



City of Grand Island

Tuesday, June 03, 2003

Study Session

Item -4

Discussion Concerning Street Improvement District 1247, Cannon Road

Street Improvement District 1247, Cannon Road was established at the May 6, 2003 Council meeting at the request of the Public Works Department. Cannon Road is considered by many to be the entrance to the Northwest neighborhoods, and is not in good condition structurally or aesthetically. Chronic problems with standing water and poor street surface, as well as a lack of sidewalks and the narrow roadways have made street maintenance difficult.

A Sanitary Sewer District will be constructed on Cannon Road this summer. The Public Works Department believed there would be significant cost savings to the residents of Cannon Road if a Street Improvement District could be completed at the conclusion of sewer construction. The cost savings end up less than originally thought because the design of the sanitary sewer main minimized the amount of the existing asphalt roadway that would be removed. This resulted in a cost savings of approximately \$1,000 per lot if the Street Improvement District is completed now.

Two meetings have been held to discuss the Street Improvement District with area residents. The first was held May 21, 2003 and was well attended with good discussions with the residents. The second was held May 28, 2003 with City staff, area residents, and Councilmembers Walker and Seifert in attendance.

Several area residents expressed concerns about their right to protest the continuation of this district. The City has required property owners to waive the right to protest future districts when an area is subdivided as part of the subdivision agreement. This allows owners to develop a portion of their property without paying the entire infrastructure cost up front. However, this flexibility can be problematic if the owner sells the property before making the improvements – in this case, a 41' wide street. After researching the subdivision agreements for this area, it was found that almost 75% of the properties had waived their right to protest through these agreements.

There are three options to discuss for Cannon Road. The first option is to do nothing. This option is not acceptable because of current street and drainage issues.

The second option is to complete the Street Improvement District as planned. This would create a 41' wide curb and gutter street with storm sewer and excellent drainage. The project would be expensive for both the City and the abutting properties. The City would pay for approximately 53% of the cost, with abutting homeowners paying the remaining 47%. Some area residents have asked that the City pay a larger share, as the street would benefit the rest

of the community. This would be inconsistent with our policies in other locations. Council may consider a 20 year assessment pay back period to reduce the financial impact, allowing property owners to pay the cost over the 20 year period with 7% interest per year.

The third option is denial of the Street Improvement District, and creation of an assessment district to fill in the median with asphalt. The abutting properties would be assessed approximately \$20,000, or \$1,000 per owner. As part of the project, property owners would be required to allow the City to re-establish the swales and ditches along the road. Property owners would be responsible for moving sprinkler systems and replacing disturbed sod. The road could then be overlaid with asphalt as part of the City's resurfacing program at City cost.

The protest period for Street Improvement District 1247 will completed on June 2, 2003, with consideration of continuing the District set for the June 10, 2003 Council meeting. The Public Works Department will proceed as Council directs.

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