



City of Grand Island

Tuesday, August 08, 2006

Council Session

Item D1

**#2006-BE-5 - Consideration of Determining Benefits for Water
Main District No. 450 (Circle Drive Area)**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: August 8, 2006

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

Item #'s: D-1, D-2, F-3, & F-4

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 were created 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 the assessment amounts for Water Main District 450 and Water Main District 451 be set for the properties within the districts as tabulated on the attached listing.

Sample Motion

Motion to approve the assessment amounts for Water Main District 450 and Water Main District 451.

WMD 450

LOT BLK		SUBDIVISION and ADDRESS	DOMICILE	\$5,838.41 \$\$\$	\$625.75 + SERVICE	\$\$\$	TOTAL EST\$
	6 1	Stewart Place Sub					
E 9'	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

Rev: 8-1-06a

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

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

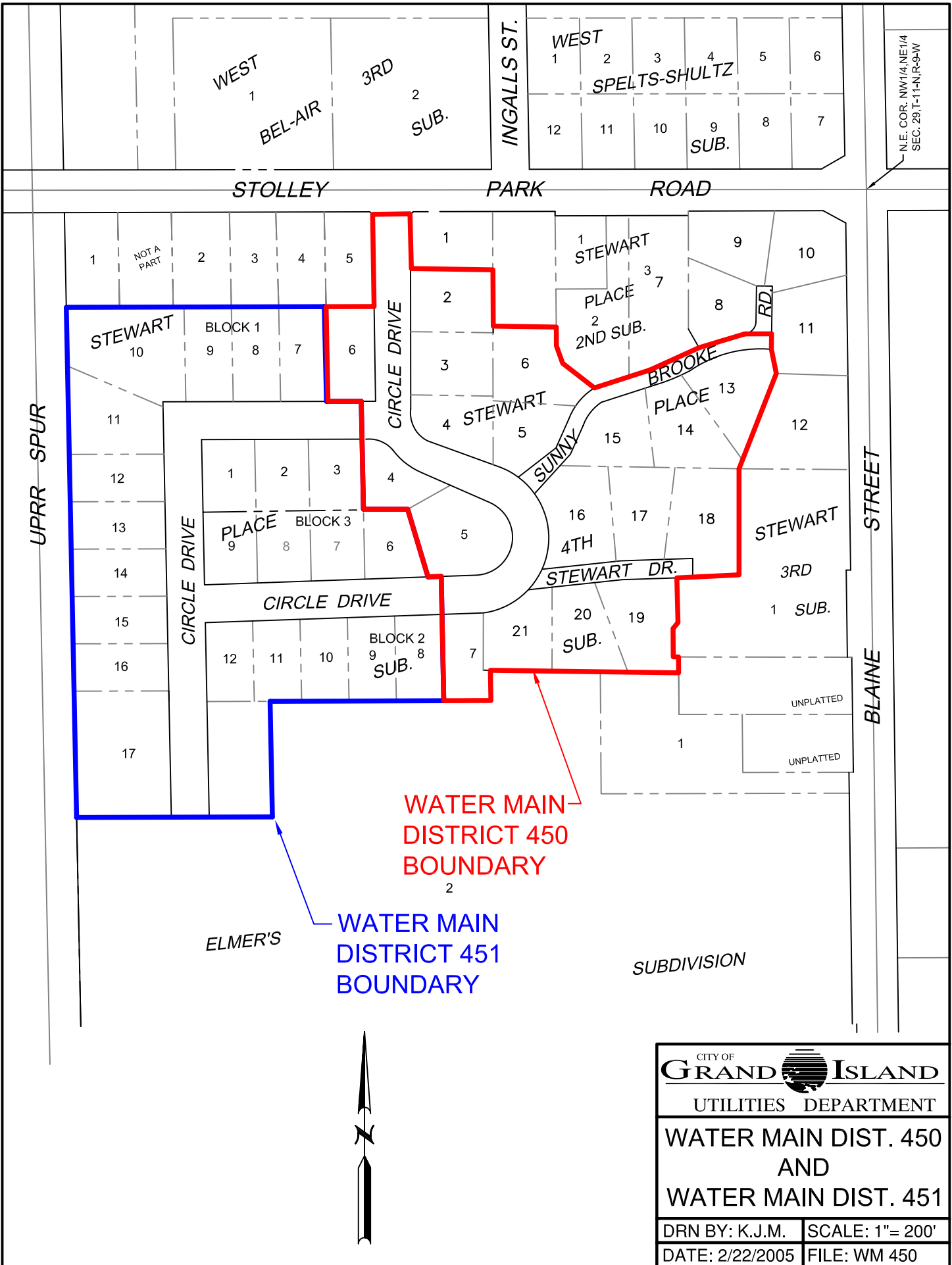
Est = 6/30/2005
 Bids = 8/11/2005

**STEWART SUB AREA
 DISTRICT 450**

**CIRCLE DRIVE AREA
 DISTRICT 451**

CITY SHARE - OVER SIZE

Item	Description	Installed		Bid Unit		Total		STEWART SUB AREA		CIRCLE DRIVE AREA		CITY SHARE - OVER SIZE	
		Quantity		\$\$\$	\$\$\$	Quantity	\$\$\$	Quantity	\$\$\$	Quantity	\$\$\$	Quantity	\$\$\$
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	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	1.00	60.00
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	1.00	225.00
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	47.12	1.00	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	64.20	1.00	266.90
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	524.10	2.00	15.40
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	18.75	1.00	1,672.26
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	0.00	0.00	0.00
C. 1.09	8" RETAINER GLAND	1.00	EA	66.50	66.50	0.00	0.00	1.00	51.10	1.00	0.00	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	0.00	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	0.00	0.00
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	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	0.00	0.00
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	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	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	0.00	0.00
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	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	0.00	0.00
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	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	0.00	0.00
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	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	0.00	0.00
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	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	0.00	0.00
C. 1.25	ROADWAY SAW CUT	1,055.41	LF	2.75	2,901.83	818.78	2,251.65	163.96	450.89	72.47	199.29	0.00	0.00
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	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	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	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	0.00	0.00
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	0.00	0.00
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	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	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	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	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	0.00	0.00
	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		



WEST
1
BEL-AIR
3RD
2
SUB.

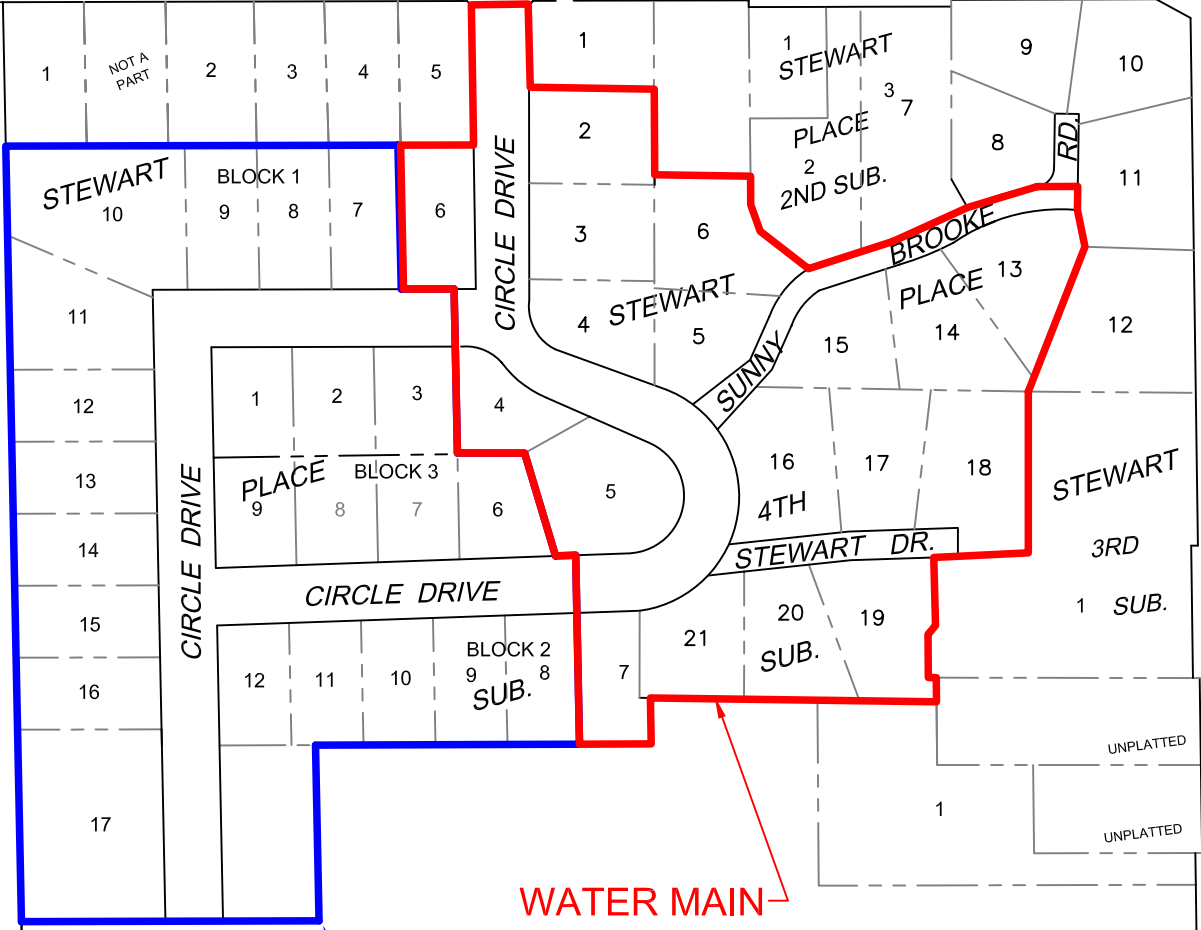
INGALLS ST.

WEST
1 2 3 4 5 6
SPELTS-SHULTZ
12 11 10 9 8 7
SUB.

N.E. COR. NW1/4, NE1/4
SEC. 29, T-11-N, R-9-W

STOLLEY PARK ROAD

UPRR SPUR



BLAINE STREET

WATER MAIN DISTRICT 450 BOUNDARY

ELMER'S WATER MAIN DISTRICT 451 BOUNDARY

SUBDIVISION



CITY OF GRAND ISLAND UTILITIES DEPARTMENT	
WATER MAIN DIST. 450 AND WATER MAIN DIST. 451	
DRN BY: K.J.M.	SCALE: 1"= 200'
DATE: 2/22/2005	FILE: WM 450

RESOLUTION 2006-BE-5

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 450, 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 \$114,849.54; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Water Main District No. 450, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Patrick & Susan Maginnis	Lot 6 and east 9 feet of Lot 7, Block 1, Stewart Place Subdivision	3,897.70
Eugene L. & Ilene J. Pletcher	Lot 7, Block 2, Stewart Place Subdivision	3,897.70
Harold C. & Lois L. Hudiburgh	East 2 feet of Lot 3, and all of Lot 4, Block 3, Stewart Place Subdivision	3,897.70
Ronald L. & Una M. Vonbehren	Lot 5, Block 3, Stewart Place Subdivision	3,897.70
Dynasty Enterprises, Inc.	Lot 2, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 3, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 4, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 5, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 6, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 13, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 14, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 15, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 16, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 17, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 18, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 19, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 20, Stewart Place 4 th Subdivision	7,089.91
Dynasty Enterprises, Inc.	Lot 21, Stewart Place 4 th Subdivision	7,089.91
TOTAL		\$114,849.54

Approved as to Form <input type="checkbox"/> _____ August 3, 2006 <input type="checkbox"/> City Attorney

RESOLUTION 2006-BE-5

Adopted by the City Council of the City of Grand Island, Nebraska, on August 8, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk