



City of Grand Island

Tuesday, November 23, 2010

Council Session

Item D1

**#2010-BE-6 - Consideration of Determining Benefits and Levy
Special Assessments for Sidewalk District No. 1, 2007**

Staff Contact: Steven P. Riehle, Public Works Director

Council Agenda Memo

From: Steven P. Riehle, Public Works Director

Meeting: November 23, 2010

Subject: Consideration of Determining Benefits and Levy Special Assessments for Sidewalk District No. 1, 2007

Item #'s: D-1 & F-2

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

Background

The Certificate of Final Completion for Sidewalk District No. 1, 2007 was approved by the council on October 26, 2010, with November 23, 2010 set as the date for Council to sit as the Board of Equalization. The contract for Sidewalk District No. 1, 2007 was awarded to Galvan Construction, Inc. of Grand Island, Nebraska on December 2, 2008. Work on the project was completed at a construction price of \$12,898.97. Total cost of the project, including engineering services of \$1,289.90, was \$14,188.87. All work has been completed and special assessments have been calculated for the District.

Discussion

The costs for this project will be assessed to the adjacent properties. The payments are spread over seven (7) years at 7% simple interest. The first payment of principle only at 1/7th of the assessment is due 10 days after filing of the ordinance from the Board of Equalization. The City has had multiple correspondences with the property owners and sent a reminder letter advising them that the BOE is scheduled for November 23, 2010 and the first payment will be due shortly after.

The total assessed amount per property is dependent upon the amount of sidewalk installed by the City's contractor. The attached spreadsheet shows the assessment per property.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

Public Works Administration recommends that the Council meet as the Board of Equalization to determine 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 Sidewalk District No. 1, 2007.

(Sample Motion for the Ordinance)

Move to approve the ordinance levying the assessments for Sidewalk District No. 1, 2007.

Sidewalk District No. 1, 2007-Final Assessments

10/19/2010

Owner & Address	Legal	Mailing Address	S.F.	Construction Cost	Total Assessment w/ 10% Engineering
Tim C Plate 359 S Plum St	The North Fifty-Four (54) Feet of Lot Twenty Two (22), in Block One (1), in Koehler Place an addition to the City of Grand Island, Hall County, Nebraska and also a certain part of Lot Twenty Two (22) in Block One (1), Koehler Place as originally platted, more particularly described in warranty deed recorded as Document No. 97-104819	C/O Woods Bros. Realty 620 N Webb Rd Grand Island, NE 68803	225.80	\$ 688.69	\$ 757.56
Burlington Northern & Santa Fe / The Railway Co. 930 N Saint Paul Rd	Lot 5, Nabob Subdivision	PO Box 961089 Ft Worth, TX 76161	977.60	\$ 2,981.68	\$ 3,279.85
Paul T & Peggy L Meyer 507 E 13th St	Lot 4, Block 65, Wheeler & Bennett's 2nd Addition	7021 Wood River Rd Alda, NE 68810	146.40	\$ 446.52	\$ 491.17
Noe Octavio Ayala & Ofelia Leticia Ayala 511 E 13th St	Lot 3, Block 65, Wheeler & Bennett's 2nd Addition	same	126.60	\$ 386.13	\$ 424.74
JBH Enterprises LLC 504 E 14th St	Lot 6, Block 79, Wheeler & Bennett's 3rd Addition	PO Box 5551 Grand Island, NE 68802	826.00	\$ 2,519.30	\$ 2,771.23
Sharon Melsen 507 E 14th St	Lot 4, Block 66, Wheeler & Bennett's 2nd Addition	same	211.80	\$ 645.99	\$ 710.59
Martin & Rosa Alicia Bustamante 2104 W North Front St	Lot 1, Block 13, Packer & Barr's Addition	same	469.00	\$ 1,430.45	\$ 1,573.50
TR Holdings LLC - Timothy R Harris 250 N Darr Ave	Lot 4, and the South Six (6) feet of Lot Five (5), Block 20, Packer & Barr's 2nd Addition	2508 Cottonwood Rd Grand Island, NE 68801	452.80	\$ 1,381.04	\$ 1,519.14
Deborah A Butler 667 E Bischeld St	Lot 1, Block 9, Meves 1st Addition	same	578.57	\$ 1,764.64	\$ 1,941.10
Kozeny & McCubbin, L.C. - Erica Knapstein 424 E 14th St	Lot 10, Block 78, Wheeler & Bennett's 3rd Addition	12400 Olive Blvd, Ste 555 St Louis, MO 63141	214.60	\$ 654.53	\$ 719.99

Total-Sidewalk District No. 1, 2007

4,229.17

14,188.87

RESOLUTION 2010-BE-6

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sidewalk District No. 1, 2007, 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 \$14,188.87; and

Such benefits are based on length of sidewalk installed at the adjacent property; and

According to the actual frontage of sidewalk installed adjacent to the respective lots, tracts, and real estate within such Sidewalk District No. 1, 2007, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
<u>Sidewalk District No. 1, 2007</u>		
Tim Plate	The North Fifty-Four (54) Feet of Lot Twenty Two (22), in Block One (1), In Koehler Place An addition to the City of Grand Island, Hall County, Nebraska and also a certain part of Lot Twenty Two (22) in Block One (1), Koehler Place as originally platted, more particularly described in warranty deed recorded as Document No. 97-104819	\$757.56
Burlington Northern & Santa Fe/ The Railway Co.	Lot 5, Nabob Subdivision	\$3,279.85
Paul T & Peggy L Meyer	Lot 4, Block 65, Wheeler & Bennett's 2 nd Addition	\$491.17
Noe Octavio Ayala & Ofelia Leticia Ayala	Lot 3, Block 65, Wheeler & Bennett's 2 nd Addition	\$424.74
JBH Enterprises LLC	Lot 6, Block 79, Wheeler & Bennett's 3 rd Addition	\$2,771.23
Sharon Melsen	Lot 4, Block 66, Wheeler & Bennett's 2 nd Addition	\$710.59
Martin & Rosa Alicia Bustamante	Lot 1, Block 13, Packer & Barr's Addition	\$1,573.50
TR Holdings LLC – Timothy R Harris	Lot 4, and the South Six (6) feet of Lot Five (5), Block 20, Packer & Barr's 2 nd Addition	\$1,519.14
Deborah A Butler	Lot 1, Block 9, Meves 1 st Addition	\$1,941.10
Kozeny & McCubbin, L.C. – Erica Knapstein	Lot 10, Block 78, Wheeler & Bennett's 3 rd Addition	\$719.99
TOTAL		\$14,188.87

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Adopted by the City Council of the City of Grand Island, Nebraska, November 23, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk