



City of Grand Island

Tuesday, April 22, 2008

Council Session

Item D1

**#2008-BE-1 - Consideration of Determining Benefits for Water
Main District 455 - Parkview Area**

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director
Dale Shotkoski, City Attorney

Meeting: April 22, 2008

Subject: Water Main District 455, Park-View Subdivision Area

Item #'s: D-1 & F-1

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 construction 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 assessment amounts for Water Main District 455 be set for the properties within the district as tabulated on the attached listing.

Sample Motion

Move to approve the assessment amounts for Water Main District 455.

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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 455, 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 \$260,064.64; 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. 455, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Eugene & Jacqualyne Heupel	Lot 30, Block C, Park-View Subdivision	\$6,343.04
Michael & Jody Nelson	Lot 38, Block D, Park-View Subdivision	\$6,343.04
Jerrold & Linda Tjaden	Lot 28, Block C, Park-View Subdivision	\$6,343.04
William & Sandra Lawrey	Lot 36, Block D, Park-View Subdivision	\$6,343.04
William & Sandra Lawrey	Lot 26, Block C, Park-View Subdivision	\$6,343.04
Roger C. Pape	Lot 34, Block D, Park-View Subdivision	\$6,343.04
Patrick & Suzanne Dowd	Lot 22, Block C, Park-View Subdivision Lot 24, Block C, Park-View Subdivision	\$6,343.04
Rocke & Marlene Beason	Lot 32, Block D, Park-View Subdivision	\$6,343.04
Kris Mileczko	Lot 30, Block D, Park-View Subdivision	\$6,343.04
Robert & Joanie Guerrero	Lot 20, Block C, Park-View Subdivision	\$6,343.04
Aaron Wobig	Lot 28, Block D, Park-View Subdivision	\$6,343.04
Thomas & Lorinda Lou Brown	Lot 18, except the East 12 th Feet of Block C, Park-View Subdivision	\$6,343.04
William & Sherri Tolle	Lot 26, Block D, Park-View Subdivision	\$6,343.04
Waldo & Dorothy Ruhe	Lot 16, Block C, Park-View Subdivision and the East 12 Feet of Lot 18, Block C, Park-View Subdivision	\$6,343.04
Charles & Christine Hoffman	Lot 14, Block C, Park-View Subdivision	\$6,343.04
Geraldine Lee & David C. Fairchild	Lot 24, Block D, Park-View Subdivision	\$6,343.04
James & Gaylene Von Housen	Lot 22, Block D, Park-View Subdivision	\$6,343.04
Carol Castleberry	Lot 12, Block C, Park-View Subdivision	\$6,343.04
Frank & Marlene Henke	Lot 20, Block D, Park-View Subdivision	\$6,343.04

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Brian & Trudi Henke	Lot 18, Block D, Park-View Subdivision	\$6,343.04
Richard & Eurdis Willis	Lot 8, Block C, Park-View Subdivision	\$6,343.04
Richard & Eurdis Willis	Lot 10, Block C, Park-View Subdivision	\$6,343.04
Denny Fitzgerald	Lot 16, Block D, Park-View Subdivision	\$6,343.04
Melvin & Eleanor Ruge	Lot 6, Block C, Park-View Subdivision	\$6,343.04
Patricia & Keith Pirnie	Lot 14, Block D, Park-View Subdivision	\$6,343.04
Ron & Elaine Schweitzer	Lot 2, Commerce Subdivision	\$6,343.04
Edward Jr. & Phyllis Guzinski	Lot 12, Block D, Park-View Subdivision	\$6,343.04
Dale J. Dey Ermand	Lot 10, Block D, Park-View Subdivision	\$6,343.04
William Fred & Ellen Schritt	Lot 2, Park Subdivision	\$6,343.04
Andrew & Kristen Bishop	Lot 8, Block D, Park-View Subdivision	\$6,343.04
Ernest Kozisek	Lot 17, Block D, Park-View Subdivision	\$6,343.04
Clifford & Katherine Christensen	Lot 6, Block E, Park-View Subdivision	\$6,343.04
Joshua & Jessica Pottebaum	Lot 15, Block D, Park-View Subdivision	\$6,343.04
Michelle Kohlhof	Lot 5, Block E, Park-View Subdivision	\$6,343.04
Rickey & Michelle Lockard	Lot 13, Block D, Park-View Subdivision	\$6,343.04
Gary & DeVonne Schuett	Lot 4, Block E, Park-View Subdivision	\$6,343.04
Max & Sandra Cates	The West 96.8 Feet of Lot 11, Lot D, Park-View Subdivision	\$6,343.04
Warren & Deborah Norman	Lot 3, Block E, Park-View Subdivision	\$6,343.04
Andrew W. & Flora E. Bolin, Trustees	Lot 9, Block D, Park-View Subdivision and the East 10 feet of Lot 11, Block D, Park-View Subdivision	\$6,343.04
Steven & Ashley Krings	Lot 2, Block E, Park-View Subdivision	\$6,343.04
Duane & Dinah Fredrick	Lot 7, Block D, Park-View Subdivision	\$6,343.04
TOTAL		\$260,064.64

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Adopted by the City Council of the City of Grand Island, Nebraska, on April 22, 2008.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk