



City of Grand Island

Tuesday, October 25, 2005

Council Session

Item D2

**#2005-BE-12 - Consideration of Determining Benefits for Water
Main District 447T - Grand West Subdivision**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: October 25, 2005

Subject: Water Main District 447T – Grand West Subdivision

Item #'s: D-2 & G-14

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

Background

District 447T was constructed in conjunction with Water Main District 443. Water Main District 443 was created at the request of area property owners to provide municipal water service along Independence Avenue.

During the development of construction plans for District 443, there was an opportunity to economically extend a water main in Shanna Street, between Independence and Mansfield Road. The interconnection provides increased reliability and capacity to the area as a whole, and would provide water service to properties on the south side of Shanna. Therefore Water Main District 447T was created and combined for construction and bid with District 443. A map of the district is attached for reference.

Discussion

The area on the north side of this District is adjacent to a City detention cell. The lots on the south side are owned by the Third City Christian Church and are undeveloped at this time. The District's construction was done as a Tap District, which is the Department's standard method for water main extensions through undeveloped areas. The total assessable cost for Water Main District 447T was \$19,950.94

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 connection fee. That fee is collected when the properties are connected 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 assessment amounts for Water Main District 447T
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 447T 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 447T.

WESTERN HEIGHTS

3RD SUBDIVISION

DOUBLE R

SUBDIVISION

SHANNA

SOUTHERLY LINE OF
WESTERN HEIGHTS
3RD SUB.

LN

LARIAT

DETENTION CELL

WATER MAIN
DISTRICT 447T
BOUNDARY

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POINT OF BEGINNING

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WATER MAIN DISTRICT 447T

WATER MAIN DISTRICT 447T			\$15.582837	\$0.124726	1/2 FF + 1/2 SF
OWNER & ADDRESS	LOT	SUBDIVISION	F/F	SQ/FT	ASSESSMENT
Third City Christian Church	2	Grand West Subdivision	80.00	9,799.20	2,468.84
A Nebraska Non-Profit Corp	3	Grand West Subdivision	79.00	9,676.71	2,437.98
4100 W 13th Street, Grand Island, NE 68803	4	Grand West Subdivision	79.00	9,676.71	2,437.98
" "	5	Grand West Subdivision	79.00	9,676.71	2,437.98
" "	6	Grand West Subdivision	79.00	9,676.71	2,437.98
" "	7	Grand West Subdivision	79.00	9,676.71	2,437.98
" "	8	Grand West Subdivision	79.07	10,060.00	2,486.87
City of Grand Island - Public Works Dept	Detension Cell, PT N 1/2, SE 1/4, Sec 11-11-10		100.00	10,000.00	2,805.33
District 447T Front Footage			654.07		
District 447T Square Footage				78,242.75	
TOTAL TO DISTRICT 447T					\$19,950.94

R E S O L U T I O N 2005-BE-12

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 447T, 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 \$19,950.94; 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. 447T, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Connection Fee</u>
Third City Christian Church	Lot 2, Grand West Subdivision	2,468.84
Third City Christian Church	Lot 3, Grand West Subdivision	2,437.98
Third City Christian Church	Lot 4, Grand West Subdivision	2,437.98
Third City Christian Church	Lot 5, Grand West Subdivision	2,437.98
Third City Christian Church	Lot 6, Grand West Subdivision	2,437.98
Third City Christian Church	Lot 7, Grand West Subdivision	2,437.98
Third City Christian Church	Lot 8, Grand West Subdivision	2,486.87
City of Grand Island	Detention Cell located in part of N1/2, SE1/4 of Section 11-11-10	2,805.33
TOTAL		\$19,950.94

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, October 25, 2005.

Approved as to Form <input type="checkbox"/> _____ October 20, 2005 <input type="checkbox"/> City Attorney

RaNae Edwards, City Clerk