

PLATTSMOUTH BOARD OF ADJUSTMENT AND EQUALIZATION

October 1, 2012

7:00 p.m.

1. Meeting Called to Order by Chairman Michael C. Bowman
2. Announce Location of Open Meeting Act and Documents to be discussed at the Meeting
3. Pledge of Allegiance
4. Roll Call
5. Public Hearing: Imposition of a special assessment on real estate at 611 13th Avenue, Plattsmouth, Nebraska 68048: PARCEL 130016462 LOT FOUR (4) IN J.M. DOVES SUBDIVISION OF LOT ONE HUNDRED FOURTEEN (114), SECTION NINETEEN (19), TOWNSHIP TWELVE (12), NORTH, RANGE FOURTEEN (14), EAST OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUTNY, NEBRASKA said tract also subject to any easements of record resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
6. Public Hearing: Imposition of a special assessment on real estate at 1305 17th Avenue, Plattsmouth, Nebraska 68048: PARCEL 130001163 Lot 38 in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, Out Lot to the City of Plattsmouth, Cass County, Nebraska, reserving a strip thirty feet in width off the North end of the land herein to be used for public road resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
7. Public Hearing: Imposition of a special assessment on real estate at 1617 3rd Avenue, Plattsmouth, Nebraska 68048: PARCEL 130011886 North 103 feet of Lots 5 and 6 in Block 30 in Duke's Addition to the City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
8. Public Hearing: Imposition of a special assessment on real estate at 722 Ave E, Plattsmouth, Nebraska 68048: PARCEL 130059692 Lot Seven (7) and the West Eleven (11) feet of Lot Eight (8), together with the West Fifty Five (55) feet of vacated alley adjacent to side lots, all in Block Eighty Seven (87), City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
9. Public Hearing: Imposition of a special assessment on real estate at 1109 9th Avenue, Plattsmouth, Nebraska 68048: PARCEL 130019232 PARTS OF LOTS 12 & 13, IN PATRICIA HEIGHTS, AN ADDITION TO THE CITY OF PLATTSMOUTH, AS SURVEYED, PLATTED AND RECORDED IN CASS COUNTY, NEBRASKA, MORE PARTICULARLY

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 79.04 FEET WEST OF THE NORTHEAST CORNER OF LOT 13; THENCE EAST ALONG THE NORTH LINE OF LOT 13 FOR A DEISTANCE OF 50 FEET TO A POINT OF 29.04 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTHERLY FOR A DISTANCE OF 128.14 FEET TO A POINT 62.42 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12; THENCE WESTERLY FOR A DISTANCE OF 50 FEET TO A POINT 12.42 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12; THENCE NORTHERLY FOR A DISTANCE OF 128.14 FEET TO THE POINT OF BEGINNING, CASS COUTNY, NEBRASKA resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011

10. Public Hearing: Imposition of a special assessment on real estate at 415 S 5th Street, Plattsmouth, Nebraska 68048: PARCEL 130059455 The North half of Lot 7, Block 62, City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
11. Public Hearing: Imposition of a special assessment on real estate at 1617 3rd Avenue, Plattsmouth, Nebraska 68048: PARCEL 130011886 North 103 feet of Lots 5 and 6 in Block 30 in Duke's Addition to the City of Plattsmouth, Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
12. Public Hearing: Imposition of a special assessment on real estate at 217 S 6th Street, Plattsmouth, Nebraska 68048: PARCEL 130057401 The North 90 ½ feet of Lot 7, Block 44, in the City of Plattsmouth, as surveyed, platted and recorded in Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
13. Public Hearing: Imposition of a special assessment on real estate at 1110 Main Street, Plattsmouth, Nebraska 68048: PARCEL 130008915 Part of Lots 6 and 7 and the vacated alley lying between said Lots 6 and 7 in Block 29, Young and Hays Addition to the City of Plattsmouth, Cass County, Nebraska, described as follows: Beginning at a point 31 ¼ East of the southwest corner of said Lot 6, thence North 75 feet, thence East 54 ½ feet, thence South 18 ¼ feet, thence East 10 ½ feet, thence South 56 ¾ feet to the south line of said Lot 7, thence West to the Point of Beginning and Except the West 3.65' of the S 75' of the E ½ of said Lot 6 resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011
14. Public Hearing: Imposition of a special assessment on real estate at 816 S 9th Street, Plattsmouth, Nebraska 68048: PARCEL 130002267 S 49' of Sublot 4 of 74 in the SW ¼ of the SW ¼, Section 18-12-14 East of 6th P.M. Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011

15. Public Hearing: Imposition of a special assessment on real estate at 812 Chicago Avenue, Plattsmouth, Nebraska 68048: PARCEL 130393324 A tract of land located in part of Lot One (1), of the Replat of Lot One (1) and Sublot One (1) of Forty-Six (45), Oakmont Estates, being a part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, being more particularly described as follows:

Considering the South line of Oakmont Addition as bearing S86°36'24" E and with all bearings contained herein relative thereto:

Commencing at the Southeast corner of Oakmont Addition; thence Southwesterly along the West Right-of-Way line of Chicago Avenue S35°59'18" W 50.0 feet to a point; thence leaving said line and continuing Westerly S88°19'57" W 159.37 feet to a point; thence Southwesterly S41°03'33" W 96.7 feet to a point; thence Southwesterly S60°01'22" W 37.51 feet to a point; thence Southwesterly parallel to the West Right-of-Way line of Chicago Avenue S35°59'18" W 165.67 feet to a point; thence Westerly N89°34'42" W 256.83 feet to a point on the West line of said Sublot One (1) of Forty-Six (46); thence Northerly along said West line of Sublot One (1) N00°14'25" E 333.74 feet to a point, said point being the Northwest corner of said Sublot One (1) of Forty-Six (46); thence Easterly along the North line of said Sublot One (1) S89°36'24" E 242.38 feet to a point; thence Southerly S01°18'36" E 273.40 feet to the true Point of Beginning, SUBJECT TO NEW SURVEY, as surveyed, platted and recorded in Cass County, Nebraska resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011

16. Public Hearing: Imposition of a special assessment on real estate at 811 Avenue E, Plattsmouth, Nebraska 68048: PARCEL 130060356 LOT 3, BLOCK 97, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA resulting from the clean up of said property by the City of Plattsmouth for the violation of the nuisance ordinances of the City of Plattsmouth Revised Municipal Ordinance 2011

17. Adjourn

PLATTSMOUTH CITY COUNCIL

October 1, 2012

7:00 p.m.

1 Meeting Called to Order by Mayor Michael C. Bowman

2 Announce Location of Open Meetings Act and Documents to be Discussed at the Meeting

3 Roll Call

4 Citizens Delegation

5 Mayor Proclamations

A National Friends of Libraries Week – October 21-27, 2012

6 **CONSENT AGENDA**

A Consider approval of September 17, 2012 City Council Meeting Minutes

B Consider approval of claims

7 **UNFINISHED BUSINESS**

A Consider Change Order No. 4 submitted by Roloff Construction, Inc. for the Sewer Separation Phase 2 project with an increase of \$1,374.77 for an adjusted contract price of \$1,450.836.80 and authorize the Mayor to execute Change Order No. 4

B Consider approval of Pay Application No. 4 submitted by Roloff Construction Inc. for Sewer Separation Phase 2 in the amount of \$167,512.43 and authorize the Mayor to execute Pay Application No. 4

8 **NEW BUSINESS**

A Consider approval of payment of an invoice submitted by Kerns Excavating Co. in the amount of \$180.00 for equipment use to empty the digester lid at the Wastewater Treatment Plant

B Receive and accept notice of Cessation or Interruption of Operations from Shari Colabella, President, SSRJ Inc. dba Plattsmouth Keno; and grant further cessation and interruption of operations through October 15, 2012

C Consider granting to the Nebraska Department of Environmental Quality a right of entry to Rhylander Park for the purpose of conducting a Phase II Environmental Site Assessment; and authorize the Mayor to execute the Right of Entry Access Agreement

- D Consider the Nebraska Department of Roads Maintenance Agreement No. 21 which covers the period from January 1, 2013 through December 31, 2013
- E Receive Bev Harter's resignation from the Library Board with regrets
- F Approve Mayor Bowman's nomination of John Hurst to the Library Board to complete the unexpired term of Bev Harter
- G Consider **RESOLUTION NO. 12-032: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 611 13th AVENUE, PLATTSMOUTH, NEBRASKA**
- H Consider **RESOLUTION NO. 12-033: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1305 17th AVENUE, PLATTSMOUTH, NEBRASKA**
- I Consider **RESOLUTION NO. 12-034: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1617 3rd AVENUE, PLATTSMOUTH, NEBRASKA**
- J Consider **RESOLUTION NO. 12-035: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 722 AVENUE E, PLATTSMOUTH, NEBRASKA**
- K Consider **RESOLUTION NO. 12-036: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1109 9th AVENUE, PLATTSMOUTH, NEBRASKA**
- L Consider **RESOLUTION NO. 12-037: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 415 SOUTH 5TH STREET, PLATTSMOUTH, NEBRASKA**
- M Consider **RESOLUTION NO. 12-038: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1617 3rd AVENUE, PLATTSMOUTH, NEBRASKA**
- N Consider **RESOLUTION NO. 12-039: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 217 SOUTH 6th STREET, PLATTSMOUTH,**

NEBRASKA

- O Consider **RESOLUTION NO. 12-040: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 1110 MAIN STREET, PLATTSMOUTH, NEBRASKA**

- P Consider **RESOLUTION NO. 12-041: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 816 SOUTH 9TH STREET, PLATTSMOUTH, NEBRASKA**

- Q Consider **RESOLUTION NO. 12-042: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 812 CHICAGO AVENUE, PLATTSMOUTH, NEBRASKA**

- R Consider **RESOLUTION NO. 12-043: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SPECIALLY ASSESSING THE REAL ESTATE LOCATED AT 811 AVENUE E, PLATTSMOUTH, NEBRASKA**

- 9 City Administrator Communication

- 10 Mayor and City Council Communication

- 11 Adjourn