



# Hall County Regional Planning Commission

**Wednesday, December 7, 2016**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>Terry Connick</b>	<b>Hall County</b>	
<b>John Hoggatt</b>	<b>Grand Island</b>	
<b>Derek Apfel</b>	<b>Grand Island</b>	
<b>Jerry Huismann</b>	<b>Grand Island</b>	
<b>Leonard Rainforth</b>	<b>Hall County</b>	
<b>Carla Maurer</b>	<b>Doniphan</b>	
<b>Dean Kjar</b>	<b>Wood River</b>	
<b>Dean Sears</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	<b>Vice Chairperson</b>
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Greg Robb</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Edwin Maslonka**

**Administrative Assistant:**  
**Tracy Gartner**

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**6:00 PM**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



# **Hall County Regional Planning Commission**

**Wednesday, December 7, 2016  
Regular Meeting**

## **Item A1**

**Agenda 12-7-17**

**Staff Contact: Chad Nabity**

**AGENDA AND NOTICE OF MEETING**  
**Wednesday, December 7, 2016**  
**6:00 p.m.**  
**City Hall Council Chambers — Grand Island**

**1. Call to Order.**

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

**2. Minutes of November 2, 2016.**

**3. Request Time to Speak.**

**4. Public Hearing – Concerning adoption of the Grand Island 1 and 6 Year Street Improvement Plan** – Public hearing and action on Grand Island's 2017 to 2022 street improvement plan.

**5. Final Plat – A and E Third Subdivision** - located south of Nebraska Highway 2 and west of 70th Road, Hall County, Nebraska (1 Lot and 10.3751 acres).

**6. TIF Game Presentation**

**7. Director's Report.**

**8. Next Meeting January 4, 2017.**

**9. Adjourn.**

**PLEASE NOTE:** This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
December 7, 2016**

- 4. Public Hearing – Concerning adoption of the Grand Island 1 and 6 Year Street Improvement Plan** – Public hearing and action on Grand Island's 2017 to 2022 street improvement plan. (C-03-2017GI)
- 5. Final Plat – A and E Third Subdivision** - located south of Nebraska Highway 2 and west of 70th Road, Hall County, Nebraska (1 Lot and 10.3751 acres).



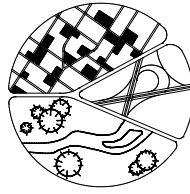
# Hall County Regional Planning Commission

Wednesday, December 7, 2016  
Regular Meeting

## Item E1

**Minutes 11-2-16**

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,  
NEBRASKA

Minutes  
for  
November 2, 2016

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The meeting of the Regional Planning Commission was held Wednesday, November 2, 2016, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on October 22, 2016.

Present: Dean Sears	Pat O'Neill
Les Ruge	Derek Apfel
Greg Robb	Dean Kjar
John Hoggatt	Leonard Rainforth

Absent: Jerry Huismann, Terry Connick, Carla Maurer, Jaye Monter

Other: Councilman Mitch Nickerson

Staff: Chad Nabity, Tracy Overstreet Gartner

Press: None

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

**2. Minutes of Oct. 5, 2016 meeting.**

A motion was made by Hoggatt and seconded by Apfel to approve the Minutes of the Oct. 5, 2016 meeting as presented.

The motion carried with 8 members in favor (Apfel, O'Neill, Ruge, Robb, Rainforth, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

**3. Request Time to Speak.**

Russ Hilliard, USA Outdoor, Kearney, requested to speak on Item 4, the Zoning Text Amendment for billboards in Alda.

**4. Public Hearing – Zoning Text Amendment**

Nabity explained the request from USA Outdoor to increase the maximum allowable billboard size in Alda to 288 square feet from 200 square feet.

Hilliard said USA Outdoor has about 80 sign faces in the Grand Island area. Some will be lost to the relocation of Highway 30. Having all the billboard sizes in the area at a standard 288 square feet allows the vinyl faces to be interchanged.

A motion was made by Apfel and seconded by Rainforth to approve the Text Amendment change regarding billboard size for the Village of Alda.

The motion carried with six members voting in favor (Apfel, O'Neill, Robb, Rainforth, Hoggatt and Kjar) and two members voting no (Ruge and Sears.) No members abstained.

**5. Final Plat – Summerfield Estates Tenth Subdivision** – Located north of 13<sup>th</sup> Street and east of North Road, in the City of Grand Island, Hall County, Nebraska (17 Lots and 5.333 acres.)

**6. Final Plat – Copper Creek Estates Ninth Subdivision** – Located south of Old Potash Highway and east of Engleman Road, in the City of Grand Island, in Hall County, Nebraska (2 Lots and 5.555 acres.)

A motion was made by Ruge and seconded by Rainforth to approve the final plats for Summerfield Estates Tenth and Copper Creek Estates Ninth. The motion carried with 8 voting in favor (Apfel, O'Neill, Ruge, Robb, Rainforth, Sears, Hoggatt and Kjar) and no members voting no or abstaining.

**7. Review and Discussion of Grand Island Zoning Map** – Nabity displayed a paper copy of the City of Grand Island map and outlined a number of possible zoning changes to better align with the city's growth pattern. The commission discussed some of the



possible changes along Webb Road and Highway 30. Nabity said specific changes will be prepared by staff and brought forward to a public hearing and action at a later date.

- 8. Election of Officers** – The 2015-16 officers of Chairman O'Neill, Vice-Chairwoman Monter and Secretary Ruge were considered to serve for the 2016-17 fiscal year.

A motion was made by Sears and seconded by Hoggatt to retain the current officers for 2016-17. The motion carried 7 voting in favor (Apfel, O'Neill, Ruge, Robb, Rainforth, Hoggatt and Sears) and no members voting no or abstaining. Kjar had stepped out of the room and wasn't present for the vote.

- 9. Directors Report** – Nabity reviewed the 2016-17 meeting schedule. He also stated that Commissioner Connick is completing his term and a new representative for Hall County will be needed.

**10. Next Meeting December 7, 2016.**

**11. Adjourn**

O'Neill adjourned the meeting at 6:39 p.m.

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner



# **Hall County Regional Planning Commission**

**Wednesday, December 7, 2016  
Regular Meeting**

## **Item F1**

### **Public Hearing-GI 1 and 6 Year Street Plan**

**Staff Contact: Chad Nabity**

# 1 & 6 YEAR STREET IMPROVEMENT PLAN 2017-2022

Presented by: John Collins, PE

# 2016 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

<i>PROJECT</i>	<i>TOTAL PROJECT</i>
Capital Avenue Widening; Webb Rd to Broadwell Ave	\$ 10,166,000
Blaine St Bridge Replacement	\$ 500,000
Sky Park Rd & Airport Rd Intersection Improvements	\$ 10,000
Local Resurfacing; includes 1st & 2nd St (Hwy 30)	\$ 956,000
Waugh St Realignment	\$ 135,000
Jefferson St Paving	\$ 300,000
State Fair Blvd & S Locust St Traffic Signal Relocation	\$ 51,000
Pavement Lifting & Stabilization on S Locust St	\$ 250,000
Pavement Condition Survey	\$ 200,000
TOTAL	\$ 12,568,000

**\*\*DOES NOT INCLUDE ALL CIP PROJECTS**

# 1 & 6 YEAR STREET IMPROVEMENT PLAN

## (NOTES CITY COSTS)

	2017	2018	2019	2020	2021	2022
<b><i>OBLIGATED TO OTHER AGENCIES</i></b>						
4th St & 5th St; Sycamore St to Eddy St ADA Ramps (4th St CDBG)	\$ 165,000					
Adams St Widening, Roundabout & Traffic Signal Installation	\$ 1,000,000					
Hwy 281 in GI & North [\$10,600,000 total project cost]	\$ 1,900,000	\$ 100,000				
Broadwell Ave - Hwy 281 to End Concrete Reconstruction		\$ 1,800,000				
Stolley Park Rd Rehabilitation / Reconfiguration	\$ 13,000	\$ 150,000				
Hwy 30 Realignment, S-30-4(1046) - City Share Est. \$10M				\$ 1,000,000	\$ 1,000,000	
Hwy 2 Resurfacing NDOR, NH-2-4(112) - City Share Est. \$600K				\$ 600,000		
Moore's Creek Drain Extension	\$ 70,000	\$ 580,000	\$ 400,000	\$ 150,000		
<b><i>RECONSTRUCTION/NEW CONSTRUCTION</i></b>						
Asphalt Resurfacing (annual)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Sycamore Underpass Rehabilitation - Design	\$ 80,000	\$ 800,000				
Five Points Traffic Signal Improvement	\$ 350,000					
Sterling Estates Paving District No. 1262	\$ 300,000					
Sycamore Underpass Storm Pump Replacement		\$ 60,000				
South Front St Bridge Rehab - Deck Replacement			\$ 800,000			
Sycamore Underpass Retaining Wall Rehabilitation			\$ 800,000			
<b>TOTAL</b>	<b>\$ 4,778,000</b>	<b>\$ 4,390,000</b>	<b>\$ 2,900,000</b>	<b>\$ 2,650,000</b>	<b>\$ 1,900,000</b>	<b>\$ 900,000</b>

**\*\*DOES NOT INCLUDE ALL CIP PROJECTS**

4<sup>TH</sup> STREET & 5<sup>TH</sup> STREET;  
EDDY STREET TO SYCAMORE STREET  
HANDICAP RAMP INSTALLATION  
M-310 (628)

- \$800,000 Community Development Block Grant (CDBG) with 50% city match to install handicap ramps.
- Construction occurred in 2015 & 2016, with completion scheduled for 2017

# SYCAMORE UNDERPASS REHAB - DESIGN M-310 (631)A

- Design to rehabilitate the bridge deck and retaining walls
- Construction should be completed in 2019







# ADAMS STREET WIDENING & INTERSECTION IMPROVEMENTS M-310 (638)

- Widen roadway and improve intersection to align with new school entrance
- Relocate traffic signal from Barr Middle School Stolley Park Road entrance to Adams Street

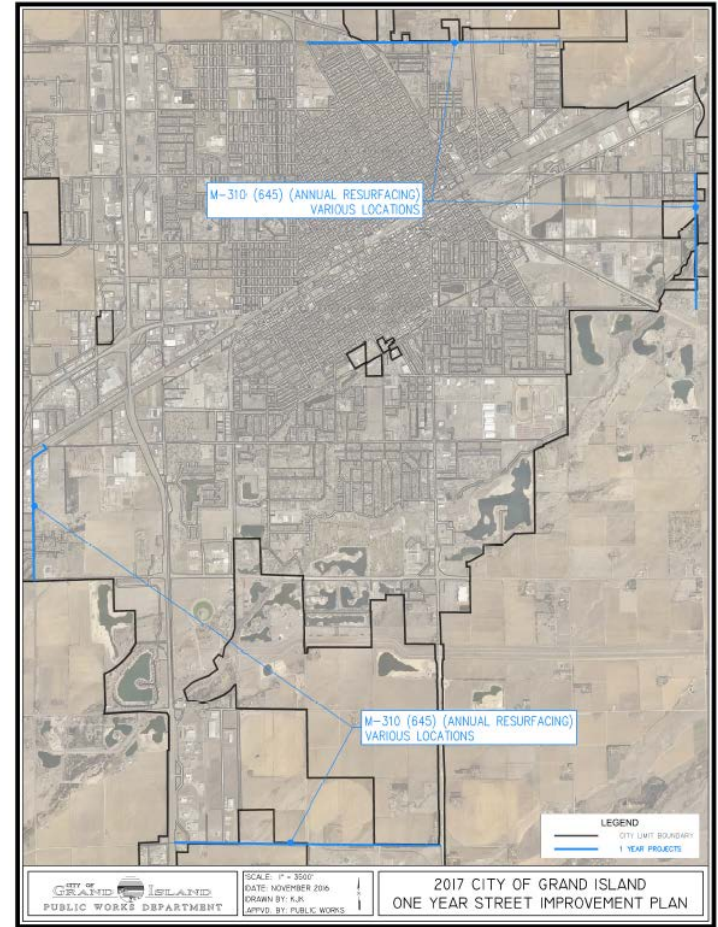
# STOLLEY PARK ROAD RECONFIGURATION M-310 (584)

- Restriping for new lane designations from two lane to three and five lane sections.
- Pavement repairs and/or increased pavement structure to accommodate truck traffic.



## LOCAL RESURFACING M-310 (635)

Maintenance only will be performed on the majority of the section, however areas may require more than maintenance as the project moves forward



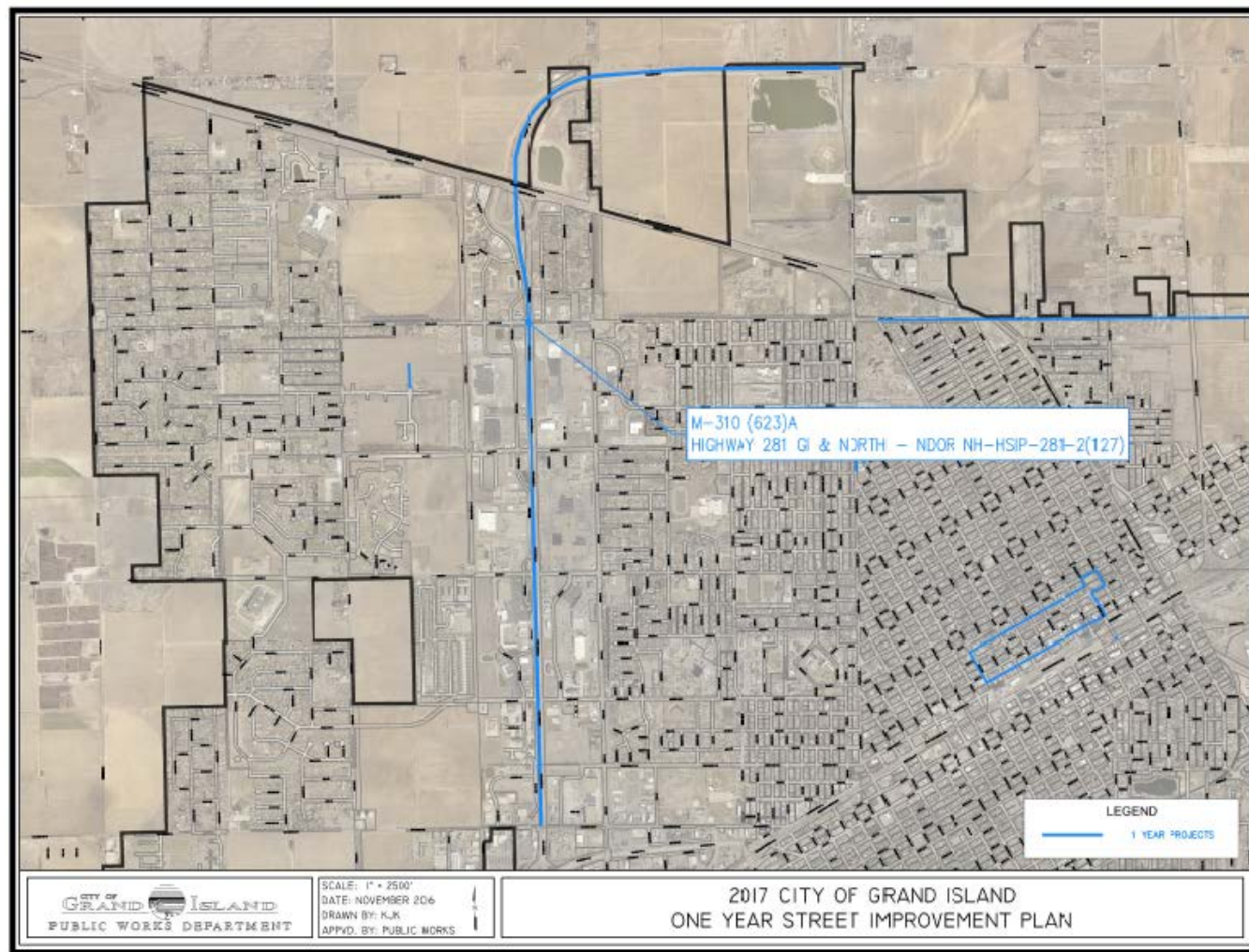
## HWY 281 IN GI & NORTH – NDOR, NH-HSIP-281-2(127) M-310 (623)A

- Resurfacing US Hwy 281 from south of US Hwy 30 to north of Chapman Road
  - City cost sharing on the portion within City limits
- Additional lighting
- Increase left turn lane offsets
  - NB @ Old Potash Hwy, Faidley Ave, 13<sup>th</sup> St, and State St
  - SB @ Old Potash Hwy

BROADWELL AVE – HWY 281  
TO END CONCRETE RECONSTRUCTION  
M-310 (623)B

🚧 Lighting and reconstruction





## FIVE POINTS TRAFFIC SIGNAL IMPROVEMENT M-310 (643)

- Improve traffic signalization & signage at the intersection to accommodate the redevelopment of the area and bring the intersection into compliance with MUTCD requirements





# STERLING ESTATES PAVING DISTRICT NO. 1262 M-310 (630)

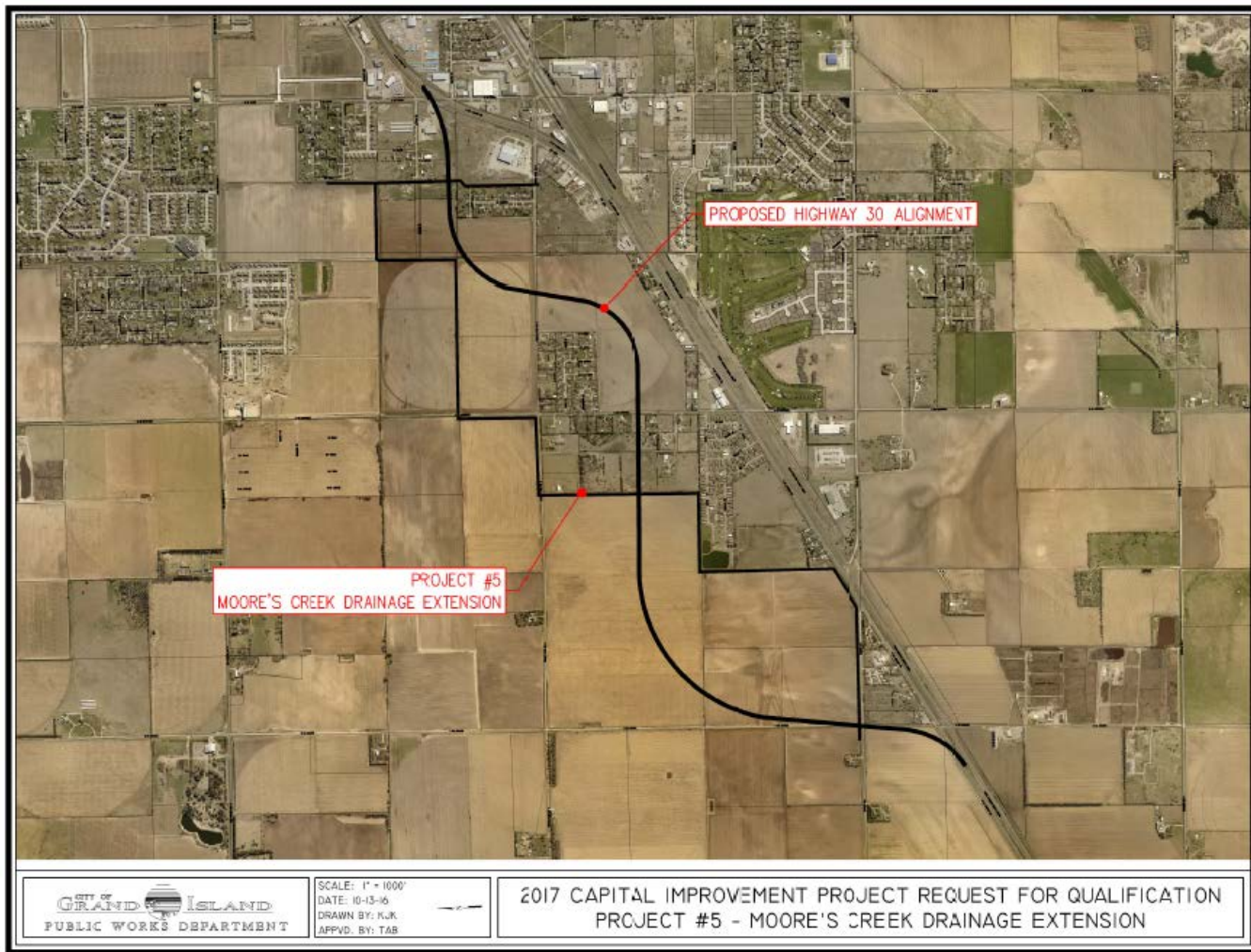
- 🏞️ Pave roadway to allow for access to Sterling Estates Park
- 🏞️ Provide parking for Sterling Estates Park



## Moores Creek Drain Extension M-310 (568)

- ☛ Phase I
  - ☛ Survey route, preliminary design
- ☛ Phase II
  - ☛ Final design to coincide with Highway 30 final design, appraisals, and easement acquisitions
- ☛ Phase III
  - ☛ Complete acquisition of easements
- ☛ Phase IV
  - ☛ Install culverts under existing City roads where ditch is in conflict







# **Hall County Regional Planning Commission**

**Wednesday, December 7, 2016  
Regular Meeting**

## **Item M1**

### **Final Plat-A and E Third Subdivision**

**Staff Contact: Chad Nabity**

November 30, 2016

Dear Members of the Board:

**RE: Final Plat – A and E Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of A and E Third Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising all of Lot One (1), A and E Subdivision, and a part of the West Half of the Southeast Quarter (W ½ SE ¼) of Section Thirty One (31), township Twelve (12) North, Range Ten (10) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 10.375 acres.

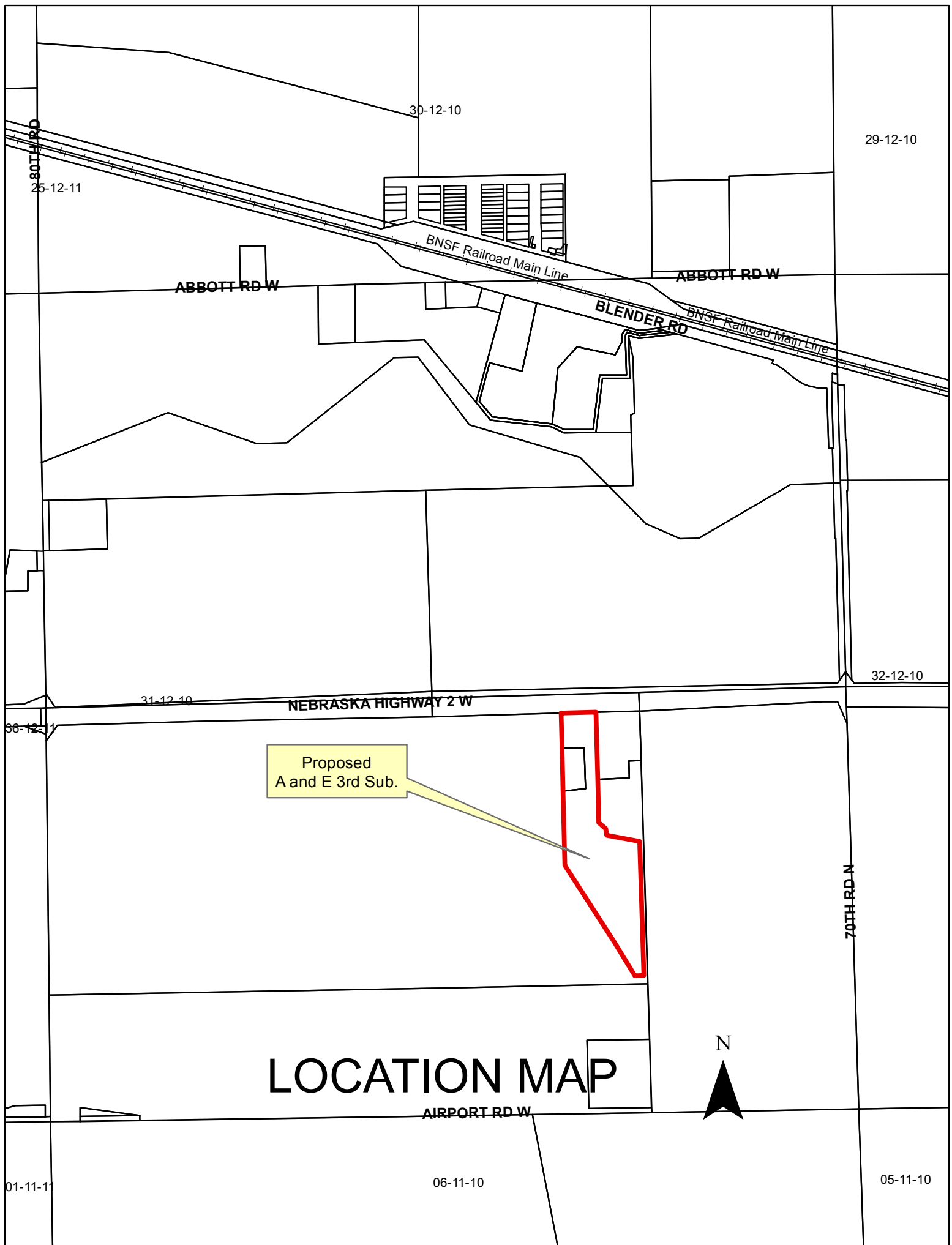
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 7, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

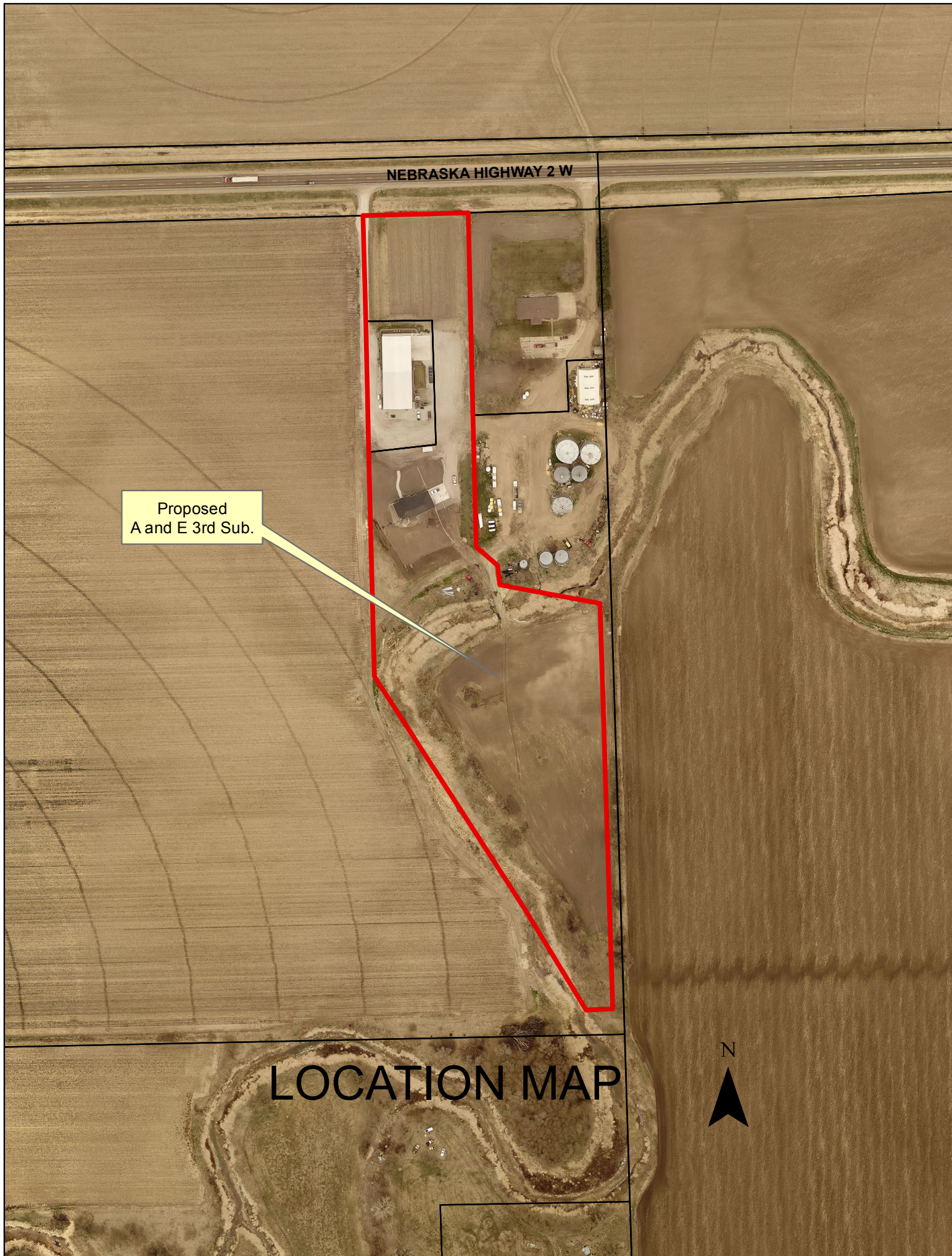
Chad Nabity, AICP  
Planning Director

Cc: County Clerk  
County Attorney  
County Zoning  
County Building  
County Public Works  
Manager of Postal Operations  
Benjamin & Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







# LOCATION MAP









# **Hall County Regional Planning Commission**

**Wednesday, December 7, 2016  
Regular Meeting**

## **Item 1**

### **TIF Game Presentation**

**Staff Contact: Chad Nabity**

## **Agenda Item # 6**

### **PLANNING DIRECTOR MEMO TO REGIONAL PLANNING December 7, 2016**

#### **SUBJECT: Tax Increment Financing: How it Works and the Timing and Notifications of a TIF Project Including the Flow of the Money.**

With the discussions in the community on the use of TIF, and the confusion over how it works the Planning Department has developed a walk through scenario for a TIF project. This project assumes that a blight study has already been completed and approved.

The scenario begins with Santa wanting to develop a centralized warehouse in Grand Island. Goods would be shipped in all year and delivered on Christmas morning. In order to cover the costs for land, sewer, water and streets Santa is requesting the use of Tax Increment Financing and made a request to the Grand Island CRA for approval of a contract for TIF.

As part of the game, Planning Commissioners will take on various roles ranging from the applicant (Santa), to the banker, to the Country Treasurer, along with representatives of the taxing entities and the general public. All have a role in the process.

This is the second time that this game has been used and it is still under development and subject to refinement. If you have suggestions that would make it better please give us feedback.

\_\_\_\_\_ Chad Nabity AICP, Planning Director