



City of Grand Island

Tuesday, November 28, 2006

Council Session

Item F2

**#9086 - Consideration of Creation of Water Main District 455 -
Parkview Area**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: November 28, 2006

Subject: Consideration of Creation of Water Main District 455 – Park-View Subdivision

Item #'s: F-2

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

Background

Ground water polluted by industrial solvents continues to spread eastward across the southern portion of the City. The leading edge is now south of Grand Avenue and west of August Street, crossing the Park-View Subdivision.

Water Main District 454 was created earlier in response to requests from residents in the Parkview area of the City. That District was designed to provide extension of the municipal water system throughout the subdivision. District 454 was ultimately protested by a substantial majority of the property owners in the area and was discontinued by Council in accordance with state law. The City has now received a new request for creation of a modified district, one serving a reduced area. A plat of the revised district is attached for reference.

Discussion

Ordinance 9086 provides for the creation of Water Main District 455. The proposed project would install 8" diameter water mains to serve the 42 lots within the District's boundary. The work is planned as an assessment district. This is the Department's standard method for installing water lines at the request of area property owners in developed areas. The district, if created by Council, is subject to a 30 day protest period. If protests are received from property owners representing less than 50% of the front footage in the District, the District may be continued for construction. With the assessment district process, the Water Department will finance the payment of the assessments. The assessment costs of the District may be financed over a five year period, at 7% interest on the unpaid balance.

Attached are copies of the District plat, legal description, and a list of property owners within the District boundary.

Alternatives

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

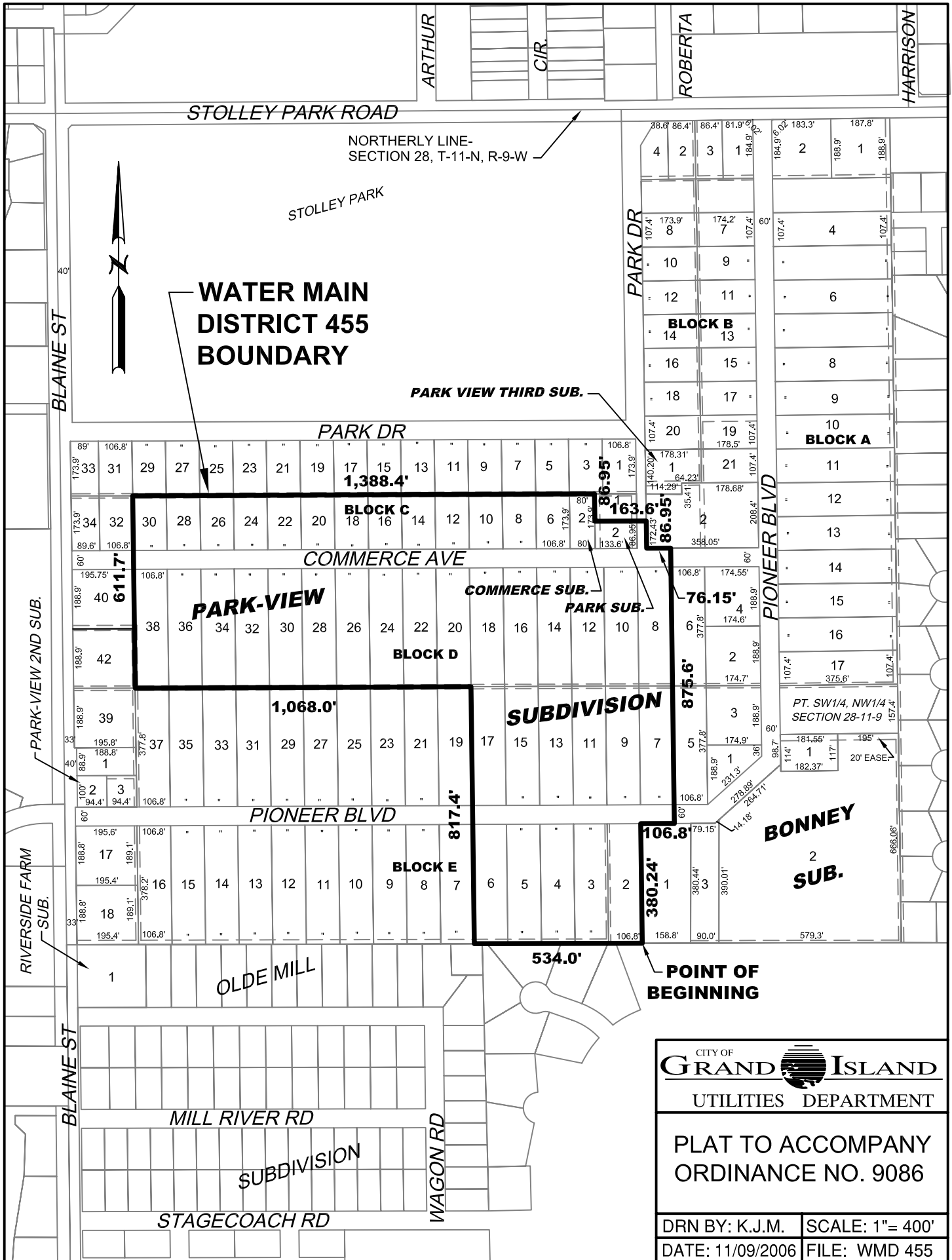
1. Move to approve the creation of Water Main District 455
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council create Water Main District 455.

Sample Motion

Motion to approve Ordinance 9086 creating Water Main District 455.



CITY OF
GRAND ISLAND
 UTILITIES DEPARTMENT

PLAT TO ACCOMPANY
 ORDINANCE NO. 9086

DRN BY: K.J.M.	SCALE: 1" = 400'
DATE: 11/09/2006	FILE: WMD 455

WATER MAIN DISTRICT 455 BOUNDARY

ORDINANCE NO. 9086

8" water main in part of Commerce Ave and part of Pioneer Blvd.

Beginning at the southeast corner of Lot Two (2) Block "E" Parkview Subdivision; thence westerly along the southerly line of Lot Two (2), Lot Three (3), Lot Four (4), Lot Five (5), and Lot Six (6), all of Block "E" said Parkview Subdivision, a distance of five hundred thirty four (534.0) feet, to the southwest corner of said Lot Six (6) Block "E"; thence northerly along the westerly line of said Lot Six (6) Block "E" and Lot Seventeen (17) Block "D" said Parkview Subdivision and their extension through Pioneer Boulevard, a distance of eight hundred seventeen and four tenths (817.4) feet, to the northwest corner of said Lot Seventeen (17) Block "D"; thence westerly along the southerly line of Lot Twenty (20), Lot Twenty Two (22), Lot Twenty Four (24), Lot Twenty Six (26), Lot Twenty Eight (28), Lot Thirty (30), Lot Thirty two (32), Lot Thirty Four (34), Lot Thirty Six (36), and Lot Thirty Eight (38) all of Block "D" said Parkview Subdivision, a distance of one thousand sixty eight (1,068.0) feet, to the southwest corner of said Lot Thirty Eight (38) Block "D"; thence northerly along the westerly line of said Lot Thirty Eight (38) Block "D" and Lot Thirty (30) Block "C" said Parkview Subdivision and their extension through Commerce Avenue, a distance of six hundred eleven and seven tenths (611.7) feet, to the northwest corner of said Lot Thirty (30) Block "C"; thence easterly along the northerly line of Lot Thirty (30), Lot Twenty Eight (28), Lot Twenty Six (26), Lot Twenty Four (24), Lot Twenty Two (22), Lot Twenty (20), Lot Eighteen (18), Lot Sixteen (16), Lot Fourteen (14), Lot Twelve (12), Lot Ten (10), Lot Eight (8), and Lot Six (6) all of Block "C" said Parkview Subdivision, and the northerly line of Lot Two (2) Commerce Subdivision, a distance of one thousand three hundred eighty eight and four tenths (1,388.4) feet, to the northeast corner of said Lot Two (2) Commerce Subdivision; thence southerly along the easterly line of said Lot Two (2) Commerce Subdivision, a distance of eighty nine and ninety five hundredths (89.95) feet to the northwest corner of Lot Two (2) Park Subdivision; thence easterly along the northerly line of said Lot Two (2) Park Subdivision and its extension through Park Drive,

a distance of one hundred sixty three and six tenths (163.6) feet, to a point on the easterly right-of-way line of said Park Drive; thence southerly along the easterly right-of-way line of said Park Drive, a distance of eighty six and ninety five hundredths (86.95) feet to a point on the northerly right-of-way line of said Commerce Avenue; thence easterly along the northerly right-of-way line of said Commerce Avenue, a distance of seventy six and fifteen hundredths (76.15) feet; thence southerly along the easterly line of Lot Eight (8) and Lot Seven (7) both of Block "D" said Parkview Subdivision and their extension through said Commerce Avenue and said Pioneer Boulevard, a distance of eight hundred seventy five and six tenths (875.6) feet, to a point on the southerly right-of-way line of said Pioneer Boulevard; thence westerly along the southerly right-of-way line of said Pioneer Boulevard, a distance of one hundred six and eight tenths (106.8) feet, to the northeast corner of said Lot Two (2) Block "E" Parkview Subdivision; thence southerly along the easterly line of said Lot Two (2) Block "E", a distance of three hundred eighty and twenty four hundredths (380.24) feet, to the southeast corner of said Lot Two (2) Block "E" being the said Point Of Beginning.

WATER MAIN DISTRICT 455
Ordinance # 9086

Percent Against
Percent For

Ownerships: 11/9/2006

LOT	BLOCK	SUBDIVISION	ADDRESS	FRONT FOOTAGE	SQUARE FOOTAGE	FOR	AGAINST
30	C	PARK-VIEW SUB	2522 COMMERCE AVE Current Owner: HEUPEL / EUGENE L & JACQUALYNE H & W Address: 2522 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52		
38	D	PARK-VIEW SUB	2521 COMMERCE AVE Current Owner: NELSON / MICHAEL S & JODY L H & W Address: 2521 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04		
28	C	PARK-VIEW SUB	2520 COMMERCE AVE Current Owner: TJADEN / JERROLD L & LINDA S H & W Address: 2520 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52		
36	D	PARK-VIEW SUB	2519 COMMERCE AVE Current Owner: LAWREY / WILLIAM E & SANDRA L H & W	106.80	40,349.04		
26	C	PARK-VIEW SUB	2518 COMMERCE AVE Address: 2519 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-7324	106.80	18,572.52		
34	D	PARK-VIEW SUB	2517 COMMERCE AVE Current Owner: PAPE / ROGER C A SINGLE PERSON Address: 1095 CALLE DEL ORO City, State: BASQUE FARMS NM Zipcode: 87068-	106.80	40,349.04		
22	C	PARK-VIEW SUB	2516 COMMERCE AVE Current Owner: DOWD / PATRICK F & SUZANNE M H & W	106.80	18,572.52		
24	C	PARK-VIEW SUB	Address: 2516 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52		
32	D	PARK-VIEW SUB	2515 COMMERCE AVE Current Owner: BEASON / ROCKE D & MARLENE M H & W Address: 2515 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04		
30	D	PARK-VIEW SUB	2513 COMMERCE AVE Current Owner: MLECZKO / KRIS L A SINGLE PERSON Address: 2513 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04		
20	C	PARK-VIEW SUB	2512 COMMERCE AVE Current Owner: GUERRERO / ROBERT P & JOANIE C H & W Address: 2512 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68803-0000	106.80	18,572.52		
28	D	PARK-VIEW SUB	2511 COMMERCE AVE Current Owner: WOBIG / AARON L A SINGLE PERSON Address: 2511 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04		
18 EXCEPT EAST 12'	C	PARK-VIEW SUB	2510 COMMERCE AVE Current Owner: BROWN / THOMAS J & LORINDA LOU (KRANCE) H & W Address: 2510 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	94.80	16,485.72		
26	D	PARK-VIEW SUB	2509 COMMERCE AVE Current Owner: TOLLE / WILLIAM & SHERRI H & W Address: 2509 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52		
16 18 EAST 12'	C	PARK-VIEW SUB	2508 COMMERCE AVE Current Owner: RUHE / WALDO E & DOROTHY E H & W Address: 2508 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80 12.00	20,659.32		
14	C	PARK-VIEW SUB	2506 COMMERCE AVE Current Owner: HOFFMAN / CHARLES H & CHRISTINE M H & W Address: 2115 PARK DR City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52		
24	D	PARK-VIEW SUB	2507 COMMERCE AVE Current Owner: FAIRCHILD / GERALDINE LEE W & H Address: 2507 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04		
22	D	PARK-VIEW SUB	2505 COMMERCE AVE Current Owner: VON HOUSEN / JAMES E & GAYLENE A H & W Address: 2505 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04		
12	C	PARK-VIEW SUB	2504 COMMERCE AVE Current Owner: CASTLEBERRY / CAROL M A SINGLE PERSON Address: 2504 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	18,572.52		
20	D	PARK-VIEW SUB	2503 COMMERCE AVE Current Owner: HENKE / FRANK W & MARLENE E H & W Address: 2503 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04		
18	D	PARK-VIEW SUB	2429 COMMERCE AVE Current Owner: HENKE / BRIAN A & TRUDI R H & W Address: 2429 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04		

LOT	BLOCK	SUBDIVISION	ADDRESS	FRONT FOOTAGE	SQUARE FOOTAGE	FOR	AGAINST
8	C	PARK-VIEW SUB	2428 COMMERCE AVE	106.80	18,572.52		
10	C	PARK-VIEW SUB	2428 COMMERCE AVE	106.80	18,572.52		
			Current Owner: WILLIS / RICHARD E & EURDIS L H & W Address: 2428 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000				
16	D	PARK-VIEW SUB	2427 COMMERCE AVE	106.80	40,349.04		
			Current Owner: FITZGERALD / DENNY A A SINGLE PERSON Address: 2427 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000				
6	C	PARK-VIEW SUB	2426 COMMERCE AVE	106.80	18,572.52		
			Current Owner: RUGE / MELVIN H & ELEANOR A H & W Address: 2426 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000				
14	D	PARK-VIEW SUB	2425 COMMERCE AVE	106.80	40,349.04		
			Current Owner: PIRNIE / PATRICIA A & KEITH H H & W Address: 2425 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000				
2		COMMERCE SUB	2424 COMMERCE AVE	80.00	13,912.00		
			Current Owner: SCHWEITZER / RON & ELAINE H & W Address: 2424 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-				
12	D	PARK-VIEW SUB	2423 COMMERCE AVE	106.80	40,349.04		
			Current Owner: GUZINSKI / EDWARD D JR & PHYLLIS A H & W Address: 1323 W JOHN City, State: GRAND ISLAND NE Zipcode: 68801-0000				
10	D	PARK-VIEW SUB	2421 COMMERCE AVE	106.80	40,349.04		
			Current Owner: DEYERMAND / DALE J & ROSALIE H & W Address: 2421 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000				
2		PARK SUBDIVISION	2420 COMMERCE AVE	220.55	11,616.52		
			Current Owner: SCHRITT / WILLIAM FRED & ELLEN L H & W Address: 2316 PARK DR City, State: GRAND ISLAND NE Zipcode: 68801-0000				
8	D	PARK-VIEW SUB	2419 COMMERCE AVE	106.80	40,349.04		
			Current Owner: BISHOP / ANDREW A & KRISTEN L H & W Address: 2419 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-				
17	D	PARK-VIEW SUB	2430 PIONEER BLVD	106.80	40,349.04		
			Current Owner: KOZISEK / ERNEST L A SINGLE PERSON Address: 2430 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-				
6	E	PARK-VIEW SUB	2429 PIONEER BLVD	106.80	40,546.63		
			Current Owner: CHRISTENSEN / CLIFFORD W & KATHERINE H & W Address: 2429 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
15	D	PARK-VIEW SUB	2428 PIONEER BLVD	106.80	40,349.04		
			Current Owner: THELEN / PATRICK L & MARLENE A H & W Address: 6313 W 145TH ST City, State: OVERLAND PARK KS Zipcode: 66223-				
5	E	PARK-VIEW SUB	2427 PIONEER BLVD	106.80	40,560.71		
			Current Owner: KOHLHOF / MICHELLE M A SINGLE PERSON Address: 2427 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
13	D	PARK-VIEW SUB	2426 PIONEER BLVD	106.80	40,349.04		
			Current Owner: LOCKARD / RICKEY L & MICHELLE L H & W Address: 2426 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
4	E	PARK-VIEW SUB	2425 PIONEER BLVD	106.80	40,574.80		
			Current Owner: SCHUETT / GARY L & DE VONNE R H & W Address: 2425 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
11	D	PARK-VIEW SUB	2424 PIONEER BLVD	96.80	36,571.04		
WEST 96.8'			Current Owner: CATES / MAX & SANDRA H & W Address: 2424 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
3	E	PARK-VIEW SUB	2423 PIONEER BLVD	106.80	40,588.88		
			Current Owner: NORMAN / WARREN & DEBORAH H & W Address: 2423 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
9	D	PARK-VIEW SUB	2422 PIONEER BLVD	106.80	44,127.04		
11	D	PARK-VIEW SUB	2422 PIONEER BLVD	10.00			
EAST 10'			Current Owner: BOLIN / ANDREW W & FLORA E TRUSTEES Address: 2422 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				
2	E	PARK-VIEW SUB	2421 PIONEER BLVD	106.80	40,602.96		
			Current Owner: KRINGS / STEVEN D & ASHLEY M H & W Address: 2421 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-				
7	D	PARK-VIEW SUB	2420 PIONEER BLVD	106.80	40,349.04		
			Current Owner: FREDRICK / DUANE A & DINAH H & W Address: 2420 PIONEER BLVD City, State: GRAND ISLAND NE Zipcode: 68801-0000				

? This Space Reserved for Register of Deeds ?

ORDINANCE NO. 9086

An ordinance creating Water Main District No. 455 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. 455 in the City of Grand Island, Nebraska, is hereby created for the laying of eight (8.0) inch diameter water mains with its appurtenances along Commerce Avenue and Pioneer Boulevard in Park-View Subdivision, Commerce Subdivision and Park 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:

Beginning at the southeast corner of Lot Two (2) Block "E" Park-View Subdivision; thence westerly along the southerly line of Lot Two (2), Lot Three

Approved as to Form ☐ _____
November 21, 2006 ☐ City Attorney

ORDINANCE NO. 9086 (Cont.)

(3), Lot Four (4), Lot Five (5), and Lot Six (6), all of Block "E" said Park-View Subdivision, a distance of five hundred thirty four (534.0) feet, to the southwest corner of said Lot Six (6) Block "E"; thence northerly along the westerly line of said Lot Six (6) Block "E" and Lot Seventeen (17) Block "D" said Park-View Subdivision and their extension through Pioneer Boulevard, a distance of eight hundred seventeen and four tenths (817.4) feet, to the northwest corner of said Lot Seventeen (17) Block "D"; thence westerly along the southerly line of Lot Twenty (20), Lot Twenty Two (22), Lot Twenty Four (24), Lot Twenty Six (26), Lot Twenty Eight (28), Lot Thirty (30), Lot Thirty two (32), Lot Thirty Four (34), Lot Thirty Six (36), and Lot Thirty Eight (38) all of Block "D" said Park-View Subdivision, a distance of one thousand sixty eight (1,068.0) feet, to the southwest corner of said Lot Thirty Eight (38) Block "D"; thence northerly along the westerly line of said Lot Thirty Eight (38) Block "D" and Lot Thirty (30) Block "C" said Park-View Subdivision and their extension through Commerce Avenue, a distance of six hundred eleven and seven tenths (611.7) feet, to the northwest corner of said Lot Thirty (30) Block "C"; thence easterly along the northerly line of Lot Thirty (30), Lot Twenty Eight (28), Lot Twenty Six (26), Lot Twenty Four (24), Lot Twenty Two (22), Lot Twenty (20), Lot Eighteen (18), Lot Sixteen (16), Lot Fourteen (14), Lot Twelve (12), Lot Ten (10), Lot Eight (8), and Lot Six (6) all of Block "C" said Park-View Subdivision, and the northerly line of Lot Two (2) Commerce Subdivision, a distance of one thousand three hundred eighty eight and four tenths (1,388.4) feet, to the northeast corner of said Lot Two (2) Commerce Subdivision; thence southerly along the easterly line of said Lot Two (2) Commerce Subdivision, a distance of eighty six and ninety five hundredths (86.95) feet to the northwest corner of Lot Two (2) Park Subdivision; thence easterly along the northerly line of said Lot Two (2) Park Subdivision and its extension through Park Drive, a distance of one hundred sixty three and six tenths (163.6) feet, to a point on the easterly right-of-way line of said Park Drive; thence southerly along the easterly right-of-way line of said Park Drive, a distance of eighty six and ninety five hundredths (86.95) feet to a point on the northerly right-of-way line of said Commerce Avenue; thence easterly along the northerly right-of-way line of said Commerce Avenue, a distance of seventy six and fifteen hundredths (76.15) feet; thence southerly along the easterly line of Lot Eight (8) and Lot Seven (7) both of Block "D" said Park-View Subdivision and their extension through said Commerce Avenue and said Pioneer Boulevard, a distance of eight hundred seventy five and six tenths (875.6) feet, to a point on the southerly right-of-way line of said Pioneer Boulevard; thence westerly along the southerly right-of-way line of said Pioneer Boulevard, a distance of one hundred six and eight tenths (106.8) feet, to the northeast corner of said Lot Two (2) Block "E" Park-View Subdivision; thence southerly along the easterly line of said Lot Two (2) Block "E", a distance of three hundred eighty and twenty four hundredths (380.24) feet, to the southeast corner of said Lot Two (2) Block "E" being the said Point Of Beginning.

ORDINANCE NO. 9086 (Cont.)

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.

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 28, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk