



# City of Grand Island

Tuesday, June 10, 2014

Council Session

## Item G-7

**#2014-143 - Approving Certificate of Final Completion - Water Main District 458T - Platte Valley Industrial Park East - and Setting Board of Equalization Hearing for July 8, 2014**

Staff Contact: Tim Luchsinger, Utilities Director

# **Council Agenda Memo**

**From:** Timothy Luchsinger, Utilities Director

**Meeting:** June 10, 2014

**Subject:** Water Main District 458T – Platte Valley Industrial Park East – Certificate of Final Completion

**Item #'s:** G-7

**Presenter(s):** Timothy Luchsinger, Utilities Director

## **Background**

Platte Valley Industrial Park East (PVIP-E) is located on the west side of Blaine Street, between Schimmer Drive and Wildwood Drive. PVIP-E is a 280 acre tract of land being developed by the Grand Island Area Economic Development Corporation.

Water Main District 458T was authorized by the Council to provide municipal water service adjacent to the properties, thereby making the area more attractive for commercial and industrial usage.

In October, 2010 the City Council approved funding assistance for installation of infrastructure from a grant from the Nebraska Department of Economic Development. The monies were provided from the Community Development Block Grant (CDBG) Disaster Recovery Program. At the same time, additional funding was also allocated from the Local Area Economic Development LB 840 Program.

In January, 2014 the Nebraska Department of Economic Development approved allocation of unused grant dollars from the Blaine Street Paving Project to be used by the City toward the water and sewer lines installed for the PVIP-E development project.

## **Discussion**

As a cost savings from the economy of scale, a joint Utilities/Public Works Contract was prepared for construction of water and sewer lines to the PVIP-E area. Specifications for the project were developed and bids advertised and received in accordance with the City Purchasing Code.

On April 10, 2012, The Diamond Engineering Company of Grand Island was awarded the joint contract. The contract consisted of installing 8,700 feet of sanitary sewer and 8,500 feet of 16" diameter water main. The bid award was based on the least total cost for the entire project (water main and sanitary sewer).

Attached is the Engineer's Certificate of Final Completion for Water Main District 458T verifying that all construction has been completed in accordance with the terms, conditions, and stipulations of the contract, plans, and specifications.

The total project cost for the water main construction was \$856,068.68. The City has just received final grant disbursements for the project. The funding assistance includes: \$334,762.00 from the original Community Development Block Grant; \$32,909.00 from the amended Grant reallocation; \$36,985.00 for easement reimbursements from the EDC; and \$119,758.45 from LB 840 funding. The total funding assistance for Water Main District 458T is \$524,414.45.

The remaining balance of \$331,654.23 will be charged to the properties receiving benefit within the district's boundary. Those connection fees are due when a property "taps" the water main for service. This is the City's standard method used to recoup costs when water mains are installed across undeveloped lands. The connection (tap) fee for properties within the boundary of Water Main District 458T is \$21.510958 per front foot.

Attached for reference are copies of the tabulation of construction costs for Water Main District 458T; a tabulation of connection fees for the properties within District 458T, and the district's boundary plat.

### **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 accept the Certificate of Final Completion for Water Main District 458T and sit as a Board of Equalization on July 8, 2014, to establish the connection fees for the properties within the district.

### **Sample Motion**

Move to accept the Certificate of Final Completion for Water Main District 458T and sit as a Board of Equalization on July 8, 2014, to establish the connection fees for the properties within the district.

**ENGINEER'S CERTIFICATE OF FINAL COMPLETION**

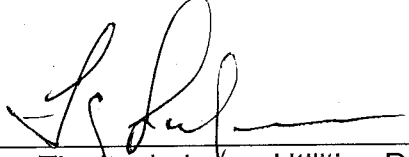
**WATER MAIN DISTRICT 458T**

The above referenced Water Main District was installed under a contract issued to the Diamond Engineering Co of Grand Island, NE. The work generally being located along Wildwood Drive from Gold Core Drive to Blaine Street; and along Blaine Street between Wildwood Drive and Schimmer Drive, all in the City of Grand Island, NE. The work on this project has been fully completed in accordance with the terms and conditions of the contract and complies with the plans and specifications.

  
Lynn M. Mayhew, P.E. #E-10661

12/11/12  
Date

I hereby authorize Water Main District 458T to be incorporation into the City of Grand Island water system.

  
Tim Luchsinger, Utilities Director

12-11-12  
Date

# INTEROFFICE MEMORANDUM



*Working Together for a  
Better Tomorrow. Today.*

**DATE:** May 15, 2014  
**TO:** Mayor and Council Members  
**FROM:** Timothy Luchsinger, Utilities Director  
**SUBJECT:** Water Main District 458T

This memo is to certify that Water Main District 458T located along Wildwood Drive from Gold Core Drive to Blaine Street; and along Blaine Street between Wildwood Drive and Schimmer Drive, all in the City of Grand Island has been fully completed.

All work was done in accordance with the terms and conditions of the contract, and complies with the plans and specifications. The water main district has been placed in service.

It is recommended that a Board of Equalization be set for July 8, 2014, to determine the benefits and connection fees for the properties within the boundaries of Water Main District 458T.

  
\_\_\_\_\_  
Timothy Luchsinger, Utilities Director

pc: Jaye Monter, Finance Director  
Bob Smith, Asst. Utilities Director  
John Collins, Public Works Director  
Tom Barnes, Civil Engineering Manager, Utilities  
Ruben Sanchez, Water Superintendent  
Yolanda Rayburn, Sr. Accounting Clerk

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

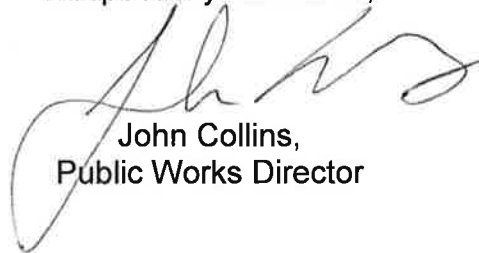
WATER MAIN DISTRICT NO. 458T

June 10, 2014

Water Main District No. 458T is located along Wildwood Drive from Gold Core Drive to Blaine Street; and along Blaine Street between Wildwood Drive and Schimmer Drive, all in the City of Grand Island, Nebraska. The work on this main, as certified to be fully completed by Timothy Luchsinger, Utilities Director, is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provision on Section 16-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on July 8, 2014 to determine benefits and levy special assessments.

Respectfully submitted,



John Collins,  
Public Works Director

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WATER MAIN DISTRICT NO. 458T

June 10, 2014

TO THE MEMBERS OF COUNCIL  
CITY OF GRAND ISLAND  
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District 458T be approved.

I further recommend that the City Council sit as Board of Equalization on July 8, 2014 to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek,  
Mayor

## WM DISTRICT 458T OWNERSHIP BOUNDARY DESCRIPTIONS

### “C” – Blattner Family Trust

Beginning at the intersection of the northerly right-of-way line of Wildwood Drive and the easterly right-of-way line of the River Industrial Lead Railroad, formerly known as the St. Joseph Branch of the Union Pacific Railroad; thence northerly, along the said easterly right-of-way line of the River Industrial Lead Railroad, a distance of two hundred sixty seven and thirteen hundredths (267.13) feet; thence easterly and three hundred (300.0) feet parallel with the southerly line of the Southwest Quarter of the Southeast Quarter (SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ,) of Section Five (5), Township Ten (10) North, Range Nine (9) West, a distance of one thousand two hundred sixty seven and two hundredths (1,267.02) feet to a point on the easterly line of the Southwest Quarter of the Southeast Quarter (SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ,) of said Section Five (5), thence southerly along the easterly line of the Southwest Quarter of the Southeast Quarter (SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ,) of said Section Five (5), a distance of two hundred sixty seven and fourteen hundredths (267.14) feet to a point on the northerly right-of-way line of said Wildwood Drive; thence westerly along the northerly right-of-way line of said Wildwood Drive, a distance of one thousand two hundred sixty seven and twenty six hundredths (1,267.26) feet to the said Point of Beginning. Except that part deeded to the City of Grand Island for a Railroad Spur Line described in Instrument #78-007701(See attached) recorded in the Hall County, Nebraska Register of Deeds Office.

### “D”-- Grand Island Area Economic Development Corporation

Beginning at the intersection of the northerly right-of-way line of Wildwood Drive and the westerly right-of-way line Blaine Street; thence westerly along the northerly right-of-way line of said Wildwood Drive, a distance of one thousand two hundred eighty seven and sixty seven hundredths (1,287.67) feet to a point on the westerly line of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of Section Five (5), Township Ten (10) North, Range Nine (9) West; thence northerly along the westerly line of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of said Section Five (5), a distance of two hundred eighty seven and fourteen hundredths (287.14) feet; thence easterly and three hundred (300.0) feet parallel with the southerly line of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of said Section Five (5), a distance of one thousand twenty and fifty three hundredths (1,020.53) feet; thence northerly and three hundred (300.0) feet parallel with the easterly line of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of said Section Five (5), a distance of one thousand twenty and fifty three hundredths (1,020.53) feet to a point on the northerly line of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of said Section Five (5); thence easterly along the northerly line of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of said Section Five (5), a distance of two hundred sixty seven and fourteen hundredths (267.14) feet to a point on the westerly right-of-way line of said Blaine Street; thence southerly along the westerly right-of-way line of said Blaine Street, a distance of one thousand two hundred eighty seven and sixty seven (1,287.67) feet to the northerly right-of-way line of Wildwood Drive being the said Point of Beginning.

“E” – Grand Island Area Economic Development Corporation (201302858)

Beginning at a point on the westerly right-of-way line of Blaine Street, said point being one hundred fifty (150.0) feet south of the northerly line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Five (5), Township Ten (10) North, Range Nine (9) West; thence southerly along the westerly right-of-way line of said Blaine Street, a distance of two thousand five hundred twenty nine and eighty seven hundredths (2,529.87) feet to a point on the northerly line of the North Half of the Southeast Quarter (N1/2, SE  $\frac{1}{4}$ ) of said Section Five (5); thence continuing along the westerly right-of-way line of said Blaine Street, a distance of one thousand two hundred seventy and sixteen hundredths (1,270.16) feet to a point on the southerly line of the North Half of the Southeast Quarter (N1/2, SE  $\frac{1}{4}$ ) of said Section Five (5); thence westerly along the southerly line of the North Half of the Southeast Quarter (N1/2, SE  $\frac{1}{4}$ ) of said Section Five (5), a distance of two hundred sixty seven and fourteen (267.14) feet; thence northerly and three hundred (300.0) feet parallel with the easterly line of the North Half of the Southeast Quarter (N1/2, SE  $\frac{1}{4}$ ) of said Section Five (5), a distance of one thousand two hundred seventy two and six tenths (1,272.6) feet to a point on the southerly line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of said Section Five (5); thence continuing northerly and three hundred (300.0) feet parallel with the easterly line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of said Section Five (5), a distance of two thousand five hundred twenty seven and two hundredths (2,527.02) feet; thence easterly and one hundred fifty (150.0) feet parallel with the northerly line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of said Section Five (5), a distance of two hundred sixty seven and eight hundredths (267.08) feet to a point on the westerly right-of-way line of said Blaine Street being the said Point of Beginning.

“F” – Mary Alice Henderson & Charles H. Henderson

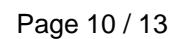
Beginning at the intersection of the easterly right-of-way line of Blaine Street and the southerly right-of-way line of Schimmer Drive; thence easterly along the southerly right-of-way line of said Schimmer Drive, a distance of two hundred sixty eight and twenty one hundredths (268.21) feet; thence southerly and three hundred (300.0) feet parallel with the westerly line of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Four (4), Township Ten (10) North, Range Nine (9) West, a distance of two thousand six hundred forty six and forty five hundredths (2,646.45) feet to a point on the southerly line of the Northwest Quarter (NW  $\frac{1}{4}$ ) of said Section Four (4); thence westerly along the southerly line of the Northwest Quarter (NW  $\frac{1}{4}$ ) of said Section Four (4), a distance of two hundred sixty seven and six hundredths (267.06) feet to a point on the easterly right-of-way line of said Blaine Street; thence northerly along the easterly right-of-way line of said Blaine Street, a distance of two thousand six hundred forty six and twenty three hundredths (2,646.23) feet to a point on the southerly right-of-way line of said Schimmer Drive being the said Point of Beginning.

“G” – Grand Island Area Economic Development Corporation (201309862)

Beginning at the intersection of the northerly right-of-way line of Wildwood Drive and the easterly right-of-way line of Blaine Street; thence northerly along the easterly right-of-way line of Blaine Street, a distance of two thousand five hundred fifty eight and ninety one hundredths (2,558.91) feet to a point on the northerly line of the Southwest Quarter (SW ¼) of said Section Four (4), Township Ten (10) North, Range Nine (9) West; thence easterly along the northerly line of the Southwest Quarter (SW ¼) of said Section Four (4), a distance of two hundred sixty seven and six hundredths (267.06) feet; thence southerly and three hundred (300.0) feet parallel with the westerly line of the Southwest Quarter (SW ¼) of said Section Four (4), a distance of two thousand five hundred sixty one and twenty one hundredths (2,561.21) feet to a point on the northerly right-of-way line of said Wildwood Drive; thence westerly along the northerly right-of-way line of said Wildwood Drive, a distance of two hundred sixty seven and twelve hundredths (267.12) feet to a point on the easterly right-of-way line of said Blaine Street being the said Point of Beginning.

“H” – Adeline M. Stelk

Beginning at a point on the westerly right-of-way line of Blaine Street, said point being eighty three (83.0) feet south of the northerly line of the North Half of the Northeast Quarter (N1/2, NE1/4) of Section Eight (8), Township Ten (10) North, Range Nine (9) West; thence westerly and eighty three (83.0) feet parallel with the northerly line of the North Half of the Northeast Quarter (N1/2, NE1/4) of said Section Eight (8), a distance of one thousand seven hundred seven and fifty eight hundredths (1,707.58) feet to a point of curvature; thence running northwesterly along the arc of a curve whose radius is nine hundred eighty five and thirty seven hundredths (985.37) feet ( the long chord of which deflects 11°50'33" right from the last described course), a long chord distance of three hundred fifteen and twenty four hundredths (315.24) feet to a point on the southerly right-of-way line of Wildwood Drive; thence westerly along the southerly right-of-way line of said Wildwood Drive, a distance of six hundred sixteen and sixty nine hundredths (616.69) feet to a point on the easterly line of the Northwest Quarter (NW1/4) of said Section Eight (8); thence continuing westerly along the southerly right-of-way line of said Wildwood Drive, a distance of fifty two and forty four hundredths (52.44) feet; thence southerly and parallel with the easterly line of the Northwest Quarter (NW1/4) of said Section Eight (8), a distance of two hundred sixty seven and ten hundredths (267.10) feet; thence easterly and three hundred (300.0) feet parallel with the northerly line of the Northwest Quarter (NW1/4) of said Section Eight (8), a distance of fifty two and forty four hundredths (52.44) feet to a point on the westerly line of the North Half of the Northeast Quarter (N1/2, NE1/4) of said Section Eight (8); thence continuing easterly and three hundred (300.0) feet parallel with the northerly line of the North Half of the Northeast Quarter (N1/2, NE1/4) of said Section Eight (8), a distance of two thousand five hundred ninety eight and forty six hundredths (2,598.46) feet to a point on the westerly right-of-way line of said Blaine Street; thence northerly along the westerly right-of-way line of said Blaine Street, a distance of two hundred seventeen and four hundredths (217.04) feet to the said Point of Beginning.



**WATER MAIN DISTRICT 458T**  
**Platte Valley Industrial Park East**  
 Wildwood Dr - Gold Core to Blaine St  
 Blaine St - Wildwood Dr to Schimmer Dr

**THE DIAMOND ENGINEERING COMPANY**  
**P O Box 1327**  
**Grand Island, NE 68802**  
**Tel: (308) 382-8362 Fax: (308) 382-8389**

5/12/2014

Item	Description	BID Unit \$	TOTAL QUANTITIES	PLACED Unit	TOTAL AMT COMPLETED \$
C. 1.01	16" d.i. pipe (SJ)	62.15	8,414.00	l.f.	\$522,930.10
C. 1.02	16" d.i. pipe (RJ)	76.60	126.00	l.f.	\$9,651.60
C. 1.03	30"x0.500" Steel casing	275.00	120.00	l.f.	\$33,000.00
C. 1.04	16"x16"x16" tapping sleeve (MJ)	7,265.00	1.00	ea.	\$7,265.00
C. 1.05	16"x16"x16" Tee (MJ)	975.00	1.00	ea.	\$975.00
C. 1.06	16"x16"x6" tee (MJ)	675.00	16.00	ea.	\$10,800.00
C. 1.07	16"X22 1/2° Ell (MJ)	555.00	10.00	ea.	\$5,550.00
C. 1.08	16"X6" Reducer (MJ)	405.00	1.00	ea.	\$405.00
C. 1.09	16" sleeve coupling	510.00	21.00	ea.	\$10,710.00
C. 1.10	16" Tapping Valve	7,430.00	1.00	ea.	\$7,430.00
C. 1.11	16" Butterfly Valve	2,553.00	10.00	ea.	\$25,530.00
C. 1.12	valve box	145.00	11.00	ea.	\$1,595.00
C. 1.13	Fire Hydrant assembly Type 1	1,400.00	16.00	ea.	\$22,400.00
C. 1.14	Fire Hydrant Assembly Type 2	1,980.00	1.00	ea.	\$1,980.00
C. 1.15	Thrust Block	350.00	23.00	ea.	\$8,050.00
C. 1.16	Thrust Block - Invert "A"	965.00	3.00	ea.	\$2,895.00
C. 1.17	Thrust Block - Invert "B"	820.00	3.00	ea.	\$2,460.00
C. 1.18	remove asph./conc. Driveway	5.80	0.00	s.y.	\$0.00
C. 1.19	replace asph./conc. Driveway	31.00	0.00	s.y.	\$0.00
C. 1.20	remove asph./conc. Roadway	6.80	83.40	s.y.	\$567.12
C. 1.21	replace concrete roadway	34.50	83.40	s.y.	\$2,877.30
C. 1.22	remove and replace gravel roadway	18.00	10.00	ton	\$180.00
C. 1.23	Residential Type Seeding & Restoration	9,535.00	0.40	Ac	\$3,814.00
C. 1.24	Non-Residential Type Seeding & Restoration	2,695.00	4.45	Ac	\$11,992.75
C. 1.25	Row Crop Area Restoration	340.00	6.70	Ac	\$2,278.00
C. 1.26	Dewatering	9.55	2,593.00	l.f.	\$24,763.15
C. 1.27	Temporary Traffic Control	1,250.00	1.00	L.S.	\$1,250.00
C. 1.28	Temporary Fencing	4,370.00	1.00	L.S.	\$4,370.00
C. 1.29	Remove & Replace Permanent Fencing	1,586.00	1.00	L.S.	\$1,586.00
<b>CONTRACT TOTAL AMOUNT</b>					<b>\$727,305.02</b>
Easements					\$45,987.50
City Supplied Materials					\$23,834.13
Services & Supplies					\$4,446.08
Engineering					\$37,577.04
Overhead					\$16,918.91
<b>PROJECT TOTAL</b>					<b>\$856,068.68</b>
Less PVSb Easement Reimbursement					-\$36,985.00
Less CDBG Reimbursement					-\$334,762.00
Less CDBG Amendment					-\$32,909.00
LB 840 Funds					-\$119,758.45
Total Reimbursement					-\$524,414.45
<b>ASSESSABLE TOTAL</b>					<b>\$331,654.23</b>

**TABULATION OF CONNECTION FEES  
WATER MAIN DISTRICT 458T  
WWO 22919**

5/12/2014

ITEM	AMOUNT
Contract =	\$727,305.02
Easements =	\$45,987.50
City Materials =	\$23,834.13
Engineering =	\$37,577.04
Overhead =	\$16,918.91
Services & Supplies	\$4,446.08
Total Project =	\$856,068.68
Less PVSF Easement	-\$36,985.00
Less CDBG =	-\$334,762.00
Less CDBG Amendment =	-\$32,909.00
LB 840 Funds	-\$119,758.45
Total Reimbursements =	-\$524,414.45
Assessable =	\$331,654.23
Connection Fee / FF	\$21.510958

OWNER	PARCEL #	SEE ATTACHED PROPERTY	DESCRIPTION	FRONT FOOTAGE	TOTAL CONNECTION FEE
Blattner Family Trust 10 Trailwood Creek Lufkin, TX 75901	400209217	Part SW 1/4, SE 1/4 Section 5, T-10-N, R-9-W	"C"	1,145.46	\$24,639.94
Grand Island Area Economic Development PO Box 1151 Grand Island, NE 68802	400209225	Part SW 1/4, SE 1/4 Section 5, T-10-N, R-9-W	"D"	2,575.34	\$55,398.03
Grand Island Area Economic Development PO Box 1151 Grand Island, NE 68802	400209209 400209160	Part E 1/2, NE 1/4 Section 5, T-10-N, R-9-W Part N 1/2, SE 1/4 Section 5, T-10-N, R-9-W	"E"	3,800.03	\$81,742.29
Charles H Henderson Mary Alice Henderson, H/W 24 E Laurel Street Harrisonburg, VA 22801	400209047	Part W 1/2, NW 1/4 Section 4, T-10-N, R-9-W	"F"	2,646.23	\$56,922.94
Grand Island Area Economic Development PO Box 1151 Grand Island, NE 68802	400209055	Part SW 1/4 Section 4, T-10-N, R-9-W	"G"	2,558.91	\$55,044.61
Adeline M Stelk 2659 W Wildwood Dr Grand Island, NE 68801	400209241	Part N 1/2, NE 1/4 Section 8, T-10-N, R-9-W Part NE 1/4, NW 1/4 Section 8, T-10-N, R-9-W	"H"	2,691.95	\$57,906.42
Total Footage				15,417.92	
Total All Connection Fees					\$331,654.23

RESOLUTION 2014-143

WHEREAS, the City Engineer/Public Works Director and the Utilities Director for the City of Grand Island have issued a Certificate of Final Completion for Water Main District 458T certifying that The Diamond Engineering Company of Grand Island, Nebraska, under contract has completed the water main project according to the terms, conditions, and stipulations for such improvements; and

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

WHEREAS, the Mayor concurs with the recommendations of the City Engineer/Public Works Director and the Utilities Director.

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

- The City Engineer/Public Works Director's Certificate of Final Completion for Water Main District 458T is hereby confirmed.
- That the City Council will sit as a Board of Equalization on July 8, 2014, to determine benefits and set assessments for Water Main District 458T.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 10, 2014.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 6, 2014	☐ City Attorney