



City of Grand Island

Tuesday, November 12, 2019

Council Session

Item G-16

**#2019-335 - Approving the Re-establishment of Connection Fees
for Subdivided Lots in Bosselville Fifth Subdivision- Sanitary
Sewer District No. 530T**

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: November 12, 2019

Subject: Approving the Re-establishment of Connection Fees for Subdivided Lots in Bosselville Fifth Subdivision-Sanitary Sewer District No. 530T

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

Background

Sanitary Sewer District No. 530T was built in 2016 to support sanitary sewer extension south along US Highway 281 past Interstate 80. The district was done as a connection fee (tap) district which is the City's standard method of installing mains in undeveloped areas. Customers are not charged for the cost of the infrastructure until they "tap" the main for service.

Upon completion of the construction work, the Council sits as a Board of Equalization to establish the fees for each property within the district's boundary. The BOE for Sanitary Sewer District No. 530T was held on December 27, 2016. At that time, the majority of the properties in the district consisted on large tracts of land that were rural in nature. Subdivided developments were only in the planning stages.

One of those tracts of land has recently been subdivided and the individual lots need to have the appropriate connection fees re-established.

Discussion

At the time Sanitary Sewer District No. 530T was completed, a tract of land within the district was owned by Bosselman, Inc., being located just north of Wood River Road, west of US Highway 281. Refer to the highlighted area on the attached plat.

The original connection fee to the Bosselman, Inc. tract was \$190,209.20. That tract has recently been subdivided as Bosselville Fifth Subdivision consisting of five (5) lots, with a portion of the parcel west of Lot 1 being added to such subdivision and reduced in size. It is recommended the connection fee be split between the current five (5) lots and the parcel west of Lot 1, based on the redistribution of land. Please see attached exhibit for original tap assessment figures and parcel layout versus proposed tap assessment figures and current parcel layout.

Sanitary Sewer District No. 530T - Assessments

Parcel #	Owner	Legal	Sub-Total	Tap Fee Prev Paid	Tap Fee Owed
400418926	Bosselman, Inc.	Lot 1, Bosselville Fifth Subdivision (5.281 ac)	\$ 40,612.97	\$ -	\$ 40,612.97
400418928	Bosselman, Inc.	Lot 2, Bosselville Fifth Subdivision (11.052 ac)	\$ 84,994.24	\$ -	\$ 84,994.24
400418930	Bosselman, Inc.	Lot 3, Bosselville Fifth Subdivision (5.521 ac)	\$ 42,458.67	\$ -	\$ 42,458.67
400406772	Bosselman, Inc.	Outlot A, Block 2, Bosselville Fifth Sub (9.920 ac)	\$ 11,395.10	\$ -	\$ 11,395.10
400418924	Bosselman, Inc.	Outlot B, Boselville Fifth Subdivision (4.412)	\$ 0	\$ -	\$ 0
400217503	Bosselman, Inc.	NE ¼, SW ¼, Se ¼, Alda Twp, 13-10-10- 10 AC	\$10,748.22	\$	\$10,748.22
				TOTAL	\$190,209.20

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 City Council sit as a Board of Equalization on December 17, 2019, to establish the connection fees for the properties within Bosselville Fifth Subdivision in the City of Grand Island, Nebraska.

Sample Motion

Move to recommend that the City Council sit as a Board of Equalization on December 17, 2019, to establish the connection fees for the properties within Bosselville Fifth Subdivision in the City of Grand Island, Nebraska.

RESOLUTION 2019-335

WHEREAS, the City Engineer/Public Works Director for the City of Grand Island issued a Certificate of Final Completion for Sanitary Sewer District No. 530T on December 27, 2016 certifying that Van Kirk Brothers Contractors of Sutton, Nebraska, under contract had completed the sanitary sewer project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the City Engineer/Public Works Director recommended the acceptance of the project; and

WHEREAS, the Mayor concurred with the recommendation of the City Engineer/Public Works Director; and

WHEREAS, at the time Sanitary Sewer District No. 530T was completed, a tract of land within the district was owned by Bosselman, Inc., being located just north of Wood River Road, west of US Highway 281; and

WHEREAS, the original connection fee to the Bosselman, Inc. tract was \$190,209.20; and

WHEREAS, the tract has recently been subdivided as Bosselville Fifth Subdivision consisting of five (5) lots, with a portion of the parcel west of Lot 1 being added to such subdivision and reduced in size; and

WHEREAS, it is recommended the connection fee be split between the current five (5) lots and the parcel west of Lot 1, based on the redistribution of land.

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TOTAL

\$190,209.20

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

- The City Council will sit as a Board of Equalization on December 17, 2019, to determine benefits and set assessments for the newly subdivided lots in Bosselville Fifth Subdivision and Parcel No. 400217503 in Sanitary Sewer District No. 530T.

Approved as to Form November 8, 2019	by _____ City Attorney
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Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2019.

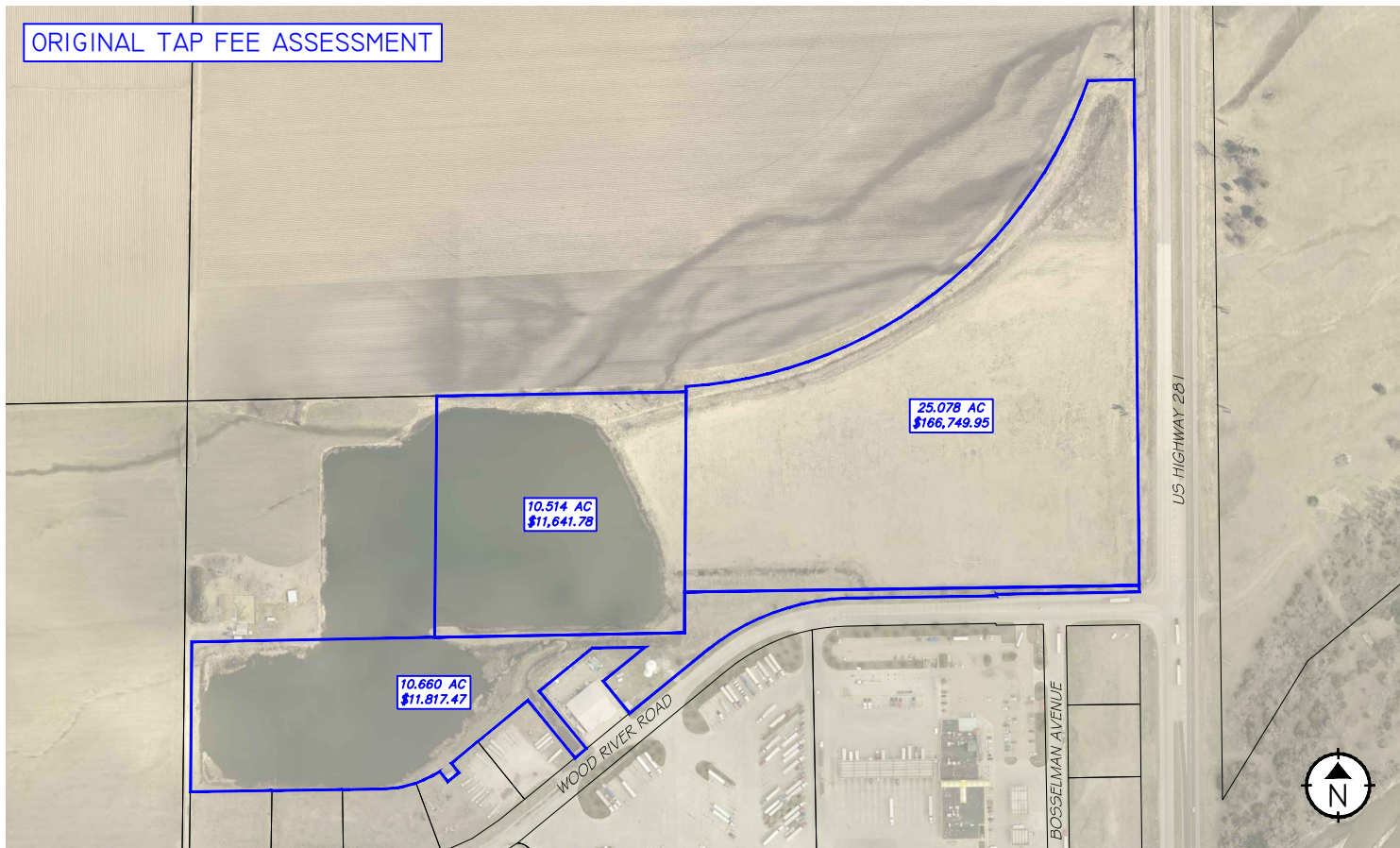
Roger G. Steele, Mayor

Attest:

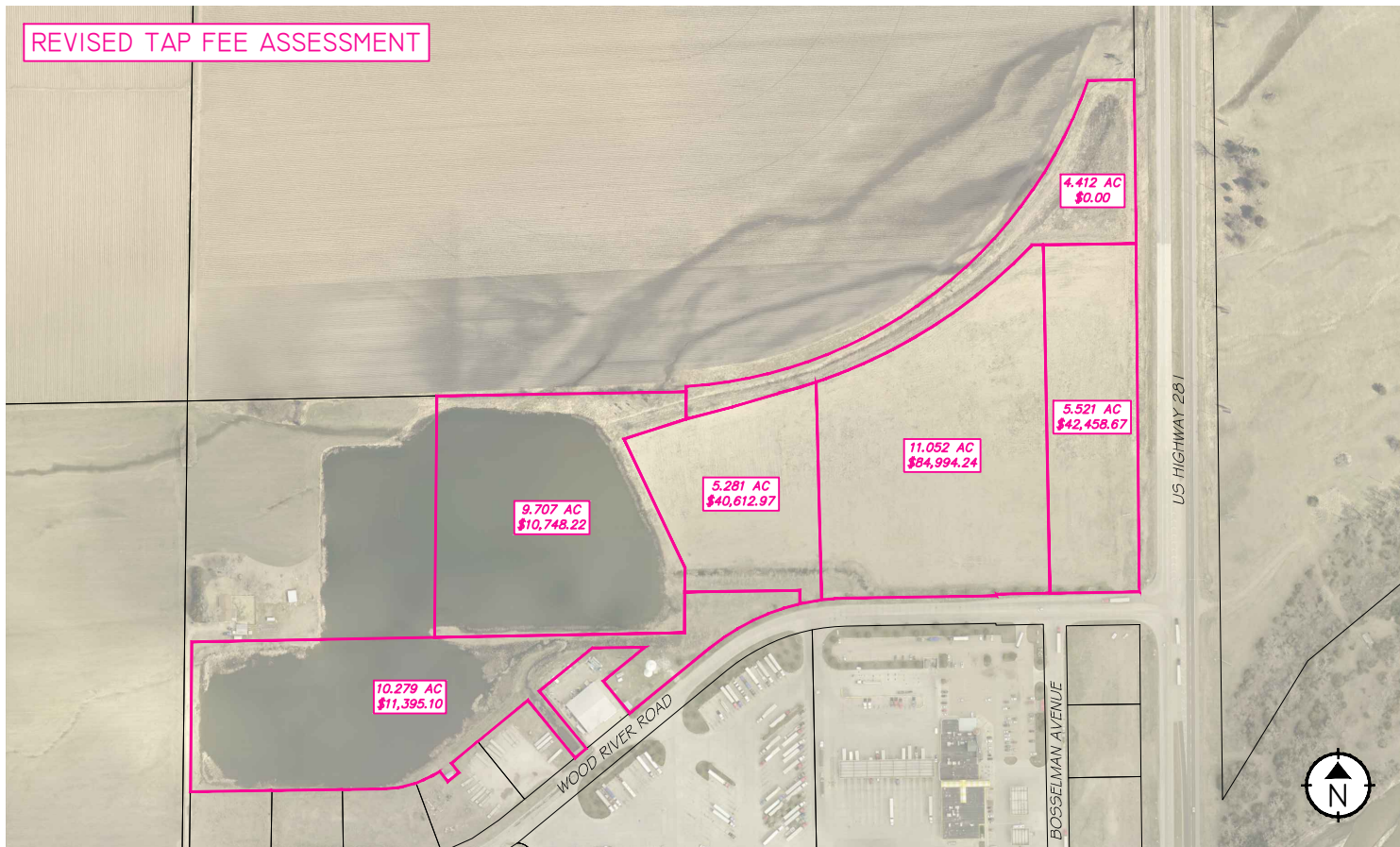
RaNae Edwards, City Clerk

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ORIGINAL TAP FEE ASSESSMENT



REVISED TAP FEE ASSESSMENT



SANITARY SEWER DISTRICT 530T TAP FEE REDISTRIBUTION