



City of Grand Island

Tuesday, April 26, 2016

Council Session

Item D-1

#2016-BE-3 - Consideration of Determining Benefits for Sanitary Sewer District No. 535T, Extension of Sanitary Sewer to Serve Part Lot 1; Voss Subdivision, Lots 1 & 2 Windolph's Subdivision, and Part NW ¼ of Section 14-11-9

Council action will take place under Resolutions item I-1.

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: April 26, 2016

Subject: Consideration of Determining Benefits for Sanitary Sewer District No. 535T, Extension of Sanitary Sewer to Serve Part Lot 1, Voss Subdivision; Lots 1 & 2 Windolph's Subdivision, and Part NW ¼ of Section 14, Township 11 North, Range 9 West, Hall County, Nebraska

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

Background

The Certificate of Final Completion for Sanitary Sewer District No. 535T was approved on March 8, 2016 with April 12, 2016 set as the date for Council to sit as the Board of Equalization. Due to legal description concerns with affected properties this item was pulled from the April 12, 2016 council meeting to allow sufficient time to ensure all documents are correct and legal for filing with Hall County Register of Deeds.

All work has been completed and special fees have been calculated for the tap district.

Discussion

Sanitary Sewer District No. 535T was created by City Council on September 9, 2014 through Ordinance No. 9502 to support a developed area on Seedling Mile Road. An eight (8.0) inch gravity sanitary sewer main and appurtenances thereto along Seedling Mile Road from Voss Road; west to Seedling Mile Access Road was constructed to serve abutting properties in conjunction with a much larger (54") sanitary sewer interceptor main routed thru the area.

Work on the tap district was completed at a construction price of \$102,134.30. Costs for the district break down as follows:

	Quantity	Unit	Unit Cost	Total Cost
8" Sanitary Sewer Line	668.00	LF	\$ 50.00	\$ 33,400.00
4" Sanitary Sewer Service	423.00	LF	\$ 50.00	\$ 21,150.00
Sanitary Sewer Service Connection	13.00	EA	\$ 1,900.00	\$ 24,700.00

48" Diameter Manhole	3.00	EA	\$ 7,500.00	\$ 22,500.00
48" Diameter Manhole Additional Depth	1.22	VF	\$ 315.00	\$ 384.30
TOTAL SANITARY SEWER DISTRICT NO. 535T COST				\$ 102,134.30

Due to North Interceptor Phase I construction, the existing connections to manholes (via private sanitary sewer agreements) in the previous main line in Seedling Mile Road needed to be re-established into a new 8 inch service line. The creation of a new 8 inch service line provided tap locations to each lot in the area. Sanitary Sewer District No. 535T was created and combined with North Interceptor Phase I; Project 2012-S-6 for bid and construction. A map of the district is attached for reference.

That cost is apportioned to each of the properties within the district based upon equal division of lots served to determine the connection fee. Properties that have already made connection to the sanitary sewer main prior to installation of the new main will be given credit towards their tap fee calculation from their pre-existing sanitary sewer agreement. Connection fees will be collected prior to the properties being connected to City sanitary sewer service. Unlike an assessment district which allows for payments to be spread over a 10 year period at 7% simple interest with the first payment of principle only due 10 days after the ordinance is filed, the tap fees are not due until such time the property owner chooses to connect to the City sanitary sewer main and is due in full at that time.

Property Owner	Address	Previous Fees Paid
Jay L & Julie Hehnke	2505 E Seedling Mile Rd	\$292.67
Luis A Gonzalez	2522 E Seedling Mile Rd	\$231.00
Kristine L Colclasure	2502 E Seedling Mile Rd	\$315.00
Craig L Paro	2440 E Seedling Mile Rd	\$225.00
Total Previous Fees Paid		\$1,063.67

The allocation for District 535T was completed at a construction price of \$102,134.30, with existing agreement credits of \$1,063.73, for a revised tap fee total of \$101,070.57.

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

Public Works Administration recommends that the Council sit as the Board of Equalization to determine benefits and pass an Ordinance to levy a Special Tap Fee to individual properties.

Sample Motion

(Sample Motion for the Board of Equalization)

Move to approve the resolution determining benefits for Sanitary Sewer District No. 535T.

(Sample Motion for the Resolution)

Move to approve the Resolution levying the tap fees for Sanitary Sewer District No. 535T.

RESOLUTION NO. 2016-BE-3

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the special benefits as determined by Resolution No. 2016-BE-3 shall not be levied as special assessments but shall be certified by this resolution to the Register of Deeds, Hall County, Nebraska, pursuant to Section 16-6,103 R.R.S. 1943. A connection fee in the amount of the benefit identified below accruing to each property in the district shall be paid to the City of Grand Island at time such property becomes connected to the sanitary sewer main. No property benefited as determined by this resolution shall be connected to the sanitary sewer main until the connection fee is paid. The connection fees collected shall be paid into the fund from which construction costs were made to replenish such fund for the construction costs.

According to the front foot and area of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 535T, such benefits are the sums set opposite the descriptions as follows:

Parcel No.	Owner	Legal Description	Connection Fee
400140624	Jay L & Julie Hehnke	The North Two Hundred Eleven (211) feet of the West One-Third (W 1/3) of Lot One (1), Windolph's Subdivision of a part of the West Half of the Northeast Quarter (W 1/2 NE 1/4) and part of the East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section Fourteen (14), in Township Eleven (11) North, Range Nine (9) West, of the 6 th P.M., Hall County, Nebraska and that part of vacated Lueth Drive more particularly described in Ordinance No. 9244 recorded as Document No. 200909314.	\$7,563.81
400140616	Horacio D Vazquez	All of the West One Third (W 1/3) of Lot One (1), excepting the North Two Hundred Eleven (211) Feet Thereof in Windolph's Subdivision of a part of the West Half of the Northeast Quarter and a part of the East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section Fourteen (14), in Township Eleven (11) North, Range Nine (9), West of the 6 th P.M., Hall County, Nebraska	\$7,856.48

Approved as to Form ☐ _____
 April 22, 2016 ☐ City Attorney

RESOLUTION NO. 2016-BE-3 (Cont.)

400140594	Horacio D Vazquez	<p>The center 1/3 of Lot One (1), of Windolph's Subdivision of part of the West Half of the Northeast Quarter (W ½ NE ¼) and a part of the East Half of the Northwest Quarter (E ½ NW ¼) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Lot One (1); running thence West of the North line of said Lot One (1), a distance of Eighty Three and Seventy One Hundredths (83.71) feet to the actual point of beginning; thence running South parallel with the East line of said Lot One (1), a distance of Nine Hundred Seven and Five Tenths (907.5) feet; running thence West parallel with the North line of said Lot One (1), a distance of Eighty Three and Seventy One Hundredths (83.71) feet (said distance being the center 1/3 of said Lot at this point); thence running North parallel with the West line of said Lot One (1), a distance of Nine Hundred Seven and Five Tenths (907.5) feet to the North line of said Lot One (1), a distance of Nine Hundred Seven and Five Tenths (907.5) feet to the North line of said Lot One (1), Eighty Three and Seventy One Hundredths (83.71) feet East of the Northwest corner of said Lot One (1); running East on the North line of said Lot One (1), a distance of Eighty Three and Seventy One Hundredths (83.71) feet to the point of beginning.</p>	\$7,856.48
400140608	Sebastian Alvarez Perez Olivia Margarita Tzun Vicente	<p>The East One Third (E 1/3) of Lot One (1) of Windolph's Subdivision of part of the West Half of the Northeast Quarter (W ½ NE ¼) of Section Fourteen(14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., Hall County, Nebraska.</p>	\$7,856.48
400140632	James Richard Schleicher	<p>That part of Lot Two (2) of Windolph's Subdivision of a part of the West Half of the Northeast Quarter (W ½ NE ¼) and part of the East Half of the Northwest Quarter (E ½ NW ¼) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., Hall County, Nebraska, beginning at the Northwest corner of Lot Two (2) of Windolph's Subdivision; thence Easterly along the North line of said Lot Two (2), a distance of One Hundred Twenty Five and Six Tenths (125.6) feet to a point; thence Southerly along a line parallel to the West line of said Lot Two (2), a distance of Two Hundred (200.0) feet to a point; thence Westerly along a line parallel to the North line of said Lot Two (2) a distance of One Hundred Twenty Five and Six Tenths (125.6) feet to a point on the West line of said Lot Two (2); thence Northerly along the West line of said Lot Two (2) a distance of Two Hundred (200.0) feet to the point of beginning.</p>	\$7,856.48
400104997	Luis A Gonzalez Ana R Ortiz	<p>A tract of land comprising a Part of Lot One (1), Voss Subdivision, City of Grand Island, Hall County, Nebraska and more particularly described as follows: Beginning at a point on the South line of said Lot One (1), said point being Three Hundred Five and One Tenth (305.1) feet West of the Southeast corner of said Lot One (1), thence running Northerly parallel to the east line of said Lot One (1), a distance of Two Hundred Ten (210.0) feet; thence running</p>	\$7,625.48

RESOLUTION NO. 2016-BE-3 (Cont.)

		Westerly parallel to the South line of said Lot One (1) a distance of Sixty Six (66.0) feet; thence running Southerly parallel to the East line of said Lot One (1) a distance of Two Hundred Ten (210.0) feet to a point on the South line of said Lot One (1); thence running easterly along the South line of said Lot One (1) a distance of Sixty Six (66.0) feet to the point of beginning.	
400105020	Michael A Kraft	A tract of land comprising a part of Lot One (1), Voss Subdivision to the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at a point on the South line of said Lot One (1), said point being Four Hundred Three and One Tenth (403.1) feet West of the Southeast corner of said Lot One (1); thence Northerly parallel to the East line of said Lot One (1), a distance of One Hundred Eighty Three and Nine Tenths (183.9) feet; thence Westerly parallel to the South line of said Lot One (1) a distance of Sixty Six (66.0) feet; thence Southerly parallel to the East line of said Lot One (1), a distance of One Hundred Eighty Three and Nine Tenths (183.9) feet to the South line of said Lot One (1); thence Easterly along the South line of said Lot One (1) a distance of Sixty Six (66.0) feet to the point of beginning.	\$7,856.48
400105012	Harold G Zimmerman, Jr. Corina Zimmerman	A tract of land comprising a part of Lot One (1), Voss Subdivision of the South Half (S ½) of Section Eleven (11), Township Eleven (11) North, Range Nine (9), West of the 6 th P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot One (1), Voss Subdivision, said point also being the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼); thence running Easterly along the South line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼), a distance of Four Hundred Seventeen and Sixty Four Hundredths (417.64) feet, to the actual point of beginning; thence deflecting left 90°29'49" and running Northerly a distance of One Hundred Eighty Three and Seventy Four Hundredths (183.74) feet; thence deflecting right 90°24'58" and running Easterly a distance of One Hundred Thirty Two and Seven Tenths (132.7) feet; thence deflecting right 89°35'02" and running Southerly a distance of One Hundred Eighty Three and Eighty Six Hundredths (183.86) feet to a point in the South line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼); thence deflecting right 90°29'49" and running Westerly along the South line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼), a distance of One Hundred Thirty Two and Sixty Eight Hundredths (132.68) feet, to the actual point of beginning.	\$7,856.48
400105004	Kristine L Colclasure	A part of Lot One (1), of Voss Subdivision of part of the South Half (S ½) of Section Eleven (11), Township Eleven (11) North, Range Nine (9), West of the 6 th P.M., Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), running thence Easterly along and upon the	\$7,541.48

RESOLUTION NO. 2016-BE-3 (Cont.)

		<p>South line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of Two Hundred Seventy-Seven and Five Tenths (277.5) feet; thence Northerly and parallel to the Westerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of Thirty-Three (33.0) feet; thence continuing Northerly a distance of One Hundred Fifty and Nine Tenths (150.9) feet; thence Easterly and parallel to the Southerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Eleven (11), a distance of Fifty (50.0) feet to the point of beginning; thence continuing Easterly a distance of Ninety (90.0) feet; thence Southerly parallel to the Westerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of One Hundred Fifty and Nine Tenths (150.9) feet; thence Westerly parallel and Thirty Three (33.0) feet Northerly from the Southerly line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of Ninety (90.0) feet; thence Northerly and parallel to the Westerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of One Hundred Fifty and Nine Tenths (150.9) feet to the point of beginning.</p>	
400146045	Michelle M Morganflash Donald D Osborn	<p>A tract of land comprising part of the East Half of the Northwest Quarter (E ½ NW ¼) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the northwest corner of said East Half of the Northwest Quarter (E ½ NW ¼); thence running Easterly along the North line of said East Half of the Northwest Quarter (E ½ NW ¼) on an Assumed Bearing of S 89°28'02"E, a distance of Three Hundred Twenty Seven and Fifty Nine Hundredths (327.59) feet, to the Northwest corner of Windolph's Subdivision; thence running S 00°08'46"W, along the west line of Windolph's Subdivision, a distance of One Thousand Three Hundred Seventeen and Ninety Seven Hundredths (1317.97) feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼); thence running N 89°30'49"W along the South line of said Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼), a distance of Three Hundred Thirty and Twenty Seven Hundredths (330.27) feet, to the Southwest corner of said Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼); thence running N 00°15'45"E, along the west line of the East Half of the Northwest Quarter (E ½ NW ¼), a distance of One Thousand Three Hundred Eighteen and Twenty Five Hundredths (1318.25) feet to the Point of Beginning; AND Half (½) of vacated Lueth Drive abutting said property to the East as shown in Ordinance No. 9244 recorded November 25, 2009 as Instrument No. 200909314. AND A tract of land comprising part of the West Half of the Northwest Quarter (W ½ NW ¼) of Section Fourteen (14),</p>	\$7,856.48

RESOLUTION NO. 2016-BE-3 (Cont.)

		<p>Township Eleven (11) North, Range Nine (9), West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said West Half of the Northwest Quarter (W ½ NW ¼); thence running Southerly along the East line of said West Half of the Northwest Quarter (W ½ NW ¼) on an Assumed Bearing of S 00°15'45"W, a distance of One Thousand Three Hundred Eighteen and Twenty Eight Hundredths (1318.28) feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼); thence running N 89°30'49"W, along the South line of said Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼), a distance of Ten and Fifty Five Hundredths (10.55) feet; thence running N 03°14'46"W a distance of Thirty Three and Forty Two Hundredths (33.42) feet; thence running N 03°02'46"E a distance of Sixty Four and Sixteen Hundredths (64.16) feet; thence running N 00°28'33"E a distance of Ninety Seven and Eight Hundredths (97.08) feet; thence running N 00°43'52"W a distance of Sixteen and Twenty Eight Hundredths (16.28) feet; thence running N 00°30'10"W a distance of Seven Hundred Nine and Eighty Three Hundredths (709.83) feet; thence running N 00°13'27"E a distance of Three Hundred Ninety Seven and Seventy Three Hundredths (397.73) feet to a point on the north line of the West Half of the Northwest Quarter (W ½ NW ¼); thence running S 89°28'02"E, along the north line of the West Half of the Northwest Quarter (W ½ NW ¼) a distance of Nineteen and Fifteen Hundredths (19.15) feet to the actual point of beginning.</p>	
<p>400140640</p>	<p>John Robert Schleicher</p>	<p>All of Lot Two (2) of Windolph's Subdivision of a part of the West Half of the Northeast Quarter (W ½ NE ¼) and part of the East Half of the Northwest Quarter (E ½ NW ¼) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., except for the following described parcel of land: Beginning at the Northwest corner of Lot Two (2) of Windolph's Subdivision, thence Easterly along the North line of said Lot Two (2), a distance of One Hundred Twenty Five and Six Tenths (125.6) feet to a point; thence Southerly along a line parallel to the West line of said Lot Two (2) a distance of Two Hundred (200.0) feet to a point; thence Westerly along a line parallel to the North line of said Lot Two (2) a distance of One Hundred Twenty Five and Six Tenths (125.6) feet to a point on the West line of said Lot Two (2); thence Northerly along the West line of said Lot Two (2) a distance of Two Hundred (200.0) feet to the point of beginning. AND All of Lot Three (3) of Windolphs' Subdivision of a part of the West Half of the Northeast Quarter (W ½ NE ¼) and a part of the East Half of the Northwest Quarter (E ½ NW ¼) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., Hall County, Nebraska.</p>	<p>\$7,856.48</p>

RESOLUTION NO. 2016-BE-3 (Cont.)

400104970	Craig L & Karla A Paro	<p>A part of Lot One (1), Voss Subdivision of part of the South Half (S ½) of Section Eleven (11), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11); running thence Easterly along and upon the South line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of Two Hundred Seventy Seven and Five Tenths (277.5) feet; thence Northerly and parallel to the Westerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of Thirty Three (33.0) feet to the actual Point of Beginning; thence continuing Northerly on said line a distance of One Hundred Fifty and Nine Tenths (150.9) feet; thence Easterly and parallel to the Southerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Eleven (11), a distance of Fifty (50.0) feet; thence Southerly parallel to the Westerly line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of One Hundred Fifty and Nine Tenths (150.9) feet; thence Westerly parallel and Thirty Three (33.0) feet Northerly from the Southerly line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11), a distance of Fifty (50.0) feet to the actual point of beginning.</p>	\$7,631.48
400104962	Jack & Joan McKee	<p>Part of Lot One (1) of Voss Subdivision of part of the South Half (S ½) of Section Eleven (11), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eleven (11); thence running North along and upon the West line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) a distance of Six Hundred Fifty Eight and Five Tenths (658.5) feet to a point on the South right-of-way line of U.S. Highway No. 30; thence deflecting right and running Northeasterly along and upon said South right-of-way line of U.S. Highway No. 30 a distance of Two and Eighty Hundredths (2.80) feet; thence deflecting right and running easterly a distance of Thirty and Ninety Hundredths (30.90) feet; thence deflecting right and running Southerly a distance of Fifty Six and Seven Tenths (56.7) feet; thence deflecting 108°47' left and running Northeasterly a distance of One Hundred Seventy Six and Six Tenths (176.6) feet; thence deflecting right and running Easterly a distance of Five Hundred Nineteen and Sixty Five Hundredths (519.65) feet to the Northwest corner of Bernhard Voss First Subdivision; thence deflecting 89°36' right and running Southerly along and upon the west line of said Bernhard Voss First Subdivision a distance of Three Hundred Sixty Three and Four Tenths (363.4) feet to the Northwest corner of Lot Eleven (11), Bernhard Voss First Subdivision; thence deflecting right 90°13'30" and running Westerly a distance of</p>	\$7,856.48

RESOLUTION NO. 2016-BE-3 (Cont.)

Sixty Seven (67.0) feet, thence deflecting left 90°13'30" and running Southerly a distance of Two Hundred Ninety Six and Seventy Five Hundredths (296.75) feet to a point on the South line of said Section Eleven (11); thence deflecting right and running West along and upon said South line of Section Eleven (11) a distance of Thirty Two (32.0) feet; thence deflecting right 89°34'30" and running Northerly a distance of One Hundred Eighty Three and Nine Tenths (183.9) feet; thence deflecting left 89°36'30" and running Westerly a distance of Three Hundred Thirty Eight and Six Tenths (338.6) feet; thence deflecting left 90°25'40" and running Southerly a distance of One Hundred Eighty Three and Fifty Five Hundredths (183.55) feet to a point on the South line of said Section Eleven (11), thence deflecting right 90°25'30" and running West along and upon the South line of said Section Eleven (11) a distance of Two Hundred Seventy Seven and Five Tenths (277.5) feet to the point of beginning.

TOTAL TAP FEES

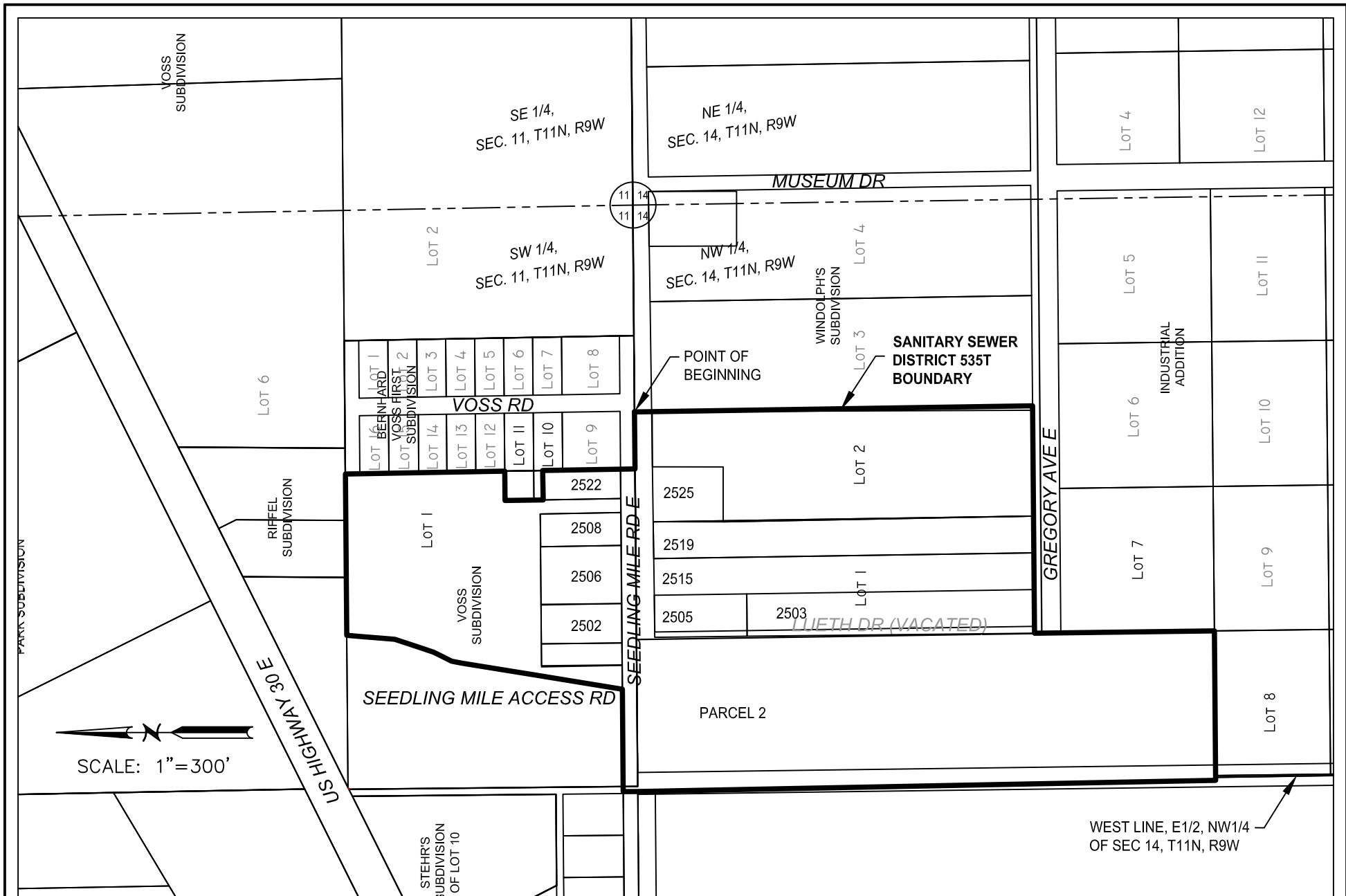
\$101,070.57

Adopted by the City Council of the City of Grand Island, Nebraska, April 26, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



CITY OF
GRAND ISLAND

PUBLIC WORKS DEPARTMENT
Grand Island

SANITARY SEWER DISTRICT 535T

Council Session - 4/26/2016