



City of Grand Island

Tuesday, May 25, 2004

Council Session

Item D1

**#2004-BE-7 - Consideration of Determining Benefits for Water
Main District 444 - Mary Lane Subdivision**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: May 25, 2004

Subject: Determining Benefits for Water Main District 444 – Mary Lane Subdivision

Item #'s: D-1 & F-4

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

Background

Water Extension District 444 was created to address ground water contamination by 1,1-dichloroethylene and tetrachloroethylene in the private wells within Marylane Subdivision. The subdivision is located east of North Road and north of Husker Hwy.

The project installed a 6" diameter water main and service lines in Mary Lane and Valley View Avenue. The construction provides City water service to all lots within the subdivision.

Discussion

CNH has entered into an agreement to reimburse the City for the assessable costs associated with the water main and service lines. The total cost of construction was \$93,651.44. CNH share of the total cost is \$86,287.93. The remainder of \$7,363.51 is the City's share due to the layout of the area previously served, and the cost of the main placed in Valley View Avenue. This section of piping will provide City services to meet future system extensions.

In a routine assessment district, the costs to serve the properties within the District's boundary would be paid by the individual property owners. The assessment amounts have been computed for the properties within the district but the assessment amounts have been paid in full by CNH. In order to complete the Assessment District legal processes, the assessments are set, and the Finance Department will then credit each property account as having been paid in full.

Alternatives

It appears the following alternatives concerning the issue are at hand:

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 444, to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that Council approve assessments for the properties within the boundary of Water Extension District 444, located in Mary Lane Subdivision. Attached are copies of the calculations, ownership records, and district's plat.

Sample Motion

Approve the assessments for Water Main District 444 as calculated.

WATER EXTENSION DISTRICT 444 - FIANL and ASSESSMENTS
Marylane Subdivision

Est. = 10/8/2003
Bid = 10/17/2003

Award = 10/21/2003
Final = 12/31/2003

4/13/2004
5/25/2004

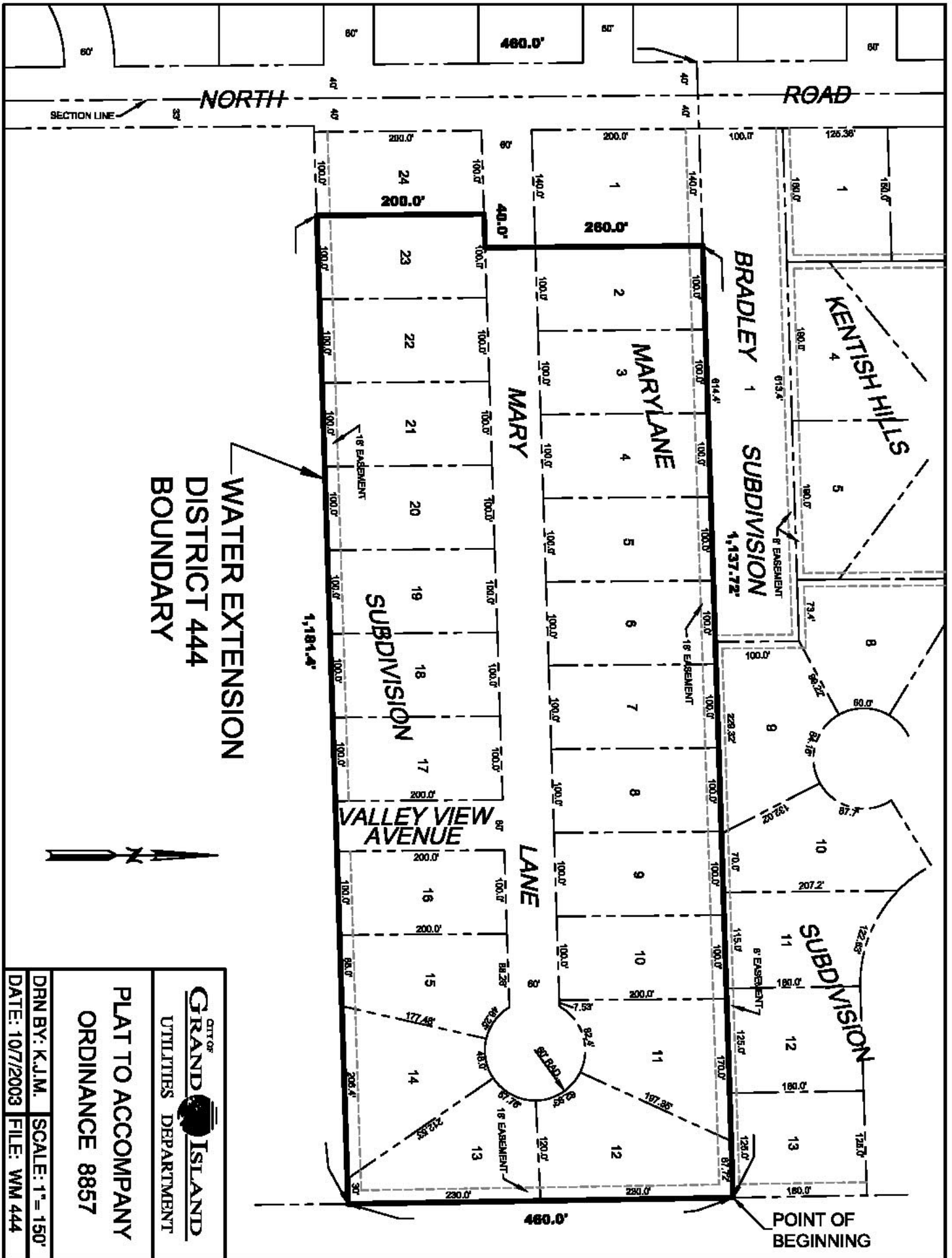
Item	Description	Bid Unit (\$)	Constructed Quantity	Final (\$)
C. 1.01	6" D.I. PIPE, (S.J.)	18.99 LF	1,534.00 LF	\$29,130.66
C. 1.02a	FKM Gaskets (sj)	95.10 EA	77.00 EA	\$7,322.70
C. 1.02b	FKM Gaskets (mj)	59.58 EA	44.00 EA	\$2,621.52
C. 1.03	6"X 6"X 6" TEE (M.J.)	156.51 EA	5.00 EA	\$782.55
C. 1.04	6"X 90 ELL (M.J.)	116.46 EA	0.00 EA	\$0.00
C. 1.05	6" SET SCREW RING	38.15 EA	2.00 EA	\$76.30
C. 1.06	6" RS GATE VALVE	395.13 EA	2.00 EA	\$790.26
C. 1.07	VALVE BOX	94.60 EA	2.00 EA	\$189.20
C. 1.08	FIRE HYDRANT ASSEMBLY COMPLETE	913.31 EA	4.00 EA	\$3,653.24
C. 1.09	FIRE HYDRANT ONLY	347.52 EA	0.00 EA	\$0.00
C. 1.10	REMOVE ASPH. / CONC. DRIVEWAY	7.69 SY	330.00 SY	\$2,537.70
C. 1.11	REPLACE ASPH. / CONC. DRIVEWAY	35.13 SY	330.00 SY	\$11,592.90
C. 1.12	REMOVE ASPH. / CONC. ROADWAY	9.13 SY	203.10 SY	\$1,854.30
C. 1.13	REPLACE ASPH. / CONC. ROADWAY	29.85 SY	203.10 SY	\$6,062.54
C. 1.14	THRUST BLOCK	139.31 EA	6.00 EA	\$835.86
C. 1.15	BELL JOINT BLOCK	195.75 EA	2.00 EA	\$391.50
C. 1.16	1" WATER SERVICE, COMPLETE	420.50 EA	21.00 EA	\$8,830.50
C. 1.17	SALVAGE 6" PLUG	26.44 EA	1.00 EA	\$26.44
C. 1.18	8 MIL POLYWRAP	0.79 LF	1,570.00 LF	\$1,240.30
C. 1.19	R & R 15" CMP Culvert	45.15 LF	5.00 LF	\$225.75
CONTRACT AMOUNT				\$78,164.22
	PO 303189 additional 1" copper pipe	\$8.00 LF	92.00 LF	\$736.00
	PO 303189 additional 22.5 ELL (SJ)	\$120.00 EA	1.00 LF	\$120.00
	Materials Furnished By City (F.H.'s, Stop Box Ext, Curb Stop)			\$3,497.96
	Engineering / Overhead / Administration / Publication			\$11,133.26
TOTAL DISTRICT COST				\$93,651.44
Less Items For Valley View Ave (City Costs)				-\$7,363.51
TOTAL DUE FROM CNH				\$86,287.93

Blk	Lot	Subdivision	Front Ft.	Sq Ft	Owner	1/2 - 1/2 Combo \$\$
2		Marylane Subdivision	100.00	20,000.00	Charles E & Mary A Fox, H/W	\$3,958.74
3		Marylane Subdivision	100.00	20,000.00	Jerry L & Rosalie G Florez, H/W	\$3,958.74
4		Marylane Subdivision	100.00	20,000.00	Neal R & Sondra L Schroder, H/W	\$3,958.74
5		Marylane Subdivision	100.00	20,000.00	Lyle E & Judith Maye Tibbs, H/W	\$3,958.74
6		Marylane Subdivision	100.00	20,000.00	Ronald L & Delores K Tenski, H/W	\$3,958.74
7		Marylane Subdivision	100.00	20,000.00	Jeffrey W & Cynthia R Hayes, H/W	\$3,958.74
8		Marylane Subdivision	100.00	20,000.00	Kenneth C & Christine L Durano, H/W	\$3,958.74
9		Marylane Subdivision	100.00	20,000.00	Jeffrey & Gina Baldwin, H/W - BUYER	\$3,958.74
					Irvin & Mary Ann Baldwin, H/W - SELLER	
10		Marylane Subdivision	100.00	20,000.00	Keith A & Joey L Ruff, H/W	\$3,958.74
11		Marylane Subdivision	89.93	22,898.28	David A Green & Ellen I Nelson-Green, H/W	\$4,026.15
12		Marylane Subdivision	62.93	26,484.70	Kenneth L & Vera L Henman, H/W	\$3,809.89
13		Marylane Subdivision	57.78	22,309.48	Matthew J & Lori A Beiber, H/W	\$3,307.62
14		Marylane Subdivision	48.00	22,129.82	Matthew J & Lori A Beiber, H/W	\$3,088.98
15		Marylane Subdivision	134.53	20,909.27	Timothy D & Susan E Pfeifer, H/W	\$4,756.71
16		Marylane Subdivision	100.00	20,000.00	Gregory J & Penny L Post, H/W	\$3,958.74
17		Marylane Subdivision	100.00	20,000.00	Dale E & Sharon M Huffman, H/W	\$3,958.74
18		Marylane Subdivision	100.00	20,000.00	Andrew M & Joan E Schwan, H/W	\$3,958.74
19		Marylane Subdivision	100.00	20,000.00	Charles E & Loretta A Roehrich, H/W	\$3,958.74
20		Marylane Subdivision	100.00	20,000.00	Terry Lee & Lori I Jepson, H/W	\$3,958.74
21		Marylane Subdivision	100.00	20,000.00	Elaine K & Steven A Makhum, W/H	\$3,958.74
22		Marylane Subdivision	100.00	20,000.00	Vincent E & Cynthia A Luhn, H/W	\$3,958.74
23		Marylane Subdivision	100.00	20,000.00	Dennis W & Cheryl K Harder, H/W	\$3,958.74
			2,093.17	454,731.55		\$86,287.93

CNH
City of Grand Island, NE

Assessable amount based on 1/2 front footage and 1/2 square footage for each lot:

Blk Lot	Subdivision	Front Ft.	Sq Ft	Owner	Assessment \$
2	Marylane Subdivision	100.00	20,000.00	Charles E & Mary A Fox, H/W 3115 S North Road Grand Island, NE 68803	\$3,958.74
3	Marylane Subdivision	100.00	20,000.00	Jerry L & Rosalie G Florez, H/W 3934 Mary Lane Grand Island, NE 68803	\$3,958.74
4	Marylane Subdivision	100.00	20,000.00	Neal R & Sondra L Schroder, H/W 3928 Mary Lane Grand Island, NE 68803	\$3,958.74
5	Marylane Subdivision	100.00	20,000.00	Lyla E & Judith Maye Tibbs, H/W 3922 Mary Lane Grand Island, NE 68803	\$3,958.74
6	Marylane Subdivision	100.00	20,000.00	Ronald L & Debra K Tenski, H/W 3916 Mary Lane Grand Island, NE 68803	\$3,958.74
7	Marylane Subdivision	100.00	20,000.00	Jeffrey W & Cynthia R Hayes, H/W 3910 Mary Lane Grand Island, NE 68803	\$3,958.74
8	Marylane Subdivision	100.00	20,000.00	Kenneth C & Christine L Durano, H/W 3904 Mary Lane Grand Island, NE 68803	\$3,958.74
9	Marylane Subdivision	100.00	20,000.00	Jeffrey & Gina Baldwin, H/W - BUYER 3922 Mary Lane Grand Island, NE 68803	\$3,958.74
				Irvin & Mary Ann Baldwin, H/W - SELLER 15100 W Hwy 2 Caro, NE 68824	
10	Marylane Subdivision	100.00	20,000.00	Keith A & Joey L Ruff, H/W 3816 Mary Lane Grand Island, NE 68803	\$3,958.74
11	Marylane Subdivision	89.93	22,898.28	David A Green & Ellen I Nelson-Green, H/W 3810 Mary Lane Grand Island, NE 68803	\$4,026.15
12	Marylane Subdivision	62.93	26,484.70	Kenneth L & Vera L Henman, H/W 3804 Mary Lane Grand Island, NE 68803	\$3,809.89
13	Marylane Subdivision	57.78	22,309.48	Matthew J & Lori A Belber, H/W 3809 Mary Lane Grand Island, NE 68803	\$3,307.62
14	Marylane Subdivision	48.00	22,129.82	Matthew J & Lori A Belber, H/W 3809 Mary Lane Grand Island, NE 68803	\$3,088.98
15	Marylane Subdivision	134.53	20,909.27	Timothy D & Susan E Pfeiffer, H/W 3815 Mary Lane Grand Island, NE 68803	\$4,756.71
16	Marylane Subdivision	100.00	20,000.00	Gregory J & Penny L Post, H/W 3209 Valley View Ave Grand Island, NE 68803	\$3,958.74
17	Marylane Subdivision	100.00	20,000.00	Dale E & Sharon M Huffman, H/W 3905 Mary Lane Grand Island, NE 68803	\$3,958.74
18	Marylane Subdivision	100.00	20,000.00	Andrew M & Joan E Schwan, H/W 3911 Mary Lane Grand Island, NE 68803	\$3,958.74
19	Marylane Subdivision	100.00	20,000.00	Charles E & Loretta A Roehrich, H/W 3917 Mary Lane Grand Island, NE 68803	\$3,958.74
20	Marylane Subdivision	100.00	20,000.00	Terry Lee & Lori I Jepson, H/W 3923 Mary Lane Grand Island, NE 68803	\$3,958.74
21	Marylane Subdivision	100.00	20,000.00	Elaine K & Steven A Makham, W/H 3929 Mary Lane Grand Island, NE 68803	\$3,958.74
22	Marylane Subdivision	100.00	20,000.00	Vincent E & Cynthia A Luhn, H/W 3935 Mary Lane Grand Island, NE 68803	\$3,958.74
23	Marylane Subdivision	100.00	20,000.00	Dennis W & Cheryl K Harder, H/W 3941 Mary Lane Grand Island, NE 68803	\$3,958.74
TOTAL		2,093.17	464,731.55		\$86,287.93
				Amount Billed to	
				CNH	\$86,287.93
				City of Grand Island, NE	\$7,363.51
					\$93,651.44



WATER EXTENSION
DISTRICT 444
BOUNDARY



PLAT TO ACCOMPANY ORDINANCE 8857	
DRN BY: K.J.M. DATE: 10/7/2003	SCALE: 1"=150' FILE: WM 444

R E S O L U T I O N 2004-BE-7

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 444, 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 \$86,287.93; 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. 444, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Charles & Mary Fox	Lot 2, Marylane Subdivision	3,958.74
Jerry & Rosalie Florez	Lot 3, Marylane Subdivision	3,958.74
Neal & Sondra Schroder	Lot 4, Marylane Subdivision	3,958.74
Lyle & Judith Maye Tibbs	Lot 5, Marylane Subdivision	3,958.74
Ronald & Delores Tenski	Lot 6, Marylane Subdivision	3,958.74
Jeffrey & Cynthia Hayes	Lot 7, Marylane Subdivision	3,958.74
Kenneth & Christine Durano	Lot 8, Marylane Subdivision	3,958.74
Jeffrey & Gina Baldwin Irvin & Mary Ann Baldwin	Lot 9, Marylane Subdivision	3,958.74
Keith & Joey Ruff	Lot 10, Marylane Subdivision	3,958.74
David Green & Ellen Nelson-Green	Lot 11, Marylane Subdivision	4,026.15
Kenneth & Vera Henman	Lot 12, Marylane Subdivision	3,809.89
Matthew & Lori Beiber	Lot 13, Marylane Subdivision	3,307.62
Matthew & Lori Beiber	Lot 14, Marylane Subdivision	3,088.98
Timothy & Susan Pfeifer	Lot 15, Marylane Subdivision	4,756.71
Gregory & Penny Post	Lot 16, Marylane Subdivision	3,958.74
Dale & Sharon Huffman	Lot 17, Marylane Subdivision	3,958.74
Andrew & Joan Schwan	Lot 18, Marylane Subdivision	3,958.74
Charles & Loretta Roehrich	Lot 19, Marylane Subdivision	3,958.74
Terry & Lori Jepson	Lot 20, Marylane Subdivision	3,958.74
Elaine & Steven Makham	Lot 21, Marylane Subdivision	3,958.74
Vincent & Cynthia Luhn	Lot 22, Marylane Subdivision	3,958.74

RESOLUTION 2004-BE-7

Dennis & Cheryl Harder	Lot 23, Marylane Subdivision	3,958.74
TOTAL		\$86,287.93

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, on May 25, 2004.

RaNae Edwards, City Clerk