



City of Grand Island

Tuesday, April 11, 2006

Council Session

Item D1

**#2006-BE-4 - Board of Equalization Hearing for Water Main
District 449T - North Road and Faidley Avenue**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: April 11, 2006

Subject: Water Main District 449T – North Road and Faidley Avenue

Item #'s: D-1 & G-17

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

Background

Water Main District 449T was created to extend a 24” diameter main north along North Road, from the Roger’s Pumping Station to Greenwood Drive and a 12” diameter water main east, within the Faidley Avenue extended right-of-way, from North Road to Claude Road extended. A map of the District is attached for reference. The Project is part of the Water Department’s master plan to provide City water service extension to developing areas in the west and northwest parts of the City, and to provide trunkline capacity for expanded pumping capacities at the reservoir at North Road and Potash.

Discussion

This trunkline construction was done as a connection district, which has been the department’s standard method for completing needed system expansions through undeveloped areas. The connection fees associated with the district would not be collected until the water main is actually “tapped” to provide direct service to an adjacent property when it develops. The total cost to construct Water Main District 449T was \$349,454.36. The connection fee chargeable amount is \$188,844.29.

The chargeable amount for water service connections is based on current prices for the installation of an 8” main. The price difference between the chargeable amount and the actual construction cost is the Department’s cost for over-sizing above the standard 8” diameter pipe size. The connection fees are computed by taking the total chargeable amount (\$188,844.29) and dividing it by the district’s frontage (5,856.32 lf.) along North Road and Faidley Avenue. This arrives at a per front foot fee of \$32.246239.

Alternatives

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

1. Move to approve the connection fee amounts for Water Main District 449T
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 connection fee amounts for Water Main District 449T be set for the properties within the District as tabulated on the attached listing.

Sample Motion

Motion to approve the connection fee amounts for Water Main District 449T.

Tract One (1)
Part of the SW 1/4, Sec. 13, T-11-N, R-10-W
1,855.5 LF - \$59,832.89

T & E Cattle Company, a Nebraska Corp.
c/o Tom Baxter
4444 W 13th Street
Grand Island, NE 68803

Commencing at the point 430.0 feet south of the northwest corner of the Southwest Quarter (SW 1/4) Section 13, T-11-N, R-10-W; thence easterly along the northerly right-of-way line of Faidley Avenue, a distance of 146.0 feet to the Actual Point Of Beginning; thence continuing easterly along the northerly right-of-way line of said Faidley Avenue, a distance of 956.80' to a point of curvature; thence running northeasterly along the arc of a curve to the left whose radius is 960.0 feet, the long cord of which deflects 20°55'08" left from the last described course, a long cord distance of 685.53 feet, to a point of reverse curvature; thence running northeasterly along the arc of a curve to the right whose radius is 1,040.0 feet, the long cord of which deflects 11°18'35" left from the last described course, a long chord distance of 213.17 feet, to a point on the southerly right-of-way line of the Moores Creek Outfall Ditch; thence westerly along the southerly right-of-way line of said Moores Creek Outfall Ditch, a distance of 1,775.7 feet, to the easterly right-of-way line of said Moores Creek Outfall Ditch; thence southerly along easterly right-of-way line of said Moores Creek Outfall Ditch, a distance of 370.0 feet to the said point of beginning.

Tract Two (2)
Part of the SW 1/4, Sec. 13, T-11-N, R-10-W
4,000.82 LF - \$129,011.40

T & E Cattle Company, a Nebraska Corp.
c/o Tom Baxter
4444 W 13th Street
Grand Island, NE 68803

Commencing at the northeast corner of the Southwest Quarter (SW 1/4) Section 13, T-11-N, R-10-W; thence westerly along the northerly of said Southwest Quarter (SW 1/4) a distance of 200.0 feet; thence southerly and parallel with the easterly line of said Southwest Quarter (SW 1/4), a distance of 60.0 feet to a point on the southerly right-of-way line of the Moose Creek Outfall Ditch, being the Actual Point Of Beginning; thence continuing southerly along the last described course, a distance of 40.0 feet; thence westerly on a line that is parallel with and offset southerly one hundred (100.0) feet from the southerly right-of-way line of Faidley Avenue, a distance of two thousand three hundred thirteen and twenty five hundredths (2,313.25) feet, to a point two hundred forty six (246.0) feet easterly of the westerly line of the said Southwest Quarter (SW 1/4); thence southerly and parallel with the westerly line of said Southwest Quarter (SW 1/4), a

distance of one thousand six hundred nine and thirty eight (1,609.38) feet, to a point four hundred thirty three (433.0) feet north of the southerly line of the said Southwest Quarter (SW 1/4); thence westerly and parallel with the southerly line of said Southwest Quarter (SW 1/4), a distance of 100.0 feet, to a point on the easterly right-of-way line of the Moose Creek Outfall Ditch; thence northerly along the easterly right-of-way line of said Moose Creek Outfall Ditch, a distance of 1,709.38 feet to a point of the southerly right-of-way line of said Faidley Avenue; thence easterly along the southerly right-of-way line of said Faidley Avenue, a distance of 955.48 feet to a point of curvature; thence running northeasterly along the arc of a curve to the left whose radius is 1,040.0 feet, the long cord of which deflects $20^{\circ}55'08''$ left from the last described course, a long cord distance of 742.66 feet, to a point of reverse curvature; thence running northeasterly along the arc of a curve to the right whose radius is 960.0 feet, the long cord of which deflects $11^{\circ}18'35''$ left from the last described course, a long chord distance of 357.7 feet, to a point on the southerly right-of-way line of said Moores Creek Outfall Ditch; thence easterly along the southerly right-of-way line of said Moores Creek Outfall Ditch, a distance of 335.6 feet to the said point of beginning.

R E S O L U T I O N 2006-BE-4

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 449T, 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 \$188,844.29; 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. 449T, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Connection Fee</u>
T & E Cattle Company	Commencing at the point 430.0 feet south of the northwest corner of the Southwest Quarter (SW1/4) of Section 13-11-10; thence easterly along the northerly right-of-way line of Faidley Avenue, a distance of 146.0 feet to the Actual Point of Beginning; thence continuing easterly along the northerly right-of-way line of said Faidley Avenue, a distance of 956.80 feet to a point of curvature; thence running northeasterly along the arc of a curve to the left whose radius is 960.0 feet, the long chord of which deflects 20°55'08" left from the last described course, a long chord distance of 685.53 feet, to a point of reverse curvature; thence running northeasterly along the arc of a curve to the right whose radius is 1,040.0 feet, the long chord of which deflects 11°18'35" left from the last described course, a long chord distance of 213.17 feet, to a point on the southerly right-of-way line of the Moore's Creek Outfall Ditch; thence westerly along the southerly right-of-way line of said Moore's Creek Outfall Ditch; a distance of 1,775.7 feet, to the easterly right-of-way line of said Moore's Creek Outfall Ditch; thence southerly along the easterly right-of-way line of said Moore's Creek Outfall Ditch, a distance of 370.0 feet to the said point of beginning.	\$59,832.89
T & E Cattle Company	Commencing at the northeast corner of the Southwest Quarter (SW1/4) of Section 13-11-10; thence westerly along the northerly line of said Southwest Quarter (SW1/4) a distance of 200.0 feet; thence southerly and parallel with the easterly line of said Southwest Quarter (SW1/4), a distance of 60.0 feet to a point on the southerly right-of-way line of the Moore's Creek Outfall Ditch, being the Actual Point of Beginning; thence continuing southerly along the last described course, a distance of 40.0 feet; thence westerly on a line that is	129,011.40

Approved as to Form <input type="checkbox"/> _____ April 6, 2006 <input type="checkbox"/> City Attorney
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	parallel with and offset southerly one hundred (100.0) feet from the southerly right-of-way line of Faidley Avenue, a distance of 2,313.25 feet, to a point 246.0 feet easterly of the westerly line of the said Southwest Quarter (SW1/4); thence southerly and parallel with the westerly line of said Southwest Quarter (SW1/4), a distance of 1,609.38 feet to a point 433.0 feet north of the southerly line of the said Southwest Quarter (SW1/4); thence westerly and parallel with the southerly line of said Southwest Quarter (SW1/4), a distance of 100.0 feet, to a point on the easterly right-of-way line of the Moore's Creek Outfall Ditch; thence northerly along the easterly right-of-way line of said Moore's Creek Outfall Ditch, a distance of 1,709.38 feet to a point on the southerly right-of-way line of said Faidley Avenue; thence easterly along the southerly right-of-way line of said Faidley Avenue, a distance of 955.48 feet to a point of curvature; thence running northeasterly along the arc of a curve to the left whose radius is 1,040.0 feet, the long chord of which deflects 20°55'08" left from the last described course, a long chord distance of 742.66 feet, to a point of reverse curvature; thence running northeasterly along the arc of a curve to the right whose radius is 960.0 feet, the long chord of which deflects 11°18'35" left from the last described course, a long chord distance of 357.7 feet, to a point on the southerly right-of-way line of said Moore's Creek Outfall Ditch; thence easterly along the southerly right-of-way line of said Moore's Creek Outfall Ditch, a distance of 335.6 feet to the said point of beginning.	
TOTAL		\$188,844.29

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, April 11, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk