



City of Grand Island

Tuesday, March 24, 2009

Council Session

Item D1

**#2009-BE-1 - Consideration of Determining Benefits for Water
Main District 453T - Central NE Regional Airport & GI Army
Aviation Support Facility**

Staff Contact: Gary R. Mader; Wesley Nespor

Council Agenda Memo

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

Meeting: March 24, 2009

Subject: Board of Equalization – Determining Benefits for Water Main District 453T – Central Nebraska Regional Airport and GI Army Aviation Support Facility

Item #'s: D-1 & G-4

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 the Council set the connection fees for the properties within the districted as tabulated on the attached listing for Water Main District 453T.

Sample Motion

Move to approve the connections fees for Water Main District 453T.

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

N44°10'13"E
3,662.88'

440.0'

S44°10'13"W
3,804.84'

GOLF COURSE
LEASE LINE

JACKRABBIT RUN
GOLF COURSE

GOLF COURSE
LEASE LINE

N63°46'20"E
2,326.45'

440.0'

S63°46'20"W
2,304.61'

SEC. 2, T11N, R9W

CAPITAL AVENUE

SKYPARK ROAD

WESTERLY LINE
SEC. 2, T11N, R9W

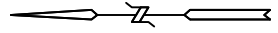
484.23'
N01°32'51"W

SHADY BEND ROAD

AIRPORT ROAD

SW CORNER
SEC. 36, T12N, R9W

EASTERLY LINE
SEC. 2, T11N, R9W



	PLAT TO ACCOMPANY ORDINANCE NO. 9083	
	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	Contract Total			\$294,455.48	\$669.44	\$7,848.60
	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		
	Construction Amount			\$305,236.01		
	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		
	Engineering Amount			\$38,582.68		
	PROJECT TOTAL			\$343,818.69		

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	\$335,300.65	\$669.44	\$7,848.60	\$343,818.69

R E S O L U T I O N 2009-BE-1

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 453T, 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 \$343,818.69; 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. 453T, such benefits are the sums set opposite the descriptions as follows:

		Frontage	Connection Fee
1	Owner: Central Nebraska Regional Airport c/o Hall Co. Airport Authority Address: 3743 Sky Park Road City, State: Grand Island, NE Zip Code: 68801	Per Agreement for service to GIAASF 3010 Airport Road	\$103,145.61
2	Owner: Central Nebraska Regional Airport c/o Hall Co. Airport Authority Address: 3743 Sky Park Road City, State: Grand Island, NE Zip Code: 68801	3,662.88 Part of SE ¼ of Sec 35, T12N, R9W and Part of Sec 2, T11N, R9W Commencing at the southeast corner of Section 35, T12N, R9W of the 6 th 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 County Airport Authority Special Benefit to Tenant City of Grand island, NE c/o Public Works Dept – Waste Address: Water Division PO Box 1968 City, State: Grand Island NE Zip Code: 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 ¼ of Section 35, T12N, R9W	\$4,077.15 <u>\$ 669.44</u> \$4,746.59

Approved as to Form <input type="checkbox"/> _____ March 20, 2009 <input type="checkbox"/> City Attorney

4	Owner:	Central Nebraska Regional Airport c/o Hall County Airport Authority Special Benefit to Tenant City of Grand Island, NE c/o Parks & Recreation Division	Connection Fee plus cost of 6" service TOTAL AMOUNT Special Benefit to owner of Improvements on leased ground Namely City of Grand Island, Jackrabbit Run Golf Course 2803 N Shady Bend Road Part of NE ¼ Sec 2, T11N, R9W	\$ 4,077.15 <u>\$ 7,848.60</u> \$11,925.75
	Address:	PO Box 1968		
	City, State:	Grand Island NE		
	Zip Code:	68802-1968		
TOTAL				\$343,818.69

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BE IT FURTHER RESOLVED that the special benefits as determined by this resolution shall not be levied as special assessments but shall be certified by this resolution to the Register of Deeds, Hall County, Nebraska, pursuant to Section 16-6,103,R.R.S. 1943. A connection fee in the amount of the above benefit accruing to each property in the district shall be paid to the City of Grand Island at the time such property becomes connected to the water main. No property benefited as determined by this resolution shall be connected to the water main until the connection fee is paid. The connection fees collected shall be paid into the fund from which construction costs were made to replenish such fund for the construction costs.

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

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk