



City of Grand Island

Tuesday, February 14, 2012

Council Session

Item F1

#9361 - Consideration of Determining Benefits for Street Improvement District No. 1256; Capital Avenue from the Moores Creek Drain to Webb Road

This item relates to the aforementioned Board of Equalization item D-1.

Staff Contact: John Collins, Public Works Director

ORDINANCE NO. 9361

An ordinance assessing and levying a special tax to pay the cost of construction of Street Improvement District No. 1256 of the City of Grand Island, Nebraska; providing for the collection of such special tax; repealing any provisions 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 improvements in said Street Improvement District No. 1256, as adjudged by the Mayor and Council of the City, to the extent of benefits 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:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
<u>Street Improvement District No. 1256</u>		
The Pinnacle Agency LLC	Lot 10, Bosselman 2 nd Subdivision	\$6,047.96
The Pinnacle Agency LLC	Lot 11, Bosselman 2 nd Subdivision	\$34,271.79
Dale L & Shirley Skow	Lot 12, Bosselman 2 nd Subdivision	\$44,335.36

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Mid Nebraska Foundation Inc.	Lot 13, Bosselman 2 nd Subdivision	\$7,831.63
Bosselman Inc.	S 100' Lot 1, Bosselman Subdivision	\$2,878.83
Bosselman Inc.	Lot 2, Bosselman Subdivision	\$34,606.93
Bluestem Properties LLC	Lot 3, Bosselman Subdivision	\$37,497.37
Bluestem Properties LLC	Lot 4, Bosselman Subdivision	\$3,289.69
Casey Retail Copmany	Lot 1, Block 1, Dickey Subdivision	\$28,792.34
Library Restaurant & Lounge Inc.	S 64' of S ½ Lot 2, Block 1, Dickey Subdivision	\$1,044.28
Robert D & Patricia J Hancock	Lot 1, Bels 2 nd Subdivision	\$7,815.74
Robert D & Patricia J Hancock	Lot 2, Bels 2 nd Subdivision	\$7,975.25
Robert D & Patricia J Hancock	Lot 3, Bels 2 nd Subdivision	\$7,975.25
Robert D & Patricia J Hancock	Lot 4, Bels 2 nd Subdivision	\$7,975.25
Janiece Jones Trustees	Lot 5, Bels 2 nd Subdivision	\$7,975.25
Janiece Jones Trustees	Lot 6, Bels 2 nd Subdivision	\$7,975.25
Buck's Rental Inc.	Lot 7, Bels 2 nd Subdivision	\$7,975.25
Buck's Rental Inc.	Lot 8, Bels 2 nd Subdivision	\$7,975.25
Buck's Rental Inc.	Lot 9, Bels 2 nd Subdivision	\$7,975.25
Thomas J Lemke	Lot 2, Lemke Subdivision	\$3,370.73
Jeff & Jamie A Vinson	Lot 1, Lemke Subdivision	\$12,579.76
City of Grand Island	Part of SE ¼, SE ¼ of Section 1-11-10 Detention Cell D-1	\$29,836.62
O'Connor Enterprises Inc.	Parcel 1: A part of the SE ¼ of Section 1-11-10 West of the 6 th p.m., described as follows, to-wit: Commencing at a point at the SE corner of Section 1-11-10, running N 165' parallel to the center of the Road along the E section line; thence running in a westerly direction 264' parallel to the center of the road, along the S side of said Section; thence E 264' to the place of beginning, except a certain tract deeded to the City of Grand Island recorded as Document No.83-003899, Hall County, Nebraska. And part of the SE ¼ of Section 1-11-10 west of the 6 th p.m., more particularly described as follows: Beginning at a point on the E line of said SE ¼, which point is 165' N of the SE corner of said SE ¼ of said Section, running thence N along the E line of said SE ¼ 165', running thence W parallel to the S line of said SE ¼ of said Section 264', running thence S parallel to the E line of said SE ¼, 165', running thence E parallel to the S line of said SE ¼ 264' to the actual point of beginning.	\$37,023.90
Northwest Crossings LLC	Lot 1, Bels Subdivision	\$6,899.52
DBA Gateway Shopping Center		
Northwest Crossings LLC	Lot 2, Bels Subdivision	\$6,851.13
DBA Gateway Shopping Center		
Northwest Crossings LLC	Lot 3, Bels Subdivision	\$6,794.69
DBA Gateway Shopping Center		
Northwest Crossings LLC	Lot 4, Bels Subdivision	\$6,753.56
DBA Gateway Shopping Center		
Northwest Crossings LLC	Lot 5, Bels Subdivision	\$6,733.40
DBA Gateway Shopping Center		
Northwest Crossings LLC	Lot 6, Bels Subdivision	\$6,733.40

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Northwest Crossings LLC DBA Gateway Shopping Center	Lot 7, Bels Subdivision	\$6,733.40
Northwest Crossings LLC DBA Gateway Shopping Center	Lot 8, Bels Subdivision	\$6,167.84
Gordman Grand Island LLC	N 300' of Lot 4, Grand Island Plaza Subdivision	\$28,191.49
Gordman Grand Island LLC	Lot 3, Grand Island Plaza Subdivision	\$52,100.57
Gordman Grand Island LLC	Lot 2, Grand Island Plaza Subdivision	\$9,016.88
Gordman Grand Island LLC	A tract of land comprising of part of the E ½ of the NE ¼ of Section 12-11-10 west of the 6 th p.m., Hall County, Nebraska, more particularly described as follows: Commencing at a pint 75' E of the NW corner of said E ½ NE ¼ on the N line of said E ½ NE ¼; thence continuing easterly along the N line of said E ½ NE ¼ a distance of 200'; thence southerly and parallel to the westerly line of said E ½ NE ¼ a distance of 217.8'; thence westerly and parallel to the N line of said E ½ NE ¼ a distance of 200' to a point on the easterly right of way of US Highway No. 281; thence northerly along and upon the E right of way line of US Highway No. 281 a distance of 217.8' to the point of beginning.	\$29,346.33
John R Menard	Lot 6, Menard 2 nd Subdivision	\$38,567.49
Southeast Crossing LLC	Lot 7, Menard 2 nd Subdivision	\$1,069.20
City of Grand Island	Pt NW ¼, NE ¼, Section 12-11-10 Detention Cell C-1	\$59,553.89
John R Menard	Lot 3, Menard 2 nd Subdivision	\$20,455.15
John R Menard	Lot 2, Menard 2 nd Subdivision	\$37,756.19
City of Grand Island Utilities Substation	Beginning at the N ¼ corner of Section 12-11-10 West of the 6 th p.m.; thence on an assumed bearing of S 89° 20' 09" E along the N line of the NW ¼ of the NE ¼ of said Section 12, a distance of 75'; thence S 00° 03' 30" E along a line parallel to the W line of the NW ¼ of the NE ¼ of said Section 12, a distance of 33' to the S right of way line of Capital Avenue; thence continuing s 00° 03' 30" E , a distance of 237'; thence s 89° 20' 09" E, a distance of 248'; thence N 89° 20' 09" W along a line parallel to the N line of the NW ¼ of the NE ¼ of said Section 12 a distance of 323' to a point on the W line of the NW ¼ of the NE ¼ of said Section 12; thence N 00° 03' 30" W along the W line of the NW ¼ of the NE ¼ of said Section 12, a distance of 537' to the S right of way line of Capital Avenue; thence continuing N 00° 03' 30" W, a distance of 33' to the point of beginning, containing 2.68 acres, more or less, all as shown on the plat marked Exhibit "A", dated 7-18-95, attached hereto and incorporated herein by reference.	\$13,895.80
City of Grand Island	Part of NE ¼, NW 1/4 of Section 12-11-10, being 80'x307' (Moores Creek Drainway)	\$12,902.32
City of Grand Island	Part of SE ¼ of SW ¼, Section 1-11-10, being 80'x307' (Moores Creek Drainway)	\$12,902.32
WBP Partnership	Part of the E ½ of the NE ¼ of Section 12-11-10 West of the 6 th p.m., Hall County, Nebraska, more particularly described as follows: Beginning at a point on the Section	\$8,382.48

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line, said point being 200; S of the NE corner of said Section 12; running thence W and parallel to the N section line of said Section 12, a distance of 418'; running thence S parallel to the E section line of said Section 12, a distance of 228'; running thence E parallel to the N section line of said Section 12, a distance of 418'; running thence N on the section line of said Section 12, a distance of 228' to the point of beginning, except for parts deeded in Deeds recorded as Document No. 83-004647 and Document No. 84-001480 in the Register of Deeds Office, Hall County, Nebraska.

TOTAL

\$732,831.98

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, 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 thereof, 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 "Street Improvement Fund" for Street Improvement District No. 1256.

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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: February 14, 2012.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk