



City of Grand Island

Tuesday, July 11, 2006

Council Session

Item G5

**#2006-189 - Approving Certificate of Final Completion and Setting
BOE Meeting Date for Water Main District 450 and Water Main
District 451**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: July 11, 2006

Subject: Water Main District 450 and Water Main District 451
Circle Drive Area

Item #'s: G-5

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

Background

The two referenced districts were created to serve the existing residents in an area south of Stolley Park Road and west of Blaine Street, in south central Grand Island, including parts of Stewart Place Subdivision; Stewart Place 4th Subdivision; and Elmer's Subdivision.

Water Main District 450 was created at the request of the property owner to serve a high density multi-family housing development on the east side of Circle Drive, and along Sunny Brooke Road and Stewart Drive. The majority of the properties within the district are under one ownership. Water Main District 451 is located along the westerly portion of Circle Drive. The properties are a combination of single family homes and multiple family units. The two districts were combined under one contract for construction to provide economy of scale on adjacent, connected districts. Attached for reference are copies of the district's plats showing the project area.

Discussion

The construction of both districts was done using the "Assessment District" administration process. This is the standard method used by the City to recoup construction costs when mains are installed at the request of the area property owners in developed areas. The total project cost was \$247,393.77. Of the total, the amount chargeable to Water Main District 450 is \$114,849.54; the amount chargeable to District 451 is \$99,945.50; and the remaining \$32,598.73 is City cost for oversized mains and extending lines to the area.

The calculation of assessments is based on the costs of construction for each district, apportioned equally to the residential structures within each district, adjusted for the number of service lines required. Since the area is a combination of single family homes and duplexes, the method assigned equal value for each domicile (residence in each district), plus the contract price for the service line(s) to each domicile (a duplex may have multiple services depending on the owners needs).

The Water Department will finance the assessment costs for five years. The assessment payment schedule is set up with five annual installments at 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. Attached for reference are copies of the district's costs, ownership records, and calculated assessments.

Alternatives

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

1. Move to approve
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 Council approve the Certificates of Final Completion and set the date of the Board of Equalization as August 8, 2006 to determine benefits and assessments for the properties within the boundaries of Water Main District 450 and District 451.

Sample Motion

Motion to accept the the Certificates of Final Completion for Water Main Districts 450 and 451 and set the date of the Board of Equalization as August 8, 2006.

INTEROFFICE MEMORANDUM



*Working Together for a
Better Tomorrow. Today.*

DATE: June 28, 2006
TO: Mayor and Council Members
FROM: Gary R. Mader, Utilities Director

SUBJECT: Water Main District 450

This memo is to certify that Water Main District 450, located in the east side of Circle Drive, and south of Stolley Park Road in the Stewart Place and Stewart Place 2nd Subdivisions, has been fully completed. All work was done in accordance with the terms and conditions of the contract, and complies with the plans and specifications. The water main district has been placed in service.

It is recommended that a Board of Equalization be set for August 8, 2006, to determine the benefits and connection fees for the properties within the boundaries of Water Main District 450.



Gary R. Mader, Utilities Director

GRM/pag

pc:

Dave Springer
Bob Smith
Steve Riehle
Laura Berthelsen
Dave Goosic
Tom Barnes
Yolanda Rayburn

INTEROFFICE MEMORANDUM



*Working Together for a
Better Tomorrow. Today.*

DATE: June 26, 2006
TO: Mayor and Council Members
FROM: Gary R. Mader, Utilities Director

SUBJECT: Water Main District 451

This memo is to certify that Water Main District 451, located in the west side of Circle Drive, and south of Stolley Park Road in the Stewart Place Subdivision, has been fully completed. All work was done in accordance with the terms and conditions of the contract, and complies with the plans and specifications. The water main district has been placed in service.

It is recommended that a Board of Equalization be set for August 8, 2006, to determine the benefits and connection fees for the properties within the boundaries of Water Main District 451.



Gary R. Mader, Utilities Director

GRM/pag

pc:

Dave Springer
Bob Smith
Steve Riehle
Laura Berthelsen
Dave Goosic
Tom Barnes
Yolanda Rayburn

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

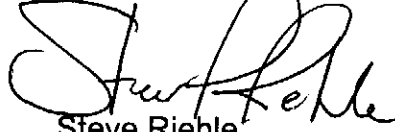
WATER MAIN DISTRICT NO. 450

June 28, 2006

Water Main District No. 450 is located on the east side of Circle Drive, and south of Stolley Park Road in the Stewart Place and Stewart Place 2nd Subdivisions. The work on this main, as certified to be fully completed by Gary R. Mader, Utilities Director, is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provision on Section 16-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on August 8, 2006, to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle,
Public Works Director

WATER MAIN DISTRICT NO. 450

June 28, 2006

TO THE MEMBERS OF COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District 450 be approved.

I further recommend that the City Council sit as Board of Equalization on August 8, 2006, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek
Mayor

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

WATER MAIN DISTRICT NO. 451

June 28, 2006

Water Main District No. 451 is located on the west side of Circle Drive, and south of Stolley Park Road in the Stewart Place Subdivision. The work on this main, as certified to be fully completed by Gary R. Mader, Utilities Director, is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provision on Section 16-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on August 8, 2006, to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle,
Public Works Director

WATER MAIN DISTRICT NO. 451

June 28, 2006

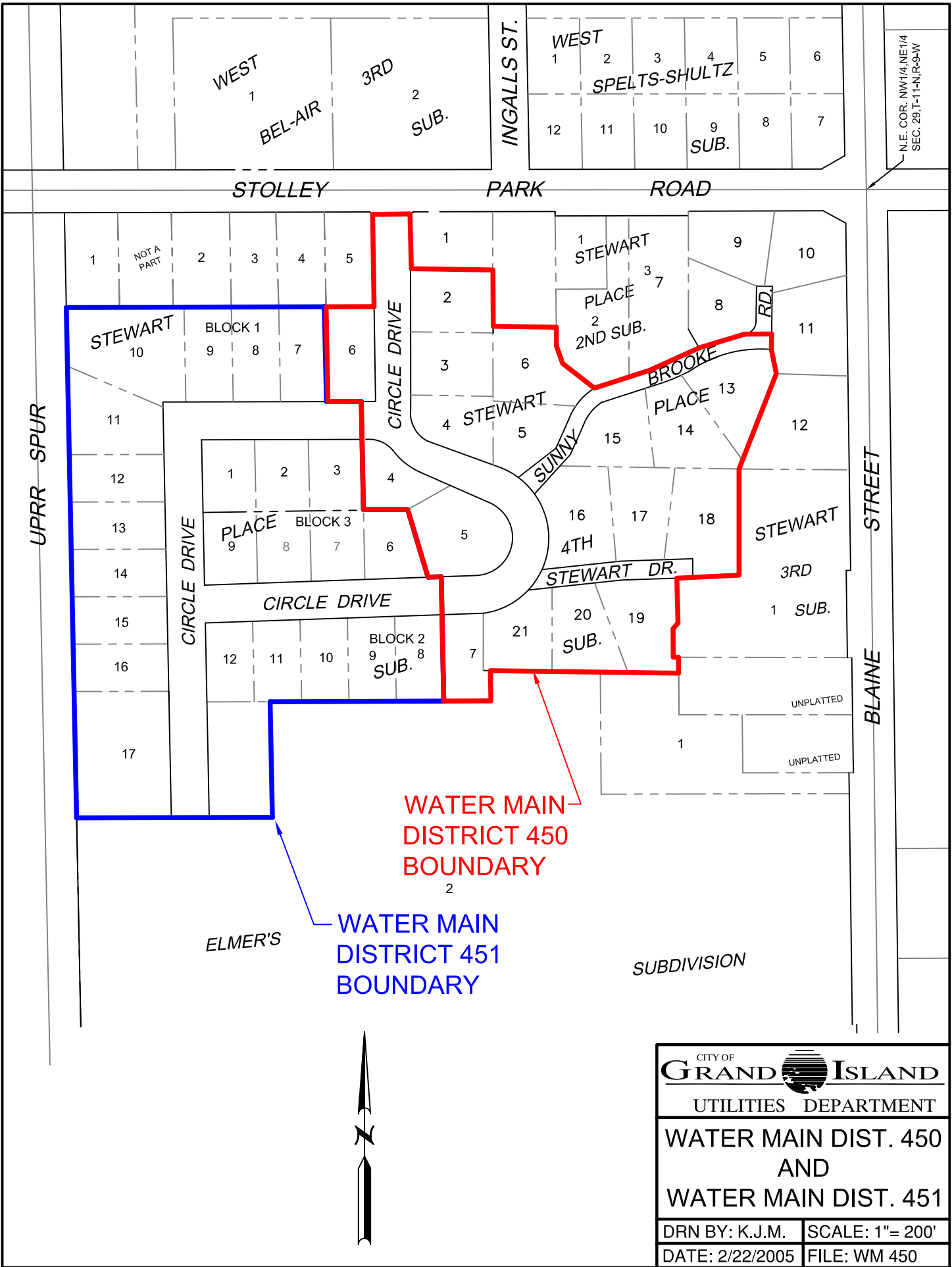
TO THE MEMBERS OF COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District 451 be approved.

I further recommend that the City Council sit as Board of Equalization on August 8, 2006, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek
Mayor



MAIN DISTRICT 450 AND 451 ESTIMATE
 Cooke Rod, Stewart Dr, and Circle Dr area
 6/23/2006

Est = 6/30/2005
 Bids = 8/11/2005

		Installed		Bid Unit	Total	STEWART SUB AREA		CIRCLE DRIVE AREA		CITY SHARE - OVER SIZE	
		Quantity		\$\$\$	\$\$\$	DISTRICT 450		DISTRICT 451			
Item	Description					Quantity	Total \$\$\$	Quantity	Total \$\$\$	Quantity	Total \$\$\$
C. 1.01	12"X12"X 6" TAPPING SLEEVE	1.00	EA	1,985.00	1,985.00	0.00	0.00	0.00	0.00	1.00	1,985.00
C. 1.02	8" D.I. PIPE, (S.J.)	1,330.77	LF	23.70	31,539.25	159.89	3,229.68	1,170.88	23,651.87	1,330.77	4,657.70
C. 1.03	8"X 8"X 8" TEE (M.J.)	1.00	EA	255.00	255.00	0.00	0.00	1.00	195.00	1.00	60.00
C. 1.04	8"X 8"X 6" TEE (M.J.)	5.00	EA	240.00	1,200.00	1.00	195.00	4.00	780.00	5.00	225.00
C. 1.05	8"X 90° ELL (M.J.)	1.00	EA	188.50	188.50	0.00	0.00	1.00	141.38	1.00	47.12
C. 1.06	8"X 22 1/2 ELL (M.J.)	2.00	EA	176.60	353.20	2.00	289.00	0.00	0.00	2.00	64.20
C. 1.07	8"X 6" REDUCER (M.J.)	2.00	EA	133.45	266.90	0.00	0.00	0.00	0.00	2.00	266.90
C. 1.08	8" RS GATE VALVE	2.00	EA	975.00	1,950.00	0.00	0.00	2.00	1,425.90	2.00	524.10
C. 1.09	8" RETAINER GLAND	1.00	EA	66.50	66.50	0.00	0.00	1.00	51.10	1.00	15.40
C. 1.10	8" CAP (M.J.)	1.00	EA	107.40	107.40	0.00	0.00	1.00	88.65	1.00	18.75
C. 1.11	6" D.I. PIPE, (S.J.)	1,895.49	LF	20.20	38,288.90	1,117.59	22,575.32	695.12	14,041.32	82.79	1,672.26
C. 1.12	6"X 6"X 6" TEE (M.J.)	7.00	EA	195.00	1,365.00	5.00	975.00	2.00	390.00	0.00	0.00
C. 1.13	6"X 45 ELL (M.J.)	8.00	EA	143.40	1,147.20	5.00	717.00	1.00	143.40	2.00	286.80
C. 1.14	6"X 22 1/2 ELL (M.J.)	5.00	EA	144.50	722.50	5.00	722.50	0.00	0.00	0.00	0.00
C. 1.15	6" CAP (M.J.) W/ 2" TAPPED PLUG	1.00	EA	88.65	88.65	1.00	88.65	0.00	0.00	0.00	0.00
C. 1.16	6" RS TAPPING VALVE	1.00	EA	915.00	915.00	0.00	0.00	0.00	0.00	1.00	915.00
C. 1.17	6" RS GATE VALVE	4.00	EA	712.95	2,851.80	3.00	2,138.85	1.00	712.95	0.00	0.00
C. 1.18	VALVE BOX	7.00	EA	159.25	1,114.75	3.00	477.75	3.00	477.75	1.00	159.25
C. 1.19	FIRE HYDRANT ASSEMBLY COMPLETE	9.00	EA	1,310.00	11,790.00	5.00	6,550.00	4.00	5,240.00	0.00	0.00
C. 1.20	1" WATER SERVICE, COMPLETE	67.00	EA	625.75	41,925.25	32.00	20,024.00	29.00	18,146.75	6.00	3,754.50
C. 1.21	2" WATER SERVICE, COMPLETE	2.00	EA	962.65	1,925.30	2.00	1,925.30	0.00	0.00	0.00	0.00
C. 1.22	THRUST BLOCK	30.00	EA	103.85	3,115.50	19.00	1,973.15	8.00	830.80	3.00	311.55
C. 1.23	6" RETAINER GLAND	1.00	EA	51.10	51.10	1.00	51.10	0.00	0.00	0.00	0.00
C. 1.24	BELL BLOCK	2.00	EA	348.30	696.60	1.00	348.30	1.00	348.30	0.00	0.00
C. 1.25	ROADWAY SAW CUT	1,055.21	LF	2.75	2,901.83	818.78	2,251.65	163.96	450.89	72.47	199.29
C. 1.26	DRIVEWAY SAW CUT	762.74	LF	2.75	2,097.54	102.89	282.94	659.86	1,814.60	0.00	0.00
C. 1.27	REMOVE CURB & GUTTER	26.46	LF	2.40	63.50	26.46	63.50	0.00	0.00	0.00	0.00
C. 1.28	REPLACE CURB & GUTTER	26.46	LF	18.20	481.57	26.46	481.57	0.00	0.00	0.00	0.00
C. 1.29	REMOVE ASPH. / CONC. ROADWAY	838.30	SY	4.25	3,562.78	723.38	3,074.37	80.68	342.89	34.24	145.52
C. 1.30	REPLACE ASPH. / CONC. ROADWAY	838.30	SY	28.00	23,472.40	723.38	20,254.64	80.68	2,259.04	34.24	958.72
C. 1.31	REMOVE ASPH. / CONC. DRIVEWAY	676.05	SY	4.25	2,873.21	286.95	1,219.55	389.10	1,653.66	0.00	0.00
C. 1.32	REPLACE ASPH. / CONC. DRIVEWAY	613.09	SY	28.00	17,166.52	223.99	6,271.80	389.10	10,894.72	0.00	0.00
C. 1.33	REMOVE CONCRETE SIDEWALK	54.72	SF	0.45	24.62	54.72	24.62	0.00	0.00	0.00	0.00
C. 1.34	REPLACE CONCRETE SIDEWALK	54.72	SF	3.00	164.16	54.72	164.16	0.00	0.00	0.00	0.00
C. 1.35	R-O-W SEEDING	900.00	SF	0.40	360.00	0.00	0.00	0.00	0.00	900.00	360.00
CONTRACT AMOUNT					197,077.43	96,369.40		84,080.97		16,627.06	
WATER DEPT MATERIALS					8,771.19	4,839.96		3,871.97		59.26	
PO 2724 - BACKFILL MATERIAL					5,250.00	2,878.29		2,371.71			
PO 2707 - HE CONCRETE					535.00			535.00			
PO 2746 - HE CONCRETE					321.00	321.00					
ENGINEERING / ADMINISTRATION					35,439.15	10,440.89		9,085.85		15,912.41	
PROJECT TOTAL					\$247,393.77	\$114,849.54		\$99,945.50		\$32,598.73	

WMD 450

WMD 450

LOT	BLK	SUBDIVISION and ADDRESS	DOMICILE	\$5,838.41 \$\$\$	\$625.75 + SERVICE	\$\$\$	TOTAL EST\$
E 9'	6 1	Stewart Place Sub					
	7 1	Stewart Place Sub Patrick & Susan Maginnis, H & W 2904 Circle Dr, Grand Island, NE 68801	1	3,271.95	1	625.75	3,897.70
	7 2	Stewart Place Sub Eugene L & Ilene J Pletcher 2805 Circle Dr, Grand Island, NE 68801	1	3,271.95	1	625.75	3,897.70
E 2'	3 3	Stewart Place Sub					
	4 3	Stewart Place Sub Harold C & Lois L Hudiburgh, H & W 2104 Circle Dr, Grand Island, NE 68801	1	3,271.95	1	625.75	3,897.70
	5 3	Stewart Place Sub; 2112-2114 Circle Dr Ronald L & Una M Vonbehren, H & W 2915 Circle Dr, Grand Island, NE 68801	1	3,271.95	1	625.75	3,897.70
	2	Stewart Place 4th Sub; 2015-2017 Circle Dr	1	5,838.41	2	1,251.50	7,089.91
	3	Stewart Place 4th Sub; 2021-2023 Circle Dr	1	5,838.41	2	1,251.50	7,089.91
	4	Stewart Place 4th Sub; 2105-2107 Circle Dr	1	5,838.41	2	1,251.50	7,089.91
	5	Stewart Place 4th Sub; 2720-2722 Sunny Brooke Road	1	5,838.41	2	1,251.50	7,089.91
	6	Stewart Place 4th Sub; 2716-2718 Sunny Brooke Road	1	5,838.41	2	1,251.50	7,089.91
	13	Stewart Place 4th Sub; 2713-2715 Sunny Brooke Road	1	5,838.41	2	1,251.50	7,089.91
	14	Stewart Place 4th Sub; 2717-2719 Sunny Brooke Road	1	5,838.41	2	1,251.50	7,089.91
	15	Stewart Place 4th Sub; 2721-2723 Sunny Brooke Road	1	5,838.41	2	1,251.50	7,089.91
	16	Stewart Place 4th Sub; 2720-2722 Stewart Place	1	5,838.41	2	1,251.50	7,089.91
	17	Stewart Place 4th Sub; 2716-2718 Stewart Place	1	5,838.41	2	1,251.50	7,089.91
	18	Stewart Place 4th Sub; 2710-2712 Stewart Place	1	5,838.41	2	1,251.50	7,089.91
	19	Stewart Place 4th Sub; 2716-2715 Stewart Place	1	5,838.41	2	1,251.50	7,089.91
	20	Stewart Place 4th Sub; 2717-2719 Stewart Place	1	5,838.41	2	1,251.50	7,089.91
	21	Stewart Place 4th Sub; 2721-2713 Stewart Place	1	5,838.41	2	1,251.50	7,089.91
		Dynasty Enterprises, Inc PO Box 574, Grand Island, NE 68802	14		28		99,258.74
							\$114,849.54

WMD 451

LOT BLK		SUBDIVISION and ADDRESS	DOMICILE	\$3,271.95 \$\$\$	\$625.75 + SERVICE	\$\$\$	TOTAL EST\$
W 66'	7 1	Stewart Place Sub					
E 14'	8 1	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Victor G & Kala D Rojas, H & W 2908 Circle Dr, Grand Island, NE 68801					
W 61'	8 1	Stewart Place Sub					
E 7'	9 1	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Jori Lee & Kimberly Lynn Aden, H & W 2912 Circle Dr, Grand Island, NE 68801					
W 68'	9 1	Stewart Place Sub					
E 6.33'	10 1	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Kent D & Theresa R Engelhardt, H & W 2918 Circle Dr, Grand Island, NE 68801					
W 88'	10 1	Stewart Place Sub					
PT	11 1	Stewart Place Sub; (Duplex 2922 - 2924 Circle Dr)	1	3,271.95	1	625.75	3,897.70
See Document '200205909		Michael R & Jean A Wilson, H & W Co-trustees of the Michael R & Jean A Wilson Revocable Trust 2922 Circle Dr, Grand Island, NE 68801					
PT	10 1	Stewart Place Sub					
PT	11 1	Stewart Place Sub; (Duplex 3002 - 3004 Circle Dr)	1	3,271.95	1	625.75	3,897.70
See Document '200304597		Billy L & Rae Jeanne Barnesberger, H & W 302 Lakeside Drive, Grand Island, NE 68801					
S 23'	11 1	Stewart Place Sub					
N 44'	12 1	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Dianne G & Neal E Kelley, H & W 2106 W Circle Dr, Grand Island, NE 68801					
S 31'	12 1	Stewart Place Sub					
N 38'	13 1	Stewart Place Sub; 2116 S Circle Dr	1	3,271.95	1	625.75	3,897.70
		Norbert M Wenzl, a single person 2116 Circle Dr, Grand Island, NE 68801					
S 37'	13 1	Stewart Place Sub					
N 51	14 1	Stewart Place Sub; (Duplex 2122 - 2124 S Circle Dr)	1	3,271.95	2	1,251.50	4,523.45
		Jerry L & Sharon K Skeen H & W and Roxie I Crist (ea 1/2 undivided interest) 2122 Circle Dr, Grand Island, NE 68801					
S 24'	14 1	Stewart Place Sub					
N 65'	15 1	Stewart Place Sub; (Duplex 2206 - 2208 S Circle Dr)	1	3,271.95	2	1,251.50	4,523.45
		The Starostka Family Trust - Robert L & Rosella M Starostka H & W Trustees 1708 Doreen St, Grand Island, NE 68801					
S 10'	15 1	Stewart Place Sub					
	16 1	Stewart Place Sub					
N 17'	17 1	Stewart Place Sub; (Duplex 2210 - 2212 S Circle Dr)	1	3,271.95	2	1,251.50	4,523.45
		David R & Christine A Starostka H & W, and Danny & Janet Starostka H & W PO Box 5316, Grand Island, NE 68802					
W 150' of S 183'	17 1	Stewart Place Sub; (Duplex 2214-2216, Duplex 2222-2224)	2	6,543.90	4	2,503.00	9,046.90
		D & O Investments PO Box 5316, Grand Island, NE 68802					
	8 2	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Marietta Hofferber a single person & Cyndie L Larson a single person 2811 Circle Dr, Grand Island, NE 68801					
	9 2	Stewart Place Sub					
E 1/2	10 2	Stewart Place Sub; (Duplex 2817 - 2821 Circle Dr)	1	3,271.95	2	1,251.50	4,523.45
		Shirley A Nielsen Revocable Living Trust, Shirley A Nielsen Trustee 2817 Circle Drive, Grand Island, NE 68801					
W 1/2	10 2	Stewart Place Sub					
	11 2	Stewart Place Sub; (Duplex 2905 - 2911 Circle Dr)	1	3,271.95	1	625.75	3,897.70
		John M & Sue L Cook H & W 2905 Circle Dr, Grand Island, NE 68801					
	12 2	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Kelly D Luedtke, a single person 2917 Circle Dr, Grand Island, NE 68801					
	1 3	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Ronald L & Una M Behren 2915 Circle Dr Grand Island, NE 68801					
	2 3	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Wauneta B McGown Trustee of the Wauneta B McGown Living Revocable Trust 2909 Circle Dr Grand Island, NE 68801					
Ex E 2'	3 3	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Kenneth & Sandra Maret H & W 2903 Circle Dr Grand Island, NE 68801					
	6 3	Stewart Place Sub					
E 24'	7 3	Stewart Place Sub; (Duplex 2906 - 2910 Circle Dr)	1	3,271.95	1	625.75	3,897.70
		Bryan D Fiala, a single person 2906 Circle Dr Grand Island, NE 68801					
E 61'	7 3	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Diane J Beran, a single person 2914 Circle Dr Grand Island, NE 68801					
	8 3	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Nancy K Montgomery, a single person 2920 Circle Drive Grand Island, NE 68801					
	9 3	Stewart Place Sub	1	3,271.95	1	625.75	3,897.70
		Alan L Peterson, a single person 2926 Circle Dr Grand Island, NE 68801					
PT See Attached	2	Elmer's Subdivision	2	6,543.90	0	0.00	6,543.90
		Kenneth & Jan Tell H & W Darrold D & Peggy Jo Dannehl H & W 1019 W John St Grand Island, NE 68801					
NUMBER OF DOMICILES			25		29		\$99,945.50

RESOLUTION 2006-189

WHEREAS, the City Engineer and the Utilities Director of the City of Grand Island have issued a Certificate of Final Completion for Water Main District No. 450 and Water Main District No. 451 in the area south of Stolley Park Road and west of Blaine Street in Grand Island, Nebraska, certifying that the Diamond Engineering Company of Grand Island, Nebraska, has completed such projects according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the City Engineer and the Utilities Director recommend the acceptance of the final completions; and

WHEREAS, the Mayor concurs with such recommendations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

1. The Certificate of Final Completion for Water Main District No. 450 is hereby confirmed and approved.
2. The Certificate of Final Completion for Water Main District No. 451 is hereby confirmed and approved.
3. The City Council will sit as a Board of Equalization on August 8, 2006 to determine benefits and set assessments for Water Main District Nos. 450 and 451.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, July 11, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk