



City of Grand Island

Tuesday, February 26, 2019

Council Session

Item D-1

#2019-BE-3 - Consideration of Determining Benefits for Lot One (1) Rowe Second Subdivision in Water Main District 421T

Council action will take place under Consent Agenda item G-5.

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: February 26, 2019

Subject: Water Main District 421T – Rowe Second Subdivision

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 421T was originally created to provide municipal water service to the area along Stolley Park Road from Freedom Drive to Engleman Road, and along Engleman Road from Stolley Park Road to Highway 30. All construction was completed, placed in service and incorporated into the City system.

In March 1999, the City Council sat as a Board of Equalization to establish the fees for each property within the district's boundary. The district was done as a connection fee (tap district where customers are not charged for the cost of the main until they "tap" the main for service.

The total cost for construction was \$302,957.85. The fees for properties connecting to the water main were based on taking the total chargeable amount of \$194,877.55 and dividing it by the district's footage of 12,992.1 feet. This established a fee of \$14.999719 per front foot, which is collected when the property owners begin receiving City service. The remaining amount of \$108,080.30 was a cost to the Utilities Department for over-sizing the main to meet existing and future system usage, pressure demands, and fire flow requirements.

Discussion

Gary P. Rowe and Dee Rowe, husband and wife, are owners of a recently subdivided tract of land, being Lot One (1), Rowe Second Subdivision, consisting of a single residential lot. The subdivision is on the west side of Engleman Road and north of the West Park Plaza Mobile Home Park. At the time District 421T was constructed, the property was not within the district's boundary. The Rowe's are building a home on their property and desire to connect to the City water main. Due to the new configuration of the property and with its access to the existing water main in Engleman Road, it is necessary to establish the appropriate connection fee.

It is recommended the connection fee for Lot One (1) Rowe Second Subdivision be established as:

30 linear feet frontage x \$14.999719 per front foot = \$499.99

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 fee for Lot One (1), Rowe Second Subdivision within Water Main District 421T, in the City of Grand Island, Hall County, Nebraska.

Sample Motion

Move to sit as a Board of Equalization to establish the connection fee for Lot One (1), Rowe Second Subdivision within Water Main District 421T.

R E S O L U T I O N 2019-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 421T, Lot One (1) Rowe Second Subdivision, 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 \$499.99; 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 421T such benefits are the sums set opposite the descriptions as follows:

Name	Parcel No.	Description	Connection Fee
Gary P. and Dee Rowe	400201269	A tract of land comprising a part of the East Half of the Northeast Quarter (E ½, NE ¼) of Section Twenty Seven (27), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: First to ascertain the point of beginning, start at the southeast corner of said East Half of the Northeast Quarter (E ½, NE ¼); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E ½ NE ¼), a distance of Three Hundred Ninety and Ninety Eight Hundredth (390.98) feet to the ACTUAL point of beginning; thence S89°59'41"W, a distance of Six Hundred Fifty Nine and Sixty Two Hundredth (659.62) feet; thence S00°12'31"W, a distance of Three Hundred Ninety One and Seventy Six Hundredth (391.76) feet to a point on the south line said East Half of the Northeast Quarter (E ½ NE ¼); thence N89°55'40"E, along and upon the south line of said East Half of the Northeast Quarter (E ½ NE ¼), a distance of Three Hundred Twenty Nine and ninety Seven Hundredths (329.97) feet to the southwest corner of Lot One (1), Rowe Subdivision in the City of Grand Island, Hall County, Nebraska; thence N00°11'12"E, along and upon the west line of Lots One (1) and Two (2), of said Rowe Subdivision, a distance of Three Hundred Sixty One and Forty Nine Hundredths (361.49) feet to the northwest corner of Lot Two (2), of said Rowe Subdivision; thence S89°59'04"E, along and upon the north line of Lot Two (2), of said Rowe Subdivision and it's easterly prolongation, a distance of Three Hundred Twenty Nine and Eight Two	\$499.99

Approved as to Form ☐ _____
March 8, 2019 ☐ City Attorney

		Hundredths (329.82) feet to a point on the east line of said East Half of the Northeast Quarter (E ½ NE ¼); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E ½ NE ¼), a distance of Thirty (30.00) feet to the ACTUAL point of beginning and containing 3.192 acres, more or less.	
Total connection fee			\$499.99

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 Lot One (1) Rowe Second Subdivision, 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, February 26, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk