



City of Grand Island

Tuesday, January 28, 2014

Council Session

Item D-1

**#2014-BE-1 - Consideration of Determining Benefits for Water
Main District 464 - Antelope Drive**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: January 28, 2014

Subject: Board of Equalization hearings and Consideration of Assessments for Water Main Districts 464 & 465 – Wildwood Subdivision

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

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 464 and District 465 were created at the request of area property owners to provide municipal water service within the Wildwood Subdivision located at the southwest corner of Wildwood Drive and Highway 281. Two separate districts were created to allow the property owners along the adjacent streets to be able to decide if they wanted city water service.

Both districts passed the protest period and one contract for the construction of both districts was awarded to The Diamond Engineering Company, of Grand Island, Nebraska. The project installed a 16-inch diameter water main in Antelope Drive, a 12-inch diameter main in Wildwood Drive, and 8-inch diameter mains in Elk and Cougar Drives. Attached is a map of the area indicating the boundaries of each District.

Discussion

The work on the project has been fully completed in accordance with the terms and conditions of the contract and complies with the plans and specifications. The total project cost was \$399,837.23. Of the project's total, \$292,554.91 will be assessed to the property owners within the district's boundaries. Due to the irregular shape of lots and tracts in the area, the assessments are proposed to be based on one-half (1/2) of the front foot (ff) cost of the main (\$63.702384/ff); one-half (1/2) the cost per square foot (sf) for each property (\$0.178975/sf); plus the cost of the water service to each existing building (\$1,850.00). This method has been used by the Utilities Department for similar commercial areas.

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

The remaining project balance of \$107,282.32 is the City's expense for the east side of Antelope and for the larger than normal sized water lines installed in Antelope and Wildwood Drives. These oversized mains were installed to provide for future extension of the water system to the west and south of the current development.

Alternatives

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

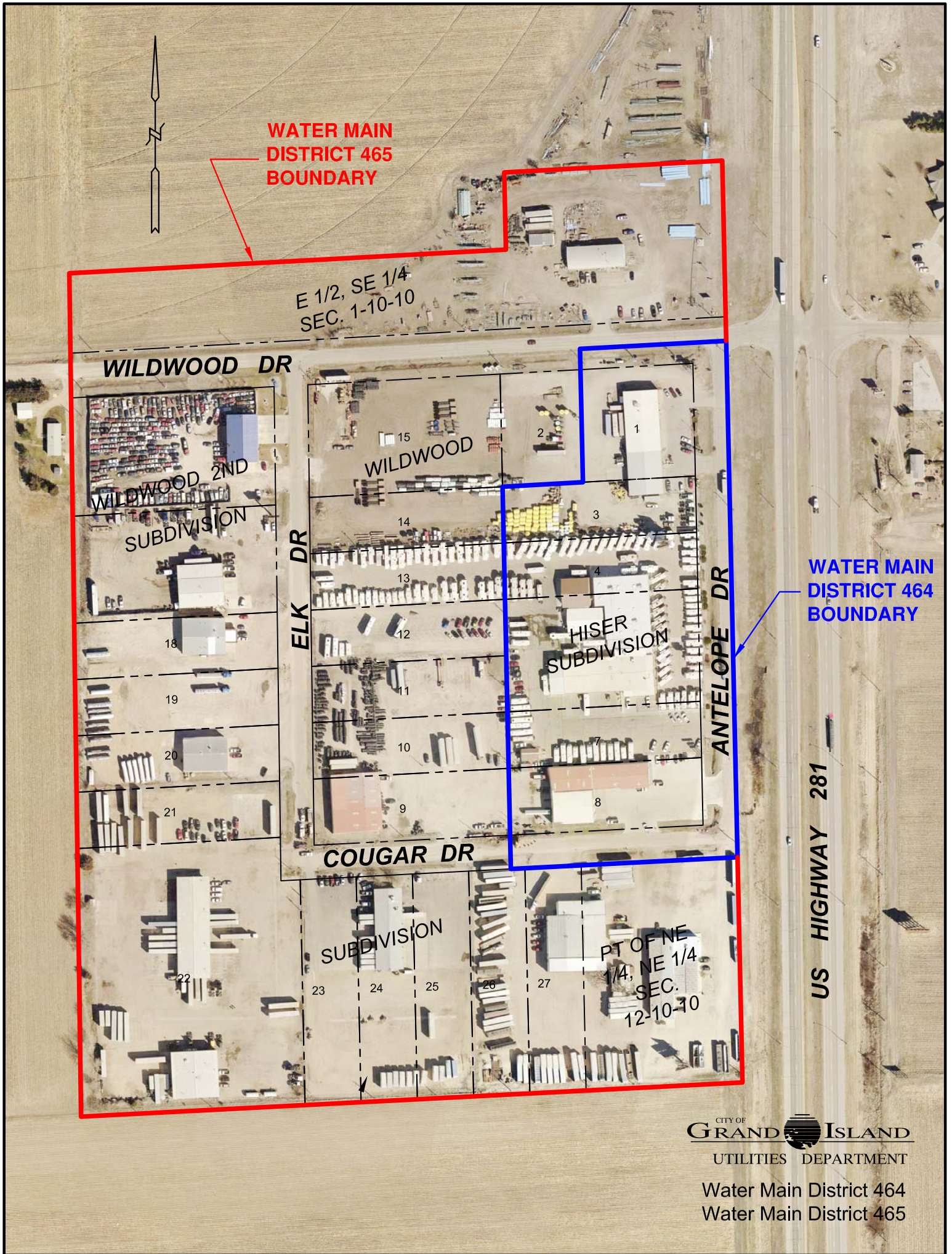
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the assessment amounts for Water Main Districts 464 and 465 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 464 and 465.



CITY OF
GRAND ISLAND
UTILITIES DEPARTMENT

Water Main District 464
Water Main District 465

WATER MAIN DISTRICTS 464 AND 465

 Wildwood Subdivision / Wildwood 2nd Subdivision
 Antelope Dr, Elk Dr, Cougar Dr., and Wildwood Dr.

Assessable Amount

12/4/2013

WWO 23595

Item	Description	CONTRACT	TOTAL QUANTITIES		TOTAL AMT COMPLETED \$	ASSESSABLE AMOUNT			CITY COST	
		Unit Price	PLACED			QUANTITY	UNIT \$	TOTAL \$	TOTAL \$	
D. 1.01	16" D.I. Pipe (R.J.)	\$126.00	823.10	I.f.	\$103,710.60	823.10	I.f.	\$61.00	\$25,104.41	\$78,606.19
D. 1.02	12" D.I. Pipe (R.J.)	\$84.00	770.00	I.f.	\$64,680.00	770.00	I.f.	\$61.00	\$46,970.00	\$17,710.00
D. 1.03	8" D.I. Pipe (R.J.)	\$61.00	1,601.60	I.f.	\$97,697.60	1,601.60	I.f.	\$61.00	\$97,697.60	\$0.00
D. 1.04	16"X16"x8" Tee (M.J.)	\$788.00	1.00	ea.	\$788.00	1.00	ea.	\$308.80	\$154.40	\$633.60
D. 1.05	16"X16"X6" Tee (M.J.)	\$748.00	2.00	ea.	\$1,496.00	2.00	ea.	\$308.80	\$308.80	\$1,187.20
D. 1.06	16" Plug (M.J.)	\$387.00	1.00	ea.	\$387.00	1.00	ea.	\$193.50	\$96.75	\$290.25
D. 1.07	16" Sleeve Coupling	\$597.00	3.00	ea.	\$1,791.00	3.00	ea.	\$298.50	\$447.75	\$1,343.25
D. 1.08	16" Butterfly Valve	\$3,021.00	1.00	ea.	\$3,021.00	1.00	ea.	\$1,285.00	\$642.50	\$2,378.50
D. 1.09	12"X12"X8" Tee (M.J.)	\$458.00	1.00	ea.	\$458.00	1.00	ea.	\$308.80	\$308.80	\$149.20
D. 1.10	12"X12"X6" Tee (M.J.)	\$422.00	2.00	ea.	\$844.00	2.00	ea.	\$308.80	\$617.60	\$226.40
D. 1.11	12"X45° Ell (M.J.)	\$375.00	2.00	ea.	\$750.00	2.00	ea.	\$255.00	\$510.00	\$240.00
D. 1.12	12" Cap (M.J.) W/2" Tap	\$273.00	1.00	ea.	\$273.00	1.00	ea.	\$193.50	\$193.50	\$79.50
D. 1.13	12" Retainer Gland	\$163.00	0.00	ea.	\$0.00	0.00	ea.	\$108.72	\$0.00	\$0.00
D. 1.14	12" R.S. Gate Valve	\$2,370.00	1.00	ea.	\$2,370.00	1.00	ea.	\$1,285.00	\$1,285.00	\$1,085.00
D. 1.15	8"X8"X6" Tee (M.J.)	\$308.80	3.00	ea.	\$926.40	3.00	ea.	\$308.80	\$926.40	\$0.00
D. 1.16	8"X90° Ell (M.J.)	\$255.00	1.00	ea.	\$255.00	1.00	ea.	\$255.00	\$255.00	\$0.00
D. 1.17	8" R.S. Gate Valve	\$1,285.00	3.00	ea.	\$3,855.00	3.00	ea.	\$1,285.00	\$3,855.00	\$0.00
D. 1.18	Valve Box	\$160.00	5.00	ea.	\$800.00	5.00	ea.	\$160.00	\$800.00	\$0.00
D. 1.19	1.5" Copper Service Complete	\$1,850.00	13.00	ea.	\$24,050.00	13.00	ea.	\$1,850.00	\$24,050.00	\$0.00
D. 1.20	Fire Hydrant Assembly Complete	\$1,765.00	7.00	ea.	\$12,355.00	7.00	ea.	\$1,765.00	\$12,355.00	\$0.00
D. 1.21	Thrust Block	\$372.00	13.00	ea.	\$4,836.00	13.00	ea.	\$372.00	\$4,836.00	\$0.00
D. 1.22	Bell Block	\$570.00	1.00	ea.	\$570.00	1.00	ea.	\$372.00	\$372.00	\$198.00
D. 1.23	8 mil Polywrap	\$1.90	3,194.70	I.f.	\$6,069.93	3,194.70	I.f.	\$1.00	\$3,194.70	\$2,875.23
D. 1.24	Remove Asph./Conc. Roadway	\$8.70	177.80	s.y.	\$1,546.86	177.80	s.y.	\$8.70	\$1,546.86	\$0.00
D. 1.25	Replace Concrete Roadway	\$41.00	254.60	s.y.	\$10,438.60	254.60	s.y.	\$41.00	\$10,438.60	\$0.00
D. 1.26	Remove Asph./Conc. Driveway	\$9.50	142.70	s.y.	\$1,355.65	142.70	s.y.	\$9.50	\$1,355.65	\$0.00
D. 1.27	Replace Asph./Conc. Driveway	\$42.00	100.50	s.y.	\$4,221.00	100.50	s.y.	\$42.00	\$4,221.00	\$0.00
D. 1.28	Remove Grave Driveway	\$2.50	55.20	s.y.	\$138.00	55.20	s.y.	\$2.50	\$138.00	\$0.00
D. 1.29	Replace Gravel Driveway	\$27.00	7.80	tn	\$210.60	7.80	tn	\$27.00	\$210.60	\$0.00
D. 1.30	Temporary Resurfacing	\$26.00	129.80	s.y.	\$3,374.80	129.80	s.y.	\$26.00	\$3,374.80	\$0.00
D. 1.31	Remove and Salvage 16" Cap W/Retainer Gland	\$280.00	1.00	ea.	\$280.00	1.00	ea.	\$140.00	\$140.00	\$140.00
D. 1.32	Remove and Salvage 12" Plug	\$280.00	1.00	ea.	\$280.00	1.00	ea.	\$140.00	\$140.00	\$140.00
D. 1.33	Bollard	\$287.00	3.00	ea.	\$861.00	3.00	ea.	\$287.00	\$861.00	\$0.00
D. 1.34	Seeding	\$6,232.00	0.35	Ac	\$2,181.20	0.35	Ac	\$6,232.00	\$2,181.20	\$0.00
D. 1.35	Dewatering	\$10.00	823.10	I.f.	\$8,231.00	823.10	I.f.	\$10.00	\$8,231.00	\$0.00
D. 1.36	Temporary Traffic Control	\$500.00	1.00	Lump Sum	\$500.00	1.00	LS	\$500.00	\$500.00	\$0.00
CONTRACT AMOUNT					\$365,602.24					
CONTRACT ASSESSABLE AMOUNT								\$258,319.92		
CONTRACT CITY COST										\$107,282.32
PO 306750 H.E. Concrete					\$1,243.23				\$1,243.23	
CITY SUPPLIED FIRE HYDRANTS					\$9,814.05				\$9,814.05	
ENGINEERING AND ADMINISTRATION					\$23,177.71				\$23,177.71	
TOTAL PROJECT AMOUNT					\$399,837.23					
TOTAL ASSESSABLE AMOUNT								\$292,554.91		
TOTAL CITY AMOUNT										\$107,282.32

R E S O L U T I O N 2014-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 464, 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 \$54,281.07; and

Such benefits are equal and uniform; and

According to the equivalent frontage and square footage of the respective lots, tracts, and real estate within such Water Main District No. 464, such benefits are the sums set opposite the several descriptions as follows:

Name	Description	Assessment
ROBCO, LLC c/o Cody Wray	Lot 1, Wildwood Subdivision	\$11,799.75
ROBCO, LLC c/o Cody Wray	Lot 3, Wildwood Subdivision	\$ 6,254.55
Rich & Sons Camper Sales, Inc. of Grand Island	Lot 4, Wildwood Subdivision	\$ 6,254.55
Rich & Sons Camper Sales, Inc. of Grand Island	Lot 7, Wildwood Subdivision	\$ 6,254.55
BBRE Partnership	Lot 8, Wildwood Subdivision	\$ 9,358.59
Rich & Sons Camper Sales, Inc. of Grand Island	Lot 1, Hiser	\$14,359.08
		\$54,281.07

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Adopted by the City Council of the City of Grand Island, Nebraska, January 28, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ January 24, 2014 <input type="checkbox"/> City Attorney
