



City of Grand Island

Tuesday, September 10, 2002

Council Session

Item F9

#8770 - Consideration of Creation of Sidewalk District No. 1, 2002

On May 21, 2002, the Council passed a Resolution authorizing City Staff to contact property owners near Stolley Park School, Engleman Elementary School, and Seedling Mile School to give notice to construct sidewalks. The deadline for construction was set as the beginning of the fall school term. Council action is required to create a Sidewalk District for construction of sidewalks for owners who did not comply.

The following properties have been notified and asked to install sidewalk and have not taken action as of the deadline:

Clayton and Jeanette Hansen, 2121 S August Street, Lots 1 and 2, Block 1, Country Club Subdivision

Betty Mae and Gerald Nelson, 110 N Seedling Mile Court, Lots 1 and 2, Von Ohlen 2nd Subdivision

*Donald E. McCulley, 3226 E Seedling Mile Road, N 210' of Lots 18 and 19, Sass Subdivision
Capital Heights Swim Club, 4260 Vermont Avenue, Lot 1, Block 2, Capital Heights 3rd Subdivision*

Zola Mae Johnson, 2504 Northwest Avenue, Lot 8, Buck Subdivision

Bradley and Toni Sue Kirk, 4302 Claussen Road, W 102.25' of Lot 12, Jock Voss Subdivision

The Public Works Department is requesting that a Sidewalk District be created to complete the work. Bids would be solicited and a contractor hired to complete the installation. If the work is completed by the property owner before construction is started by the City's contractor, then the property will be removed from the District.

The cost of the sidewalks installed by the City and the applicable 10% engineering, inspection and administration fee is assessed to the benefiting property owner and collected over a seven-year period. Public Works intends to stick to the District schedule that was published in the Blues in May 2002. A copy is attached.

Staff Contact: Steve Riehle, City Engineer/Public Works Director

Timeline for Sidewalk District

In May, the City Council passed a Resolution directing the Public Works Department to contact residents near Stolley Park, Engleman, and Seedling Mile Schools and request that the property owners install sidewalks before the start of school in the fall. After that time, Council will consider establishing a Sidewalk District. The City would hire a contractor to complete the walks and assess the property owners. Several people have asked what the timeline for construction and the estimated assessments would be for such a project. The following is a draft timeline and estimated assessment for a property owner.

Council Directs Staff to Contact Property Owners Regarding installation of Sidewalks	May 21, 2002
Letters sent to Property Owners asking them to install sidewalks	May 28, 2002
Deadline for Sidewalk Completion	Before School Starts Fall 2002
Consideration of Creating Sidewalk District No. 1, 2002	September 10, 2002
Advertise for Bids for Sidewalk Construction	September 24, 2002
Award Bids for Sidewalk Construction	October 22, 2002
Start Construction of Sidewalk District (time required will depend on number of sidewalks to be constructed)	October 29, 2002
Certificate of Final Completion for Sidewalk District accepted by City Council	December 17, 2002
Board of Equalization for Sidewalk District	January 28, 2003
First assessment payment due (50 days after Board of Equalization)	March 18, 2003

Example Assessment for property owner with 100' of sidewalk:*

Bid Price: \$10.00 per foot	\$1,000.00
Engineering Services (10% of Bid)	\$100.00
Total	\$1,100.00

Example Payments for \$1,100.00 Assessment

<u>PAYMENT</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u> <u>PAYMENT</u>	<u>BALANCE</u>
				\$ 1,100.00
1	\$ 157.14	\$ -	\$ 157.14	\$ 942.86
2	\$ 157.14	\$ 66.00	\$ 223.14	\$ 785.71
3	\$ 157.14	\$ 55.00	\$ 212.14	\$ 628.57
4	\$ 157.14	\$ 44.00	\$ 201.14	\$ 471.43
5	\$ 157.14	\$ 33.00	\$ 190.14	\$ 314.29
6	\$ 157.14	\$ 22.00	\$ 179.14	\$ 157.14
7	\$ 157.14	\$ 11.00	\$ 168.14	\$ -

* The lot length for each residential property owner varies from 87' for some properties on Seedling Mile Road to 312' for a corner lot at Blauvelt Road and Northwest Avenue. Driveway width should be subtracted to determine total length of sidewalk required.

ORDINANCE NO. 8770

An ordinance to create Sidewalk District No. 1, 2002; to define the district where sidewalks are to be constructed; to provide for the construction or repair of such sidewalks within the district by paving and all incidental work in connection therewith; and to provide for publication and the effective date of this ordinance.

WHEREAS, the Mayor and Council of the City of Grand Island have heretofore by Resolution 2002-148 determined the necessity for certain sidewalk improvements, pursuant to Section 19-2417, R.R.S., 1943, and Section 32-58 of the Grand Island City Code; and

WHEREAS, a number of property owners have failed to construct sidewalks within the time specified; and

WHEREAS, it is the determination of this Council that such sidewalks should be constructed by the district method.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sidewalk District No. 1, 2002, of the City of Grand Island, Nebraska, is hereby created.

SECTION 2. The district where sidewalks shall be constructed shall include the following lots and parcels of ground:

Lots One (1) and Two (2), Block One (1), Country Club Subdivision, Grand Island, Hall County, Nebraska;

Lots One (1) and Two (2), Von Ohlen 2nd Subdivision, Grand Island, Hall County, Nebraska;

North Two Hundred Ten (210.0) feet of Lots Eighteen (18) and Nineteen (19), Sass Subdivision, Grand Island, Hall County, Nebraska;

ORDINANCE NO. 8770 (Cont.)

Lot One (1), Block Two (2), Capital Heights 3^d Subdivision, Grand Island, Hall County, Nebraska;

Lot Eight (8), Buck Subdivision, Grand Island, Hall County, Nebraska;

West One Hundred Two and Twenty Five Hundredths (102.25) feet of Lot Twelve (12), Jack Voss Subdivision, Grand Island, Hall County, Nebraska.

SECTION 3. The sidewalks in the district shall be constructed or repaired by paving and all incidental work in connection therewith; said improvements shall be made in accordance with plans and specifications prepared by the Public Works Department for the City.

SECTION 4. The 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 Section 19-2418, R.R.S. 1943.

SECTION 5. This ordinance shall be in force and take effect from and after its passage, approval and publication as provided by law.

Enacted: September 10, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk