



City of Grand Island

Tuesday, August 8, 2017

Council Session

Item F-3

**#9640 - Consideration of Creation of Water Main District 470T -
Highway 2 from North Road, east approximately 1/2 mile**

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Tim Luchsinger, Utilities Director

Meeting: August 8, 2017

Subject: Ordinance #9640 - Creation of Water Main District 470T Highway 2 from North Road East Approximately ½ Mile

Presenter(s): Tim Luchsinger, Utilities Director

Background

The proposed Water Main District 470T is an integral part of the Utilities Department's Master Plan. The work was identified as a needed connection along the northerly side of the system. The project will extend a new City water main along the southerly side of Nebraska Highway 2 from the existing water line in North Road, easterly approximately ½ mile. It will provide redundancy and increased pressures and flow for the area and allows for future developments.

Discussion

Water Main District 470T will be constructed as a connection fee district. This is the City's standard method for installing connections in undeveloped areas. This method allows the City to be reimbursed for the related project costs when an adjacent property receives municipal service. The associated fees are not collected until the user connects to (taps) the main.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

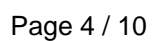
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve Ordinance #9640 creating Water Main District 470T – Highway 2 from North Road east, approximately ½ mile.

Sample Motion

Move to approve Ordinance #9640 for the creation of Water Main District 470T – Highway 2 from North Road east, approximately ½ mile.



WATER MAIN DISTRICT 470THighway 2 and North Road
Ordinance 9640Ownerships: 7/26/2017
District Created: 8/8/2017

PARCEL NO.	DESCRIPTION	DOCUMENT NO.			FRONT FOOTAGE	CONNECTION FEE \$
400149494	Part of the SW1/4, NW1/4, Sec.1, T11N, R10W See descrption for Tract 1	201701200	Owner: Address: City, State: Zipcode:	GC Mini Storage, LLC PO Box 191 Ord, NE 68862	1,035.30	
400149496	Part of the SW1/4, NW1/4, Sec.1, T11N, R10W See descrption for Tract 2	201700592	Owner: Address: City, State: Zipcode:	3801 Nebr Hwy 2 LLC 2019 Bass Road Grand Island, NE 68801	730.40	
400149508	Part of Lot 2, R.A. Toner Properties Subdivision See descrption for Tract 3	200610144	Owner: Address: City, State: Zipcode:	SJT Properties, LLC 3721 W Hwy 2 Grand Island, NE 68803	295.45	
400149516	Part of Lot 1, R.A. Toner Properties Subdivision See descrption for Tract 4	200610100	Owner: Address: City, State: Zipcode:	SJT Properties, LLC 3721 W Hwy 2 Grand Island, NE 68803	164.10	

Tract 1. Parcel 400149494

Commencing at the SW corner of the NW/4, Section 1, Township 11 North, Range 10 West of the 6th PM, Grand Island, Hall County, Nebraska; Thence northerly along the westerly line of said NW/4, a distance of 1,103.17' to a point on the southerly R-O-W line of Nebraska Highway 2; Thence S73°21'52"E along said R-O-W line to the easterly R-O-W line of North Road, being the Actual Point Of Beginning; Thence continuing S73°21'52"E along said R-O-W line, a distance of 1,035.3' to the easterly line of the tract of land described In Document # 201701200 recorded in the Register Of Deeds Office, Hall County, Nebraska; Thence southerly along said easterly line to a point 300.0' distant and parallel with the northerly R-O-W line of the Nebraska Highway 2; Thence northwesterly 300.0' distant and parallel with the northerly R-O-W line of the said Nebraska Highway 2, to the easterly R-O-W line of said North Road; Thence northerly along the easterly R-O-W line of said North Road to the said Point Of Beginning.

Tract 2. Parcel 400149496

Beginning at the NW corner of Lot 2 L.J.& R.A. Toner Properties Subdivision, Grand Island, Hall County, Nebraska, being a point on the southerly R-O-W line of Nebraska Highway 2; Thence southerly along the westerly line of said Lot 2, to a point 300.0' distant and parallel with the northerly R-O-W line of the Nebraska Highway 2; Thence northwesterly 300.0' distant and parallel with the northerly R-O-W line of the said Nebraska Highway 2, to the westerly line of the tract of land described In Document # 201700592 recorded in the Register Of Deeds Office, Hall County, Nebraska; Thence northerly along said westerly line to a point on the southerly R-O-W line of said Nebraska Highway 2; Thence S73°21'13"E along said R-O-W line, a distance of 152.54'; Thence S75°32'42"E along said R-O-W line, a distance of 577.86' to the said Point Of Beginning.

Tract 3. Parcel 400149508

Beginning at the NW corner of Lot 2 L.J.& R.A. Toner Properties Subdivision, Grand Island, Hall County, Nebraska, being a point on the southerly R-O-W line of Nebraska Highway 2; Thence southerly along the westerly line of said Lot 2, to a point 300.0' distant and parallel with the northerly R-O-W line of the Nebraska Highway 2; Thence southeasterly 300.0' distant and parallel with the northerly R-O-W line of the said Nebraska Highway 2, to the easterly line of said Lot 2; Thence northerly along the easterly line of said Lot 2 to a point on the southerly R-O-W line of said Nebraska Highway 2; Thence northwesterly along said R-O-W line, a distance of 295.45' to the said Point Of Beginning.

Tract 4. Parcel 400149516

Beginning at the NW corner of Lot 1 L.J.& R.A. Toner Properties Subdivision, Grand Island, Hall County, Nebraska, being a point on the southerly R-O-W line of Nebraska Highway 2; Thence southerly along the westerly line of said Lot 1, to a point 300.0' distant and parallel with the northerly R-O-W line of the Nebraska Highway 2; Thence southeasterly 300.0' distant and parallel with the northerly R-O-W line of the said Nebraska Highway 2, to a point 470.0' westerly and parallel with the easterly line of the NW/4, Section 1, Township 11 North, Range 10 West of the 6th PM, Grand Island, Hall County, Nebraska; Thence northerly and parallel with the easterly line of said NW/4 to a point on the southerly R-O-W line of said Nebraska Highway 2; Thence northwesterly along said R-O-W line, a distance of 164.1' to the said Point Of Beginning

•This Space Reserved for Register of Deeds •

ORDINANCE NO. 9640

An ordinance creating Water Main District 470T in Hall County, Nebraska; defining the boundaries of the district; providing for the laying of water mains in said district; approving plans and specifications and securing bids; providing for the connection fee for connecting to such water main; providing for certification to the Register of Deeds; and providing the effective date hereof.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Water Main District 470T in Hall County, Nebraska, is hereby created for the laying of a twelve (12.0) inch diameter water main with its appurtenances along the southerly side of Nebraska Highway 2 from North Road, east for approximately ½ mile.

SECTION 2. The boundaries of such water main district shall be more particularly described as follows:

Approved as to Form	☐ _____
August 4, 2017	☐ City Attorney

ORDINANCE NO. 9640 (Cont.)

Commencing at the Southwest corner of the Northwest Quarter (NW1/4), Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th PM, in the City of Grand Island, Hall County, Nebraska; thence northerly, along the westerly line of said Northwest Quarter (NW1/4), a distance of nine hundred forty two and thirty three hundredths (942.33) feet to the ACTUAL Point of Beginning; thence continuing northerly along the westerly line of said Northwest Quarter (NW1/4), a distance of three hundred twelve and ninety six hundredths (312.96) feet to a point on the northerly right-of-way line of Nebraska Highway 2; thence southeasterly along the northerly right-of-way line of said Nebraska Highway 2, a distance of two thousand two hundred fifty seven and nine tenths (2,257.9) feet; thence southerly on a line four hundred seventy (470.0) feet westerly and parallel with the easterly line of the said Northwest Quarter (NW1/4), a distance of three hundred twelve and eight tenths (312.8) feet; thence northwesterly and parallel with the northerly right-of-way line of said Nebraska Highway 2, a distance of two thousand two hundred fifty seven and four tenths (2,257.4) feet to the said Point of Beginning.

SECTION 3. Said improvement shall be made in accordance with plans and specifications approved by the Engineer for the City, who shall estimate the cost thereof. Bids for the construction of said water main shall be taken and contracts entered into in the manner provided by law.

SECTION 4. The cost of construction of such water main connection district shall be reported to the City Council, and the Council, sitting as a Board of Equalization, shall determine benefits to abutting property by reason of such improvement pursuant to Section 16-6,103, R.R.S. 1943. The special benefits shall not be levied as special assessments but shall be certified by resolution of the City Council to the Hall County Register of Deeds. A connection fee in the amount of the special benefit accruing to each property in the district shall be paid to the City of Grand Island at such time as such property becomes connected to the water main in such district. No property thus benefited by water main improvements shall be connected to the water main

ORDINANCE NO. 9640 (Cont.)

until the connection fee is paid.

SECTION 5. This ordinance shall be in force and take effect from and after its passage, approval, and publication, without the plat, as provided by law.

SECTION 6. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 7. After passage, approval and publication of this ordinance, notice of the creation of said district shall be published in the Grand Island Independent, a legal newspaper and of general circulation in said city without the plat, as provided by law.

Enacted: August 8, 2017.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk