



# City of Grand Island

Tuesday, September 23, 2014

Council Session

## Item D-2

**#2014-BE-7 - Consideration of Determining Benefits for Sanitary Sewer District 527T; Platte Valley Industrial Park-East**

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

# Council Agenda Memo

**From:** Terry Brown PE, Assistant Public Works Director

**Meeting:** September 23, 2014

**Subject:** Consideration of Determining Benefits for Sanitary Sewer District 527T; Platte Valley Industrial Park-East

**Item #'s:** D-2 & I-3

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

## Background

The Certificate of Final Completion for Sanitary Sewer District No. 527T was approved on August 26, 2014 with September 23, 2014 set as the date for Council to sit as the Board of Equalization. All work has been completed and special assessments have been calculated for the District.

## Discussion

Sanitary Sewer District No. 527T was created by City Council on April 10, 2012 as a special economic development activity for development of a business/industrial park/site which will eventually be occupied by eligible benefited business(es). This was a combined project of the Public Works and Utility Departments for the installation of sanitary sewer lines, water main, and street improvements to provide municipal utility infrastructure to the Platte Valley Industrial Park Site.

Funding assistance was provided for the project from the 2010 Community Development Block Grant (CDBG) Economic Development Program in the amount of \$935,000. This Block Grant required a City's matching fund of \$1,275,000. On October 26, 2010 the City Council approved the application for the Economic Development Grant from the Nebraska Department of Economic Development. Additionally, \$575,000 in Local Area Economic Development LB 840 funds was allocated to the project.

District 527T is a "tap" district. The district is located between Schimmer Drive on the north, Wildwood Drive on the south, Blaine Street on the east and the St. Joe Branch of the UPRR on the west. The district constructed an 18" gravity sanitary sewer extension from Gold Core Road to Blaine Street on the north side of Wildwood Drive, and in similar image a 15" gravity sanitary sewer extension on the south side of Schimmer

Drive. The district provides service to all interior lots within the Platte Valley Industrial Park – East. Connection fees will be collected from property owners within the district boundary as the main is tapped for service.

Work on the project was completed at a construction price of \$508,855.21. Other credited funds are (\$331,138.00) Total cost of the project is \$592,606.80. Costs for the project break down as follows:

Original Bid	\$486,953.20
Change Order No. 1	\$ 9,572.88
Miscellaneous	\$ 12,329.13
<b>SUBTOTAL (Construction Price)</b>	<b>\$508,855.21</b>

Construction Engineering Costs	\$ 83,751.59
<b>SUBTOTAL (Engineering / Inspections)</b>	<b>\$ 83,751.59</b>

State of Nebraska DED CDBG	\$(254,572.00)
Grand Island Area Economic Development Corp.	\$ (76,566.00)
<b>SUBTOTAL (Other Funding)</b>	<b>\$(331,138.00)</b>

**TOTAL COST** **\$261,468.80**

The final assessment for Sanitary Sewer District 527T, Platte Valley Industrial Park East is \$261,468.80.

The assessed cost in the district and the cities costs break down as follows:

Total Assessed to Blattner Family Trust	\$ 47,526.22
Total Assessed to Grand Island Area	
<u>Economic Development Cooperation</u>	<u>\$213,942.58</u>
<b>TOTAL COST</b>	<b>\$261,468.80</b>

The Engineers Estimate for the project was underrun in the amount of \$6,261.61.

### 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**

Public Works Administration recommends that the Council sit as the Board of Equalization to determine benefits and pass an Ordinance to levy Special Assessments to individual properties.

## **Sample Motion**

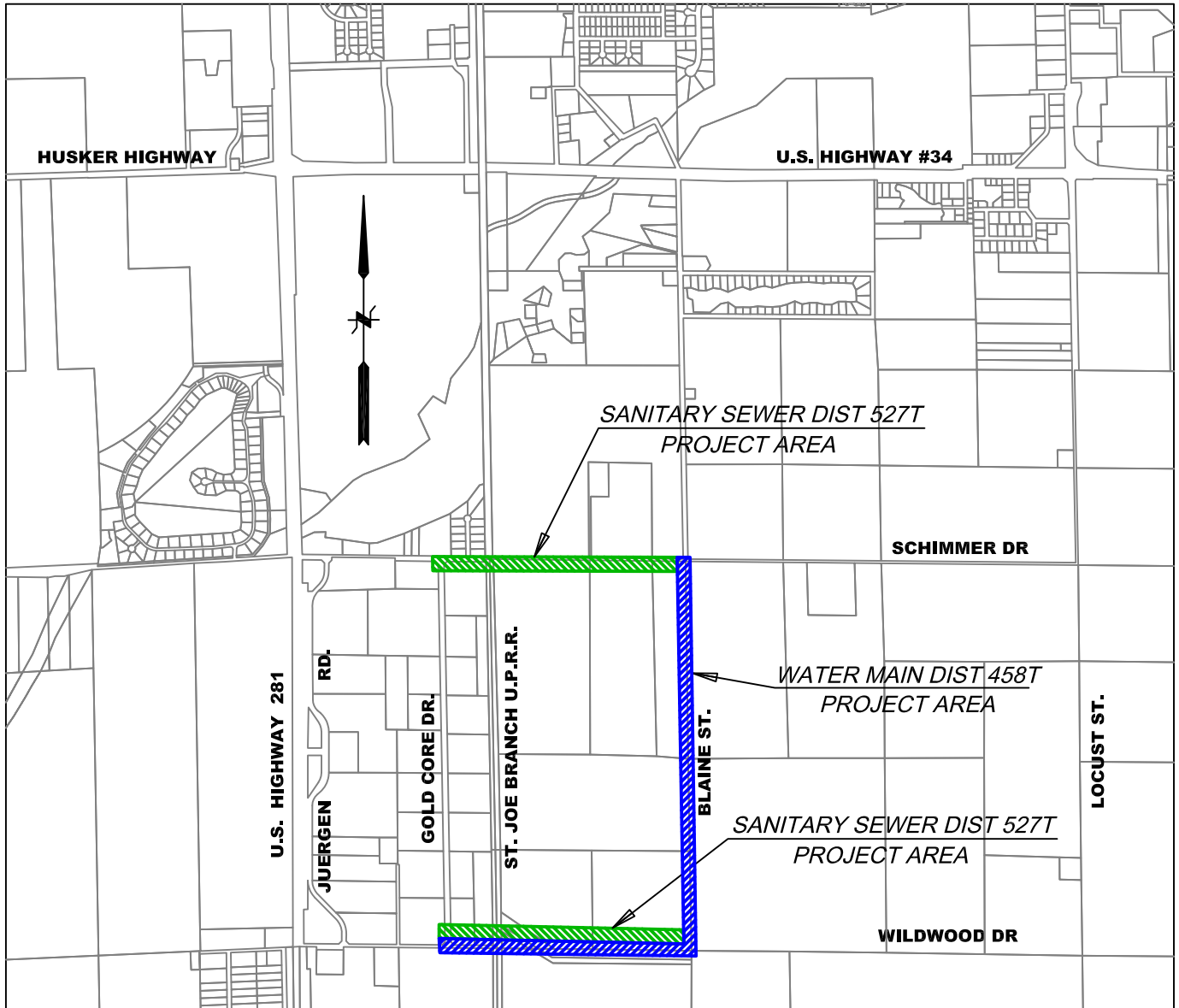
(Sample Motion for the Board of Equalization)

Move to approve the resolution determining benefits for Sanitary Sewer Districts 527T.

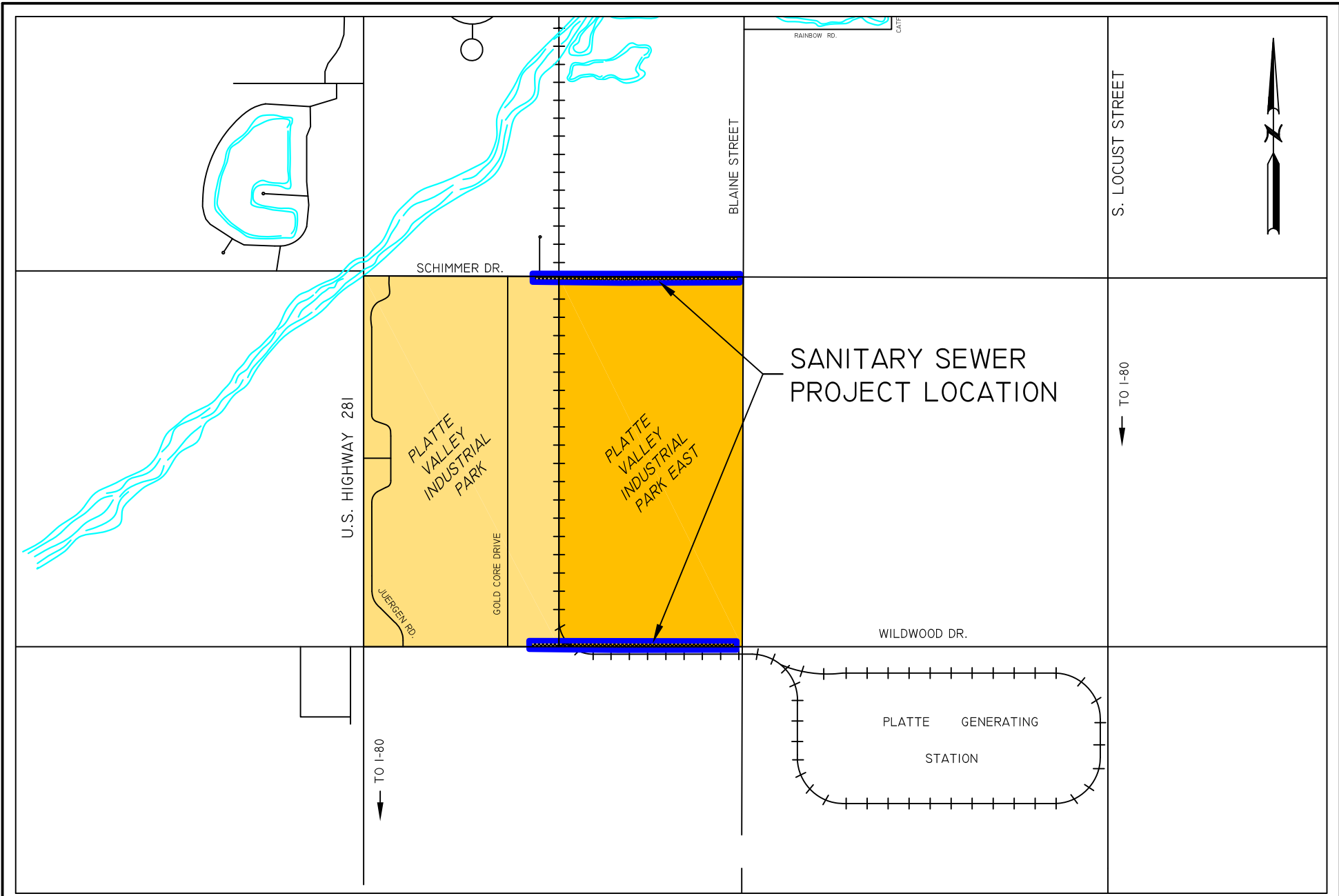
(Sample Motion for the Resolution)

Move to approve the Resolution levying the assessments for Sanitary Sewer Districts 527T.

**LOCATION MAP**







R E S O L U T I O N    2014-BE-7

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District 527T, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district 527T to be the total sum of \$261,468.80; and

Such benefits are equal and uniform; and

According to the equivalent front and area of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 527T, such benefits to abutting property are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
<b><u>Sanitary Sewer District No. 527T</u></b>		
Blattner Family Trust	Part SW 1/4, SE 1/4, Section 5, T-10-N, R-9-W Platte Valley Industrial Park Third Subdivision	\$ 47,526.22
Grand Island Area Economic Development Corporation	Part SE 1/4, SE 1/4, Section 5, T-10-N, R-9-W Platte Valley Industrial Park Third Subdivision	\$ 53,934.15
Grand Island Area Economic Development Corporation	Part N 1/2, SE 1/4, Section 5, T-10-N, R-9-W Platte Valley Industrial Park Third Subdivision	\$ 53,092.65
Grand Island Area Economic Development Corporation	Part W 1/2, NE 1/4, Section 5, T-10-N, R-9-W Platte Valley Industrial Park Third Subdivision	\$ 53,809.19
Grand Island Area Economic Development Corporation	Part E 1/2, NE 1/4, Section 5, T-10-N, R-9-W W 53-1/3 Platte Valley Industrial Park Third Subdivision	\$ 35,330.23
Grand Island Area Economic Development Corporation	Part E 1/2, NE 1/4, Section 5, T-10-N, R-9-W E 26-2/3 Platte Valley Industrial Park Third Subdivision	\$ 17,776.35
<b>TOTAL</b>		<b>\$261,468.80</b>

BE IT FURTHER RESOLVED that the special benefits as determined by this resolution shall not be levied as special assessments but shall be certified by this resolution to the Register of Deeds, Hall County, Nebraska, pursuant to Section 16-6,103, R.R.S. 1943. A connection fee in the amount of the above benefit accruing to each property in the district shall be paid to the City of Grand Island at the time such property becomes connected to the sanitary sewer main. No property benefited as determined by this resolution shall be connected to the sanitary sewer main until the connection fee is paid. The connection fees collected shall be paid into the fund from which construction costs were made to replenish such fund for the construction costs.

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Approved as to Form    ✕ _____ September 19, 2014    ✕ City Attorney
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Adopted by the City Council of the City of Grand Island, Nebraska, September 23, 2014.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk