



# City of Grand Island

Tuesday, November 10, 2015

Council Session

## Item F-1

**#9564 - Consideration of Creation of Sanitary Sewer District No. 537T, Extension of Sanitary Sewer to Serve Lot 1 & Lot 2, TLST Spiels Sub. & Part of the North 10 Acres of the West 1/2 of the Northwest Quarter (W1/2NW1/4) All In Section Ten (10), Township Eleven (11) North, Range(9) West**

Staff Contact: John Collins, P.E. - Public Works Director

# **Council Agenda Memo**

**From:** Marvin Strong PE, Wastewater Plant Engineer

**Meeting:** November 10, 2015

**Subject:** Consideration of Creation of Sanitary Sewer District No. 537T, Extension of Sanitary Sewer to Serve Lot One (1) And Lot Two (2), TLST Spiels Subdivision And Part Of The North Ten (10) Acres Of The West Half Of The Northwest Quarter (W1/2NW1/4) All In Section Ten (10), Township Eleven (11) North, Range Nine (9) West

**Presenter(s):** John Collins PE, Public Works Director

## **Background**

Council action is needed to create a sanitary sewer tap district. The boundary was developed by Public Works staff in order to encompass the area served by the new sewer extension. Please refer to attached proposed Sanitary Sewer District 537T; Exhibit "A" Sketch.

## **Discussion**

The North Interceptor, Phase II construction provided opportunity for sanitary sewer district creation to area homeowners. Area homeowners approached the Public Works Department in request to develop sanitary sewer in their area. The Engineering Firm, Olsson Associates, developed plans to serve the residential area with an 8-inch service line, and coincide with the North Interceptor construction. Sewer will be available once a larger portion of the North Interceptor Phase II trunk main project is closed in the spring of 2016. It will be anticipated thirteen (13) customers shall be served within the district boundary. If the district is created the sanitary sewer cost would be assessed to the properties through a sanitary sewer tap district.

## **Alternatives**

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

1. Move to approve

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 Sanitary Sewer District 537T.

### **Sample Motion**

Move to approve the creation of Sanitary Sewer District 537T.

ORDINANCE NO. 9564

An ordinance creating Sanitary Sewer District No. 537T 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 connection fee for connecting to such sanitary sewer; providing for certification to the Register of Deeds of the connection fee; 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. 537T is hereby created for the construction of:

An eight (8.0) inch gravity Sanitary Sewer Main and appurtenances thereto within Lot One (1) And Lot Two (2), TLST Spiehs Subdivision And Part Of The North Ten (10) Acres Of The West Half Of The Northwest Quarter (W1/2NW1/4) All In Section Ten (10), Township Eleven (11) North, Range Nine (9) West.

all in the City of Grand Island, Hall County, Nebraska.

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

Approved as to Form	☐ _____
November 6, 2015	☐ City Attorney

ORDINANCE NO. 9564 (Cont.)

A TRACT OF LAND CONSISTING OF LOT ONE (1) AND LOT TWO (2), TLST SPIEHS SUBDIVISION AND PART OF THE NORTH TEN (10) ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) ALL IN SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4), BEING THE ACTUAL POINT OF BEGINNING, RUNNING THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), ONE THOUSAND ONE HUNDRED EIGHTY NINE FEET AND FIFTY FIVE HUNDREDTHS (1,189.55); RUNNING THENCE SOUTH PARALLEL TO THE WEST LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), THREE HUNDRED THIRTY FEET AND EIGHTY FOUR HUNDREDTHS (330.84); RUNNING THENCE EAST PARALLEL TO THE NORTH LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), ONE HUNDRED TWENTY EIGHT FEET AND TWENTY EIGHT HUNDREDTHS (128.28); RUNNING THENCE SOUTH PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), ONE HUNDRED SIXTY FIVE FEET AND FIFTY FIVE HUNDREDTHS (165.50), SAID POINT BEING THE SOUTHEAST (SE) CORNER OF LOT ONE (1) TLST SPIEHS SUBDIVISION; RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), ONE THOUSAND THREE HUNDRED SIXTEEN FEET AND SIXTY HUNDREDTHS (1,316.60); RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF THE LOT ONE (1) TLST SPIEHS SUBDIVISION FIFTEEN FEET AND TWENTY HUNDREDTHS (15.20); RUNNING THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), ONE HUNDRED THIRTY THREE FEET AND SIXTY TWO HUNDREDTHS (133.62), SAID POINT BEING THE SOUTHEAST (SE) CORNER OF PART LOT ONE (1) NORWOOD SUBDIVISION; RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF THE LOT ONE (1) TLST SPIEHS SUBDIVISION SEVENTY ONE FEET AND EIGHTY FOUR HUNDREDTHS (71.84); RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), ONE HUNDRED THIRTY THREE FEET AND SEVENTY HUNDREDTHS (133.70); RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTH TEN (10) ACRES OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SAID SECTION TEN (10), FOUR HUNDRED NINE FEET AND SEVENTY EIGHT HUNDREDTHS (409.78); TO ACTUAL POINT OF BEGINNING.

SECTION 3. Said improvement shall be made in accordance with plans and specifications prepared by the Engineer for the City who shall estimate the costs 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.

ORDINANCE NO. 9564 (Cont.)

SECTION 4. The cost of construction of such sanitary sewer main connection district shall be reported to the City Council, and the Council, sitting as a Board of Equalization, shall determine benefits to abutting property by reason of such improvement pursuant to Section 16-6,103, R.R.S. 1943. The special benefits shall not be levied as special assessments but shall be certified by resolution of the City Council to the Hall County Register of Deeds. A connection fee in the amount of the special benefit accruing to each property in the district shall be paid to the City of Grand Island at such time as such property becomes connected to the sanitary sewer main in such district. No property thus benefited by sanitary sewer main improvements shall be connected to the sanitary sewer main until the connection fee is 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: November 10, 2015

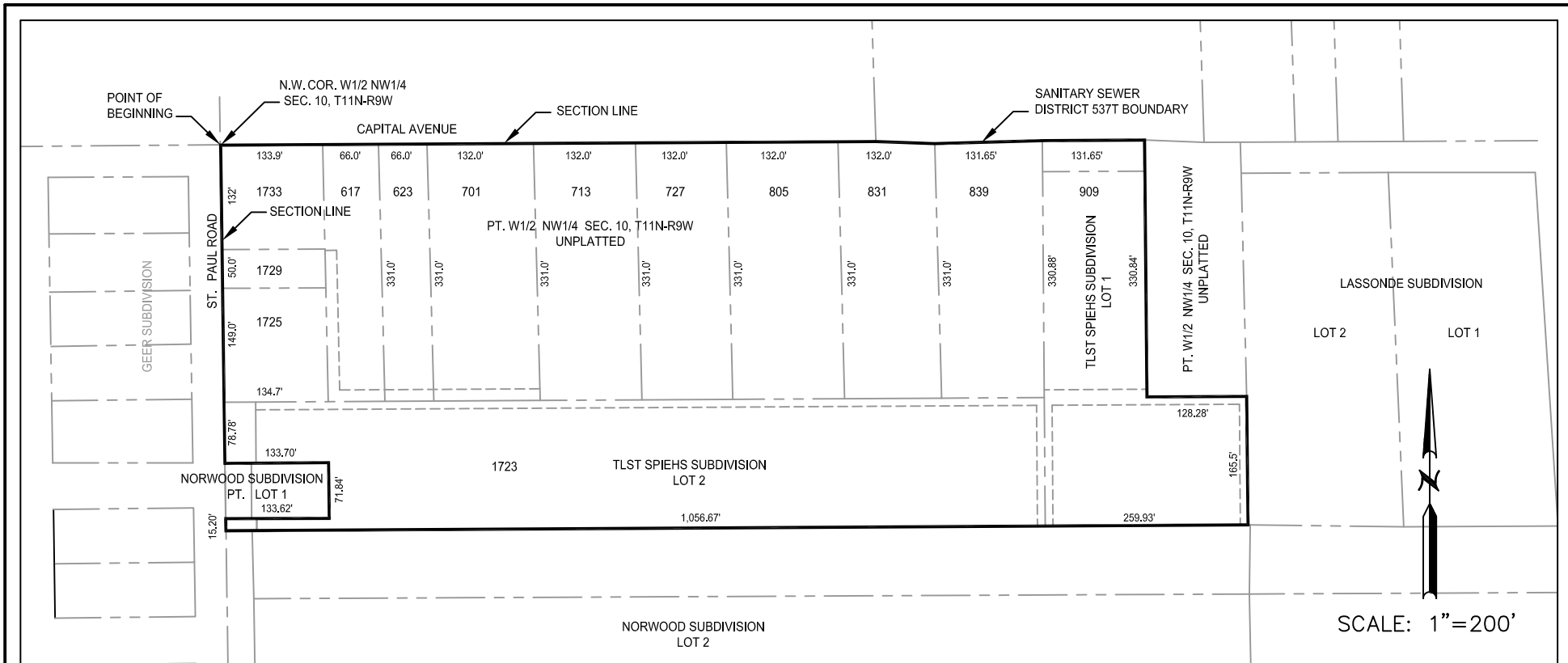
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Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk



A Sanitary Sewer Tap District comprising of Lot One (1) and Lot Two (2), TLST Spiehs Subdivision and part of the North Ten (10) Acres of the West Half of the Northwest Quarter (W1/2NW1/4) all in Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

Beginning at the Northwest corner of said West Half of the Northwest Quarter (W1/2NW1/4), being the ACTUAL Point of Beginning, running thence East parallel to the South line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), One Thousand One Hundred Eighty Nine Feet and Fifty Five Hundredths (1,189.55); running thence South parallel to the West line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), Three Hundred Thirty Feet and Eighty Four Hundredths (330.84); running thence East parallel to the North line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), One Hundred Twenty Eight Feet and Twenty Eight Hundredths (128.28); running thence South parallel to the West line of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), One Hundred Sixty Five Feet and Fifty Five Hundredths (165.50), said point being the Southeast (SE) Corner of Lot One (1) TLST Spiehs Subdivision; running thence West parallel to the South line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), One Thousand Three Hundred Sixteen Feet and Sixty Hundredths (1,316.60); running thence North parallel to the East line of the Lot One (1) TLST Spiehs Subdivision Fifteen Feet and Twenty Hundredths (15.20); running thence East parallel to the South line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), One Hundred Thirty Three Feet and Sixty Two Hundredths (133.62), said point being the Southeast (SE) Corner of Part Lot One (1) Norwood Subdivision; running thence North parallel to the East line of the Lot One (1) TLST Spiehs Subdivision Seventy One Feet and Eighty Four Hundredths (71.84); running thence West parallel to the South line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), One Hundred Thirty Three Feet and Seventy Hundredths (133.70); running thence North parallel to the East line of the North Ten (10) Acres of the Northwest Quarter (W1/2NW1/4) of said Section Ten (10), Four Hundred Nine Feet and Seventy Eight Hundredths (409.78); to ACTUAL Point of Beginning.



SANITARY SEWER TAP DISTRICT 537T  
EXHIBIT "Δ"