



City of Grand Island

Tuesday, January 22, 2013

Council Session

Item D1

**#2013-BE-1 - Board of Equalization Hearing for Water Main
District 457 - Pioneer Blvd.**

Staff Contact: Tim Luchsinger, Robert Sivick

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Robert Sivick, City Attorney

Meeting: January 22, 2013

Subject: Water Main Districts 457, 459, 460, and 461, Parkview Area, Board of Equalization Hearings and Setting of Assessments

Item #'s: D-1, D-2, D-3, D-4, & F-1, F-2, F-3, F-4

Presenter(s): Timothy Luchsinger, Utilities Director

Background

The Parkview area is generally located south of Stolley Park Road and east of Blaine Street. Initially development of the area commenced approximately 75 years ago, and the area was not within City limits. Private domestic household wells were used for water supply at the time, and have served the area until recently.

In June, 2011, a neighborhood meeting was held with area residents to discuss groundwater polluted by industrial solvents which has extended eastward across the City. The Nebraska Department of Environmental Quality (NDEQ) and the Environmental Protection Agency (EPA) has classified the area as a Superfund Site, and are currently conducting clean-up operations. Subsequent to the meeting, the City received petitions from property owners in the area requesting water service.

Per those petitions, and as directed by Council, four Water Main Districts were created to extend City service:

District 457, located in Pioneer Blvd.
District 459, located in Park Drive
District 460, located in Riverview Drive, Grand Avenue, and August Street
District 461, located in Hagge Avenue and William Street

That work is now fully complete, operational, and has been incorporated into the municipal system. A map of each district's boundary is attached for reference, as well as a map of the entire area.

Discussion

As a cost savings from the economy of scale, one contract was issued for construction of the four assessment districts. The total project cost was \$1,059,521.60, of which \$108,041.20, or about 10.2%, is not included in the amount to be assessed to the property owners in the districts. This cost is associated with that portion of the project installed adjacent to the Stolley Park property, the Stolley Park Elementary School property, and an additional interconnection placed in August Street that provides additional redundancy to the area.

The construction was done as assessment districts, which is the standard method used by the City to recoup costs when mains are installed at the request of the property owners. Of the total project cost, the total amount chargeable for assessments is \$951,480.40. The method of the assessments is based on an equal benefit and value of service to each property, and each property owner will be assessed the same portion of the chargeable amount equal to \$7,100.60. This is the same assessment method used in adjacent Parkview areas.

The assessment may be paid in five annual payments, at 7% simple interest on the outstanding balance. The first payment is due 50 days after the Council sets at the Board of Equalization (BOE) Hearing. Attached for reference are copies of the district's costs, ownership records, and assessments.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

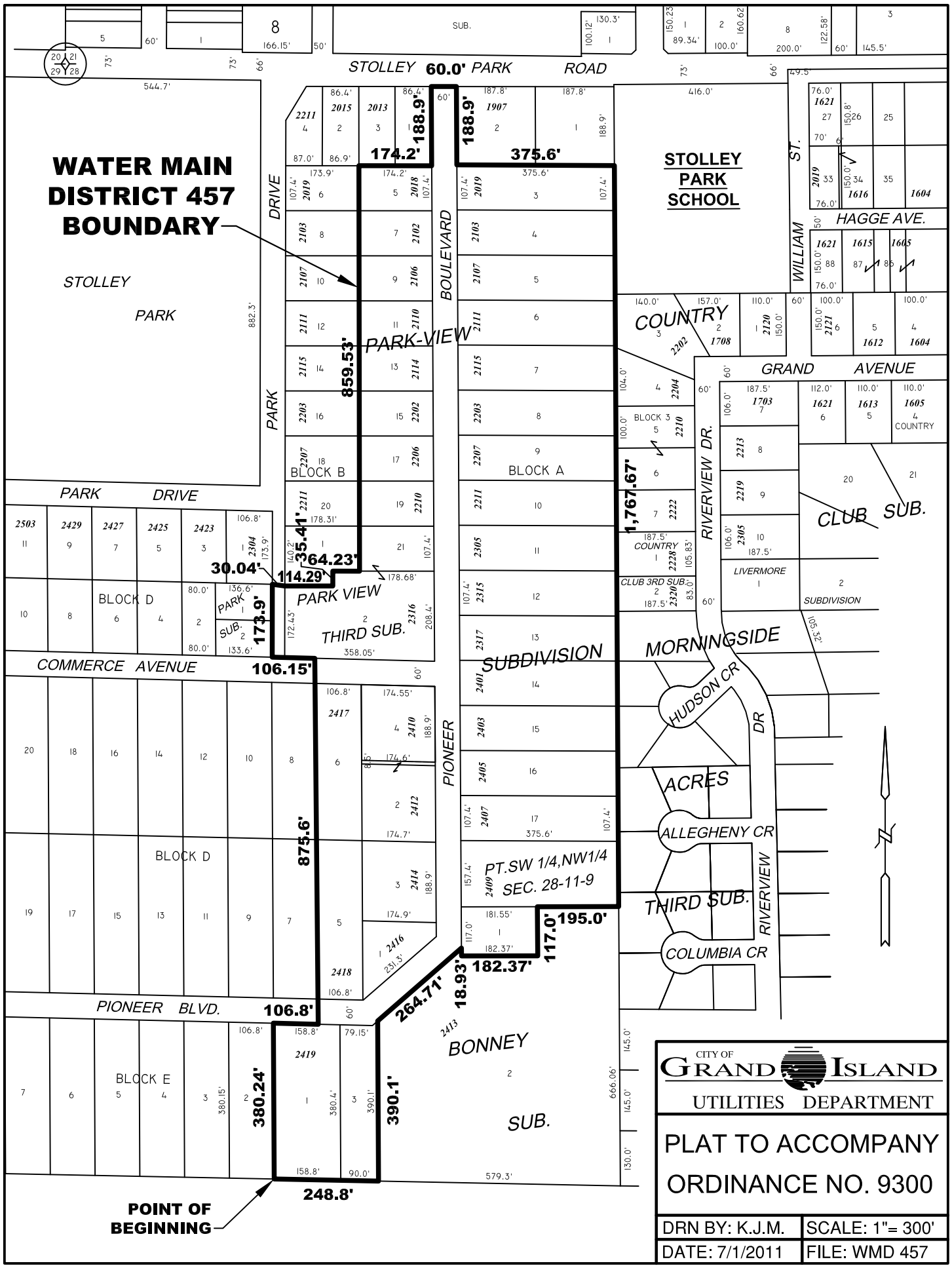
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the assessment amounts for Water Main Districts 457, 459, 460, and 461 be set for the properties within the districts as tabulated on the attached listing.

Sample Motion

Move to approve the assessment amounts for Water Main Districts 457, 459, 460, and 461.





RESOLUTION 2013-BE-1

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 457, 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 \$241,420.40; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Water Main District No. 457, such benefits are the sums set opposite the several descriptions as follows:

Name	Description	Assessment
City of Grand Island	Lot 6, Block A, Park-View Subdivision	\$7,100.60
Frederick W. Rauch, Jr.	Lot 1, Block E, Park-View Subdivision	\$7,100.60
Gary R. & Ellen M. Mader	Lot 1, Bonney Subdivision	\$7,100.60
Gary R. & Ellen M. Mader	Lot 3, Bonney Subdivision	\$7,100.60
Tiffany B. Pendergraft c/o Shore Mortgage	Lot 5, Block D, Park-View Subdivision	\$7,100.60
Sharon A. Smaha	Lot 1, Block D, Park-View Subdivision	\$7,100.60
Dean L. & Shirley D. Carstens	Lot 3, Block D, Park-View Subdivision	\$7,100.60
Marvin D. & Judith M. Lambertus	Part of the SW ¼, NW ¼, Section 28, T11N, R9W of the 6 th PM commencing at the SE corner of Lot 17, Block A, Park-View Subdivision; thence running southerly on said east line of said W ½, NW ¼, said Section 28, a distance of 1,457 feet, thence westerly and parallel to the south line of said Lot 17, a distance of 377 feet to the east right-of-way line of Pioneer Blvd.; thence northerly on the east right-of-way of Pioneer Blvd., a distance of 1,457 feet; thence easterly and parallel to the south line of said Lot 17, a distance of 377 feet to the point of beginning. (Part of the SW ¼, NW ¼ of Section 28-11-9)	\$7,100.60
Joel B. & Melanie L. Garrett	Lot 17, Block A, Park-View Subdivision	\$7,100.60
Steven D. & Lynda G. Gratopp	Lot 2, Block D, Park-View Subdivision Part of Lot 4, Block D, Park-View Subdivision (S. 8.5' Lot 4, Block D, Park-View Subdivision)	\$7,100.60
Kevin B. Boltz	Lot 16, Block A, Park-View Subdivision	\$7,100.60
Ronald R. Ruhe & Marilyn Haith	Lot 15, Block A, Park-View Subdivision	\$7,100.60
Lawrence D. & Kristine A. Coates	Part Lot 4, Block D, Park-View Subdivision (N. 180.4' Lot 4, Block D, Park-View Subdivision)	\$7,100.60
Roger Krolikowski	Lot 6, Block D, Park-View Subdivision	\$7,100.60
Neil D. & Jacqueline J. Stoecker	Lot 14, Block A, Park-View Subdivision	\$7,100.60
Myron R. & Margaret E. Berggren	Lot 13, Block A, Park-View Subdivision	\$7,100.60
Herbert W. & Lanita K. Roeser	Lot 1, Park-View 5 th Subdivision	\$7,100.60
Robert G. & Judy A. Eversoll	Lot 12, Block A, Park-View Subdivision	\$7,100.60
Diane E. Bodenbender	Lot 11, Block A, Park-View Subdivision	\$7,100.60

R E S O L U T I O N 2013-BE-1 (Cont.)

Branden D. & Gretchen L. Wagner	Lot 19, Block B, Park-View Subdivision	\$7,100.60
Daniel R. & Sara A. Cox	Lot 10, Block A, Park-View Subdivision	\$7,100.60
John & Jennifer Gannon	Lot 9, Block A, Park-View Subdivision	\$7,100.60
John W. & Wanda M. Sargent	Lot 17, Block B, Park-View Subdivision	\$7,100.60
Daniel J. & Sandra J. Hostler	Lot 15, Block B, Park-View Subdivision	\$7,100.60
Rhoads Enterprises, Inc.	Lot 8, Block A, Park-View Subdivision	\$7,100.60
Laura J. Johnson	Lot 13, Block B, Park-View Subdivision	\$7,100.60
Jeffrey H. & Denelda C. Spease	Lot 7, Block A, Park-View Subdivision	\$7,100.60
Brandon K. Warner	Lob 11, Block B, Park-View Subdivision	\$7,100.60
David J. & Jamie J. Parr	Lot 9, Block B, Park-View Subdivision	\$7,100.60
John T. & Kathryn A. Kluska	Lot 5, Block A, Park-View Subdivision	\$7,100.60
Darrel R. Olson	Lot 7, Block B, Park-View Subdivision	\$7,100.60
James F. Crisel	Lot 4, Block A, Park-View Subdivision	\$7,100.60
Myrl L. Wieland	Lot 3, Block A, Park-View Subdivision	\$7,100.60
Jayne A. Decker	Lot 5, Block B, Park-View Subdivision	\$7,100.60
TOTAL		\$241,420.40

Adopted by the City Council of the City of Grand Island, Nebraska, on January 22, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk