



City of Grand Island

Tuesday, January 11, 2011

Council Session

Item D1

**2011-BE-1 - Consideration of Determining Benefits and Levy
Special Assessments for Sidewalk Repairs at 503 E Yund Street &
2025 N Lafayette Avenue**

Staff Contact: Gary R. Mader, Interim Public Works Director

Council Agenda Memo

From: Gary R. Mader, Interim Public Works Director

Meeting: January 11, 2011

Subject: Consideration of Determining Benefits and Levy Special Assessments for Sidewalk Repairs at 503 E Yund Street & 2025 N Lafayette Avenue

Item #'s: D-1

Presenter(s): Gary R. Mader, Interim Public Works Director

Background

The Certificate of Final Completion for sidewalk repairs at 503 E Yund Street & 2025 N Lafayette Avenue was approved by the council on November 9, 2010, with January 11, 2011 set as the date for Council to sit as the Board of Equalization. Through informal bids Galvan Construction, Inc. of Grand Island, Nebraska was hired to make the necessary repairs at each location. Work was completed at a construction price of \$2,552.00. Total cost of the repairs, including engineering services of \$255.20, was \$2,807.20. All work has been completed and special assessments have been calculated for the repairs.

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 25 days after 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 January 11, 2011 and the first payment will be due shortly after.

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 repairs at 503 E Yund Street & 2025 N Lafayette Avenue.

(Sample Motion for the Ordinance)

Move to approve the ordinance levying the assessments for sidewalk repairs at 503 E Yund Street & 2025 N Lafayette Avenue.

Sidewalk Repairs @ 503 E Yund St & 2025 N Lafayette Ave-Final Assessments

12/16/2010

Owner & Address	Legal	Mailing Address	Lump Sum	Total Assessment w/ 10% Engineering
Helen A Yocum 503 E Yund St	Fractional Lot Four (4), Fractional Block 151, Union Pacific Railway Co's Second Addition to the City of Grand Island, Hall County, Nebraska	same	\$2,002.00	\$ 2,202.20
William L & Bonnie Lou Morrow 2025 N Lafayette Ave	Lots Two (2) and Four (4), in Block Eight (8), in Scarff's Addition to the City of Grand Island, Hall County, Nebraska	same	\$ 550.00	\$ 605.00

Total-Sidewalk Repairs @ 503 E Yund St & 2025 N Lafayette Ave \$ 2,552.00 \$ 2,807.20

RESOLUTION 2011-BE-1

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for sidewalk repairs at 503 E Yund Street & 2025 N Lafayette Avenue, 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 \$2,807.20; 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 repair area, 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>		
Helen A. Yocum	Fractional Lot Four (4), Fractional Block 151, Union Pacific Railway Co's Second Addition to the City of Grand Island, Hall County, Nebraska	\$2,202.20
William L & Bonnie Lou Morrow	Lots Two (2) and Four (4), in Block Eight (8), in Scarff's Addition to West Lawn, and Addition to the City of Grand Island, Hall County, Nebraska.	\$ 605.00
TOTAL		\$2,807.20

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Adopted by the City Council of the City of Grand Island, Nebraska, January 11, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 7, 2011	☐ City Attorney