

City of Scottsbluff, Nebraska

Tuesday, February 19, 2019

Regular Meeting

Item Resolut.1

Council to consider a Resolution to declare that property generally described as land bounded by US Highway 26 on the northeast, East Overland Drive on the south, and 21st Avenue on the west is blighted and substandard as those terms are defined in the Community Redevelopment Law.

Staff Contact: Nathan Johnson, City Manager

RESOLUTION _____

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. The City Council of the City of Scottsbluff has considered the question of whether the area described below is “substandard and blighted,” as those terms are defined in the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, and in need of redevelopment.

b. The area being considered is generally described as land bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21st Avenue on the west and more particularly described as: Land Situated in the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Section 19, thence northerly on the west line of the Southwest Quarter of Section 19 on an assumed bearing of N02°11'37"E, a distance of 1579.26 feet, thence bearing S87°48'23"E, a distance of 33.00 feet to the point of intersection with the east 33 foot right of way line of 21st Avenue, thence southerly on said right of way line, bearing S02°11'37"W, a distance of 129.34 feet, to the point of intersection with the east line of a tract of land reserved for additional highway right of way as described in Deed Book 209, Page 114, thence northeasterly on said east line, bearing N08°33'45"E, a distance of 386.38 feet measured (386.30 feet record), to the point of intersection with the south right of way line of U.S. Highway 26, as described in Deed Book 108, Page 328, and the point of intersection with a non-tangent curve to the right, said curve having a central angle of 25°43'59"E, radius of 4317.37 feet, a chord bearing of S38°32'58"E and a chord length of 1922.79 feet, thence southeasterly on the arc of said curve and said right of way line, a distance of 1939.04 feet, to the point of intersection with the east line of the west half of the Southwest Quarter Section 19, and a point being 373.50 feet (Record and Measured) north of the sixteenth section corner as described in Deed Book 108, Page 328, thence southerly on said sixteenth section line, bearing S01°57'46"W, a distance of 1.90 feet, to the point of intersection with a tract of land as described in Deed Book 192, Page 85, said line also being the south right of way line of U.S. Highway 26, thence southeasterly on the north line of said tract and said south right of way line, bearing S22°55'32"E, a distance of 164.92 feet, thence southwesterly on the east line of said tract and U.S. Highway 26 right of way, bearing S13°18'40"W, a distance of 154.27 feet, (record and measured), to the point of intersection with the north line of highway right of way as described in Deed Book 108, Page 328, thence bearing S89°36'29"W, a distance of 39.08 feet, to the point of intersection with the east line of the west half of the Southwest Quarter of Section 19, thence southerly on said sixteenth section line, bearing S01°57'46"W, a distance of 4.13 feet, and the point of intersection with the north right of way line of U.S. Highway 26 Right of Way as described in Deed Book 108, Page 328, thence northwesterly on said right of way line, bearing N89°14'02"W, a distance of 225.37 feet measured (225.6 feet record), thence southerly on said right of way line, bearing S02°02'14"W, a distance of 60.00 feet record and measured, to the point of intersection with the south line of the Southwest Quarter of Section 19, thence westerly on said section line, bearing N87°57'46"W, a distance of 1106.91 feet, to the Point of Beginning, said tract containing an area of 37.79 Acres, more or less (the “Redevelopment Area”).

c. The City Council has caused to be conducted a substandard and blighted study relating to the Redevelopment Area from M.C. Schaff & Associates, Inc. (the “Study”).

d. The City Council has submitted the question of whether the Redevelopment Area is substandard and blighted to the Planning Commission.

e. The Planning Commission received the Study and conducted a public hearing on February 11, 2019 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted and in need of redevelopment. The Planning Commission provided its written recommendation to the City Council that the Redevelopment Area should be declared substandard and blighted and in need of redevelopment.

f. The City Council conducted a public hearing on February 19, 2019 on the question of whether the Redevelopment Area is substandard and blighted and in need of redevelopment.

g. The City Council has determined that declaring the Redevelopment Area as substandard and blighted is necessary to accomplish the sound redevelopment planning and program of the City, will enhance the development potential of the Redevelopment Area as well as adjacent areas already declared substandard and blighted, and will create a continuous, harmonious redevelopment area from the current blighted and substandard areas to U.S. Highway 26.

Resolved:

1. Based on the above recitals, the Planning Commission's recommendation, the Study and its findings which are incorporated into this Resolution by this reference, and the comments at the public hearing, the City Council declares that the Redevelopment Area as substandard and blighted, as those terms are defined in the Community Development Law, and in need of redevelopment.

2. All prior resolutions of the City Council in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on February ___, 2019.

**CITY COUNCIL OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Mayor

By: _____
City Clerk