



City of Grand Island

Tuesday, February 26, 2013

Council Session

Item F1

Consideration of Creation of Storm Sewer Improvement District No. 2013-1; Summerfield Subdivision

Staff Contact: Terry Brown, Interim Public Works Director

Council Agenda Memo

From: Keith Kurz, Public Works Engineer

Meeting: February 26, 2013

Subject: Consideration of Creation of Storm Sewer Improvement District No. 2013-1; Summerfield Subdivisions

Item #'s: F-1

Presenter(s): Terry Brown, Interim Public Works Director

Background

Council action is needed to create a Storm Sewer 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, assisted by the Developer's engineer (Olsson Associates) will present background information on the existing and proposed drainage systems that serve the subdivision.

Discussion

The District will be made up of the Summerfield Subdivisions; bounded by State Street, 13th Street, and North Road. The project would consist of putting a ½ pipe over the current concrete ditch liner. This pipe will allow for a covered drain system. This project is currently estimated at \$110,000.00. Property owners in this area have signed the district creation petition form.

The developer will be assessed for all unsold and undeveloped area. The City will be assessed for contribution of runoff associated with all Right-of-Way within the subdivision. The assessment will be based on contributing area and amount of drainage runoff calculated by grassed area and hard surface on each lot.

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 Storm Sewer Improvement District No. 2013-1; Summerfield Subdivisions.

Sample Motion

Move to approve creation of Storm Sewer Improvement District No. 2013-1.



LEGAL DESCRIPTION

THE WEST ONE HALF OF THE SOUTHWEST QUARTER(W1/2 SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, EXCEPTING THEREFROM HOWEVER THE REAL ESTATE PREVIOUSLY CONVEYED TO THE CITY OF GRAND ISLAND, NEBRASKA DESCRIBED IN DOCUMENTS No. 84-005021 THRU 84-005028 AS SHOWN IN THE RECORDS OF THE HALL COUNTY REGISTER OF DEEDS.

• THIS SPACE RESERVED FOR REGISTER OF DEEDS •

ORDINANCE NO.9421

An ordinance to create Storm Sewer Improvement District No. 2013-1; 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. Storm Sewer Improvement District No. 2013-1 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
1	City of Grand Island	Right-of-Way
400149958	Little B's Corporation	Miscellaneous Tracts 12-11-10 PT W 1/2 SWS 1/4 19.45 acres
400439182	Little B's Corporation	Lot 5, Block 3, Summerfield Estates Seventh Subdivision
400439093	Gregory & Patricia Lemburg	Lot 4, Block 3, Summerfield Estates Seventh Subdivision

Approved as to Form ☐ _____
February 25, 2013 ☐ City Attorney

ORDINANCE NO. 9245 (Cont.)

400439018	Little B's Corporation	Lot 3, Block 3, Summerfield Estates Seventh Subdivision
400438917	Nick W & Melanie L Mustion	Lot 2, Block 3, Summerfield Estates Seventh Subdivision
400438836	Little B's Corporation	Lot 1, Block 3, Summerfield Estates Seventh Subdivision
400438739	Ronald J & Marcia R Grabowski	Lot 5, Block 2, Summerfield Estates Seventh Subdivision
400438402	Robert H & Stephanie K Wald	Lot 4, Block 2, Summerfield Estates Seventh Subdivision
400438399	David M & Gwendolyn J Willis	Lot 3, Block 2, Summerfield Estates Seventh Subdivision
400438380	Cory & Vanessa Schutte	Lot 2, Block 2, Summerfield Estates Seventh Subdivision
400438372	Little B's Corporation	Lot 1, Block 2, Summerfield Estates Seventh Subdivision
400378884	Hugh M & Patricia R Miner, Jr.	Lot 8, Block 4, Summerfield Estates First Subdivision
400378876	H Alan & Cindy S Sheffield	Lot 7, Block 4, Summerfield Estates First Subdivision
400378868	Jeffrey Charles Hastings	Lot 6, Block 4, Summerfield Estates First Subdivision
400378833	Little B's Corporation	Lot 5, Block 4, Summerfield Estates First Subdivision
400378825	Kenneth C & Kathryn L Thompson	Lot 4, Block 4, Summerfield Estates First Subdivision
400378817	Debra C Uden	Lot 3, Block 4, Summerfield Estates First Subdivision
400378809	Patrick D & GERALYN C Powers	Lot 2, Block 4, Summerfield Estates First Subdivision
400378795	Randy L Gard	Lot 1, Block 4, Summerfield Estates First Subdivision
400378892	Little B's Corporation	All of Tract A, Summerfield Estates First Subdivision
400378728	Brandon M & Christy S Traudt	Lot 8, Block 2, Summerfield Estates First Subdivision
400378701	Richard F & Marilyn S Fox	Lot 7, Block 2, Summerfield Estates First Subdivision
400378698	Scott A & Jennifer M Axt	Lot 6, Block 2, Summerfield Estates First Subdivision
400378671	Brian & Lori Fausch	Lot 2, Summerfield Estates Second Subdivision
400378655	Little B's Corporation	Lot 1, Summerfield Estates Second Subdivision
400378647	Arlene Knopik Trustee	Lot 2, Block 2, Summerfield Estates First Subdivision
400378639	Little B's Corporation	Lot 1, Block 1, Summerfield Estates Fourth Subdivision
400421011	Tonya Antaki	Lot 2, Block 1, Summerfield Estates Fourth Subdivision
400421038	Efrain Ayala	Lot 3, Block 1, Summerfield Estates Fourth Subdivision
400421046	Elizabeth Rae Cornwell	Lot 4, Block 1, Summerfield Estates Fourth Subdivision
400421054	Ralae & Jared Noorlander	Lot 5, Block 1, Summerfield Estates Fourth Subdivision
400421062	Little B's Corporation	Lot 6, Block 1, Summerfield Estates Fourth Subdivision
400421070	Little B's Corporation	Lot 1, Block 2, Summerfield Estates Fourth Subdivision
400421089	Oseka Homes, LLC	Lot 2, Block 2, Summerfield Estates Fourth Subdivision
400421097	James P Anderson	Lot 3, Block 2, Summerfield Estates Fourth Subdivision
400421100	Rodney P & Gayle M Meyer	Lot 4, Block 2, Summerfield Estates Fourth Subdivision
400421119	Lance B & Brandy L Nelson	Lot 5, Block 2, Summerfield Estates Fourth Subdivision
400421313	Justin P & Anna L Oseka	Lot 19, Block 3, Summerfield Estates Fourth Subdivision
400421305	Stephen A & Catherine S Fosselman	Lot 18, Block 3, Summerfield Estates Fourth Subdivision
400421291	Jim Anderson Construction, Inc.	Lot 17, Block 3, Summerfield Estates Fourth Subdivision
400421283	Dustin & Jodi C Suminski	Lot 16, Block 3, Summerfield Estates Fourth Subdivision
400421275	Burhl & Mabel L Gilpin	Lot 15, Block 3, Summerfield Estates Fourth Subdivision
400421267	Maurice L Grudzinski & Deborah R Wilson	Lot 14, Block 3, Summerfield Estates Fourth Subdivision

ORDINANCE NO. 9245 (Cont.)

400421259	James K & Beth A Bartlett	Lot 13, Block 3, Summerfield Estates Fourth Subdivision
400421240	Douglas C & Debra L Wolf	Lot 12, Block 3, Summerfield Estates Fourth Subdivision
400421232	James R & Michelle C Brisnehan	Lot 11, Block 3, Summerfield Estates Fourth Subdivision
400421224	Douglas Lee & Kimberly Lofing Kosmicki	Lot 10, Block 3, Summerfield Estates Fourth Subdivision
400421216	Brad A & Ann M Glaser Ogden	Lot 9, Block 3, Summerfield Estates Fourth Subdivision
400421208	Thomas E & Tami S Towne	Lot 8, Block 3, Summerfield Estates Fourth Subdivision
400421194	Jack W & Leigh E Lillibridge, Jr.	Lot 7, Block 3, Summerfield Estates Fourth Subdivision
400421186	Bradley D & Bonnie J Bauer	Lot 6, Block 3, Summerfield Estates Fourth Subdivision
400421178	Robert W & Donna R Winter Trustees	Lot 5, Block 3, Summerfield Estates Fourth Subdivision
400421151	Dale A & Margaret A Harders	Lot 4, Block 3, Summerfield Estates Fourth Subdivision
400421143	Roger A & Paula S Riesberg	Lot 3, Block 3, Summerfield Estates Fourth Subdivision
400421135	James E & Carrie L Kolar	Lot 2, Block 3, Summerfield Estates Fourth Subdivision
400421127	James B Hoag	Lot 1, Block 3, Summerfield Estates Fourth Subdivision
400378590	James K & Allison R Jonak	Lot 1, Block 1, Summerfield Estates First Subdivision
400378604	Richard M & Candace A Stewart	Lot 2, Block 1, Summerfield Estates First Subdivision
400378612	Bill & Mary Jo A Mowinkel	Lot 3, Block 1, Summerfield Estates First Subdivision
400378620	Gregory S & Sally L Anderson	Lot 4, Block 1, Summerfield Estates First Subdivision
400378736	Benjamin & Patricia Stump	Lot 1, Block 3, Summerfield Estates First Subdivision
400378744	Stephen P & Leanne G Morris	Lot 2, Block 3, Summerfield Estates First Subdivision
400378752	Harold D & Ruth M Lautenschlager	Lot 3, Block 3, Summerfield Estates First Subdivision
400378760	Corby J & Marilyn K Flagle	Lot 4, Block 3, Summerfield Estates First Subdivision
400378779	Robert A & Karen A Bortz	Lot 5, Block 3, Summerfield Estates First Subdivision
400378787	Kent L & Patricia J Brown	Lot 6, Block 3, Summerfield Estates First Subdivision
400434083	Little B's Corporation	Lot 8, Block 2, Summerfield Estates Fifth Subdivision
400434075	Little B's Corporation	Lot 7, Block 2, Summerfield Estates Fifth Subdivision
400434067	Little B's Corporation	Lot 6, Block 2, Summerfield Estates Fifth Subdivision
400434059	Little B's Corporation	Lot 5, Block 2, Summerfield Estates Fifth Subdivision
400434040	Little B's Corporation	Lot 4, Summerfield Estates Sixth Subdivision
400434032	David J & Sharon K Jelinek	Lot 3, Summerfield Estates Sixth Subdivision
400434024	Little B's Corporation	Lot 2, Summerfield Estates Sixth Subdivision
400434016	Little B's Corporation	Lot 1, Summerfield Estates Sixth Subdivision
400417359	Sriram Gurumuthy & Subha Lakshminarayanan	Lot 1, Summerfield Estates Third Subdivision
400417367	Neil N Ruebsamen Trustee-Ruebsamen Loving Trust	Lot 2, Summerfield Estates Third Subdivision
400417375	Ormah L Schuppan	Lot 3, Summerfield Estates Third Subdivision
400417383	Jason T Roe	Lot 4, Summerfield Estates Third Subdivision
400417391	Melhem Jabbour & Christina Issa	Lot 5, Summerfield Estates Third Subdivision
400417405	Douglas C & Debra S Cone	Lot 6, Summerfield Estates Third Subdivision
400417413	Donald Ray & Jeri Lou Erickson	Lot 7, Summerfield Estates Third Subdivision
400417421	Michael S & Constance L Hein	Lot 8, Summerfield Estates Third Subdivision
400417448	Kenneth & Mary Brand	Lot 9, Summerfield Estates Third Subdivision

ORDINANCE NO. 9245 (Cont.)

400417456	Robert A & Nancy C Arends Trustees	Lot 10, Summerfield Estates Third Subdivision
400417464	Patrick J & Denise D Daley	Lot 11, Summerfield Estates Third Subdivision
400417472	Neal F & Julie A Niedfelt	Lot 12, Summerfield Estates Third Subdivision
400417480	Dana A & Dorothy M Ferguson	Lot 13, Summerfield Estates Third Subdivision
400417499	Jose A & Barbara J Zapata	Lot 14, Summerfield Estates Third Subdivision
400417502	Min Hua Peng & Jia Chi Yu	Lot 15, Summerfield Estates Third Subdivision
400417510	Anthony M & Meghan M May	Lot 16, Summerfield Estates Third Subdivision
400438097	Little B's Corporation	Lot 1, Block 1, Summerfield Estates Seventh Subdivision
400438100	Kevin S & Linda L Green	Lot 2, Block 1, Summerfield Estates Seventh Subdivision
400438119	Joseph D & Beatriz E Crumrine	Lot 3, Block 1, Summerfield Estates Seventh Subdivision
400438127	Matthew C & Amy E Oliver	Lot 4, Block 1, Summerfield Estates Seventh Subdivision
400438135	Basil N & Harriet L Hoglund	Lot 5, Block 1, Summerfield Estates Seventh Subdivision
400438143	Daniel J & Beth A Deida	Lot 6, Block 1, Summerfield Estates Seventh Subdivision
400438151	Timothy & Jami Coppage, Jr.	Lot 7, Block 1, Summerfield Estates Seventh Subdivision
400438178	Brian J & Kristin N Caspar	Lot 8, Block 1, Summerfield Estates Seventh Subdivision
400438186	Joseph P & Stefani J Brown	Lot 9, Block 1, Summerfield Estates Seventh Subdivision
400438194	John & Kathryn Kenna	Lot 10, Block 1, Summerfield Estates Seventh Subdivision
400438208	Matthew S & Katherine M Green	Lot 11, Block 1, Summerfield Estates Seventh Subdivision
400438216	Ryan & Karen Rathke	Lot 12, Block 1, Summerfield Estates Seventh Subdivision
400438224	Bill J & Jane M Brown	Lot 13, Block 1, Summerfield Estates Seventh Subdivision
400438232	Richard L & Brenda K Nelson	Lot 14, Block 1, Summerfield Estates Seventh Subdivision
400438240	Mark & Michelle Hoos	Lot 15, Block 1, Summerfield Estates Seventh Subdivision
400438259	Amy L Meier	Lot 16, Block 1, Summerfield Estates Seventh Subdivision
400438267	Todd C & Rhonda M Jacobson	Lot 17, Block 1, Summerfield Estates Seventh Subdivision
400438275	Little B's Corporation	Lot 18, Block 1, Summerfield Estates Seventh Subdivision
400438283	Little B's Corporation	Lot 19, Block 1, Summerfield Estates Seventh Subdivision
400438291	Jake R & Wendy R Rickard	Lot 20, Block 1, Summerfield Estates Seventh Subdivision
400438305	Nathaniel A & Kristi S Schanou	Lot 21, Block 1, Summerfield Estates Seventh Subdivision
400438313	Adam B & Shannon L Brosz	Lot 22, Block 1, Summerfield Estates Seventh Subdivision
400438348	Eddie D & Kathleen J Dimmitt	Lot 23, Block 1, Summerfield Estates Seventh Subdivision
400438356	Byron L & Janice A Coghlan	Lot 24, Block 1, Summerfield Estates Seventh Subdivision
400438364	K Michael & Christy R Oliver	Lot 25, Block 1, Summerfield Estates Seventh Subdivision
400433958	Mark H & Jane E Gloor	Lot 1, Block 1, Summerfield Estates Fifth Subdivision
400433966	Marcella M Greenwood Trustee	Lot 2, Block 1, Summerfield Estates Fifth Subdivision
400433974	Daniel H & Carolyn K Tuchenhausen	Lot 3, Block 1, Summerfield Estates Fifth Subdivision
400433990	Little B's Corporation	Lot 5, Block 1, Summerfield Estates Fifth Subdivision
400434008	Little B's Corporation	Lot 6, Block 1, Summerfield Estates Fifth Subdivision

ORDINANCE NO. 9245 (Cont.)

SECTION 3. The following storm sewer in the district shall be improved by installing a pipe over the existing concrete ditch liner and other incidental work in connection therewith:

Summerfield First, Second, Third, Fourth, Fifth, Sixth & Seventh Subdivisions in the City of Grand Island, Hall County, Nebraska.

Said Improvements shall be made in accordance with plans and specifications approved by the Engineer for the City of Grand Island.

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.

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

Enacted: February 26, 2013

Jay Vavricek, Mayor

Attest:

Brenda Sutherland, Acting City Clerk