



City of Grand Island

Tuesday, October 13, 2015

Council Session

Item D-1

#2015-BE-10 - Consideration of Determining Benefits for Water Main District 466T - Airport Road

Council action will take place under Consent Agenda item G-13.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Stacy Nonhof, Assistant City Attorney

Meeting: October 13, 2015

Subject: Water Main District 466T – Airport Road

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 466T installed a 16” diameter main along Airport Road from ¼ mile east of Highway 281 to Sky Park Road. The district was a part of the Utilities Department’s Master Plan and completes the backbone loop in the northeast part of the water system.

Construction has been completed and complies with all aspects of the plans and specifications.

Discussion

The total cost of installing the water main within the boundaries of District 466T was \$1,045,868.05. When customers desire to tap into the referenced water main, they are required to pay a connection fee. The connection (tap) fee for properties within the district is based on a value of \$59.7679869 per front foot. However, the fees are not collected until the user connects to (taps) the main within the district’s boundary and receives municipal service.

Attached for reference are copies of:

- Tabulation of connection fees for the properties within the district
- The district’s boundary 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

It is recommended that the Council sit as a Board of Equalization and establish the connection fees for the properties within the district.

Sample Motion

Move to sit as a Board of Equalization to establish the connection fees for the properties within Water Main District 466T.

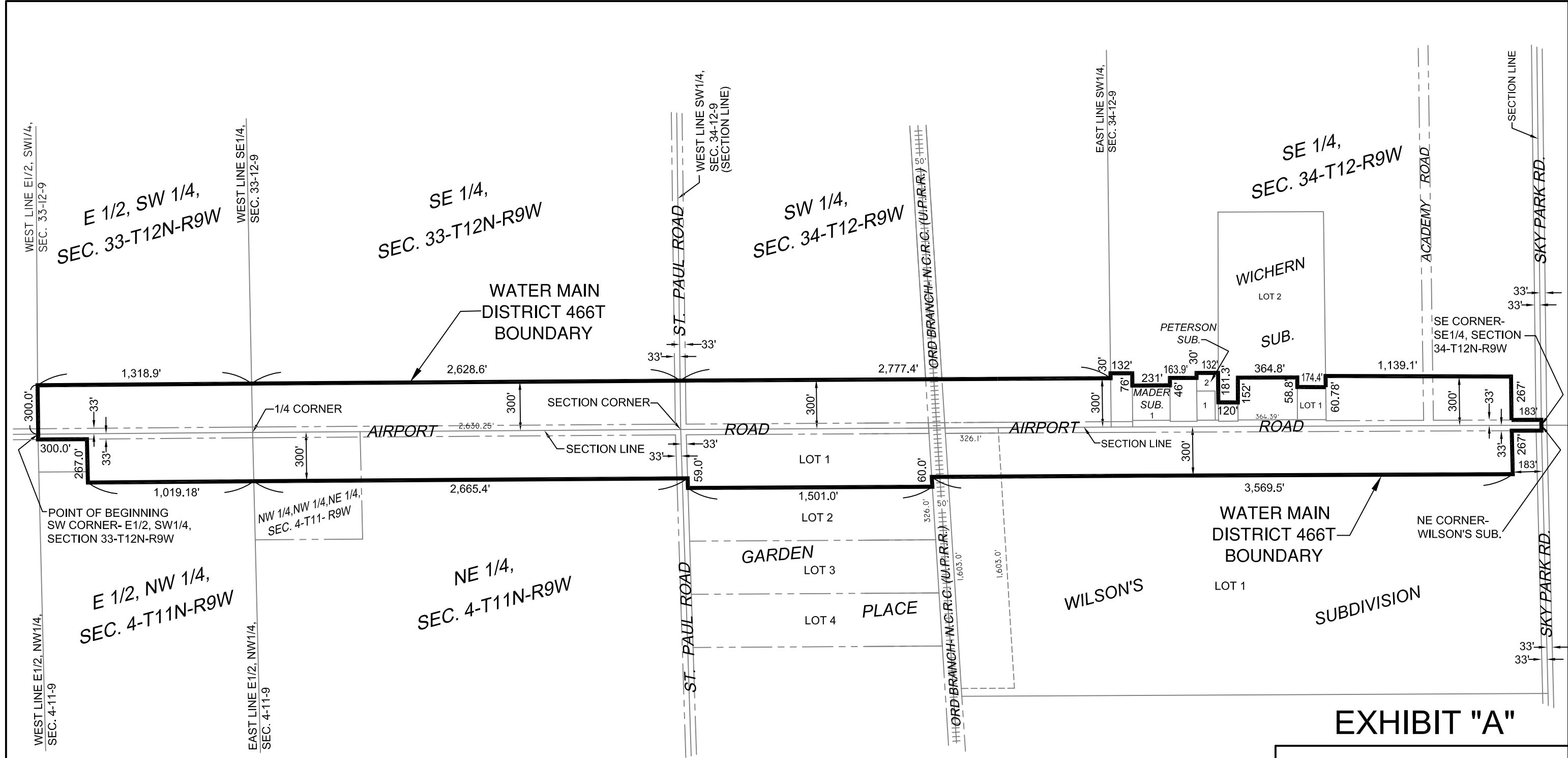


EXHIBIT "A"



PLAT TO ACCOMPANY
ORDINANCE NO. 9428

WMD 466T

REVISIONS			DRN. BY : K.J.M.
			DATE : 4/24/2013
			CHK. BY : T.W.B.
			DATE : 4/24/2013
			APP. BY : R.H.S.
			DATE : 4/24/2013

SH. 1 OF 1
SCALE : 1"= 600'

Water Main District 466T Addresses- 8/11/2015

<u>Map ID</u>	<u>Connection Fee</u>	<u>Front Ft.</u>	<u>Parcel</u>	<u>Property Address</u>	<u>Description</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>State</u>	<u>Zip</u>
A	\$78,828.00	1,318.9	400187310	304 E Airport Road	Part of the E1/2, SW1/4, Section 33-12-9	Bradley R. Petersen	1134 E. Capital Ave.	Grand Island	NE	68801
B.1	\$155,133.79	2,595.6	400187388	3230 N St Paul Road	Part of the S1/2, SE1/4, Section 33-12-9	Oscar Jr. & Rose Ann Bredthauer (North side of Airport Rd.)	3230 N. St. Paul Road	Grand Island	NE	68801
B.2	\$76,467.16	1,279.4	400205394	3170 N St Paul Road	Part of the N 11AC of E1/2, NE1/4, Section 4-11-9	Oscar Jr. & Rose Ann Bredthauer (South side of Airport Rd.)	3230 N. St. Paul Road	Grand Island	NE	68801
B.3	\$39,446.87	660.0	400356031	527 E Airport Road	Part W1/2 of the NE1/4, Section 4-11-9	Oscar Jr. & Rose Ann Bredthauer (South side of Airport Rd.)	3230 N. St. Paul Road	Grand Island	NE	68801
C	\$76,921.40	1,287.0	400187450	1201 E Airport Road	Part of the W1/2, SE1/4, Section 34-11-9	Arthur E. & Dixie L. Ostermeier- Trustees	3600 W. Whitecloud Road	Grand Island	NE	68803
D	\$75,905.34	1,270.0	400187442	1308 E Airport Road	Part of the E1/2, SW1/4, Section 34-12-9	Alice R. Erion	1807 W. 1st Street	Grand Island	NE	68803
E	\$19,490.34	326.1	400215810	1325 E. Airport Road	Part of Lot 1, Wilson's Subdiviision	Darling National, LLC, an Iowa Limited Liability Company f/k/a National By-Products, Inc.	251 O'Connor Ridge Blvd. STE 300	Irving	TX	75038
F	\$89,143.95	1,491.5	400475278	1203 E. Airport Road	Lot 1, Garden Place	Copart of Connecticut, Inc., a Connecticut corporation	14185 Dallas Parkway, STE 300	Dallas	TX	75254
G.1	\$39,446.87	660.0	400205432	611 E Airport Road	Part of the NW1/4, NW1/4, NE1/4, Section 4-11-9	Douglas R. & Tamara K. Petersen	1414 E. Capital Ave.	Grand Island	NE	68801
G.2	\$60,915.53	1,019.2	400205564	379 E Airport Road	Part E1/2, NW1/4 Section 4-11-9	Douglas R. & Tamara K. Petersen	1414 E. Capital Ave.	Grand Island	NE	68801
H.1	\$190,863.09	3,193.4	400215799	1743 E Airport Road	Part of Lot 1, Wilson's Sub.,	Petersen Farms, Inc. (South side of Airport Road- Lot 1, Wilson Sub.)	1420 E. Capital Ave.	Grand Island	NE	68801
H.2	\$9,849.76	164.8	400187493	1622 E Airport Road	Part of W1/2,W1/2, SE1/4, Section 34-12-9	Petersen Farms, Inc. (North side of Airport Road)	1420 E. Capital Ave.	Grand Island	NE	68801
H.3	\$21,779.45	364.4	400187922	1648 E Airport Road	Lot 2, Wichern Sub.	Petersen Farms, Inc. (Lot 2 Wichern Sub.)	1420 E. Capital Ave.	Grand Island	NE	68801
I	\$7,889.37	132.0	400187469	1510-1512 E. Airport Rd.	Part of W1/2, W1/2, SE1/4, Section 34-11-9	Alice L. Bartlett, Trustee	4125 Hartford Dr.	Grand Island	NE	68803
J	\$13,806.40	231.0	400295024	1546 E. Airport Road	Lot 1, Mader Subdivision	Melvin Brahatcek	4056 David Ave.	Grand Island	NE	68803
K.1	\$7,172.16	120.0	400187485	1640 E. Airport Road	Part of E1/2, SW1/4, SE1/4 Sec. 34-12-9	Enos C. & Sandra F. Peterson	1640 E. Airport Road	Grand Island	NE	68803
K.2	\$6,694.01	112.0	400187477	1610 E Airport Road	Lot 1, Peterson Sub.	Enos C. & Sandra F. Peterson	1640 E. Airport Road	Grand Island	NE	68803
K.3	\$1,195.36	20.0	400475049	1610 E Airport Road	Lot 2, Peterson Sub.	Enos C. & Sandra F. Peterson	1640 E. Airport Road	Grand Island	NE	68803
L	\$10,423.54	174.4	400187914	1740 E Airport Road	Lot 1, Wichern Sub.	Bethine Bonczynski	1740 E. Airport Road	Grand Island	NE	68801
M	\$64,495.66	1,079.1	400187523	--	Part SE1/4, Section 34-12-9	Central Nebraska Regional Airport	3743 Sky Park Road	Grand Island	NE	68802
\$1,045,868.05		17,498.8								

Total Project Cost = \$ 1,045,868.05

Cost per FF = \$ 59.7679869

RESOLUTION 2015-BE-10

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 466T, 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 \$1,045,868.05; and

Such benefits are equal and uniform; and

According to the area of the respective lots, tracts, and real estate within such Water Main District No. 466T such benefits are the sums set opposite the several descriptions as follows:

Name	Parcel Number	Property Address	Description	Connection Fee (\$)
Bradley R. Petersen	400187310	304 E. Airport Road	Part of the E ½, SW ¼, Section 33-12-9	78,828.00
Oscar Jr. & Rose Ann Bredthauer	400187388	3230 N. St. Paul Road	Part of the S ½, SE ¼, Section 33-12-9	155,133.79
Oscar Jr. & Rose Ann Bredthauer	400205394	3170 N. St. Paul Road	Part of the N 11AC of E ½, NE ¼, Section 4-11-9	76,467.16
Oscar Jr. & Rose Ann Bredthauer	400356031	527 E. Airport Road	Part W ½ of the NE ¼, Section 4-11-9	39,446.87
Arthur E. & Dixie L. Ostermeier, Trustees	400187450	1201 E. Airport Road	Part of the W ½, SE ¼, Section 34-11-9	76,921.40
Alice R. Erion	400187442	1308 E. Airport Road	Part of the E ½, SW ¼, Section 34-12-9	75,905.34
Darling National, LLC, an Iowa Limited Liability Company	400215810	1325 E. Airport Road	Part of Lot 1, Wilson's Subdivision	19,490.34
Copart of Connecticut, Inc., a Connecticut Corporation	400475278	1203 E. Airport Road	Lot 1, Garden Place	89,143.95
Douglas R. & Tamara K. Petersen	400205432	611 E. Airport Road	Part of the NW ¼, NW ¼, NE ¼, Section 4-11-9	39,446.87
Douglas R. & Tamara K. Petersen	400205564	379 E. Airport Road	Part E ½, NW ¼, Section 4-11-9	60,915.53
Petersen Farms, Inc.	400215799	1743 E. Airport Road	Part of Lot 1, Wilson's Subdivision	190,863.09
Petersen Farms, Inc.	400187493	1622 E. Airport Road	Part of the W ½, W ½, SE ¼, Section 34-12-9	9,849.76
Petersen Farms, Inc.	400187922	1648 E. Airport Road	Lot 2, Wichern Subdivision	21,779.45
Alice L. Bartlett, Trustee	400187469	1510 – 1512 E. Airport Road	Part of the W ½, W ½, SE ¼, Section 34-11-9	7,889.37
Melvin Brahatcek	400295024	1546 E. Airport Road	Lot 1, Mader Subdivision	13,806.40
Enos C. & Sandra F. Peterson	400187485	1640 E. Airport Road	Part of the E ½, SW ¼, SE ¼, Section 34-12-9	7,172.16
Enos C. & Sandra F. Peterson	400187477	1610 E. Airport Road	Lot 1, Peterson Subdivision	6,694.01
Enos C. & Sandra F. Peterson	400475049	1610 E. Airport Road	Lot 2, Peterson Subdivision	1,195.36
Bethine Bonczynski	400187914	1740 E. Airport Road	Lot 1, Wichern Subdivision	10,423.54
Central NE Regional Airport	400187523	---	Part SE ¼, Section 34-12-9	64,495.66
			TOTAL All Connection Fees	\$1,045,868.05

Approved as to Form ☐ _____
October 9, 2015 ☐ City Attorney

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 October 13, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk