



# City of Grand Island

Tuesday, May 14, 2013

Council Session

## Item F-2

### **#9428 - Consideration of Creation of Water Main District 466T on Airport Road**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# **Council Agenda Memo**

**From:** Timothy Luchsinger, Utilities Director  
Stacy Nonhof, Assistant City Attorney

**Meeting:** May 14, 2013

**Subject:** Ordinance No. 9428 – Creation of Water Main District  
466T – Airport Road

**Item #'s:** F-2

**Presenter(s):** Timothy Luchsinger, Utilities Director

## **Background**

The proposed district is part of the Utilities Department's Master Plan and will extend a new water main along Airport Road from ¼ mile east of Highway 281 to Sky Park Road, and along Academy Road from Airport Road to Twin Star Lane at the Central Nebraska Regional Airport (CNRA).

The construction will complete the loop in the northeast part of the water system and provide increased capacity for domestic use and fire protection to supplement the commercial growth and increased passenger traffic at the CNRA. The CNRA projects include:

- A new terminal for its fixed-base operator, Trego Dugan Aviation
- Construction of five new side-by-side hangars
- 640 new parking stalls
- New passenger terminal, which is scheduled to open in 2015

Attached is a site map of the project's location.

## **Discussion**

Water Main District 466T will be constructed as a connection fee district. This is the City's standard method for installing large diameter "trunk" mains in areas currently having limited development and provides for the Department to be reimbursed for the related project costs when a 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 No. 9428 to create Water Main District 466T.

## **Sample Motion**

Move to approve Ordinance No. 9428, to create Water Main District 466T along Airport Road from ¼ mile east of Highway 281 to Sky Park Road, and along Academy Road from Airport Road to Twin Star Lane at the Central Nebraska Regional Airport.

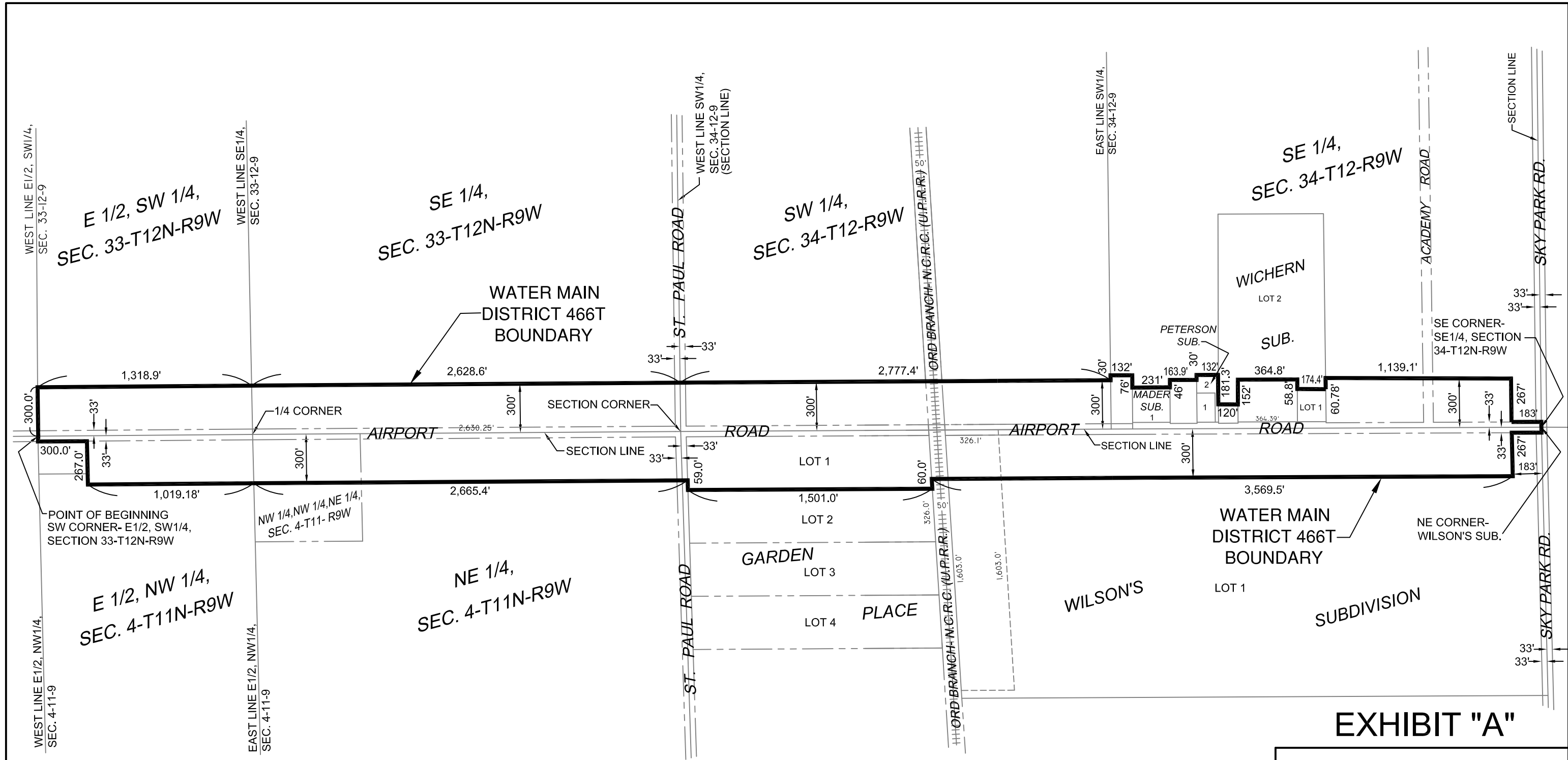


EXHIBIT "A"

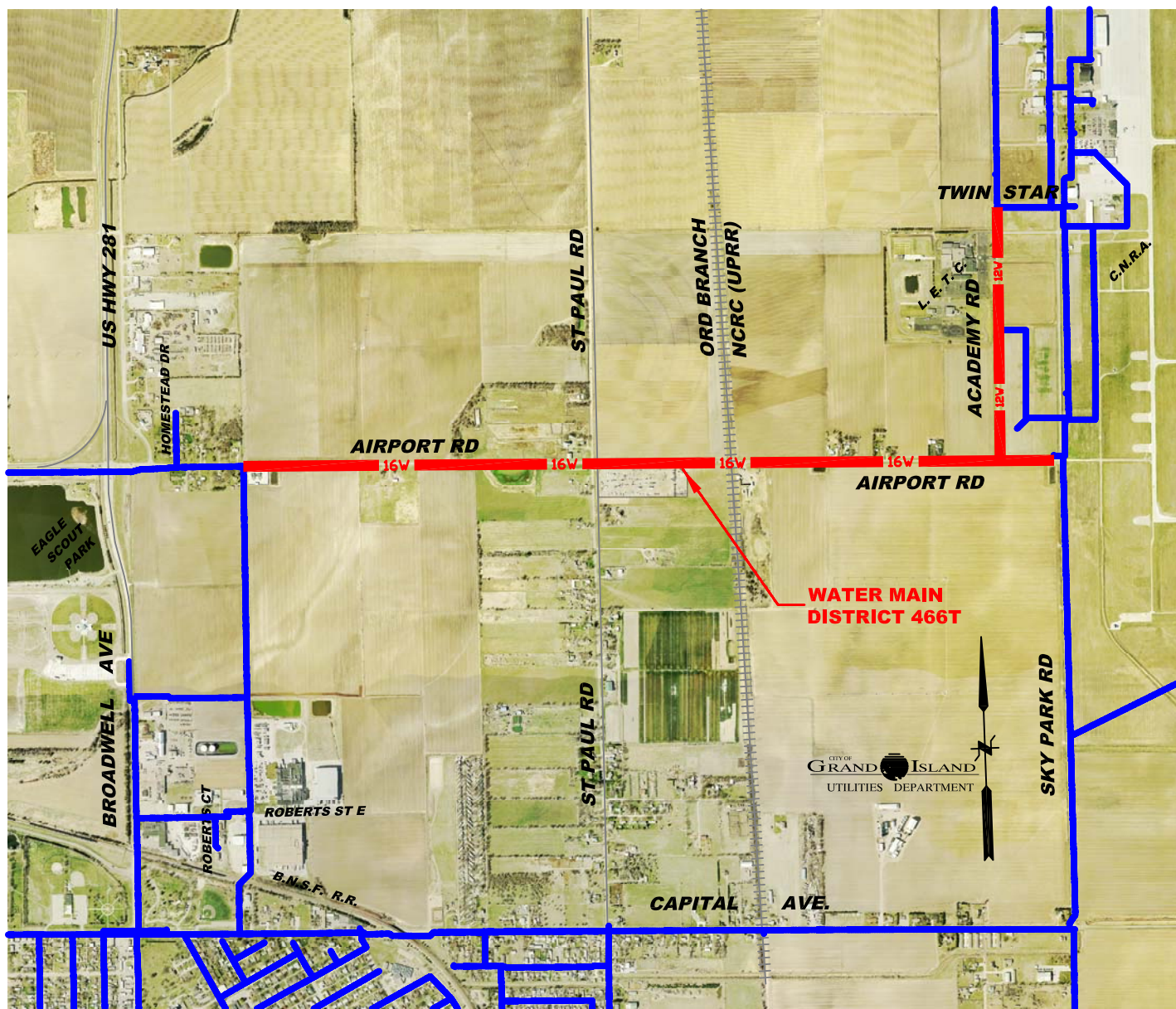


PLAT TO ACCOMPANY  
ORDINANCE NO. 9428

WMD 466T

REVISIONS			DRN. BY : K.J.M.
			DATE : 4/24/2013
			CHK. BY : T.W.B.
			DATE : 4/24/2013
			APP. BY : R.H.S.
			DATE : 4/24/2013

SH. 1 OF 1  
SCALE : 1"= 600'



**Water Main District 466T Addresses- 4/25/2013**

<b>ID</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Owner Zip</b>
A	Bradley R. Petersen	1134 E. Capital Ave.	Grand Island	NE	68801
B	Oscar Jr. & Rose Ann Bredthauer	3230 N. St. Paul Road	Grand Island	NE	68801
C	Arthur E. & Dixie L. Ostermeier- Trustees	3600 W. Whitecloud Road	Grand Island	NE	68803
D	Alice R. Erion	1807 W. 1st Street	Grand Island	NE	68803
E	Darling National, LLC, an Iowa limited liability company f/k/a National By-Products, Inc. (Attn: Brad Phillips)	251 O'Connor Ridge Blvd. STE 300	Irving	TX	75038
F	Copart of Connecticut, Inc., a Connecticut corporation	14185 Dallas Parkway, STE 300	Dallas	TX	75254
G	Douglas R. & Tamara K. Petersen	1414 E. Capital Ave.	Grand Island	NE	68801
H	Petersen Farms, Inc.	1420 E. Capital Ave.	Grand Island	NE	68801
I	Alice L. Bartlett, Trustee	4125 Hartford Dr.	Grand Island	NE	68803
J	Melvin Brahatcek	4056 David Ave.	Grand Island	NE	68803
K	Enos C. & Sandra F. Peterson	1640 E. Airport Road	Grand Island	NE	68803
L	Bethine Bonczynski	1740 E. Airport Road	Grand Island	NE	68801
M	City of Grand Island	PO Box 1968	Grand Island	NE	68802

•This Space Reserved for Register of Deeds •

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ORDINANCE NO. 9428

An ordinance creating Water Main District No. 466T in the City of Grand Island, 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 No. 466T in the City of Grand Island, Hall County, Nebraska, is hereby created for the laying of a sixteen (16.0) inch and twelve (12.0) inch diameter water main with its appurtenances along Airport Road and Academy Road in the City of Grand Island, Hall County, Nebraska.

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

Approved as to Form	☐ _____
May 10, 2013	☐ City Attorney

ORDINANCE NO. 9428 (Cont.)

Beginning at the Southwest corner of the East Half of the Southwest Quarter (E1/2, SW1/4) of Section Thirty Three (33), Township Twelve (12) North, Range Nine (9) West; thence northerly along the westerly line of the East Half of the Southwest Quarter (E1/2, SW1/4) said Section Thirty Three (33), a distance of three hundred (300.0) feet; thence easterly and three hundred (300.0) feet northerly and parallel with the southerly line of the East Half of the Southwest Quarter (E1/2, SW1/4) said Section Thirty Three (33), a distance of one thousand three hundred eighteen and nine tenths (1,318.9) feet to a point on the westerly line of the Southeast Quarter (SE1/4) said Section Thirty Three (33); thence continuing easterly and three hundred (300.0) feet northerly and parallel with the southerly line of the Southeast Quarter (SE1/4) said Section Thirty Three (33), a distance of two thousand six hundred twenty eight and six tenths (2,628.6) feet to a point on the westerly line of the Southwest Quarter (SW1/4) of Section Thirty Four (34), Township Twelve (12) North, Range Nine (9) West; thence continuing easterly and three hundred (300.0) feet northerly and parallel with the southerly line of the Southwest Quarter (SW1/4) said Section Thirty Four (34), a distance of two thousand seven hundred seventy seven and four tenths (2,777.4) feet to a point on the easterly line of the Southwest Quarter (SW1/4) said Section Thirty Four (34); thence northerly along the easterly line of the Southwest Quarter (SW1/4) said Section Thirty Four (34), a distance of thirty (30.0) feet; thence easterly and three hundred thirty (330.0) feet northerly and parallel with the southerly line of Southeast Quarter (SE1/4) said Section Thirty Four (34), a distance of one hundred thirty two (132.0) feet; thence southerly along the extension of the westerly line of Mader Subdivision, a subdivision in Hall County, Nebraska, a distance of seventy six (76.0) feet to the northwest corner of said Mader Subdivision; thence easterly along the northerly line of said Mader Subdivision, a distance of two hundred thirty one (231.0) feet to the northeast corner of said Mader Subdivision; thence northerly along the extension of the easterly line of said Mader Subdivision, a distance of forty six (46.0) feet; thence easterly and three hundred (300.0) feet northerly and parallel with the southerly line of the Southeast Quarter (SE1/4) said Section Thirty Four (34), a distance of one hundred sixty three and nine tenths (163.9) feet to a point on the westerly line of Peterson Subdivision, a subdivision in Hall County, Nebraska; thence northerly along the westerly line of said Peterson Subdivision, a distance of thirty (30.0) feet to the northeast corner of said Petersen Subdivision; thence easterly along the northerly line of said



ORDINANCE NO. 9428 (Cont.)

Peterson Subdivision, a distance of one hundred thirty two (132.0) feet to a point on the westerly line of Lot Two (2), Wichern Subdivision, a subdivision in Hall County, Nebraska; thence southerly along the westerly line of Lot Two (2), said Wichern Subdivision, a distance of one hundred eighty one and three tenths (181.3) feet to a corner of Lot Two (2) said Wichern Subdivision; thence easterly, along a southerly line of Lot Two (2) said Wichern Subdivision, a distance of one hundred twenty (120.0) feet; thence northerly, parallel with the westerly line of Lot Two (2), said Wichern Subdivision, a distance of one hundred fifty two (152.0) feet; thence easterly and three hundred (300.0) feet northerly and parallel with the southerly line of Lot Two (2), said Wichern Subdivision, a distance of three hundred sixty four and eight tenths (364.8) feet; thence southerly along the extension of the westerly line of Lot One (1) said Wichern Subdivision, a distance of fifty eight and eight tenths (58.8) feet to the northwest corner of Lot One (1), said Wichern Subdivision; thence easterly along the northerly line of Lot One (1), said Wichern Subdivision, a distance of one hundred seventy four and four tenths (174.4) feet to the northeast corner of Lot One (1), said Wichern Subdivision; thence northerly along the easterly line of Lot Two (2), said Wichern Subdivision, a distance of sixty and seventy eight hundredths (60.78) feet; thence easterly and three hundred (300.0) feet northerly and parallel with the southerly line of the Southeast Quarter (SE1/4) said Section Thirty Four (34), a distance of one thousand one hundred thirty nine and one tenth (1,139.1); thence southerly and one hundred eighty three (183.0) feet westerly and parallel with the easterly line of said Section thirty four (34), a distance of two hundred sixty seven (267.0) feet to the northerly right-of-way line of Airport Road; thence easterly, along the northerly right-of-way line of said Airport Road, a distance of one hundred eighty three (183.0) feet to a point on the easterly line of said Section Thirty Four (34); thence southerly along the easterly line of said Section Thirty Four (34), a distance of thirty three (33.0) feet to the northeast corner of Wilson's Subdivision, a subdivision in Hall County, Nebraska; thence southerly along the easterly line of said Wilson's Subdivision, a distance of thirty three (33.0) feet to the southerly right-of-way line of said Airport Road; thence westerly along the southerly right-of-way line of said Airport Road, a distance of one hundred eighty three (183.0) feet; thence southerly, parallel with the easterly line of said Wilson's Subdivision, a distance of two hundred sixty seven (267.0) feet; thence westerly and three hundred (300.0) feet southerly and parallel with the northerly line of said Wilson's

ORDINANCE NO. 9428 (Cont.)

Subdivision, a distance of three thousand five hundred sixty nine and five tenths (3,569.5) feet to a point on the easterly line of Lot One (1), Garden Place, a subdivision in Hall County, Nebraska; thence southerly along the easterly line of Lot One (1) said Garden Place, a distance of sixty (60.0) feet to the southeast corner of Lot One (1) said Garden Place; thence westerly along the southerly line of Lot One (1) said Garden Place, a distance of one thousand five hundred one (1,501.0) feet to a point on the easterly right-of-way line of St. Paul Road; thence northerly along the easterly right-of-way line of said St. Paul Road, a distance of fifty nine (59.0) feet; thence westerly and three hundred (300.0) feet southerly and parallel with the northerly line of the Northeast Quarter (NE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West, a distance of two thousand six hundred sixty five and four tenths (2,665.4) feet to a point on the easterly line of the East Half of the Northwest Quarter (E1/2, NW1/4), said Section Four (4); thence continuing westerly and three hundred (300.0) feet southerly and parallel with the northerly line of East Half of the Northwest Quarter (E1/2, NW1/4), said Section Four (4), a distance of one thousand nineteen and eighteen hundredths (1,019.18) feet; thence northerly, parallel with the westerly line of East Half of the Northwest Quarter (E1/2, NW1/4), said Section Four (4), a distance of two hundred sixty seven (267.0) feet to a point on the southerly right-of-way line of said Airport Road; thence westerly, along the southerly right-of-way line of said Airport Road, a distance of three hundred (300.0) feet to a point on the westerly line of the East Half of the Northwest Quarter (E1/2, NW1/4), said Section Four (4); thence northerly along the westerly line of East Half of the Northwest Quarter (E1/2, NW1/4), said Section Four (4), a distance of thirty three (33.0) 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

ORDINANCE NO. 9428 (Cont.)

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 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, within fifteen (15) days in one issue of the Grand Island Independent.

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, without the plat, as provided by law.

Enacted May 14, 2013 .

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk