



# City of Grand Island

Tuesday, April 12, 2005

Council Session

## Item F1

**#8969 - Consideration of Assessments for Street Improvement  
District 1221; South Locust Street from US HWY 34 to Stolley  
Park Road**

*This item relates to afore mentioned Board of Equalization Item D-1.*

Staff Contact: Steven P. Riehle, Public Works Director

\* This Space Reserved for Register of Deeds \*

ORDINANCE NO. 8969

An ordinance to assess and levy a special tax to pay the cost of construction of Street Improvement District No. 1221 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provision of the Grand Island City Code, ordinances, and parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. There is hereby assessed upon the following described lots, tracts and parcels of land specially benefited, for the purpose of paying the cost of construction of said Street Improvement District No. 1221 - Sidewalks, as adjudged by the Council of said City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

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| Approved as to Form | ☐ _____         |
| April 6, 2005       | ☐ City Attorney |

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| <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:<br><br>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 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. | 4,776.29          |
| Vanosdall Softball Fields, Inc.   | Part of the S1/2, SW1/4 of Section 27-11-9; more particularly described as follows:<br><br>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   | 1,606.18          |

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|  | 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. |          |
| 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:<br><br>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 particularly described as follows:<br><br>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.                    | 2,966.30 |
| 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:<br><br>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;   | 3,295.78 |

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|  | 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.   |          |
| 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:<br><br>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 beginning.   | 1,123.58 |
| 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:<br><br>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  | 1,807.87 |

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|  | Lot 26, Holcomb's Highway Homes Subdivision   |                    |
| City of Grand Island   | Lot 1, Mil-Nic Second Subdivision   | 368.54             |
| Cedar Street Investment Co., a/k/a<br>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<br>Subdivision  | 597.70             |
| Rickie D. and Susan J. Noden                                 | South 52 feet of Lot 19 and North 1 foot of Lot 20,<br>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.<br>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<br>described as follows:<br><br>Beginning at a point on the east line of said Section 28,<br>605 feet south of the northeast corner of said section;<br>thence west parallel to the north line of Section 28, a<br>distance of 233 feet; thence south 100 feet; thence east<br>233 feet; thence north on the east line of Section 28, 100<br>feet to the point of beginning. | 840.58             |
| Bradley L. Shanahan and Teresa L.<br>Brooks                  | East 100 feet of Lot 12 and Lot 13, Holcomb's Highway<br>Homes  | 2,221.80           |
| <b>TOTAL</b>   |   | <b>\$66,739.20</b> |

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years, one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; and one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and levied against any lot, tract or parcel of land may be paid within fifty days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments,

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except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become delinquent, interest at the rate of fourteen percent (14.0%) per annum shall be paid thereon, until the same is collected and paid.

SECTION 3. The treasurer of the City of Grand Island, Nebraska, is hereby directed to collect the amount of said taxes herein set forth as provided by law.

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Paving District Assessment Fund" for Street Improvement District No. 1221.

SECTION 5. Any provision of the Grand Island City Code, and any provision of any ordinance, or part of ordinance, in conflict herewith is hereby repealed.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: April 12, 2005.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk