



City of Grand Island

Tuesday, June 10, 2014

Council Session

Item G-16

**#2014-152 - Approving Discontinuation of Sanitary Sewer District
No. 532; Westwood Park Subdivision**

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: June 10, 2014

Subject: Approving Discontinuation of Sanitary Sewer District No. 532; Westwood Park Subdivision

Item #'s: G-16

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

Background

Sanitary Sewer District No. 532 was created by the City Council on April 22, 2014. Legal notice of the creation of the District was published in the *Grand Island Independent* on April 28, 2014. A letter was also mailed to all property owners on that date. A public open house was held on May 14, 2014 to explain the details of the project. A Frequently Asked Questions sheet from the meeting is attached. The average estimated assessment per home for the district was \$28,700.00, with a range of \$25,500 to \$30,100.

There have been five (5) sanitary sewer districts created for this area over the past nine (9) years.

- Sanitary Sewer District No. 518 – created on 5/10/2005 – average assessment \$13,000
- Sanitary Sewer District No. 520 – created on 7/26/2005 – average assessment - \$20,000
- Sanitary Sewer District No. 524 – created on 4/10/2007
- Sanitary Sewer District No. 529 – created on 9/13/2011
- Sanitary Sewer District No. 532 – created on 4/22/2014

Discussion

The district completed the 30-day protest period at 5:00 p.m., Friday, May 30, 2014. There were protests filed against this District by 28 abutting property owners. These owners represented 3,635.02 front feet, or 61.55% of the total District frontage of 5,906.04 feet.

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 discontinuation of Sanitary Sewer District No. 532; Westwood Park Subdivision.

Sample Motion

Move to approve the resolution.

POINT OF BEGINNING

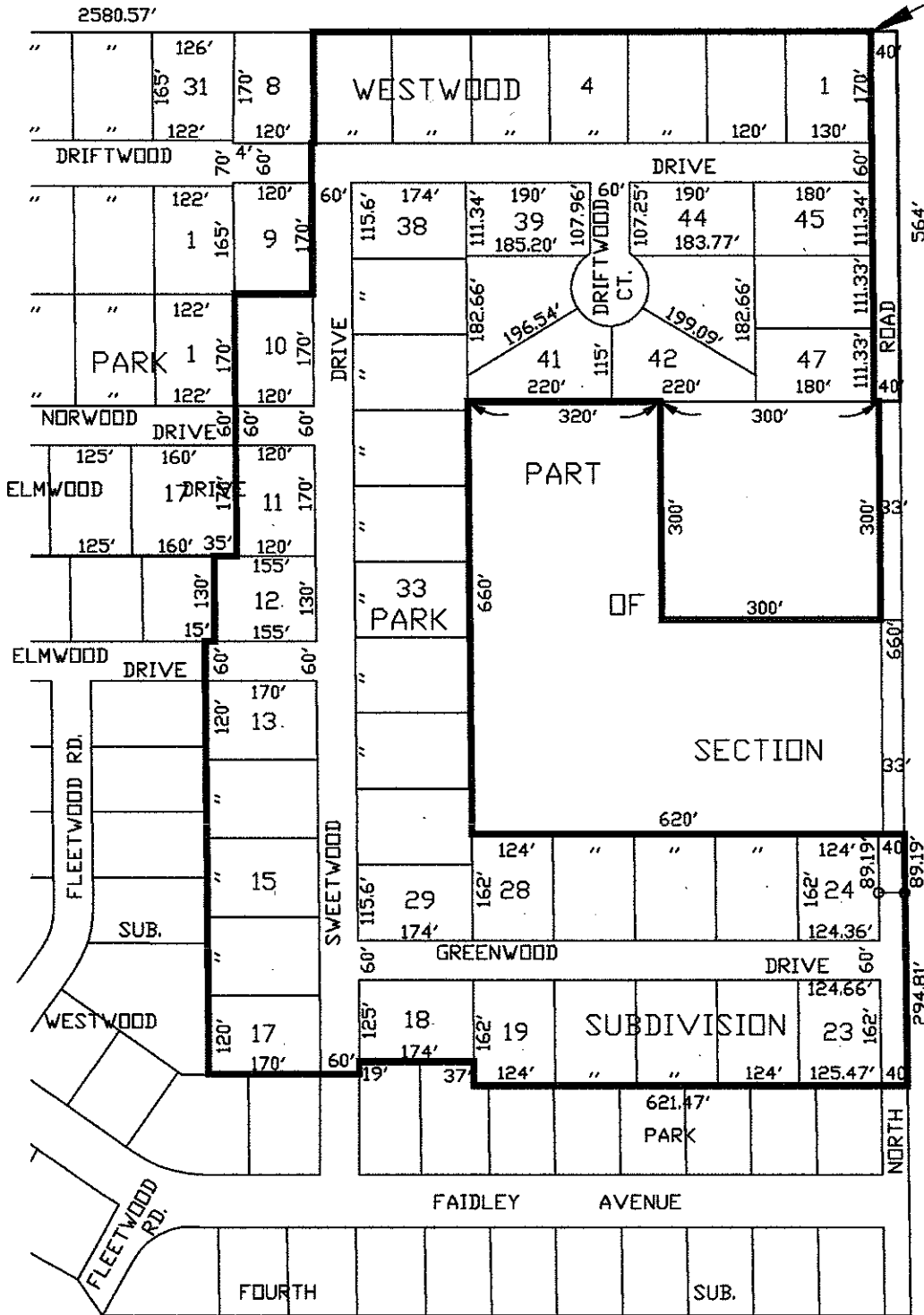


EXHIBIT "A"

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

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

PLAT TO ACCOMPANY
 DISTRICT 529

Sanitary Sewer District # 532
Westwood Park Sub
Lots 1-7, 10-47 & Sec 14-11-10

Frequently Asked Questions

Updated April 30, 2014

What are the Important Dates to remember?

Protest period ends – **5:00 p.m. Friday, May 30, 2014**

City Council approval to continue district - **June 10, 2014**

Survey, prepare plans, specifications, and advertise for bids – **Summer 2014**

Begin Construction – **Fall 2014**

Completion – **Summer 2015**

How did the City arrive at the estimated cost for each property?

Estimated construction cost, engineering cost and costs such as right-of-way, easement, etc., are used to calculate the total amount assessable. The assessable cost is then spread to the individual properties included in the sewer district.

Why is there a difference in the cost?

Half of the assessed cost is distributed to the properties based on their frontage and half to each lot. Front footage for assessments is the side of the property adjacent to the sanitary sewer main. If two sides of a property are adjacent to the main, (such as a corner lot), the shorter side is used. In the case of irregular shaped lots, an equivalent or average frontage is used.

What are the assessments?

The updated estimated assessment range is now \$25,500 to \$30,100. The average assessment is \$28,700. Figures are based on the last bid in August 2012. Options will be discussed at the public meeting on reducing costs.

Will the Project install and hook up my sanitary sewer service?

NO. Plumbing from your house to the sewer main is the property owner's responsibility. Individual private sewer lines connecting your house to the public main may be contracted for between you and your plumber at your cost. The plumber you hire will need to obtain a permit from the Public Works Department for this connection.

Where will the sewer taps for my private service be located?

A City representative will work with the property owners to coordinate the location where the service line taps into the main. The project will build a service line riser on the public main to the property line. The residents should work with their plumber to locate the service line prior to construction.

Is there a monthly utility fee that will be charged to the users of the sewer? If so, what will that amount be per customer?

Yes, for those customers with a metered water supply the current monthly rate is \$8.24 plus \$2.52 per 100 cubic feet.

For those customers without a metered water supply the charge is \$19.84 monthly.

What is the payment schedule?

The normal payment schedule includes ten to fifteen annual installments at an amount not to exceed 7% simple interest and is determined by the Board of Equalization. The first payment is due 50 days after the City Council levies the assessment against your property. This does not occur until after all construction work has been completed and accepted by the City. Based on the above dates, the first payment could be due in Fall 2015.

What kind of efforts are made to restore the disturbed ground to its original state?

A City representative will work with residents and the Contractor to ensure that personal property isn't damaged. Any improvements encountered in the public right-of-way and in the permanent easements will be removed and set aside. No restoration will be made for those items.

Are there any Easements needed?

Temporary Construction Easements for access, excavation, materials, etc., may be needed. A City representative will contact the affected property owner and negotiate the value of improvements within the Temporary Construction Easements. This expense is included in the total assessable sanitary sewer district cost.

Will the sewer line provide basement service?

It is possible that gravity flow service from basement locations may not be attainable in some portions of this District. In these areas, a sewage lift pump such as you may now be using to lift sewage out of your basement to your septic tank/drain field system may be necessary.

Can groundwater be pumped into the sanitary sewer system to keep my basement dry?

No. The discharge of dewatering water into the City Sanitary Sewer System is prohibited by City Code.

Will the Contractor re-seed or re-sod the disturbed area?

The individual property owners will be asked to re-seed or re-sod this area to keep the assessment costs down.

What affect do the Nebraska Department of Environmental Quality Title 124, Rules and Regulation, have on existing septic tank and leach field systems?

Replacement leach field systems will have to conform to the new rules and regulations which were revised on October 3, 1999. The cost for a leach field that meets the new regulations will be substantially higher than under the old regulations.

Where will your sanitary sewer service be located?

The sanitary sewer services are primarily located along the public street or in some cases in the back or side yard.

RESOLUTION 2014-152

WHEREAS, Sanitary Sewer District No. 532 was created by Ordinance No. 9482 on April 22, 2014, comprising of Lots 1-7 and 10-47 of Westwood Park Subdivision, and Section 14, Township 11 North, Range 10 West of the 6th P.M.; and

WHEREAS, notice of the creation of such Sanitary Sewer District No. 532 was published in the *Grand Island Independent*, in accordance with the provisions of Section 16-619 et seq., Neb. Rev. Stat. 1943; and

WHEREAS, Section 16-620, Neb. R.R.S. 1943, provides that if owners of record title representing more than 50% of the front footage of the property abutting or adjoining the streets, avenues or alleys, or parts thereof to be improved in any district shall file with the City Clerk within thirty days from the first publication of said notice written objections to the sanitary sewer district, said work shall not be done and the ordinance shall be repealed, and

WHEREAS, the protest period ended on May 30, 2014, and protests were filed with the City Clerk against the creation of Sanitary Sewer District No. 532 by abutting property owners representing 61.55% of the total district frontage.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that sufficient protests having been filed with the City Clerk against the creation of Sanitary Sewer District No. 532, such district should not be continued and the ordinance which created said district shall be repealed.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 10, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
June 6, 2014	☒ City Attorney