



City of Grand Island

Tuesday, April 27, 2004

Council Session

Item D4

**#2004-BE-6 - Consideration of Determining Benefits for Water
Main District 442T - Faidley Avenue, Diers to Claude Road -
extended, and lots 9 and 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 442T –
Faidley Avenue, Diers to Claude Road Extended and
Lots 9 and 13, Richmond Subdivision.

Item #'s: D-4 & G-12

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

Background

Water Main District 442T 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

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. Approve the connection fees for the properties within the boundaries of the district.
2. Disapprove the connection fees.
3. Modify the connection fees for the properties within the boundary of District 442T, to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the connection fees for Water Main District 442T as calculated.

Sample Motion

Approve the connection fees for Water Main District 442T 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 - Diars 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 (sl)	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 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



LEGEND

- EXISTING WATER MAIN
- PROPOSED 10" WATER MAIN

CITY OF GRAND ISLAND	
UTILITIES DEPARTMENT	
WATER MAIN DIST. 441 AND 442T	
DRN BY: K.J.M.	SCALE: 1"= 200'
DATE: 8/28/2003	FILE: WM 441/442T

R E S O L U T I O N 2004-BE-6

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 442T, 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 \$9,718.79;
and

Such benefits are equal and uniform; and

According to the area of the respective lots, tracts, and real estate within such Water Main District No. 442T, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Connection Fee</u>
Grand Island Surgical Center, LLC	Part of Lot Nine (9), Richmond Subdivision, 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, Nebraska	5,142.43
CALM	Part of Lot Thirteen (13), Richmond Subdivision, 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, Nebraska	4,576.36
TOTAL		\$9,718.79

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 water main. No property benefited as determined by this resolution shall be connected to the water 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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Adopted by the City Council of the City of Grand Island, Nebraska, April 27, 2004.

Approved as to Form <input type="checkbox"/> _____ April 22, 2004 <input type="checkbox"/> City Attorney

RaNae Edwards, City Clerk