



City of Grand Island

Tuesday, June 23, 2020

Council Session

Item F-2

**#9774 - Consideration of Creation of Drainage Improvement
District No. 2020- 1; Portions of Platte Valley Industrial Park 3rd,
4th, 6th, 8th, 9th & 10th Subdivisions**

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

Council Agenda Memo

From: Keith Kurz PE, Public Works Engineer

Meeting: June 23, 2020

Subject: Consideration of Creation of Drainage Improvement District No. 2020- 1; Portions of Platte Valley Industrial Park 3rd, 4th, 6th, 8th, 9th & 10th Subdivisions

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

Background

Council action is needed to create a Drainage Improvement District. If the District is created, a notice will be mailed to all affected property owners and a 30-day protest period will begin. If the district passes the protest the Council has the decision to continue the district. The City will then bid, construct, and levy special assessments for the work. This process is being executed pursuant to Section 16-667 of the Nebraska Revised Statutes.

Public Works staff will present information on the proposed drainage system that would serve the subdivision.

Discussion

The District will be made up properties on both the east and west side of Gold Core Drive, south of Schimmer Drive, as shown on the attached exhibit. The project would consist of creating an outlet for the Platte Valley Industrial Park (PVIP) and connecting it to a ditch, which would be constructed in partnership with the Central Platte Natural Resources District (CPNRD), City of Grand Island, Hall County, and the Grand Island Area Economic Development Corporation (GIAEDC). Property owners have inquired about improving drainage in this area and a plan has been developed by the above partnership. The new ditch will improve drainage both up and down stream of the PVIP.

A draft Memorandum of Understanding (MOU) is currently being worked through involving the Central Platte Natural Resources District (CPNRD), City of Grand Island, Hall County, and the Grand Island Area Economic Development Corporation (GIAEDC). The MOU is contingent on the establishment of an assessment district. An agreement will be developed from the MOU detailing each entities responsibility and will be presented for City Council review and subsequent approval.

The assessment to the property owners within the district will be based on contributing area. Because all of the lots included in this district contribute to the drainage creating the problem, the assessment distribution will be based on each property owner's lot size relative to the whole district area. If owner "A" owns a one (1) acre parcel within a ten (10) acre district, owner "A" will pay 10% of the project cost as owner "A"'s land creates 10% of the runoff.

Alternatives

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

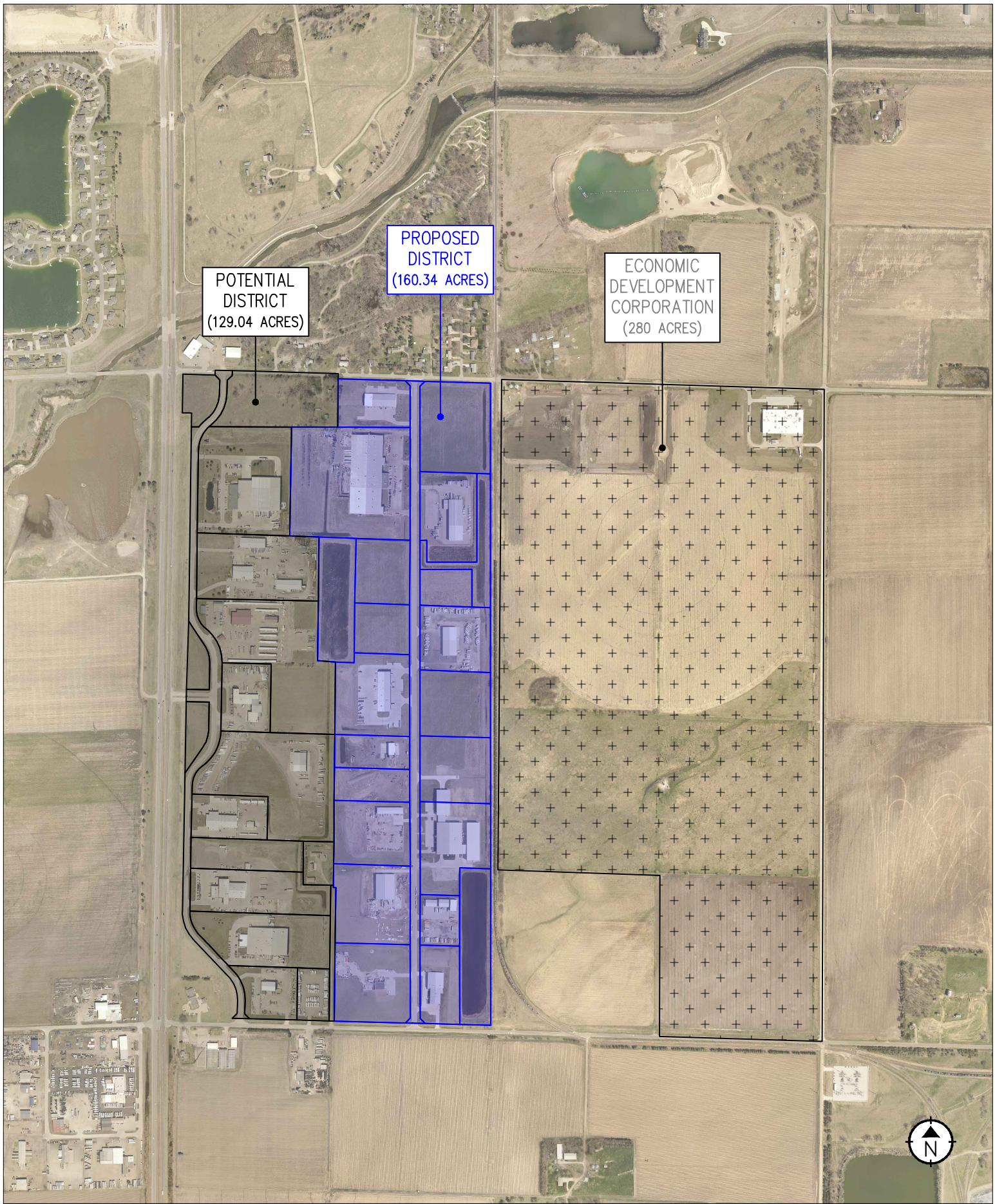
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the creation of Drainage Improvement District No. 2020-1; Portions of Platte Valley Industrial Park 3rd, 4th, 6th, 8th, 9th & 10th Subdivisions.

Sample Motion

Move to approve the ordinance.



POTENTIAL DISTRICT PARCELS

• THIS SPACE RESERVED FOR REGISTER OF DEEDS •

ORDINANCE NO. 9774

An ordinance to create Drainage Improvement District No. 2020-1; to define the boundaries of the district; to provide for the improvement of storm sewer within the district by storm drainage and other incidental work in connection therewith; to provide for the filing of this ordinance with the Hall County Register of Deeds; and to provide the publication and effective date of this ordinance.

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

SECTION 1. Drainage Improvement District No. 2020-1 in the City of Grand Island, Nebraska, is hereby created.

SECTION 2. The properties included in such district shall be as follows:

Parcel No.	Owner	Legal Description
400404753	PVIPW, LLC	Lot B, Platte Valley Industrial Park Third Sub Detention Cell
400295407	Store Capital Acquisitions, LLC	Lot 1, Platte Valley Industrial Park Fourth Sub
400404664	City of Grand Island	Lot C, Platte Valley Industrial Park Third Sub to the City of Grand Island Detention Cell
400404745	Royce & Janice Carville	Lot A, Platte Valley Industrial Park Eighth Sub Detention Cell
400402149	Randall J & Jean M Kathman	Lot 9, Platte Valley Industrial Park Third Sub

Approved as to Form ☐ _____
June 18, 2020 ☐ City Attorney

ORDINANCE NO. 9774 (Cont.)

400404737	ASAP Real Estates, LLC	Lot 20, Platte Valley Industrial Park Third Sub
400397218	Judith Poland	Lot 1, Platte Valley Industrial Park Third Sub
400402076	Royce & Janice Carville	Lot 1, Platte Valley Industrial Park Eighth Sub
400404710	Old Dominion Freight Line, Inc.	Lot 18, Platte Valley Industrial Park Third Sub
400402084	Royce & Janice Carville	Lot 2, Platte Valley Industrial Park Eighth Sub
400404702	Old Dominion Freight Line, Inc.	Lot 1, Platte Valley Industrial Park Tenth Sub
400402092	TNS Holdings, LLC	Lot 4, Platte Valley Industrial Park Third Sub
400404699	Inland Truck Parts Co.	Lot 2, Platte Valley Industrial Park Tenth Sub
400402106	Zitzke, LLC	Lot 5, Platte Valley Industrial Park Third
400404680	GMD, LLC	Lot 1, Platte Valley Industrial Park Ninth Sub
400404685	GMD, LLC	Lot 2, Platte Valley Industrial Park Ninth Sub
400402114	Zitzke, LLC	Lot 6, Platte Valley Industrial Park Third Sub
400404672	J & L Land Company, LLC	Lot 14, Platte Valley Industrial Park Third Sub
400402122	Zitzke, LLC	Lot 1, Platte Valley Industrial Park Sixth Sub
400209187	Lyne Realty L.P.	Lot 13, Platte Valley Industrial Park Third Sub to the City of Grand Island
400402130	Joseph M & Lori J Brown	Lot 2, Platte Valley Industrial Park Sixth Sub
400402157	Mountain Tower & Land, LLC	Lot 10, Platte Valley Industrial Park Third Sub to the City of Grand Island
ROW	City of Grand Island	Platte Valley Industrial Park Third Sub

SECTION 3. The following storm sewer in the district shall be improved by installing drainage pipe underground and other incidental work in connection therewith.

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

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, without the plat, as provided by law.

SECTION 7. After passage, approval and publication of this ordinance, without the plat, 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.

ORDINANCE NO. 9774 (Cont.)

SECTION 8. This process is being executed pursuant to Section 16-667 of the Nebraska Revised Statutes.

Enacted: June 23, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk