



City of Grand Island

Tuesday, December 9, 2014

Council Session

Item F-2

#9514 - Consideration of Creation of Water Main District 467T - Engleman Road from Old Potash Highway, South for One-Half (1/2) Mile

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: December 9, 2014

Subject: Ordinance #9514 - Creation of Water Main District 467T
– Engleman Road from Old Potash Highway, South ½
Mile

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 City water main along Engleman Road from Old Potash Highway, south for one-half (1/2) mile.

The construction is the first phase to complete the westerly loop of the water system. The project will provide for future development and fire protection for this portion of the City. A subsequent phase will eventually extend the line to Stolley Park Road and complete the loop of this section. Attached is a site map of the project's location.

Discussion

Water Main District 467T will be constructed as a connection fee district. This is the City's standard method for installing large diameter "trunk" mains in section line roads and provides for the City to be reimbursed for the related project costs when an adjacent 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 Council approve Ordinance #9514 creating Water Main District 467T which will run along Engleman Road from Old Potash Highway, south for one-half (1/2) mile.

Sample Motion

Move to approve Ordinance #9514 creating Water Main District 467T – Engleman Road from Old Potash Highway, south for one-half (1/2) mile.

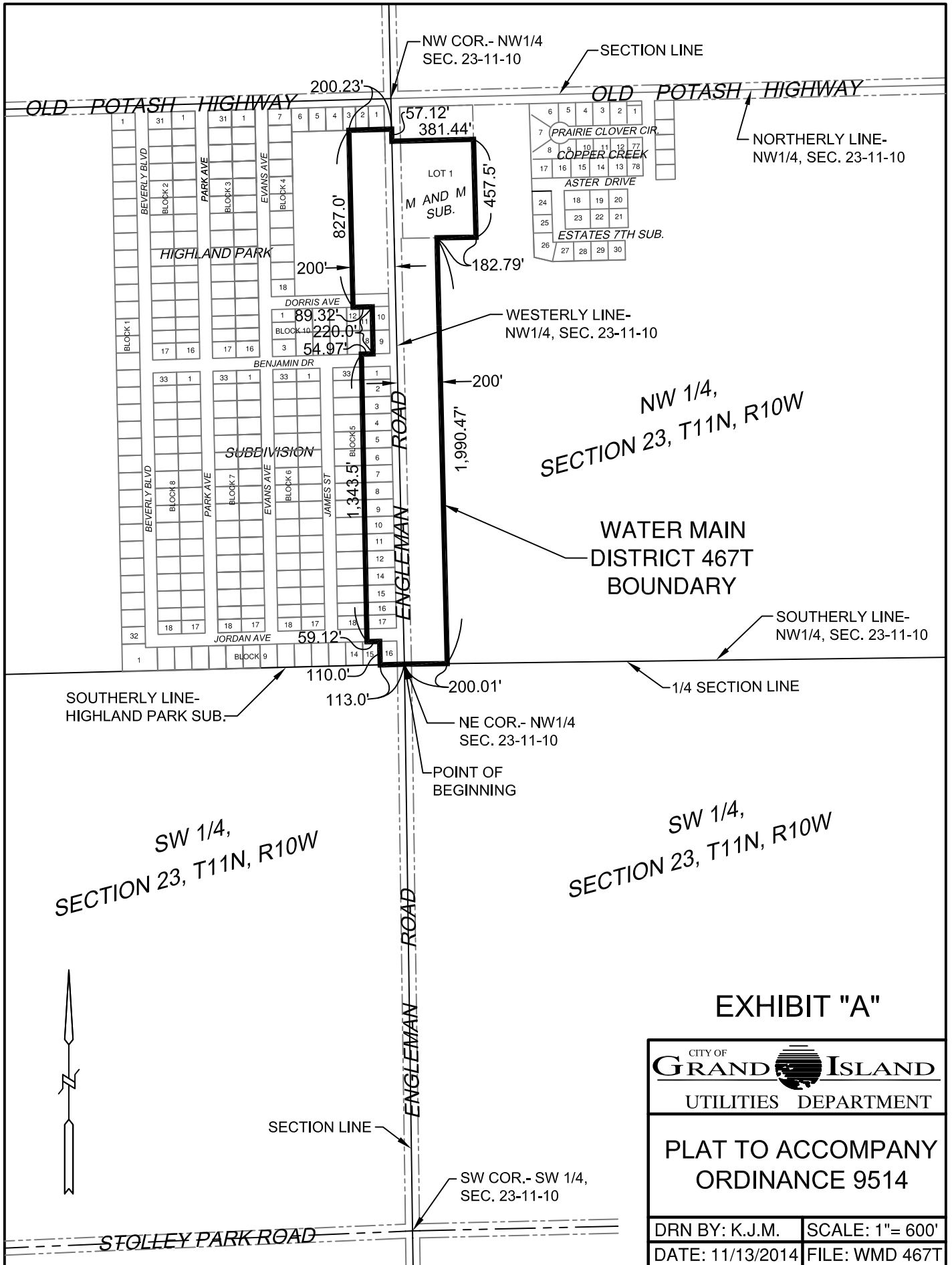
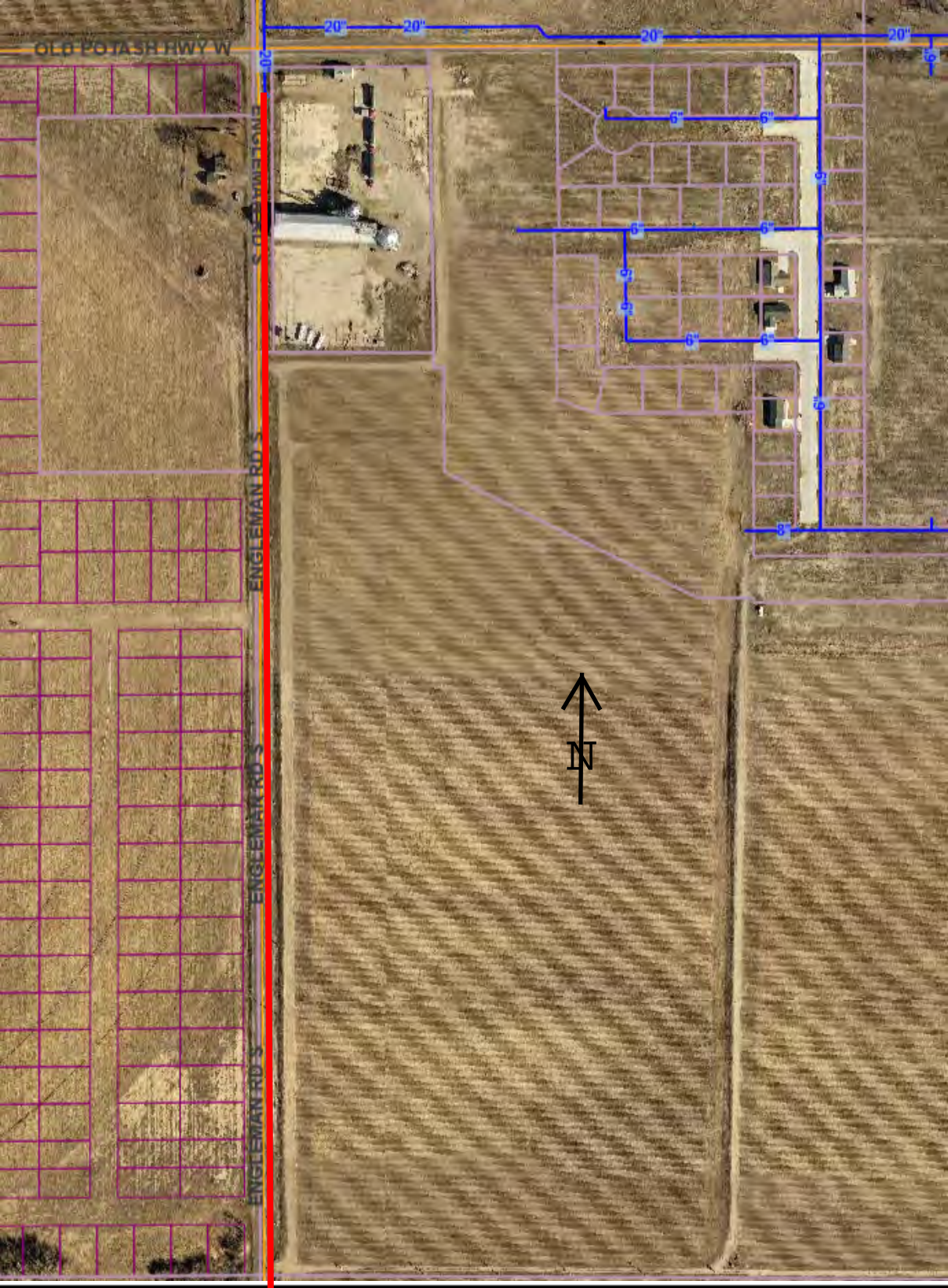


EXHIBIT "A"

CITY OF GRAND ISLAND	
UTILITIES DEPARTMENT	
PLAT TO ACCOMPANY ORDINANCE 9514	
DRN BY: K.J.M.	SCALE: 1" = 600'
DATE: 11/13/2014	FILE: WMD 467T



Water Main District 467T Addresses

ID	Owner Name	Owner Address	Owner City/State/Zip	Renter Address	City/State/Zip	Description
A	Midland Ag Services, Inc.	1012 S. Shady Bend Road	Grand Island, NE 68801	4365 W. Old Potash Hwy.	Grand Island, NE 68803	Lot 1, M and M Subdivision
B	The Guarantee Group, LLC	PO Box 139	Grand Island, NE 68802-0139			Part of the NW ¼ of Section 23-11-10
C	Shirley Klinginsmith	521 Sheridan	St. Paul, NE 68873			Highland Park Subdivision
C	Shirley Klinginsmith	521 Sheridan	St. Paul, NE 68873	112 S. Engleman Road	Grand Island, NE 68803	Part of the E ½, NE ¼, Section 22-11-10

This Space Reserved for Register of Deeds•

ORDINANCE NO. 9514

An ordinance creating Water Main District No. 467T 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. 467T in the City of Grand Island, Hall County, Nebraska, is hereby created for the laying of a twenty (20.0) inch diameter water main with its appurtenances along Engleman 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:

Beginning at the Northwest corner of the Northwest Quarter (NW1/4) Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska; thence easterly along the southerly line of the said Northwest Quarter (NW1/4), a distance of two hundred and one hundredth (200.01) feet; thence northerly and two hundred (200.0) feet parallel with the westerly line of the said Northwest Quarter (NW1/4), a distance of one thousand nine hundred ninety and forty seven hundredths

Approved as to Form	□ _____
December 5, 2014	□ City Attorney

ORDINANCE NO. 9514 (Cont.)

(1,990.47) feet to a point on the southerly line of Lot One (1), M and M Subdivision; thence easterly along the southerly line of said Lot One (1), M and M Subdivision, a distance of one hundred eighty two and seventy nine hundredths (182.79) feet to the southeast corner of said Lot One (1), M and M Subdivision; thence northerly along the easterly line of said Lot One (1), M and M Subdivision, a distance of four hundred fifty seven and five tenths (457.5) feet; thence westerly, parallel with the northerly line of said Lot One (1), M and M Subdivision and its extension, a distance of three hundred eighty one and forty four hundredths (381.44) feet to a point on the westerly line of said Northwest Quarter (NW1/4), thence northerly along the westerly line of said Northwest Quarter (NW1/4), a distance of fifty seven and twelve hundredths (57.12) feet; thence westerly along the southerly line of Lot One (1) and its extension, Lot Two (2), and Lot Three (3), Block Four (4), Highland Park Subdivision, a distance of two hundred and twenty three hundredths (200.23) feet; thence southerly and two hundred (200.0) feet parallel with the westerly line of said Northwest Quarter (NW1/4), a distance of eight hundred twenty seven (827.0) feet to a point on the northerly line of Lot Twelve (12), Block Ten (10), said Highland Park Subdivision; thence easterly along the northerly line of Lot Twelve (12) and Lot Eleven (11), Block Ten (10), said Highland Park Subdivision, a distance of eighty nine and thirty two hundredths (89.32) feet to the Northwest corner of said Lot Ten (10), Block Ten (10); thence southerly along the westerly line of said Lot Ten (10) and Lot Nine (9), Block Ten (10), said Highland Park Subdivision, a distance of two hundred twenty (220.0) feet to the Southwest corner of said Lot Nine (9), Block Ten (10); thence westerly along the southerly line of Lot Eight (8), Block Ten (10), a distance of fifty four and ninety seven hundredths (54.97) feet; thence southerly along the westerly line of Lot One (1) and its extension, Lot Two (2), Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), Lot Seven (7), Lot Eight (8), Lot Nine (9), Lot Ten (10), Lot Eleven (11), Lot Twelve (12), Lot Fourteen (14), Lot Fifteen (15), Lot Sixteen (16), and Lot Seventeen (17), all in Block Five (5), Highland Park Subdivision, a distance of one thousand three hundred forty three and five tenths (1,343.5) feet to a point on the northerly line of Lot Fifteen (15), Block Nine (9), said Highland Park Subdivision; thence easterly along the northerly line of said Lot Fifteen (15), Block Nine (9), a distance of fifty nine and twelve hundredths (59.12) feet to the Northwest corner of Lot Sixteen (16), Block Nine (9), said Highland Park Subdivision, thence southerly along the westerly line of said Lot Sixteen (16), Block Nine (9), a distance of one hundred ten (110.0) feet to the Southwest corner of said Lot Sixteen (16), Block Nine (9); thence easterly along the southerly line of said Lot Sixteen (16), Block Nine (9) and its extension, a distance of one hundred thirteen (113.0) feet to the Northeast corner of the said Northwest Quarter (NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West, being the said Point of Beginning.

ORDINANCE NO. 9514 (Cont.)

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 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 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: December 9, 2014.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk