



City of Grand Island

Tuesday, April 8, 2014

Council Session

Item F-1

#9482 - Consideration of Creation of Sanitary Sewer District No. 532; Westwood Park Subdivision

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

Council Agenda Memo

From: Terry Brown, Assistant Public Works Director

Meeting: April 8, 2014

Subject: Consideration of Creation of Sanitary Sewer District No. 532; Westwood Park Subdivision

Item #'s: F-1

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 the remainder of the Westwood Park Subdivision (see attached sketch). A petition for sanitary sewer with the above district was circulated in the area and signed by 26 residents.

This same boundary was used for Sanitary Sewer District No. 529 in August 2012, however the lowest bid received at that time was 65% above the engineer's estimate.

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.

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. 532. A ten (10) year assessment period is recommended.

Sample Motion

Move to approve the ordinance.

PETITION FOR CREATION OF SANITARY SEWER DISTRICT

**RETURN TO: PUBLIC WORKS DEPARTMENT
 PO BOX 1968
 GRAND ISLAND, NE 68802-1968**

We, the undersigned, petition the Mayor and the Council to create a sanitary sewer district to serve our properties.

We hereby expressly consent that the City of Grand Island, for the purpose of surveying and construction of such sanitary sewer main, may pass along and across the immediate area of our property, and we grant the City of Grand Island, insofar as is reasonably necessary, the right to place soil, dirt and sand necessarily excavated in such construction upon the parts of our land abutting upon such construction for and during the period of construction.

We hereby severally waive all claims for damages reasonably resulting from construction of such sanitary sewer main and from damage or destruction to trees or shrubbery.

We petition creation of a sanitary sewer district to serve the following properties and agree that the cost of construction of this district will be assessed against the abutting properties.

NAME

ADDRESS

Robert J Pavelka	4007 Driftwood Drive
Kham KEOPHAYCHAN	4004 DRIFTWOOD DR.
Wendy Ann Shriner	4010 Driftwood Dr
Melissa Lembo	4016 Driftwood Dr.
Ryder Prant	811 Sweetwood Dr
Richard Frew	4028 Greenwood
Richard Frew	4022 Greenwood
Sue Zavadny	4017 Greenwood
Tim Knouse	4016 Greenwood Dr.
Loric Earnest	4035 Greenwood Dr.
ELEN LAVERU GRUBBS	827 DRIFTWOOD CT

CITY OF GRAND ISLAND

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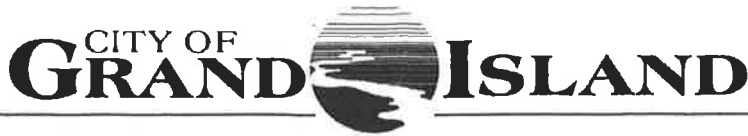
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<u>NAME</u>	<u>ADDRESS</u>
Kerri Blackburn	624 Sweetwood Drive
Unta Biddegen	712 Sweetwood
Shirley F. Wagon	718 Sweetwood
Mike Hoffman	817 Sweetwood Dr
Syphonnie Wood	823 Sweetwood Dr.
Scott Madisen	829 Sweetwood Dr
Mindi Hoback	4035 Driftwood Dr.
Jim Wojtalowicz	4027 Driftwood DR
Kaylyn Wojtalowicz	4027 Driftwood Dr
Chuck Wakehouse	828 Driftwood Dr
Oliver Barnes	4015 Driftwood Dr.

same address



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We petition creation of a sanitary sewer district to ~~serve~~ the following properties and agree that the cost of construction of this district will be assessed ~~against~~ the abutting properties.

<u>NAME</u>	<u>ADDRESS</u>
Kirk Shuck KifCSB	4040 Driftwood G.I.
Vicky Zabka	706 Sweetwood
Robert Davis	258 Maple Rd
Tom Zerbe	4011 Greenwood Dr GI
Rachell e Warnke	4028 Driftwood Dr GI

ORDINANCE NO. 9482

An ordinance creating Sanitary Sewer District No. 532 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; providing for the assessment of special taxes for constructing such sewer and collection thereof; 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. 532 is hereby created for the construction of an eight (8.0) inch sanitary sewer main and appurtenances thereto for Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31), Thirty-Two (32), Thirty-Three (33), Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), Forty-One (41), Forty Two (42), Forty-Three (43), Forty-Four (44), Forty-Five (45), Forty-

Approved as to Form	▣ _____
April 4, 2014	▣ City Attorney

ORDINANCE NO.9482 (Cont.)

Six (46), Forty-Seven (47), Westwood Park Subdivision in the City of Grand Island, Hall County Nebraska; and Section Fourteen (14), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.

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

Beginning at the northeast corner of Lot 1, Westwood Park Subdivision, then southerly on the east line of Lots 1, 45, 46, 47 and an extension thereof to the southeast corner of Lot 47, thence easterly on an extension of the south line of said Lot 47, Westwood Park Subdivision to a point 33' west of the east line of Section 14-11-10 said point being on the west line of North Road, thence south on the west line of North Road for a distance of 300', thence westerly on a line south of and parallel to the south line of Lots 42 & 47, Westwood Park Subdivision for a distance of 300', thence northerly on a line 300' west of and parallel to the west line of North Road for a distance of 300' to the south line of Lot 42, Westwood Park Subdivision, thence westerly on the southerly line of Lots 41 & 42, Westwood Park Subdivision, to the southwest corner of said Lot 41, Westwood Park Subdivision, said point being on the east line of Lot 36, Westwood Park Subdivision, thence southerly on the east line of Lots 30, 31, 32, 33, 34, 35, & 36, Westwood Park Subdivision to the northwest corner of Lot 28, Westwood Park Subdivision, thence easterly on the north line of Lots 24, 25, 26, 27, & 28, Westwood Park Subdivision, and an extension thereof to a point on the east line of Section 14-11-10, said line also being the east line of Westwood Park Subdivision, thence southerly on the east line of Westwood Park Subdivision to the southeast corner of Westwood Park Subdivision, thence west on the south line of Lots 19, 20, 21, 22, & 23, Westwood Park Subdivision and an extension thereof to the southwest corner of Lot 19, Westwood Park Subdivision, thence north on the west line of Lot 19, Westwood Park Subdivision, to the southeast corner of Lot 18, Westwood Park Subdivision, thence west on the south line of Lot 18, Westwood Park Subdivision, to the east line of Sweetwood Drive, thence southerly on the east line of Sweetwood Drive for a distance of 19', thence westerly on the south line of Lot 17, Westwood Park Subdivision, and an extension thereof to the southwest corner of Lot 17, Westwood Park Subdivision, thence northerly on the west line of Lots 13, 14, 15, 16, & 17, and an extension thereof to the north line of Elmwood Drive, thence easterly on the north line of Elmwood Drive to the southwest corner of Lot 12, Westwood Park Subdivision, thence northerly on the west line of Lot 12, Westwood Park Subdivision, to the northwest corner of Lot 12, Westwood Park Subdivision, thence east on the north line of Lot 12, Westwood Park Subdivision, to the southwest corner of Lot 11, Westwood Park Subdivision, thence northerly on the west line of Lot 10 & 11, and an extension thereof to the northwest corner of Lot 10, Westwood Park Subdivision, thence east on the north line of Lot 10, Westwood Park Subdivision, to the west line of Sweetwood Drive, thence north on the west line of Sweetwood Drive, to the north line of Driftwood Drive, thence east on the north line of Driftwood Drive to the southwest corner of Lot 7, Westwood Park Subdivision,

ORDINANCE NO.9482 (Cont.)

thence north on the west line of Lot 7, Westwood Park Subdivision to the north line of Westwood Park Subdivision, thence easterly on the north line of Westwood Park Subdivision to the point of beginning.

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

SECTION 4. The cost of construction of such sanitary sewer 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 sanitary sewer main in such district. No property thus benefited by sanitary sewer main improvements shall be connected to the sanitary sewer 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, 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 published and of general circulation in said City, as provided by law.

ORDINANCE NO.9482 (Cont.)

Enacted: April 8, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

POINT OF BEGINNING

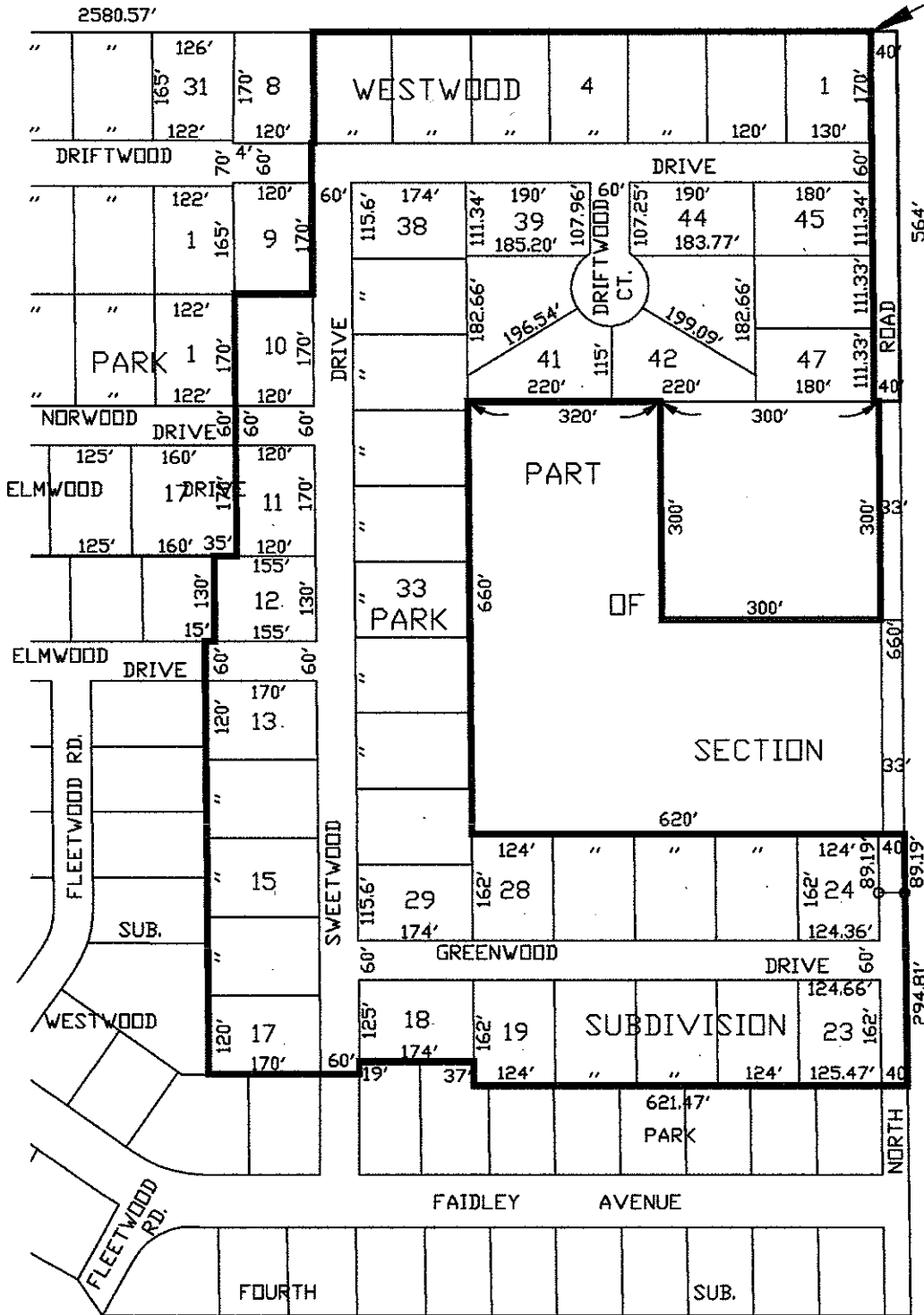


EXHIBIT "A"

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

DATE: 8/19/11
 DRN BY: L.D.C.
 SCALE: NONE

PLAT TO ACCOMPANY
 DISTRICT 529