



City of Grand Island

Tuesday, September 12, 2006

Council Session

Item D2

**#2006-BE-8 - Consideration of Determining Benefits for Water
Main District 452, Knott and Palu Subdivision Areas**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: September 12, 2006

Subject: Water Main District 452 – Knott & Palu Subdivision Areas

Item #'s: D-2 & F-2

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 \$72,353.27. The City’s cost for oversized mains and extending lines to the area is \$9,823.58.

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 assessments for Water Main District 452
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 452 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 452 in the Knott and Palu Subdivision areas.

R2S2, LLC a NE Limited Liability Co
2024 Stagecoach Road
Grand Island, NE 68801
Part of the NE 1/4, NE 1/4 Sec 33, T-11-N, R-9-W
WMD 452

Beginning at a point of the easterly right-of-way line of Lake Street being Thirty (30.0) feet south of the southeast corner of Lot Eleven (11) Palu Subdivision in the City Of Grand Island, Hall County, Nebraska; thence easterly along the easterly extension of the northerly line of Knott Subdivision, a distance of Five hundred twenty five and eighty eight hundredths (525.88) feet to the westerly right-of-way-line of Locust Street; thence southerly along the westerly right-of-way-line of said Locust Street, a distance of One hundred eleven and twenty seven hundredths (111.27) feet to a point of deflection; thence southwesterly along the right-of-way-line of said Locust Street, a distance of Thirty three and ninety six hundredths (33.96) feet to a point on the northerly right-of-way line of said Lake Street; thence westerly along the northerly right-of-way line of said Lake Street, a distance of Four hundred nine and eight tenths (409.8) feet to a point of deflection; thence northwesterly along the right-of-way line of said Lake Street, a distance of One hundred sixty two and fifty six hundredths (162.56) feet to the said Point Of Beginning.

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

LAKE STREET

ARLENE AVE.

KNOTT

BLOCK 3

BLOCK 1

KNOTT AVENUE

SUBDIVISION

BLOCK 2

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	

R E S O L U T I O N 2006-BE-8

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 452, 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 \$72,353.27; 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. 452, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Dorothy Menke Revocable Trust; Dorothy Menke, Trustee	Part of Lot 8, Palu Subdivision; more particularly described as follows: Beginning at the northeast corner of Lot Eight (8) Palu Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly along the easterly line of said Lot Eight (8), a distance of one hundred one (101.0) feet to the southeast corner of said Lot Eight (8); thence westerly along the southerly line of said Lot Eight (8), a distance of one hundred sixty one and five tenths (161.5) feet to the southwest corner of said Lot Eight (8); thence northerly along the westerly line of said Lot Eight (8) to a point forty-six (46.0) feet south of the northwest corner of said Lot Eight (8); thence northeasterly a distance of sixty seven and thirty five hundredths (67.35) feet to a point on the northerly line of said Lot Eight (8) being fifty (50.0) feet easterly of the northwest corner of said Lot Eight (8); thence easterly along the northerly line of Lot Eight (8) to the said Point of Beginning.	2,985.49
Gaylord A. & Susan Martens, Tomas Palu, David Palu, Amy Palu, and Michael Palu	Lot 9, Palu Subdivision	3,061.50
Manuel & Cathern E. Vega	Lot 11, Palu Subdivision	2,930.27
Dennis L. Beins	Lot 12, Palu Subdivision	3,077.49
Lyle E. & Arlene M. Knott	Lot 1, Block 1, Knott Subdivision	4,466.06
Lyle E. & Arlene M. Knott	Lot 1, Block 2, Knott Subdivision	2,927.28
Lyle E. & Arlene M. Knott	Lot 2, Block 2, Knott Subdivision	3,143.92
Lyle E. & Arlene M. Knott	Lot 5, Block 2, Knott Subdivision	3,017.63
Marlene R. & Jerald W. Andersen	Lot 2, Block 1, Knott Subdivision	4,315.18
Ronnie L. & Solveig L. Knott	Lot 9, Block 1, Knott Subdivision	3,606.56

Approved as to Form <input type="checkbox"/> _____ September 8, 2006 <input type="checkbox"/> City Attorney

RESOLUTION 2006-BE-8

Ronnie L. & Solveig L. Knott	Lot 4, Block 2, Knott Subdivision	3,077.07
Randy L. & Terri L. Knott	Lot 3, Block 2, Knott Subdivision	4,022.46
R.S. Wheel, LLC	Lot 1, Valentine Motel Subdivision	4,522.33
R2S2, LLC	Lot 7, Palu Subdivision	3,816.60
R2S2, LLC	Lot 10, Palu Subdivision	3,570.63
R2S2, LLC	Part of the NE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6 th P.M. in Hall County, Nebraska; more particularly described as follows: Beginning at a point on the easterly right-of-way line of Lake Street, being thirty (30.0) feet south of the southeast corner of Lot Eleven (11) Palu Subdivision in the City of Grand Island, Hall County, Nebraska; thence easterly along the easterly extension of the northerly line of Knott Subdivision, a distance of five hundred twenty five and eighty eight hundredths (525.88) feet to the westerly right-of-way line of Locust Street; thence southerly along the westerly right-of-way line of said Locust Street, a distance of one hundred eleven and twenty seven hundredths (111.27) feet to a point of deflection; thence southwesterly along the right-of-way line of said Locust Street, a distance of thirty three and ninety six hundredths (33.96) feet to a point on the northerly right-of-way line of said Lake Street; thence westerly along the northerly right-of-way line of said Lake Street, a distance of four hundred nine and eight tenths (409.8) feet to a point of deflection; thence northwesterly along the right-of-way line of said Lake Street, a distance of one hundred sixty two and fifty six hundredths (162.56) feet to the said Point of Beginning.	19,812.80
TOTAL		\$72,353.27

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, on September 12, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk