

REQUEST FOR PROPOSAL
Sale of Land- Lot 7, Block 2, Blain Addition
(Abandoned Blain Well Site)
CITY OF GRAND ISLAND, NEBRASKA

Proposals will be received at the office of the City Clerk, 100 East First Street, Grand Island, Nebraska 68801 or P.O. Box 1968, Grand Island, Nebraska 68802, **until 4:00 p.m. (local time) on Thursday, May 6th, 2021**, for a **Proposal for Sale of Land for Lot 7, Block 2, Blain Addition to City of Grand Island**. Proposals received after the specified time will be returned unopened to sender. Proposals shall include the following on the **outside** of the mailing envelope: **"Proposal for Sale of Land- Lot 7, Block 2, Blain Addition"**.

All proposals must be signed and dated to be accepted. Proposals shall be addressed to the attention of RaNae Edwards, City Clerk. **The original proposal and three (3) complete copies** shall be submitted for evaluation purposes. (See attached PROPOSAL FOR SALE OF LAND FORM.)

Proposals shall include the price being offered as well as the intended use of property.

Proposals shall be evaluated by the Seller based on price, intended use of property, and benefit to the neighborhood and/or community.

The City reserves the right to reject any or all proposals, to waive irregularities therein, and to accept whichever proposal that may be in the best interest of the City, at its sole discretion.

Proposals may not be withdrawn for a period of ninety (90) days after date of opening.

RaNae Edwards, City Clerk

REQUEST FOR PROPOSAL
Sale of Land- Lot 7, Block 2, Blain Addition
(Abandoned Blain Well Site)
CITY OF GRAND ISLAND, NEBRASKA

Introduction

The City of Grand Island Utilities Department is seeking proposals from qualified adjacent property owners for the sale of the property located at Lot 7, Block 2, Blain Addition (Abandoned Blain Well Site).

The legal description of the property is:

LOT 7, BLOCK 2, BLAIN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

The City's objectives are to achieve the highest and best use of this property and to meet the legal requirements regarding the sale of the public property.

Proposals will be evaluated and scored based upon the following criteria:

1. Name of proposed bidder
2. Intended use of property
3. Purchase bid price

The City may request additional information during the evaluation process.

AS IS

Persons submitting proposals are hereby notified that the real estate offered for sale pursuant to this request for proposal is offered "AS IS."

Easement Requirement

Selected purchaser of property will be required to grant a Utility Easement covering the entire lot after transfer of property. The utility easement will be designated to restrict any permanent buildings or structures from being placed on the property. Property is intended to be used for greenspace area, garden, playground, impervious parking, small shed on skids, etc.

Contract Negotiations

An evaluation committee will rank the proposals according to the selection criteria and interviews may be scheduled accordingly. The City will attempt to negotiate an agreement with the highest ranked proposer subject to the approval of the City Council and further subject to the public's right of remonstrance for sale of publicly owned real estate.

Submittals

Proposals must be delivered to the Grand Island City Clerk's office no later than **4:00 p.m. (local time) on Thursday, May 6th, 2021.** Proposers need to submit the **original and three (3) copies** of the proposal in a sealed envelope clearly marked on the outside as containing **"Proposal for Sale of Land-Lot 7, Block 2, Blain Addition."**

Submit proposals to:

RaNae Edwards, City Clerk
City of Grand Island, Nebraska
100 East First Street
Grand Island NE 68801

or

P.O. Box 1968
Grand Island NE 68802 - 1968

Proposals shall include the price being offered and the intended use for the property.

Interested persons should submit their questions to Ryan Schmitz, Assistant Utilities Director, at (308) 385-5463, Ext. 2132. Proposals must remain firm for ninety (90) days from the proposal date.

The City of Grand Island reserves the right to reject any and all proposals, waive irregularities, and to select the proposal that is deemed to be in the best interest of the City at its sole discretion.

Price is not the sole selection factor and will be considered together with the other factors allowed under Nebraska Law regarding the sale of publicly owned property.

**PROPOSAL FOR SALE OF LAND FORM
LOT 7, BLOCK 2, BLAIN ADDITON**

Proposed Bidder

Name _____

Address _____

Phone number _____

Intended use of property:

Purchase bid price \$ _____

Signed _____ **Date** _____



Pictometry, Hall County, Grand Island, City of Grand Island

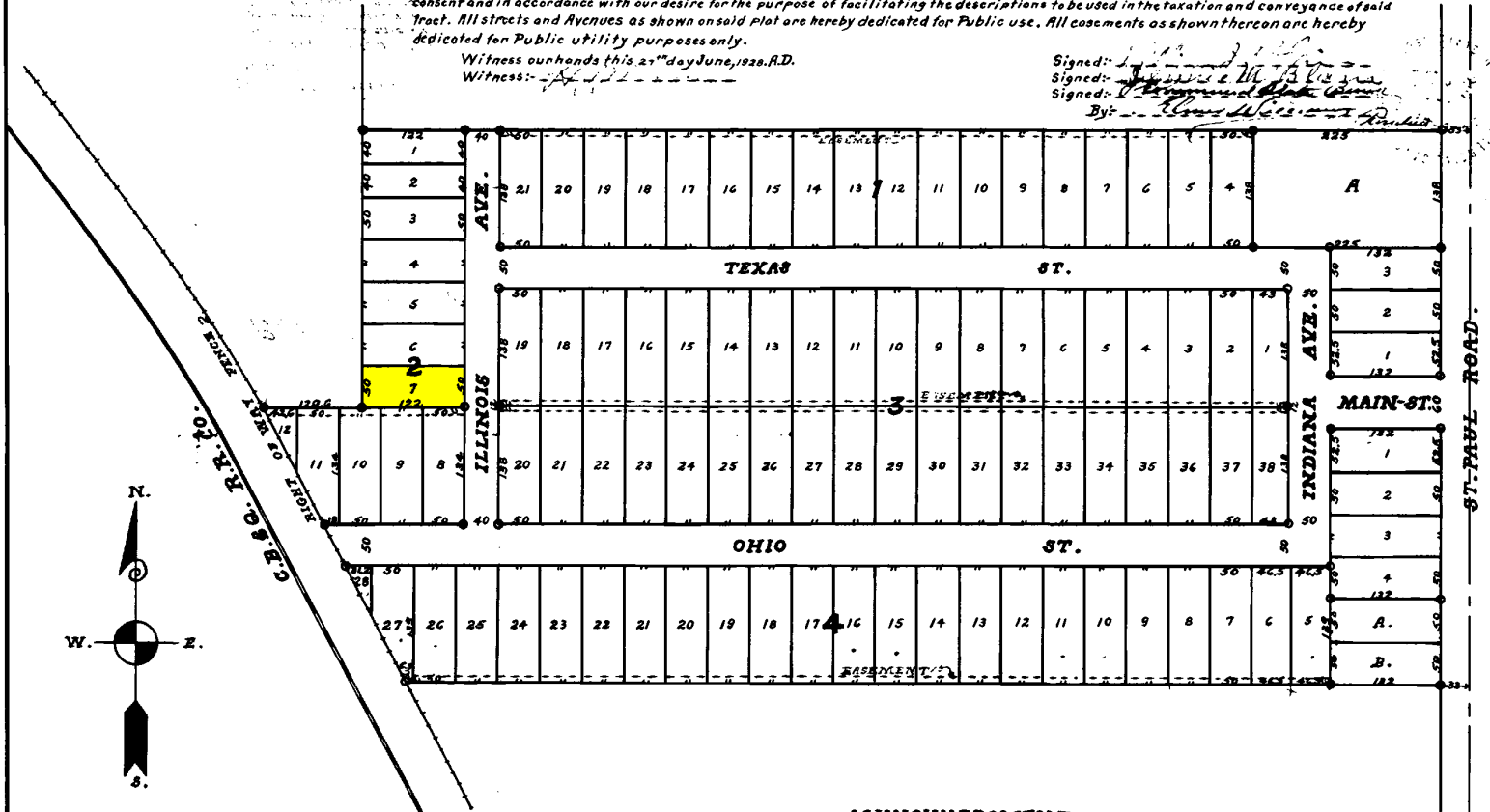
BLAIN ADDITION.

SCALE 1-INCH = 100 FEET.

We, William I. Blain and Jennie M. Blain, his wife, and the Commercial State Bank, trustee, being the owners and proprietors of the land shown on the accompanying plat, and having heretofore laid out thereon a addition known and described as "Blain Addition", located in and comprising of Lots 2 and 5, "Garrett's Subdivision" of the Northeast 1/4 of Section 8, Township 11, Range, West of the 2d R.M. Said addition is accurately shown and described on said plat, and we the undersigned do hereby state and make known that said addition as it appears on said plat is made with our free consent and in accordance with our desire for the purpose of facilitating the descriptions to be used in the taxation and conveyance of said tract. All streets and Avenues as shown on said plat are hereby dedicated for Public use. All easements as shown thereon are hereby dedicated for Public utility purposes only.

Witness our hands this 27th day June, 1928, A.D.
 Witness: _____

Signed: _____
 Signed: _____
 Signed: _____
 By: _____



ACKNOWLEDGMENT.

State of Nebraska } S.S. On the 27th day of June, 1928, A.D. before me a Notary Public, within and for said County personally appeared
 County of Hall }
 William I. Blain and Jennie M. Blain, his wife, and Elmer E. Williams, ^{President of Commercial State Bank} to me personally known to be the identical persons whose names are affixed to the above instrument and severally, acknowledged the execution of the same to be voluntary and not and for the purposes therein expressed.

In witness thereof I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the day and year last above written.

My Commission Expires _____

 Notary Public.

SURVEYOR'S CERTIFICATE.

This is to certify that I have accurately surveyed "Blain Addition", and that I have measured all block measurements and have set 1 1/2 inch Iron Pipes at all Block Corners. Have shown same on said plat by circles as shown.

 SURVEYOR.

pg 2 - Blaine outside well

Blaine inside well

COPY

DNR ABAN
JULY 2000

NOTICE OF WATER WELL ABANDONMENT

Instructions

Complete by printing in ink or typing the appropriate information. Submit the completed form to the above address within 60 days of decommissioning.

1. Well Owner Information:

Name: The City of Grand Island
Address: P.O. Box 1968
City: Grand Island State: NE Zip: 68802
Home Phone No. 308,385-5469 Work Phone No. _____

2. Person Completing Decommissioning (if not owner)

Contractor's Information
Name: LAYNE-WESTERN
Address: P.O. Box 189
City: Kearney State: NE Zip: 68848
Business Phone No. 308234-1914 Contractor's License No. 39123

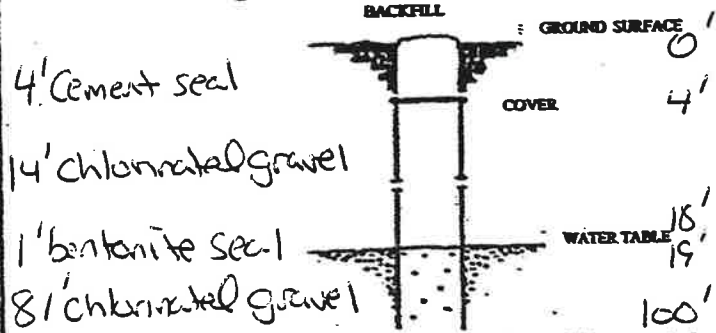
Note: Two wells abandoned at this site.

3a. Well Registration No. (if applicable) A-10267B
3b. Type of Ground Water Use Public Water Supply
3c. Date of Decommissioning 11-5-02
3d. Legal Description of Well Location: County HALL
Township 11 Range 9 Section 9
NE 1/4 of the NE 1/4
3e. Street Address of Block, Lot and Subdivision (if applicable).
1510 North Illinois
3f. Well Location in Feet from Section Lines
_____ feet from North or South (circle one) section line
_____ feet from East or West (circle one) section line
3g. Location of Water Use: County Hall - City of GI
Township _____ Range _____ Section _____
_____ 1/4 of the _____ 1/4
3h. Date Well Last Operated 1970
3i. Well Casing Size 25"

FOR DEPARTMENT USE ONLY

Filing Date	Registration Number
Owner Code	Sequence Number
NRD <input type="checkbox"/> 01-Up. Big Blue <input type="checkbox"/> 10-Papio-Missouri <input type="checkbox"/> 18-Central Platte <input type="checkbox"/> 02-Low. Big Blue <input type="checkbox"/> 11-Nemaha <input type="checkbox"/> 19-Low. Platte N. <input type="checkbox"/> 03-Up. Elkhorn <input type="checkbox"/> 12-Up. Niobrara <input type="checkbox"/> 20-Low. Platte S. <input type="checkbox"/> 04-Low. Elkhorn <input type="checkbox"/> 13-Mid. Niobrara <input type="checkbox"/> 21-Up. Republican <input type="checkbox"/> 05-Little Blue <input type="checkbox"/> 14-Low. Niobrara <input type="checkbox"/> 22-Mid. Republican <input type="checkbox"/> 06-Up. Loup <input type="checkbox"/> 15-North Platte <input type="checkbox"/> 23-Low. Republican <input type="checkbox"/> 07-Low. Loup <input type="checkbox"/> 16-South Platte <input type="checkbox"/> 24-Tri-Basin <input type="checkbox"/> 08-Lewis/Clark <input type="checkbox"/> 17-Twin Platte	

4a. Actual Method for Decommissioning of Well. Use Sketch below (if appropriate), or illustrate method of decommissioning on a separate sheet.



4b. Type of Back Fill Used in Upper Three Feet. (If excavated area is greater than three feet, indicate depth of excavation.)

4' - Cement

4c. Type and Location of Well Cover Use. 4' cement seal from floor level to 4' below floor.

4d. Type, Amount, and Location of Materials Used in Lower Casing.
255 pounds of bentonite, 18' to 19'. 18 tons of 47B gravel & 6 pounds of H.T.H.

4e. Type and Thickness of Materials Used Between Confining Layers. Indicate plug depth(s) on left side of sketch.

I am familiar with the information submitted on this form and to the best of my knowledge, it is true.

LAYNE-WESTERN by Daniel J. Freese 1-303

COPY

NOTICE OF WATER WELL ABANDONMENT

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Complete by printing in ink or typing the appropriate information.
Submit the completed form to the above address within 60 days of decommissioning.

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Address: P.O. Box 1968

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2. Person Completing Decommissioning (if not owner)

Contractor's Information

Name: LAYNE-WESTERN

Address: P.O. Box 189

City: Kearney State: NE Zip: 68848

Business Phone No. 308234-1914 Contractor's License No. 39123

Note - two wells abandoned at this site.

3a. Well Registration No. (if applicable) A-10267B

3b. Type of Ground Water Use Public Water Supply

3c. Date of Decommissioning 11-5-02

3d. Legal Description of Well Location: County HALL

Township 11 Range 9 Section 9

NE 1/4 of the NE 1/4

3e. Street Address of Block, Lot and Subdivision (if applicable).

1510 North Illinois

3f. Well Location in Feet from Section Lines

_____ feet from North or South (circle one) section line

_____ feet from East or West (circle one) section line

3g. Location of Water Use: County Hall - City of GI

Township _____ Range _____ Section _____

_____ 1/4 of the _____ 1/4

3h. Date Well Last Operated 2002

3i. Well Casing Size 25"

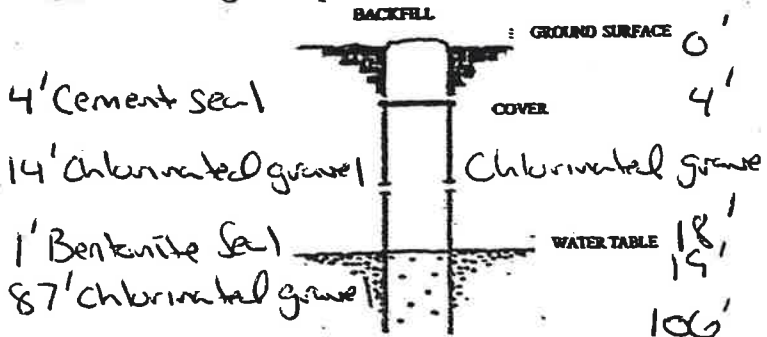
FOR DEPARTMENT USE ONLY

Filing Date _____ Registration Number _____

Owner Code _____ Sequence Number _____

- NRD**
- 01-Up. Big Blue 10-Papio-Missouri 18-Central Platte
 - 02-Low. Big Blue 11-Nemaha 19-Low. Platte N.
 - 03-Up. Elkhorn 12-Up. Niobrara 20-Low. Platte S.
 - 04-Low. Elkhorn 13-Mid. Niobrara 21-Up. Republican
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255 pounds of bentonite: 18' to 19'
19 TONS 478 Gravel & 6 pounds of H.T. H.

4e. Type and Thickness of Materials Used Between Confining Layers. Indicate plug depth(s) on left side of sketch.

I am familiar with the information submitted on this form and to the best of my knowledge, it is true.

LAYNE-WESTERN by: Daniel J. Freese 1-3-03

COPY

LK

CITY OF GRAND ISLAND
THE FOLLOWING DRINKING WATER WELLS WERE ABANDONED NOVEMBER, 2002.

CITY OF G.I. WELL NAME	REGISTRATION #	LATITUDE	LONGITUDE	COMMENTS
Blaine well - original well inside of the building	not available	40 56 34.96470	-98 20 39.06143	Both this original well and the replacement well (below) were abandoned in November, 2002.
Blaine well - replacement well outside of the building	A-10267B	40 56 35.02468	-98 20 38.50328	Both this replacement well and the original well (above) were abandoned in November, 2002.
Hancock well	not available	40 56 14.75984	-98 22 24.40330	
Parkview 2 well - original well inside of the building	not available	40 53 41.54222	-98 21 33.14362	Note: The replacement well approximately 50 foot north of this well is still in service. Its registration number is A-10267R.
Parkview 3 well - original well inside of the building	not available	40 53 44.27650	-98 21 52.94916	Note: The replacement well was located approximately 30 foot S.W. of this well. It was abandoned in April, 2002. Its registration number was A-10267S.
Rogers 1 well	not available	40 55 26.37703	-98 23 17.88227	

1/16/2003

- c: Gary Mader
- Tim Luchsinger
- Tom Barnes
- Dave Goosic
- Julie Frandsen
- Nebraska Department of Natural Resources

D. Freese