



# City of Grand Island

Tuesday, February 24, 2009

Council Session

## Item G10

**#2009-46 - Approving Setting Board of Equalization Date for  
Water Main District 453T**

Staff Contact: Gary R. Mader; Wesley Nespor

# Council Agenda Memo

**From:** Gary R. Mader, Utilities Director  
Wesley Nespor, Asst. City Attorney/Purchasing

**Meeting:** February 24, 2009

**Subject:** Water Main District 453T – Board of Equalization Date

**Item #'s:** G-10

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

## Background

City water infrastructure was extended to support the development of the new Grand Island Army Aviation Support Facility. A 12" water main was installed across part of the Central Nebraska Regional Airport, commencing at Sky Park Road, approximately one half (1/2) mile north of Capital Avenue, and running northeasterly to the westerly side of the GIAASF at the northeast corner of Shady Bend Road and Airport Road.

Attached for reference is a map showing the district's boundary.

## Discussion

The project has been completed in accordance with the terms, conditions, and stipulations of the contract plans and specifications. The total for all water main construction was \$343,818.69.

According to the Interlocal Agreement for Infrastructure Construction by and between the Hall County Airport Authority and the City of Grand Island, dated August 8, 2007, the Airport Authority agreed to pay a portion of the project's cost as a connection fee for the water service to the GIAASF. That amount is \$103,145.61.

The remaining \$240,673.08 is the eligible amount used to calculate the connection fees for other properties within the district. Those fees become due when a property "taps" the main for service. This is the standard method used by the City to recoup costs when water mains are installed across undeveloped lands.

The connection (tap) fee for the properties included within the district's boundary is \$61.1542640 per front foot. 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 Council sit as the Board of Equalization on March 24, 2009, to set the connection fee amount for the properties within the boundaries of Water Main District 453T as tabulated on the attached listing.

### **Sample Motion**

Move to approve the date for the Board of Equalization hearing for Water Main District 453T to be set as March 24, 2009.

SEC. 36, T12N, R9W  
G.I.A.S.F.

WESTERLY LINE-  
SEC. 36, T12N, R9W  
ASSUMED BEARING  
N1°17'28"W

S01°15'47"E  
270.0'  
S88°44'13"W  
552.48'

N88°17'20"E  
766.02'

S88°17'20"W  
190.01'

SEC. 35, T12N, R9W  
C.N.R.A.

WATER MAIN  
DISTRICT 453T  
BOUNDARY

SOUTHERLY LINE-  
SEC. 36, T12N, R9W  
220.00'

SW CORNER  
SEC. 36, T12N, R9W

AIRPORT ROAD

SHADY BEND ROAD

POINT OF  
BEGINNING

440.0'

N44°10'13"E  
3,662.88'

S44°10'13"W  
3,804.84'

GOLF COURSE  
LEASE LINE

JACKRABBIT RUN  
GOLF COURSE

GOLF COURSE  
LEASE LINE

440.0'

N63°46'20"E  
2,326.45'

S63°46'20"W  
2,304.61'

SEC. 2, T11N, R9W

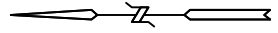
CAPITAL AVENUE

SKYPARK ROAD

WESTERLY LINE  
SEC. 2, T11N, R9W

484.23'  
N01°32'51"W

EASTERLY LINE  
SEC. 2, T11N, R9W



	<b>PLAT TO ACCOMPANY ORDINANCE NO. 9083</b>	
	DRN BY: K.J.M.	SCALE: 1"= 1000'
DATE: 10/24/2006		FILE: WMD 453T

Connection Fee per Front Foot = \$61.1542640

		FRONTAGE	CONNECTION FEE
1	Owner: Central Nebraska Regional Airport c/o Hall Co Airport Authority Address: 3743 Sky Park Rd City, State: Grand Island, NE Zipcode: 68801	per Agreement for service to GIAASF 3010 Airport Rd	\$103,145.61
2	Owner: Central Nebraska Regional Airport c/o Hall Co Airport Authority Address: 3743 Sky Park Rd City, State: Grand Island, NE Zipcode: 68801	3,662.88 Part of SE 1/4 of Sec 35, T12N, R9W and Part of Sec 2, T11N, R9W  Commencing at the southeast corner of Section 35, T12N, R9W of the 6th P.M., Hall County, Nebraska; thence N1°17'28"W along the easterly line of said Section 35, a distance 552.48 feet; thence S88°17'20"W, a distance of 190.01 feet to the ACTUAL POINT OF BEGINNING; thence S44°10'13"W, a distance 3,804.84 feet, thence N31°01'21"W, a distance of 446.51 feet; thence N44°10'13"E, a distance of 3,662.88 feet; thence S54°20'52"E a distance of 444.91 feet; to the said Point of Beginning.	\$224,000.74
3	Owner: Central Nebraska Regional Airport c/o Hall Co Airport Authority Special Benefit to Tenant City of Grand Island, NE c/o Public Works Dept - Waste Water Div Address: PO Box 1968 City, State: Grand Island, NE Zipcode: 68802	Connection Fee plus cost of 1" service TOTAL AMOUNT Special Benefit to owner of improvements on leased ground, namely City of Grand Island, Public Works Dept., Sanitary Sewer Lift Station #22 Part of SE 1/4 of Sec 35, T12N, R9W	\$4,077.15 \$669.44 \$4,746.59
4	Owner: Central Nebraska Regional Airport c/o Hall Co Airport Authority Special Benefit to Tenant City of Grand Island, NE c/o Parks and Recreation Division Address: PO Box 1968 City, State: Grand Island, NE Zipcode: 68802	Connection Fee plus cost of 6" service TOTAL AMOUNT Special Benefit to owner of improvements on leased ground, namely City of Grand Island, Jack Rabbit Run Golf Course Part of NE 1/4 Sec 2, T11N, R9W	\$4,077.15 \$7,848.60 \$11,925.75

**CITY OF GRAND ISLAND UTILITIES DEPT**  
**Water Main District 453T**  
 CNRA - GIAASF Helicopter Facility

Tap Fees, 12/12/2008

ITEM	DESCRIPTION	QUANTITIES	BID UNIT \$	TOTAL \$	1" Service	6" Service
C. 1.01	12" D.I.. Pipe (sj)	6,599.00	LF 30.57	201,731.43		
C. 1.02	6" D.I.. Pipe (sj)	179.00	LF 21.57	3,861.03		3,861.03
C. 1.03	6" R.S. Gate Valve	1.00	EA 606.56	606.56		606.56
C. 1.04	16"x16"x12" Tapping Sleeve	1.00	EA 3,236.98	3,236.98		
C. 1.05	12"x12"x 6" Tee (mj)	7.00	EA 333.24	2,332.68		2,332.68
C. 1.06	12"x45° Ell (mj)	3.00	EA 269.17	807.51		
C. 1.07	12"x22-1/2° Ell (mj)	2.00	EA 272.31	544.62		
C. 1.08	12"x11-1/4° Ell (mj)	0.00	EA 271.65	0.00		
C. 1.09	12" R.S. Gate Valve	2.00	EA 1,710.46	3,420.92		
C. 1.10	12" RS Tapping Valve	1.00	EA 2,485.51	2,485.51		
C. 1.11	Valve Box	5.00	EA 235.21	1,176.05		235.21
C. 1.12	Fire Hydrant Assembly	6.00	EA 1,266.74	7,600.44		
C. 1.13	Bell Joint Block	1.00	EA 522.03	522.03		
C. 1.14	Thrust Block	13.00	EA 179.04	2,327.52		358.08
C. 1.15	24"x 0.438" Steel Casing	110.00	LF 365.81	40,239.10		
C. 1.16	8 Mil Polyethylene	6,848.00	LF 1.54	10,545.92		275.66
C. 1.17	6" Cap	1.00	EA 133.33	133.33		133.33
C. 1.18	6" Retainer Gland	1.00	EA 46.05	46.05		46.05
C. 1.19	12" Cap w/ 2" Tap	0.00	EA 201.29	0.00		
C. 1.20	12" Retainer Gland	0.00	EA 91.04	0.00		
C. 1.21	1" Water Service Complete	1.00	EA 669.44	669.44	669.44	
C. 1.22	Remove & Replace Permanent Fence	LS	LF 1,223.11	1,223.11		
C. 1.23	Temp. Construction Site Fence	LS	LF 6,915.97	6,915.97		
C. 1.24	Regrade and Regravell Roadway	LS	LF 1,741.28	1,741.28		
C. 1.25	R & R Unsuitable Backfill Material	200.00	CY 11.44	2,288.00		
C. 1.26	<b>Contract Total</b>			<b>\$294,455.48</b>	<b>\$669.44</b>	<b>\$7,848.60</b>
	Labor - Install Slv Cplg - PO 304921			\$125.00		
	Labor - Installation Valve - PO 305014			\$597.00		
	Water Dept Supplier Materials			\$8,711.98		
	Water Dept Labor / OH			\$1,346.55		
	<b>Construction Amount</b>			<b>\$305,236.01</b>		
	GIS Soil Report - PO 304517			\$930.00		
	BWP - Office Suppiles - PO 304577			\$186.52		
	BWP - Office Suppiles - PO 304580			\$275.58		
	Infrastructure Markers - PO 305028			\$85.60		
	Mailings / Postage / Shipping			\$34.47		
	Survey Supplies			\$51.96		
	Engineering / Admin / Labor / OH			\$37,018.55		
	<b>Engineering Amount</b>			<b>\$38,582.68</b>		
	<b>PROJECT TOTAL</b>			<b>\$343,818.69</b>		

Tap Fee Per Front Foot = \$61.1542640

PROPERTY	FOOTAGE	TAP FEE \$	1" SERVICE \$	6" SERVICE \$	TOTAL FEE \$
GIAASF	per Agreement	\$103,145.61			\$103,145.61
CNRA	3,662.88	\$224,000.74			\$224,000.74
Jackrabbit Run Golf Course	66.67	\$4,077.15		\$7,848.60	\$11,925.75
WWTP - Lift Sta #22	66.67	\$4,077.15	\$669.44		\$4,746.59
	3,796.22	<b>\$335,300.65</b>	<b>\$669.44</b>	<b>\$7,848.60</b>	<b>\$343,818.69</b>

RESOLUTION 2009-46

WHEREAS, the Public Works Director of the City of Grand Island issued his Certificate of Final Completion for Water Main District 453T for the Central Nebraska Regional Airport and Grand Island Army Aviation Support Facility on January 13, 2009, certifying that Diamond Engineering Company of Grand Island, Nebraska, under contract dated October 23, 2007, completed such project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the Public Works Director recommends the acceptance of the final completion; 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 the City Council will sit as a Board of Equalization on March 24, 2009 to determine benefits and set connections fees for Water Main District 453T.

Adopted by the City Council of the City of Grand Island, Nebraska, February 24, 2009.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 19, 2009	☐ City Attorney