



City of Grand Island

Tuesday, March 27, 2018

Council Session

Item D-1

**#2018-BE-3 - Consideration of Determining Benefits for Water
Main District 469T - Engleman Road from Stolley Park Road
North 1/2 Mile**

Council action will take place under Consent Agenda item G-6.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: March 27, 2018

Subject: Water Main District 469T – Engleman Road – Stolley Park Road North ½ Mile – Board of Equalization

Presenter(s): Ryan Schmitz, Assistant Utilities Director, Engineering/Business Management

Background

Water Main District 469T provided for a 20" diameter water main to be constructed along Engleman Road from Stolley Park Road, north for approximately ½ mile. The work was part of the Utilities Department's Master Plan for water system improvements along the westerly side of the City.

Discussion

The work was installed by the Diamond Engineering Company of Grand Island, Nebraska under a contract awarded by the Council on March 14, 2017, and has been fully completed in accordance with the contract documents, plans and specifications. Unit prices were provided in the Contract and specified that the contractor be paid on the basis of actual quantity installed, times the Contract's unit prices. The construction was completed for a total amount of \$287,056.79. Additional costs included:

Utilities Engineering Division Labor & Overhead	\$ 25,292.99
Water Department Materials	\$ 4,956.87
Hall County Dept. of Roads – Road Detour	<u>\$ 1,677.74</u>
 TOTAL Cost for Water Main District 469T	 \$318,984.38

Of the district's total installed cost, \$71,951.49 is a Utilities Department expense for the oversize of the piping to meet system requirements. The remaining \$247,332.90 is the amount eligible for computing the district's connection fees.

When customers desire to begin receiving service from the referenced water main, they are required to pay a connection fee. The connection fee is based on the total eligible cost

of the district, divided by the front footage of the properties with the district's boundary. The connection (tap) fees for properties within the District are \$53.325191 per front foot.

Attached for reference are copies of:

- Listing of eligible costs
- Tabulation of connection fees for the properties within the district
- District's boundary plat

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 sit as a Board of Equalization to establish the connection fees for the properties within the Water Main District 469T's boundary.

Sample Motion

Move to sit as a Board of Equalization to establish the connection fees for the properties within Water Main District 469T.

WATER MAIN DISTRICT 469T
ENGLEMAN ROAD - FROM STOLLEY PARK ROAD, NORTH FOR 1/2 MILE

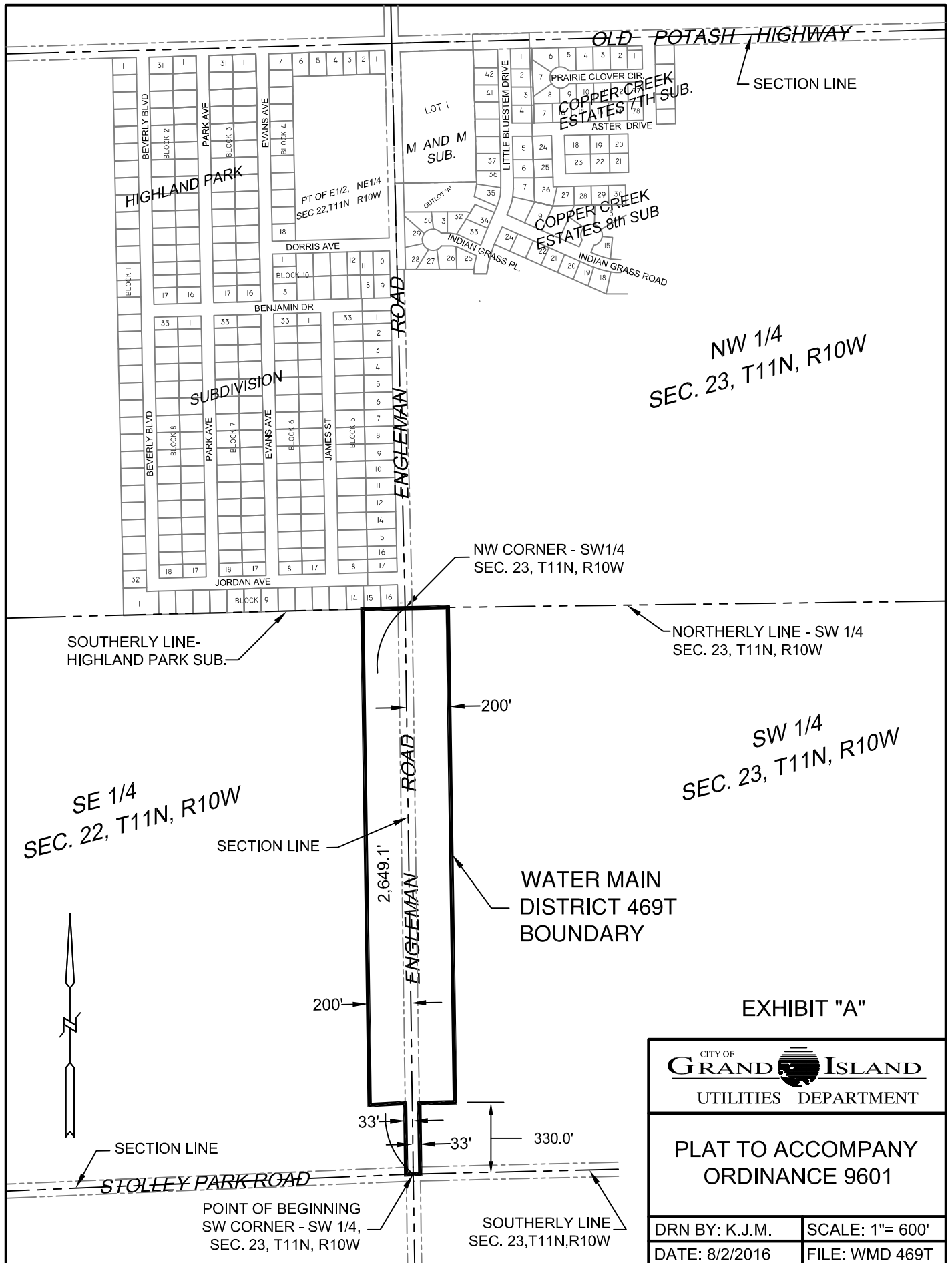
ITEM	DESCRIPTION	BID		The Diamond Engineering Co.		INSTALLED		COMPLETED	CONNECTION
		QUANTITY	UNIT	Unit Price \$	Total Price \$	QUANTITY	UNIT	AMOUNT	FEE \$
D.1.01	20" S.J. D.I. PIPE	2686.0	LF	\$72.45	\$194,600.70	2,714.0	LF	\$196,629.30	\$154,698.01
D.1.02	16" S.J. D.I. PIPE	6.0	LF	\$98.20	\$589.20	6.0	LF	\$589.20	\$342.00
D.1.03	6" S.J. D.I. PIPE	45.0	LF	\$41.60	\$1,872.00	56.0	LF	\$2,329.60	\$2,329.60
D.1.04	16"x6" TAPPING SLEEVE	1.0	EA	\$2,920.00	\$2,920.00	1.0	EA	\$2,920.00	\$1,168.00
D.1.05	6" R.S. GATE TAPPING VALVE	1.0	EA	\$1,115.00	\$1,115.00	1.0	EA	\$1,115.00	\$1,115.00
D.1.06	16" BUTTERFLY VALVE	1.0	EA	\$3,110.00	\$3,110.00	1.0	EA	\$3,110.00	\$1,712.50
D.1.07	20" BUTTERFLY VALVE	5.0	EA	\$4,480.00	\$22,400.00	5.0	EA	\$22,400.00	\$8,562.50
D.1.08	20"x16" M.J. REDUCER	1.0	EA	\$570.00	\$570.00	1.0	EA	\$570.00	\$291.00
D.1.09	20"x20" M.J. TEE	2.0	EA	\$1,165.00	\$2,330.00	2.0	EA	\$2,330.00	\$1,510.00
D.1.10	20"x6" M.J. TEE	2.0	EA	\$930.00	\$1,860.00	2.0	EA	\$1,860.00	\$1,510.00
D.1.11	20" SLEEVE COUPLING	10.0	EA	\$1,185.00	\$11,850.00	10.0	EA	\$11,850.00	\$2,800.00
D.1.12	16" SLEEVE COUPLING	2.0	EA	\$790.00	\$1,580.00	2.0	EA	\$1,580.00	\$560.00
D.1.13	20" M.J. CAP W/ 2" TAP	2.0	EA	\$520.00	\$1,040.00	2.0	EA	\$1,040.00	\$463.00
D.1.14	20" RETAINER GLAND	2.0	EA	\$285.00	\$570.00	2.0	EA	\$570.00	\$180.00
D.1.15	VALVE BOX	6.0	EA	\$155.00	\$930.00	6.0	EA	\$930.00	\$930.00
D.1.16	FIRE HYDRANT ASSY. (TYPE 1)	2.0	EA	\$1,600.00	\$3,200.00	2.0	EA	\$3,200.00	\$3,200.00
D.1.17	HYDRANT ONLY (TYPE 2)	1.0	EA	\$890.00	\$890.00	1.0	EA	\$890.00	\$890.00
D.1.18	6"x45° M.J. ELL	6.0	EA	\$305.00	\$1,830.00	4.0	EA	\$1,220.00	\$1,220.00
D.1.19	6" RETAINER GLAND	12.0	EA	\$95.00	\$1,140.00	8.0	EA	\$760.00	\$760.00
D.1.20	THRUST BLOCK	5.0	EA	\$685.00	\$3,425.00	5.0	EA	\$3,425.00	\$3,425.00
D.1.21	V-BIO POLY-WRAP	2737.0	LF	\$3.35	\$9,168.95	2,776.0	LF	\$9,299.60	\$9,299.60
D.1.22	BELL JOINT BLOCK	2.0	EA	\$900.00	\$1,800.00	2.0	EA	\$1,800.00	\$1,800.00
D.1.23	REMOVE & SALVAGE HYDRANT ASSY.	1.0	EA	\$510.00	\$510.00	1.0	EA	\$510.00	\$510.00
D.1.24	REMOVE & SALVAGE 12" VALVE & BOX	1.0	EA	\$375.00	\$375.00	1.0	EA	\$375.00	\$375.00
D.1.25	REMOVE & DISPOSE BELL JOINT BLOCK	1.0	EA	\$405.00	\$405.00	1.0	EA	\$405.00	\$405.00
D.1.26	REMOVE & SALVAGE 20" M.J. CAP	1.0	EA	\$295.00	\$295.00	1.0	EA	\$295.00	\$295.00
D.1.27	REMOVE & SALVAGE 12" M.J. CAP	1.0	EA	\$295.00	\$295.00	1.0	EA	\$295.00	\$295.00
D.1.28	REMOVE & SALVAGE 16"x12" REDUCER	1.0	EA	\$295.00	\$295.00	1.0	EA	\$295.00	\$295.00
D.1.29	REMOVE & SALVAGE 12" D.I. PIPE	110.0	LF	\$16.60	\$1,826.00	110.0	LF	\$1,826.00	\$1,826.00
D.1.30	REMOVE & SALVAGE 12"x6" M.J. TEE	1.0	EA	\$295.00	\$295.00	1.0	EA	\$295.00	\$295.00
D.1.31	REMOVE & REPLACE FIELD DRIVE	1.0	EA	\$220.00	\$220.00	1.0	EA	\$220.00	\$220.00
D.1.32	REPLACE ASPH. MILLINGS	3.4	TON	\$65.65	\$223.21	3.4	TON	\$223.21	\$223.21
D.1.33	REMOVE ASPHALT ROADWAY	10.4	SY	\$15.25	\$158.60	28.3	SY	\$431.58	\$431.58
D.1.34	REPLACE ASPHALT ROADWAY	10.4	SY	\$91.00	\$946.40	28.3	SY	\$2,575.30	\$2,575.30
D.1.35	SEEDING	1.7	AC	\$4,595.00	\$7,811.50	1.4	AC	\$6,433.00	\$6,433.00
D.1.36	TRAFFIC CONTROL	1.0	LS	\$2,460.00	\$2,460.00	1.0	LS	\$2,460.00	\$2,460.00
EVALUATED BID AMOUNT					\$284,906.56	TOTAL COMPLETED		\$287,056.79	
						Eligible Connection Fee Amount			\$215,405.30

Hall Co Department of Roads	Detour Maintenance	\$1,677.74
Water Department	Materials	\$4,956.87
Utilities Engineering Division	Labor & Overhead	\$25,292.99
Total Eligible Cost of District 469T		\$247,332.90

Utilities Department	Project Oversize	\$71,951.49
TOTAL WATER MAIN DISTRICT 469T COST		\$318,984.38

WATER MAIN DISTRICT 469TEngleman Road - Stolley Park Road north 1/2 mile.
Ordinance 9601Ownerships: 1/25/2018
District Created: 9/13/2016

PARCEL NO.	DESCRIPTION	DOCUMENT NO.			FRONT FOOTAGE	CONNECTION FEE S
400200961	The Westerly 200.0' of the Northerly 994.55' SW1/4, SW1/4, Sec.23, T11N, R10W	20030664	Owner: Address: City, State: Zipcode:	Patty Hooker 109 Platte View Dr Phillips, NE 68865	994.55	\$53,034.57
400200945	The Westerly 200.0' of the NW1/4, SW1/4, Sec. 23, T11N, R10W	201704532	Owner: Address: City, State: Zipcode:	Kelvin E Kleeb, Trustee of the Kelvin E Kleeb Revocable Living Trust Agreement Dated Febr. 22, 2011, as Amended and Susan Allen Kleeb, Trustee of the Susan Allen Kleeb Revocable Living Trust Agreement dated Febr. 22, 2011, as Amended. 7535 S 60th Road Alda, NE 68810	1,324.55	\$70,631.88
400200864	The Easterly 200.0' of the NE1/4, SE1/4 Sec. 22, T11N, R10W	200900056	Owner: Address: City, State: Zipcode:	Douglas A and Marilyn K Denman, H & W 3700 S Alda Road Alda, NE 68810	1,324.55	\$70,631.88
400200872	The Easterly 200.0' of the Northerly 994.55' SE1/4, SE1/4, Sec. 22, T11N, R10W	201100401	Owner: Address: City, State: Zipcode:	Donald E Stoltenberg, Trustee of the Donald E Stoltenberg Revocable Trust dated Jan. 5, 2011; and R. Maria Stoltenberg, Trustee of the R. Marie Stoltenberg Revocable Trust dated Jan. 5, 2011 3871 N Engleman Road Grand Island, NE 68803	994.55	\$53,034.57
Total Eligible District Cost				\$247,332.90	Total District Front Footage Connection Fee per Front Foot	4,638.20 \$53.325191
						\$247,332.90



R E S O L U T I O N 2018-BE-3

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Water Main District 469T, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$247,332.90; and

Such benefits are equal and uniform; and

According to the area of the respective lots, tracts, and real estate within such Water Main District No. 469T such benefits are the sums set opposite the several descriptions as follows:

Name	Parcel Number	Property Address	Description	Connection Fee (\$)
Patty Hooker 109 Platte View Drive Phillips NE 68865	400200961	1685 S. Engleman Road	The Westerly 200.0' of the Northerly 994.55' SW ¼, SW ¼, Section 23, Township 11 North, Range 10 West	\$53,034.57
Kelvin E. Kleeb, Trustee of the Kelvin E. Kleeb Revocable Living Trust Agreement dated February 22, 2011, as Amended and Susan Allen Kleeb, Trustee of the Susan Allen Kleeb Revocable Living Trust Agreement dated February 22, 2011 as amended	400200954	1285 S. Engleman Road	The Westerly 200.0' of the NW ¼, SW ¼, Section 23, Township 11 North, Range 10 West	\$70,631.88
Douglas A. and Marilyn K. Denman	400200864		The Easterly 200.0' of the NE ¼, SE ¼ Section 22, Township 11 North, Range 10 West	\$70,631.88
Donald E. Stoltenberg, Trustee of the Donald E. Stoltenberg Revocable Trust dated January 5, 2011; and R. Maria Stoltenberg, Trustee of the R. Marie Stoltenberg Revocable Trust dated January 5, 2011	400200872		The Easterly 200.0' of the Northerly 994.55' SE ¼, SE ¼, Section 22, Township 11 North, Range 10 West	\$53,034.57
Total				\$247,332.90

Approved as to Form April 5, 2018	by _____ City Attorney
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BE IT FURTHER RESOLVED that the special benefits as determined by this resolution 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 above benefit accruing to each property in the district shall be paid to the City of Grand Island at the time such property becomes connected to the water main. No property benefited as determined by this resolution shall be connected to the water 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.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 27, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk