

**REQUEST FOR PROPOSAL**  
**Sale of Land- South 1/2 of Lot 8, Block 110, Railroad**  
**Addition (Abandoned Cleburn 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 4:15 p.m. (local time) on Thursday, May 6<sup>th</sup>, 2021**, for a **Proposal for Sale of Land for the South ½ of Lot 8, Block 110, Railroad 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- South ½ of Lot 8, Block 110, Railroad 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 and intended use of property.

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Proposals may not be withdrawn for a period of ninety (90) days after date of opening.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- South ½ of Lot 8, Block 110, Railroad Addition**  
**(Abandoned Cleburn Well Site)**  
**CITY OF GRAND ISLAND, NEBRASKA**

## **Introduction**

The City of Grand Island Utilities Department is seeking proposals from qualified groups, firms, and individuals for the sale of the property located on the South ½ of Lot 8, Block 110, Railroad Addition (Abandoned Cleburn Well Site).

The legal description of the property is:

SOUTH 1/2 OF LOT 8, BLOCK 110, RAILROAD 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."

## **Current Zoning & Monitoring Wells**

The 66' x 66' lot is currently zoned as a Mixed Use Manufacturing Zone (M-3) which permits many principal uses as noted in City Code Chapter 36, Section 74. Three EPA monitoring wells have been placed in the Southeast corner of the property and shall remain until abandoned. The State of Nebraska EPA shall continue to have access to the well locations for monitoring purposes.

## **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 **4:15 p.m. (local time) on Thursday, May 6<sup>th</sup>, 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-South ½ of Lot 8, Block 110, Railroad 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  
SOUTH ½, LOT 8, BLOCK 110 ORIGINAL TOWN**

**Proposed Bidder**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone number** \_\_\_\_\_

**Intended use of property:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Purchase bid price \$** \_\_\_\_\_

**Signed** \_\_\_\_\_ **Date** \_\_\_\_\_



EPA test well location (3)

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





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I, J. M. Eddy, do hereby certify that I am a surveyor and Engineer, that I have caused to be accurately surveyed the Railroad Addition to the Town of Grand Island, Holt County and State of Nebraska a plat of which is hereto appended, and that the streets, alleys, lanes, avenues, squares, parks, commons and such other lots as are set apart for public utility, town, city or county or railroad use or dedicated to charitable, religious or educational purposes are well and accurately staked off and marked.

*J. M. Eddy*

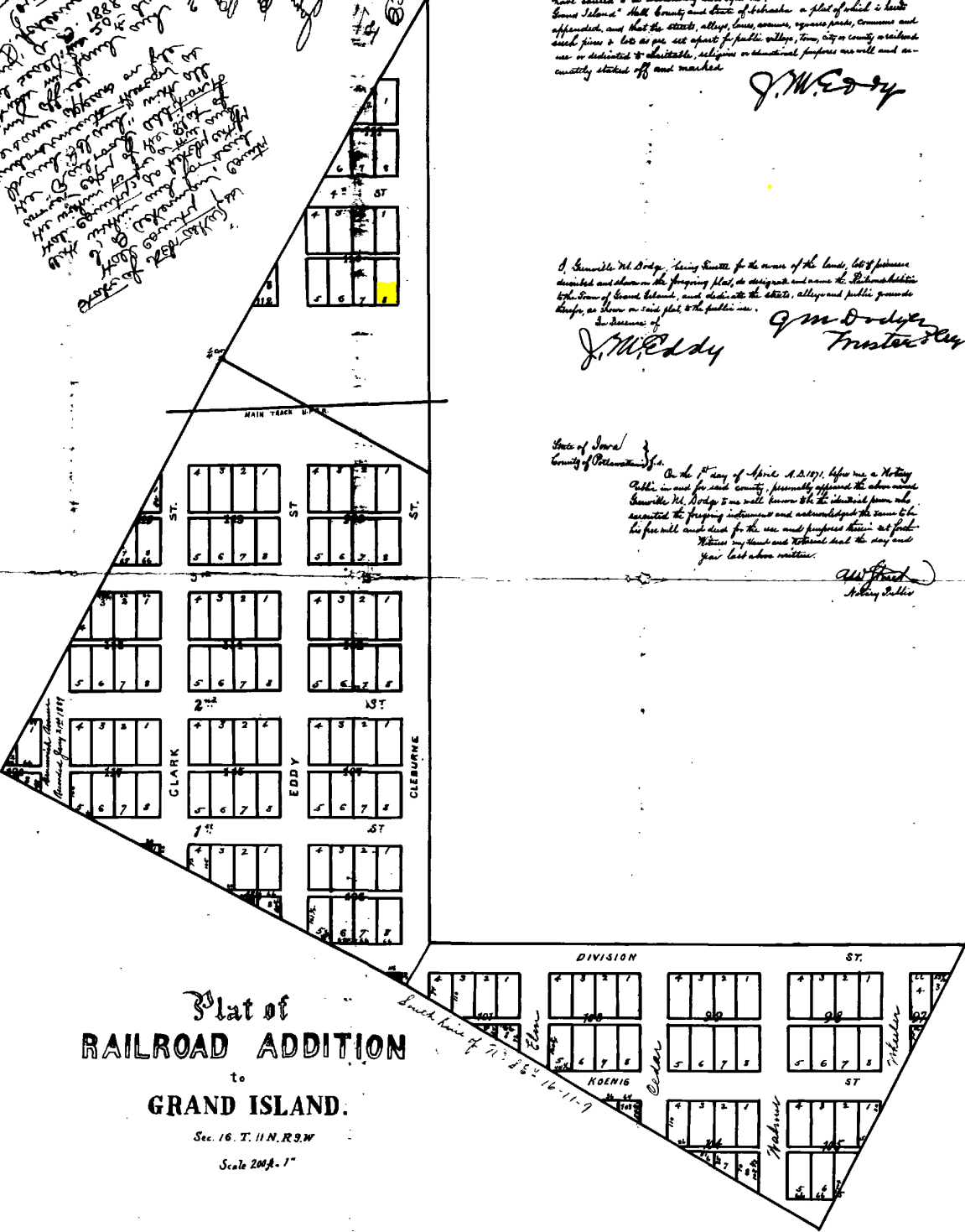
I, Kenneth M. Dodge, being trustee for the owner of the lands, lots of premises described and shown on the foregoing plat, do designate and name the subdivisions to the Town of Grand Island, and designate the streets, alleys and public grounds thereon, as shown on said plat to the public use.

*J. M. Eddy* *Kenneth M. Dodge*  
 Trustee

State of Iowa  
 County of Polk

On the 1<sup>st</sup> day of April, A. D. 1911, before me a Notary Public in and for said County, personally appeared the above named Kenneth M. Dodge to me well known to be the identical person who executed the foregoing instrument and acknowledged the same to be his free will and deed for the use and purposes therein set forth. Witness my hand and official seal this day and year last above written.

*Notary Public*



**Plat of  
 RAILROAD ADDITION  
 to  
 GRAND ISLAND.**

Sec. 16, T. 11 N. R. 9 W  
 Scale 200 ft. = 1"

*Survey made by J. M. Eddy 10-11-9*

**Submit to:**

Department of Natural Resources  
301 Centennial Mall South  
P.O. Box 94676  
Lincoln, Nebraska 68509-4676  
Phone (402) 471 2363

**STATE OF NEBRASKA  
DEPARTMENT OF NATURAL RESOURCES**

This form is required to be filed  
within **60 days** of decommissioning  
of the water well.

**NOTICE OF WATER WELL DECOMMISSIONING****FOR DEPARTMENT USE ONLY**

Date Filed 11-27-2018 Owner Code No. 21112 Registration No. A-010267N  
11272018 - 2895 - dec CP NRD  
Well ID

1. Well Owner's First Name \_\_\_\_\_ Last Name \_\_\_\_\_

OR Company Name CITY OF GRAND ISLAND

Attention Name UTILITIES DEPT

Address PO BOX 1968

City GRAND ISLAND

State NE

Zip 68802

Telephone ()-

2. Contractor (if applicable) Downey Drilling, Inc. Telephone Number (308) 324-2303  
Address PO Box 278 Contractor License No. 39250  
City Lexington State NE Zip Code 68850 +  
Email: jbauer@downeydrilling.com

3a. Well Registration No. A-10267N

3b. Purpose of Well: Public Water Supply (without s

3c. Date Well Last Operated 11/01/2018 3d. Date of Decommissioning 11/01/2018

3e. List complete well location: Legal, Footage and/or GPS Coordinates

Well location: SW 1/4 of the NE 1/4 of Section 16, Township 11 North, Range 9 E W X, Hall \_\_\_\_\_ County.

The well is \_\_\_\_\_ feet from the (N or S) section line and \_\_\_\_\_ feet from the (E W) section line.

OR Latitude Degree: 40 Minute: 55 Second: 28 . 88

Longitude Degree: -98 Minute: 20 Second: 53 . 31

3f. Location of Water Use: SWNE S16 T11 R9

**4. Actual Method for Decommissioning of Well**

Placement Depth in Feet		Detailed Description of Material
From	To	
0	2	TOP SOIL
2	10	HOLEPLUG
10	51	NEAT CEMENT
51	84.8	NEAT CEMENT

5a. Well Casing Size: 25 5b. Bore Hole Diameter: 42

I hereby certify that the information provided on this form is true and accurate to the best of my knowledge.

This form has been electronically submitted by the contractor listed in Section 2.

14931 NOL ID: dowdri02

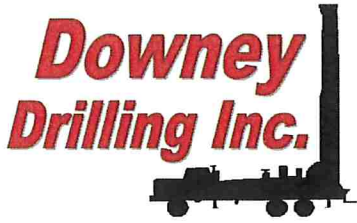
11/27/2018

Contractor (\*\*owner)

Date

\* \*\*Owner may sign on wells prior to 7/1/2001 or sandpoint or if well no longer exists and it is unknown when decommissioning occurred

**The Department reserves the right to request verification of information provided.**



# WELL DECOMMISSION & CONSTRUCTION

<b>CUSTOMER NAME:</b> CITY OF GRAND ISLAND, NE	<b>DATE:</b> 11/1/2018
<b>LEGAL:</b> SW/NE 16-11N-9W	<b>COUNTY:</b> HALL
<b>GPS:</b> 40 55' 28.88" N	<b>WORK ORDER #:</b> 18-288
98 20' 53.31" W	<b>BOREHOLE DIA:</b> 42"
<b>WELL REGISTRATION #:</b> A-10267N	<b>CASING DIA:</b> 25" ID
<b>ADDITIONAL INFORMATION:</b>	

