



# City of Grand Island

Tuesday, August 24, 2004

Council Session

## Item D2

**#2004-BE-13 - Consideration of Determining Benefits for Water  
Extension District 445 - Blair & Kentish Hills Subdivisions**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director

**Meeting:** August 24, 2004

**Subject:** Water Extension District 445  
Kentish Hills & Blair Subdivision Areas  
Final Billing, Assessments, and Connection Fees

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

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

## **Background**

A petition was received from the property owners within Kentish Hills Subdivision requesting City water be extended into their area, due to the discovery of contaminants in their private wells. To address this request, Water Extension District 445 was authorized for the construction of water lines and service connections to the properties along Hampton Road, Chelsea Place, Dover Court, Avon Avenue, Rochdale Circle, and Gladstone Circle.

At the same time, Water Main District 446T was created for installation of a 6" main to loop the Kentish Hills Subdivision and the previously constructed Marylane Subdivision water systems. The interconnection provides increased reliability and backup capacity for the homes in the two adjoining neighborhoods. The tie also provides City service to an addition residence outside the two Subdivisions.

A single contract was let for construction of the two Districts; 445 and 446T. A drawing showing district boundary limits, is attached for reference. Also attached are copies of the ownership records and calculations.

## **Discussion**

CNH entered into an agreement with the City to pay the district costs associated with the residential water mains and service lines for this area. The total cost of construction for the two Districts, was \$177,849.15. Of the total amount, CNH's share is \$153,844.13 (WED 445 = \$132,232.02 and WMD 446T = \$21,612.11). They have paid the amount in full. The remaining project amount of \$24,005.02 is the City's cost. City cost results from the need to oversize a section of piping to meet future

system expansion in this area of the City, and due to routing through an area previously served with City water.

In a routine assessment district, the costs to serve the properties within the District's boundary would be paid by the individual property owners. In this case though, the assessments have been paid by CNH. In order to complete the statutory requirements of the assessment process, the amounts need to be set. When the assessments are set, each will be shown as paid in the Utilities' records. The assessment amounts have been computed for the properties within the district as shown in the attached tabulation.

### **Alternatives**

It appears the Council has the following options concerning the issue at hand;

1. Approve the assessments for the properties within the boundaries of the district.
2. Deny the assessments.
3. Modify the assessments due from the properties within the boundary of the district.
4. Table the issue.

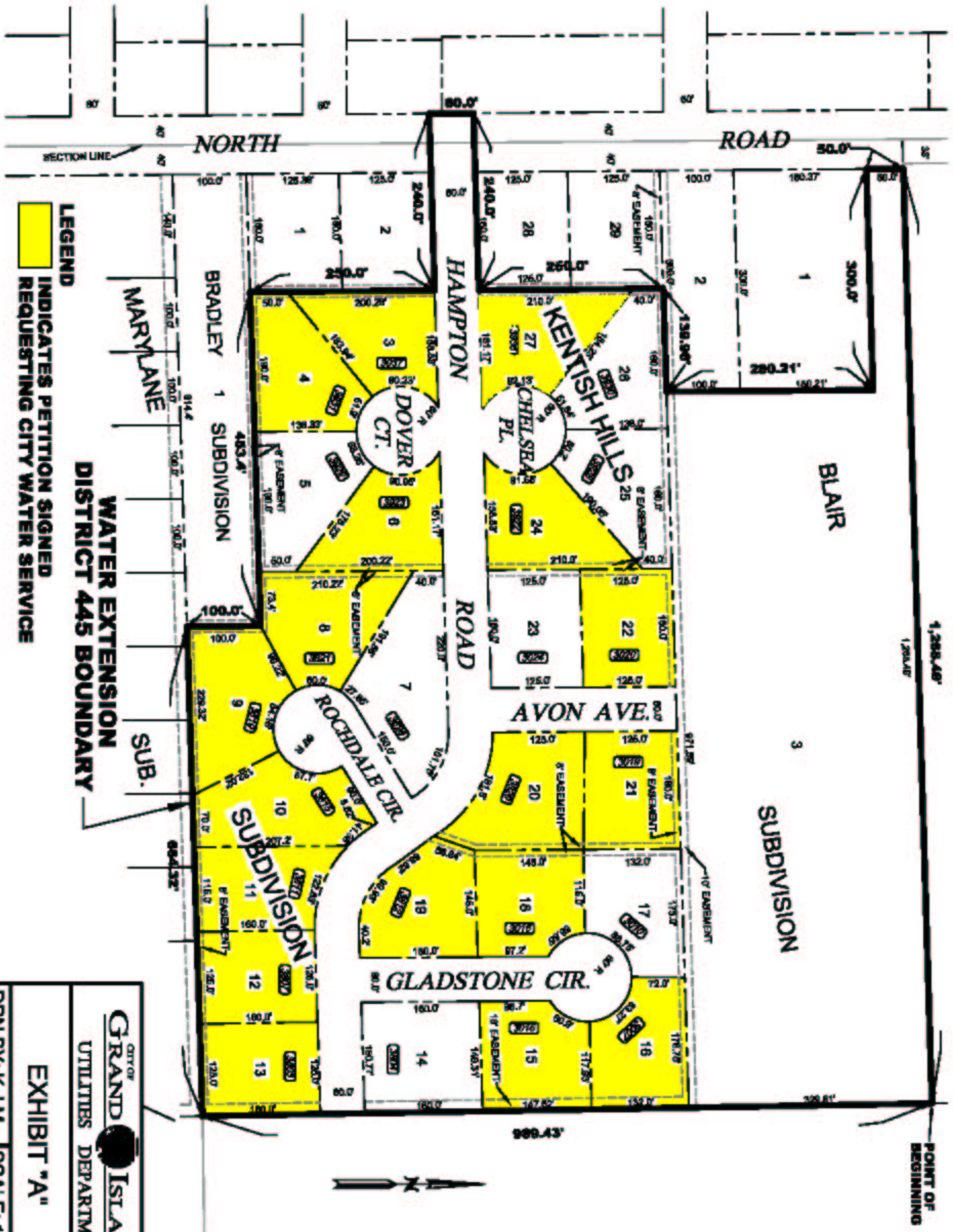
### **Recommendation**

City Administration recommends that Council approve assessments for the properties within the boundary of Water Extension District 445, located in the Kentish Hills Subdivision.

### **Sample Motion**

I move to approve the assessments for Water Extension District 445 as calculated.





**LEGEND**  
 INDICATES PETITION SIGNED  
 REQUESTING CITY WATER SERVICE

**WATER EXTENSION  
 DISTRICT 445 BOUNDARY  
 SUB.**

 <b>CITY OF GRAND ISLAND</b> UTILITIES DEPARTMENT	
<b>EXHIBIT "A"</b>	
DRN BY: K.J.M.	SCALE: 1" = 170'
DATE: 10/14/03	FILE: W.E.D. 445



