



# City of Grand Island

Tuesday, June 24, 2003

Council Session

## Item F4

### **#8818 - Consideration of Creating Sanitary Sewer District 509, Lincoln Heights Subdivision, Lasonde Subdivision and Unsubdivided Land in Section 10-11-9**

*Council action is needed to create a Sanitary Sewer District. If created, a notice will be mailed to all affected property owners and a 30-day protest period allowed. Fred Hoppe, developer with Orchard Development LLC, has requested the creation of this district to serve his property in Northeast Grand Island. Development of the Hoppe property is dependent on access to the sewer main in Capital Avenue across Lasonde Subdivision. Until such time as the line can be extended, to this property will be unable to develop at urban densities. Mr. Hoppe has been in negotiations with the owner of the Lasonde Subdivision for easements across the property needed for the installation of sewer mains. Creation of the District will allow the project to proceed with easement acquisition costs captured through the assessments. It is recommended that Council approve creation of the Sanitary Sewer District. A ten (10) year assessment period is recommended. All costs will be assessed to the benefiting properties.*

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

? This Space Reserved for Register of Deeds ?

ORDINANCE NO. 8818

An ordinance creating Sanitary Sewer District No. 509 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. 509 is hereby created for the construction of ten (10.0) inch sanitary sewer mains and appurtenances thereto in Lassonde Subdivision, Lincoln Heights Subdivision, and a part of the East Half of the Northwest Quarter (E1/2, NW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., all in the city of Grand Island, Hall County, Nebraska.

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

Beginning at the southeast corner of Lot One (1) Lincoln Heights Subdivision; thence west on the south line of said Lot One (1) for a distance of Four Hundred Three and Fifty Four Hundredths (403.54) feet; thence northwesterly on a

Approved as to Form  \_\_\_\_\_  
June 20, 2003  City Attorney

ORDINANCE NO. 8818 (Cont.)

southerly line of said Lot One (1) for a distance of Forty Five and Fifty One Hundredths (45.51) feet; thence westerly on the south line of said Lot One (1) to the southwest corner of said Lot One (1) Lincoln Heights Subdivision; thence north on the west line of Lot One (1) Lincoln Heights Subdivision to the south line of 14<sup>th</sup> Street; thence east on the south line of 14<sup>th</sup> Street to a point on the west line of the East Half of the Northwest Quarter (E1/2, NW1/4) of Section 10-11-9; thence north on the west line of said East Half of the Northwest Quarter (E1/2, NW1/4) of Section 10-11-9 for a distance of Sixty (60.0) feet to the north line of 14<sup>th</sup> Street; thence west on the north line of 14<sup>th</sup> Street for a distance of Thirty Five (35.0) feet; thence north on the west line of Lot One (1) Lincoln Heights Subdivision to the northwest corner of said Lot One (1); thence east on the north line of Lot One (1) to the east line of Lot Eight (8) Norwood Subdivision; thence north on the east line of Norwood Subdivision and Norwood Second Subdivision to the southwest corner of Lassonde Subdivision; thence continuing north on the west line of Lassonde Subdivision and a prolongation thereof to the north line of Capital Avenue; thence east on the north line of Capital Avenue to the west line of the Ord Branch of the Union Pacific Railroad; thence south on the west line of the Ord Branch of the Union Pacific Railroad to the point of beginning, all as shown on the plat dated June 16, 2003, attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3. Said improvements shall be made in accordance with plans and specifications prepared by the Engineer for the City who shall estimate the cost 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 district shall be assessed against the property within the district abutting upon the easement or other right-of-way within which such sanitary sewer main has been constructed, to the extent of benefits to such property by reason of such improvement, and a special tax shall be levied at one time to pay for such cost of construction as soon as can be ascertained as provided by law; and such special tax and assessments shall constitute a sinking fund for the payment of any warrants or bonds with interest, issued for the purpose of paying the cost of such sewer in such district; and such special assessments shall be paid and collected in a fund to be designated and known as the Sewer and

ORDINANCE NO. 8818 (Cont.)

Water Extension Fund and out of which all warrants issued for the purpose of paying the cost of sanitary sewer shall be 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.

Enacted: June 25, 2003.

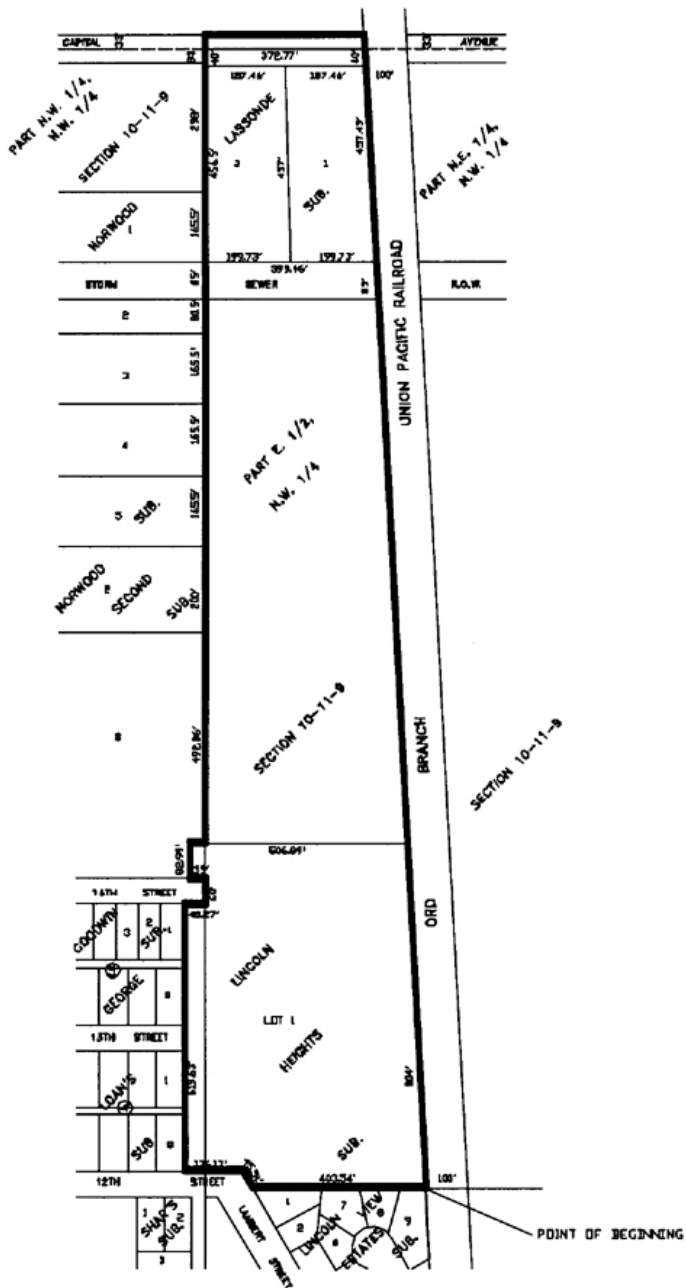
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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk



SANITARY SEWER DISTRICT NO. 509

EXHIBIT "A"

CITY OF  
**GRAND ISLAND**  
 PUBLIC WORKS DEPARTMENT

DATE: 6/16/03  
 DRN BY: L.D.C.  
 SCALE: 1"=400'

PLAT TO ACCOMPANY  
 ORDINANCE NO. 8818