



City of Grand Island

Tuesday, March 19, 2002

Study Session

Item -5

Discussion on Creating Street Improvement District #1240, Grand West 2nd Subdivision.

The concerns expressed by area residents regarding the creation of Street Improvement District 1240, Grand West 3rd Subdivision can be broken down into 3 areas for review.

- 1) Completion of the Westridge Detention Cell*
- 2) The Grand West Subdivision Grading and Drainage Plan*
- 3) Creation of a Paving District for Grand West 3rd Subdivision*

Timelines and narratives for each of these areas are attached as documents. A map showing the area that drains west into the detention cell is also attached as a document.

The developer would like Council to consider creation of a Street Improvement District at the March 26, 2002 Council meeting.

Staff Contact: Steve Riehle, City Engineer/Public Works Director



Discussion of Street Improvement District 1240

1) Westridge Detention Cell

The "Master Plan for Moores Creek Drainage West of Grand Island" was developed in 1975. This farsighted tool developed a system of ditches and detention cells intended to serve drainage needs as Grand Island grows to the west. It has been used as a tool by governmental entities, utilities, farmers, developers and others when anticipating land uses and future planning. The 60 acre feet cell just south of Westridge School is a part of that plan and the cell also shows on the 1977 preliminary plat for R & B Subdivision. The Central Platte Natural Resources District (CPNRD) and City staff believe the overall plan and this cell are very important as western Grand Island continues to expand and develop.

The City started negotiations with the landowner prior to 1998. The budget reflected \$54,400 for acquisition of the property with anticipated development/excavation cost in excess of \$100,000. Developer Steve Craig purchased the property some time in the fall of 1999 for use as a borrow location. A written offer, contingent on City Council approval, was made to Mr. Craig in December. The offer was to purchase the cell upon completion at a reduced price of \$11,900.

The cell excavation work started with Phase I of Grand West Subdivision in 2000. Progress on the excavation of the cell is linked to how quickly the whole Grand West Subdivision develops. The excavation of the cell could not be completed until the sanitary sewer project for the area was completed. The bottom of the cell is wet because the north portion of the cell was overexcavated to allow for placement of topsoil upon completion of the excavation work. The level of water in the cell has been further impacted by the discharge from dewatering wells for sanitary sewer and water main projects in the area south of the cell.

Hooker Brothers Construction is coordinating their excavation work on the detention cell with the dewatering well discharges from The Diamond Engineering Company's sanitary sewer work in the Old Potash Subdivision. Hooker Brothers Construction would like to complete their work yet this spring.

Olsson Associates conducted Phase I of the Dewatering Study for the CPNRD and the City. They have been asked to perform the following work in regards to the detention cell:

- A) Review the impact of clay on the overall drainage system.
- B) Study the impact water in the cell may have towards water mounding. We want to assure that area basements are not impacted by storm water in the cell.
- C) Review the proposed detention cell design and make recommendations for changes that would make it more of an asset for the neighborhood by reducing the areas of the cell that might be wet from storm water and ground water flowing through the cell.

The City is committed to carrying through with the completion of this cell and will carry through with its promise for concrete ditch lining, landscaping, and design improvements to minimize wet areas in the cell.

2) Grand West Grading and Drainage Plan

Grand Island is flat, and planning for and maintaining drainage can be difficult. The City commonly gets involved in neighborhood disputes over drainage. The City has no authority over many of the drainage concerns between neighbors, but we get involved to facilitate and work towards a solution. The Subdivision regulations include a requirement for a grading and drainage plan for each new Subdivision. The plan is reviewed by the Engineering Division of the Public Works Department to be certain that the plan is workable. The plan is then used as a tool to maintain drainage.

Area residents expressed their concerns about drainage for the Grand West Subdivision when it was first presented to the Regional Planning Commission (RPC). The item was postponed to the next monthly meeting of the RPC so that Consulting Engineer Ron Rockwell could address their concerns. He was asked to take as much drainage as possible from the proposed Subdivision west into the proposed Westridge Detention Cell. Mr. Rockwell presented a colored map at the next meeting of the RPC which showed the area of the Subdivision that drains west into the proposed cell. The colored map is an attachment to the agenda. He also discussed the grading and drainage plan. The Subdivision was then forwarded to the City Council with a recommendation for approval by the RPC. The Council later approved the Subdivision.

The grading and drainage plan for this Subdivision reduces the volume of water that drains east and will improve the drainage situation for area residents. The elevations of the building sites are higher than homes in the adjacent R & B Subdivisions to raise basements above groundwater, keep finished floor elevations above the new streets, and to meet the objective of taking as much storm water runoff as possible to the west into the new cell. The City did not regulate or set the elevations for the finished floor of the houses or the fill adjacent to the homes. City Staff believes that homes should be higher than the street elevation with basements above groundwater so the basements are dry.


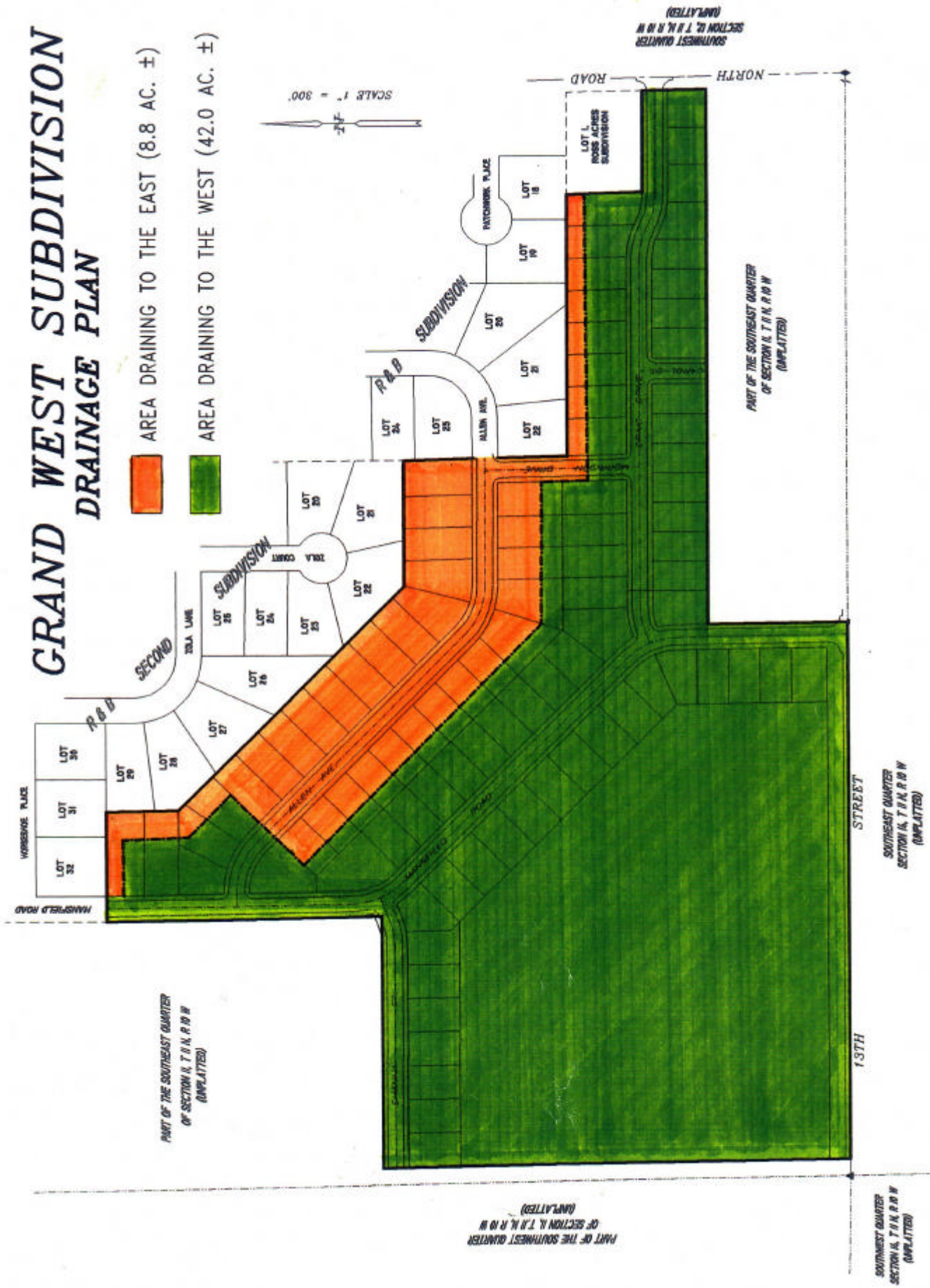
3) Creation of Paving District for Grand West 3rd Subdivision

The City commonly finances street improvements for developers of new subdivisions with the requirement that the developer install sewer and water. The City installed the sanitary sewer for the balance of the Grand West Subdivisions so that sanitary sewer could be installed for the R & B Subdivisions. The City should continue to promote development by financing the paving through an assessment district.

GRAND WEST SUBDIVISION DRAINAGE PLAN

-  AREA DRAINING TO THE EAST (8.8 AC. ±)
-  AREA DRAINING TO THE WEST (42.0 AC. ±)

SCALE 1" = 300'

Westridge Cell Timeline

Date	Event
14-Nov-75	Master Plan for Major Drainage in west Grand Island is published. This plan used as the rule for drainage and development.
1-Feb-98	Property surveyed for Westridge Cell by Benjamin & Associates
1-May-98	Preliminary layout for cell south of Westridge School is sent to Hooker Brothers
24-Nov-99	Memo from Steve Riehle to Charlie Cuypers: Developer Steve Craig is working with Hooker Brothers to get the cell excavated. Dirt in cell is a heavy soil- probably clay. Approximately 108,000 cy of excavation available in the cell. Told Steve Craig that City could pay 22% of the \$4,000 per acre, pending Council approval. Any special handling costs would probably be city responsibility, which is still cheaper than buying the ground and paying someone to dig the cell.
6-Dec-99	Letter from Steve Riehle to Steve Craig indicating the City of Grand Island is willing to participate in the acquisition of the cell at 22% of the \$54,400, for a total of \$11,900, subject to Council approval. Developer will be responsible for excavation, at which time cell would be deeded to the City.
20-Dec-99	Public Hearing on Acquisition of Detention Cell Property South of Westridge School and North of 13th Street. Steve Riehle, Public Works Director, reported that acquisition of property was required for construction of a detention cell at this location. No public testimony was heard.
20-Dec-99	Council approves acquisiton of Detention Cell property with Resolution 99-411 – Motion by Murray, second by Whitesides, carried unanimously to approve.
6-Oct-00	The Blues - Detention Cell By Westridge School The developer is excavating borrow material from the detention cell to use as fill for Grand West Subdivision. Upon completion, the city will install an underground sprinkler system, seeding and line the ditch with concrete. The concrete lined ditch will carry the storm water diagonally through the cell from the southwest corner to the northwest corner.
22-Feb-01	The Blues -Discussion on Independence Details include adjustments to the Shoemaker Trail, Ditch, and the Westridge Detention Cell. Staff is also working with the developer of the Grand West Subdivision to finalize details for the agreement and acquisition of the Detention Cell property.
9-Mar-01	The Blues - Independence Avenue The agreement has not been finalized with the developer for the Detention Cell so the item is not on the City Council agenda for the March 13th meeting.
3-Jan-02	The Blues - Who Paid For The Westridge Detention Cell? We would like to continue to update Council on the background of this property and other issues related to the cell. The developer, Grand West, L.L.C., purchased the cell property from the Ross Family Estate. The developer hired a contractor to excavate the cell and use the dirt as fill for the Grand West Subdivision development. The City has entered into an agreement to purchase the cell from the developer for approximately 22% of the purchase price. Upon completion of the excavation work and acceptance of the cell by the City, a concrete ditch and landscaping improvements will be installed.
22-Jan-02	City Council approves Acquisition of Detention Cell with Resolution #2002-32.

Grand West Subdivision Timeline

Date	Event
18-May-99	Preliminary Plat submitted to the Planning Department for Grand West Subdivision.
9-Jun-99	Preliminary Plat reviewed for Grand West Subdivision at the meeting of the Regional Planning Commission. Plat submitted concurrently with a rezoning application to rezone the lands from TA-Transitional Agriculture to R2-Low Density Residential. Consideration of Preliminary Plat tabled to July meeting so neighborhood concerns on drainage could be addressed.
14-Jun-99	Public Hearing on Request for Change of Land Use Designation for Property Located North of 13th Street, South of Mansfield Road, and West of North Road. Dave Barber, Regional Planning Director, reported that Ray Harmon, on behalf of Third City Christian Church, 2808 O'Flannagan Street, had submitted a request to rezone the property from "TA" (Transitional Agriculture) Zone to "R2" (Low Density Residential) Zone to allow for construction of a church and development of 94 low to medium density residential lots. It was noted that the Regional Planning Commission, at their June 9, 1999 meeting, unanimously recommended approval. Kay Davis, 4140 Horseshoe Place, voiced concerns with the lot sizes. Margaret Goerl, 1410 North North Road, stated that the property should not be zoned less than R1. Carol and Steve Craig, 626 Northshore Drive, Hastings, developers of the property, stated that the smallest lot was 8,023 square feet and only four lots were less than the R1 zone lot size. 1 citizen spoke in support of the rezoning. Two residents spoke against the rezoning. No additional public testimony was heard.
14-Jun-99	Council adopts Rezoning Ordinance - Councilmember Pielstick questioned whether the proposed houses were to be town homes or condominiums. The developer, Sandy Craig, answered that they will be town homes and that if they were not town homes they would be more expensive. Ms. Craig added that the market research indicated that people were interested in town homes. Councilmember Seifert asked if the development were to proceed would there be an easement retained for the potential extension of Independence Avenue? Ray Harmon, 3433 Schroeder Avenue, spoke on behalf of the Third City Christian Church, and stated that the Church had sent a letter to the City stating that the Church would donate the easement if the extension were to go through. Councilmember Lueth questioned the density difference between R1 and R2. Dave Barber, Regional Planning Director, reported that R1 allowed 4-5 houses per acre and R2 allowed 5-7 houses per acre. Councilmember Lueth confirmed that new development was required to install the subsurface drainage systems. Ordinance to change zoning is Adopted.
8-Jul-99	The Regional Planning Commission considers the Preliminary Plat. Consulting Engineer Ron Rockwell distributes drainage plan during meeting. Commission recommends that the City Council also approve the Plat.
12-Jul-99	Council approves Preliminary Plat for Grand West Subdivision. It was noted that Third City Christian Church with Steve and Carol Craig had jointly submitted a preliminary plat for Grand West Subdivision, a 50 acre tract of land located north of 13th Street, west of North Road and south of Mansfield Road and that the preliminary plat had been submitted in conjunction with the rezoning request approved last month for the Third City Christian Church.
13-Aug-99	Final Plat submitted to Regional Planning for Grand West Subdivision.
1-Sep-99	Regional Planning Commission approves final Plat for Grand West Subdivision.
13-Sep-99	City Council approves final plat by adopting Resolution 99-267 approving the Grand West Subdivision.

Grand West Subdivision Timeline

Date	Event
3-Nov-99	Subdivision agreement filed with the Register of Deeds
2-May-01	The Regional Planning Commission approves the Final Plat for Grand West 2nd Subdivision.
8-May-01	City Council approves Final Plat for Grand West 2nd Subdivision and Subdivision Agreement. It was noted that Grand West L.L.C., owners, had submitted a final plat for Grand West 2nd Subdivision, located along Allen Avenue northeast of Mansfield Road and that this plat proposed to create 27 lots in the SE1/4 of Section 11-11-10.
29-May-01	Grand West Second Subdivision filed with the Register of Deeds.
22-Aug-01	Final Plat of Grand West 3rd Subdivision submitted to Regional Planning (resubdivision of Grand West 2nd Subdivision).
5-Sep-01	Regional Planning Commission approves the Final Plat for Grand West 3rd Subdivision.
11-Sep-01	City Council approves Final Plat for Grand West 3rd Subdivision and Subdivision Agreement. It was noted that Grand West L.L.C., owners, had submitted the final plat for Grand West 3rd Subdivision, located along Allen Avenue northeast of Mansfield Road in order to re-subdivide all of Grand West 2nd Subdivision into 34 lots consisting of 11.505 acres.
19-Nov-01	Grand West Third Subdivison filed with the Register of Deeds.

Street Improvement District 1240 Timeline

Date	Event
9-May-01	Petition received for Creation of a Street Improvement District for Mansfield Road, Allen Avenue and Morrison Drive in Grand West 3rd Subdivision.
12-Feb-02	Ordinance #8697 – Consideration of Creating Street Improvement District #1240 , Grand West 3rd Subdivision (Mansfield Road, Allen Avenue and Morrison Drive) Lisa Heineman, 4077 Dack Avenue, spoke in opposition. Ben Kistler, 4094 Zola Lane, spoke with regards to the detention cell. Councilmember Seifert spoke regarding concerns about the detention cell and the developer. No further public testimony was heard. City Clerk: Ordinance #8697 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Hornady, Whitesides, Murray, Haase and Sorensen voted aye. Councilmembers Pielstick, Seifert and Walker voted no. Mayor Gnadt cast the sixth and deciding vote in support. Motion was adopted. City Clerk: Ordinance #8697 on final passage. All those in favor of the passage of this ordinance on final passage, answer roll call vote. Upon roll call vote, Councilmembers Hornady, Murray and Sorensen voted aye. Councilmember Pielstick, Seifert, Whitesides, Haase and Walker voted no. Motion failed
26-Feb-02	Councilmember Scott Walker made a request for the issue to be brought forward and discussed again. Ordinance tabled to the March 19, 2002 Study Session.