



# City of Grand Island

Tuesday, September 22, 2020

Council Session

## Item G-14

**#2020-232 - Approving the Re-establishment of Connection Fees for Subdivided Lots in Bosselville Fourth 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:** September 22, 2020

**Subject:** Approving the Re-establishment of Connection Fees for Subdivided Lots in Bosselville Fourth 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.

On December 17, 2019, via Resolution No. 2019-376, City Council approved the redistribution of sanitary sewer tap fees within the recently subdivided Bosselville Fifth Subdivision consisting of five (5) lots, with a portion of the parcel west of Lot One (1) being added to such subdivision and reduced in size.

An additional tract 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 Travel Centers, Inc., being located just south 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 Travel Centers, Inc. tract was \$172,627.14. That tract has since been subdivided as Bosselville Fourth Subdivision consisting of two (2) lots. It is recommended the connection fee be split between the current two (2) lots, 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
400448174	Bosselman Travel Centers, Inc.	Lot 1, Bosselville Fourth Subdivision, Alda Township (10.93 ac)	\$ 73,785.26	\$ -	\$73,785.26
400448173	Bosselman Travel Centers, Inc.	Lot 2, Bosselville Fourth Subdivision, Alda Township (14.65 ac)	\$ 98,841.88	\$ -	\$ 98,841.88
<b>TOTAL</b>					<b>\$172,627.14</b>

**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

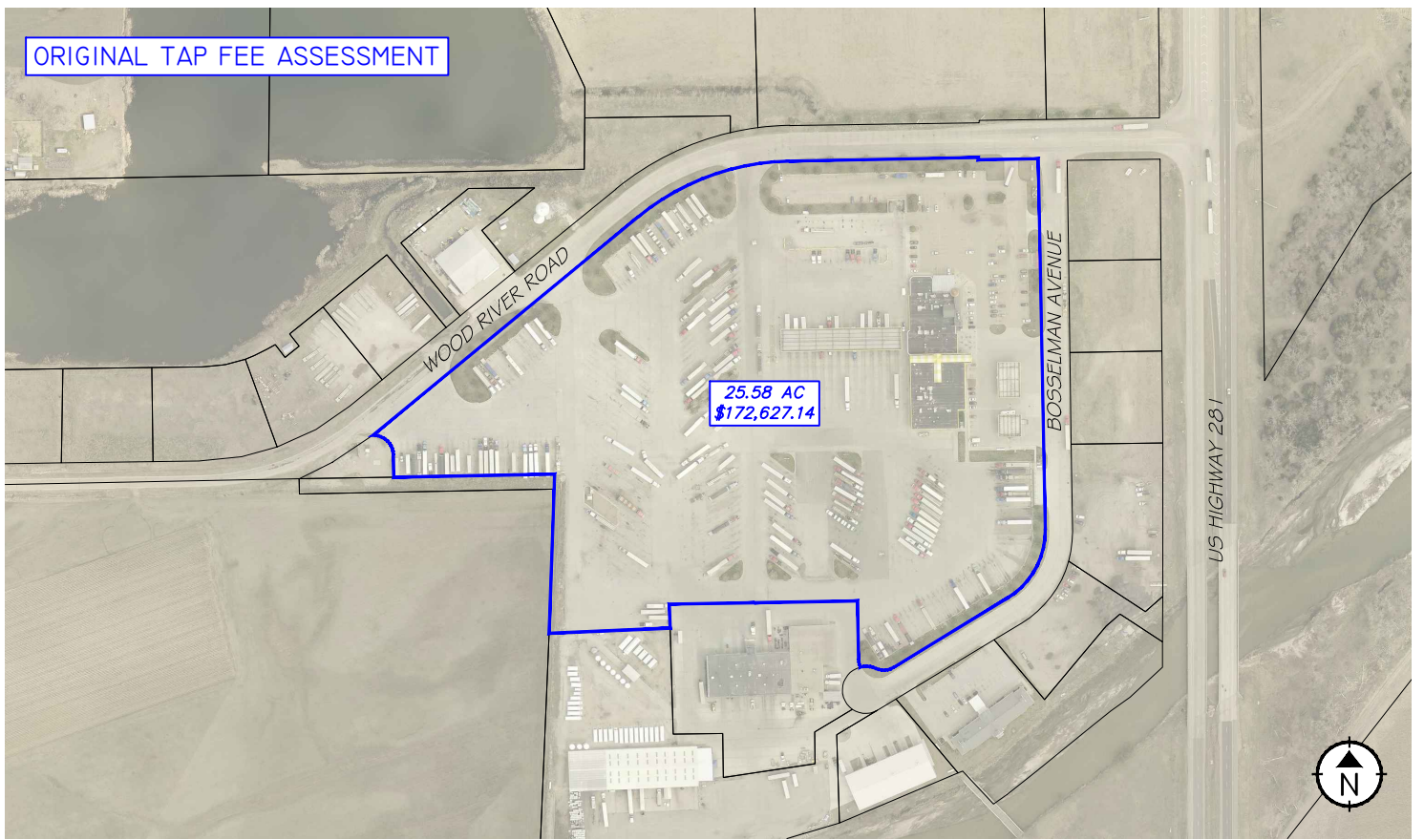
**Recommendation**

City Administration recommends that the City Council sit as a Board of Equalization on October 27, 2020, to establish the connection fees for the properties within Bosselville Fourth Subdivision in the City of Grand Island, Nebraska.

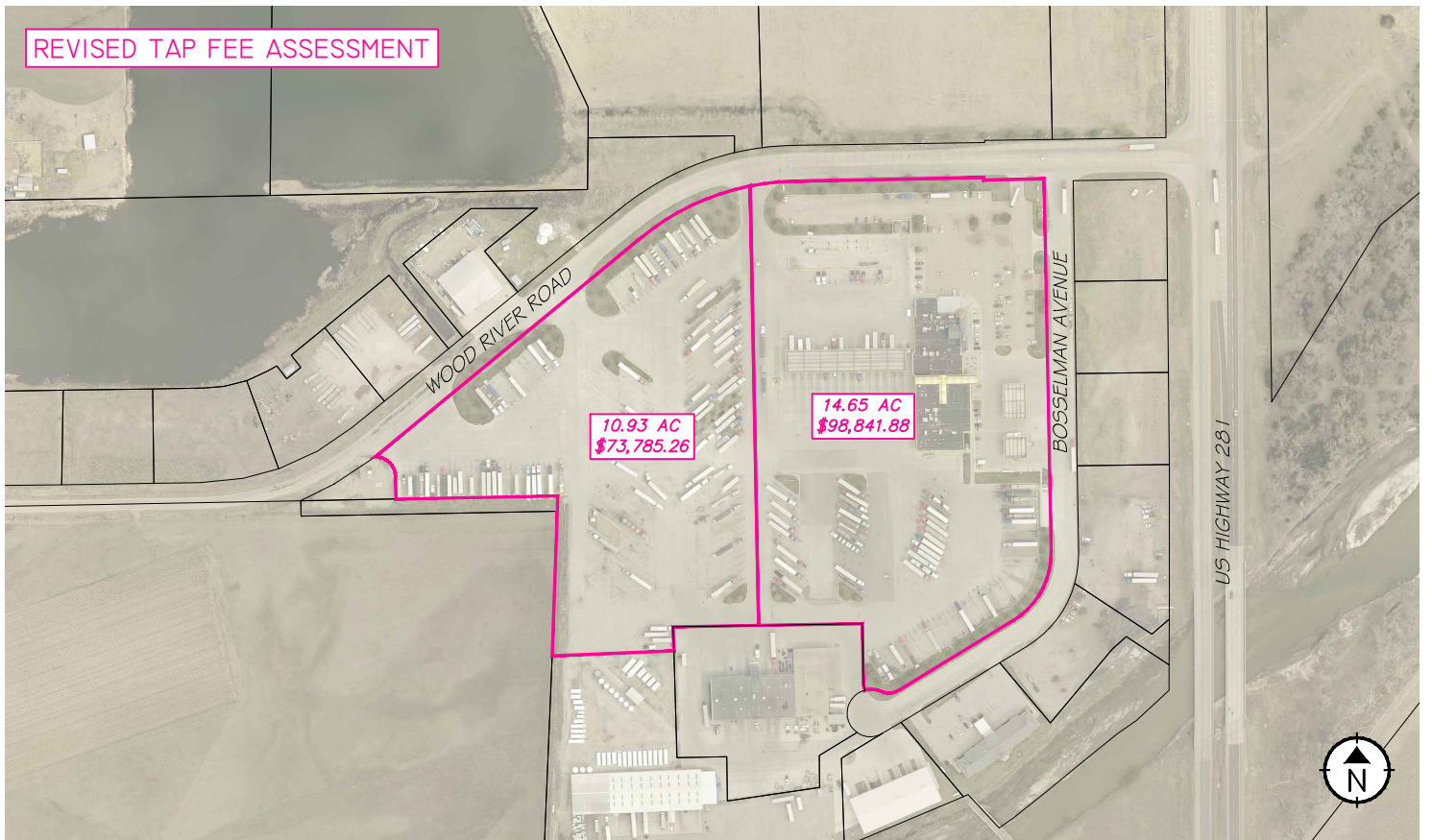
**Sample Motion**

Move to recommend that the City Council sit as a Board of Equalization on October 27, 2020, to establish the connection fees for the properties within Bosselville Fourth Subdivision in the City of Grand Island, Nebraska.

ORIGINAL TAP FEE ASSESSMENT



REVISED TAP FEE ASSESSMENT



SANITARY SEWER DISTRICT 530T TAP FEE REDISTRIBUTION

BOSSELVILLE FOURTH SUBDIVISION  
GRAND ISLAND, NEBRASKA



RESOLUTION 2020-232

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, On December 17, 2019, via Resolution No. 2019-376, City Council approved the redistribution of sanitary sewer tap fees within the recently subdivided Bosselville Fifth Subdivision consisting of five (5) lots, with a portion of the parcel west of Lot One (1) being added to such subdivision and reduced in size; and

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

WHEREAS, the original connection fee to the Bosselman Travel Centers, Inc. tract was \$172,627.14; and

WHEREAS, the tract has been subdivided as Bosselville Fourth Subdivision consisting of two (2) lots; and

WHEREAS, it is recommended the connection fee be split between the current two (2) lots, based on the redistribution of land.

**Sanitary Sewer District No. 530T - Assessments**

Parcel #	Owner	Legal	Sub-Total	Tap Fee Prev Paid	Tap Fee Owed
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<b>TOTAL</b>			<b>\$172,627.14</b>		

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 October 27, 2020, to determine benefits and set assessments for the newly subdivided lots in Bosselville Fourth Subdivision in Sanitary Sewer District No. 530T.

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Approved as to Form _____ September 18, 2020    ✕ City Attorney
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Adopted by the City Council of the City of Grand Island, Nebraska, September 22, 2020.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk