



City of Grand Island

Tuesday, July 13, 2004

Council Session

Item F1

**#8915 - Consideration of Creation of Street Improvement District
No. 1254; Dale Roush Subdivision (Indian Acres)**

Staff Contact: Steven P. Riehle, P.E., Public Works Director

Council Agenda Memo

From: Steven P. Riehle, P.E., Director of Public Works

Meeting: July 13, 2004

Subject: Consideration of Creation of Street Improvement District No. 1254; Dale Roush and Dale Roush 2nd Subdivisions (Indian Acres)

Item #'s: F-1

Presenter(s): Steven P. Riehle, Director of Public Works

Background

Council action is needed to create a Street Improvement District. A petition was received from residents requesting the creation of a Street Improvement District within Indian Acres. However, City staff recommended that a sanitary sewer district be created and passed before creating a paving district. On April 13, 2004 the City Council created Sanitary Sewer District 515, within the Dale Roush and Dale Roush 2nd Subdivisions (Indian Acres). The district passed and was approved for continuation at the June 8, 2004 council meeting.

As a result of the creation and continuation of Sanitary Sewer District 515, City staff will proceed with the request to create a paving district within the above named subdivisions. Arapahoe Avenue, Cherokee Avenue, Sioux Avenue, Dakota Avenue, Cheyenne Road, Comanche Avenue, Pawnee Place and Navajo Drive will be included in the District. If the District is created, a notice will be mailed to all affected property owners and a 20-day protest period will begin. The City will bid, construct, and levy special assessments for the work if the district passes the protest period. Special assessments would be levied to each property in the district.

Discussion

All streets that are included in the District are currently gravel roads. The residents have petitioned for the construction of an asphalt roadway in lieu of a concrete curb and gutter street.

A Resolution, approved by Council on April 20, 1992, allows gravel roads to be hard paved without curb and gutter if the segment of the road is surrounded by unpaved roads or by paved roads without curb, gutter, or storm sewer. Because Old Potash HWY is an asphalt roadway without curb and gutter and the other streets in the area are gravel the streets in the proposed district meet the conditions of this Resolution. The asphalt roadway in this district would be 24 feet wide.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the creation of Street Improvement District 1254.
2. Disapprove or/Deny the creation of the district.
3. Modify the request to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the creation of Street Improvement District 1254.

Sample Motion

Move to approve the creation of Street Improvement District 1254.

WESTWOOD
PARK FOURTH
SUB.

WESTWOOD
PARK SIXTH
SUB.

REDWOOD
FAIDLEY AVENUE
ROAD

PART N.W. 1/4,
S.E. 1/4
SECTION 14-11-10

PART S.W. 1/4,
S.E. 1/4
SECTION 14-11-10

PART S.E. 1/4,
N.W. 1/4
SECTION 14-11-10

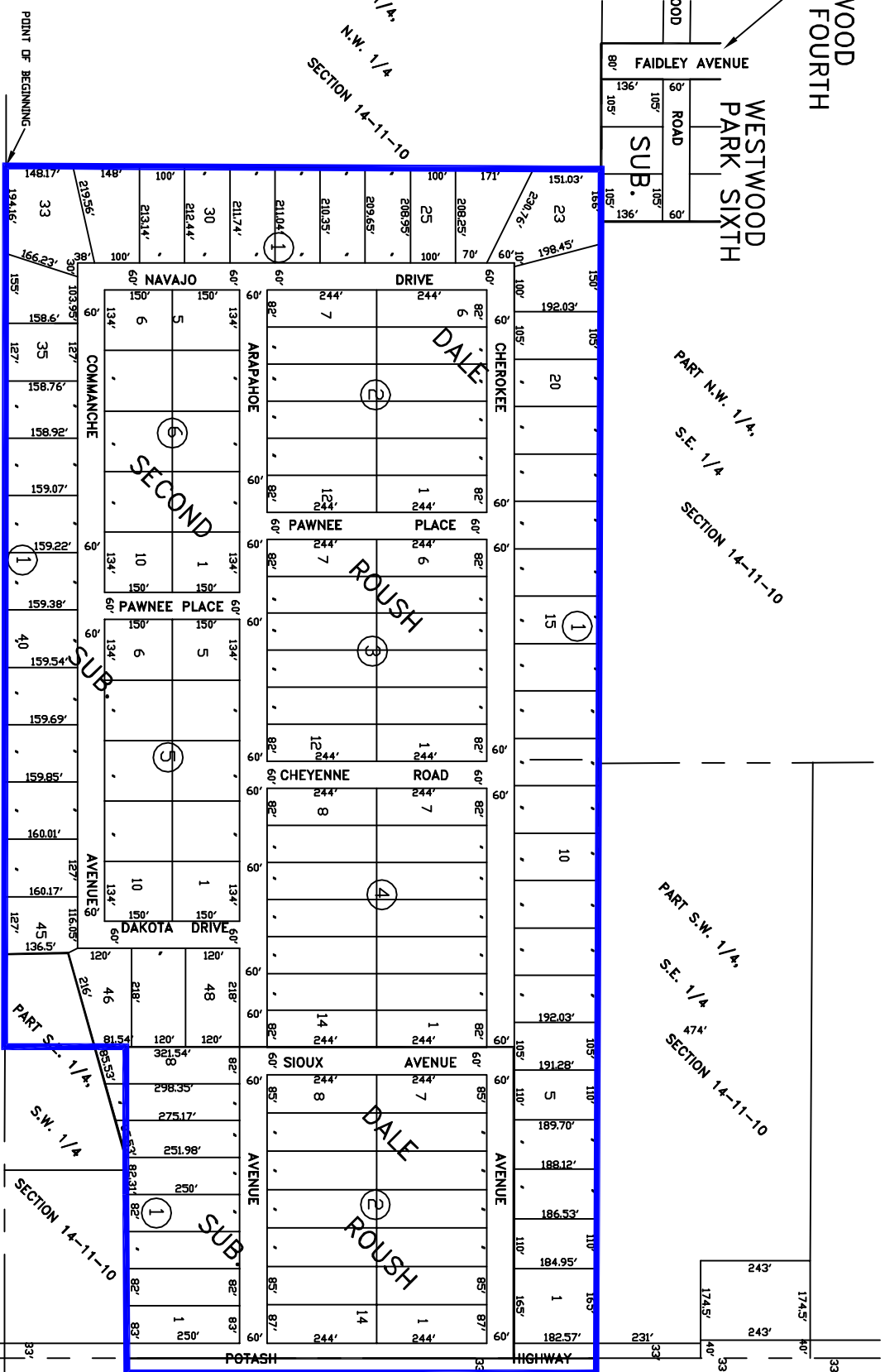


EXHIBIT "A"

GRAND ISLAND
PUBLIC WORKS DEPARTMENT

PLAT TO ACCOMPANY ORDINANCE
NO. 8915

STREET IMPROVEMENT DISTRICT 1254

SCALE 1" = 200' L.D.C. 4/15/04

• This Space Reserved for Register of Deeds •

ORDINANCE NO. 8915

An ordinance to create Street Improvement District No. 1254 for Dale Roush Subdivision and Dale Roush Second Subdivision (Indian Acres); to define the boundaries of the district; to provide for the improvement of a street within the district by paving, curbing, guttering, storm drainage, sidewalks, and other incidental work in connection therewith; to provide for the filing of this ordinance with the Hall County Register of Deeds; and to provide the publication and effective date of this ordinance.

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

SECTION 1. Street Improvement District No. 1254 in the City of Grand Island, Nebraska, is hereby created.

SECTION 2. The boundaries of the district shall be as follows:

Beginning at the northwest corner of Lot Thirty Three (33), Block One (1), Dale Roush Second Subdivision; thence east on the north line of Dale Roush Second Subdivision to the northeast corner of Lot Twenty Three (23) Dale Roush Second Subdivision; thence south on the east line of Dale Roush Second Subdivision and a prolongation thereof to a point Thirty Three (33.0) feet south of the south line of Section 14-11-10; thence west on a line Thirty Three (33.0) feet south of and

Approved as to Form	☐ _____
July 8, 2004	☐ City Attorney

ORDINANCE NO. 8915 (Cont.)

parallel to the south line of Section 14-11-10 to a point where a prolongation of the west line of Block One (1) Dale Roush Subdivision intersects; thence north on said prolongation and the west line of Lots One (1), Two (2), Three (3), and Four (4), Block One (1) to a point on the south line of Lot Forty Six (46), Block One (1) Dale Roush Second Subdivision; thence west on the south line of Lot Forty Six (46), Block One (1) Dale Roush Second Subdivision and a prolongation thereof to the west line of the Southeast Quarter of the Southwest Quarter (SE1/4, SW1/4) of Section 14-11-10; thence north on said west line of the Southeast Quarter of the Southwest Quarter (SE1/4, SW1/4) of Section 14-11-10 and the west line of Dale Roush Second Subdivision to the point of beginning, as shown on the plat dated April 15, 2004, marked Exhibit 'A', attached hereto and incorporated herein by reference.

SECTION 3. The following streets in the district shall be improved by paving and other incidental work in connection therewith:

Commanche Avenue from Dakota Drive to Navajo Drive; Arapahoe Avenue from Old Potash Highway to Navajo Drive; Cherokee Avenue from Old Potash Highway to Navajo Drive; Navajo Drive from Commanche Avenue to Cherokee Avenue; Pawnee Place from Commanche Avenue to Cherokee Avenue; Cheyenne Road from Arapahoe Avenue to Cherokee Avenue; Dakota Drive from Commanche Avenue to Arapahoe Avenue, and Sioux Avenue from Arapahoe Avenue to Cherokee Avenue, all in the City of Grand Island, Hall County, Nebraska.

Said improvements shall be made in accordance with plans and specifications approved by the Engineer for the City of Grand Island.

SECTION 4. All 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 law.

SECTION 5. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds, Hall County, Nebraska.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, without the plat, as provided by law.

ORDINANCE NO. 8915 (Cont.)

SECTION 7. After passage, approval and publication of this ordinance, without the plat, 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: July 13, 2004.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk