



City of Grand Island

Tuesday, January 10, 2006

Council Session

Item G14

#2006-10 - Approving Transferring the Deferral of Assessments for Agricultural Property at 3732 W Husker HWY (from Gladys Schoel to Jerome Schoel); for Sanitary Sewer District 512

Staff Contact: Steven P. Riehle, Public Works Director

Council Agenda Memo

From: Steven P. Riehle, Public Works Director

Meeting: January 10, 2006

Subject: Approving Transferring the Deferral of Assessments for Agricultural Property at 3732 W Husker HWY (from Gladys Schoel to Jerome Schoel); for Sanitary Sewer District 512, Mary Lane and Kentish Hills

Item #'s: G-14

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

Background

City Council action is required to approve deferral of special assessments. Payments of deferred assessments begins once the property is no longer being used for agricultural purposes; at which point the property no longer qualifies for the deferral.

Discussion

Gladys Schoel owned the agricultural property adjacent to Sanitary Sewer District 512. On December 9, 2003 the City Council approved an agricultural deferral for this property. Mrs. Schoel recently passed away and the property was transferred to Jerome Schoel. Jerome Schoel filed an application for deferral from special assessments with the Hall County Register of Deeds on December 6, 2005

Alternatives

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

1. Make a motion to approve the request for an agricultural deferral.
2. Refer the issue to a Committee.
3. Postpone the issue to a future date.
4. Take no action on the issue.

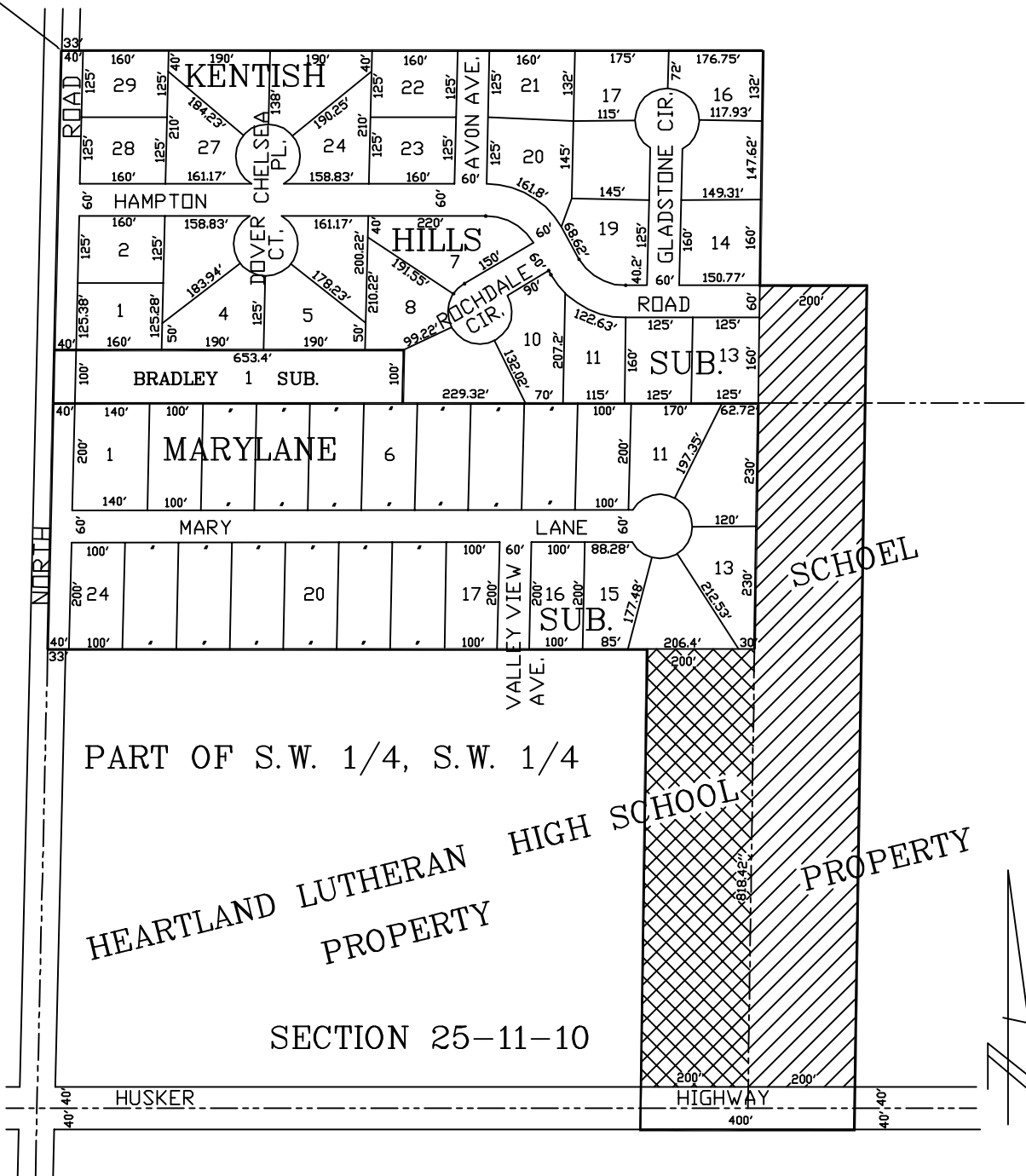
Recommendation

City Administration recommends that the Council approve the request for transferring the agricultural deferral.

Sample Motion

Move to approve the agricultural deferral.

POINT OF BEGINNING



SANITARY SEWER DISTRICT 512

EXHIBIT "A"

CITY OF
GRAND ISLAND
 PUBLIC WORKS DEPARTMENT

DATE: 10/17/03
 DRN BY: L.D.C.
 SCALE: 1"=300'

PLAT TO ACCOMPANY
 ORDINANCE NO. 8862

RESOLUTION 2006-10

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, on December 9, 2003, by Resolution 2003-365, the City Council of the City of Grand Island approved an agricultural deferment for property located in such district owned by Gladys V. Schoel; and

WHEREAS, Mrs. Schoel passed away and such property was transferred to Jerome K. Schoel on November 29, 2005 according to a Deed of Distribution; and

WHEREAS, such property continues to be used exclusively for agricultural purposes; and

WHEREAS, an Application for Deferral from Special Assessments was filed by Jerome K. Schoel with the Hall County Register of Deeds on December 6, 2005 as Instrument No. 0200511991 pertaining to such property.

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

1. The special assessments levied against Gladys V. Schoel under Sanitary Sewer District No. 512 are hereby transferred to Jerome K. Schoel, and 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, January 10, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk