



# City of Grand Island

Tuesday, February 11, 2003

Study Session

## Item C4

### Review of Infrastructure in The City of Grand Island

*Infrastructure includes such things as: Streets, Sewer, Water, Electrical Lines, Drainage, Natural Gas, Phone, Cable TV, Parks, Trails and Schools. This presentation will concentrate on the definitions and requirements for infrastructure. It will also answer the questions; Who is responsible for providing infrastructure\_ and Who Pays for Infrastructure\_*

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## City of Grand Island

Infrastructure Development;  
What is it? Who Pays for it? When  
does the bill come due?

## What is Infrastructure?

- ◆ Streets
- ◆ Sewer Mains
- ◆ Water Mains
- ◆ Electricity Generation and Distribution
- ◆ Natural Gas, Phone, Cable TV, and Broadband
- ◆ Storm Sewer/Drainage
- ◆ Parks, Trails and Landscaping
- ◆ Schools

## Other Terminology

- ◆ Right of Way (ROW)
- ◆ Easement
  - Utility (electric, sewer, water, gas, phone, cable, broadband)
  - Trail
  - Ingress/Egress
  - Drainage
- ◆ License Agreement
- ◆ Subdivision Agreement

### **Right of Way (ROW)**

A strip of land acquired by reservation, dedication, purchase, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, drainage way, and/or other public utilities or facilities. Right of Way is owned by a governmental/quasi-governmental entity.

### **Easement**

Authorization by a property owner for the use by another person or entity of a designated part of his or her property for a specified use. In Grand Island utility, trail, ingress/egress and drainage easements are typical. Ownership of the property does not change when an easement is acquired just the rights to use the property.

### **License Agreement**

An agreement by the City to allow a property owner to infringe on an easement or Right of Way controlled by the City. License agreements are approved administratively with an appeal of the administrative decision to the City Council.

### **Subdivision Agreement**

An agreement between a person/entity (including subsequent owners) subdividing property and the City defining the responsibilities of each party with regard to; the provision or improvement of infrastructure; the installation of sidewalks; access to the property; and adherence to flood plain and landscaping regulations.

## General Responsibilities

### ◆ Property Owners

- Initial installation of Streets, Neighborhood Water and Sewer, and Drainage to minimum standards.
- Maintenance of service lines, driveways and private streets, sewer, and water lines.
- Keep encroachments out of Right of Way and Easements
- Maintenance of property within the ROW between the edge of the street property line.
- Installation and maintenance of sidewalks.

The initial infrastructure in a subdivision is typically paid for by the developer. They are required to serve every lot with sewer, water and streets. Electric, Gas, Telephone, and Cable TV typically are installed by the utility at little or no cost to the developer if such services are available to the subdivision.

Drainage on, between or across private property is typically the responsibility of the property owner.

Service lines from the property to the mains, driveways, private streets, private water lines and private sewer lines are maintained by the property owner or property owners association.

Property owners are required to install and maintain sidewalks in accordance with the subdivision agreements or city council action.

## General Responsibilities

### City

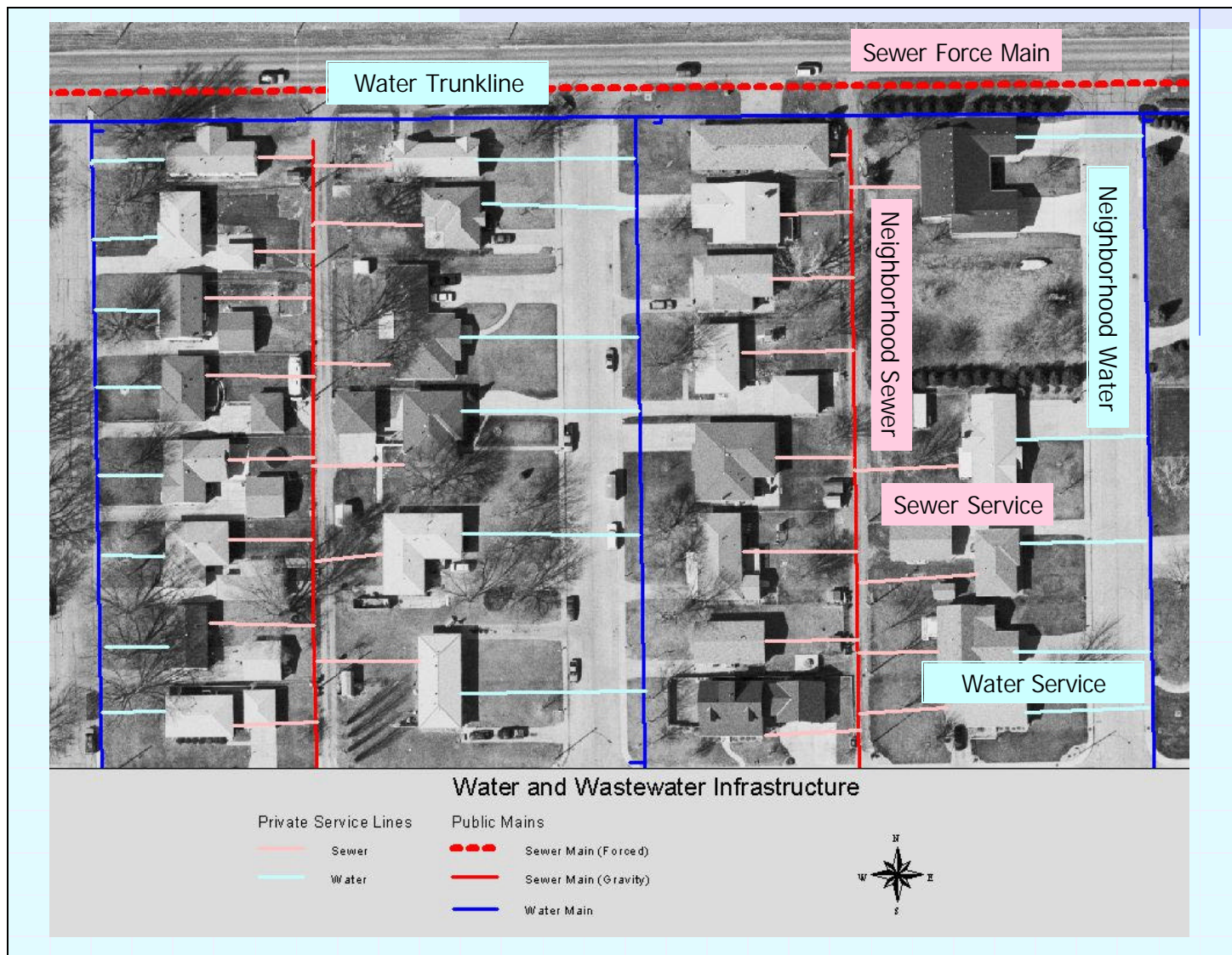
- Maintenance of public streets, sewer, water, storm sewer and electrical lines
- Maintenance and expansion of pumping, treatment, and generation facilities.
- Acquisition, construction and maintenance of Parks and Trails
- Costs associated with oversized streets, sewer, and water lines.

The City is responsible for the maintenance, upkeep and replacement of public facilities, mains, streets and drainage. This is paid for by gas tax refunds, federal highway dollars, utility rates, and property/sales taxes.

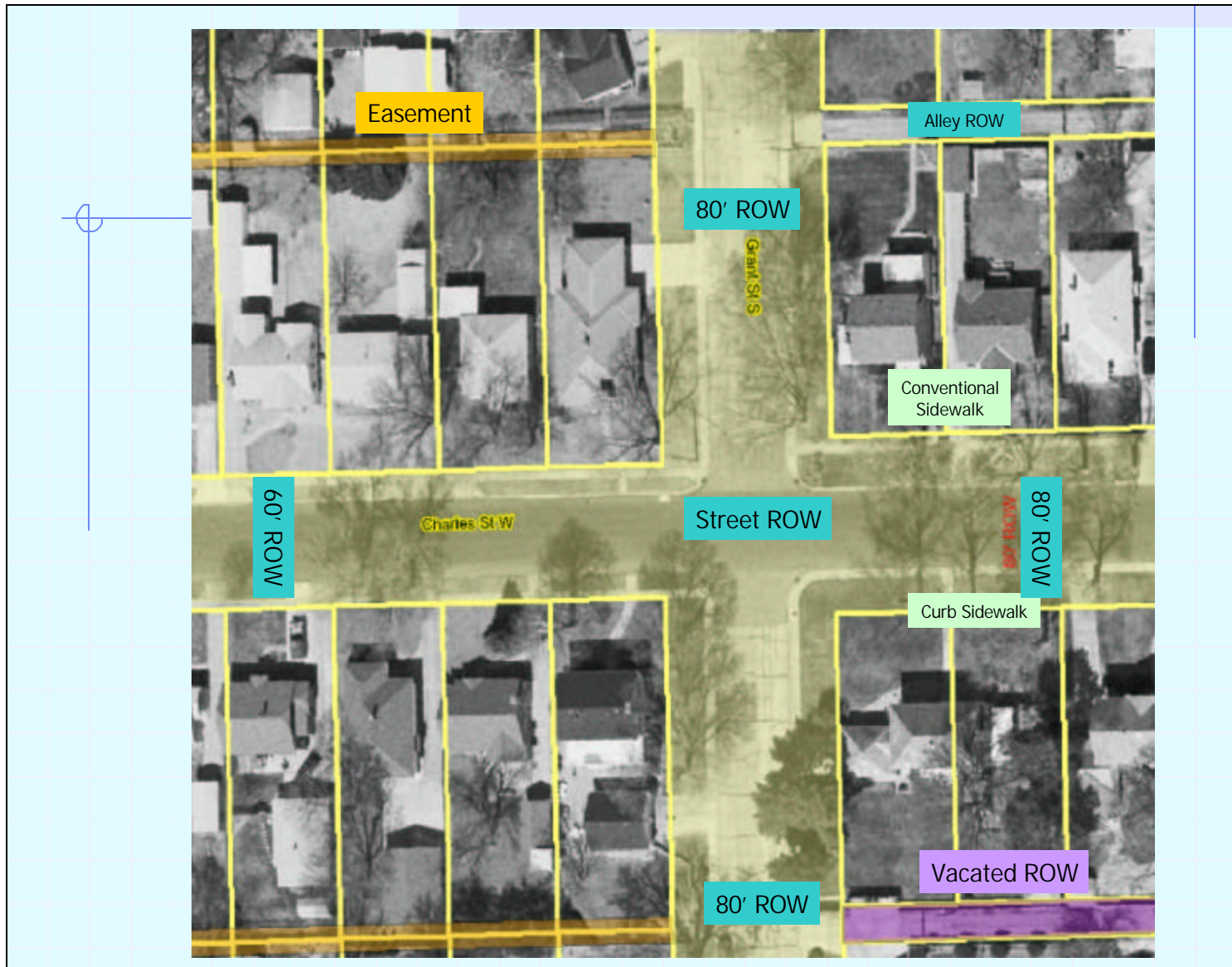
The City is responsible for protecting ROW and easements from encroachment.

Parks and Trails are amenities provided to the citizens and visitors at the expense of the taxpayer. The City typically pays for acquisition construction and maintenance of these facilities with property/sales taxes.

The City typically pays for the cost to oversize sewer mains, water mains or streets. Oversizing is building larger than necessary to serve the current development so that capacity is available for future development. The money for oversizing typically comes from utility rate payers and property/sales taxes.







## Streets

- ✿ Public Streets

- Existing
  - ◆ Up to Standards
  - ◆ Sub-Standard
- New

- ✿ Private Streets

- ✿ Paving Districts



## Sewer

- ✿ Public Sewer Mains

- Trunkline Mains
- Neighborhood Mains

- ✿ Private Sewer Mains

- ✿ Service Lines

- ✿ Private Sewer Systems

- Septic Systems
- Lagoons

- ✿ Sewer Districts

- Assessment
- Tap





## Water

- ✦ Public Water Mains
  - Transmission Mains
  - Neighborhood Mains
- ✦ Private Water Mains
  - Neighborhood Mains
- ✦ Private Service Lines
- ✦ Water Service Districts
  - Assessment
  - Tap



## Electric

- ✦ Generation
- ✦ Distribution Lines
  - Underground
  - Overhead
- ✦ Service Lines
  - Underground
  - Overhead
- ✦ Streetlights



## Other Utilities

- ✿ Natural Gas
- ✿ Telephone
- ✿ Cable TV
- ✿ Broadband Data

## Drainage

- ✿ Public Drainage Systems
- ✿ Private Drainage Systems
- ✿ Storm Sewer Districts



## Parks, Trails and Landscaping

- ✿ Neighborhood Parks
- ✿ Landscaping for Business Improvement Districts along with street projects
- ✿ Regional Parks
- ✿ Trail Systems



## Schools

- ✿ Public Schools

