Riehle, Public Works Director

Meeting: April 12, 2005

Subject: Board of Equalization Hearing to Determine Benefits and Consideration of an Ordinance Levying Assessments for Street Improvement District 1221; South Locust Street from US HWY 34 to Stolley Park Road

Item #'s: D-1 & F-1

Presenter(s): Steven P. Riehle, Public Works Director

Background

The Certificate of Final Completion for Street Improvement District No. 1221 was approved on March 8, 2005 with April 12, 2005 set as the date for Council to sit as the Board of Equalization. All work has been completed and sidewalk assessments have been calculated for the District.

Discussion

The contract for Street Improvement District No. 1221 was awarded to The Diamond Engineering Company of Grand Island, Nebraska on November 21, 2000. Work on the project was at a construction price of \$5,188,812.06. Costs for the project break down as follows:

Original Bid	\$4,996,117.48
Change Orders (1-4)	\$ 191,864.10
<u>Adjusted Contract Price</u>	<u>\$5,187,981.58</u>
Overruns	\$ 830.48
Sub Total (Construction Price)	\$5,188,812.06

Only a portion of the project will be assessed for sidewalks installed where sidewalks did not exist prior to construction. The amount to be assessed is \$66,739.20.

Alternatives

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

1. Make a motion to approve the recommendation to allow the Board of Equalization to determine benefits for Street Improvement District No. 1221 and pass an ordinance allowing the City to recover a portion of the project from sidewalk installment.
2. Refer the issue to a Committee.
3. Postpone the issue to a future date.
4. Take no action on the issue.

Recommendation

City Administration recommends that the Council, sitting as a Board of Equalization, determine the benefits and pass an ordinance to levy Special Assessments to individual properties.

Sample Motion

(Sample Motion for the Board of Equalization)

Move to approve the resolution establishing benefits for Street Improvement District No. 1221.

(Sample Motion for the Ordinance)

Move to approve the ordinance levying the assessments for Street Improvement District No. 1221.

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BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Street Improvement District No. 1221 – Sidewalks, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$66,739.20; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Street Improvement District No. 1221 - Sidewalks, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Stratford Plaza LLC	Lot 11, Woodland Second Subdivision	5,823.84
Helen M. Otto, Laurence Otto, POA	Lot 10, Woodland Second Subdivision	1,689.60
Bennett Properties Inc.	Lot 9, Woodland Second Subdivision	1,596.67
Bosselman, Inc.	Lot 8, Woodland Second Subdivision	1,630.46
Integrated Holdings, Inc.	Part of the S1/2, SW1/4 of Section 27-11-9; more particularly described as follows: Beginning at the NW corner of said S1/2, SW1/4; thence south on the west line of the SW1/4 73.0 feet; thence deflecting left 88°41'13" and running east 168.0 feet; thence deflecting right 88°30'15" and running south 74.64 feet to the east ROW of Locust Street, this being the Actual Point of Beginning; thence continuing southerly along said ROW 46.65 feet; thence southwesterly along the arc of a curve whose radius is 93.15 feet, an arc distance of 53.28 feet to another point of curvature; thence southwesterly along the arc of a curve whose radius is 272.4 feet, an arc distance of 154.5 feet; thence running southerly along said ROW and the final tangent of preceding curve, a distance of 262.1 feet; thence easterly along the north line of S1/2, SW1/4, SW1/4 264.6 feet; thence deflecting left 91°33'05" and running northerly 229.23 feet; thence deflecting right 88°15'01" and running easterly 56.74 feet; thence deflecting left 88°15'01" and running northerly 195.4 feet; thence deflecting left 90°06'19" and running westerly a distance of 6.11 feet; thence northwesterly along the arc of a curve whose radius is 122.99 feet, the long chord deflecting right 09°49'02", a distance of 2.12 feet; thence northwesterly along the	4,776.29

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	final tangent of the preceding course, a distance of 72.0 feet; thence northwesterly along the arc of a curve whose radius is 331.88', a distance of 121.53 feet to the actual point of beginning.	
Vanosdall Softball Fields, Inc.	Part of the S1/2, SW1/4 of Section 27-11-9; more particularly described as follows: Beginning at the NW corner of said S1/2, SW1/4; thence east on the north line of the S1/2, SW1/4 1,877.89 feet; thence deflecting right 89°58'40" and running south 327.51 feet; thence deflecting right 59°33'57" and running southwest 654.09 feet; thence deflecting right 30°48'56" and running west 106.0 feet; thence south parallel to the east line of SW1/4, SW1/4 581.92 feet to the northerly ROW line of U.S. Highway 34; thence northwesterly along the ROW line 298.1 feet; thence northwesterly along the ROW line 522.22 feet; thence deflecting right 83°21'07" and running north 753.83 feet; thence deflecting right 88°25'01" and running east 56.74 feet; thence deflecting left 88°15'01" and running north 195.4 feet; thence deflecting left 90°06'19" and running west 6.11 feet; thence running northwest along the arc of a curve whose radius is 122.99 feet, the long chord of which deflects right 09°49'02", an arc distance of 82.12 feet; thence deflecting right 19°08'42" a distance of 72.0 feet; thence northwesterly along the arc of a curve whose radius of 331.88 feet an arc distance of 121.53 feet; thence deflecting right 81°56'35" and running north 74.64 feet; thence west parallel to the north line of said S1/2, SW1/4 168.0 feet to the west line of Section 27; thence north along the west line of Section 27, 73.0 feet to the place of beginning.	1,606.18
Rex E. and Jonadyne A. Carpenter	Lot 1, Woodland First Subdivision	1,856.98
Rex E. and Jonadyne A. Carpenter	Lot 2, Woodland First Subdivision	1,856.98
MIK, LLC	Part of the NW1/4, S1/4 of Section 27-11-9; more particularly described as follows: Beginning at the southwest corner of said NW1/4, SW1/4; thence northerly along the west line of said NW1/4, SW1/4 on an assumed bearing of N00°00'00"E for 323.97 feet; thence S88°38'31"E for 659.92 feet; thence S00°00'46"E for 323.37 feet to a point on the south line of said NW1/4, SW1/4; thence N88°41'10"W along the south line of said NW1/4, SW1/4 660.02 feet to the point of beginning.	2,824.80
Equitable Federal Savings Bank of Grand Island	Lot 3, Woodland First Subdivision	1,483.68
Danny Oberg	Lot 4, Woodland First Subdivision	1,733.95
Theodore J. Robb	Part of the NW1/4, SW1/4 of Section 27-11-9; more	2,966.30

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particularly described as follows:

Beginning on the west line of Section 27, said point being 324.0 feet north of the northwest corner of SW1/4, SW1/4 of said Section 27; thence east parallel with the south line of said SW1/4, SW1/4, for a distance of 660.0 feet; thence north parallel with the west line of said Section 27, for 336.0 feet; thence west parallel with the south line of said SW1/4, SW1/4 for a distance of 660.0 feet; thence south along the west line of said Section 27, a distance of 336.0 feet to the point of beginning.

Darryl Wilhelmi	Lot 5, Woodland First Subdivision	1,657.92
Brad Shearer	South 126 feet of the east 260 feet of Lot 6, Woodland First Subdivision	966.24
All Faiths Funeral Home LLC	Part of the NW1/4, SW1/4, a/k/a Part of Lot 4 Island in Section 27-11-9; more particularly described as follows: Beginning at a point 400.77 feet south of the northwest corner of said SW1/4 of Section 27; thence running easterly and parallel to the northerly line of said SW1/4, a distance of 433.0 feet; thence southerly and parallel to the west line of said SW1/4, a distance of 240.0 feet; thence westerly and parallel to the northerly line of said SW1/4, for a distance of 433.0 feet; thence northerly for a distance of 240.0 feet to the point of beginning.	3,295.78
John L. and Beth A. French	Lot 1, Knox Subdivision	2,404.51
Jack E. Rasmussen, Joanne L. Rasmussen, Richard S. Rasmussen, June E. Blackburn and William G. Blackburn	Lot 1 (except north 25 feet of east 260 feet), Woodland Third Subdivision and the north 50 feet of east 260 feet of Lot 6, Woodland First Subdivision	940.90
William E. Lawrey	North 25 feet of east 260 feet of Lot 1, all of Lot 2, Woodland Third Subdivision	1,130.98
Alpha Corporation	East 260 feet of Lot 8, Woodland First Subdivision	958.85
Theodore J. Robb	Lot 1, Knox Third Subdivision	633.60
Theodore J. Robb	Lot 2, Knox Third Subdivision	623.04
Theodore J. Robb	Lot 3, Knox Third Subdivision	528.00
McDermott & Miller P.C.	Lot 1, Woodridge South Subdivision	1,349.57
William E. and Sandra L. Lawrey	Lot 1, Garrison Subdivision	1,259.81
Marion D. Larsen, Trustee	Lot 2, Woodridge South Subdivision	1,461.50
Eloy Uribe and Oralia Erives	Part of the SW1/4, NW1/4 of Section 27-11-9; more particularly described as follows: Beginning at a point 377.5 feet north of and 33 feet east of the quarter section corner between Sections 27 & 28; thence running north parallel to the west line of said Section 27, a distance of 147.5 feet; thence easterly at right angles a distance of 354.65 feet; thence southerly at right angles a distance of 147.5 feet; thence westerly at right angles a distance of 355.9 feet to the point of	1,123.58

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	beginning.	
Marion D. Larsen, Trustee	South 71 feet of Lot 26 and north 79 feet of Lot 27, Holcomb's Highway Homes Subdivision	1,416.10
McCloud Super 8 Motel, Inc.	Part of Lot 25, Matthew's Subdivision; more particularly described as follows: Beginning at the northwest corner of said Lot 25; thence easterly along the north line of said Lot 25, 822.48 feet to the northeast corner of said Lot 25; thence southerly on the east line of said Lot 25, a distance of 324.65 feet to the centerline of Wood River; thence deflecting right 23°55'50" and running southwesterly along said centerline, a distance of 98.4 feet; thence deflecting right 63°39'10" and running westerly a distance of 417.33 feet; thence deflecting right 91°53' and running northerly a distance of 268.21 feet; thence deflecting left 90°01'50" and running westerly, a distance of 361.5 feet to the west line of said Lot 25; thence north along the west line of said Lot 25, a distance of 268.33 feet to the point of beginning.	2,167.97
Alvina Hernandez	South 97 feet of Lot 24, Lot 25, and the north 38 feet of Lot 26, Holcomb's Highway Homes Subdivision	1,807.87
City of Grand Island	Lot 1, Mil-Nic Second Subdivision	368.54
Cedar Street Investment Co., a/k/a Nebraska Mil-Nic, Inc.	Lot 2, Mil-Nic Second Subdivision	3,438.34
Charles E. Douthit	Lot 21, Holcomb's Highway Homes Subdivision	384.38
Video Kingdom of Grand Island, Inc.	South 108 feet of Lot 20, Holcomb's Highway Homes Subdivision	597.70
Rickie D. and Susan J. Noden	South 52 feet of Lot 19 and North 1 foot of Lot 20, Holcomb's Highway Homes Subdivision	241.82
Jerry and Geraldine K. Alberts	Lot 2, Shovlain Second Subdivision	379.10
Gary E. and Linda D. Shovlain	Lot 3, Shovlain Second Subdivision	1,775.14
Dianna D. Duering	Lot 1, Bartz Subdivision	1,051.78
Ryan and Darcy Hansen	Lot 15, Holcomb's Highway Homes Subdivision	911.33
Robert D. Hancock and Charles L. Hancock	Lot 14, Holcomb's Highway Homes Subdivision	956.74
Ronald J. and Lori D. Willis	NE1/4, NE1/4 of Section 28-11-9; more particularly described as follows: Beginning at a point on the east line of said Section 28, 605 feet south of the northeast corner of said section; thence west parallel to the north line of Section 28, a distance of 233 feet; thence south 100 feet; thence east 233 feet; thence north on the east line of Section 28, 100 feet to the point of beginning.	840.58

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Bradley L. Shanahan and Teresa L. Brooks	East 100 feet of Lot 12 and Lot 13, Holcomb's Highway Homes	2,221.80
TOTAL		\$66,739.20

Adopted by the City Council of the City of Grand Island, Nebraska, on April 12, 2005.

RaNae Edwards, City Clerk