



City of Grand Island

Tuesday, August 09, 2011

Council Session

Item F1

**#9300 - Consideration of Creation of Water Main District 457 -
Pioneer Blvd.**

Staff Contact: Tim Luchsinger

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: August 9, 2011

Subject: Consideration of Creation of Water Main Districts:
457 – Pioneer Blvd. – Ordinance #9300
459 – Park Drive – Ordinance #9301
460 – Grand Avenue & Riverview Drive – Ordinance #9302
461 – Hagge Avenue – Ordinance #9303
462 – Cochin Street – Ordinance #9304
463 – Brahma & Bantam Streets – Ordinance #9305
All in the Parkview Area

Item #'s: F-1, F-2, F-3, F-4, F-5, & F-6

Presenter(s): Timothy Luchsinger, Utilities Director

Background

On June 27, 2011, a neighborhood meeting was held with residents in the area known generally as Parkview. In attendance were home owners along Pioneer Blvd., Park Drive, Riverview Drive, Grand Avenue, August Street, Hagge Avenue, Cochin Street, Brahma Street and Bantam Street. The discussion covered ground water polluted by industrial solvents which has extended eastward across the City. The leading edge is now west of August Street. The Nebraska Department of Environmental Quality (NDEQ) and the Environmental Protection Agency (EPA) has classified the area as a Superfund Site. Currently, the EPA is conducting cleanup operations of the contamination that is affecting private wells. Included in the discussion was an offer from the EPA to pay for the cost of the water service line from the main to the residence of those property owners receiving water treatment or bottled water because of the contamination.

City personnel provided information at the meeting on the procedure for extension of City water mains to areas not currently served. Subsequently, the City has received petitions with 24 signatures from area property owners requesting water service. A map of the area is attached for reference.

Discussion

Petitions were presented to City Council at the July 26, 2011 meeting for consideration of creating Water Main Districts. It was proposed that the area be divided into six separate assessment districts. Each District's boundary was defined to provide the opportunity for the individual neighborhoods to decide if they want City water service. If the districts pass the protest period, one contract for construction would be issued. There should be a cost savings from the economy of scale for the joint contract.

Assessment districts are the Utilities Department's standard method for installing water mains to areas requesting City service. All owners of record title within the District's boundary will be notified of this information and have 30 days to submit objection to the project. All eligible costs of construction will be charged to the property owners within the respective districts. These assessments would be collected over a five year period, at 7% simple interest on the unpaid balance.

Information was submitted to the Legal Department for preparation of the appropriate Ordinances for defining and creating the six Water Main Districts. Ordinances and maps are attached.

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 Ordinances 9300, 9301, 9302, 9303, 9304, and 9305 creating six water main districts in the Parkview neighborhood.

Sample Motion

Move to approve Ordinances 9300, 9301, 9302, 9303, 9304, and 9305 creating six water main districts in the Parkview neighborhood.

WATER MAIN DISTRICT 457 BOUNDARY

STOLLEY PARK

PARK DRIVE

COMMERCE AVENUE 106.15'

PIONEER BLVD. 106.8'

POINT OF BEGINNING

STOLLEY 60.0' PARK ROAD

DRIVE

PARK

DRIVE

COMMERCE AVENUE

PIONEER BLVD.

POINT OF BEGINNING

PARK-VIEW

PARK VIEW

COMMERCE AVENUE

PIONEER BLVD.

BONNEY SUB.

BOULEVARD

PIONEER

BONNEY SUB.

STOLLEY PARK SCHOOL

COUNTRY

GRAND AVENUE

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WILLIAM

HAGGE AVE.

GRAND AVENUE

RIVERVIEW DR.

MORNINGSIDE

ACRES

ALLEGHENY CR

THIRD SUB.

COLUMBIA CR

RIVERVIEW

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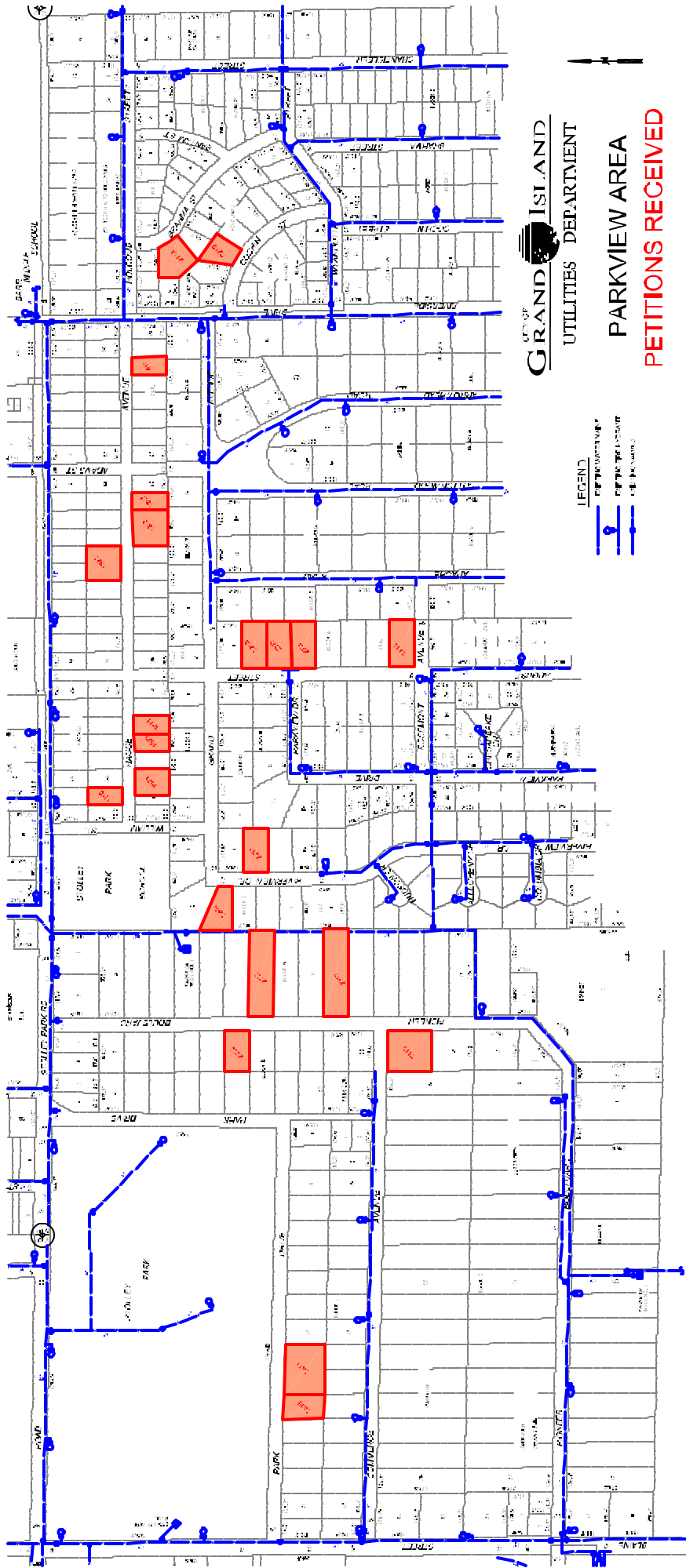
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CITY OF
GRAND ISLAND
UTILITIES DEPARTMENT
**PLAT TO ACCOMPANY
ORDINANCE NO. 9300**
DRN BY: K.J.M. | SCALE: 1" = 300'
DATE: 7/1/2011 | FILE: WMD 457






GRAND ISLAND
 UTILITIES DEPARTMENT
PARKVIEW AREA
PETITIONS RECEIVED

•This Space Reserved for Register of Deeds •

ORDINANCE NO. 9300

An ordinance creating Water Main District No. 457 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. 457 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 Pioneer Boulevard and Commerce Avenue 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:

Approved as to Form	?	_____
August 2, 2011	?	City Attorney

ORDINANCE NO. 9300 (Cont.)

Beginning at the southwest corner of Lot One (1) Block “E” Park-View Subdivision in the City of Grand Island, Hall County, Nebraska; thence northerly along the westerly line of Lot One (1) Block “E” said park-View Subdivision, a distance of three hundred eighty and twenty four hundredths (380.24) feet, to the northwest corner of Lot One (1) Block “E” said Park-View Subdivision; thence easterly along the northerly line of Lot One (1) Block “E” said Park-View Subdivision, a distance of one hundred six and eight tenths (106.8) feet; thence northerly along the westerly line of Lot Five (5) and Lot Six (6) Block “D” said Park-View Subdivision and their extensions, a distance of eight hundred seventy five and six tenths (875.6) feet, to a point on the southerly line of Lot Two (2) Park View Third Subdivision; thence westerly along the southerly line of Lot Two (2) said Park View Third Subdivision, a distance of one hundred six and fifteen hundredths (106.15) feet, to the southeast corner of Lot Two (2) said Park Subdivision; thence northerly along the easterly line of Lot Two (2) and Lot One (1) said Park Subdivision, a distance of one hundred seventy three and nine tenths (173.9) feet; thence easterly a distance of thirty and four hundredths (30.04) feet, to a particular northwest corner of Lot Two (2) said Park View Third Subdivision; thence easterly along a particular northerly line of Lot Two (2) said Park View Third Subdivision, a distance of one hundred fourteen and twenty nine hundredths (114.29) feet; thence northerly along a particular westerly line of Lot Two (2) said Park View Third Subdivision, a distance of thirty five and forty one hundredths (35.41) feet; thence easterly along the most northerly line of Lot Two (2) said Park View Third Subdivision, a distance of sixty four and twenty three hundredths (64.23) feet, to the southwest corner of Lot Twenty (21) Block “B” said Park-View Subdivision; thence northerly along the westerly line of Lot Twenty One (21), Lot Nineteen (19), Lot Seventeen (17), Lot Fifteen (15), Lot Thirteen (13), Lot Eleven (11), Lot Nine (9), Lot Seven (7), and Lot Five (5), all of Block “B”, said Park-View Subdivision, a distance of eight hundred fifty nine and fifty three hundredths (859.53) feet, to the northwest corner of Lot Five (5) Block “B” said Park-View Subdivision; thence easterly along the northerly line of Lot Five (5) Block “B” said Park-View Subdivision, a distance of one hundred seventy four and two tenths (174.2) feet, to the southeast corner of Lot One (1) Block “B” said Park-View Subdivision; thence northerly along the easterly line of Lot One (1) Block “B” said Park-View Subdivision, a distance of one hundred eighty eight and nine tenths (188.9) feet, to the northeast corner of Lot One (1) Block “B” said Park-View Subdivision, said point also being on the southerly right-of-way line of Stolley Park Road; thence easterly along the southerly right-of-way line of said Stolley Park Road, a distance of sixty (60.0) feet, to the northwest corner of Lot Two (2) Block “A” said Park-View Subdivision; thence southerly along the westerly line of Lot Two (2) Block “A” said Park-View Subdivision, a distance of one hundred eighty eight and nine tenths (188.9) feet, to the northwest corner of Lot Three (3) Block “A” said Park-View Subdivision; thence easterly along the northerly line of Lot Three (3) Block “A” said Park-View Subdivision, a distance of three hundred seventy five and six tenths (375.6) feet, to the northeast corner of Lot Three (3) Block “A” said Park-View Subdivision; thence southerly along the easterly line of

ORDINANCE NO. 9300 (Cont.)

Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), Lot Seven (7), Lot Eight (8), Lot Nine (9), Lot Ten (10), Lot Eleven (11), Lot Twelve (12), Lot Thirteen (13), Lot Fourteen (14), Lot Fifteen (15), Lot Sixteen (16), and Lot Seventeen (17) all of Block "A" said Park-View Subdivision and its southerly extension, a distance of one thousand seven hundred sixty seven and sixty seven hundredths (1,767.67) feet, to a point on the northeast corner of Lot Two (2) Bonney Subdivision; thence westerly along the northerly line of Lot Two (2) said Bonney Subdivision, a distance of one hundred ninety five (195.0) feet, to the northeast corner of Lot One (1) said Bonney Subdivision; thence southerly along the easterly line of Lot One (1) said Bonney Subdivision, a distance of one hundred seventeen (117.0) feet, to the southeast corner of Lot One (1) said Bonney Subdivision; thence westerly along the southerly line of Lot One (1) said Bonney Subdivision, a distance of one hundred eighty two and thirty seven hundredths (182.37) feet; thence northerly along the westerly line of Lot One (1) said Bonney Subdivision, a distance of eighteen and ninety three hundredths (18.93) feet, to a point on the right-of-way line of Pioneer Boulevard; thence southwestly along the right-of-way line of said Pioneer Boulevard, a distance of two hundred sixty four and seventy one hundredths (264.71) feet, to the northeast corner of Lot Three (3) said Bonney Subdivision; thence southerly along the easterly line of Lot Three (3) said Bonney Subdivision, a distance of three hundred ninety and one tenth (390.1) feet, to the southeast corner of Lot Three (3) said Bonney Subdivision; thence westerly along the southerly line of Lot Three (3) said Bonney Subdivision and the southerly line of Lot One (1) Block "E" said Park-View Subdivision, a distance of two hundred forty eight and eight tenths (248.8) feet, to the southwest corner of Lot One (1) Block "E" said Park-View Subdivision being the said Point of Beginning.

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 specifically 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. 9300 (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 August 9, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk