



# City of Grand Island

Tuesday, July 12, 2011

Council Session

## Item F1

**#9299 - Consideration of Creation of Sanitary Sewer District No. 528; Wildwood Subdivision**

Staff Contact: John Collins, Public Works Director

# **Council Agenda Memo**

**From:** Terry Brown, Manager of Engineering Services

**Meeting:** July 12, 2011

**Subject:** Consideration of Creation of Sanitary Sewer District No. 528; Wildwood Subdivision

**Item #'s:** F-1

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

## **Background**

Council action is needed to create a sanitary sewer district. The boundary for the proposed district was selected because it includes all properties annexed into the City limits in August 2002 by Ordinance No. 8748. See attached sketch. A petition for sanitary sewer with the above district boundary was circulated in the area and signed by four (4) property owners. Charles Staab spoke in support of extending City sanitary sewer along US Highway 281 to Interstate 80 at the May 17, 2011 Study Session.

## **Discussion**

If the district is created, a notice will be mailed to all affected property owners, a 30-day protest period allowed and an open house meeting held to review the project with property owners. The Public Works Department would recommend that the assessments for the district be spread equally across the lots in the 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 No. 528. A ten (10) year assessment period is recommended.

## **Sample Motion**

Move to approve the resolution creating Sanitary Sewer District No. 528.

5.19.11



PETITION FOR CREATION OF SANITARY SEWER DISTRICT

RETURN TO: PUBLIC WORKS DEPARTMENT  
PO BOX 1968  
GRAND ISLAND, NE 68802-1968

We, the undersigned, petition the Mayor and the Council to create a sanitary sewer district to serve our properties.

We hereby expressly consent that the City of Grand Island, for the purpose of surveying and construction of such sanitary sewer main, may pass along and across the immediate area of our property, and we grant the City of Grand Island, insofar as is reasonably necessary, the right to place soil, dirt and sand necessarily excavated in such construction upon the parts of our land abutting upon such construction for and during the period of construction.

We hereby severally waive all claims for damages reasonably resulting from construction of such sanitary sewer main and from damage or destruction to trees or shrubbery.

We petition creation of a sanitary sewer district to serve the following properties and agree that the cost of construction of this district will be assessed against the abutting properties.

<u>NAME</u>	<u>ADDRESS</u>
Chad A. Steub cell # 308-383-8044	
Rich-Sons Camper Sales	5112 S. Antelope Dr. G & D
Jim Connot / Jerry Bauer	
Bauer Built Tire	3334 W. Cougar Dr.
Nate Neff	
C.F. Tractor Inc.	5212 S. Antelope Dr.
Phil Rouse	5018 So Antelope Dr.
Fairbank Equip	

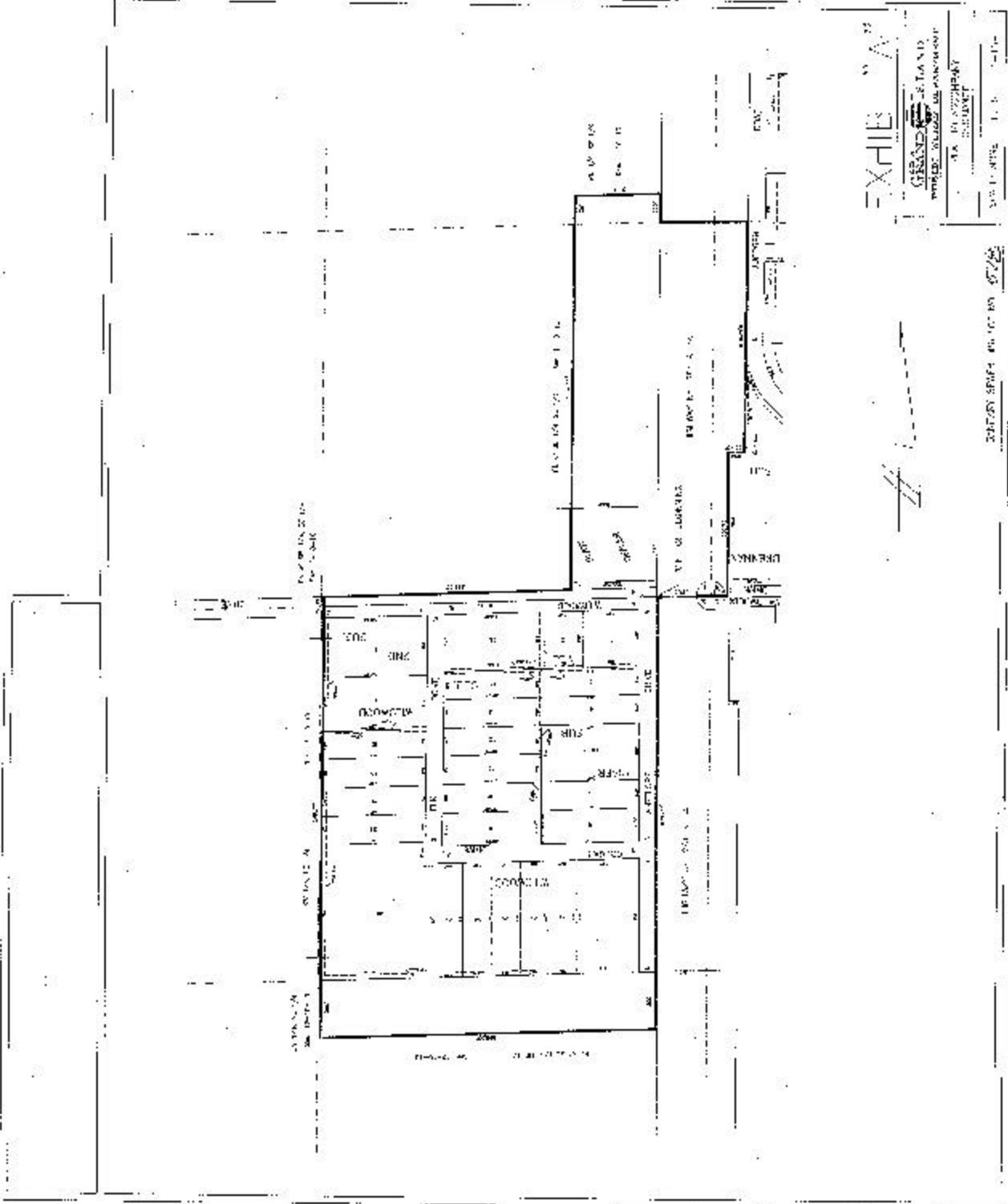


EXHIBIT "A"

GENERAL LAND  
WORKS, INCORPORATED  
1111 11th Street  
SUNNYVALE, CALIF.

SCALE: AS SHOWN

DATE: 11/10/54



ORDINANCE NO. 9299

An ordinance creating Sanitary Sewer District No. 528 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 assessment of special taxes for constructing such sewer and collection thereof; 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. 528 is hereby created for the construction of ten (10.0), twelve (12.0), fifteen (15.0), eighteen (18.0), and twenty-four (24.0) inch sanitary sewer main and appurtenances thereto in along Highway 281 & 34 and Wildwood Drive in Wildwood Subdivision in the City of Grand Island, Hall County, Nebraska.

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

Beginning at the northeast corner of said Wildwood Subdivision, said point also being the intersection of the north line of Section Twelve (12), Township Ten (10), Range Ten (10) and the west right-of-way (R.O.W.) line of U.S. Highway 281 & 34; thence southerly on the west line of said Highway 281 & 34 for a distance of one thousand five hundred twenty and fourteen hundredths (1,520.14) feet; thence westerly on a line two hundred (200.0) feet south of and parallel to the south line of Wildwood Subdivision for a distance of eight hundred ninety eight and thirty three

ORDINANCE NO. 9299 (Cont.)

hundredths (898.33) feet; thence northerly on the west line of Wildwood Subdivision and an extension thereof for a distance of one thousand five hundred forty eight and seventy seven hundredths (1548.77) feet to the north line of Wildwood Drive; thence easterly on the north line of Wildwood Drive for a distance of eight hundred sixty five and six tenths (865.6) feet; thence northerly on a line three hundred (300.0) feet west of and parallel to the west line of U.S. Highway 281 & 34 for a distance of one thousand three hundred eighty seven (1387.0) feet +- to a point one hundred (100.0) feet north of the north line of the Southeast Quarter (SE ¼) of Southeast Quarter (SE ¼), Section One (1), Township Ten (10), Range Ten (10); thence easterly on a line one hundred (100.0) feet north of and parallel to said north line of the Southeast Quarter (SE ¼) of Southeast Quarter (SE ¼), Section One (1), Township Ten (10), Range Ten (10) for a distance of three hundred (300.0) feet to the west line of said U.S. Highway 281 & 34 thence south for a distance of one hundred (100.0) feet; thence easterly on a line perpendicular to the west line of U.S. Highway 281 & 34 to a point on the east line of U.S. Highway 281 & 34; thence southerly on the east line of U.S. Highway 281 & 34 and the westerly line of Brennan Subdivision to the southwest corner of Brennan Subdivision; thence westerly on the south line of Section Five (5), Township Ten (10), Range Nine (9) and Section One (1), Township Ten (10), Range Ten (10) to the 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.

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

ORDINANCE NO. 9299 (Cont.)

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: July 12, 2011.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk