



City of Grand Island

Tuesday, August 08, 2006

Council Session

Item G12

#2006-223 - Approving Certificate of Final Completion and Setting Date for Board of Equalization for Water Main District 452 - Knott Subdivision Area

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director
Meeting: August 8, 2006
Subject: Water Main District 452 – Knott Subdivision Area
Item #'s: G-12
Presenter(s): Gary R. Mader, Utilities Director

Background

Water Main District 452 was created at the request of area property owners to serve Knott Avenue, Lake Street, and Tri Street within the Knott Subdivision and Palu Subdivision. The neighborhood is located south of US Highway 34 and west of Locust Street (just west of Wal-Mart south) and is a combination of single family homes and commercial development. A map of the district is attached for reference. The district passed protest with only 3.3% protest.

Discussion

The construction was done as an “Assessment District”. This is the standard method used by the City to recoup costs when new water mains are installed at the request of the area property owners in developed areas. The total project cost was \$82,176.85. Of the total, the amount chargeable to the district is \$72,353.26. The City’s cost for oversized mains and extending lines to the area is \$9,823.59.

Since the area is a combination of single family homes and commercial development, the calculations for assessments are based on 8” diameter mains in commercial areas and 6” diameter mains for residential. Additionally, the properties within the district vary substantially in shape, size, and configuration. By state statute, assessments are to be determined by the benefit added to the properties. With the variation in configuration, staff selected an assessment computation method utilizing two separate property characteristics, the front footage and property area. Half of the assessment is based on front footage and half on property area.

The assessment is due 50 days after the Council sets the assessments at the Board of Equalization (BOE) Hearing. The Water Department will finance the assessment for five

years at 7% simple interest on the unpaid balance. 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 the Certificate of Final Completion and set the date of the Board of Equalization
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 Council approve the Certificate of Final Completion and set the Board of Equalization for September 12, 2006 to determine benefits and assessments for the properties within the boundaries of Water Main District 452.

Sample Motion

Make a motion to approve the Certificate of Final Completion for Water Main District 452, Knott Subdivision area, and set the Board of Equalization for September 12, 2006.

U.S. HIGHWAY 34

SECTION LINE

NORTHEAST CORNER-
SECTION 33, T-11-N, R-9-W

POINT OF
BEGINNING

PART OF NE1/4, NE1/4
SECTION 33, T-11-N, R-9-W
(PROPOSED KINGS
CROSSING SUBDIVISION)

LOCUST STREET

PALU

SUB. STREET

TRI STREET

LAKE STREET

ARLENE AVE.

KNOTT

LAKE STREET

KNOTT AVENUE

SUBDIVISION

VALENTINE
MOTEL SUB.

WATER MAIN
DISTRICT 452
BOUNDARY

EXHIBIT "A"



CITY OF
GRAND ISLAND
UTILITIES DEPARTMENT

PLAT TO ACCOMPANY
ORDINANCE NO. 9015

DRN BY: K.J.M. | SCALE: 1"= 200'
DATE: 10/25/2005 | FILE: WMD 452

WATER MAIN DISTRICT 452

Knott Subdivision - Lake St, Knott Ave, Tri St

WWO 22141

Item	Description	Bid Unit \$	QUANTITIES PLACED		TOTAL AMT COMPLETED \$	6" Equivalent Residential	8" Commercial	Oversize City
C. 1.01	12" x 12" x 8" Tapping Sleeve	1,964.92	1.00	EA	1,964.92	\$859.65	\$982.46	\$122.81
C. 1.02	8" D.I. Pipe (sj)	21.38	1,631.51	LF	34,881.68	\$15,858.35	\$16,757.86	\$2,265.47
C. 1.03	8" x 8" x 8" Tee (mj)	251.22	2.00	EA	502.44	\$219.82	\$251.22	\$31.40
C. 1.04	8" x 8" x 6" Tee (mj)	192.21	4.00	EA	768.84	\$336.37	\$384.42	\$48.05
C. 1.05	8" x 6" Reducer (mj)	109.52	1.00	EA	109.52	\$0.00	\$109.52	\$0.00
C. 1.06	8" x 90° Ell (mj)	174.03	1.00	EA	174.03	\$76.14	\$87.02	\$10.87
C. 1.07	8" x 45° Ell (mj)	161.33	2.00	EA	322.66	\$141.16	\$161.33	\$20.17
C. 1.08	8" Cap (mj) w/ 2" Tap	136.53	2.00	EA	273.06	\$119.46	\$136.53	\$17.07
C. 1.09	8" Set Screw Ring	49.28	2.00	EA	98.56	\$43.12	\$49.28	\$6.16
C. 1.10	8" RS Gate Valve	792.26	3.00	EA	2,376.78	\$1,039.84	\$1,188.39	\$148.55
C. 1.11	8" RS Tapping Valve	966.51	1.00	EA	966.51	\$422.85	\$483.26	\$60.40
C. 1.12	Valve Box	152.35	4.00	EA	609.40	\$304.70	\$304.70	\$0.00
C. 1.13	1" Water Service Complete	861.37	12.00	EA	10,336.44	\$10,336.44	\$0.00	\$0.00
C. 1.14	Thrust Block	109.03	10.00	EA	1,090.30	\$545.15	\$545.15	\$0.00
C. 1.15	Bell Block	395.07	2.00	EA	790.14	\$395.07	\$395.07	\$0.00
C. 1.16	Poly Wrap	0.76	1,568.00	LF	1,191.68	\$619.17	\$572.51	\$0.00
C. 1.17	Fire Hydrant Assembly	1,144.10	4.00	EA	4,576.40	\$2,288.20	\$2,288.20	\$0.00
C. 1.18	Remove Asph / Conc Roadway	4.67	44.00	SY	205.48	\$102.74	\$102.74	\$0.00
C. 1.19	Replace Asph / Conc Roadway	33.91	44.00	SY	1,492.04	\$746.02	\$746.02	\$0.00
C. 1.20	Saw Cut	2.76	49.50	LF	136.62	\$68.31	\$68.31	\$0.00
C. 1.21	TOTAL				\$62,867.50	\$34,522.56	\$25,613.99	\$2,730.95
	Water Dept Materials				3,999.03	\$1,999.51	\$1,999.52	\$0.00
	Engineering / Overhead / Administration				15,310.32	\$4,108.84	\$4,108.84	\$7,092.64
	TOTAL PROJECT COST				\$82,176.85	\$40,630.91	\$31,722.35	\$9,823.59

WMD 452 RESIDENTIAL AREA					
SUBDIVISION	LOT & Blk	Owner and Address	Sq Footage	Front Ft	Assessable \$ 1/2 SF+1/2 FF
Palu Subdivision See attached description	Part of 8	Dorothy Menke Revocable Trust Dorothy Menke Trustee 3412 Tri Street Grand Island, NE 68801	15,470.25	101.00	\$2,985.49
Palu Subdivision	9	Gaylord A & Susan Martens H & W Tomas Palu, David Palu, Amy Palu, and Micheal Palu 3422 Tri Street Grand Island, NE 68801	16,311.50	101.00	\$3,061.50
Palu Subdivision	11	Manuel & Cathern E Vega H & W 324 Lake Street Grand Island, NE 68801	14,719.82	101.80	\$2,930.27
Palu Subdivision	12	Dennis L Beins, a single person 3428 Tri Street Grand Island, NE 68801	16,384.18	101.60	\$3,077.49
Knott Subdivision	1 1	Lyle E & Arlene M Knott 321 Lake Street Grand Island, NE 68801	22,101.38	157.07	\$4,466.06
	1 2		15,000.00	100.00	\$2,927.28
	2 2		17,397.89	100.00	\$3,143.92
	5 2		16,000.00	100.00	\$3,017.63
					\$13,554.89
Knott Subdivision	2 1	Marlene R & Jerald W Andersen W & H 407 Lake Street Grand Island, NE 68801	23,401.70	140.00	\$4,315.18
Knott Subdivision	9 1	Ronnie L & Solveig L Knott H & W 321 Knott Ave Grand Island, NE 68801	19,422.98	117.79	\$3,606.56
	4 2		18,397.94	90.00	\$3,077.07
					\$6,683.63
Knott Subdivision	3 2	Randy L & Terri L Knott H & W 313 Knott Ave Grand Island, NE 68801	30,254.14	82.00	\$4,022.46
			224,861.78	1,292.26	\$40,630.91
			\$0.1806928	\$31.4417455	

WMD 452 COMMERCIAL AREA					
SUBDIVISION / SECTION	LOT & Blk	Owner and Address	Sq Footage	Front Ft	Assessable \$ 1/2 SF+1/2 FF
Valentine Motel Subdivision	1	R S Wheel, LLC a NE Limited Liability Co 2514 S Locust Street Grand Island, NE 68801	18,750.00	125.00	\$4,522.33
Palu Subdivision	7	R2S2, LLC a NE Limited Liability Co 2024 Stagecoach Road Grand Island, NE 68801	16,311.50	101.00	\$3,816.60
	10		14,554.10	101.00	\$3,570.63
Pt NE 1/4, NE 1/4 Sec 33-11-9 See attached description			63,709.22	717.58	\$19,812.80
					\$27,200.03
			113,324.82	1,044.58	\$31,722.36
			\$0.2799241	\$30.3685200	

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

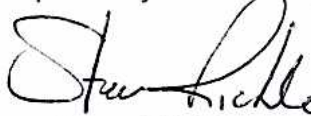
WATER MAIN DISTRICT NO. 452

August 8, 2006

Water Main District No. 452 is located south of U.S. Hwy. 34 and west of Locust Street along Knott Avenue, Lake Street and Tri Streets. 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 September 12, 2006, to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle,
Public Works Director

WATER MAIN DISTRICT NO. 452

August 8, 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 452 be approved.

I further recommend that the City Council sit as Board of Equalization on September 12, 2006, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek
Mayor

INTEROFFICE MEMORANDUM



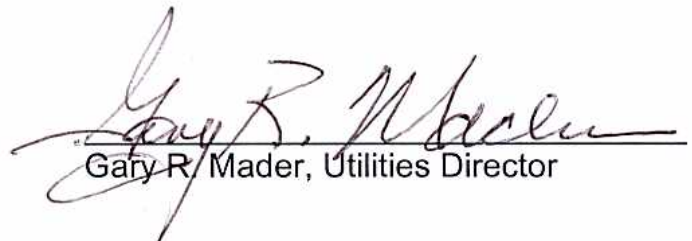
*Working Together for a
Better Tomorrow. Today.*

DATE: July 31, 2006
TO: Mayor and Council Members
FROM: Gary R. Mader, Utilities Director

SUBJECT: Water Main District 452

This memo is to certify that Water Main District 452, located south of U.S. Hwy. 34 and west of Locust Street along Knott Avenue, Lake Street and Tri Streets, 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 September 12, 2006, to determine the benefits and connection fees for the properties within the boundaries of Water Main District 452.


Gary R. Mader, Utilities Director

GRM/pag

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

RESOLUTION 2006-223

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. 452 in Knott Subdivision and Palu Subdivision in Grand Island, Nebraska, certifying that the Diamond Engineering Company of Grand Island, Nebraska, has completed such project 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 completion; and

WHEREAS, the Mayor concurs with such recommendation.

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. 452 is hereby confirmed and approved.
2. The City Council will sit as a Board of Equalization on September 12, 2006 to determine benefits and set assessments for Water Main District No. 452.

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

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk