



# **City of Grand Island**

**Tuesday, January 22, 2019**

**Council Session**

## **Item F-3**

**#9721 - Consideration of Creation of Sanitary Sewer District No. 543; Willow Street**

**Staff Contact: John Collins, P.E. - Public Works Director**

# **Council Agenda Memo**

**From:** Keith Kurz, Assistant Public Works Director

**Meeting:** January 22, 2019

**Subject:** Consideration of Creation of Sanitary Sewer District No. 543; Willow Street

**Presenter(s):** John Collins, Public Works Director

## **Background**

Council action is needed to create a sanitary sewer district. The boundary for the proposed district was selected in order to serve an area previously unserved that is located north of 4<sup>th</sup> Street, east of Congdon Avenue (see attached sketch). Sanitary sewer was requested in this area in 2003 and again in September 2017. The proposed district boundary would eliminate around fifteen (15) septic tanks and provide sanitary service to approximately twenty-one (21) lots. It appears from phone conversations and in person meetings that the majority of the property owners are in support of sanitary sewer, with one (1) voicing opposition, and the remainder giving no comment. Of the fifteen (15) septic tanks at least three (3) may be in failure and discharging poorly treated waste directly to groundwater. There is a portion of this area that is not served by City water and is operating private drinking water wells. It is advantageous to construct such sanitary sewer main now, as there is Community Development Block Grant (CDBG) funding available for 2019, which will reduce the assessment amount for the property owners by about half.

## **Discussion**

If the district is created, a notice will be mailed to all affected property owners, a 30-day protest period allowed and an open house meeting held to review the project with property owners. The Public Works Department recommends that the assessments for the district be spread equally across the lots in the district with a ten (10) year repayment schedule.

The current estimate is shown below.

- Total District- \$375,000.00- \$400,000.00
- City share due to rehab of existing line- \$65,000.00- \$75,000.00
- Grant Funds- \$155,000.00

- Assessment per parcel- \$9,000.00- \$10,000.00

### **Alternatives**

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

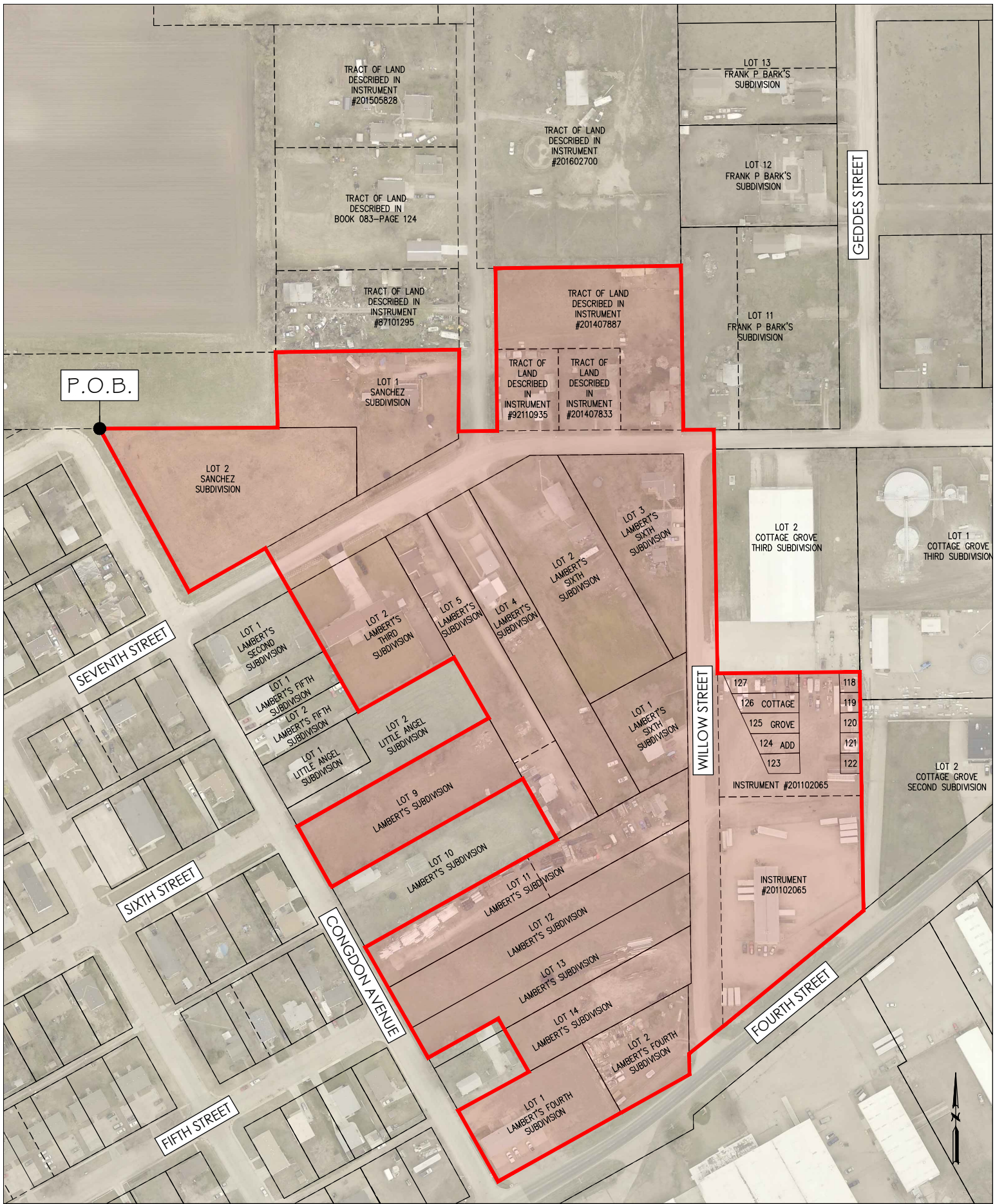
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the creation of Sanitary Sewer District No. 543.

### **Sample Motion**

Move to approve the resolution.



PROPOSED DISTRICT BOUNDARY LIMITS

ORDINANCE NO. 9721

An ordinance creating Sanitary Sewer District No. 543 of the City of Grand Island, Nebraska; defining the boundaries thereof; providing for the laying of sanitary sewer mains in said district; providing for plans and specifications and securing bids; assessing the costs of such improvements; providing for certification to the Register of Deeds; and providing for publication and the effective date of this ordinance.

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

SECTION 1. Sanitary Sewer District No. 543 is hereby created for the construction of an 8" inch gravity sanitary sewer system within Sanchez Subdivision, Lambert's Sixth Subdivision, Lambert's Fourth Subdivision, Lambert's Third Subdivision, Cottage Grove Addition, part of Lambert's Subdivision and part of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> p.m. all within the City of Grand Island, Hall County, Nebraska.

SECTION 2. The boundaries of such sanitary sewer district shall be as follows:

COMMENCING AT THE NORTHWEST CORNER OF LOT TWO (2), SANCHEZ SUBDIVISION TO THE CITY OF GRAND ISLAND, SAID POINT BEING ACTUAL POINT OF BEGINNING; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT TWO (2), SANCHEZ SUBDIVISION TO THE WEST LINE OF LOT ONE (1), SANCHEZ SUBDIVISION; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT ONE (1), SANCHEZ SUBDIVISION; TO THE NORTHWEST CORNER OF SAID LOT ONE (1), SANCHEZ SUBDIVISION; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT ONE (1), SANCHEZ SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT ONE (1), SANCHEZ SUBDIVISION; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID LOT ONE (1), SANCHEZ SUBDIVISION TO A POINT ON THE SOUTH LINE OF THE

Approved as to Form	▣ _____
December 12, 2019	▣ City Attorney

ORDINANCE NO. 9721 (Cont.)

NORTHEAST QUARTER (NE1/4) OF SAID SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST; THENCE EASTERLY ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF SAID SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST TO THE SOUTHWEST CORNER OF A TRACT OF LAND MORE PARTICULARLY DESCRIBED IN INSTRUMENT #92110935 IN THE HALL COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID TRACT OF LAND AS MORE PARTICULARLY DESCRIBED IN INSTRUMENT #92110935 TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AS MORE PARTICULARLY DESCRIBED IN INSTRUMENT #92110935; THENCE CONTINUING NORTHERLY ON THE WESTERLY LINE OF A TRACT OF LAND MORE PARTICULARLY DESCRIBED IN INSTRUMENT #201407887 IN THE HALL COUNTY REGISTER OF DEEDS OFFICE TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN INSTRUMENT #201407887; THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN INSTRUMENT #201407887 TO A POINT ON THE WESTERLY LINE OF LOT ELEVEN (11), FRANK P BARK'S SUBDIVISION; THENCE SOUTHERLY ON THE WEST LINE OF SAID FRANK P BARK'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT ELEVEN (11), FRANK P BARK'S SUBDIVISION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT ELEVEN (11), FRANK P BARK'S SUBDIVISION TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT TWO (2), COTTAGE GROVE THIRD SUBDIVISION TO THE CITY OF GRAND ISLAND; THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION LINE AND THE WEST LINE OF SAID LOT TWO (2), COTTAGE GROVE THIRD SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT TWO (2), COTTAGE GROVE THIRD SUBDIVISION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT TWO (2), COTTAGE GROVE THIRD SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT TWO (2) COTTAGE GROVE THIRD SUBDIVISION; THENCE SOUTHERLY ON THE WEST LINE OF LOT ONE (1), COTTAGE GROVE THIRD SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT ONE (1), COTTAGE GROVE THIRD SUBDIVISION; THENCE SOUTHERLY ON THE WEST LINE OF LOT TWO (2), COTTAGE GROVE SECOND SUBDIVISION TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4TH STREET; THENCE SOUTHEASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE OF 4TH STREET TO A POINT ON THE EAST LINE OF LOT TWO (2), LAMBERT'S FOURTH SUBDIVISION TO THE CITY OF GRAND ISLAND; THENCE SOUTH ON THE EAST LINE OF SAID LOT TWO (2), LAMBERT'S FOURTH SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT TWO (2), LAMBERT'S FOURTH SUBDIVISION; THENCE SOUTHEASTERLY ON THE SOUTH LINE OF SAID LAMBERT'S FOURTH SUBDIVISION TO THE SOUTHWEST CORNER OF LOT ONE (1), LAMBERT'S FOURTH SUBDIVISION; THENCE NORTHWESTERLY ON THE EAST LINE OF SAID LOT ONE (1), LAMBERT'S FOURTH SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT ONE (1), LAMBERT'S FOURTH SUBDIVISION; THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT ONE (1), LAMBERT'S FOURTH SUBDIVISION FOR A DISTANCE OF 130.00 FEET; THENCE NORTHWESTERLY AND PERPENDICULAR TO SAID NORTH LINE OF LOT ONE (1), LAMBERT'S FOURTH SUBDIVISION TO A POINT 19.88 FEET NORTH OF THE SOUTH LINE OF LOT THIRTEEN (13), LAMBERT'S SUBDIVISION TO THE CITY OF GRAND ISLAND; THENCE SOUTHWESTERLY ON A LINE 19.88 FEET DISTANT AND PARALLEL TO SAID SOUTH LINE OF LOT THIRTEEN (13), LAMBERT'S SUBDIVISION TO A POINT ON THE WEST LINE OF SAID LOT THIRTEEN (13) LAMBERT'S SUBDIVISION; THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LAMBERT'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT TEN (10), LAMBERT'S SUBDIVISION; THENCE NORTHEASTERLY ON THE SOUTH LINE OF SAID LOT TEN (10), LAMBERT'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT TEN (10), LAMBERT'S SUBDIVISION; THENCE NORTHWESTERLY ON THE EAST LINE OF SAID LOT

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TEN (10), LAMBERT'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT TEN (10), LAMBERT'S SUBDIVISION; THENCE SOUTHWESTERLY ON THE NORTH LINE OF SAID LOT TEN (10), LAMBERT'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT TEN (10), LAMBERT'S SUBDIVISION; THENCE NORTHWESTERLY ON THE WEST LINE OF LOT NINE (9), LAMBERT'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT NINE (9), LAMBERT'S SUBDIVISION; THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT NINE (9), LAMBERT'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT NINE (9), LAMBERT'S SUBDIVISION; THENCE NORTHWESTERLY ON THE WEST LINE OF LOT FIVE (5), LAMBERT'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT TWO (2), LAMBERT'S THIRD SUBDIVISION; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT TWO (2), LAMBERT'S THIRD SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT TWO (2), LAMBERT'S THIRD SUBDIVISION; THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT TWO (2), LAMBERT'S THIRD SUBDIVISION AND A NORTHERLY EXTENTION THEREOF TO A POINT ON THE SOUTHERLY LINE OF SAID LOT TWO (2), SANCHEZ SUBDIVISION; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT TWO (2), SANCHEZ SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT TWO (2), SANCHEZ SUBDIVISION; THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT TWO (2), SANCHEZ SUBDIVISION TO THE POINT OF BEGINNING. SAID DISTRICT BOUNDARY CONTAINS APPROXIMATELY 27.47 ACRES MORE OR LESS OF WHICH APPROXIMATELY 2.17 ACRES MORE OR LESS IS EXISTING ROAD RIGHT-OF-WAY.

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

SECTION 4. All improvements shall be made at public cost, but the cost thereof shall be assessed upon the lots and lands in the district specially benefited thereby as provided by law

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.

ORDINANCE NO. 9721 (Cont.)

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 published and of general circulation in said City, as provided by law.

Enacted: January 22, 2019.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk