



City of Grand Island

Tuesday, April 27, 2004

Council Session

Item D3

**#2004-BE-5 - Consideration of Determining Benefits for Water
Main District 441 - Faidley Avenue, Diers to Claude Road -
extended, and lots 9 & 13, Richmond Subdivision**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: April 27, 2004

Subject: Determining Benefits for Water Main District 441 –
Faidley Avenue, Diers to Claude Road Extended and
Lots 9 and 13, Richmond Subdivision.

Item #'s: D-3 & F-6

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

Background

Water Main District 441 was created by Council upon receipt of a request from Larry Bird, owner of the properties within Crane Valley 6th and 7th Subdivisions. The project 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 (see attached plat).

In this case, since a single water main serves both developed properties (on the north side of Faidley) and undeveloped frontage (on the south side of Faidley). The administrative processes for an assessment district were used for the north properties and the connection fee processes were used for the south properties (District 442T).

The total cost of construction for Water Main Districts 441 and 442T 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

Water Main District 441 was created to serve the properties on the north side of Faidley Avenue, and is an assessment district. 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.

Alternatives

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

1. Approve the assessments for the properties within the boundaries of the district.
2. Disapprove the assessments.
3. Modify the assessments for the properties within the boundary of District 441, to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the assessments for Water Main District 441 as calculated.

Sample Motion

Approve the assessments for Water Main District 441 as calculated.

CITY OF GRAND ISLAND, NEBRASKA - UTILITIES DEPARTMENT
WATER MAIN DISTRICT 441 / 442T 7/28/2003 Est
ASSESSMENTS and FEES 8/28/2003 Bid
Fairley Ave - Diers Ave to Claude Rd Extended 12/11/2003 Final

ITEM	DESCRIPTION	QUANTITY EST	BID UNIT	STAROSTKA		INSTALLED		441 / 442T Assessable \$	Additional Assessable \$ to Crane Valley 7th
				TOTAL BID \$		QUANTITY	FINAL TOTAL \$		
1.01	10" D.I. Pipe (sj)	920.00	LF	22.40	20,608.00	906.00	20,294.40	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"x 8" Tee (mj)	2.00	EA	221.00	442.00	2.00	442.00		442.00
1.04	10"x10"x 6" Tee (mj)	2.00	EA	215.00	430.00	2.00	430.00	430.00	
1.05	10"x 45 Ell (mj)	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 (mj)	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	129.00	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	8 Mil Polyethylene	940.00	EA	0.90	846.00	926.00	833.40	833.40	
1.14	Remove & Salvage 10" Cap	1.00	EA	30.00	30.00	1.00	30.00	30.00	
1.15	Dewatering Complete	Lump Sum		1.00			1.00	1.00	
TOTAL BID					\$29,688.00				
CONTRACT TOTAL							\$29,361.80		
Assessable Amount								\$22,414.92	\$2,102.00
Water Dept Materials							\$1,723.60	\$1,723.60	
Engineering Labor & Overhead							\$6,937.69	\$2,413.85	\$210.20
PROJECT TOTAL							\$38,023.09	\$26,552.37	\$2,312.20
Total Assessable Amount							\$28,864.57		
City Expense for Oversize							\$9,158.52		

Assessment per Front Foot \$28,864.57 / 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	\$8,748.24	
PT 1	Crane Valley 7th Subdivision	Concord Development, LLC	60.01	\$3,472.38	
PT	SE 1/4, Sec 13, T-11-N, R-10-W	City of Grand Island - 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					\$28,864.57

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

RESOLUTION 2004-BE-5

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 441, 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 \$19,145.78; and

According to the front foot and cost of installation to provide service to each of the respective lots, tracts, and real estate within such Water Main District No. 441, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Concord Development, LLC	Lot 1, Crane Valley 6 th Subdivision	5,367.86
Concord Development, LLC	Lot 2, Crane Valley 6 th Subdivision	6,748.24
Concord Development, LLC	Part of Lot One (1), Crane Valley 7 th Subdivision, more particularly described as follows: Beginning at a southeast corner of Lot (1) Crane Valley 7 th Subdivision in the City of Grand Island, Hall County, Nebraska, also being the southwest corner of Lot One (1), Crane Valley 6 th 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 6 th Subdivision; thence N00°34'22"W along the easterly line of said Lot Two (2) Crane Valley 6 th Subdivision, a distance of two hundred seven (207.0) feet to the northeast corner of said Lot Two (2) Crane Valley 6 th Subdivision; thence S89°41'46"E to the northwest corner of said Lot One (1) Crane Valley 6 th Subdivision; thence S00°34'22"E along the westerly line of said Lot One (1) Crane Valley 6 th Subdivision, a distance of two hundred seven (207.0) feet to the said Point of Beginning	3,472.38
City of Grand Island, Nebraska (Substation "B")	Part of the Southeast Quarter (SE1/4) of Section 13-11-10, more particularly described as follows: Beginning at the northwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4, SE1/4) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West; thence southerly along the westerly line of the Southeast Quarter (SE1/4) 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	3,557.30

RESOLUTION 2004-BE-5

	westerly along the said southerly right-of-way line of Faidley Avenue, a distance of one hundred eighty four (184.0) feet to the said Point of Beginning	
TOTAL		\$19,145.78

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Adopted by the City Council of the City of Grand Island, Nebraska, on April 27, 2004.

RaNae Edwards, City Clerk