**WATER EXTENSION DISTRICT 445- ASSESSMENTS**

Kentish Hill Subdivision Area

Contractor: starostka Group Co. - Grand Island, NE

Item	Description	Bid Unit \$	Total Quantities	Final \$	District 445	
					Quantities	Final \$
C. 1.01	16" D.I. Pipe (M.J.)	52.08	150.0 LF	7,812.00	0.0 LF	0.00
C. 1.01a	16" FKM Gaskets (mj)	118.35	12.0 EA	1,420.20	0.0 EA	0.00
C. 1.02	16" x16"x 6" Tee (mj)	538.00	1.0 EA	538.00	0.0 EA	0.00
C. 1.03	16" x90 Ell (mj)	469.00	1.0 EA	469.00	0.0 EA	0.00
C. 1.04	16" Butterfly Valve	1,877.00	1.0 EA	1,877.00	0.0 EA	0.00
C. 1.05	16" Sleeve Coupling	399.00	2.0 EA	798.00	0.0 EA	0.00
C. 1.06	16" Cap ( w/ 2" tap)	224.00	1.0 EA	224.00	0.0 EA	0.00
C. 1.07	16" Set Screw Ring	99.00	1.0 EA	99.00	0.0 EA	0.00
C. 1.08	6" D.I. PIPE, (S.J.)	16.77	2,838.0 LF	47,593.26	2,144.0 LF	35,954.88
C. 1.08a	6" FKM Gaskets (sj)	82.85	180.0 EA	14,913.00	145.0 EA	12,013.25
C. 1.08b	6" FKM Gaskets (mj)	51.00	88.0 EA	4,488.00	83.0 EA	4,233.00
C. 1.09	6"X 6"X 6" TEE (M.J.)	127.00	6.0 EA	762.00	6.0 EA	762.00
C. 1.10	6"X 90 ELL (M.J.)	89.00	3.0 EA	267.00	1.0 EA	89.00
C. 1.11	6"X 45 ELL (M.J.)	84.00	2.0 EA	168.00	2.0 EA	168.00
C. 1.12	6"X 22 1/2 ELL (M.J.)	84.00	4.0 EA	336.00	4.0 EA	336.00
C. 1.13	6"X 11 1/4 ELL (M.J.)	84.00	0.0 EA	0.00	0.0 EA	0.00
C. 1.14	6" RS GATE VALVE	398.00	9.0 EA	3,582.00	9.0 EA	3,582.00
C. 1.15	6" Sleeve Coupling	121.00	1.0 EA	121.00	0.0 EA	0.00
C. 1.16	VALVE BOX	122.00	10.0 EA	1,220.00	10.0 EA	1,220.00
C. 1.17	FIRE HYDRANT ASSEMBLY COMPLETE	918.00	3.0 EA	2,754.00	3.0 EA	2,754.00
C. 1.18	FIRE HYDRANT ONLY	221.00	3.0 EA	663.00	3.0 EA	663.00
C. 1.19	Saw-Cut	1.68	1,446.0 LF	2,429.28	1,319.9 LF	2,217.38
C. 1.20	REMOVE CONC. SIDEWALK	2.44	9.5 SY	23.18	0.0 SY	0.00
C. 1.21	REPLACE CONC. SIDEWALK	32.60	9.5 SY	309.70	0.0 SY	0.00
C. 1.22	REMOVE ASPH. / CONC. DRIVEWAY	3.90	228.9 SY	892.71	228.9 SY	892.71
C. 1.23	REPLACE ASPH. / CONC. DRIVEWAY	24.70	228.9 SY	5,653.83	228.9 SY	5,653.83
C. 1.24	REMOVE ASPH. / CONC. ROADWAY	5.07	507.9 SY	2,575.05	438.1 SY	2,220.96
C. 1.25	REPLACE ASPH. / CONC. ROADWAY	27.27	507.9 SY	13,850.43	438.1 SY	11,945.89
C. 1.26	THRUST BLOCK	53.00	21.0 EA	1,113.00	16.0 EA	848.00
C. 1.27	BELL JOINT BLOCK	446.00	1.0 EA	446.00	0.0 EA	0.00
C. 1.28	1" WATER SERVICE, COMPLETE	513.00	23.0 EA	11,799.00	23.0 EA	11,799.00
C. 1.29	1-1/2" WATER SERVICE COMPLETE	1,696.00	4.0 EA	6,784.00	4.0 EA	6,784.00
C. 1.30	2" Water Service Complete	116.00	2.0 EA	232.00	0.0 EA	0.00
C. 1.31	REMOVE & SALVAGE 6" CAP	13.60	1.0 EA	13.60	0.0 EA	0.00
C. 1.32	REMOVE & SALVAGE 16" PLUG	29.75	1.0 EA	29.75	0.0 EA	0.00
C. 1.33	8 MIL POLYWRAP	0.57	2,873.0 LF	1,637.61	2,029.0 LF	1,156.53
C. 1.34	Clearing & Grubbing	6,100.00	1.0 LS	6,100.00	0.0 LS	0.00
C. 1.35	Large Tree Removal	35.00	15.0 EA	525.00	6.0 EA	210.00
	<b>Contract Total</b>			<b>\$144,518.60</b>		<b>\$105,503.43</b>
	PO 303315 High/Early Strength Conc.	20.00	151.75 CY	3,035.00	151.75 CY	3,035.00
	PO 303315 Culvert Extensions	30.00	10.00 LF	300.00	10.00 LF	300.00
	PO 303315 Conc Headwalls	175.00	2.00 EA	350.00	0.00 EA	0.00
	PO 303315 Remove Unsuitable Backfill	50.00	2.00 EA	100.00	2.00 EA	100.00
	Purchase Order Total			\$3,785.00		\$3,435.00
	Fire Hyd's Furnished by City			\$5,170.82		\$5,170.82
	Engineering/Overhead/Administration/Publication			\$24,374.73		\$18,122.77
	<b>TOTAL CONSTRUCTION AMOUNT</b>			<b>\$177,849.15</b>		<b>\$132,232.02</b>

**Water Extension District 445 - Ownerships and Assessments**

<b>Blk</b>	<b>Lot</b>	<b>Subdivision</b>	<b>Front Ft.</b>	<b>Sq Ft</b>	<b>Owner</b>	<b>Assessment \$</b>
3		Blair Subdivision	60.00	335,015.16	City of Grand Island Parks Dept (Cedar Hills Park) Grand Island, NE 68802	\$5,086.02
3		Kentish Hills Subdivision	90.23	20,094.32	Ryan G & Whitney C Witt, H/W 3937 Dover Ct Grand Island, NE 68803	\$5,085.84
4		Kentish Hills Subdivision	51.90	21,968.86	Dale G & Joan J Clark, H/W 3931 Dover Ct Grand Island, NE 68803	\$5,085.84
5		Kentish Hills Subdivision	53.28	21,891.11	Steven D & Theresa M Stirn, H/W 3929 Dover Ct Grand Island, NE 68803	\$5,085.84
6		Kentish Hills Subdivision	90.95	20,104.06	Thomas P & Ronda K Kruger, H/W 3923 Dover Ct Grand Island, NE 68803	\$5,085.84
7		Kentish Hills Subdivision	177.85	27,537.75	Dennis W & Keanna D Leonard, H/W 3828 Rochdale Cir Grand Island, NE 68803	\$5,085.84
8		Kentish Hills Subdivision	60.00	23,211.50	Duane A & Dee A Johnson, H/W 3821 Rochdale Cir Grand Island, NE 68803	\$5,085.84
9		Kentish Hills Subdivision	84.16	24,113.72	Thomas A Olsen & Lise M Brown Olsen 3819 Rochdale Cir Grand Island, NE 68803	\$5,085.84
10		Kentish Hills Subdivision	50.00	23,254.36	Elmer E & Kathleen F Feldotto, H/W 3815 Rochdale Cir Grand Island, NE 68803	\$5,085.84
11		Kentish Hills Subdivision	122.63	20,052.86	Randy L & Laurie R Peterson, H/W 3811 Hampton Rd Grand Island, NE 68803	\$5,085.84
12		Kentish Hills Subdivision	125.00	20,000.00	Danny L & Lareen M Halverson, H/W 3807 Hampton Rd Grand Island, NE 68803	\$5,085.84
13		Kentish Hills Subdivision	125.00	20,000.00	Monte L & Michelle G Shultz, H/W 3803 Hampton Rd Grand Island, NE 68803	\$5,085.84
14		Kentish Hills Subdivision	150.77	24,006.40	ABC Engineered Trusses, Inc Rt 3 Box 50A Grand Island, NE 68801	\$5,085.84
15		Kentish Hills Subdivision	156.60	20,930.76	Thomas M & Jessica M Whelan, H/W 3015 Gladstone Cir Grand Island, NE 68803	\$5,085.84
16		Kentish Hills Subdivision	83.27	20,690.21	Ryan T & Rebecca S Waind, H/W 3007 Gladstone Cir Grand Island, NE 68803	\$5,085.84
17		Kentish Hills Subdivision	88.75	20,142.79	Jeffrey A & Jamie A Vinson, H/W 3010 Glandstone Cir Grand Island, NE 68803	\$5,085.84
18		Kentish Hills Subdivision	156.05	20,176.06	Gregg & Shirley A Schultz, H/W 3016 Gladstone Cir Grand Island, NE 68803	\$5,085.84
19		Kentish Hills Subdivision	160.00	21,480.14	John M & Dianne McMahon, H/W 3812 Hampton Rd Grand Island, NE 68803	\$5,085.84
20		Kentish Hills Subdivision	125.00	24,083.19	Kevin J Sandra K Smoyer, H/W 3820 Avon Ave Grand Island, NE 68803	\$5,085.84

21	Kentish Hills Subdivision	125.00	20,563.99	Stephen C & Teresa A Skibinski, H/W 3019 Avon Ave Grand Island, NE 68803	\$5,085.84
22	Kentish Hills Subdivision	125.00	20,000.00	John J & Debra J Lantz, H/W 3020 Avon Ave Grand Island, NE 68803	\$5,085.84
23	Kentish Hills Subdivision	125.00	20,000.00	Guy L Leverington & Patricia J Beiber 3024 Avon Ave Grand Island, NE 68803	\$5,085.84
24	Kentish Hills Subdivision	91.55	20,951.67	William F & Connie J Partne, H/W 3922 Hampton Rd Grand Island, NE 68803	\$5,085.84
25	Kentish Hills Subdivision	50.20	21,068.18	Jerry L & Roxanne Hoffer, H/W 3928 Chelsea Pl Grand Island, NE 68803	\$5,085.84
26	Kentish Hills Subdivision	51.64	21,011.39	Charles T & Debra L Costelle, H/W 3930 Chelsea Pl Grand Island, NE 68803	\$5,085.84
27	Kentish Hills Subdivision	92.13	20,986.52	Dale E & Peggy A Gilbert, H/W 3121 Brentwood Dr Grand Island, NE 68801	\$5,085.84
	TOTALS	2,671.96	873,335.00		\$132,232.02

R E S O L U T I O N 2004-BE-13

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 445, 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 \$132,232.02; 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. 445, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
City of Grand Island (Cedar Hills Park)	Lot 3, Blair Subdivision	5,086.02
Ryan & Whitney Witt	Lot 3, Kentish Hills Subdivision	5,085.84
Dale & Joan Clark	Lot 4, Kentish Hills Subdivision	5,085.84
Steven & Theresa Stirn	Lot 5, Kentish Hills Subdivision	5,085.84
Thomas & Ronda Kruger	Lot 6, Kentish Hills Subdivision	5,085.84
Dennis & Keanna Leonard	Lot 7, Kentish Hills Subdivision	5,085.84
Duane & Dee Johnson	Lot 8, Kentish Hills Subdivision	5,085.84
Thomas & Lise Brown Olsen	Lot 9, Kentish Hills Subdivision	5,085.84
Elmer & Kathleen Feldotto	Lot 10, Kentish Hills Subdivision	5,085.84
Randy & Laurie Peterson	Lot 11, Kentish Hills Subdivision	5,085.84
Danny & Lareen Halverson	Lot 12, Kentish Hills Subdivision	5,085.84
Monte & Michelle Shultz	Lot 13, Kentish Hills Subdivision	5,085.84
ABC Engineered Trusses, Inc.	Lot 14, Kentish Hills Subdivision	5,085.84
Thomas & Jessica Whelan	Lot 15, Kentish Hills Subdivision	5,085.84
Ryan & Rebecca Waind	Lot 16, Kentish Hills Subdivision	5,085.84
Jeffrey & Jamie Vinson	Lot 17, Kentish Hills Subdivision	5,085.84
Gregg & Shirley Schultz	Lot 18, Kentish Hills Subdivision	5,085.84
John & Dianne McMahon	Lot 19, Kentish Hills Subdivision	5,085.84
Kevin & Sandra Smoyer	Lot 20, Kentish Hills Subdivision	5,085.84
Stephen & Teresa Skibinski	Lot 21, Kentish Hills Subdivision	5,085.84
John & Debra Lantz	Lot 22, Kentish Hills Subdivision	5,085.84
Guy Leverington & Patricia Beiber	Lot 23, Kentish Hills Subdivision	5,085.84

Approved as to Form <input type="checkbox"/> _____ August 16, 2004 <input type="checkbox"/> City Attorney
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RESOLUTION 2004-BE-13

William & Connie Partne	Lot 24, Kentish Hills Subdivision	5,085.84
Jerry & Roxanne Hoffer	Lot 25, Kentish Hills Subdivision	5,085.84
Charles & Debra Costelle	Lot 26, Kentish Hills Subdivision	5,085.84
Dale & Peggy Gilbert	Lot 27, Kentish Hills Subdivision	5,085.84
<b>TOTAL</b>		<b>\$ 132,232.02</b>

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Adopted by the City Council of the City of Grand Island, Nebraska, on August 24, 2004.

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RaNae Edwards, City Clerk