



City of Grand Island

Tuesday, March 11, 2008

Council Session

Item G8

**#2008-85 - Approving Certificate of Final Completion and Setting
BOE Meeting Date for Water Main District 455 - Park-View Area**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director

Meeting: March 11, 2008

Subject: Water Main District 455, Park-View Subdivision Area Certificate of Final Completion; Board of Equalization

Item #'s: G-8

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

Background

The Park-View area initially developed over 75 years ago and at the time of development was not within the City Limits. Private domestic household wells were used for water supply at the time and have served that entire area until recently. In 2001, groundwater contamination was discovered in the area aquifer as a part of the Water Department's routine water testing for the Grand Island Municipal system. That discovery led to extensive additional testing by Grand Island, the Nebraska Department of Environmental Quality and the Environmental Protection Agency; and ultimately, designation of the Parkview Superfund Site by EPA. As a result of the contamination, many of the private wells in the area are no longer suitable for use for drinking water supply without purification equipment use, and others are in jeopardy as the contamination spreads in the aquifer. In response to the contamination problems, the city created Water Main District 454 to facilitate extension of the municipal water system throughout the subdivision. That initial district was protested out by the area residents.

After the failure of District 454, a number of area residents again petitioned the City to create a Water Main District. This request was for a smaller area, serving a portion of the subdivision where the interest in having a municipal water system extension was more prevalent. That district, District 455, was created as laid out by the petitioners and successfully passed the protest period. Installation of the City water mains to serve District 455 was completed during the 2007 construction season. That extension is now fully operational and has been incorporated into the municipal system. A map of District 455 is attached for reference.

Discussion

The construction of the district was done using the "Assessment District" administrative process. This is the standard method used by the City to recoup costs when water mains are installed in developed areas, at the request of the property owners. The total project cost was \$268,664.74. Of that total, the assessment amount chargeable to the district is \$260,064.64. The City's expense is the remaining \$8,600.10 for engineering cost over the standard 10%. This cost is associated with additional construction oversight required to complete the work as specified.

There are 40 single family homes and one vacant lot within the district's boundaries. The proposed assessments are based on equal benefit and value of service to each property. Each residential property would be assessed an equal portion of the total assessment amount or \$6,343.04 assessed to each of the 41 newly served properties.

The Water Department will finance the assessment costs for five years. The assessment payment schedule may be set up with five annual installments at 7% simple interest on the outstanding balance. The interest rate is set by state statute. 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:

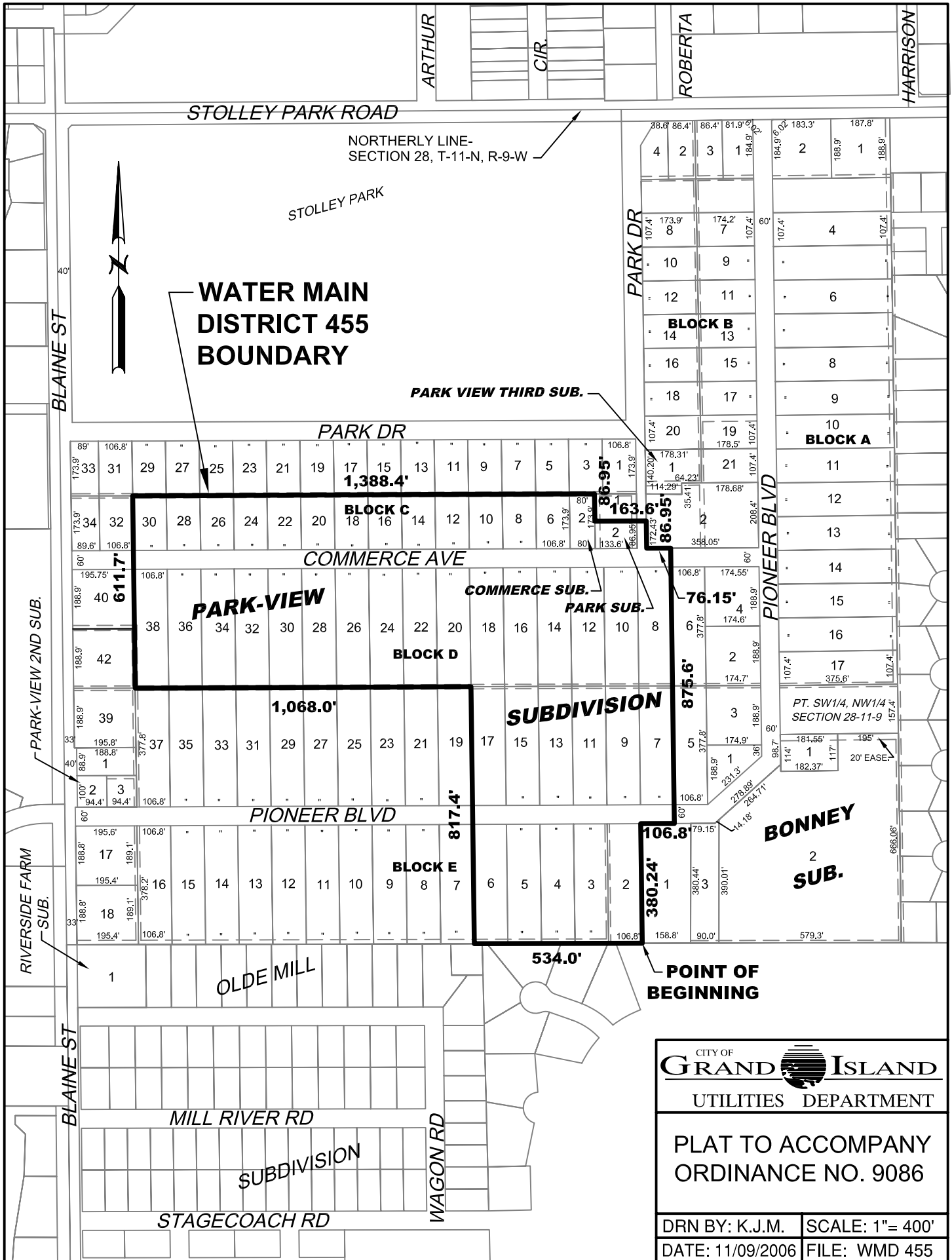
1. Move to approve assessments as proposed
2. Refer the issue to a Committee for further study
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council accept the Certificate of Final Completion, and set the date for the Board of Equalization to determine benefits for the properties within the boundaries of Water Main District 455.

Sample Motion

Move to approve the Certificate of Final Completion and set the date for the Board of Equalization for April 22, 2008 to determine benefits for the properties within the boundaries of Water Main District 455.



**WATER MAIN
DISTRICT 455
BOUNDARY**

PARK VIEW THIRD SUB.

PARK DR

COMMERCE AVE

PARK-VIEW

**COMMERCE SUB.
PARK SUB.**

BLOCK D

SUBDIVISION

PIONEER BLVD

BLOCK E

**BONNEY
2
SUB.**

OLDE MILL

MILL RIVER RD

SUBDIVISION

STAGECOACH RD

WAGON RD

CITY OF
GRAND ISLAND
UTILITIES DEPARTMENT

**PLAT TO ACCOMPANY
ORDINANCE NO. 9086**

DRN BY: K.J.M.	SCALE: 1" = 400'
DATE: 11/09/2006	FILE: WMD 455

CITY OF GRAND ISLAND, NEBRASKA - UTILITIES DEPARTMENT
Water Main District 455 - Park-View Sub. Area

<u>ITEM</u>	<u>UNIT DESCRIPTION</u>	<u>BID UNIT \$</u>	<u>QUANTITIES PLACED</u>	<u>TOTAL AMT COMPLETED \$</u>	<u>DISTRICT ASSESSABLE AMOUNT \$</u>	<u>CITY AMOUNT \$</u>
C. 1.01	8" D.I. Pipe, (S.J.) Trenched Installation	44.05	1,830.00 LF	80,611.50	80,611.50	0.00
C. 1.02	8" D.I. Pipe, (S.J.) Trenchless Installation	87.40	734.00 LF	64,151.60	64,151.60	0.00
C. 1.03	6" D.I. Pipe, (S.J.) Trenched Installation	41.40	15.00 LF	621.00	621.00	0.00
C. 1.04	8" Nitrile Gaskets (S.J.)	15.20	47.00 LF	714.40	714.40	0.00
C. 1.05	8" Nitrile Gaskets (M.J.)	14.75	12.00 LF	177.00	177.00	0.00
C. 1.06	6" Nitrile Gaskets (M.J.)	10.55	12.00 EA	126.60	126.60	0.00
C. 1.07	12"X 8" Reducer (M.J.)	186.00	1.00 EA	186.00	186.00	0.00
C. 1.08	10"X10"X 8" Tapping Sleeve	1,415.00	1.00 EA	1,415.00	1,415.00	0.00
C. 1.09	8"X 8"X 6" Tee (M.J.)	210.00	5.00 EA	1,050.00	1,050.00	0.00
C. 1.10	8"X 6" Reducer (M.J.)	122.00	1.00 EA	122.00	122.00	0.00
C. 1.11	8"X 45° Ell (M.J.)	258.00	2.00 EA	516.00	516.00	0.00
C. 1.12	8"X 22-1/2° Ell (M.J.)	149.00	2.00 EA	298.00	298.00	0.00
C. 1.13	8" Cap (M.J.) W/ 2" Tap	83.05	1.00 EA	83.05	83.05	0.00
C. 1.14	8" Retainer Gland	56.45	0.00 EA	0.00	0.00	0.00
C. 1.15	6"X 90° Ell (M.J.)	120.00	1.00 EA	120.00	120.00	0.00
C. 1.16	6"X 45° Ell (M.J.)	195.00	0.00 EA	0.00	0.00	0.00
C. 1.17	8" RS Gate Tapping Valve	1,104.00	1.00 EA	1,104.00	1,104.00	0.00
C. 1.18	8" RS Gate Valve	891.00	3.00 EA	2,673.00	2,673.00	0.00
C. 1.19	Valve Box	186.00	4.00 EA	744.00	744.00	0.00
C. 1.20	Fire Hydrant Assembly Complete	1,557.00	5.00 EA	7,785.00	7,785.00	0.00
C. 1.21	Fire Hydrant (Only)	1,846.00	1.00 EA	1,846.00	1,846.00	0.00
C. 1.22	8 Mil Polyethylene Pipe Wrap	0.55	2,710.00 EA	1,490.50	1,490.50	0.00
C. 1.23	Thrust Block	33.75	12.00 EA	405.00	405.00	0.00
C. 1.24	Bell Block	588.00	1.00 EA	588.00	588.00	0.00
C. 1.25	1" Water Service, Complete	974.00	41.00 EA	39,934.00	39,934.00	0.00
C. 1.26	Remove And Salvage Cap & Retainer Gland	195.00	1.00 EA	195.00	195.00	0.00
C. 1.27	Remove Asph. / Conc. Roadway	7.95	81.06 EA	644.43	644.43	0.00
C. 1.28	Replace Asph. / Conc. Roadway	37.80	81.06 EA	3,064.07	3,064.07	0.00
C. 1.29	Remove Concrete Sidewalk	0.65	1,982.70 EA	1,288.76	1,288.76	0.00
C. 1.30	Replace Concrete Sidewalk	3.70	1,982.70 EA	7,335.99	7,335.99	0.00
C. 1.31	Remove and Replace Gravel Driveway	11.40	4.20 EA	47.88	47.88	0.00
C. 1.32	Dewatering	1.00	0.00 EA	0.00	0.00	0.00
C. 1.35	Original Contract			\$219,337.78	\$219,337.78	\$0.00
Change Order 1	Directional Bore Long Service	9.00	955.00 LF	8,595.00	8,595.00	0.00
Change Order 2	Time Extension			0.00	0.00	0.00
Change Order 3	WVO 22632 - Deduct for Driveway Work			-1,906.83	-1,906.83	0.00
	Final Contract Total			\$226,025.95	\$226,025.95	\$0.00
	Water Department Supplied Materials			6,892.24	6,892.24	0.00
	Water Department Labor & Overhead			536.58	536.58	0.00
	Vender Services and Supplies			2,967.76	2,967.76	0.00
	Engineering - Labor & Overhead			32,242.21	23,642.11	8,600.10
	Total			\$42,638.79	\$34,038.69	\$8,600.10
	Water Main District 455 Total Cost			\$268,664.74	\$260,064.64	\$8,600.10
	41 Service Connections - Equal Assessment				\$6,343.04 ea	

LOT	BLOCK	SUBDIVISION	ADDRESS	FRONT FOOTAGE	SQUARE FOOTAGE	ASSESSMENT
30	C	PARK-VIEW SUB	2522 COMMERCE AVE Current HEUPEL / EUGENE L & JACQUALYNE H & W Address: 2522 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52	\$6,343.04
38	D	PARK-VIEW SUB	2521 COMMERCE AVE Current NELSON / MICHAEL S & JODY L H & W Address: 2521 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04	\$6,343.04
28	C	PARK-VIEW SUB	2520 COMMERCE AVE Current TJADEN / JERROLD L & LINDA S H & W Address: 2520 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52	\$6,343.04
36	D	PARK-VIEW SUB	2519 COMMERCE AVE Current LAWREY / WILLIAM E & SANDRA L H & W	106.80	40,349.04	\$6,343.04
26	C	PARK-VIEW SUB	2518 COMMERCE AVE Address: 2519 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-7324	106.80	18,572.52	\$6,343.04
34	D	PARK-VIEW SUB	2517 COMMERCE AVE Current PAPE / ROGER C A SINGLE PERSON Address: 1095 CALLE DEL ORO City, State: BASQUE FARMS NM Zipcode: 87068-	106.80	40,349.04	\$6,343.04
22	C	PARK-VIEW SUB	2516 COMMERCE AVE Current DOWD / PATRICK F & SUZANNE M H & W	106.80	18,572.52	\$6,343.04
24	C	PARK-VIEW SUB	2516 COMMERCE AVE Address: 2516 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52	\$6,343.04
32	D	PARK-VIEW SUB	2515 COMMERCE AVE Current BEASON / ROCKE D & MARLENE M H & W Address: 2515 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04	\$6,343.04
30	D	PARK-VIEW SUB	2513 COMMERCE AVE Current MLECZKO / KRIS L A SINGLE PERSON Address: 2513 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04	\$6,343.04
20	C	PARK-VIEW SUB	2512 COMMERCE AVE Current GUERRERO / ROBERT P & JOANIE C H & W Address: 2512 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68803-0000	106.80	18,572.52	\$6,343.04
28	D	PARK-VIEW SUB	2511 COMMERCE AVE Current WOBIG / AARON L A SINGLE PERSON Address: 2511 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04	\$6,343.04
18	C	PARK-VIEW SUB EXCEPT EAST 12'	2510 COMMERCE AVE Current BROWN / THOMAS J & LORINDA LOU (KRANCE) H & W Address: 2510 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	94.80	16,485.72	\$6,343.04
26	D	PARK-VIEW SUB	2509 COMMERCE AVE Current TOLLE / WILLIAM & SHERRI H & W Address: 2509 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52	\$6,343.04
16	C	PARK-VIEW SUB	2508 COMMERCE AVE Current RUHE / WALDO E & DOROTHY E H & W	106.80	20,659.32	\$6,343.04
18	C	PARK-VIEW SUB EAST 12'	2508 COMMERCE AVE Address: 2508 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	12.00		
14	C	PARK-VIEW SUB	2506 COMMERCE AVE Current HOFFMAN / CHARLES H & CHRISTINE M H & W Address: 2115 PARK DR City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	18,572.52	\$6,343.04
24	D	PARK-VIEW SUB	2507 COMMERCE AVE Current FAIRCHILD / GERALDINE LEE W & H Address: 2507 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04	\$6,343.04
22	D	PARK-VIEW SUB	2505 COMMERCE AVE Current VON HOUSEN / JAMES E & GAYLENE A H & W Address: 2505 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-0000	106.80	40,349.04	\$6,343.04
12	C	PARK-VIEW SUB	2504 COMMERCE AVE Current CASTLEBERRY / CAROL M A SINGLE PERSON Address: 2504 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	18,572.52	\$6,343.04
20	D	PARK-VIEW SUB	2503 COMMERCE AVE Current HENKE / FRANK W & MARLENE E H & W Address: 2503 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04	\$6,343.04
18	D	PARK-VIEW SUB	2429 COMMERCE AVE Current HENKE / BRIAN A & TRUDI R H & W Address: 2429 COMMERCE AVE City, State: GRAND ISLAND NE Zipcode: 68801-	106.80	40,349.04	\$6,343.04

LOT	BLOCK	SUBDIVISION	ADDRESS	FRONT FOOTAGE	SQUARE FOOTAGE	ASSESSMENT	
8	C	PARK-VIEW SUB	2428 COMMERCE AVE	Current	WILLIS / RICHARD E & EURDIS L H & W	106.80 18,572.52	\$6,343.04
10	C	PARK-VIEW SUB		Address: City, State: Zipcode:	2428 COMMERCE AVE GRAND ISLAND NE 68801-0000	106.80 18,572.52	\$6,343.04
16	D	PARK-VIEW SUB	2427 COMMERCE AVE	Current	FITZGERALD / DENNY A A SINGLE PERSON	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2427 COMMERCE AVE GRAND ISLAND NE 68801-0000		
6	C	PARK-VIEW SUB	2426 COMMERCE AVE	Current	RUGE / MELVIN H & ELEANOR A H & W	106.80 18,572.52	\$6,343.04
				Address: City, State: Zipcode:	2426 COMMERCE AVE GRAND ISLAND NE 68801-0000		
14	D	PARK-VIEW SUB	2425 COMMERCE AVE	Current	PIRNIC / PATRICIA A & KEITH H H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2425 COMMERCE AVE GRAND ISLAND NE 68801-0000		
2		COMMERCE SUB	2424 COMMERCE AVE	Current	SCHWEITZER / RON & ELAINE H & W	80.00 13,912.00	\$6,343.04
				Address: City, State: Zipcode:	2424 COMMERCE AVE GRAND ISLAND NE 68801-		
12	D	PARK-VIEW SUB	2423 COMMERCE AVE	Current	GUZINSKI / EDWARD D JR & PHYLLIS A H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	1323 W JOHN GRAND ISLAND NE 68801-0000		
10	D	PARK-VIEW SUB	2421 COMMERCE AVE	Current	DEY ERMAND / DALE J H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2421 COMMERCE AVE GRAND ISLAND NE 68801-0000		
2		PARK SUBDIVISION	2420 COMMERCE AVE	Current	SCHRITT / WILLIAM FRED & ELLEN L H & W	220.55 11,616.52	\$6,343.04
				Address: City, State: Zipcode:	2316 PARK DR GRAND ISLAND NE 68801-0000		
8	D	PARK-VIEW SUB	2419 COMMERCE AVE	Current	BISHOP / ANDREW A & KRISTEN L H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2419 COMMERCE AVE GRAND ISLAND NE 68801-		
17	D	PARK-VIEW SUB	2430 PIONEER BLVD	Current	KOZISEK / ERNEST L A SINGLE PERSON	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2430 PIONEER BLVD GRAND ISLAND NE 68801-		
6	E	PARK-VIEW SUB	2429 PIONEER BLVD	Current	CHRISTENSEN / CLIFFORD W & KATHERINE H & W	106.80 40,546.63	\$6,343.04
				Address: City, State: Zipcode:	2429 PIONEER BLVD GRAND ISLAND NE 68801-0000		
15	D	PARK-VIEW SUB	2428 PIONEER BLVD	Current	POTTEBAUM / JOSHUA H & JESSICA A H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2428 PIONEER BLVD GRAND ISLAND NE 68801-		
5	E	PARK-VIEW SUB	2427 PIONEER BLVD	Current	KOHLHOF / MICHELLE M A SINGLE PERSON	106.80 40,560.71	\$6,343.04
				Address: City, State: Zipcode:	2427 PIONEER BLVD GRAND ISLAND NE 68801-0000		
13	D	PARK-VIEW SUB	2426 PIONEER BLVD	Current	LOCKARD / RICKEY L & MICHELLE L H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2426 PIONEER BLVD GRAND ISLAND NE 68801-0000		
4	E	PARK-VIEW SUB	2425 PIONEER BLVD	Current	SCHUETT / GARY L & DE VONNE R H & W	106.80 40,574.80	\$6,343.04
				Address: City, State: Zipcode:	2425 PIONEER BLVD GRAND ISLAND NE 68801-0000		
11	D	PARK-VIEW SUB	2424 PIONEER BLVD	Current	CATES / MAX & SANDRA H & W	96.80 36,571.04	\$6,343.04
WEST 96.8'				Address: City, State: Zipcode:	2424 PIONEER BLVD GRAND ISLAND NE 68801-0000		
3	E	PARK-VIEW SUB	2423 PIONEER BLVD	Current	NORMAN / WARREN & DEBORAH H & W	106.80 40,588.88	\$6,343.04
				Address: City, State: Zipcode:	2423 PIONEER BLVD GRAND ISLAND NE 68801-0000		
9	D	PARK-VIEW SUB	2422 PIONEER BLVD	Current	BOLIN / ANDREW W & FLORA E TRUSTEES	106.80 44,127.04	\$6,343.04
11	D	PARK-VIEW SUB	EAST 10'			10.00	
				Address: City, State: Zipcode:	2422 PIONEER BLVD GRAND ISLAND NE 68801-0000		
2	E	PARK-VIEW SUB	2421 PIONEER BLVD	Current	KRINGS / STEVEN D & ASHLEY M H & W	106.80 40,602.96	\$6,343.04
				Address: City, State: Zipcode:	2421 PIONEER BLVD GRAND ISLAND NE 68801-		
7	D	PARK-VIEW SUB	2420 PIONEER BLVD	Current	FREDRICK / DUANE A & DINAH H & W	106.80 40,349.04	\$6,343.04
				Address: City, State: Zipcode:	2420 PIONEER BLVD GRAND ISLAND NE 68801-0000		
TOTAL						4,572.55 1,335,747.62	\$260,064.64

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

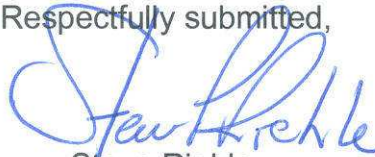
WATER MAIN DISTRICT NO. 455

March 11, 2008

Water Main District No. 455 is located along Commerce Avenue, from Blaine Street east to Park Drive, approximately 1,900 feet; and within Pioneer Blvd, from the end of the existing public water main, east approximately 750 ft.. 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 April 22, 2008, to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle,
Public Works Director

WATER MAIN DISTRICT NO. 455

March 11, 2008

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 455 be approved.

I further recommend that the City Council sit as Board of Equalization on April 22, 2008, to determine benefits and levy special assessments.

Respectfully submitted,

Margaret Hornady,
Mayor

INTEROFFICE
MEMORANDUM



*Working Together for a
Better Tomorrow. Today.*

DATE: March 4, 2008
TO: Mayor and Council Members
FROM: Gary R. Mader, Utilities Director
SUBJECT: Water Main District 455 – Park-View Subdivision area

This memo is to certify that Water Main District 455, along Commerce Avenue, from Blaine Street east to Park Drive, approximately 1,900 feet; and within Pioneer Blvd, from the end of the existing public water main, east approximately 750 ft., 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 April 22, 2008, to determine the benefits and connection fees for the properties within the boundaries of Water Main District 455.



Gary R. Mader, Utilities Director

GRM/pag

pc: David Springer, Finance Director
Bob Smith, Asst. Utilities Director
Steve Riehle, Public Works Director
Tom Barnes, Civil Engineering Manager, Utilities
Dave Goosic, Water Superintendent
Yolanda Rayburn, Sr. Accounting Clerk

RESOLUTION 2008-85

WHEREAS, the City Engineer/Public Works Director for the City of Grand Island has issued a Certificate of Final Completion for Water Main District No. 455 located along Commerce Avenue, from Blaine Street east to Park Drive, approximately 1,900 feet; and within Pioneer Blvd., from the end of the existing public water main, east approximately 750 feet, certifying that The Starostka Group Unlimited, Inc., of Grand Island, Nebraska, under contract awarded February 15, 2007, has completed such project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the Public Works Director recommends the acceptance of the district; and

WHEREAS, the Mayor concurs with the Public Works Director's recommendations.

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

1. The City Engineer/Public Works Director's Certificate of Final Completion for Water Main District No. 455 is hereby confirmed.
2. The City Council will sit as a Board of Equalization on April 22, 2008 to determine benefits and set assessments for Water Main District No. 455.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 11, 2008.

Mitchell Nickerson, President
Grand Island City Council

Attest:

RaNae Edwards, City Clerk