



City of Grand Island

Tuesday, March 23, 2004

Council Session

Item G16

#2004-68 - Approving Certificates of Final Completion and Setting of Board Equalization Hearing Date for Water Main Districts 441 and 442T (Faidley Avenue)

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: March 23, 2004

Subject: Water Main Districts 441 and 442T
Faidley Avenue – Diers Avenue to Claude Road
Extended
Assessments and Connection Fees

Item #'s: G-16

Presenter(s): Gary R. Mader, Utilities Director

Background

The water main for the two referenced districts has been installed and placed in service. The project was done under one contract and involved the construction of a 10" main in Faidley Avenue, from Diers Avenue to the west approximately 700' to the Moore's Creek Drainway; then extending south, tying into an existing 10" main at Claude Road extended. The project provides City service to the Crane Valley 6th and 7th Subdivisions and completes a major loop in the water system.

The total cost of construction was \$38,023.09. The City's share is \$9,158.52 due to the layout of the area previously served, and the cost of over-sizing the main to meet system demands.

Discussion

The assessment District, 441, was created to serve the properties on the north side of Faidley Avenue. This is the Department's standard method for installing water mains to developed areas requesting City service. The assessments will be collected over a five year period, at 7% simple interest on the unpaid balance.

The District's fees are based on the calculated cost of installing an 8" water main, the standard size for commercial areas. To arrive at a proportional cost for each property, the District's assessable amount was divided by the frontage of the properties adjacent to the water main. This computes to a \$19.333172 per front foot fee.

The Connection District, 442T, was created for the two large lots on the south side of Faidley Avenue. These tracts are not fully developed and have the potential to be re-subdivided. If the lots are more fully developed in the future, connection fees would be collected when future facilities were actually connected to the new main to receive City water service.

Alternatives

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

1. Issue the Certificate of Final Completion for Districts 441 and 442T and set the date for the Board of Equalization to determine assessments and connection fees for the properties within the boundaries of the two Districts.
2. Deny the issuance of the Certificate of Final Completion for Water Main District 441 and District 442T.
3. Modify the assessments and connection fees due from the properties within the boundary of Districts 441 and 442T, to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Certificates of Final Completion be accepted by the Council and that the Board of Equalization be set to meet at the Council Meeting of April 27, 2004 to determine the assessments for Water Main District 441 and the connection fees for Water Main District 442T. Attached are copies of the calculations, ownership records and district plats.

Sample Motion

Approve the acceptance of the Certificates of Final Completion for Water Main Districts 441 and 442T and set the date for the Board of Equalization to determine assessments and connection fees for these districts for April 27, 2004.



INTEROFFICE MEMORANDUM

*Working Together for a
Better Tomorrow. Today.*

DATE: March 10, 2004
TO: Mayor and Council Members
FROM: Gary R. Mader, Utilities Director

SUBJECT: Water Main District 441

This memo is to certify that Water Main District 441, located in Faidley Avenue, from Diers Avenue to Claude Road Extended 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 April 27, 2004, to determine the benefits and connections fees for the properties within the boundaries of Water Main District 441.


Gary R. Mader, Utilities Director

GRM/pag

pc: Doug Walker, City Attorney
David Springer, Finance Director
Robert H. Smith, Asst. Utilities
Steve Riehle, Public Works Director
Tom Barnes, Civil Engineering Manager, Utilities
Dave Goosic, Water Superintendent
Laura Berthelsen, Legal Assistant
Yolanda Rayburn, Sr. Accounting Clerk



INTEROFFICE MEMORANDUM

*Working Together for a
Better Tomorrow. Today.*

DATE: March 10, 2004
TO: Mayor and Council Members
FROM: Gary R. Mader, Utilities Director

SUBJECT: Water Main District 442T

This memo is to certify that Water Main District 442T, located in Faidley Avenue, from Diers Avenue to Claude Road Extended 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 April 27, 2004, to determine the benefits and connections fees for the properties within the boundaries of Water Main District 442T.


Gary R. Mader, Utilities Director

GRM/pag

pc: Doug Walker, City Attorney
David Springer, Finance Director
Robert H. Smith, Asst. Utilities
Steve Riehle, Public Works Director
Tom Barnes, Civil Engineering Manager, Utilities
Dave Goosic, Water Superintendent
Laura Berthelsen, Legal Assistant
Yolanda Rayburn, Sr. Accounting Clerk

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

WATER MAIN DISTRICT NO. 441

March 10, 2004

Water Main District No. 441 is located in Faidley Avenue from Diers Avenue to the Moore's Creek Drainway, then south to Claude Road extended. The work on this main, as certified to be fully completed by Gary R. Mader, 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 April 27, 2004, to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle,
Public Works Director

WATER MAIN DISTRICT NO. 441

March 10, 2004

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 441 be approved.

I further recommend that the City Council sit as Board of Equalization on April 27, 2004, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek
Mayor

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

WATER MAIN DISTRICT NO. 442T

March 10, 2004

Water Main District No. 442T is located in Faidley Avenue from Diers Avenue to the Moore's Creek Drainway, then south to Claude Road extended. The work on this main, as certified to be fully completed by Gary R. Mader, 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 April 27, 2004, to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle,
Public Works Director

WATER MAIN DISTRICT NO. 442T

March 10, 2004

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 442T be approved.

I further recommend that the City Council sit as Board of Equalization on April 27, 2004, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek
Mayor

CITY OF GRAND ISLAND, NEBRASKA - UTILITIES DEPARTMENT
WATER MAIN DISTRICT 441 / 442T
ASSESSMENTS and FEES
 Fairley Ave - Dixie Ave to Okade Rd Extended

7/28/2003 Est.
 8/28/2003 Bid
 12/11/2003 Final

| ITEM | DESCRIPTION | QUANTITY EST | UNIT | STAROSTHA | | INSTALLED | | 441 / 442T | Assessable \$ to |
|--|--------------------------------|----------------------------------|---------------|--------------------|---------------------------|--------------|----------------|---------------|------------------|
| | | | | BID UNIT \$ | TOTAL BIDS | QUANTITY | FINAL TOTAL \$ | Assessable \$ | Crane Valley 7th |
| 1.01 | 10" DI Pipe (ft) | 900.00 | LF | 22.40 | 20,006.00 | 900.00 | 20,004.40 | 16,235.52 | |
| 1.02 | 10"x10"x10" Tapping Sleeve | 1.00 | EA | 1,601.00 | 1,601.00 | 1.00 | 1,601.00 | 1,280.80 | |
| 1.03 | 10"x10"x8" Tee (in) | 2.00 | EA | 221.00 | 442.00 | 2.00 | 442.00 | | 442.00 |
| 1.04 | 10"x10"x6" Tee (in) | 2.00 | EA | 215.00 | 430.00 | 2.00 | 430.00 | 400.00 | |
| 1.05 | 10"x45 El (in) | 7.00 | EA | 220.00 | 1,540.00 | 7.00 | 1,540.00 | 1,232.00 | |
| 1.06 | 10" RS Tapping Valve | 1.00 | EA | 789.00 | 789.00 | 1.00 | 789.00 | 631.20 | |
| 1.07 | 8" RS Gate Valve | 2.00 | EA | 600.00 | 1,200.00 | 2.00 | 1,200.00 | | 1,200.00 |
| 1.08 | 8" Plug (in) | 2.00 | EA | 49.00 | 98.00 | 2.00 | 98.00 | 98.00 | |
| 1.09 | Valve Box | 3.00 | EA | 129.00 | 387.00 | 3.00 | 387.00 | 328.00 | 258.00 |
| 1.10 | Fire Hydrant Assembly | 2.00 | EA | 471.00 | 942.00 | 2.00 | 942.00 | 942.00 | |
| 1.11 | Duc Lugs w/ 3/4" Rod Complete | 6.00 | SET | 25.00 | 150.00 | 6.00 | 150.00 | 150.00 | |
| 1.12 | Thrust Block | 12.00 | EA | 52.00 | 624.00 | 12.00 | 624.00 | 520.00 | 104.00 |
| 1.13 | 6 Mil Polyethylene | 940.00 | EA | 0.90 | 846.00 | 928.00 | 835.40 | 835.40 | |
| 1.14 | Remove & Salvage 10" Cap | 1.00 | EA | 30.00 | 30.00 | 1.00 | 30.00 | 30.00 | |
| 1.15 | Deaerating Complete | Lump Sum | | | 1.00 | | 1.00 | 1.00 | |
| TOTAL BID | | | | | \$29,888.00 | | | | |
| CONTRACT TOTAL | | | | | | | \$29,361.80 | | |
| Assessable Amount | | | | | | | | \$22,414.92 | \$2,102.00 |
| Water Dept Materials | | | | | | | \$1,725.60 | \$1,723.60 | |
| Engineering Labor & Overhead | | | | | | | \$6,937.69 | \$2,413.85 | \$210.20 |
| PROJECT TOTAL | | | | | | | \$39,025.09 | \$28,552.37 | \$2,312.20 |
| Total Assessable Amount | | | | | | | \$28,884.57 | | |
| City Expense for Oversize | | | | | | | \$0,158.52 | | |
| Assessment per Front Foot | | | | | \$28,884.57 / 1,373.41' = | \$19,333.171 | | | |
| Lot | Subdivision | Owner | Front Footage | WMD 441 Assessment | WMD 442T Connection Fee | | | | |
| WATER MAIN DISTRICT 441 OWNERSHIPS | | | | | | | | | |
| 1 | Crane Valley 6th Subdivision | Concord Development, LLC | 277.65 | \$5,367.86 | | | | | |
| 2 | Crane Valley 6th Subdivision | Concord Development, LLC | 349.05 | \$6,748.24 | | | | | |
| PT 1 | Crane Valley 7th Subdivision | Concord Development, LLC | 60.01 | \$1,172.38 | | | | | |
| PT | SE 1/4, Sec 13, T-11-N, R-10-W | City of G. I., NE - Substation B | 184.00 | \$3,557.30 | | | | | |
| | | | | \$19,145.78 | | | | | |
| WATER MAIN DISTRICT 442T OWNERSHIPS | | | | | | | | | |
| PT 9 | Richmond Subdivision | G.I. Surgical Center, LLC | 265.99 | | \$5,142.43 | | | | |
| PT 13 | Richmond Subdivision | CALM, A NE Gen. Partnership | 236.71 | | \$4,576.36 | | | | |
| | | | | | \$9,718.79 | | | | |
| Total Frontage | | | 1,373.41 | | | | | | |
| Total Amount for Assessments and Connection Fees | | | | | \$28,884.57 | | | | |

Water Main District 441 – Ownerships, Parcel Descriptions, And Assessments

Concord Development, LLC
c/o Larry S Bird, Member
1701 Windhoek Drive
Lincoln, NE 68506
Lot 1 Crane Valley 6th Subdivision
\$5,367.86

Concord Development, LLC
c/o Larry S Bird, Member
1701 Windhoek Drive
Lincoln, NE 68506
Lot 2 Crane Valley 6th Subdivision
\$6,748.24

Concord Development, LLC
c/o Larry S Bird, Member
1701 Windhoek Drive
Lincoln, NE 68506
Part of Lot 1 Crane Valley 7th Subdivision being more particularly described as follows: Beginning at a southeast corner of Lot One (1) Crane Valley 7th Subdivision in the City of Grand Island, Hall County, Nebraska, also being the southwest corner of Lot One (1) Crane Valley 6th Subdivision; thence N89°41'56"W along the northerly right-of-way line of Faidley Avenue, a distance of sixty and one hundredth (60.01) feet to the southeast corner of Lot Two (2) Crane Valley 6th Subdivision; thence N00°34'22"W along the easterly line of said Lot Two (2) Crane Valley 6th Subdivision, a distance of two hundred seven (207.0) feet to the northeast corner of said Lot Two (2) Crane Valley 6th Subdivision; thence S89°41'46"E to the northwest corner of said Lot One (1) Crane Valley 6th Subdivision; thence S00°34'22"E along the westerly line of said Lot One (1) Crane Valley 6th Subdivision, a distance of two hundred seven (207.0) feet to the said Point of Beginning.
\$3,472.38

City Of Grand Island – Utilities Department
Substation "B" site
Part of the Southeast Quarter (SE 1/4) Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Grand Island, Hall County Nebraska, being more particularly described as follows: Beginning at the northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4) Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West; thence southerly along the westerly line of the Southeast Quarter (SE 1/4) said Section Thirteen (13), on an assumed bearing of S00°00'00"W, a distance of two hundred fifty (250.0) feet, to a northwest corner of Lot Nine (9) Richmond Subdivision; thence S89°04'59"E, a distance of One hundred eighty-three and ninety-four hundredths (183.94) feet to a southeast corner of said Lot Nine (9) Richmond Subdivision; thence N00°01'22"E, a distance of two hundred fifty and fifteen hundredths (250.15) feet, to a northwest corner of said Lot Nine (9) Richmond Subdivision, also being a point on the southerly right-of-way line of Faidley Avenue; thence westerly along the said southerly right-of-way line of Faidley Avenue, a distance of One hundred Eighty-four (184.0) to the said Point Of Beginning.
\$3,557.30

TOTAL =\$19,145.78

Water Main District 442T – Ownerships, Parcel Descriptions, And Connections Fees

Grand Island Surgical Center, LLC
PO Box 1407

Grand Island, NE 68802

Part of Lot 9 Richmond Subdivision, being more particularly described as follows:

The easterly Two Hundred Sixty-five and Ninety-nine Hundredths (265.99) feet of the northerly Three Hundred (300.0) feet of Lot Nine (9) Richmond Subdivision in the City of Grand Island, Hall County, NE.
\$5,142.43

CALM, A Nebraska General Partnership
PO Box 9805

Grand Island, NE 68802-9805

Part of Lot 13 Richmond Subdivision, being more particularly described as follows:

The westerly Two Hundred Thirty-six and Seventy-one Hundredths (236.71) feet of the northerly Three Hundred (300.0) feet of Lot Thirteen (13) Richmond Subdivision in the City of Grand Island, Hall County, NE.
\$4,576.36

TOTAL = \$9,718.79

R E S O L U T I O N 2004-68

WHEREAS, the Utilities Director of the City of Grand Island has issued his Certificate of Final Completion for Water Main Districts 441 and 442T, certifying that Starostka Group Company of Grand Island, Nebraska, has completed such project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the Utilities Director recommends the acceptance of the final completion; and

WHEREAS, the Mayor concurs with the Utilities Director's recommendations.

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

1. The Utilities Director's Certificate of Final Completion for Water Main Districts 441 and 442T is hereby confirmed.
2. The City Council will sit as a Board of Equalization on April 27, 2004 to determine benefits and set assessments for Water Main District No. 441.
3. The City Council will sit as a Board of Equalization on April 27, 2004 to determine benefits and set connection fees for Water Main District No. 442T.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 23, 2004.

RaNae Edwards, City Clerk