



City of Grand Island

Tuesday, August 25, 2015

Council Session

Item G-15

**#2015-229 - Approving the Re-establishment of Connection Fees
for Subdivided Lots in Starlite Subdivision - Water Main District
414T**

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: August 25, 2015

Subject: Water Main District 414T – State Street

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 414T was built in 1994 within State Street, between North Road and Diers Avenue. The work was done in order to provide municipal water service to the area as it began to be developed. The district was done as a connection fee (tap) district which is the City's standard method of installing mains in undeveloped areas. Customers are not charged for the cost of the main until they "tap" the main for service.

Upon completion of the construction work, the Council sits as a Board of Equalization to establish the fees for each property within the district's boundary. The BOE for Water Main District 414T was held on November 28, 1994. At that time, the majority of the properties in the district consisted of large tracts of land that were rural in nature. Subdivided developments were only in the planning stages.

One of those tracts of land has recently been subdivided and the individual lots need to have the appropriate connection fees re-established.

Discussion

At the time Water Main District 414T was completed, a tract of farm land within the district was owned by Susan D. Drummond, ETAL, being located adjacent to the south side of State Street in part of the SE ¼, SW ¼ Section 12-11-10. Refer to the highlighted area on the attached plat.

The original connection fee to the Drummond tract was \$34,534.78. This was based on 1,243.17 feet of front footage and connection fee of \$27.7796 per foot. That tract has recently been subdivided as Starlite Subdivision consisting of two lots and a new public street. It is recommended the connection fee be proportionally split between the current two lots with a new connection fee of \$29.29805 per front foot.

Description	Frontage	Fee
Lot 1, Starlight Subdivision	588.00 ft.	\$17,227.25
Lot 2, Starlite Subdivision	590.74 ft.	\$17,307.53
TOTAL		\$34,534.78

Attached for reference are:

- Water Main District 414T's boundary plat
- Resolution 94-BE-006 indicating the district original connection fees
- Starlight Subdivision plat

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

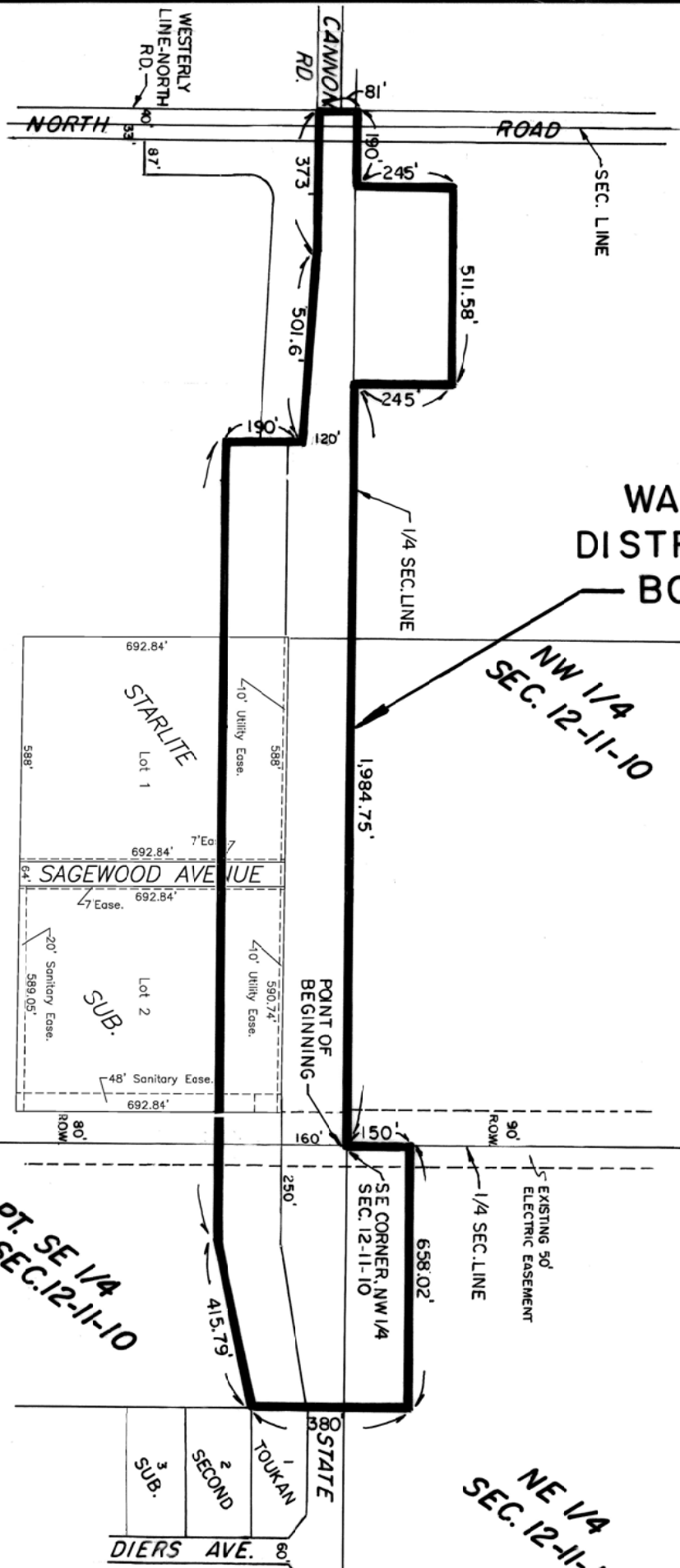
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council sit as a Board of Equalization on September 22, 2015, to establish the connection fees for the properties within Starlite Subdivision in the City of Grand Island, Nebraska.

Sample Motion

Move to recommend that the Council sit as a Board of Equalization on September 22, 2015, to establish the connection fees for the properties within Starlite Subdivision in the City of Grand Island, Nebraska.



WATERMAIN DISTRICT NO. 414T BOUNDARY

NW 1/4
SEC. 12-11-10



PT. SE 1/4
SEC. 12-11-10

NE 1/4
SEC. 12-11-10

CITY OF
Grand Island
UTILITIES DEPARTMENT

EXHIBIT "A"

RESOLUTION 94-BE-006

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 No. 414T, 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 \$99,120.17; and

Such benefits are equal and uniform; and

According to the front foot and area of the respective lots, tracts, and real estate within such Water Main District No. 414T, such benefits are the sums set opposite the several descriptions as follows:

NAME	LOT	ADDITION	AMOUNT
Bob R. & Karen L. Nagel	--	Pt. SW ¼, NW ¼ of 12-11-10	4,166.94
Jerome Niedfelt	--	Pt. NW ¼ NW ¼ of 12-11-10	10,044.55
Little B's Corp.	--	Pt. SW ¼ SW ¼ of 12-11-10	13,616.73
Susan K. Drummund, Anne L. Scheible, Mary L. Callahan, Julia J. Pierrottet, Elizabeth L. Geringer	--	Pt. SE ¼ SW ¼ of 12-11-10	34,534.78
Katherine Ann Maurer Hilker	--	Pt. SW ¼ NE ¼ of 12-11-10	1,388.98
Menard, Inc.	1	Menard Subdivision	12,723.63
Tree House Inc.	1	Cherry Tree Villa Sub.	2,788.52
Tree House, Inc.	2	Cherry Tree Villa Sub.	5,401.75
Tree House, Inc.	3	Cherry Tree Villa Sub.	694.49
Tree House, Inc.	4	Cherry Tree Villa Sub.	1,280.36
Tree House, Inc.	5	Cherry Tree Villa Sub.	5,745.66
Tree House, Inc.	6	Cherry Tree Villa Sub.	2,566.84
Total			\$99,120.17

Approved as to Form
November 22, 1994
City Attorney

D94\0008-012


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.

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Adopted by the City Council of the City of Grand Island, Nebraska, November 28, 1994.


Cindy K. Cartwright, City Clerk

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Approved as to Form	✓	
November 22, 1994	▲	City Attorney

RESOLUTION 2015-229

WHEREAS, the City Engineer/Public Works Director and the Utilities Director for the City of Grand Island issued a Certificate of Final Completion for Water Main District 414T on October 24, 1994 certifying that the Diamond Engineering Company, Inc., of Grand Island, Nebraska, under contract had completed the water main project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the City Engineer/Public Works Director recommended the acceptance of the project; and

WHEREAS, the Mayor concurred with the recommendations of the City Engineer/Public Works Director and the Utilities Director.

WHEREAS, at the time Water Main District 414T was completed, a tract of farm land within the district was owned by Susan K. Drummond, ETAL, being located adjacent to the south side of State Street in part of the SE ¼, SW ¼ Section 12-11-10; and

WHEREAS, the original connection fee to the Drummond tract was \$34,534.78 based on 1,243.17' of front footage and connection fee of \$27.7796 per foot; and

WHEREAS, the tract has recently been subdivided as Starlite Subdivision consisting of two lots and a new public street; and

WHEREAS, it is recommended the connection fee be proportionally split between the current two lots with a new connection fee of \$29.29805 per front foot:

Description	Frontage	Fee
Lot 1, Starlite Subdivision	588.00 ft.	\$17,277.25
Lot 2, Starlite Subdivision	890.74 ft.	\$17,307.53
TOTAL		\$34,534.78

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

- That the City Council will sit as a Board of Equalization on September 22, 2015, to determine benefits and set assessments for the newly subdivided lots in Starlite Subdivision in Water Main District 414T.

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Approved as to Form	by _____
August 21, 2015	City Attorney

Adopted by the City Council of the City of Grand Island, Nebraska, August 25, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk