

City of Scottsbluff, Nebraska

Monday, December 15, 2014

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing as set for the date at 6:05 p.m. to consider the creation of a Paving District 312 and Water District 105 in Block 2, Reganis Subdivision and Block 1A, Scotts Bluff County College Tract.

Staff Contact: Annie Folck, City Planner

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August 21, 2014

City of Scottsbluff
Attn: Randy Meininger, Honorable Mayor
2525 Circle Drive
Scottsbluff, NE 69361

RE: Reganis Subdivision
 12th Avenue and Winters Creek Drive Extension
 Improvement Districts

Honorable Mayor Meininger:

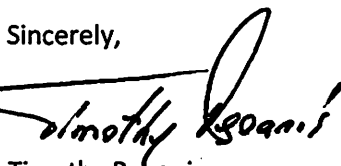
I would like to express my appreciation to the City of Scottsbluff and its staff in their efforts and support as we continue to develop the Reganis Subdivision. Our intent is to provide a quality site to attract quality businesses to one of the key areas within Scottsbluff. Our Honda dealership continues to progress and with the recent announcement of the Fairfield Inn and Suites, we are very excited about what the future holds.

On April 25, 2014, property owners as well as City staff met to discuss the best means to develop, construct and pay for the necessary infrastructure within the Reganis development. Currently, there are three property owners adjacent to the necessary improvements: Western Nebraska Community College, 2627 Lodging, and me. With the support of city staff, all parties agreed to cooperate and suggested that we request the City of Scottsbluff to develop improvement districts to help facilitate the necessary projects.

As the majority property owner within the proposed districts, I am respectfully requesting that the City of Scottsbluff creates the necessary water and paving improvement districts to complete the projects. I am also respectfully requesting that you appoint M.C. Schaff & Associates as the "Special Engineer" for the projects as they have led the creation of the subdivision.

Thank you for your consideration.

Sincerely,



Timothy Reganis

NOTICE OF PUBLIC HEARING

Notice is given that on December 15, 2014, at 6:05 p.m., the Scottsbluff City Council will hold a public hearing in the City Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. The hearing concerns the proposed creation of Paving District 312 and Water District 105.

1. The proposed district is located within the following boundaries:

A parcel of land situated in the South One-Half of Section 13, Township 22 North, Range 55 West of the 6th P.M., in the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the South Quarter corner of said Section 13, thence N 88°20'42" W (an assumed bearing) a distance of 469.05 feet on the south line of said Section 13; thence N 00°25'03" W a distance of 33.02 feet to the northerly right-of-way of 27th Street and also the Point of Beginning; thence continuing N 00°25'03" W a distance of 17.01 feet to the southeast corner of Block 9, Reganis Subdivision; thence continuing N 00°25'03" W a distance of 391.35 feet to the northeast corner of Block 9, Reganis Subdivision; thence continuing N 00°25'03" W a distance of 30.02 feet; thence N 88°20'01" W a distance of 207.96 feet to the southeast corner of said Block 2, Reganis Subdivision; thence continuing N 88°20'01" W a distance of 308.54 feet on said south line of said Block 2; thence S 55°43'34" W a distance of 64.12 feet on said south line of Block 2; thence N 40°19'59" W a distance of 74.18 feet on the southwesterly line of said Block 2; thence N 88°20'01" W a distance of 128.14 feet in unplatted land; thence N 15°40'21" E a distance of 212.88 feet to the south right-of way line of Winter Creek Drive; thence southeasterly a distance of 30.38 feet on a curve with a central angle of 15°24'04", a chord bearing of S 70°48'41" E, a radius of 113.01 feet, a chord length of 30.28 feet to the intersection of said curve and the extension of the west line of Lot 3, Block 2, Idlewylde Addition; thence N 02°15'37" E approximately a distance of 70.08 feet more or less on the said extension of the west line of Lot 3, Block 2, Idlewylde Addition to the southwest corner of said Lot 3, Block 2, Idlewylde Addition; thence 54.99 feet on a curve with a central angle of 17°03'26", a chord bearing of S 63°43'54" E, a radius of 184.70 feet, a chord length of 54.78 feet on the southerly line of said Lot 3; thence S 54°31'44" E on the southerly line of said Lot 3, a distance of 50.12 feet ; thence N 24°41'36" E on the southeasterly line of said Lot 3 a distance of 71.88 feet; thence N 02°11'08" E a distance of 179.81 feet on the east lines of Lots 2 & 3, Block 2, Idlewylde Addition to the Southwest corner of Lot 1, Block 18, Re-plat No. 2, Idlewylde Addition; thence 289.88 feet on a curve with a central angle of 50°57'19", a chord bearing of N 66°45'08" E, a radius of 325.95 feet, a chord length of 280.42 feet northeasterly on the south line of Block 18, Idlewylde Addition; thence N 41°16'29" E a distance of 128.09 feet on the south line of said Block 18 to a point of curvature; thence northeasterly 190.65 feet on said curve with a central angle of 31°13'34", a chord bearing of N 56°53'16" E, a radius of 349.82 feet, a chord length of 188.30 feet on the south line of said Block 18; thence N 72°30'03" E a distance of 33.61 feet to the southeast corner of said Lot 5, Block 18, Re-Plat No. 2 Idlewylde Addition; thence N 25°08'46" W, on the east line of said Lot 5 a distance of 15.23 feet to the point of intersection with the westerly extension of the south line of Lot 5, Block 15 Idlewylde Addition; thence continuing N 65°17'18" E a distance

of 366.79 feet to a point, said point being 333.00 feet distant and perpendicular to the centerline of 12th Avenue, along the south line projection of said Lot 5, Block 15, Idlewylde Addition into Block 1A, Scotts Bluff County college Tract; thence S 28°50'42" E a distance of 108.45 feet, being 333.00 feet perpendicular and parallel with said centerline of 12th Avenue to the point of curvature; thence southeasterly a distance of 590.34 feet on said curve with a central angle of 23°06'58", a radius of 1463.23 feet, a chord bearing of S 17°17'49" E, a chord length of 586.35 feet, being 333.00 feet perpendicular and parallel with said centerline of 12th Avenue; thence S 05°43'29" E a distance of 214.72 feet, being 333.00 feet perpendicular and parallel with said centerline of 12th Avenue to the point of curvature; thence southeasterly a distance of 162.06 feet on said curve with a central angle of 05°34'01", a radius of 1667.93 feet, a chord bearing of S 08°30'53" E, and a chord length of 162.00', being 333.00 feet perpendicular and parallel with said centerline of 12th Avenue; thence S 23°57'21" E a distance of 213.09 feet to a point on the west line of Block 1A, Scotts Bluff County College Tract; thence S 02°07'18" W a distance of 216.98 feet on the west line of said Block 1A to the northerly right-of-way line of 27th Street; thence N 88°30'35" W a distance of 206.10 feet on said right-of-way; thence N 88°20'42" W a distance of 470.20 feet on said right-of-way to the Point of Beginning.

2. The following parcels are proposed for inclusion within the district:
Block 2, Reganis Subdivision, Block 1A, Scotts Bluff County College Tract, and all unplatted lands located within the district boundary.
3. Public improvements are proposed to be constructed according to plans and specifications and cost estimates to be adopted later.
4. If approved, the costs of construction of the improvements will be assessed against the property within the district which is specially benefitted, in proportion to the benefits.

/s/ Cindy Dickinson, City Clerk

Print 3 Times:

11/21/14; 11/28/14; 12/5/14

One affidavit of publication