



City of Grand Island

Tuesday, August 24, 2004

Council Session

Item D3

**#2004-BE-14 - Consideration of Determining Benefits for Water
Main District 446T - Part of Section 25-11-10**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: August 24, 2004

Subject: Water Main District 446T
Kentish Hills Subdivision Area
Final Billing and Connection Fee

Item #'s: D-3 & G-7

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). 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 connection district, the costs to serve the properties within the District's boundary would be paid by the individual property owner. In this case though, the fee has been paid by CNH. In order to complete the statutory requirements of the connection process, the amount needs to be set. When the fee is set, it will be shown as paid in the Utilities' records. The connection amount has been computed for the property within the district as shown in the attached tabulation.

Alternatives

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

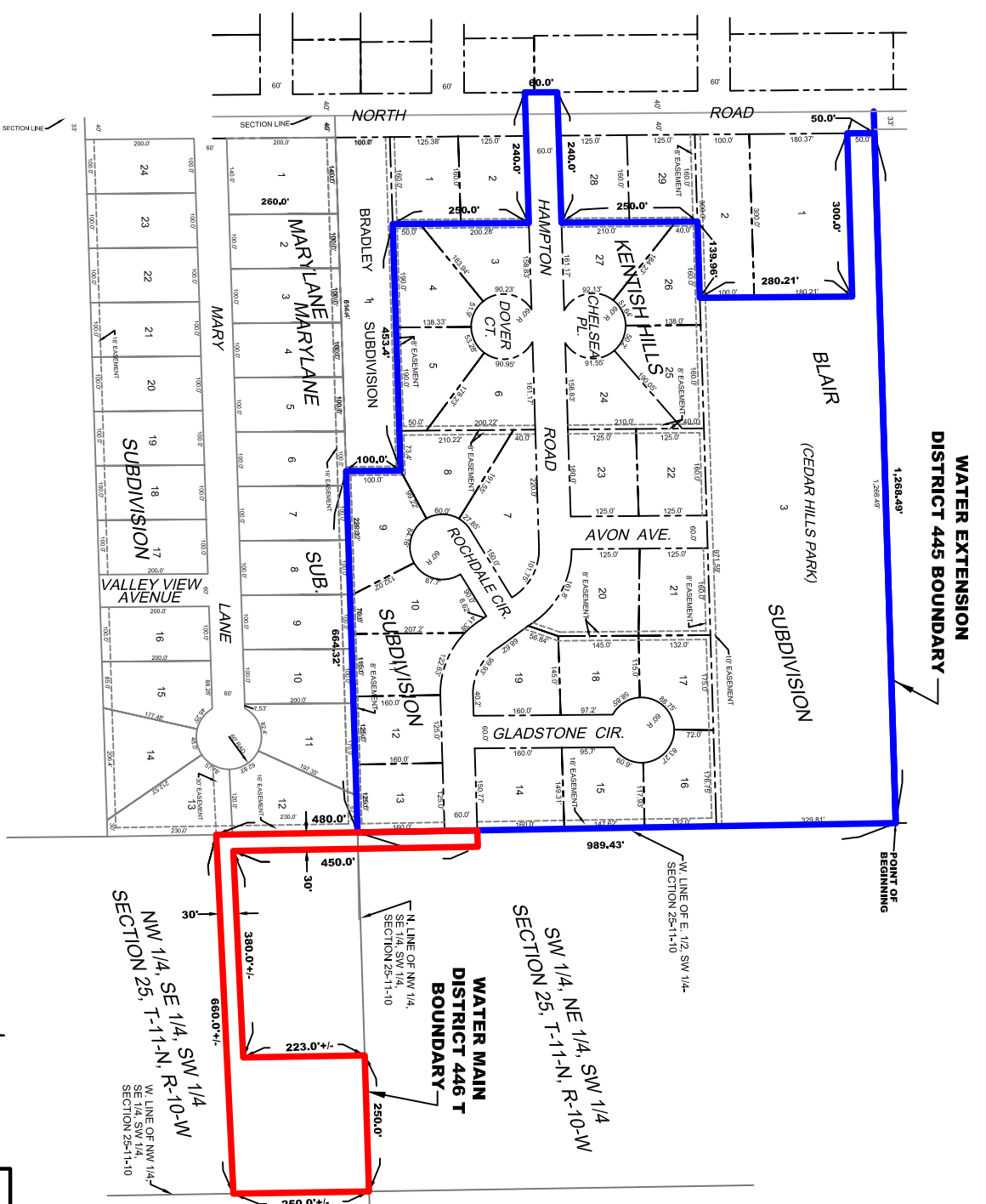
1. Approve the connection fee for Water Main District 446T.
2. Deny the connection fee for Water Main District 446T.
3. Modify the connection fee due from the property within the boundary of Water Main District 446T.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the connection fee for the property located in Water Main District 446T.

Sample Motion

I move to approve the connection fee for Water Main District 446T.



**WATER EXTENSION
DISTRICT 445 BOUNDARY**

1,268.49'

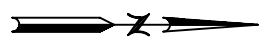
POINT OF BEGINNING

**BLAIR
(CEDAR HILLS PARK)
SUBDIVISION**

**WATER MAIN
DISTRICT 446 T
BOUNDARY**

N. LINE OF NW 1/4,
SE 1/4, SW 1/4,
SECTION 25-11-10

NW 1/4, SE 1/4, SW 1/4,
NW 1/4, T-11-N, R-10-W
W. LINE OF NW 1/4,
SE 1/4, SW 1/4,
SECTION 25-11-10



CITY OF GRAND ISLAND UTILITIES DEPARTMENT	
WATER EXTENSION DIST. 445 AND WATER MAIN DIST. 446T	
DRN BY: K.J.M.	SCALE: 1"=300'
DATE: 11/14/2003	FILE: 445 / 446T

WATER MAIN DISTRICT 446T- CONNECTION FEES

Kentish Hill Subdivision Area

Contractor: starostka Group Co. - Grand Island, NE

Item	Description	Bid Unit \$	Total Quantities	Final \$	District 446T	
					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	534.0 LF	8,955.18
C. 1.08a	6" FKM Gaskets (sj)	82.85	180.0 EA	14,913.00	27.0 EA	2,236.95
C. 1.08b	6" FKM Gaskets (mj)	51.00	88.0 EA	4,488.00	4.0 EA	204.00
C. 1.09	6"X 6"X 6" TEE (M.J.)	127.00	6.0 EA	762.00	0.0 EA	0.00
C. 1.10	6"X 90 ELL (M.J.)	89.00	3.0 EA	267.00	2.0 EA	178.00
C. 1.11	6"X 45 ELL (M.J.)	84.00	2.0 EA	168.00	0.0 EA	0.00
C. 1.12	6"X 22 1/2 ELL (M.J.)	84.00	4.0 EA	336.00	0.0 EA	0.00
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	0.0 EA	0.00
C. 1.15	6" Sleeve Coupling	121.00	1.0 EA	121.00	1.0 EA	121.00
C. 1.16	VALVE BOX	122.00	10.0 EA	1,220.00	0.0 EA	0.00
C. 1.17	FIRE HYDRANT ASSEMBLY COMPLETE	918.00	3.0 EA	2,754.00	0.0 EA	0.00
C. 1.18	FIRE HYDRANT ONLY	221.00	3.0 EA	663.00	0.0 EA	0.00
C. 1.19	Saw-Cut	1.68	1,446.0 LF	2,429.28	0.0 LF	0.00
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	0.0 SY	0.00
C. 1.23	REPLACE ASPH. / CONC. DRIVEWAY	24.70	228.9 SY	5,653.83	0.0 SY	0.00
C. 1.24	REMOVE ASPH. / CONC. ROADWAY	5.07	507.9 SY	2,575.05	0.0 SY	0.00
C. 1.25	REPLACE ASPH. / CONC. ROADWAY	27.27	507.9 SY	13,850.43	0.0 SY	0.00
C. 1.26	THRUST BLOCK	53.00	21.0 EA	1,113.00	2.0 EA	106.00
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	0.0 EA	0.00
C. 1.29	1-1/2" WATER SERVICE COMPLETE	1,696.00	4.0 EA	6,784.00	0.0 EA	0.00
C. 1.30	2" Water Service Complete	116.00	2.0 EA	232.00	1.0 EA	116.00
C. 1.31	REMOVE & SALVAGE 6" CAP	13.60	1.0 EA	13.60	1.0 EA	13.60
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	534.0 LF	304.38
C. 1.34	Clearing & Grubbing	6,100.00	1.0 LS	6,100.00	1.0 LS	6,100.00
C. 1.35	Large Tree Removal	35.00	15.0 EA	525.00	9.0 EA	315.00
Contract Total				\$144,518.60		\$18,650.11
	PO 303315 High/Early Strength Conc.	20.00	151.75 CY	3,035.00	0.00 CY	0.00
	PO 303315 Culvert Extensions	30.00	10.00 LF	300.00	0.00 LF	0.00
	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	0.00 EA	0.00
	Purchase Order Total			\$3,785.00		\$0.00
	Fire Hyd's Furnished by City			\$5,170.82		\$0.00
	Engineering/Overhead/Administration/Publication			\$24,374.73		\$2,962.00
TOTAL CONSTRUCTION AMOUNT				\$177,849.15		\$21,612.11

WATER MAIN DISTRICT 446T – Ownership and Connection Fee

Blk	Lot	Subdivision	Front Ft	Sq Ft	Owner	Assessment \$
		Pt E1/2, SW1/4 Sec 25-11-10	450.0	88,300.0	Gladys V Schoel 3732 Husker Hwy Grand Island, NE 68803	\$21,612.11

Beginning at the southeast corner of Lot Fourteen (14) Kentish Hills Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly along the easterly line of said Kentish Hills Subdivision, and the easterly line of Marylane Subdivision, a distance of four hundred eighty (480.0) feet; thence easterly and parallel with the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of Section Twenty-five (25), Township Eleven (11) North, Range Ten (10) West of the 6th PM, a distance of six hundred sixty (660.0+/-) feet more or less, to a point on the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25); thence northerly along the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25), to a point on the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25); thence westerly along the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25), a distance of two hundred fifty (250.0) feet; thence southerly and parallel with the easterly line of said Marylane Subdivision, a distance of two hundred twenty (220.0+/-) feet more or less, to a point on the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision; thence westerly along the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision, to a point thirty (30.0) feet easterly of the southeast corner thereof; thence northerly and parallel with the easterly line of said Kentish Hills Subdivision, and the easterly line of said Marylane Subdivision, a distance of four hundred fifty (450.0) feet, to a point on the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision; thence westerly along the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision, a distance of thirty (30.0) feet to the said point of beginning.

	southeast corner thereof; thence northerly and parallel with the easterly line of said Kentish Hills Subdivision, and the easterly line of said Marylane Subdivision, a distance of four hundred fifty (450.0) feet, to a point on the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision; thence westerly along the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision, a distance of thirty (30.0) feet to the said point of beginning.	
TOTAL		\$ 21,612.11

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, August 24, 2004.

RaNae Edwards, City Clerk