



City of Grand Island

Tuesday, October 23, 2018

Council Session

Item D-2

#2018-BE-8 - Consideration of Determining Benefits for Water Main District 471T - Hwy. 34 & Locust Street

Council action will take place under Consent Agenda item G-8.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: October 23, 2018

Subject: Water Main District 471T – Highway 34 and Locust Street

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 471T provided for a 20” diameter water main to be extended under Highway 34 and an 8” diameter main installed along the north side of Highway 34, east of the Locust Street intersection. The work has been certified as complete and accepted in the City’ system at the September 28, 2018 Council meeting.

Discussion

Water Main District 471T was constructed as a connection fee district. This is the City’s standard method for installing water trunk-line mains. This method allows the City to be reimbursed for the related project costs when an adjacent property receives municipal service. The associated fees are not collected until the user connects to (taps) the main.

The total district cost was \$171,910.75. Of this amount, the Utilities Department’s share is \$120,166.56 for the oversize of the piping to meet system requirements. The remaining \$51,744.19 is the amount eligible for computing the district’s connection fees.

Attached for reference are:

- Recommended connections fees for the properties with the district’s boundary
- District 471T 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 and establish the connection fees for the properties within the district.

Sample Motion

Move to sit as a Board of Equalization to establish connection fees for the properties within Water Main District 471T.

PARCEL NO.	DESCRIPTION	DOCUMENT NO.			FRONT FOOTAGE	CONNECTION FEE \$
400207920	Talon Apartments First Subdivision Outlot A See attached description for Tract 1	201604752	Owner: Address: City, State: Zip code:	Talon Apartments, Inc. 1201 Allen Dr. # 240 Grand Island, NE 68803	115.54	\$26,949.71
40020797	Part of S1/2 SW1/4 SW1/4 Sec. 27, T-11-N, R-9-W See attached description for Tract 2	201400643	Owner: Address: City, State: Zip code:	HEIDI LEE NESIBA-AKEN 278 E Hwy 34 Grand Island, NE 68801	106.30	\$24,794.48
Total District Front Footage					221.84	\$51,744.19

Tract 1

Beginning at the southeast corner of Talon Apartments First Subdivision, Grand Island, Hall County Nebraska; thence westerly along the southerly line of said Talon Apartments First Subdivision, a distance of 115.54'; thence northerly and parallel with the easterly line of Lot 10, Talon Apartments First Subdivision, a distance of 39.27' to a point on the southerly line of said Lot 10; thence easterly along the southerly line of said Lot 10, a distance 33' to the Southeast corner of said Lot 10; thence northerly along the easterly line of said Lot 10 and its extension, a distance of 75.04' feet to a point on the southerly line of Lot 8, Talon Apartments First Subdivision; thence easterly along the southerly line of said Lot 8 and its extension, to a point on the easterly line of said Talon Apartments First Subdivision; thence southerly along the easterly line of said Talon Apartments First Subdivision, a distance 121.56' to the said Point Of Beginning.

Tract 2

Beginning at the southeast corner of Talon Apartments First Subdivision, Grand Island Hall County Nebraska; also being the southwest corner of a tract of land comprising part of the S1/2, SW1/4, SW1/4, Section 27, Township 11 North, Range 9 West of the 6th PM, Hall County, Nebraska, as described in Instrument 201400643 recorded in the Register of Deeds office, Hall County, Nebraska; thence northerly along the easterly line of Talon Apartments First Subdivision, a distance of 121.56'; thence easterly a distance of 106.45' to a point of the easterly line of said tract of land; thence southerly along the easterly line of said tract of land, a distance of 133.36' to a point on the southerly right-of-way line of US Highway 34; thence westerly along the said southerly right-of-way line, a distance of 106.30' to the said Point Of Beginning.

RESOLUTION 2018-BE-8

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 471T, along the north side of Highway 34, east of the Locust Street Intersection, after due notice have 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 \$51,744.19; 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 471T such benefits are the sums set opposite the descriptions as follows:

Name	Parcel No.	Description	Connection Fee
Talon Apartments, Inc. 1201 Allen Drive #240 Grand Island NE 68803	400207920	Beginning at the southeast corner of Talon Apartments First Subdivision, Grand Island, Hall County Nebraska; thence westerly along the southerly line of said Talon Apartments First Subdivision, a distance of 115.54'; thence northerly and parallel with the easterly line of Lot 10, Talon Apartments First Subdivision, a distance of 39.27' to a point on the southerly line of said Lot 10; thence easterly along the southerly line of said Lot 10, a distance of 33' to the Southeast corner of said Lot 10; thence northerly along the easterly line of said Lot 10 and its extension, a distance of 75.04' to a point on the southerly line of Lot 8, Talon Apartments First Subdivision; thence easterly along the southerly line of said Lot 8 and its extension, to a point on the easterly line of said Talon Apartments First Subdivision; thence southerly along the easterly line of said Talon Apartments First Subdivision, a distance of 121.56' to the said Point of Beginning.	\$26,949.71

Approved as to Form ☐ _____
October 18, 2018 ☐ City Attorney

Name	Parcel No.	Description	Connection Fee
Heidi Lee Nesiba-Aken 278 E. Hwy. 34 Grand Island NE 68801	40020797	Beginning at the southeast corner of Talon Apartments First Subdivision, Grand Island, Hall County Nebraska; also being the southwest corner of a tract of land comprising part of the S ½; SW ¼, SW ¼, Section 27, Township 11 North, Range 9 West of the 6 th PM, Hall County, Nebraska, as described in Instrument 201400643 recorded in the Register of Deeds office, Hall County, Nebraska; thence northerly along the easterly line of Talon Apartments First Subdivision, a distance of 121.56'; thence easterly a distance of 106.45' to a point of the easterly line of said tract of land; thence southerly along the easterly line of said tract of land, a distance of 133.36' to a point on the southerly right-of-way line of US Highway 34; thence westerly along the said southerly right-of-way line, a distance of 106.30' to the said Point of Beginning.	\$24,794.48
TOTAL Connection Fees			\$51,744.19

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 property along the north side of Highway 34, east of the Locust Street Intersection, 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

- 2 -