



# City of Grand Island

Tuesday, November 08, 2005

Council Session

## Item F4

**#9015 - Consideration of Creation of Water Main District #452 -  
Knott Avenue and Lake Street**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director

**Meeting:** November 8, 2005

**Subject:** Creation of Water Main District 452 – Knott Avenue, Lake, and Tri-Streets – Ordinance #9015

**Item #'s:** F-4

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

## **Background**

The Utilities Department has received a request for the creation of a water main district to serve the properties along Knott Avenue, Lake Street, and Tri Street. The area is located south of U.S. Highway 34 and west of Locust Street. See the attached district plat for reference. Also attached is a list of property owners, and legal descriptions of the properties within the boundary of the district.

## **Discussion**

The proposed district would provide for the installation of an 8” water main to serve new commercial developments being planned along the west side of Locust Street and existing homes in the area.

District 452 is proposed as an assessment district. This is the Department’s standard method for installing water mains in developed areas that petition for City service. If less than 50% of the front footage of the land owners protest creation, the District may be continued for construction. The assessable costs of the district would be charged to the properties receiving service upon completion of construction. The assessments may be financed with the Water Department over 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 the creation of Water Main District 452
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 Ordinance #9015 to create Water Main District No. 452.

### **Sample Motion**

Motion to approve Ordinance #9015 to create Water Main District No. 452.

U.S. HIGHWAY 34

SECTION LINE

NORTHEAST CORNER-  
SECTION 33, T-11-N, R-9-W

POINT OF  
BEGINNING

PART OF NE1/4, NE1/4  
SECTION 33, T-11-N, R-9-W  
(PROPOSED KINGS  
CROSSING SUBDIVISION)

LOCUST STREET

PALU

SUB. STREET

TRI STREET

LAKE STREET

ARLENE AVE.

KNOTT

LAKE STREET

KNOTT AVENUE

SUBDIVISION

VALENTINE  
MOTEL SUB.

WATER MAIN  
DISTRICT 452  
BOUNDARY

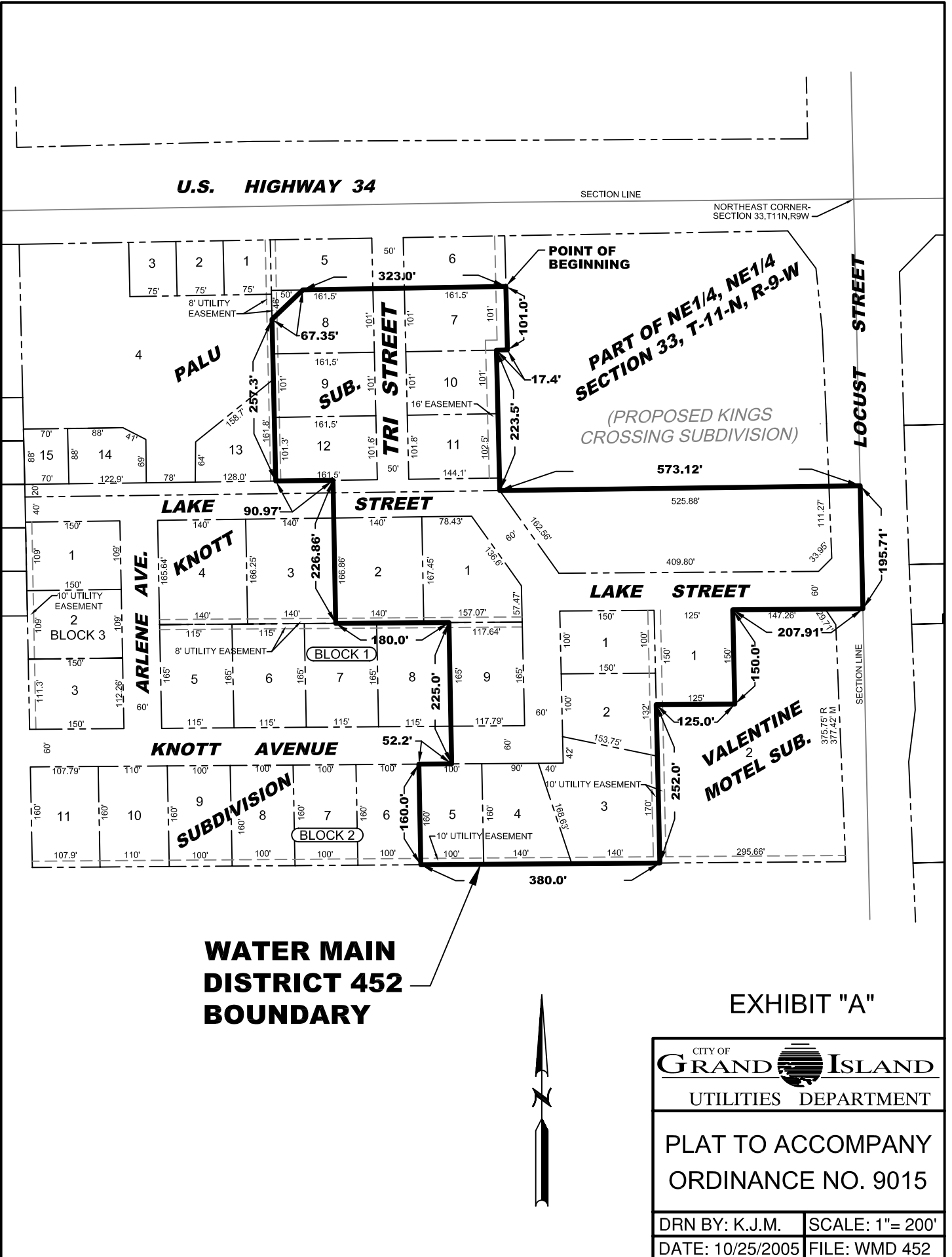
EXHIBIT "A"



CITY OF  
**GRAND ISLAND**  
UTILITIES DEPARTMENT

PLAT TO ACCOMPANY  
ORDINANCE NO. 9015

DRN BY: K.J.M. | SCALE: 1"= 200'  
DATE: 10/25/2005 | FILE: WMD 452



SQUARE FOOTAGE	FRONT FOOTAGE	FOR	AGAINST	OWNER AND ADDRESS	DOCUMENT #	LOT	BLOCK	SUBDIVISION	AMOUNT
15,470.25	101.0'			DOROTHY MENKE REVOCABLE TRUST DOROTHY J. MENKE - TRUSTEE 3412 TRI STREET GRAND ISLAND, NE 68801	PT	8		PALU SUB.	
16,311.5	101.0'			RZ SZ, LLC 2024 STAGECOACH RD GRAND ISLAND, NE 68801		7		PALU SUB.	
14,554.1	101.0'					10		" "	
63,709.22	717.58'				200412508			PT NE 1/4, NE 1/4 SEC. 33-11-9	SEE ATTACHED
16,311.5	101.0'			GAYLORD A. & SUSAN MARTENS & THOMAS, DAVID, AMY, & MICHAEL PALU 3422 TRI STREET GRAND ISLAND, NE 68801		9		PALU SUB.	
16,384.18	101.6'			DENNIS L. BEINS 3428 TRI STREET GRAND ISLAND, NE 68801		12		PALU SUB	
	263.1								
14,719.82	101.8'			MANUEL & CATHERN B. VEGA 324 LAKE STREET GRAND ISLAND, NE 68801		11		PALU SUB.	
	144.1								
	245.9								
23401.7	140.0'			MARLENE R & JERALD W. ANDERSEN	2005-3117	2	1	KNOTT SUB.	
22,101.38	272.5			LYLE E. & ARLENE M. KNOTT 321 LAKE STREET GRAND ISLAND, NE 68801		1	1	KNOTT SUB.	



## WATER MAIN DISTRICT 452 BOUNDARY

### ORDINANCE NO. 9015

Beginning at the northeast corner of Lot Seven (7) Palu Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly along the easterly line of said Lot Seven (7), a distance of one hundred one (101.0) feet to the southeast corner of said Lot Seven (7), thence westerly along the southerly line of said Lot Seven (7), a distance of seventeen and four tenths (17.4) feet to the northeast corner of Lot Ten (10) said Palu Subdivision; thence southerly along the easterly line of Lot Ten (10) and Lot Eleven (11) and the extension of said lots, said Palu Subdivision, a distance of two hundred twenty three and five tenths (223.5) feet; thence easterly along the extension of the northerly line of Knott Subdivision, a distance of five hundred seventy three and twelve hundredths (573.12) feet to a point on the easterly line of Section Thirty Three (33), Township Eleven (11) North, Range Nine (9) West; thence southerly along the easterly line of said Section Thirty Three (33), a distance of one hundred ninety five and seventy one (195.71) feet; thence westerly along the northerly line of Lot Two (2) and its extension, Valentine Motel Subdivision, a distance of two hundred seven and ninety one (207.91) feet to the northeast corner of Lot One (1) said Valentine Motel Subdivision; thence southerly along the easterly line of said Lot One (1), a distance of one hundred fifty (150.0) feet to the southeast corner of said Lot One (1); thence westerly along the southerly line of said Lot One (1), a distance of one hundred twenty five (125.0) feet to the southwest corner of said Lot One (1); thence southerly along the easterly line of Lot Two (2) and Lot Three (3) Block Two (2) said Knott Subdivision, a distance of two hundred fifty two (252.0) feet to the southeast corner of said Lot Three (3); thence westerly along the southerly line of Lot Three (3), Lot Four (4), and Lot Five (5) Block Two (2) said Knott Subdivision, a distance of three hundred eighty (380.0) feet to the southwest corner of said Lot Five (5); thence northerly along the westerly line of said Lot Five (5), a distance of one hundred sixty (160.0) feet to the northwest corner of said Lot Five (5); thence easterly along the northerly line of said Lot Five (5), a distance of fifty two and two tenths (52.2) feet; thence northerly along the westerly line of Lot Nine (9) Block One (1) and its extension, said Knott Subdivision, a distance of two hundred twenty five (225.0) feet to the northwest corner of said Lot Nine

(9); thence westerly along the southerly line of Lot One (1) and Lot Two (2) Block One (1) said Knott Subdivision, a distance of one hundred eighty (180.0) feet to the southwest corner of said Lot Two (2), thence northerly along the westerly line of said Lot Two (2) and its extension, a distance of two hundred twenty six and eighty six hundredths (226.86) feet to a point on the southerly line of Lot Twelve (12) said Palu Subdivision; thence westerly along the southerly line of said Lot Twelve (12), a distance of ninety and ninety seven hundredths (90.97) feet to the southwest corner of said Lot Twelve (12); thence northerly along the westerly line of Lot Twelve (12), Lot Nine (9), and Lot Eight (8) said Palu Subdivision, a distance of two hundred fifty seven and three tenths (257.3) feet; thence northeasterly a distance of sixty seven and thirty five hundredths (67.35) feet to a point on the northerly line of said Lot Eight (8), being fifty (50.0) feet easterly of the northwest corner of said Lot Eight (8); thence easterly along the northerly line of Lot Eight (8) and Lot Seven (7) and the extension of said lots, said Palu Subdivision, a distance of three hundred twenty three (323.0) feet to the northeast corner of said Lot Seven (7), being the said Point of Beginning.



? This Space Reserved for Register of Deeds ?

ORDINANCE NO. 9015

An ordinance creating Water Main District No. 452 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. 452 in the City of Grand Island, Nebraska, is hereby created for the laying of eight (8.0) inch diameter water mains with its appurtenances in Lake Street, Tri Street and Knott Avenue located in Knott Subdivision 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:

Commencing at the northeast corner of said NE1/4; thence on an assumed bearing of S02°04'06"E along the east line of said NE1/4 a distance of 104.43 feet; thence

Approved as to Form  \_\_\_\_\_  
November 3, 2005  City Attorney

ORDINANCE NO. 9015 (Cont.)

S87°55'54"W a distance of 116.80 feet to the point of intersection of the south right-of-way (R.O.W.) line of Husker Highway and the west R.O.W. line of U.S. Highway 281, said point also being the Point of Beginning; thence S02°24'13"E along and upon said west R.O.W. line a distance of 1468.77 feet; thence S01°30'13"E a distance of 1065.29 feet to the point of intersection of said west R.O.W. line and the south line of said NE1/4; thence S88°06'48"W along the south line of said NE1/4 a distance of 1207.02 feet; thence N02°02'58"W a distance of 1321.89 feet; thence S88°13'36"W a distance of 827.63 feet; thence N02°03'03"W a distance of 1279.01 feet to a point on the south R.O.W. line of Husker Highway; thence N88°20'15"E along and upon said south R.O.W. line a distance of 997.68 feet; thence N88°21'56"E a distance of 289.92 feet; thence N88°21'41"E a distance of 287.28 feet; thence N88°20'40"E a distance of 35.49 feet; thence N01°39'20"W a distance of 12.00 feet; thence S82°01'25"E a distance of 431.92 feet to the point of beginning. Said tract contains 4,195,681 square feet or 96.32 acres more or less of which 8.02 acres is new dedicated public road right-of-way;

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. 9015 (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 November 8, 2005.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk