



City of Grand Island

Tuesday, March 08, 2005

Council Session

Item F2

**#8964 - Consideration of Creation of Water Main District No. 450 -
Stewart Place Subdivision - East Area of Circle Drive**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: March 8, 2005

Subject: Creation of Water Main District 450 – Ordinance #8964
& Water Main District 451 – Ordinance #8965

Item #'s: F-2 & F-3

Presenter(s): Gary R. Mader, Utilities Director

Background

The Utilities Department has received a petition requesting the creation of a water main district to serve the existing multiple-family housing development along the east end of Circle Drive. The area is located south of Stolley Park Road and west of Blaine Street and includes parts of Stewart Place Subdivision; Stewart Place 2nd Subdivision; Stewart Place 3rd Subdivision; Elmer's Subdivision; and an unsubdivided portion of Section 22-11-9. See the attached drawing for reference.

Discussion

It is recommended that two assessment districts be created for providing water service to the area. The boundary for District 450 encompasses the area east of Circle Drive and is under one ownership, that being the individual who requested the water system extension.

District 451 would cover the west area of Circle Drive and the district creation would give those residents an opportunity for City water extensions. That area is a combination of single family homes and multiple-family units. By creating two districts, the total neighborhood can be served, either independently or jointly. Even if both Districts pass the protest period, a single contract for construction would be issued. There should be a cost savings from the economy of scale for the two district contract.

Assessment districts are the Department's standard method for installing water mains into developed areas requesting City service. The eligible cost of construction will be charged to the property owners within the respective districts. These assessments may be financed for a five year period, at 7% simple interest on the unpaid balance.

Alternatives

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

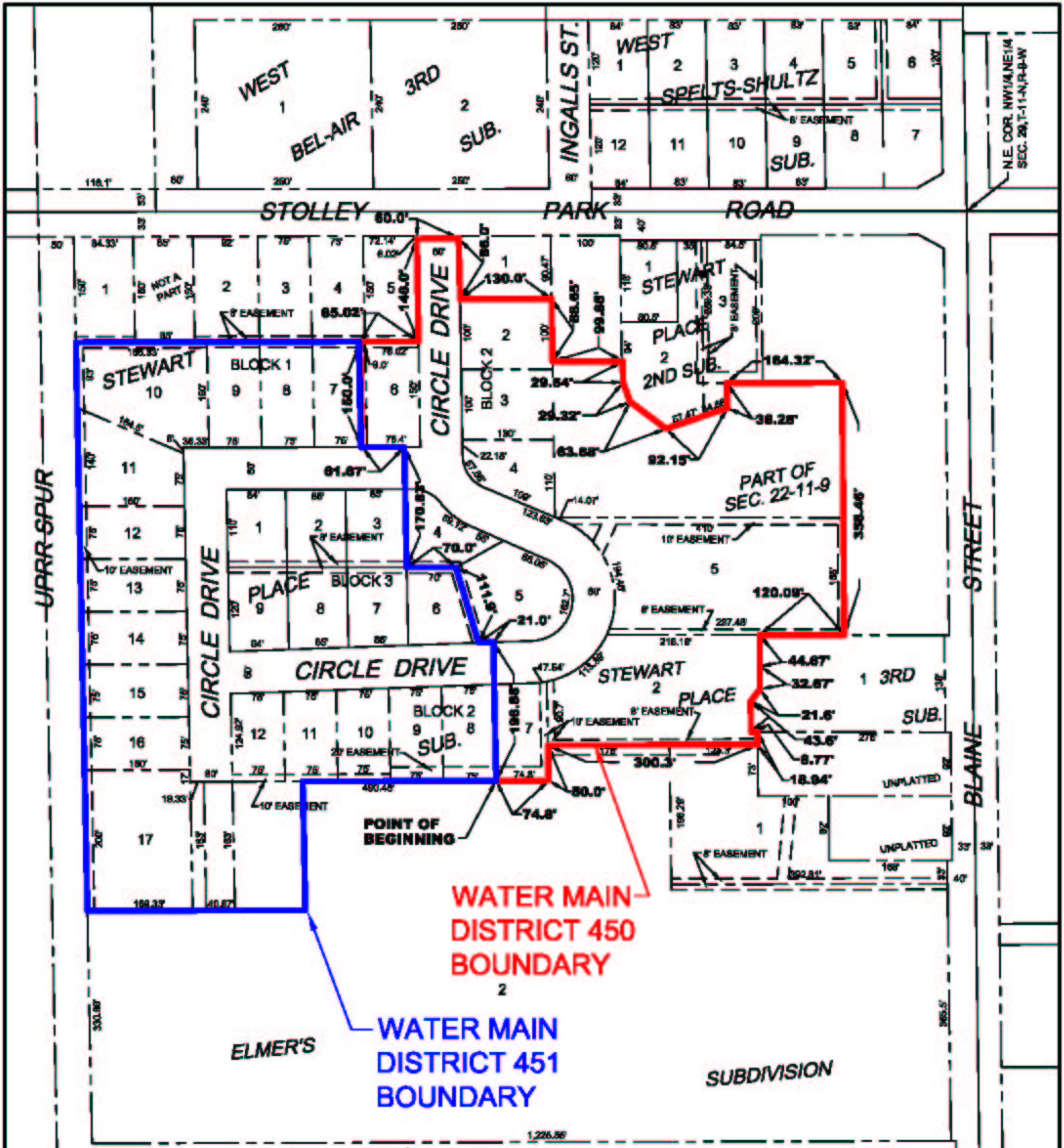
1. Move to approve Ordinance 8964, creating Water Main District 450, and approve Ordinance 8965, creating Water Main District 451
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the creation of Water Main Districts 450 and 451.

Sample Motion

Motion to approve Ordinance 8964 to create Water Main District 450 and approve Ordinance 8965 to create Water Main District 451.



WATER MAIN DISTRICT 450 BOUNDARY

WATER MAIN DISTRICT 451 BOUNDARY

CITY OF **GRAND ISLAND**

UTILITIES DEPARTMENT

WATER MAIN DIST. 450 AND WATER MAIN DIST. 451

DRN BY: K.J.M.	SCALE: 1" = 200'
DATE: 2/22/2005	FILE: WM 450

? This Space Reserved for Register of Deeds ?

ORDINANCE NO. 8964

An ordinance creating Water Main District No. 450 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; assessing the cost of such improvements; 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. 450 in the City of Grand Island, Nebraska, is hereby created for the laying of six (6.0) inch diameter water mains with its appurtenances along Circle Drive 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 southwest corner of Lot Seven (7), Block Two (2), Stewart Place Subdivision; thence northerly along the westerly line of Lot Seven (7), Block Two (2), said Stewart Place Subdivision and its extension, a distance of one hundred ninety six and eighty eight (196.88) feet to a point on the southerly line of Lot

Approved as to Form ☐ _____
March 3, 2005 ☐ City Attorney

ORDINANCE NO. 8964 (Cont.)

Five (5), Block Three (3), said Stewart Place Subdivision; thence westerly along the southerly line of said Lot Five (5), a distance of twenty one (21.0) feet to the southwest corner of said Lot Five (5); thence northwesterly along the westerly line of said Lot Five (5), a distance of one hundred eleven and nine tenths (111.9) feet to the southeast corner of Lot Four (4), Block Three (3), said Stewart Place Subdivision; thence westerly along the southerly line of said Lot Four (4), a distance of seventy (70.0) feet to the southwest corner of said Lot Four (4); thence northerly along the westerly line of said Lot Four (4) and its extension, distance of one hundred seventy and eighty three hundredths (170.83) feet to a point on the southerly line of Lot Six (6), Block One (1), said Stewart Place Subdivision; thence westerly along the southerly line of said Lot Six (6) and Lot Seven (7), Block One (1), said Stewart Place Subdivision, a distance of sixty one and sixty seven hundredths (61.67) feet; thence northerly and parallel with the easterly line of said Lot Seven (7), a distance of one hundred fifty (150.0) feet to a point on the northerly line of said Lot Seven (7); thence easterly along the northerly line of said Lot Seven (7) and said Lot Six (6), a distance of eighty five and two hundredths (85.02) to the northeast corner of said Lot Six (6); thence northerly along the easterly line of Lot Five (5), Block One (1), said Stewart Place Subdivision, a distance of one hundred forty six (146.0) feet; thence easterly a distance of sixty (60.0) feet to a point on the westerly line of Lot One (1), Block Two (2), said Stewart Place Subdivision; thence southerly along the westerly line of said Lot One (1), a distance of eighty six (86.0) feet to the northwest corner of said Lot Two (2); thence easterly along the northerly line of said Lot Two (2), a distance of one hundred thirty (130.0) feet to the northeast corner of said Lot Two (2); thence southerly along the easterly line of said Lot Two (2), a distance of eighty eight and sixty five hundredths (88.65) feet; thence easterly, a distance of ninety nine and eighty five hundredths (99.85) feet to a point on the westerly line of Lot Two (2), Stewart Place Second Subdivision; thence southerly along the westerly line of said Lot Two (2), a distance of twenty nine and sixty four (29.64) feet; thence southeasterly along a westerly line of said Lot Two (2), a distance twenty nine and thirty two (29.32) feet; thence southeasterly along a westerly line of said Lot Two (2), a distance of sixty three and sixty eight (63.68) feet; thence northeasterly along the southerly line of said Lot Two (2) and Lot Three (3), said Stewart Place Second Subdivision, a distance of ninety two and fifteen hundredths (92.15) feet to a southeast corner of said Lot Three (3); thence northerly, along an easterly line of said Lot Three (3), a distance of thirty six and twenty five hundredths (36.25) feet to a corner of said Lot Three (3); thence easterly along a southerly line of said Lot Three (3) and its extension, a distance of one hundred sixty four and thirty two hundredths (164.32) feet; thence southerly along the easterly line of Lot Five (5), Block Two (2), said Stewart Place Subdivision and its extension, a distance of three hundred fifty eight and forty six hundredths (358.46) feet to the southeast corner of said Lot Five (5); thence westerly along the southerly line of said Lot Five (5), a distance of one hundred twenty and nine hundredths (120.09) feet to the northeast corner of Lot Two (2), Stewart Place Third Subdivision; thence southerly along the easterly line of said Lot Two (2), a

ORDINANCE NO. 8964 (Cont.)

distance of forty four and sixty seven hundredths (44.67) feet; thence continuing southerly along an easterly line of said Lot Two (2), a distance of thirty two and sixty seven hundredths (32.67) feet; thence southwesterly along an easterly line of said Lot Two (2), a distance of twenty one and six tenths (21.6) feet; thence southerly along an easterly line of said Lot Two (2), a distance of forty three and six tenths (43.6) feet; thence easterly along a line of said Lot Two (2), a distance of eight and seventy seven (8.77) feet; thence southerly along an easterly line of said Lot Two (2), a distance of eighteen and ninety four hundredths (18.94) feet to the southeast corner of said Lot Two (2); thence westerly along the southerly line of said Lot Two (2), a distance of three hundred and three tenths (300.3) feet to the southwest corner of said Lot Two (2), said point also being on the easterly line of Lot Seven (7), Block Two (2), said Stewart Place Subdivision; thence southerly along the easterly line of said Lot Seven (7), a distance of fifty (50.0) feet to the southeast corner of said Lot Seven (7); thence westerly along the southerly line of said Lot Seven (7), a distance of seventy four and eight tenths (74.8) feet to the southwest corner of said Lot Seven (7), Block Two (2), Stewart Place Subdivision being the said Point of Beginning, as shown on the plat dated February 22, 2005, attached hereto and incorporated herein by this reference.

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. 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 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.

ORDINANCE NO. 8964 (Cont.)

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 March 8, 2005.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk