



City of Grand Island

Tuesday, October 25, 2005

Council Session

Item D1

**#2005-BE-11 - Consideration of Determining Benefits for Water
Main District 443 - American Independence Subdivision**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: October 25, 2005

Subject: Water Main District 443 – American Independence Subdivision

Item #'s: D-1 & F-3

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

Background

District 443 was created by Council to provide municipal water service to the properties along Independence Avenue, Shanna Street, Lariat Lane, and Branding Iron Lane. These streets are within the American Independence Subdivision, American Independence 2nd Subdivision and part of Grand West Subdivision. Attached for reference is a copy of the District Plat showing the project area.

To provide for the most economical installation of infrastructure in the area, the Utilities Department and Public Works Department designed and prepared specifications for a joint project to include installation of both water main and sanitary sewer under a single construction project. Water main installation has been completed as per the contract requirements and in accordance with the project specifications.

Discussion

The Water Main construction was done as an Assessment District, which is the Department's standard process for water main installation at the request of the property owners in developed areas. The total assessable cost of Water Main District 443 was \$70,025.92. The computation of assessments is based on the cost of construction. That cost is apportioned to each of the properties within the district based upon a combination of front footage and lot size to determine the assessment amount.

Assessments may be financed with the Water Department over five years, with 7% simple interest on the outstanding balance. The first payment is due 50 days after the Council sets the assessments at the Board of Equalization (BOE) Hearing.

Alternatives

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

1. Approve the assessment amounts for Water Main District 443.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the assessments for Water Main District 443 be set for the properties within the District as tabulated on the attached listing.

Sample Motion

Motion to approve the assessment amounts for Water Main District 443.



WATER MAIN DISTRICT 443

OWNER & ADDRESS	LOT	SUBDIVISION	\$15.582837 F / F	\$0.124726 SQ FT	1/2 FF + 1/2 SF ASSESSMENT
Gary E Valasek & Mary G Valasek H/W	1	American Independence Subdivision	98.61	9,870.64	2,767.75
4228 W 13th Street, Grand Island, NE 68803	2	American Independence Subdivision	99.57	10,596.15	2,873.21
" "	5	American Independence Subdivision	96.50	12,044.13	3,005.96
" "	6	American Independence Subdivision	96.50	12,044.18	3,005.96
Brian D & Kellie E Haynes					
3206 Langenheder Dr, Grand Island, NE 68803	7		105.00	12,356.61	3,177.39
Gary E Valasek & Mary G Valasek H/W	8	American Independence Subdivision	174.55	37,168.82	7,355.90
" "	9	American Independence Subdivision	101.72	13,021.52	3,209.21
" "	10	American Independence Subdivision	100.40	11,310.78	2,975.27
" "	11	American Independence Subdivision	100.00	11,185.05	2,953.36
" "	12	American Independence Subdivision	100.00	11,182.30	2,953.01
" "	13	American Independence Subdivision	100.00	11,179.46	2,952.66
" "	14	American Independence Subdivision	100.00	11,176.62	2,952.31
" "	15	American Independence Subdivision	110.00	12,291.11	3,247.13
" "	16	American Independence Subdivision	115.00	13,055.84	3,420.43
" "	17	American Independence Subdivision	105.00	11,921.86	3,123.17
" "	18	American Independence Subdivision	105.00	11,923.11	3,123.32
" "	19	American Independence Subdivision	105.00	11,924.36	3,123.49
" "	20	American Independence Subdivision	104.82	11,965.75	3,125.83
Scott C Kuehl & Kenora R Kuehl H/W					
4357 Manchester Rd, Grand Island, NE 68803	21	American Independence Subdivision	113.54	17,166.99	3,910.45
Gary E Valasek & Mary G Valasek H/W	1	American Independence 2nd Subdivision	99.95	14,123.84	3,319.11
Rodney E Valasek & Julie R Valasek H/W					
4240 Norseman Ave, Grand Island, NE 68803	2	American Independence 2nd Subdivision	101.82	14947.59	3,451.00
District 443 Front Footage			2,232.98		
District 443 Square Footage				282,456.71	
TOTAL TO DISTRICT 443					\$70,025.92

R E S O L U T I O N 2005-BE-11

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 443, 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 \$70,025.92; 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. 443, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Gary E. Valasek & Mary G. Valasek	Lot 1, American Independence Subdivision	2,767.75
Gary E. Valasek & Mary G. Valasek	Lot 2, American Independence Subdivision	2,873.21
Gary E. Valasek & Mary G. Valasek	Lot 5, American Independence Subdivision	3,005.96
Gary E. Valasek & Mary G. Valasek	Lot 6, American Independence Subdivision	3,005.96
Brian D. Haynes & Kellie E. Haynes	Lot 7 American Independence Subdivision	3,177.39
Gary E. Valasek & Mary G. Valasek	Lot 8, American Independence Subdivision	7,355.90
Gary E. Valasek & Mary G. Valasek	Lot 9, American Independence Subdivision	3,209.21
Gary E. Valasek & Mary G. Valasek	Lot 10, American Independence Subdivision	2,975.27
Gary E. Valasek & Mary G. Valasek	Lot 11, American Independence Subdivision	2,953.36
Gary E. Valasek & Mary G. Valasek	Lot 12, American Independence Subdivision	2,953.01
Gary E. Valasek & Mary G. Valasek	Lot 13, American Independence Subdivision	2,952.66
Gary E. Valasek & Mary G. Valasek	Lot 14, American Independence Subdivision	2,952.31
Gary E. Valasek & Mary G. Valasek	Lot 15, American Independence Subdivision	3,247.13
Gary E. Valasek & Mary G. Valasek	Lot 16, American Independence Subdivision	3,420.43
Gary E. Valasek & Mary G. Valasek	Lot 17, American Independence Subdivision	3,123.17
Gary E. Valasek & Mary G. Valasek	Lot 18, American Independence Subdivision	3,123.32
Gary E. Valasek & Mary G. Valasek	Lot 19, American Independence Subdivision	3,123.49
Gary E. Valasek & Mary G. Valasek	Lot 20, American Independence Subdivision	3,125.83
Scott C. Kuehl & Kenora R. Kuehl	Lot 21, American Independence Subdivision	3,910.45
Gary E. Valasek & Mary G. Valasek	Lot 1, American Independence 2 nd Subdivison	3,319.11
Rodney E. Valasek & Julie R. Valasek	Lot 2, American Independence 2 nd Subdivision	3,451.00
TOTAL		\$70,025.92

RESOLUTION 2005-BE-11

--

Adopted by the City Council of the City of Grand Island, Nebraska, on October 25, 2005.

RaNae Edwards, City Clerk