
City of Grand Island



Tuesday, February 23, 2016
Council Session Packet

City Council:

Linna Dee Donaldson
Michelle Fitzke
Chuck Haase
Julie Hehnke
Jeremy Jones
Vaughn Minton
Mitchell Nickerson
Mike Paulick
Roger Steele
Mark Stelk

Mayor:

Jeremy L. Jensen

City Administrator:

Marlan Ferguson

City Clerk:

RaNae Edwards

7:00 PM
Council Chambers - City Hall
100 East 1st Street

Call to Order

This is an open meeting of the Grand Island City Council. The City of Grand Island abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.

The City Council may vote to go into Closed Session on any agenda item as allowed by state law.

Invocation - Pastor Bill Schroeder, Messiah Lutheran Church, 708 North Locust Street

Pledge of Allegiance

Roll Call

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.

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.



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item C-1

Recognition of Library Director Steve Fosselman for 25 Years of Service with the City of Grand Island

The Mayor and City Council will recognize Library Director Steve Fosselman for 25 years of service with the City of Grand Island. Mr. Fosselman was hired on February 25, 1991 and has served in that capacity ever since. We congratulate Mr. Fosselman on his dedicated service to the City of Grand Island for the past 25 years.

Staff Contact: Mayor Jeremy Jensen

Twenty-five Year Service Award

WE HEREBY EXPRESS OUR SINCERE APPRECIATION TO

STEPHEN FOSSELMAN

For your Loyalty, Diligence, and Dedicated Service During Your Tenure With



Marian Ferguson
Department Director

2/23/16
Date

Joseph J. ...
Mayor

2/23/16
Date



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item C-2

Presentation by Almquist, Maltzahn, Galloway, & Luth for Fiscal Year 2015 City Single Audit and General Purpose Financial Statements and Electric and Water Audit Reports

Terry Galloway from Almquist, Maltzahn, Galloway & Luth will present the Fiscal Year 2015 City Single Audit and General Purpose Financial Statements and Electric and Water Audit Reports.

Staff Contact: Renae Griffiths

City of Grand Island

Financial statements and supplementary information

Almquist, Maltzahn,
Galloway & Luth, P.C.

Independent Auditors' Report

Opinions:

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, the aggregate remaining fund information, and the fiduciary funds of the City of Grand Island, Nebraska, as of September 30, 2015, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Outstanding Debt

City of Grand Island's Outstanding Debt

	Year Ended September 30, 2015			Year Ended September 30, 2014		
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
General Obligation						
Bonds	\$ 4,570,000	\$ -	\$ 4,570,000	\$ 6,700,000	\$ -	\$ 6,700,000
Revenue Bonds	-	94,220,138	94,220,138	-	86,875,000	86,875,000
Capital Lease	6,923,380	-	6,923,380	8,846,745	-	8,846,745
Total	<u>\$ 11,493,380</u>	<u>\$ 94,220,138</u>	<u>\$ 105,713,518</u>	<u>\$ 15,546,745</u>	<u>\$ 86,875,000</u>	<u>\$ 102,421,745</u>

The City of Grand Island's total debt increased by \$3,291,773 (3.2 percent) during the current fiscal year due primarily to the issuance of \$10,955,138 of Sewer DEQ notes

Audit Report

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Statement of Net Position

**CITY OF GRAND ISLAND, NEBRASKA
STATEMENT OF NET POSITION
September 30, 2015**

	Primary Government		<u>Total</u>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	
NET POSITION			
Net investment in capital assets	325,005,454	221,134,178	546,139,632
Restricted for:			
Debt service	315,684	13,628,920	13,944,604
Landfill closure/post-closure costs	-	4,483,363	4,483,363
Perpetual care - permanent	684,039	-	684,039
Street improvements	1,298,789	-	1,298,789
Capital projects	1,662,433	-	1,662,433
Economic development	1,069,944	-	1,069,944
Other purposes	1,996,553	-	1,996,553
Unrestricted	22,466,246	67,689,862	90,156,108
Total net position	\$ 354,499,142	\$ 306,936,323	\$ 661,435,465

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Statement of Net Position - Fiduciary Funds

CITY OF GRAND ISLAND, NEBRASKA
STATEMENT OF NET POSITION - FIDUCIARY FUNDS
September 30, 2015

	<u>Employee Reserve Funds</u>
ASSETS	
Cash	\$ -
Investments	4,601,126
Accounts receivable	-
Special assessments receivable	-
Total assets	<u>4,601,126</u>
LIABILITIES	
Agency liabilities	-
Due to other funds	162,873
Pension liability	<u>1,804,380</u>
Total liabilities	<u>1,967,253</u>
NET POSITION	
Held in trust for pension benefits	<u>\$ 2,633,873</u>

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Budgetary Comparison Schedule - General Fund

**CITY OF GRAND ISLAND, NEBRASKA
BUDGETARY COMPARISON SCHEDULE -
GENERAL FUND
Year ended September 30, 2015**

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Total resources	38,256,814	39,326,416	1,069,602
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Total general government	4,643,329	4,412,610	(230,719)
Total public safety	21,024,239	19,995,553	(1,028,686)

Budgetary Comparison Schedule - General Fund, Continued

**CITY OF GRAND ISLAND, NEBRASKA
BUDGETARY COMPARISON SCHEDULE -
GENERAL FUND
Year ended September 30, 2015**

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS), continued			
Total public works	7,215,414	5,961,379	(1,254,035)
Total environment and leisure	6,033,377	5,856,664	(176,713)
Non-departmental	<u>2,141,596</u>	<u>2,353,790</u>	<u>212,194</u>
Total charges to appropriations	<u>41,057,955</u>	<u>38,579,996</u>	<u>(2,477,959)</u>

Budgetary Comparison Schedule - General Fund, Continued

**CITY OF GRAND ISLAND, NEBRASKA
BUDGETARY COMPARISON SCHEDULE -**

GENERAL FUND

Year ended September 30, 2015

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS), continued			
<hr/> OTHER FINANCING SOURCES (USES) <hr/>			
Net transfers	<u>1,530,000</u>	<u>384,417</u>	<u>(1,145,583)</u>
RESOURCES AND OTHER FINANCING SOURCES (USES) OVER (UNDER) CHARGES TO APPROPRIATIONS	<u>\$ (1,271,141)</u>	<u>\$ 1,130,837</u>	<u>\$ 2,401,978</u>

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Budgetary Comparison Schedule - Capital Projects Fund

**CITY OF GRAND ISLAND, NEBRASKA
BUDGETARY COMPARISON SCHEDULE -
CAPITAL PROJECTS FUND
Year ended September 30, 2015**

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Intergovernmental	\$ 1,300,311	\$ 340,644	\$ (959,667)
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Total charges to appropriations	<u>9,590,592</u>	<u>6,820,406</u>	<u>(2,770,186)</u>
Resources over (under) charges to appropriations	(8,290,281)	(6,479,762)	1,810,519
OTHER FINANCING SOURCES (USES)			
Transfers in	<u>5,879,670</u>	<u>5,775,928</u>	<u>(103,742)</u>
RESOURCES AND OTHER FINANCING SOURCES (USES) OVER (UNDER) CHARGES TO APPROPRIATIONS	<u>\$ (2,410,611)</u>	<u>\$ (703,834)</u>	<u>\$ 1,706,777</u>

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Budgetary Comparison Schedule - Debt Service Fund

**CITY OF GRAND ISLAND, NEBRASKA
BUDGETARY COMPARISON SCHEDULE -
DEBT SERVICE FUND
Year ended September 30, 2015**

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Total resources	3,238,671	802,595	(2,436,076)
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Total charges to appropriations	2,269,790	2,242,465	(27,325)
Resources over (under) charges to appropriations	968,881	(1,439,870)	(2,408,751)
OTHER FINANCING SOURCES (USES)			
Net transfers	(700,000)	(540,668)	1,240,668
RESOURCES AND OTHER FINANCING SOURCES (USES) OVER (UNDER) CHARGES TO APPROPRIATIONS	\$ 268,881	\$ (899,202)	\$ (1,168,083)

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City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
1) Unrestricted Net Position/Total Net Position							
Government Wide	Page 19	20%	13.63%	13.55%	12.18%	12.63%	12.77%
Governmental Activities	Page 19	20%	6.34%	6.02%	5.52%	5.12%	5.37%
Business-Type Activities	Page 19	25%	22.05%	22.27%	20.02%	21.59%	22.06%

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
2) Top 5 Sources of Revenues - Governmental Activities							
Sales Tax	Page 10	\$275 per Capita	\$ 334	\$ 325	\$ 311	\$ 300	\$ 281
Property Taxes		\$210 per Capita	178	172	168	161	137
Grants and Contributions		\$65 per Capita	134	190	135	131	232
State Allocation		\$100 per Capita	112	112	99	89	86
Charges for Services		\$150 per Capita	211	196	191	181	173

City of Grand Island

September 30, 2015

	Best Practice	2015	2014	2013	2012	2011
3) State Allocations						
Highway Allocation	\$90 Per Capita	\$ 95	\$ 93	\$ 85	\$ 81	\$ 72
Municipal Equalization	\$10 Per Capita	9	12	7	1	-

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
4) Governmental Expenses							
General Government	Page 102/103	\$115 Per Capita	\$ 91	\$ 87	\$ 80	\$ 75	\$ 79
Public Safety		\$400 Per Capita	411	401	368	347	367
Public Works		\$145 Per Capita	123	132	125	116	125
Environment and leisure		\$125 Per Capita	120	119	107	107	124

City of Grand Island September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
5) Outstanding GA Debt/Valuation	Page 15	< 3%-Excellent	0.43%	0.60%	0.65%	0.76%	0.93%

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
6) Unassigned Fund Balance/General Fund Expenditures	Page 21/23	25%	27.81%	32.22%	27.95%	30.69%	17.96%

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
7) Months Expense in Street Cash Reserve	Pages 107 & 109	12.0	1.5	6.1	7.4	9.2	2.1

City of Grand Island

September 30, 2015

	Best Practice	2015	2014	2013	2012	2011
8) Levy Rates						
General	.30	0.296370	0.276233	0.275433	0.271749	0.204855
	\$165/Capita	\$ 162	\$ 147	\$ 143	\$ 138	\$ 101
Debt Service	0.09	0.027525	0.047867	0.048667	0.052351	0.067645
	\$50/Capita	\$ 15	\$ 25	\$ 25	\$ 27	\$ 33
Total Levy	0.39	0.324100	0.324100	0.324100	0.324100	0.272500

City of Grand Island

Summary of Property Tax Levy

	<u>FY2016</u>	<u>FY2015</u>	<u>FY2014</u>	<u>FY2013</u>	<u>FY2012</u>	<u>FY2011</u>
Total Valuation	2,831,663,760	2,658,635,505	2,574,553,789	2,517,067,460	2,459,250,522	2,395,497,486
City of Grand Island Levy						
General Fund	0.253456	0.256297	0.231089	0.232663	0.228009	0.174102
Debt Service	0.028817	0.027525	0.047867	0.048667	0.052351	0.067645
Interlocal Agreements	0.041827	0.040278	0.045144	0.042770	0.043740	0.030753
Total City of Grand Island Levy	0.324100	0.324100	0.324100	0.324100	0.324100	0.272500
Community Redevelopment Authority Levy						
Requested Levy	0.019006	0.018495	0.018426	0.017742	0.017742	0.017742
Lincoln Pool Levy	0.006994	0.007505	0.007574	0.008258	0.008258	
	0.026000	0.026000	0.026000	0.026000	0.026000	0.017742
	0	0	0	0	0	2

Budget Book 2015-16

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City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
9) Net Depreciable Capital Assets/Original Cost							
Governmental Activities	Page 57	> 50%	56.21%	58.72%	61.19%	62.33%	63.75%
Business-type Activities	Page 59	> 50%	40.95%	41.47%	42.93%	43.47%	45.44%

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
10) Operating Income/Total Operating Revenue							
Electric Fund	Page 26	15.00%	16.76%	19.08%	19.77%	21.58%	16.82%
Water Fund		15.00%	8.16%	12.89%	47.72%	47.49%	26.76%
Sewer Fund		15.00%	28.05%	20.00%	8.42%	10.75%	8.90%
Landfill Fund		15.00%	10.99%	11.84%	3.25%	41.00%	-2.62%
Golf Fund		5.00%	-18.81%	-4.75%	-3.00%	9.80%	5.37%

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
11) Debt Service Coverage Ratio							
Electric	Pages 26-27	1.50	3.29	2.21	2.68	2.70	3.32
Water		1.50	4.80	5.46	16.53	14.05	4.58
Sewer		1.50	2.94	3.47	1.12	2.09	1.90

City of Grand Island

September 30, 2015

	Audit Report Reference	Best Practice	2015	2014	2013	2012	2011
			<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
12) Cash, Investments & Treasurer Cash							
General Fund:	Page 21/23/57						
Operating (3 months)		10,235,000					
Replacement		-					
		10,235,000	14,061,443	13,098,400	11,878,627	9,197,089	7,070,724
Business-type Activities (Excluding Depreciation/Amortization)	Page 25/26/59						
Operating (3 months)		13,840,000					
Replacement		40,000,000					
Restricted		21,845,000					
		75,685,000	78,322,363	89,895,987	86,792,083	56,073,069	50,408,234

QUESTIONS



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item E-1

Public Hearing on Amendments to Chapter 31 of the Grand Island City Code Relative to Signs

Council action will take place under Ordinances item F-1.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: February 23, 2016

Subject: Amending Chapter 31 of the Grand Island City Code to Modify Regulations Regarding Signs in Residential Zones, R4, RD, and RO and AC Arterial Commercial Zones

Presenter(s): Craig Lewis, Building Department Director

Background

The Grand Island City Code Chapter 31 regulates the installation of signage, specifically Section 31-20 addresses signage in residential zoning districts and provides regulations for the size and locations allowed.

These regulations have in the past regulated and restricted signage in the residential areas and have not kept current in recent trends for housing developments, retirement facilities, and limited business use in residential office areas.

Discussion

The proposed ordinance will establish additional signage regulations for:

- 1) R4 High Density residential zoning districts on tracts of land exceeding 5 acres in which a conditional use permit has been issued (example retirement facility).
- 2) RD Residential Development zoning districts exceeding 10 acres (example apartment complex).
- 3) RO Residential Office zoning districts (example professional offices).
- 4) AC Arterial Commercial zoning districts (South Locust corridor).

These revisions will allow for additional signage in the specified zoning districts within certain conditions.

R4 tracts exceeding 5 acres may increase signage from 32 square feet to 150 square feet with specified setbacks.

RO districts and RD districts on tracts of 10 acres or more would be allowed signage basically one half that allowed in business districts.

AC zoning district revisions simply allow a reduced setback from adjacent properties owned by the City.

Alternatives

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

1. Approve the ordinance.
2. Disapprove or deny the ordinance.
3. Modify the ordinance to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the ordinance to revise Chapter 31.

Sample Motion

Move to approve ordinance #9573 to amend Chapter 31 of the Grand Island City Code.



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item E-2

Public Hearing on Amendments to Chapter 36 of the Grand Island City Code Relative to Zoning Regulations

Council action will take place under Ordinances item F-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 23, 2016

Subject: Amendments to Chapter 36 (Zoning) Changes to §36-8 (R) Definitions and §36-96 Supplemental Regulations

Presenter(s): Chad Nabity, AICP Regional Planning Director

Background

Concerning proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) in the following area: §36-8 (R) Definitions and §36-96 – Supplemental Regulations. (C-08-2016GI)

PROPOSAL:

Changes were made in February of 2009 to the Definitions section of the Zoning Regulations to specify the minimum requirements necessary for a Recreational Vehicle Pad and Recreational Vehicle (RV) Park. These regulations were put in place in anticipation of RV Parks built to serve the Nebraska State Fair. To date, the only RV Park that has been built to serve the fair is on the grounds of Fonner Park. That park has been developed with water and sewer extended to all of the planned RV Pads but the required paving and parking has not been completed. Based on the usage of those stalls it does not appear that they are needed at this time. The proposed changes would permit the sites that have been fully developed (including paving) to be used year round to serve the grounds and the community and would permit those sites without paving to be used for short term events like the State Fair. This would bring the campground at Fonner Park into full compliance with the regulations and permitting. These changes are highlighted below in the under the section proposed changes to Proposed Changes to §36-9 (R).

The second requested change is designed to reduce confusion for the public and potential conflicts between the zoning regulations and decisions made by Public Works regarding driveways.

In reviewing plans for parking Grand Island Building Department staff has identified a section of the Off-Street Parking Requirements in chapter 36 that could lead to some confusion and conflict with design standards adopted for the streets under other sections of the City Code. In order to eliminate confusion the following edits to subparagraph G

are suggested. The edits as proposed would still require approval by the Grand Island Public Works Director for all curb cuts but would not impose limitations that may or may not be relevant. These changes are highlighted below in the section Proposed Changes to §36-96.

OVERVIEW:

Proposed Changes to §36-9 (R):

Recreational Vehicle (RV) Park shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. *A Recreational vehicle park on tract of land in excess of 20 acres used for seasonal events of not more than 14 consecutive days in duration may provide overflow pads not to exceed 25% of the Recreational Vehicle Pads provided in compliance with the required improvements. Overflow pads shall be allowed without the required improvements.*

Proposed Changes to §36-96

36-96. Supplemental Regulations

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. ~~No driveway or curb cuts shall exceed twenty six feet in width in residential districts, or thirty five feet in width in business or industrial/manufacturing districts, and~~ Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

Discussion

At the regular meeting of the Regional Planning Commission, held January 6, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained changes were made in February of 2009 to the Definitions section of the Zoning Regulations to specify the minimum requirements necessary for a Recreational Vehicle Pad and Recreational Vehicle (RV) Park. These regulations were put in place in anticipation of RV Parks built to serve the Nebraska State Fair. To date, the only RV Park that has been built to serve the fair is on the grounds of Fønner Park. That park has been developed with water and sewer extended to all of the planned RV Pads but the required paving and parking has not been completed. Based on the usage of those stalls it does not appear that they are needed at this time. The proposed changes would permit the sites that have been fully developed (including paving) to be used year round to serve the grounds and the community and would permit those sites without paving to be

used for short term events like the State Fair. This would bring the campground at Fonner Park into full compliance with the regulations and permitting.

O'Neill closed the Public Hearing.

A motion was made by Huismann and seconded by Rainforth to approve the proposed changes to Chapter 36 as requested. The motion carried with 10 members voting in favor (Huismann, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

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 a future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the proposed changes to Chapter 36 as recommended and shown in Ordinance No. 9574.



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item E-3

Public Hearing on Request to Rezone Property located at 3721 West Capital Avenue from RD – Residential Development to Amended RD Residential Development (TS12 Phase II, LLC)

Council action will take place under Ordinances item F-3.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 23, 2016

Subject: Rezone Property located at 3721 West Capital Avenue (TS12 Phase II, LLC)

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

An application has been made to rezone Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

The changes to the development plan would combine the two (10 unit) buildings on the northeast side of the lot into a single building with 30 units. This will allow for the creation of an addition 46 parking spaces on the property. The number of units in the second phase of this development will change from 140 as approved to 150 unit approved with the initial as originally planned.

Discussion

At the regular meeting of the Regional Planning Commission, held February 17, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained an application has been made to rezone Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

The changes to the development plan would combine the two (10 unit) buildings on the northeast side of the lot into a single building with 30 units. This will

allow for the creation of an addition 46 parking spaces on the property. The number of units in the second phase of this development will change from 140 as approved to 150 unit approved with the initial as originally planned.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Sears to approve the Rezone request as presented.

The motion carried with 9 members present and all voting in favor (O'Neill, Huismann, Ruge, Maurer, Robb, Apfel, Hoggatt, Sears and Monter) and no member abstaining.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

Alternatives

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

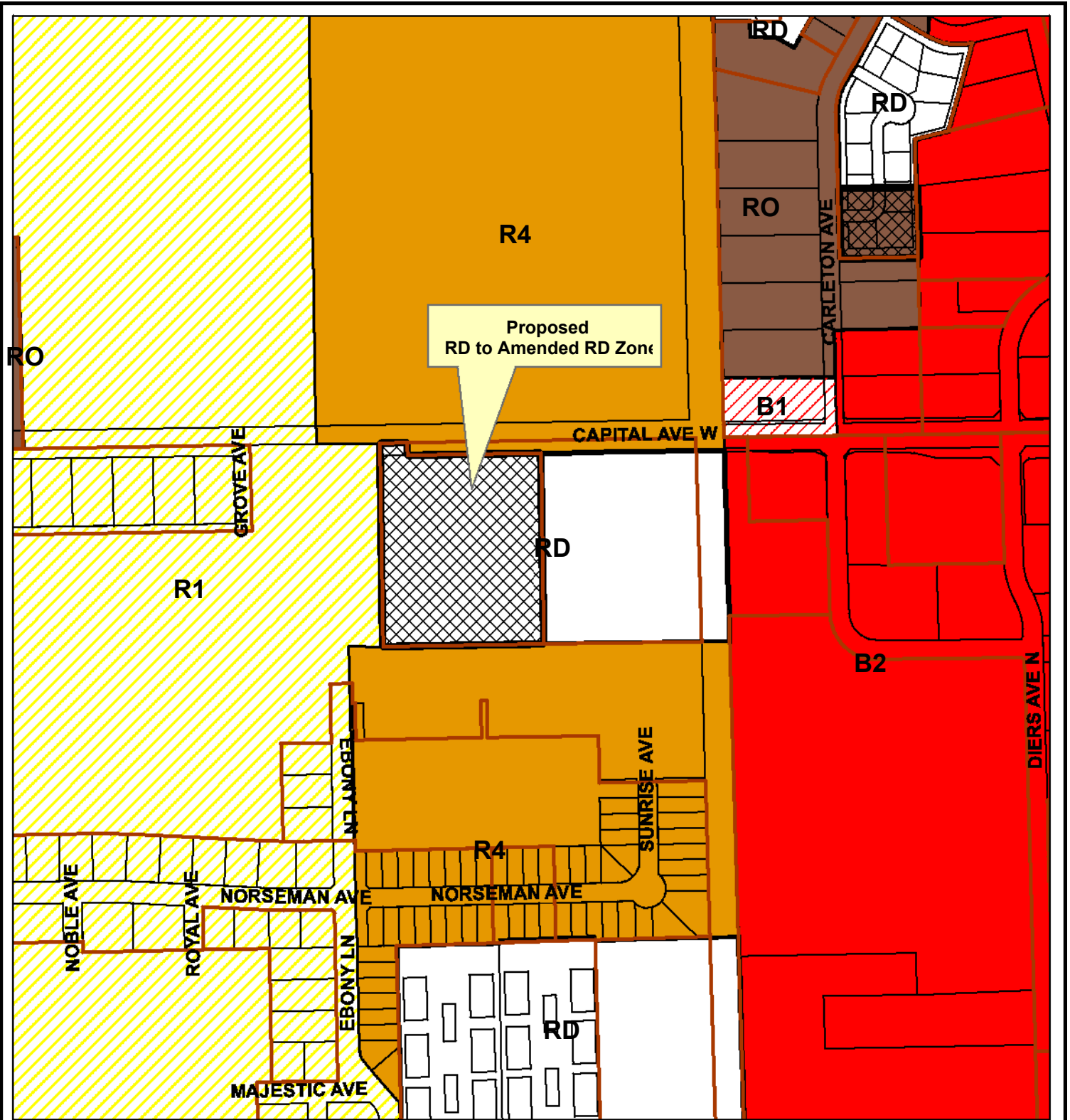
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion



Move to approve the ordinance and development plan as presented.




Requested Zoning

Scale: NONE



-  From RD : Residential Development Zone
-  to Amended RD : Residential Development Zone

 Area that is requested for rezoning
(SEE MAP)

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 22, 2016

SUBJECT: *Zoning Change (C-10-2016GI)*

PROPOSAL: An application has been made to rezone Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore’s Creek Drainway and consists of 7.28 acres.

The changes to the development plan would combine the two (10 unit) buildings on the northeast side of the lot into a single building with 30 units. This will allow for the creation of an addition 46 parking spaces on the property. The number of units in the second phase of this development will change from 140 as approved to 150 unit approved with the initial as originally planned.

OVERVIEW:

Site Analysis

Current zoning designation: **RD-** Residential Development
R1-Suburban Density Residential

Permitted and conditional uses: **RD:** The approved RD Zone development plan allows 300 units of apartments in 10 buildings. **R1-** Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Comprehensive Plan Designation: Medium Density Residential to Office

Existing land uses. Vacant Undeveloped Property

Adjacent Properties Analysis

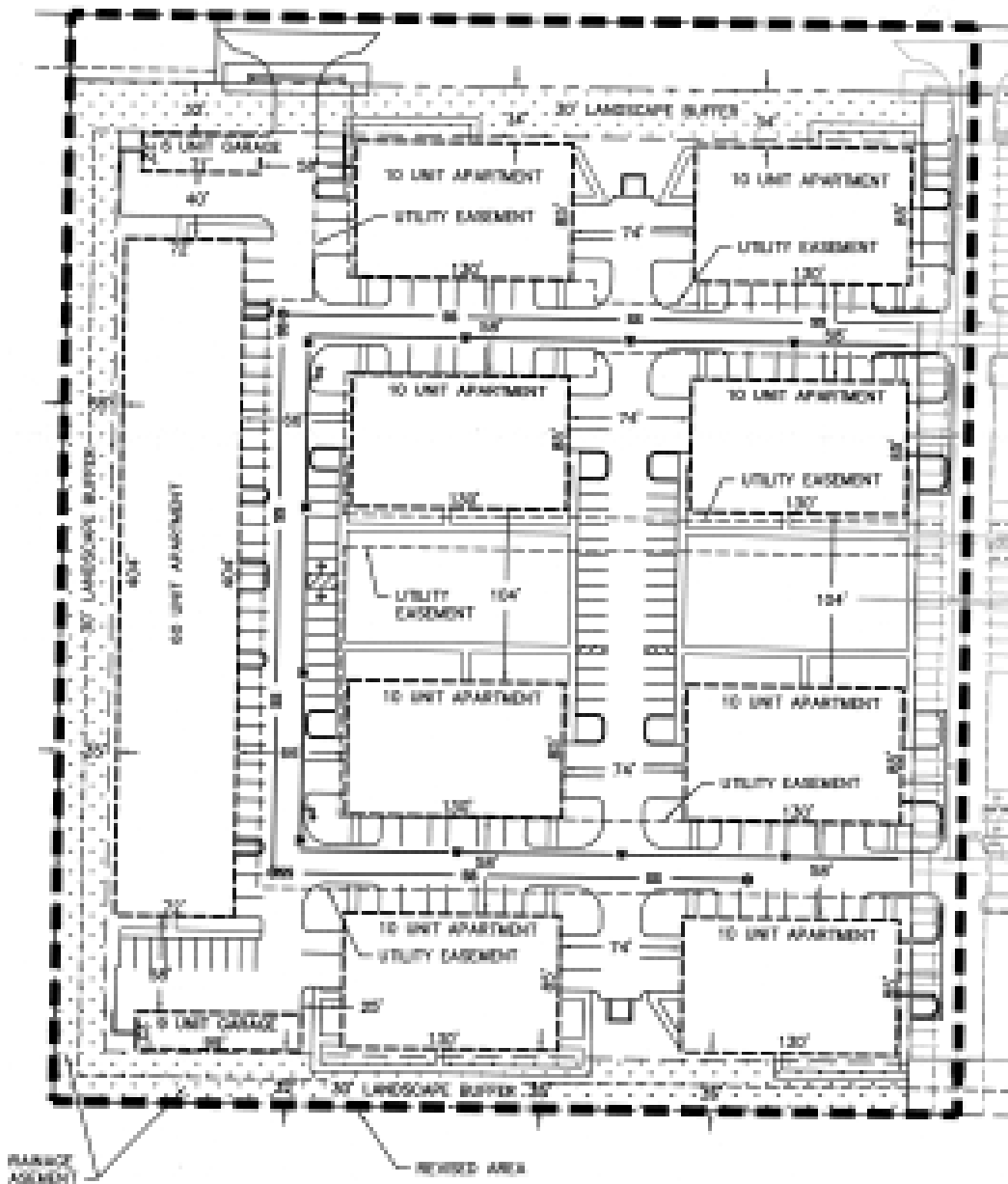
Current zoning designations: **West:** R1- Suburban Density Residential
East: B2 General Business and RD Residential Development Zone
South and North: R4-High Density Residential

Permitted and conditional uses: **R1-** Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre **B2-**General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **R4-**

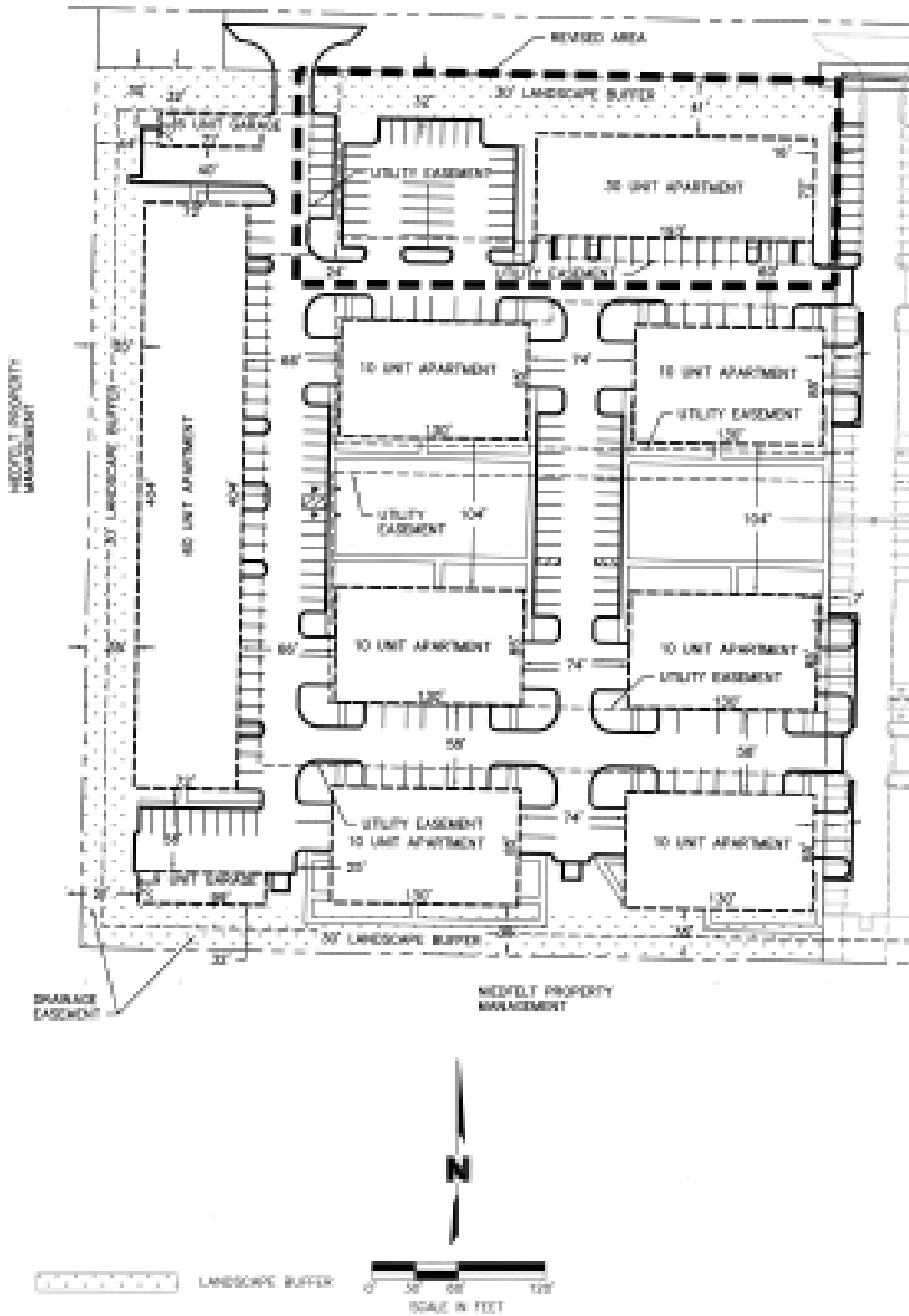
Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses. **RD** The first phase of this apartment complex as built.

Comprehensive Plan Designation: **East:** Commercial
South and North: Medium Density Residential to Office Uses
West: Low to Medium Density Residential

Existing land uses: **North:** Farm Ground
East: Utility Substation, Existing apartments as part of this development, Moore's Creek Drainway and Commercial Development,
West: Farm house and farm ground
South: Farm ground and proposed City Park



Development Plan as approved March 2015



Development Plan As Proposed February 2016

EVALUATION:

Positive Implications:

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Medium Density Residential to Office uses within the plan.
- *Uses would be consistent with the level of service intended for Capital Avenue:* Capital Avenue is an arterial street. Apartments using Capital as a primary street would be appropriate.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *New Market Rate Rental Housing:* One of the factors constraining growth within the community is the availability of housing. This would help relieve at least one section of that need. This is the second phase of the development and has been adjusted by the developer to fit what they believe the market is looking for.

Negative Implications:

- *None foreseen*

Other

The developer is proposing to build eight apartment buildings with total of 150 dwelling units on this site (300 units total for the development including phase 1). This revised plan combines two building with 10 units each into a single 30 unit building and allows for the creation of 46 additional parking spaces for the development. All other buildings and parking will remain as shown on the original development plan. At the proposed density, this development would be 21.13 units per acre for the overall development. This is significantly less development than could be allowed in the current RO zoning district and less that can occur in the adjacent B2 or R4 zoning districts. This development provides for public utilities within the development. Road access from Capital Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments south of Capital would be a private drive not a public street.

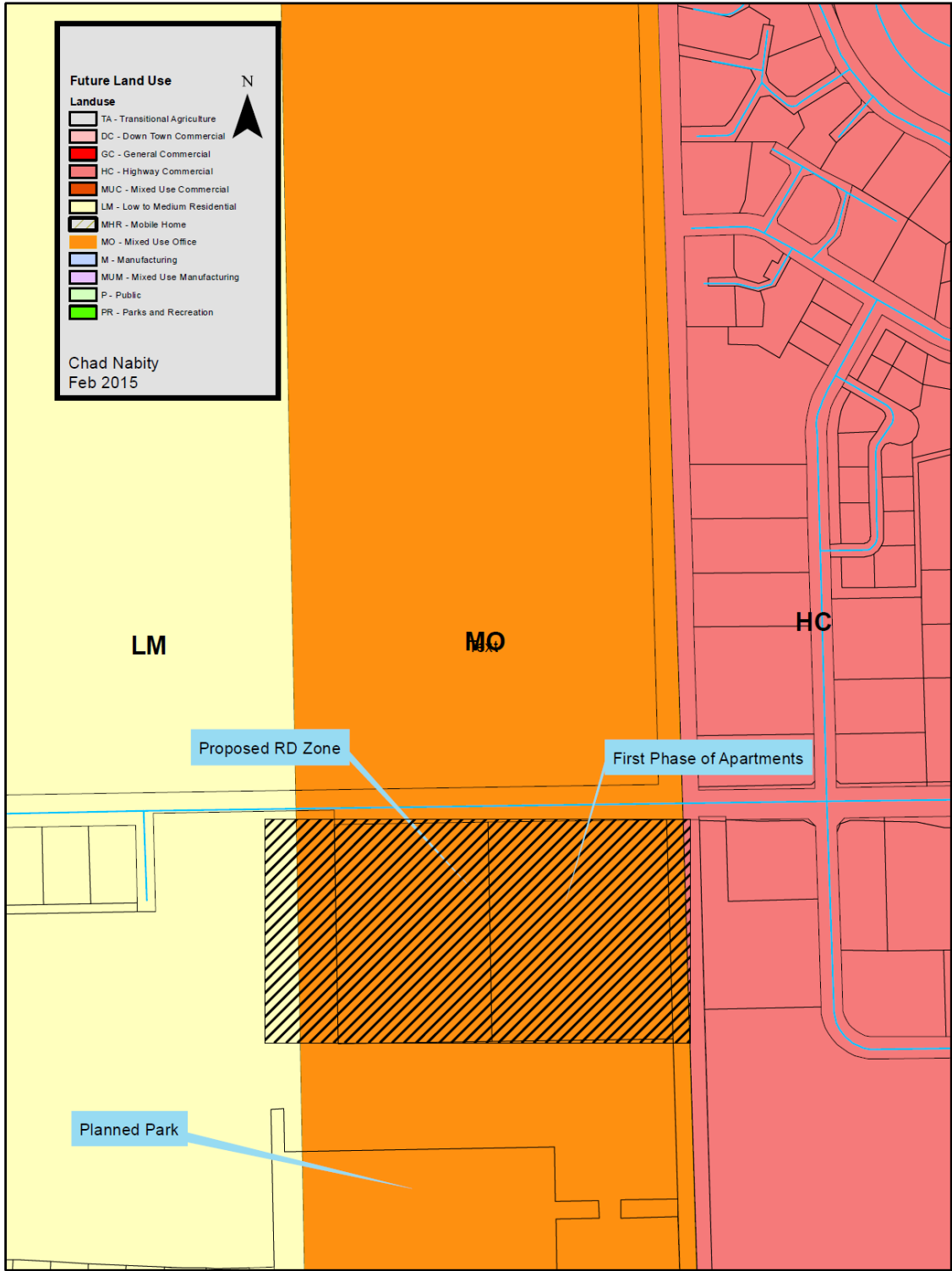


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD- Residential Development Zone to an Amended RD-Residential Development Zone.

_____ Chad Nabyt AICP, Planning Director



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item E-4

Public Hearing on Request to Declare Proposed Area 19 as Blighted and Substandard located at the Northeast Corner of U.S. Highway 34 and South Locust Street (Mark Otto – Premier Home Sales)

Council action will take place under Resolutions item I-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 23, 2016

Subject: Vanosdall Ball Fields Blight Study (Proposed Area 19)
C-09-2016GI

Presenter(s): Chad Nabity, Regional Planning Commission

Background

Mark Otto commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 19 to be prepared by Marvin Planning Associates of David City, Nebraska. The study area includes approximately 12 acres referred to as CRA Area No. 19. The study focused on property located north of U.S. Highway 34 and west of Locust Street adjacent to CRA Area No. 2 in south central Grand Island. (See the attached map) On December 22, 2015, Council referred the attached study to the Planning Commission for its review and recommendation.

The decision on whether to declare an area substandard and blighted is entirely within the jurisdiction of the City Council.

Discussion

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

Section 18-2109

Redevelopment plan; preparation; requirements.

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or

after thirty days if no recommendation is received, the governing body may make its declaration.

~Reissue Revised Statutes of Nebraska

A flow chart of the blight declaration process is shown in Figure 2.

At this time, the Council is only concerned with determining if the property is blighted and substandard. Figure 3 is an overview of the differences between the blight and substandard declaration and the redevelopment plan. If a declaration as blighted and substandard is made by Council then the Community Redevelopment Authority (CRA) can consider appropriate redevelopment plans. The redevelopment plans must also be reviewed by the Planning Commission and approved by Council prior to final approval.

Grand Island has 17 areas that have been declared blighted and substandard 3,785 acres. This represents 19.78% of the area of the City. Grand Island can declare up to 35% of its municipal area blighted and substandard. If Council approves the declaration of this area as blighted and substandard 11.94 acres would be added to the blighted and substandard area in Grand Island increasing the percentage by 0.06% to 19.84% well below the 35% limitation.



Figure 1 Redevelopment Area 19

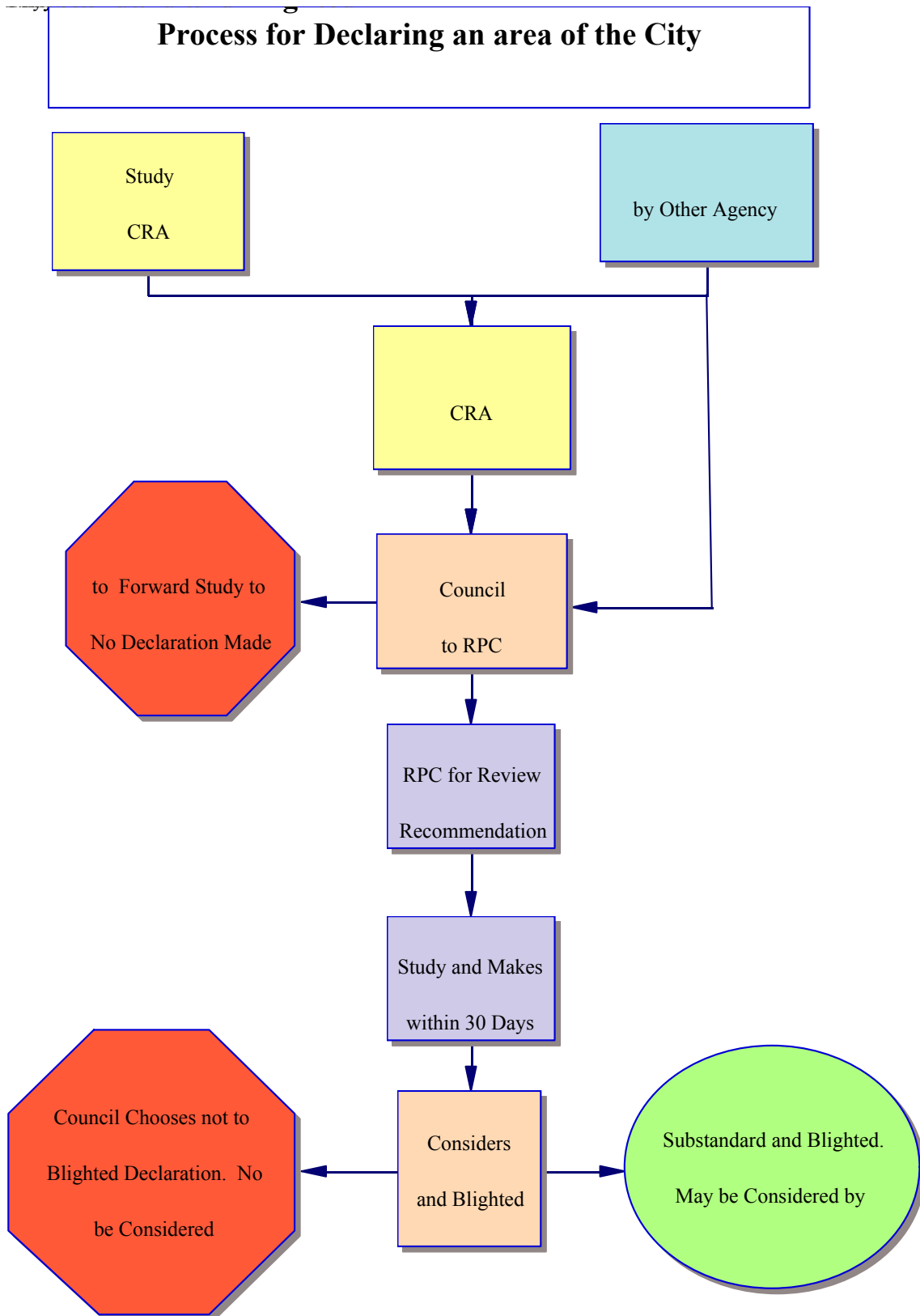


Figure 2 Blight Declaration Process (Planning Commission Recommendation is the second purple box).

Substandard and Blighted Declaration vs. Redevelopment Plan



- **Substandard and Blighted Declaration**
 - A Study of the Existing Conditions of the Property in Question
 - Does the property meet one or more Statutory Conditions of Blight?
 - Does the Property meet one or more Statutory Conditions of Substandard Property?
 - Is the declaration in the best interest of the City?
- **Redevelopment Plan**
 - What kinds of activities and improvements are necessary to alleviate the conditions that make the property blighted and substandard?
 - How should those activities and improvements be paid for?
 - Will those activities and improvements further the implementation of the general plan for the City?

Figure 3 Blight and Substandard Declaration compared to a Redevelopment Plan

It is appropriate for the Council in conducting its review and considering its decision regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. review the recommendation and findings of fact identified by the Planning Commission (Planning Commission did not identify any findings with their motion so none are available.)
4. make findings of fact, and
5. include those findings of fact as part of its motion to approve or deny the request to declare this area blighted and substandard. Council can make any findings they choose regarding the study and the information presented during the public hearing to support the decision of the Council members regarding this matter.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(10) ***Substandard areas*** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) ***Blighted area*** shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially

impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 4 to 12 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Average age of structures is over 40 years of age**
 - Within the Study Area 50.0% of the structures meet the criteria of 40 years of age or older.
- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in a deteriorated state or worse.
- **Deterioration of site or other improvements**
 - No sidewalk leading to, on, or adjacent to this site.
 - 100% of the surrounding drainage is rural section.
 - Drainage of existing site is difficult based upon the existing topography.
- **Faulty Lot Layout**
 - Accessibility to some lots is currently a problem.
- **Insanitary or Unsafe Conditions**
 - Lack of sidewalk in the Study Area.
 - Deteriorated structure.
 - Unsecured site which contains a dangerous and dilapidated structure.

- Vacant property.
- **Dangerous conditions to life or property due to fire or other causes**
 - Dilapidated structure on site with broken glass and materials loose or missing allowing individuals or animals excess.
 - Lack of sidewalk within the Study Area
 - Sand pit, lake to the north of the site.
- **Combination of factors which are impairing and/or arresting sound growth**
 - Lack of good access to the site.
 - Access to sanitary sewer
 - Access to water
 - Existing Blighted and Substandard Area 2
 - Sand pit lake to the north
- **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past 22 years.

The other criteria for Blight were not present in the area, these included:

- Improper Subdivision or obsolete platting
- Diversity of Ownership
- Defective/Inadequate street layouts,
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Summary

Nebraska State Statute requires that “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or **the existence of conditions which endanger life or property by fire and other causes**, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA 19

Blight Study Area 19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **Faulty Lot Layout**
- **Insanitary and Unsafe Conditions**
- **Improper Subdivision or Obsolete Platting**

- Diversity of Ownership
- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based on the last two decennial censuses

Substandard Conditions

- Average age of the structures in the area is at least forty years
- Dangerous conditions to life or property due to fire or other causes

Substandard Summary

Nebraska State Statute requires that “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or **the existence of conditions which endanger life or property by fire and other causes**, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA 19

Blight Study Area 19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Average age of structures is over 40 years of age
- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements
- Faulty Lot Layout
- Insanitary and Unsafe Conditions
- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based on the last two decennial censuses

Substandard Conditions

- Average age of the structures in the area is at least forty years
- Dangerous conditions to life or property due to fire or other causes

Based on the study these areas meet the thresholds to qualify as blighted and substandard.

Tax increment financing would potentially be available for redevelopment projects on any of the property included in the study.

Recommendation

Staff recommends considering the following questions as a starting point in the analysis of this Study and in making a determination. The City Council is ultimately responsible for answering the question of whether the property included in the study is blighted and substandard **and** whether making such a designation is in the **best interest** of the City.

Recommend Questions for City Council

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

Planning Commission Recommendation

The Planning Commission held a Public Hearing on this proposal at their meeting on January 6, 2016.

O'Neill opened the Public Hearing.

Nabity reviewed the Blight Study.

Ron Depue spoke briefly that bringing sewer to this property does pose a challenge as they will have to go around the lake which will be very costly.

Keith Marvin expanded on Depue's comment saying this property lacks 3 key points. 1) a shared driveway with the CRA property to the west and the property to the east. 2) a storm sewer runs along the west property line that is hindering the ability to bring the sewer line to the property and 3) it's too flat. It also lacks sidewalks and the sandpit directly to the north could be considered dangerous.

O'Neill closed the Public Hearing.

O'Neill noted some findings of facts are 1) the lack of access to property 2) improper planning of the plat 3) difficult utility planning.

A motion was made by Ruge and seconded by Hoggatt to approve the proposed Blight Study Area 19. The motion carried with 10 members voting in favor (Huisman, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

Alternatives

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

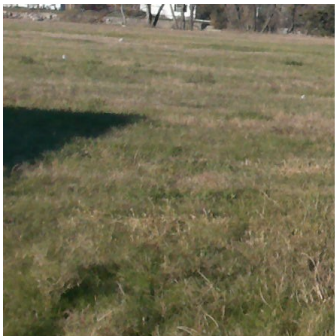
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Sample Motion

If Council wishes to approve the designation of this property as blighted and substandard, an action required if Tax Increment Financing is to be used for the redevelopment of properties in this area, a motion should be made to approve the Substandard and Blight Designation for Redevelopment Area No. 19 in Grand Island, Hall County, Nebraska finding the information in the study to be factual and supporting such designation. A resolution authorizing the approval of this study has been prepared for Council consideration.



Grand Island, Nebraska Blight and Substandard Study - Area 19



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. This study has been commissioned by the Mark Otto in order to analyze the possibility of declaring the area as blighted and substandard.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements".

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

Blight and Substandard are defined as the following:

"Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

"Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which

endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a shall not designate an area larger than one hundred percent of the as blighted;"

This Blight and Substandard Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. The Redevelopment Plan portion of this report will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area includes what was once a ball field location and a farm house within the corporate limits of Grand Island.

Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Grand Island.

Study Area

The Study consists of Lot 3 of Vanosdall 2nd Subdivision, as proposed and an adjacent property described as Misc. Tracts PT S1/2 SW1/4 SW1/4 27-11-9 containing 11.94 acres.

Figure 1
Study Area Map



Source: Marvin Planning Consultants 2015

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2015

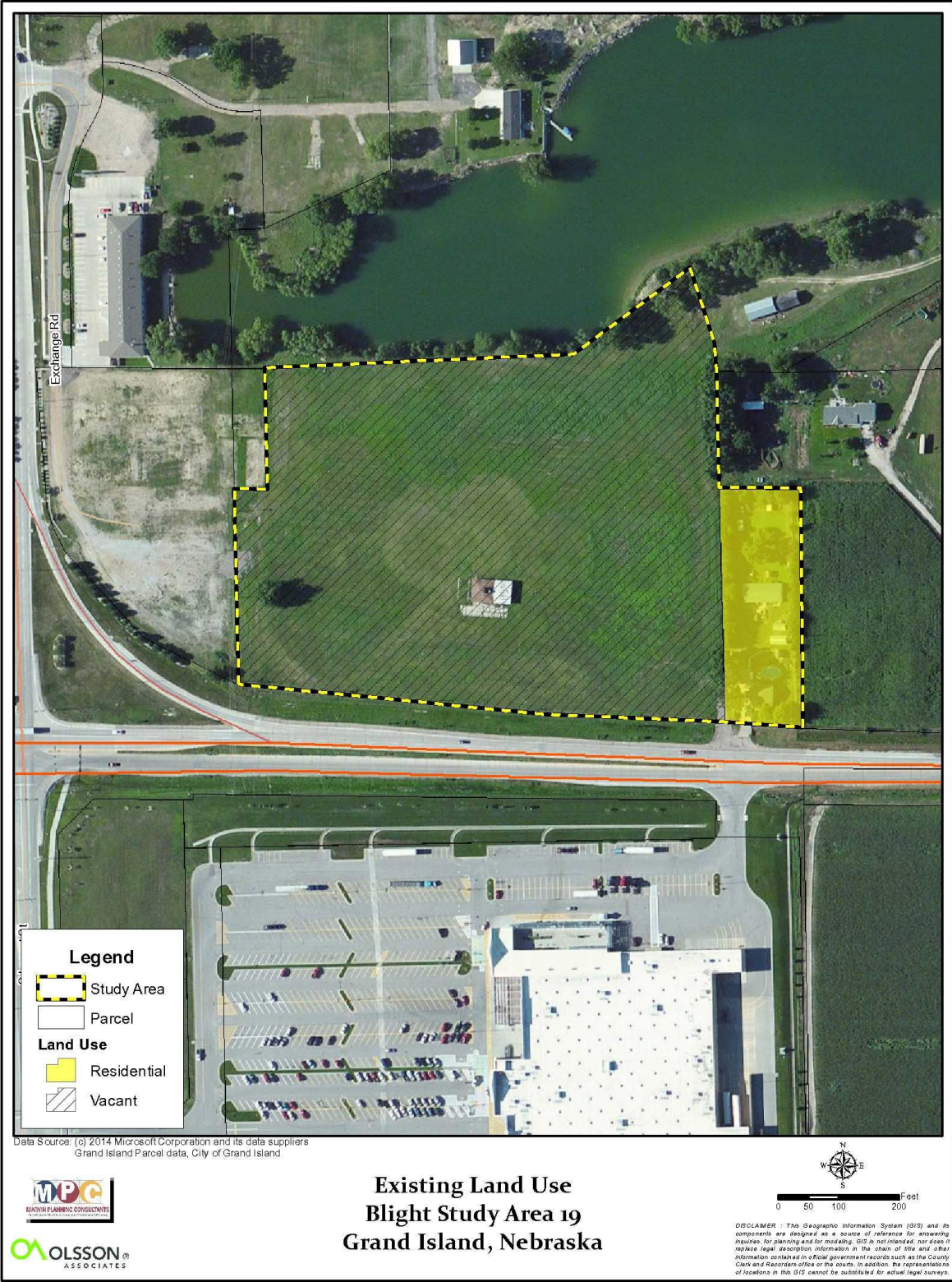
Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.2	100.0%	10.1%
Single-family	1.2	100.0%	10.1%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0.00	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.00	0.0%	0.0%
Total Developed Land	1.2	100.0%	
Vacant/Agriculture	10.74		89.9%
Total Area	11.94		100.0%

Source: 2015 Grand Island Blight Study Area 19, Marvin Planning Consultants

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area.

The Study Area is predominately vacant but is attached to a property with an older farm house. The vacant property at one point in the lands life was a ball field (the old concession stand and game room still are on the property).

Figure 2
Existing Land Use Map



Source: Marvin Planning Consultants, 2015

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

Within the study area there is a total of two primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 1 (50.0%) units were determined to be 40 years of age or older
- 1 (50.0%) units were determined to be less than 40 years in age

The age of the structures would be a direct contributing factor.

**Figure 3
Unit Age Map**



Source: Marvin Planning Consultants, 2015

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Good, Average, or badly worn. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area. The old concession stand was evaluated by the planning team.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as very good
- 0 (0.0%) structures rated as good
- 1 (50.0%) structures rated as average
- 1 (50.0%) structure rated as badly worn

**Figure 4
Structural Conditions**



Source: Marvin Planning Consultants, 2015

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common that the older a structure gets the more maintenance and upkeep are required in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time.

Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Deterioration of Site or Other Improvements

Sidewalk Conditions

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off of heavily traveled streets.

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on four categories; adequate, deteriorating, dilapidating, and missing completely.

**Figure 5
Sidewalk Conditions**



Source: Marvin Planning Consultants, 2015

Within the study area there is approximately 893 lineal feet of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of adequate sidewalk
- 0 (0.0%) lineal feet of deteriorating sidewalk
- 893 (100.0%) lineal feet of no sidewalk.

There are no sidewalks present within the study area accessible to pedestrian traffic. Considering the uses along US Highway 34 to the south there should be sidewalk in place.

Curb and Gutter

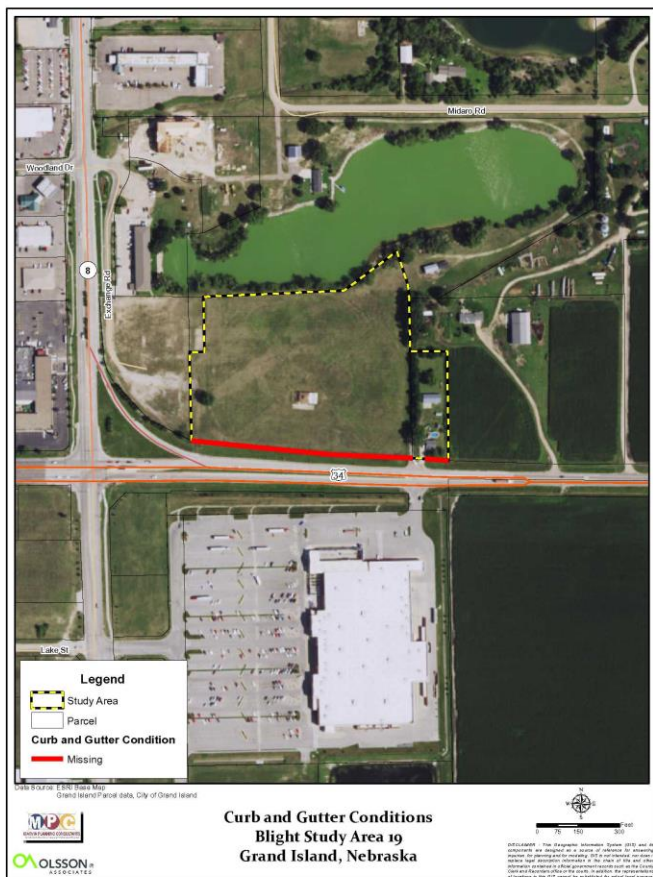
Curb and Gutters have a number of direct and indirect roles in neighborhoods. Their primary functions is to be a barrier to collect and direct water to be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

Curb and gutter for the Study Area were examined similarly to sidewalks. The curb and gutter were graded as either adequate, deteriorating, dilapidated, or missing.

Within the study area there is approximately 893 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- 0 (0.0%) lineal feet of adequate curb and gutter
- 0 (0.0%) lineal feet of deteriorating curb and gutter
- 893 (100.0%) lineal feet of no curb and gutter or rural section.

**Figure 6
Curb and Gutter Conditions**



Source: Marvin Planning Consultants, 2015

In total, 100% of the curb and gutters are missing. See Figure 6 for the locations of these curb and gutter. The area is designed for surface drainage as opposed to underground stormwater piping.

Due to the large amount of missing curb and gutter, the curb and gutter conditions would be a direct contributing factor.

Drainage Conditions

Grand Island has a long history of drainage issues due to the extreme flatness of the area, as well as the high water table. Topography and soils can have a major impact on how a given portion of the city drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

The field survey examined the entire area for potential drainage problems.

Another item of note deals with the actual number of stormwater inlets in the study area. There are no stormwater inlets within the entire study area. All of the water has to surface drain or be absorbed into the soils.

Figure 7 is an existing topographic map from the City of Grand Island's website. The map confirms the flatness of the area along US Highway 34. The most common contours identified on the map is the 1850 and 1855; however, they are separated by a great deal of distance.

The potential for standing water on this site is great. Standing water from poor drainage can be a catalyst for health issues like West Nile due to the potential mosquito breeding during the summer months.

Drainage also can be tied directly to the, curb and gutter conditions.

Figure 7
Topographic Map of Study Area



Source: City of Grand Island (topographic map) and Marvin Planning Consultants

Faulty Lot Layout

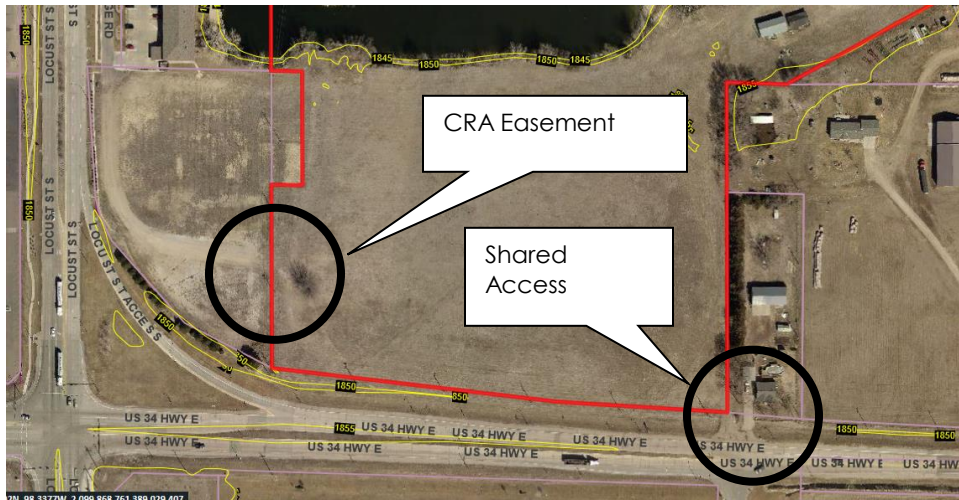
Faulty lot layout can lead to a number of issues including size of a lot, adequacy of the lot for the use, accessibility to the lot and/or the usefulness of the lot. There are a number of factors to examine within this particular study area.

Accessibility of the Lots

Currently the has two points of access. Both of these points are less than ideal. The first is a shared access with the homeowner directly east of the primary property. The second is via an easement granted by the Grand Island CRA through their adjacent property to reach this

property. Accessibility to this area is greatly reduced due to the access management policy along US Highway 34 by the Nebraska Department of Roads.

Figure 8
Topographic Map of Study Area



Source: Marvin Planning Consultants, 2015

Insanitary or Unsafe Conditions

There are a number of factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following will outline the conditions found.

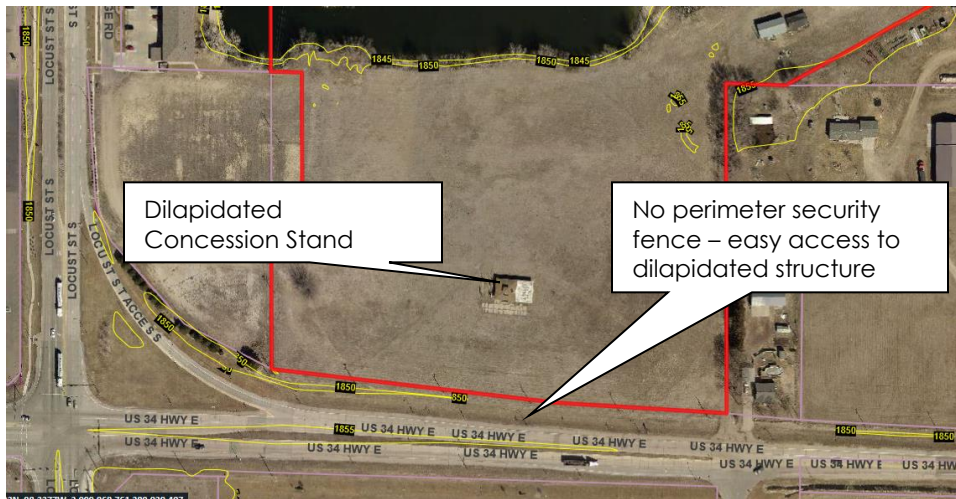
Deteriorated structure

The old concession stand on the largest parcel in this study is a considerable hazard. This building is extremely bad condition and presents potential life threatening hazards if anyone were to sneak onto the property.



Unsecured Areas

The primary parcel is currently unsecured and has the hazardous building as discussed in the previous paragraph. Steps need to be taken to either secure the property or eliminate the hazardous conditions.



Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report. These factors include:

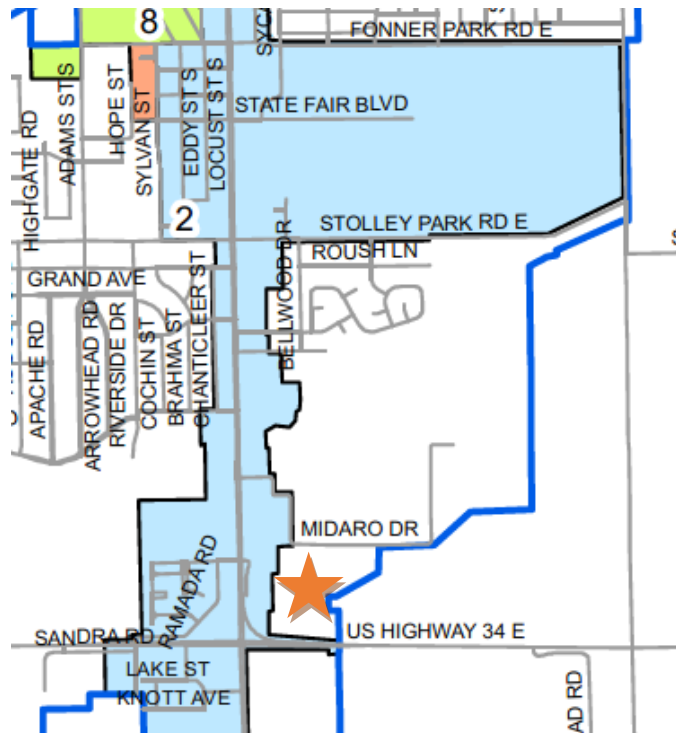
- The presence of an extremely deteriorated and hazardous structure.
- Proximity to a sand pit lake on the northern edge of the property.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Combination of factors which are impairing and/or arresting sound growth

Within this small study area there are a number of factors that are impairing or arresting sound growth. A couple of these include:

- The lack of good access to the site from US Highway 34 and South Locust Street.
- Access to sanitary sewer, closest sanitary sewer connection is north of sandpit lake (north of site). Sanitary sewer will need to be run around the east end of the sandpit lake to the site.
- Access to water. Nearest water line is across US Highway 34 on the Wal-Mart property.
- Existing Blight and Substandard Area 2 which is along South Locust Street. Area 19 would likely have been included in Area 2 if it had been in the corporate limits at the time Area 2 was completed.
- Sand pit lake to the north.



Based upon the review of the area, there are sufficient elements present to meet the definition of combination of factors which are impairing and/or arresting sound growth within the Study Area.

Stable or decreasing population based on the last two decennial censuses

Over the past 20 years the population within the study area has been stable. The population within the Study Area has had limited population for the past two decennial censuses. Therefore, it meets the criteria for a stable or decreasing population.

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Average age of structures is over 40 years of age**
 - Within the Study Area 50.0% of the structures meet the criteria of 40 years of age or older.
- **Substantial number of deteriorating structures**
 - Within the study area 100.0% of the structures were deemed to be in a deteriorated state or worse.
- **Deterioration of site or other improvements**
 - No sidewalk leading to, on, or adjacent to this site.
 - 100% of the surrounding drainage is rural section.
 - Drainage of existing site is difficult based upon the existing topography.
- **Faulty Lot Layout**
 - Accessibility to some lots is currently a problem.
- **Insanitary or Unsafe Conditions**
 - Lack of sidewalk in the Study Area.
 - Deteriorated structure.
 - Unsecured site which contains a dangerous and dilapidated structure.
 - Vacant property.
- **Dangerous conditions to life or property due to fire or other causes**
 - Dilapidated structure on site with broken glass and materials loose or missing allowing individuals or animals excess.
 - Lack of sidewalk within the Study Area
 - Sand pit lake to the north of the site.
- **Combination of factors which are impairing and/or arresting sound growth**
 - Lack of good access to the site.
 - Access to sanitary sewer
 - Access to water
 - Existing Blighted and Substandard Area 2
 - Sand pit lake to the north
- **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past 22 years.

The other criteria for Blight were not present in the area, these included:

- Improper Subdivision or obsolete platting
- Diversity of Ownership
- Defective/Inadequate street layouts,
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

Average age of the residential or commercial units in the area is at least 40 years

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of units that are 40 years of age or older to be a contributing factor regardless of their condition. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

Within the study area there is a total of two structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 1 (50.0%) units were determined to be more than 40 years of age
- 1 (50.0%) units were determined to be less than 40 years of age

There is a predominance of units 40 years of age or older.

Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report. These factors include:

- The presence of an extremely deteriorated and hazardous structure.
- Proximity to a sand pit lake on the northern edge of the property.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Substandard Summary

Nebraska State Statute requires that "...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or **the existence of conditions which endanger life or property by fire and other causes**, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #19

Blight Study Area #19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **Faulty Lot Layout**
- **Insanitary and Unsafe Conditions**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Stable or decreasing population based on the last two decennial censuses**

Substandard Conditions

- **Average age of the structures in the area is at least forty years**
- **Dangerous conditions to life or property due to fire or other causes**



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item E-5

Public Hearing on the One & Six Year Street Improvement Plan (Continued from February 9, 2016 Meeting)

Council action will take place under Resolutions item I-1.

Staff Contact: John Collins

Council Agenda Memo

From: Shannon Callahan, Street Superintendent

Meeting: February 23, 2016

Subject: Approval of the One & Six Year Street Improvement Plan

Presenter(s): John Collins PE, Public Works Director

Background

The One & Six Year Street Improvement Plan consists of the transportation projects in the Capital Improvement Program and is mandatory by State Law as part of the requirements to receive approximately three million dollars of state gas tax funds each year. The Public Works Department develops this program through a process to prioritize street projects taking into consideration many factors such as:

- Availability of funds
- Condition of the street
- Traffic counts
- Eligibility for State/Federal funds
- Redevelopment patterns
- Public/Council input

The City engages in a public process to ensure public input into the policy making process. The proposed One & Six Year Street Improvement Plan is a result of the following steps:

- Wednesday, February 17, 2016 – Regional Planning Commission conducted a Public Hearing and is forwarding the recommendation to the City Council
- Tuesday, February 23, 2016 – City Council is asked to pass a Resolution adopting the plan
- March 1, 2016 – One & Six Year Street Improvement Plan due at the Nebraska Department of Roads

Discussion

A Public Hearing was conducted with testimony received and discussion held on the One & Six Year Street Improvement Plan at the Grand Island/Hall County Regional Planning Commission meeting on February 17, 2016. The commission forwarded the One & Six Year Street Improvement Plan to the City Council with a recommendation for approval.

The projects listed in the One & Six Year Plan for calendar year 2016 are considered definite projects. These projects were in the approved fiscal year 2016 budget. Many of the projects listed in the One & Six Year Plan for 2017 through 2021 are included in the City's budget, but are subject to schedule changes depending upon coordination and approval of State and Federal funding.

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 approve the One & Six Year Street Improvement Plan.

Sample Motion

Move to approve the One & Six Year Street Improvement Plan.



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

February 18, 2016

Honorable Jeremy L. Jensen, Mayor
And Members of the Council
City Hall 100 E. 1st Street
Grand Island, NE 68801

Dear Members of the Council:

RE: ADOPTION OF THE 1 & 6 YEAR STREET IMPROVEMENT PLANS FOR THE CITY OF GRAND ISLAND.

At the meeting of the Regional Planning Commission, held February 17, 2016, the above item was considered following a public hearing. This item is to adopt the new 1 & 6 year street improvement plan for the City Of Grand Island.

Terry Brown, Manager of Engineering Service, discussed the Grand Island 1 & 6 Year Street Improvement Plan.

Brown briefed members on: 2016 Projects, which included Capital Avenue widening, 1st & 2nd Street resurfacing, creating a radius at Sky Park & Airport Road. Handicap ramps for 4th & 5th Street. State Fair Blvd and south Locust street traffic signal, Adams Street widening, Jefferson Street paving and Waugh Street realignment.

A motion was made by Apfel and seconded by Huismann, to recommend approval of the Grand Island 1 & 6 Year Street Improvement Plan as submitted.

A roll call vote was taken and the motion passed with 9 members present and all voting in favor (Apfel, O'Neill, Ruge, Maurer, Robb, Monter, Huismann, Sears and Hoggatt) and no member present voting against.

Yours truly,

Chad Nabity AICP
Planning Director

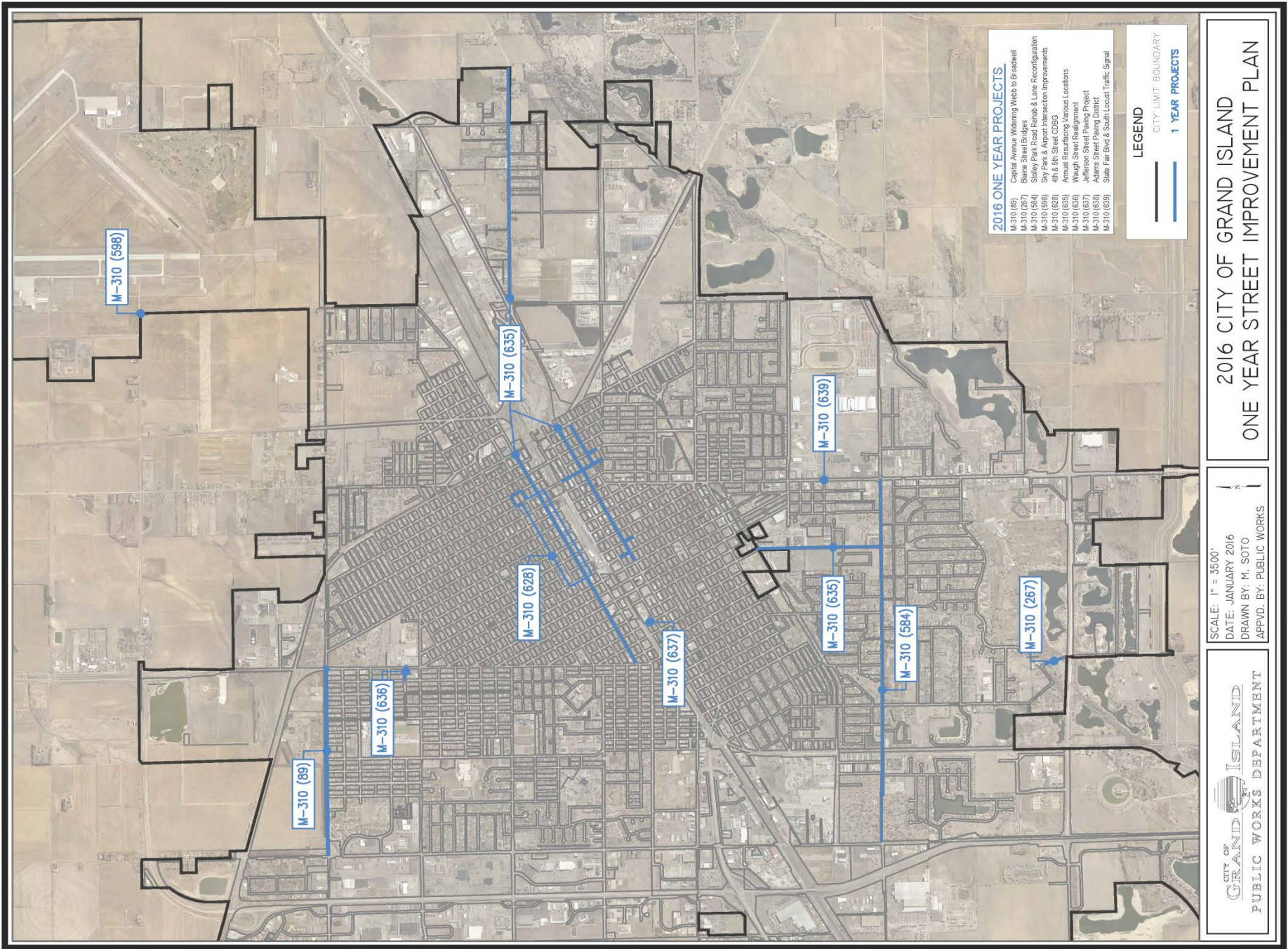
**1 & 6 YEAR STREET
IMPROVEMENT PLAN
2016-2021**

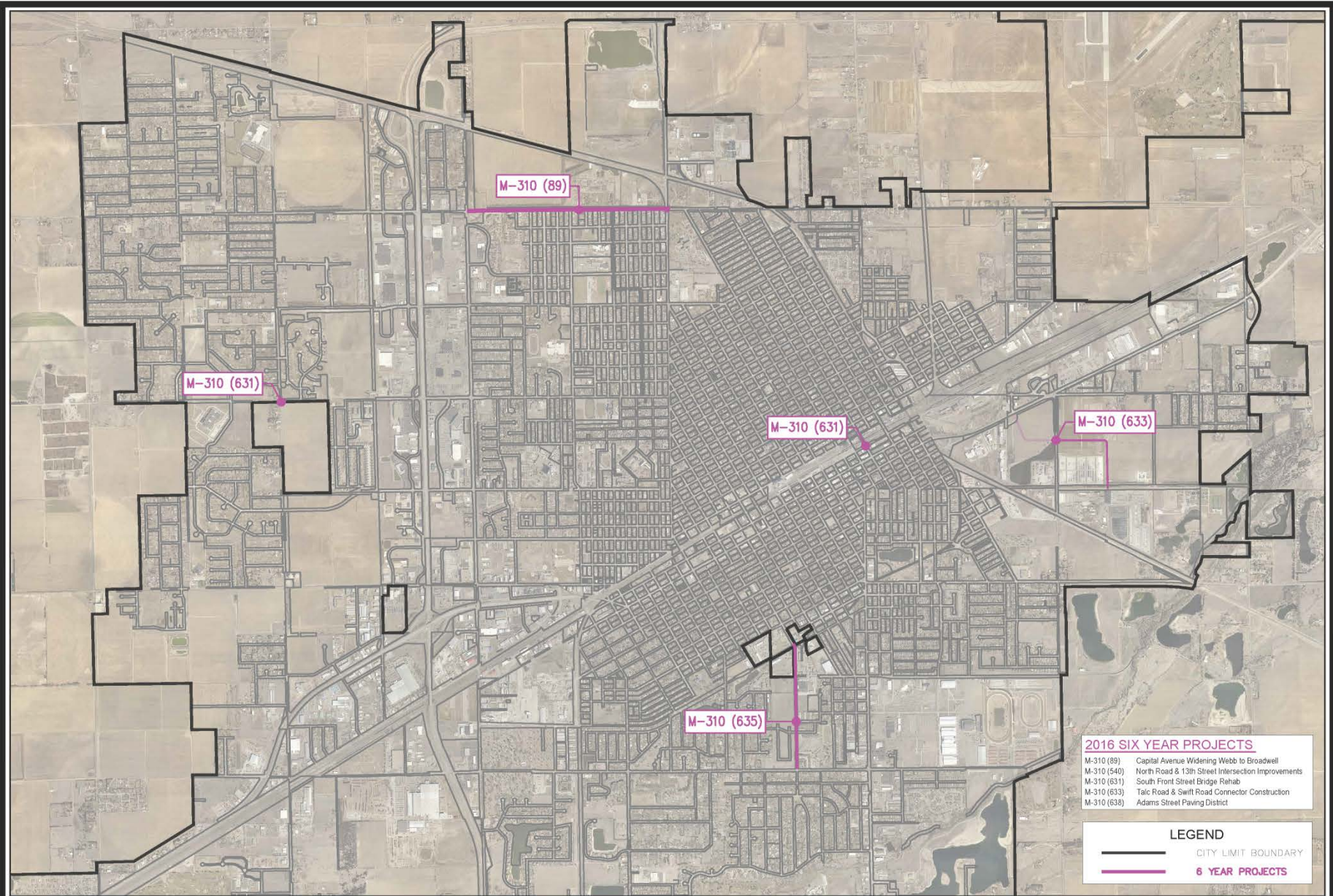
Presented by: John Collins, PE

2015 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

PROJECT	TOTAL PROJECT
Faidley Ave Extension from North Rd to EOC (heading East)	\$ 1,173,735.04
Hwy 30 Resurfacing [\$5,745,000 total project cost]	\$ -
3rd St & Wheeler Ave Intersection Improvements	\$ 490,732.05
Delta St Storm Sewer Improvements	\$ 46,704.53
TOTAL	\$ 1,711,171.62

**DOES NOT INCLUDE ALL CIP PROJECTS





2016 SIX YEAR PROJECTS

M-310 (89)	Capital Avenue Widening Webb to Broadwell
M-310 (640)	North Road & 12th Street Intersection Improvements
M-310 (631)	South Front Street Bridge Rehab
M-310 (633)	Talc Road & Swift Road Connector Construction
M-310 (638)	Adams Street Paving District

LEGEND

	CITY LIMIT BOUNDARY
	6 YEAR PROJECTS

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 3500'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS

2016 CITY OF GRAND ISLAND
SIX YEAR STREET IMPROVEMENT PLAN

SOUTH BLAINE ST BRIDGE REPLACEMENTS

M-310 (267)

- Replace the north bridge structure with two box culverts
- Replace the south bridge structure with two Arch RCP pipes
- Widen road to improve traffic flow



M-310 (267)
Blaine Street Bridges

S BLAINE ST

W US HIGHWAY 34

W US HIGHWAY 34

LEGEND

— CITY LIMIT BOUNDARY

▨ 1 YEAR PROJECTS

CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 150'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS



2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

CAPITAL AVENUE WIDENING – WEBB TO BROADWELL M-310 (89)

- Includes removal of existing 24' wide asphalt roadway and construction of a five lane curbed concrete roadway (four through lanes and a common turning lane).
- Reconstruction will address the deterioration of the pavement, accommodate increasing traffic volumes and widening improve motorist and pedestrian safety.
- Sanitary sewer improvements and a hike/bike trail

M-310 (89)
Capital Avenue Widening - Webb to Broadwell

CAPITAL AVENUE +
WEBB ROAD

CAPITAL AVENUE +
BROADWELL AVENUE

LEGEND

- CITY LIMIT BOUNDARY
- 1 YEAR PROJECTS

CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT

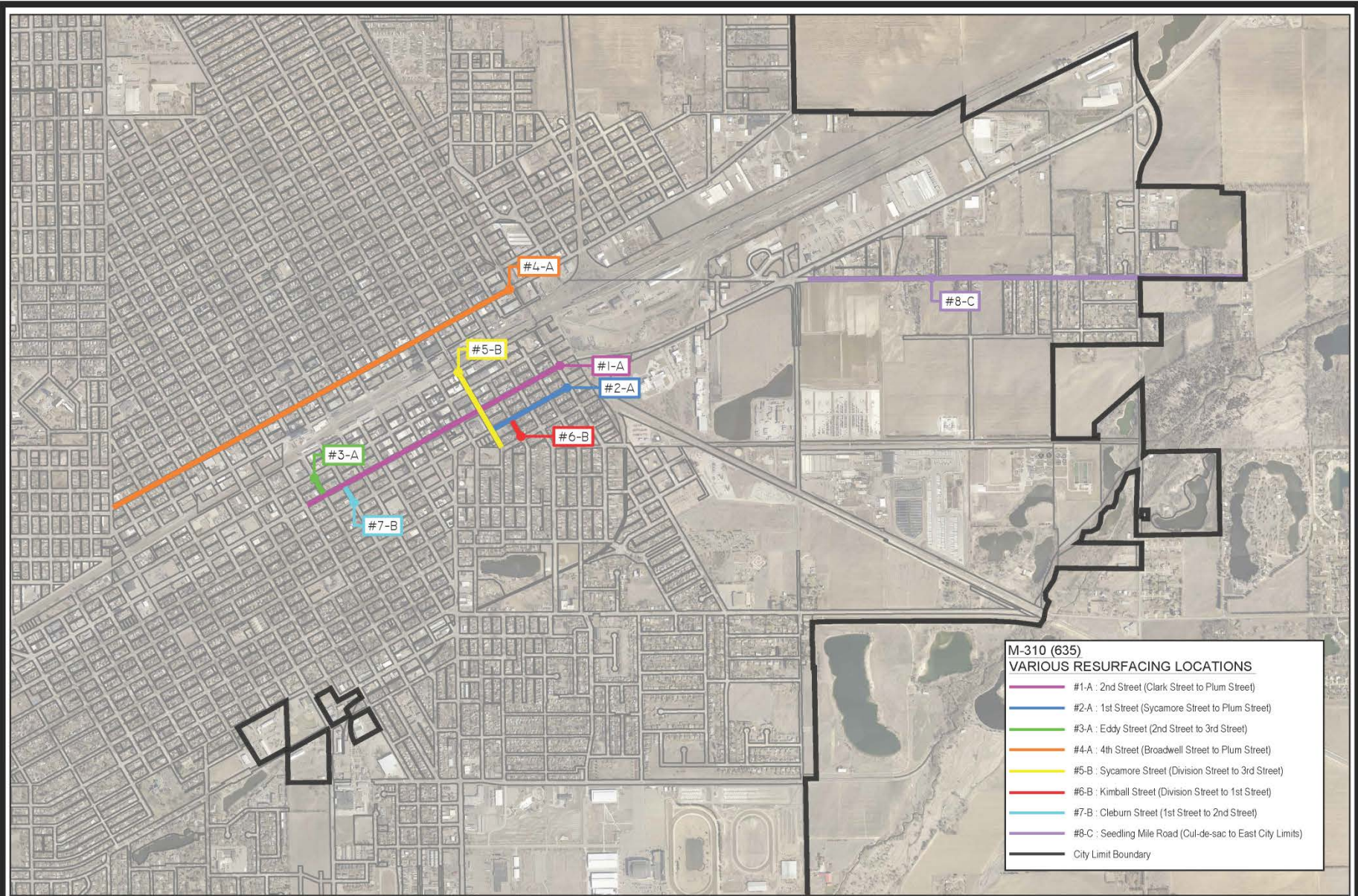
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DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS

2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

LOCAL RESURFACING

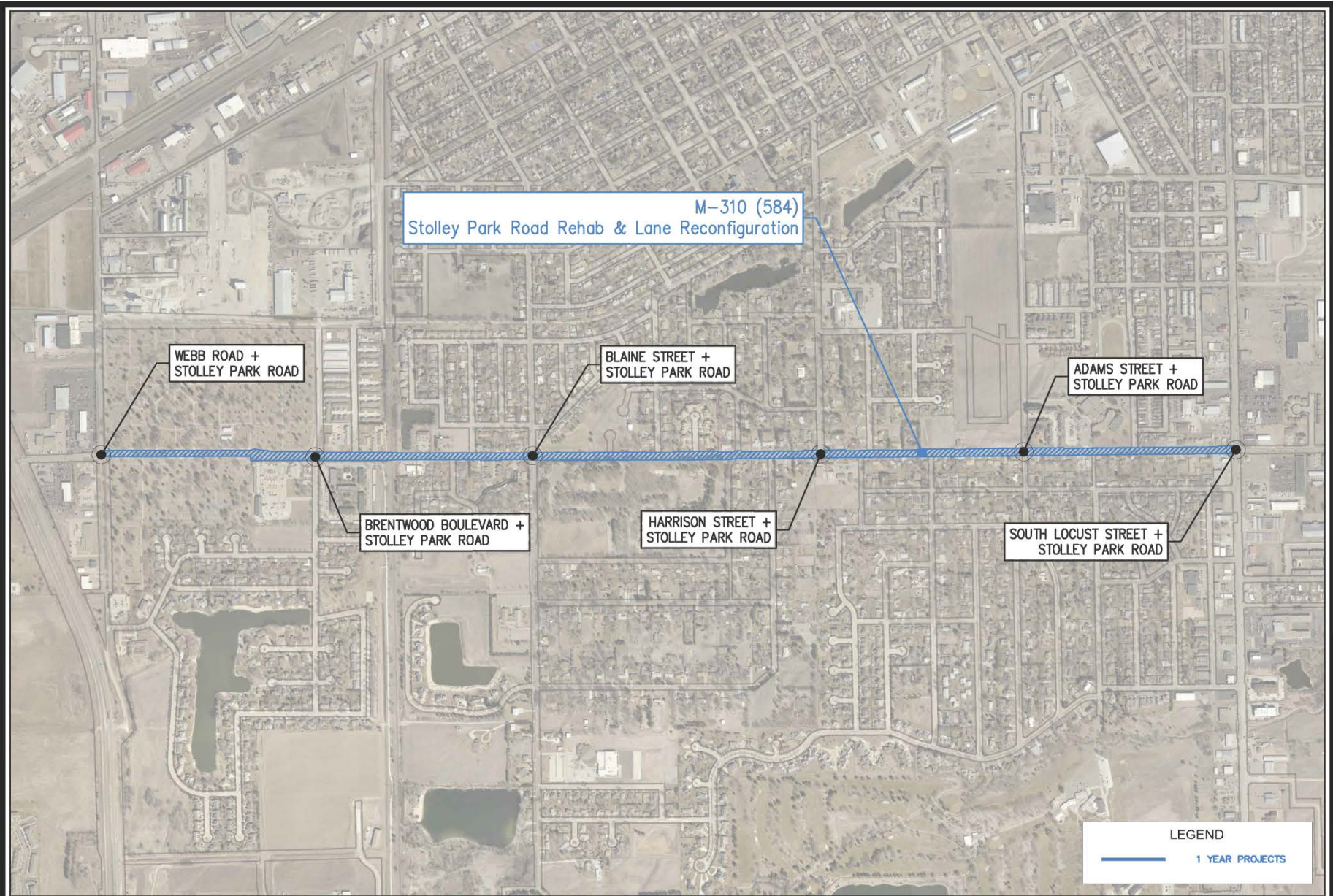
1ST STREET & 2ND STREET (HWY 30) M-310 (635)

- Local resurfacing
- Includes sections of US Highway 30 (2nd Street and 1st Street) that will be milled three (3) inches
- Maintenance only will be performed on the majority of the section, however areas may require more than maintenance as the project moves forward



STOLLEY PARK ROAD RECONFIGURATION M-310 (584)

- Restriping for new lane designations from two lane to three or five lane section.
- Intersection evaluations for potential signalization.
- Pavement determination for repairs and/or increased pavement structure to accommodate truck traffic.



M-310 (584)
Stolley Park Road Rehab & Lane Reconfiguration

WEBB ROAD +
STOLLEY PARK ROAD

BLAINE STREET +
STOLLEY PARK ROAD

ADAMS STREET +
STOLLEY PARK ROAD

BRENTWOOD BOULEVARD +
STOLLEY PARK ROAD

HARRISON STREET +
STOLLEY PARK ROAD

SOUTH LOCUST STREET +
STOLLEY PARK ROAD

LEGEND
 1 YEAR PROJECTS

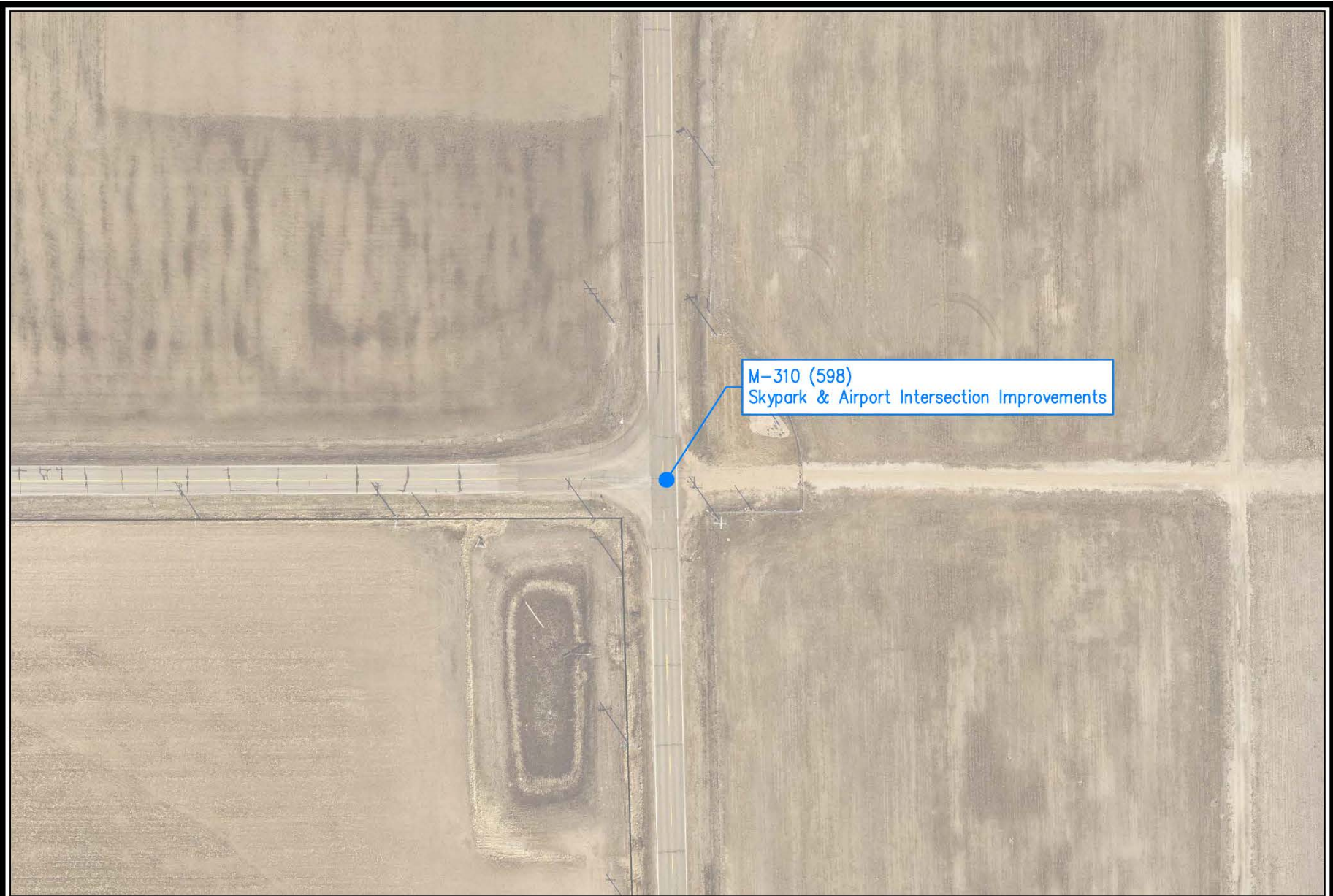
CITY OF
GRAND ISLAND
 PUBLIC WORKS DEPARTMENT

SCALE: 1" = 1200'
 DATE: JANUARY 2016
 DRAWN BY: M. SOTO
 APPVD. BY: PUBLIC WORKS

2016 CITY OF GRAND ISLAND
 ONE YEAR STREET IMPROVEMENT PLAN

SKY PARK ROAD & AIRPORT ROAD INTERSECTION IMPROVEMENTS M-310 (598)

- Intersection improvements widening the radii of this intersection to allow for easier truck turning movements

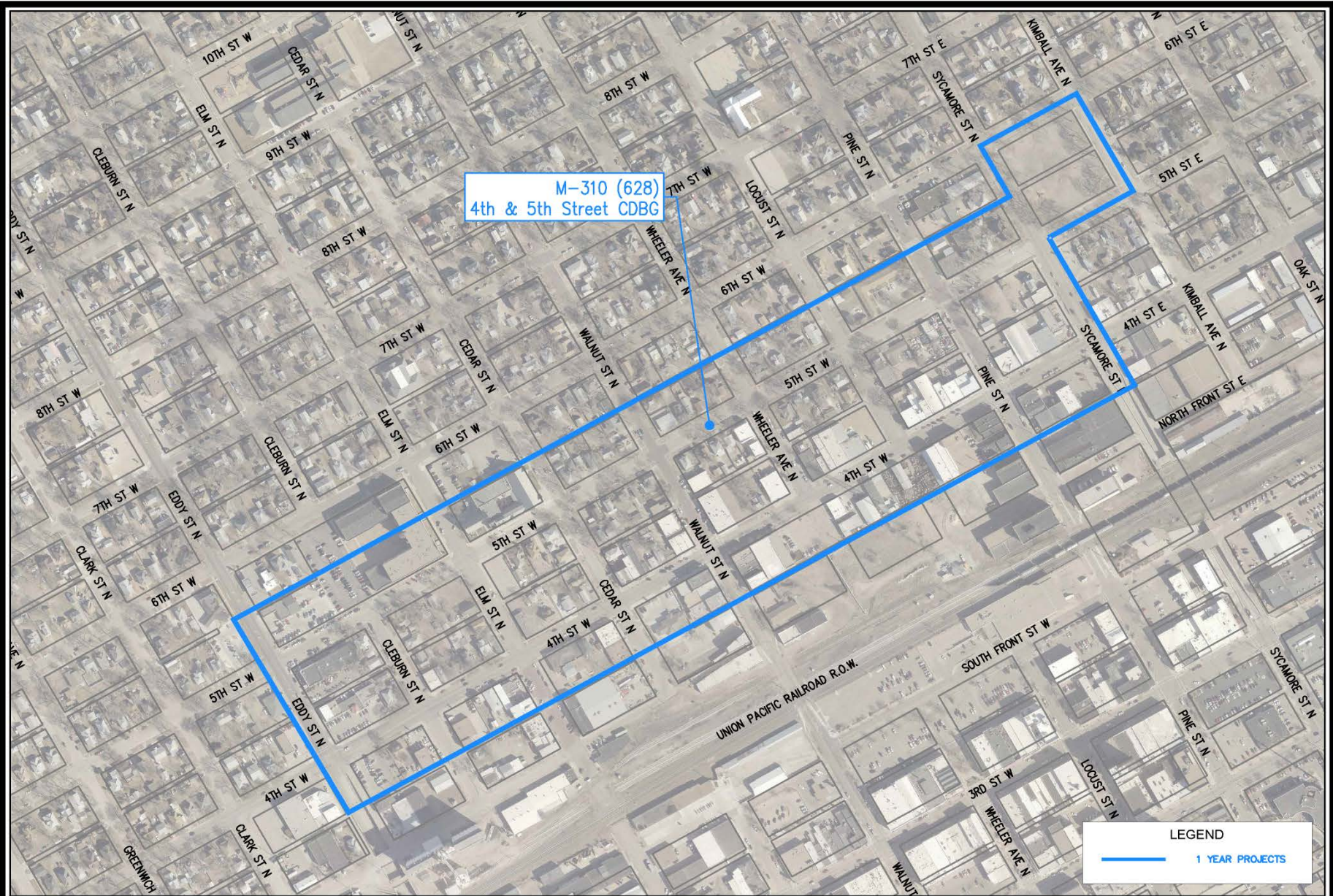


M-310 (598)
Skypark & Airport Intersection Improvements



4TH STREET & 5TH 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.



M-310 (628)
4th & 5th Street CDBG

LEGEND

— 1 YEAR PROJECTS

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 400'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS

2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

STATE FAIR BLVD AND SOUTH LOCUST ST TRAFFIC SIGNAL M-310 (639)

- Relocation of traffic signal from commercial driveway and South Locust St to the intersection of State Fair Blvd and South Locust St
- Will aid in better traffic flow during events at Fonner Park / Heartland Events Center / State Fair



M-310 (639)
State Fair Boulevard & South Locust Street
Traffic Signal Installation



CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 150'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS



2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

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

- Widen roadway and improve intersection to align with new school entrance



M-310 (638)
Adams Street Paving District

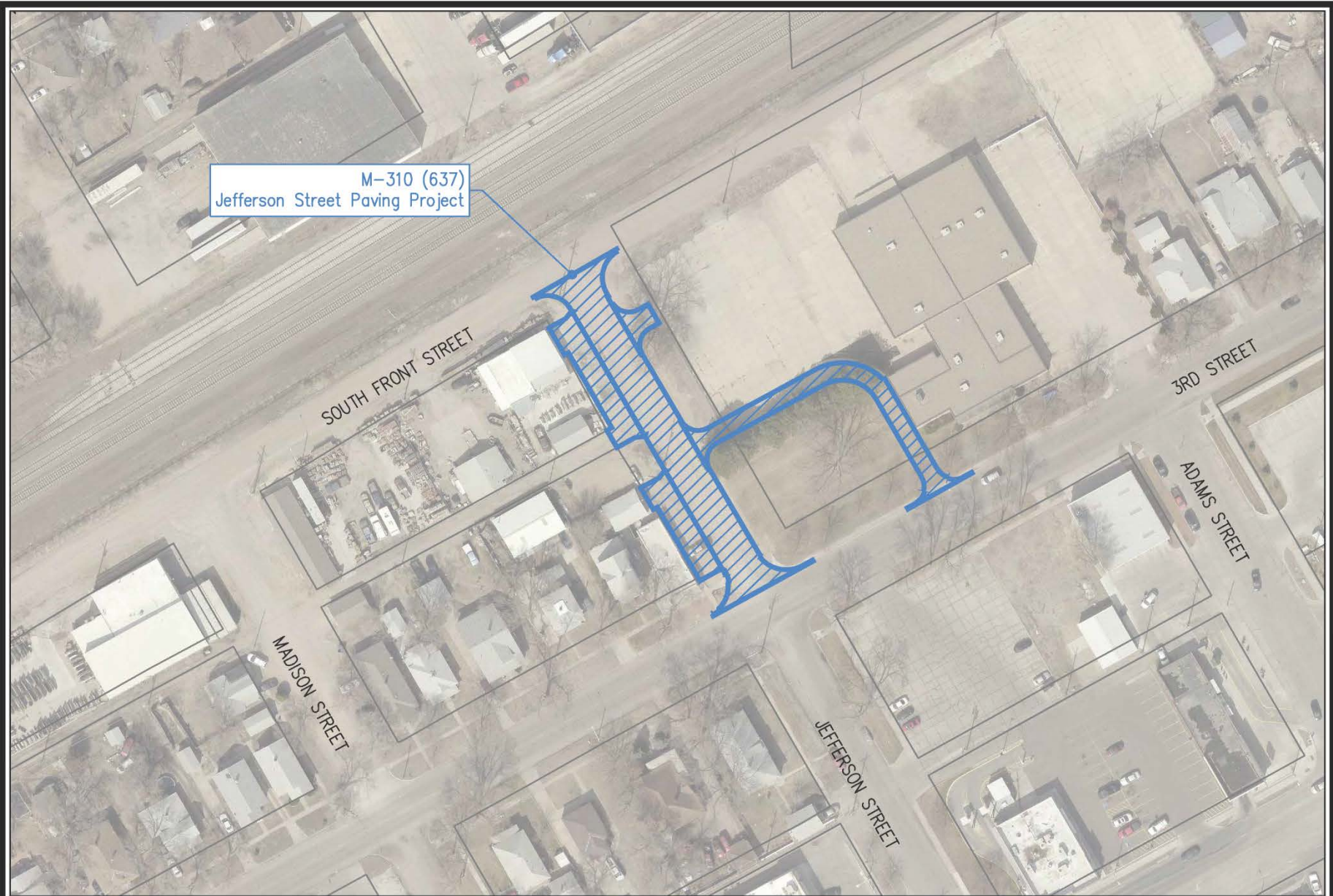
2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

SCALE: 1" = 400'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPRVD. BY: PUBLIC WORKS

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

JEFFERSON STREET PAVING M-310(637)

- Pave roadway to include parking along the street and installation of storm water retention cell to improve drainage



M-310 (637)
Jefferson Street Paving Project

SOUTH FRONT STREET

3RD STREET

ADAMS STREET

MADISON STREET

JEFFERSON STREET

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

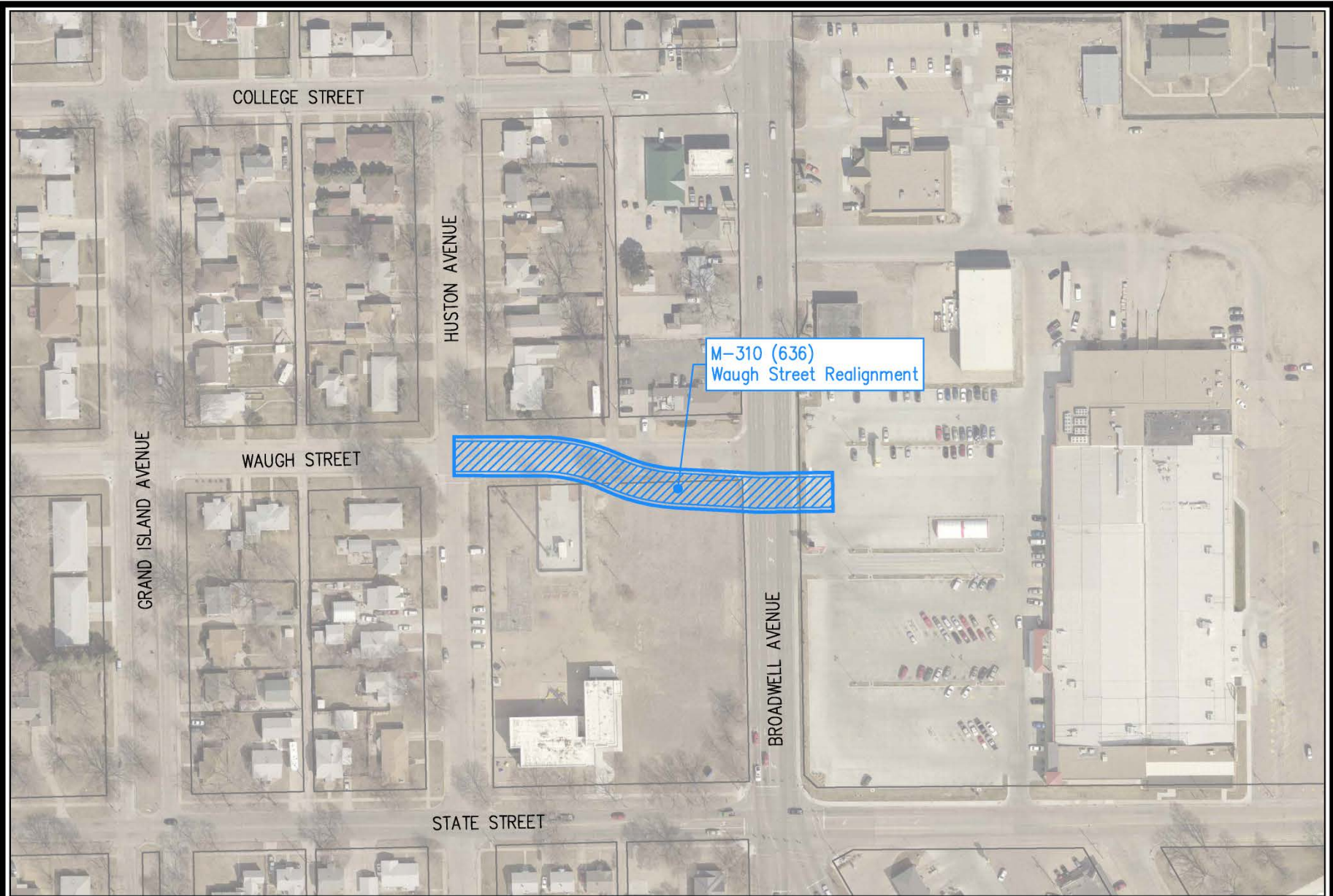
SCALE: 1" = 100'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS



2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

WAUGH STREET REALIGNMENT M-310 (636)

- Align Waugh Street with new commercial driveway of Super Saver development
- Work will include relocation of utilities



M-310 (636)
Waugh Street Realignment

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 150'
DATE: JANUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS



2016 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

PAVEMENT CONDITION SURVEY M-310 (641)

- Assess roadways throughout the City to determine priority and needs for improvements

1 & 6 YEAR STREET IMPROVEMENT PLAN

(notes City costs)

	2016	2017	2018	2019	2020	2021
OBLIGATED TO OTHER AGENCIES						
4th St & 5th St; Sycamore St to Eddy St ADA Ramps (4th St CDBG)	\$ 280,000.00					
Hwy 30 Realignment [\$18,000,000 total project cost]					\$ 1,387,000.00	
Capital Avenue Widening - Webb to Broadwell [\$10,166,000 total project cost]	\$ 1,240,000.00					
Hwy 281 in GI & North [\$6,019,000 total project cost]			\$ 2,074,000.00			
RECONSTRUCTION/NEW CONSTRUCTION						
Local Resurfacing; 1st Street & 2nd Street (Hwy 30)	\$ 237,688.00					
Pavement Condition Survey	\$ 200,000.00					
Adams St Widening & Intersection Improvements	\$ 750,000.00	\$ 750,000.00				
South Blaine St Bridge Replacements	\$ 495,000.00					
Stolley Park Rd Reconfiguration	\$ 169,000.00					
Sky Park Road & Airport Road Intersection Improvements	\$ 45,000.00					
S Front St over Sycamore Underpass Rehab		\$ 600,000.00				
Jefferson St Paving	\$ 300,000.00					
Swift Rd Connector Construction		\$ 1,500,000.00				
State Fair Blvd / Locust St Traffic Signal	\$ 100,000.00					
Waugh St Realignment	\$ 100,000.00					
North Rd @ 13th St		\$ 2,525,000.00				
TOTAL	\$ 3,916,688.00	\$ 5,375,000.00	\$ 2,074,000.00	\$ -	\$ 1,387,000.00	\$ -

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



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item F-1

#9573 – Consideration of Amendments to Chapter 31 of the Grand Island City Code Relative to Signs

This item relates to the aforementioned Public Hearing item E-1.

Staff Contact: Craig Lewis

ORDINANCE NO. 9573

An ordinance to amend Chapter 31 of the Grand Island City Code; to amend Section 31-20 and Section 31-35 pertaining to signs; to repeal Section 31-20 and Section 31-35as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sections 31-20 and Section 31-35 of the Grand Island City Code are hereby amended to read as follows:

CHAPTER 31

SIGNS

Article I. Signs - Generally

§31-20. Signs in Residential Districts

Except as otherwise provided in §31-20 and §31-34, no signs of any nature whatsoever shall be permitted in districts zoned AG, TA, LLR, R1, R2, R3, R4, RD, and RO under Chapter 36 of the Grand Island City Code. Nothing in this section shall prevent the use of identification signs not to exceed twenty (20) square feet in the districts mentioned above. The maximum allowable size of such identification signs may be increased by one (1) square foot for each one and one-half (1.5) feet of setback from any adjacent property line up to a maximum of thirty-two (32) square feet.

In AG or TA zoning districts, tracts of land exceeding 10 acres, and in R-4 zoning districts on tract of land exceeding 5 acres, in which a conditional use permit has been issued for a permitted conditional use, the following restrictions shall apply:

(1) The maximum square footage of all signage shall not exceed one hundred fifty (150) square feet.

(2) Ground signs shall not exceed seventy-five (75) square feet, shall be limited to twelve (12) feet in height, be set back from the front property line a minimum of ten (10) feet, be set back from the side property line a distance of one third of the total frontage or a minimum of ten (10) feet, and be separated from other ground signs a distance of one hundred (100) feet.

(3) Flat or projecting wall signs shall not exceed seventy-five (75) square feet and shall comply with all other restrictions of the city code.

In RO zoning districts, and RD districts on tracts of land exceeding 10 acres, the following restrictions shall apply:

(1). Ground signs shall be allowed with the area limited to two square feet of signage for every one foot of street frontage with no single sign face exceeding four hundred square feet.

(2). The maximum height of any ground sign shall not exceed thirty feet in height measured from the nearest street top of curb elevation.

(3). All ground signs shall be set back a minimum of five feet from the property line to the leading edge of the

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February 16, 2016	☐ City Attorney

signage.

(4). Wall signs or projecting signs shall be allowable at a maximum square footage not to exceed 15% of the building façade. A minimum of 8' of clearance shall be maintained above any adjacent walking or driving surface.

Amended by Ordinance No. 9461, effective 12-24-2013

Article II. Signs in AC-Arterial Commercial Zone

§31-35. Authorized Signs In AC-Arterial Commercial Zone

All signs placed in the AC-Arterial Commercial Zone shall be subject to the following requirements:

(A) Signs Allowed. Ground signs, monument signs, roof signs, wall signs (flat or projecting), and freestanding ground signs. (Monument signs shall be those ground signs in which the base width is fifty percent (50%) or more of the width of the sign.)

(B) Size.

(1) Total ground signage allowed per tract of land shall be one square foot of sign for each one lineal foot of street frontage for the first one hundred fifty feet and .75 foot of signage for each lineal foot thereafter. The total ground signage on the property shall not exceed three hundred square feet. (The area of a double-faced sign is calculated on the largest face only).

(2) No single ground sign shall exceed two hundred square feet.

(3) For tracts of land with three hundred (300) lineal feet or more of street frontage the total allowable square footage of ground signage shall be one square foot of sign for each one foot of street frontage for the first one hundred and fifty (150) feet and one point one eight (1.18) square foot of signage for each lineal foot thereafter. No single sign shall exceed three hundred and fifty (350) square feet. This section applies within the AC Zone from Fonner Park Road to Stolley Park Road.

(C) Location.

(1) All signs shall be set back from the front property line a minimum of five feet, and a minimum of ten feet from all other property lines. Exception: the side property line adjacent to a public street shall have a minimum setback of five feet. Monument signs shall be set back from the front property line a minimum of twelve feet, and ten feet from all other property lines.

(2) All ground and monument signs shall be set back from the side property line a distance equal to or greater than 25% of the lot frontage. Exception: the side lot line adjacent to a public street or City owned property ~~legally described as Lot 1 Mil Nie Second Subdivision (2515 S. Locust)~~ and directional signs not exceeding four square feet with a maximum of forty inches (3'-4") in height.

(3) Ground signs on the same tract of land shall be separated by a minimum of fifty lineal feet. The one exception shall be directional signs not exceeding four square feet in size.

(D) Height.

(1) The maximum height of ground signs shall be thirty feet.

(2) Signs shall maintain twelve feet of clearance above all adjacent walking or driving surfaces.

(3) Signs may project over a sidewalk or drive on private property, but shall not extend beyond such surface.

(E) All other provisions of the city code shall apply; the most restrictive requirement shall be enforced.

(F) Billboards.

(1) The maximum size of any billboard shall be three hundred square feet. (The area of double-faced, or back-to-back signs will be calculated on the largest face only).

(2) The maximum height of any billboard shall be thirty feet.

(3) Billboards shall not be located in the required front yard and shall maintain a ten foot setback from all other property lines.

(4) Billboards shall maintain a 1,000 foot separation between other billboards located along the same side of the Locust Street right-of-way and shall be a minimum of fifty feet from any ground sign.

(5) Billboards shall not be calculated in the maximum allowable on-site signage.

(6) There currently exist five signs defined as billboards in the AC-Arterial Commercial Zone from Stolley Park Road south to U.S. Highway 34. Those signs shall be legal non-conforming signs and allowed to remain with the provisions as stated in Section 31-42.

ORDINANCE NO. 9573 (Cont.)

(7) No billboards shall be allowed within the AC-Arterial Commercial Zone within the area bounded by Stolley Park Road on the south and Fonner Park Road on the north.

Amended by Ord. No. 8787, eff. 12-18-2002
Amended by Ord. No. 9177, eff. 07-22-2008
Amended by Ord. No. 9259, eff. 05-10-2010

SECTION 2. Section 31-20 and Section 31-35 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication in pamphlet form within fifteen days as provided by law.

Enacted: February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item F-2

#9574 - Consideration of Amendments to Chapter 36 of the Grand Island City Code Relative to Zoning Regulations

This item relates to the aforementioned Public Hearing item E-2.

Staff Contact: Chad Nabity

ORDINANCE NO. 9574

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to amend Section 36-8 (R) Changing the Definition of Recreational Vehicle (RV) Park and amend Section 36- 96 Off Street Parking Requirements (G) Design Standards with changes as approved by the Planning Commission and City Council and to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 36-08 (R) of the Grand Island City Code is hereby amended to read as follows:

(R)

Railroad shall mean the land use including the right-of-way (R.O.W.) abutting railroad properties occupied by uses pertinent to the railroad operation and maintenance, but not including properties owned by the railroad and leased for use by others.

Recreational Facility shall mean facilities for the use by the public for passive and active recreation including tennis, handball, racquetball, basketball, track and field, jogging, baseball, soccer, skating, swimming, or golf. This shall include country clubs and athletic clubs, but not facilities accessory to a private residence used only by the owner and guests, nor arenas or stadiums used primarily for spectators to watch athletic events. In addition, recreational facilities shall mean museums, amphitheaters, race tracks (including all motor powered vehicles) and wildlife conservation areas (used for public viewing), and theme parks.

Recreational Vehicle (RV) shall mean a vehicular unit less than forty (40) feet in overall length, eight (8) feet in width, or twelve (12) feet in overall height, primarily designed as a temporary living quarters for recreational camping or travel use having either its own power or designed to be mounted on or drawn by a motor vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, camping trailer, and fifth wheel.

Recreational Vehicle Pad: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20 x 9 or 18 x 10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet.

Recreational Vehicle (RV) Park shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. *A Recreational vehicle park on tract of land in excess of 20 acres used for seasonal events of not more than 14 consecutive days in duration may provide overflow pads not to exceed 25% of the Recreational Vehicle Pads provided in compliance with the required improvements. Overflow pads shall be allowed without the required improvements.*

Residence shall mean a building used, designed, or intended to be used as a home or dwelling place for one (1) or more families.

Restaurant shall mean a public eating establishment at which the primary function is the preparation and serving of food primarily to persons seated within the building.

(A) **Restaurant, Drive-In** shall mean an establishment that has the facilities to serve prepared food and/or beverages to customers seated within motor vehicles for consumption either on or off the premises.

(B) **Restaurant, Entertainment** shall mean an establishment where food and drink are prepared, served, and consumed, within a building or structure that integrally includes electronic and mechanical games of skill, simulation, and virtual reality, play areas, video arcades or similar uses, billiards, and other forms of amusement.

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February 19, 2016	□ City Attorney

ORDINANCE NO. 9574 (Cont.)

(C) **Restaurant, Fast Food** shall mean an establishment whose principal business is the sale of food and/or beverages in ready-to-consume individual servings, for consumption either within the establishment, for carryout, or drive-in; and where food and/or beverages are usually served in paper, plastic, or other disposable containers.

Retail Trade shall mean uses primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of goods. Uses engaged in retail trade sell merchandise to the general public or to households for personal consumption.

Retention Cell shall mean a pond, pool, or basin used for the permanent storage of stormwater runoff.

Reverse Spot Zoning shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and that uniquely burdens an individual owner largely to secure some public benefit. Reverse spot zoning usually results from downzoning a tract of land to a less intensive use classification than that imposed on nearby properties.

Rezoning shall mean an amendment to or change in the zoning regulations either to the text or map or both.

Rezoning, Piecemeal shall mean the zoning reclassification of individual lots resulting in uncertainty in the future compatible development of the area.

Right-of-Way shall mean an area or strip of land, either public or private, on which an irrevocable right of passage has been dedicated, recorded, or otherwise legally established for the use of vehicles or pedestrians or both.

Road shall mean the same as "Street".

Road, Private shall mean a way, other than driveways, open to vehicular ingress and egress established for the benefit of certain, adjacent properties. (Also, see right-of-way and Street.)

Road, Public shall mean a public right-of-way reserved or dedicated for street or road traffic. (Also, see right-of-way and Street.)

Room shall mean an un-subdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways, and service porches.

SECTION 2. Section 36-96 (G) of the Grand Island City Code is hereby

amended to read as follows:

§36-96. Off-Street Parking Requirements

(A) **Purposes:**

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) **Application.** Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below:

(1) *Central Business District* as identified and described in Chapter 13 of this code as the Downtown Improvement and Parking District No. 1.

(2) *Fourth Street Business District.* Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front

ORDINANCE NO. 9574 (Cont.)

Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) Tracts of land ten acres or more used for seasonal events (one event every three months) of not more than fourteen consecutive days in duration and a minimum of fourteen days between events.

(C) Area and Computation: An off-street parking space shall be of appropriate dimensions of not less than 180 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than seven feet. An off-street loading space shall be of appropriate dimensions of not less than 360 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than fourteen feet. When determination of the number of off-street parking or loading spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

(D) Location: All off-street parking spaces shall be on the same lot as the building or within 300 feet of the lot. Permanent off-street parking spaces shall not be permitted within the required front yard setback, provided, however, that for a building containing three dwelling units or less, one space per unit may be placed within the front yard setback if such space is not directly in front of the building excluding garages or carports. Parking facilities located separate from the building or use as listed shall have a substantial portion of same within a specified distance of the building or use which it serves. All off-street loading spaces shall be on the same lot as the building or use served.

(E) Collective Facilities: Off-street parking facilities for separate or mixed buildings or uses may be provided collectively so long as the total number of spaces is not less than the sum of the separate required spaces, and provided further, that the requirement concerning location of such facility with respect to distance from the building or use served shall be complied with. In order to eliminate a multiplicity of entrances and exits and diminish traffic hazards to conserve space where space is at a premium and to promote orderly development generally, the city council is hereby authorized to plan and group parking facilities collectively for a number of businesses in a given area, and especially in the central business district, in such a manner as to obtain a maximum of efficiency and capacity in parking and traffic movement.

(F) Employee Parking: Parking spaces required on an employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. ~~No driveway or curb cuts shall exceed twenty-six feet in width in residential districts, or thirty-five feet in width in business or industrial/manufacturing districts, and~~ Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

All parking lots containing five or more parking spaces, which are within 30 feet of property occupied by a residential use in a Large Lot Residential Zoning District or of property within a Suburban Residential Zoning District, Low Density Residential Zoning District, Medium Density Residential Zoning District, High Density Residential Zoning District or Residential Development Zoning District, shall provide a sight-obscuring fence or screen not less than six feet nor more than eight feet in height along the boundary of the parking lot adjacent to such districts. No fence or screen shall be required between abutting parking lots or adjacent to an alley. The height of any fence or screen shall be subject to other restrictions provided by the City Code.

(H) Maintenance: The parking and loading facilities required by this section shall be provided and maintained so long as the use exists which the facilities are designed to serve. Reasonable precautions must be taken by the owners of particular uses to assure the use of the parking facilities only by the employees or the social or business visitors of the premises for which the facilities are provided. The facilities must be so designed and maintained as not to constitute a nuisance at any time and must not be used in such a manner as to constitute a hazard or unreasonable impediment to traffic.

(I) Reduction of Number of Spaces: Off-street parking or loading facilities shall not be reduced in total extent, after their provision required hereunder, except upon the approval of the Board of Adjustment, and then only after proof that the parking or loading spaces are no longer required by reason of a change in use of the premises of which the facilities are adjunct.

(J) Requirement for Uses Not Listed: For any use not listed, the Board of Adjustment shall determine the proper requirement by classifying the proposed use among the uses specified herein so as to assure equal treatment.

ORDINANCE NO. 9574 (Cont.)

(K) Administration and Enforcement: The off-street parking and loading provisions of this section shall be administered by the zoning official and enforced by the chief building official, who shall also serve in advisory capacity to the city council on matters relative to any phase of such provisions.

(L) Penalty for Violation: The provisions of parking and loading facilities as required by this section shall be a continuing obligation of the owner or sponsor of a given building or use so long as the building or use is in existence and so long as parking and loading facilities are required hereunder in connection therewith, and it shall be unlawful to discontinue, change, or dispense with such facilities without establishing alternate facilities that meet the requirements herein. Penalty provisions applicable to this chapter as a whole shall apply to the violations of these provisions. In addition, at such time as the facilities required hereunder shall fail to continue to be available for the purpose, the building permit for the structures to which the facilities are adjunct and the use or occupancy permits issued for the premises shall be canceled and become null and void.

SECTION 3. Sections 36-8 (R) and 36-96 as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 4. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 5. That this ordinance shall be in force and take effect April 1, 2016.

Enacted: February 23, 2016

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item F-3

#9575 - Consideration of Request to Rezone Property located at 3721 West Capital Avenue from RD – Residential Development to Amended RD Residential Development (TS12 Phase II, LLC)

This item relates to the aforementioned Public Hearing item E-3.

Staff Contact: Chad Nabity

ORDINANCE NO. 9575

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising all of Lot One (1) Sterling Estates Sixth Subdivision in the City of Grand Island, Hall County, Nebraska, from RD-Residential Development Zone to an amended RD-Residential Development Zone approving a change in the development plan as shown on the updated plan approved with this ordinance; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on February 17, 2016, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on February 23, 2015, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from RD-Residential Development Zone to an amended RD-Residential Development Zone:

all of Lot One (1) Sterling Estates Sixth Subdivision in the City of Grand Island, Hall County, Nebraska,

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February 19, 2016	▣ City Attorney

ORDINANCE NO. 9575 (Cont.)

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item F-4

**#9576 - Consideration of Vacation of Utility Easements Located at
2716 W Old Highway 30 (Middleton Properties, LLC)**

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: February 23, 2016

Subject: Consideration of Vacation of Utility Easements Located at 2716 W Old Highway 30 (Middleton Properties, LLC)

Presenter(s): John Collins PE, Public Works Director

Background

A public utility easement was filed with Hall County Register of Deeds on December 3, 2003 in connection with the plat for Commercial Industrial Park Fourth Subdivision. This utility easement is no longer needed to accommodate existing or proposed utilities and vacating it will support the redevelopment of this area.

Discussion

The property owner, Middleton Properties, Inc., is requesting to vacate such dedicated utility easement within Commercial Industrial Park Fourth Subdivision. There are no utilities currently within this easement that will be affected by the vacation. The attached sketch details the referenced easement to be vacated.

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 pass an ordinance vacating the utility easement located in Commercial Industrial Park Fourth Subdivision.

Sample Motion

Move to pass an ordinance vacating the easement.

ORDINANCE NO. 9576

An ordinance to vacate an existing utility easement and to provide for filing this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith, and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That existing utility easement located in Bonsall Subdivision and Commercial Industrial Park Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF LOT FOUR (4) BONSALL SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT TWO (2) COMMERCIAL INDUSTRIAL PARK FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE OF LOT TWO (2) A DISTANCE OF 94.30 FEET TO THE SOUTHERLY LINE OF SAID LOT TWO (2) AND THE NORTH LINE OF AN UNPLATTED TRACT OF LAND IN SECTION 20, TOWNSHIP 11 NORTH, RANGE 9 WEST, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE ACTUAL POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF SAID LOT TWO (2) AND THE NORTH LINE OF SAID UNPLATTED TRACT OF LAND A DISTANCE OF 99.97 FEET TO THE WESTERLY LINE OF SAID LOT TWO (2) AND THE NORTHEAST CORNER OF SAID UNPLATTED TRACT OF LAND; THENCE NORTHWESTERLY, PERPENDICULAR TO THE SOUTHERLY LINE OF SAID LOT TWO (2) AND THE NORTH LINE OF SAID UNPLATTED TRACT OF LAND, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY, PARALLEL TO THE SOUTHERLY LINE OF SAID LOT TWO (2) AND THE NORTH LINE OF SAID UNPLATTED TRACT OF LAND A DISTANCE OF 99.97 FEET TO A POINT ON THE WESTERLY LINE OF SAID

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February 19, 2016	▣ City Attorney

ORDINANCE NO. 9576 (Cont.)

LOT TWO (2); THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF SAID LOT TWO (2) A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

is hereby vacated. Such easement to be vacated is shown and more particularly described on Easement Vacation Exhibit attached hereto.

SECTION 2. The title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the real estate upon which the easement is located.

SECTION 3. This ordinance is directed to be filed, with the drawing, in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: February 23, 2016

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

US HIGHWAY 30

FRONTAGE ROAD

LOT 1
NELSEN
SUBDIVISION

LOT 1
BONSALL
SUBDIVISION

LOT 2
BONSALL
SUBDIVISION

LOT 3
BONSALL
SUBDIVISION

LOT 4
BONSALL
SUBDIVISION

LOT 1
COMMERCIAL INDUSTRIAL
PARK FOURTH SUBDIVISION

LOT 2
COMMERCIAL
INDUSTRIAL PARK
SECOND SUBDIVISION

EXISTING
16.00' EASEMENT
TO REMAIN

LOT 6
COMMERCIAL
INDUSTRIAL
PARK SUBDIVISION

INDUSTRIAL LANE

EXISTING
8.00' EASEMENT
TO BE VACATED

LOT 2
COMMERCIAL
INDUSTRIAL PARK
FOURTH SUBDIVISION

LOT 3
COMMERCIAL INDUSTRIAL
PARK THIRD SUBDIVISION

UNPLATTED
SECTION 20
T11N-R9W

LOT 2
STAROSTKA
SUBDIVISION

LOT 12
COMMERCIAL INDUSTRIAL
PARK SUBDIVISION

OLD HIGHWAY 30

LOT 1
STAROSTKA
SUBDIVISION

CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 100'
DATE: FEBRUARY 2016
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS



VACATION OF EASEMENT



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-1

Approving Minutes of February 9, 2016 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

February 9, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on February 9, 2016. Notice of the meeting was given in *The Grand Island Independent* on February 3, 2016.

Mayor Jeremy L. Jensen called the meeting to order at 7:00 p.m. The following City Council members were present: Mitch Nickerson, Mark Stelk, Jeremy Jones, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, Roger Steele, and Mike Paulick. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Finance Director Renae Griffiths, City Attorney Jerry Janulewicz, and Public Works Engineer Terry Brown.

Mayor Jensen introduced Community Youth Council members Eshan Sood and Rylan Dvorak.

INVOCATION was given by Pastor Bill Rowland, Beacon of Hope Church, 2525 West State Street followed by the PLEDGE OF ALLEGIANCE.

BOARD OF EQUALIZATION: Motion by Paulick, second by Donaldson to adjourn to the Board of Equalization. Motion adopted.

2016-BE-1 - Consideration of Determining Benefits for Water Main District 467T - Engleman Road - Old Potash Highway, South 1/2 Mile. Public Works Engineer Terry Brown reported that Water Main District 467T was part of the Utilities Department's Master Plan to extend new City water main along Engleman Road from Old Potash Highway south for one-half (1/2) mile. The total cost of installing the water main was \$332,432.93 and would be paid upon connection. Staff recommended approval.

Motion by Donaldson, second by Minton to approve Resolution #2016-BE-1. Upon roll call vote, all voted aye. Motion adopted.

RETURN TO REGULAR SESSION: Motion by Paulick, second by Hehnke to return to Regular Session. Motion adopted.

PUBLIC HEARINGS:

Public Hearing on the One & Six Year Street Improvement Plan. Public Works Engineer Terry Brown presented a detailed listing of the street improvement projects with their corresponding years in which each project was scheduled. The One & Six Year Street Improvement Plan would be presented at the Grand Island/Hall County Regional Planning Commission meeting on February 17, 2016, in which a recommendation would be brought forward at the February 23, 2016 City Council meeting. Lisa Albers, 2012 Barbara Avenue commented regarding concerns

with pedestrian crossing at a round-a-bout on Adams Street. No further public testimony was heard.

CONSENT AGENDA: Motion by Stelk, second by Fitzke to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of January 26, 2016 City Council Regular Meeting.

#2016-23 - Approving Assessments for Water Main District 467T - Engleman Road - Old Potash Highway, South 1/2 Mile.

#2016-24 - Approving Bid Award for Hot-Mix Asphalt 2016 with Gary Smith Construction Co. of Grand Island, NE and J.I.L. Asphalt Paving Co. of Grand Island, NE.

#2016-25 - Approving Bid Award for Concrete Ready-Mix for 2016 with Gerhold Concrete Co., Inc. of Grand Island, NE in an Amount of \$88.50 per cubic yard.

#2016-26 - Approving Bid Award for Concrete Pavement and Storm Sewer Repairs for 2016 with OK Paving of Hordville, NE in an Amount of \$929,035.00.

#2016-27 - Approving Award of Sanitary Sewer Collection System Flow Meters for the Wastewater Division of the Public Works Department from the Minnesota State bid for (4) Teledyne Isco Signature in an Amount of \$65,067.74.

RESOLUTIONS:

#2016-28 - Consideration of Approving and Adoption of Regulations and Rates for the Parking Ramp on the East Side of Locust Street, North of First Street. Police Chief Steve Lamken reported that City Code 13-55 sets forth how regulations and rates governing the parking ramp located on the east side of Locust Street and north of First Street would be established. The Downtown Improvement Board was recommending a set of regulations and rates as set forth in City Code.

Discussion was held regarding the alley parking which was not a part of this change.

Motion by Donaldson, second by Haase to approve Resolution #2016-28. Upon roll call vote, all voted aye. Motion adopted.

#2016-29 - Consideration of Approving Position Reallocations in Utilities and Finance. Human Resources Director Aaron Schmid reported that Administration was requesting the reallocation of two (2) positions. The first reallocation would occur at the Platte Generating Station. One (1) Material Handler position (currently vacant) would be reallocated to one (1) Power Plant Maintenance Mechanic. The second reallocation was in the Finance Department. Requested was to reallocate the one (1) Finance Secretary position (currently vacant) to one (1) Cashier position.

Motion by Haase, second by Paulick to approve Resolution #2016-29. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Donaldson, second by Hehnke to approve the Claims for the period of January 27, 2016 through February 9, 2016 for a total amount of \$4,051,392.20. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 7:39 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-2

Approving Appointment of Brandon Bowley to the Central District Health Department Board

Mayor Jensen has submitted the appointment of Brandon Bowley to the Central District Health Department board to replace Steve Kunzman whose terms expired December 31, 2015. The appointment would become effective immediately upon approval by the City Council and would expire on December 31, 2018.

Staff Contact: Mayor Jeremy Jensen



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-3

**#2016-30 - Approving Final Plat and Subdivision Agreement for
Graham Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: February 23, 2016
Subject: Graham Subdivision – Final Plat
Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located south of US Highway 30 and north of Seedling Mile Rd., in the City of the City of Grand Island, in Hall County, consisting of 2 lots and 12.141 acres.

Discussion

The plat for Graham Subdivision was considered by the Regional Planning Commission at the February 17, 2016 meeting.

A motion was made by Ruge and seconded by Robb to **approve** and recommend that Hall County Board of Supervisors **approve** the final plat of Graham Subdivision.

A roll call vote was taken and the motion passed with members present (Huisman, Sears, O'Neill, Ruge, Maurer, Robb, Monter, Apfel, and Hoggatt) voting in favor and no members present abstaining.

Alternatives

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

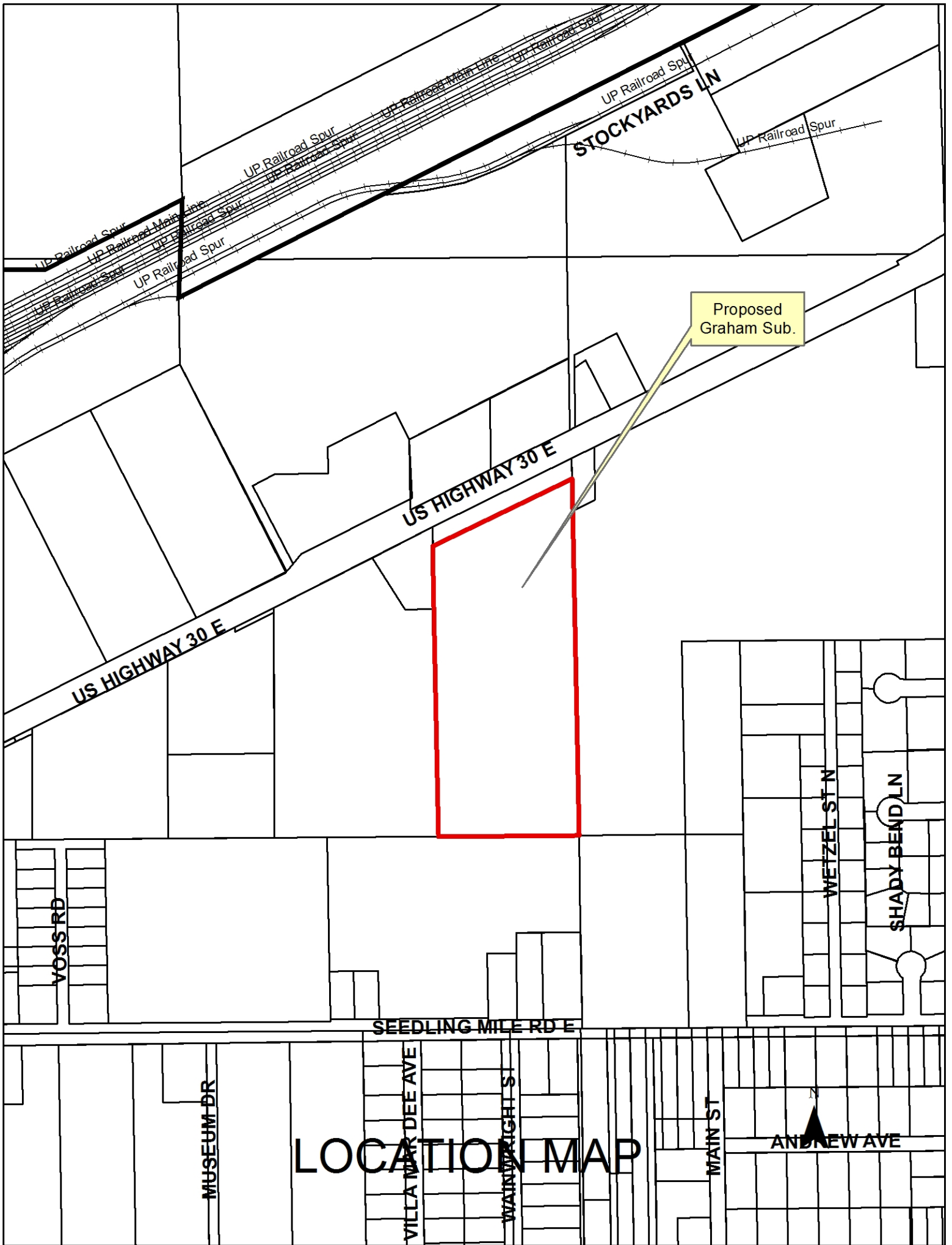
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



Ann M. Graham
314 Mallard Drive
Grand Island NE 68801
Developers/Owners

To create 2 lots on a tract of land north of Seedling Mile Rd., and south of US Hwy 30 in the City Of Grand Island, Hall County, Nebraska.

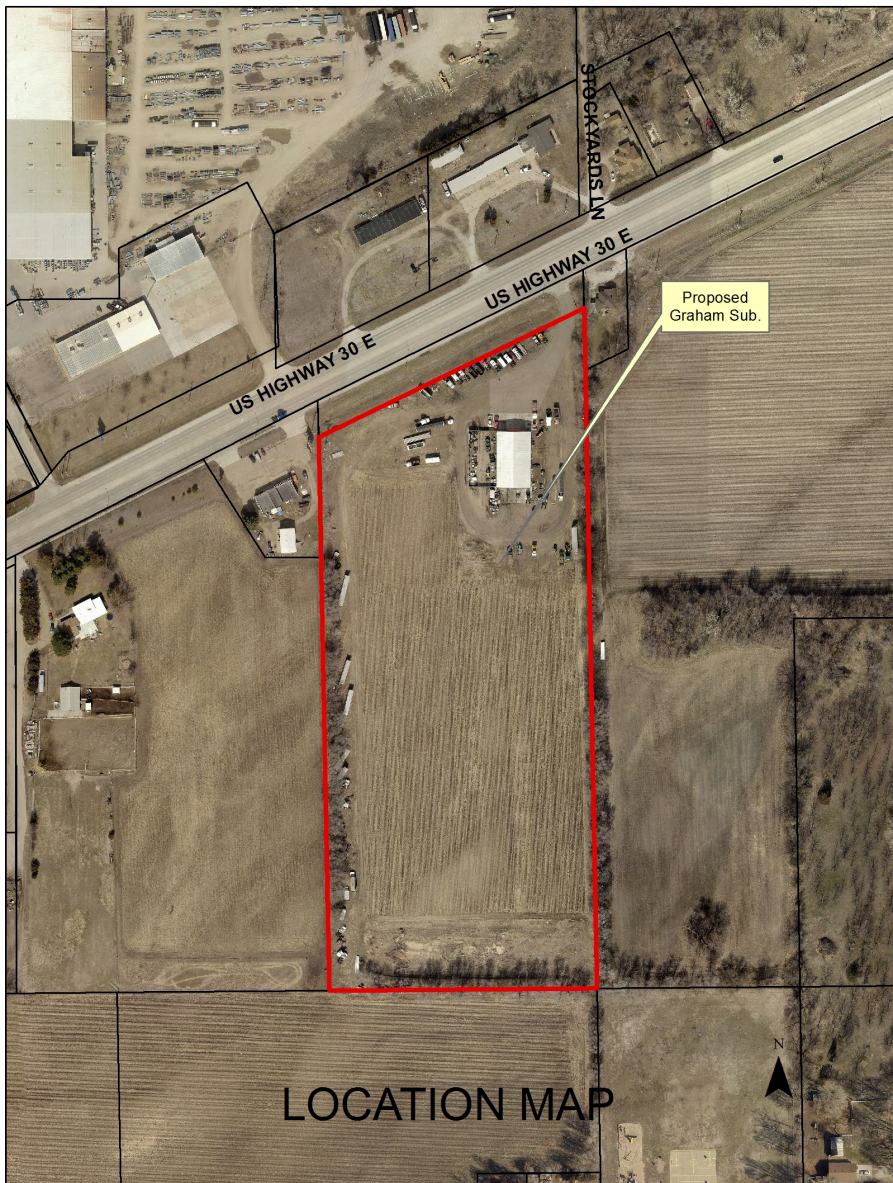
Size: 12.141 acres.

Zoning: B2 – General Business Zone.

Road Access: Public streets are available.

Water Public: Water is available.

Sewer Public: Sewer is not available.



January 22, 2016

Dear Members of the Board:

RE: Final Plat – Graham Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The State of Nebraska Department of Roads as described in Document No. 0200310208 and filed at the Hall Register of Deeds office, said tract containing 12.141 acres.

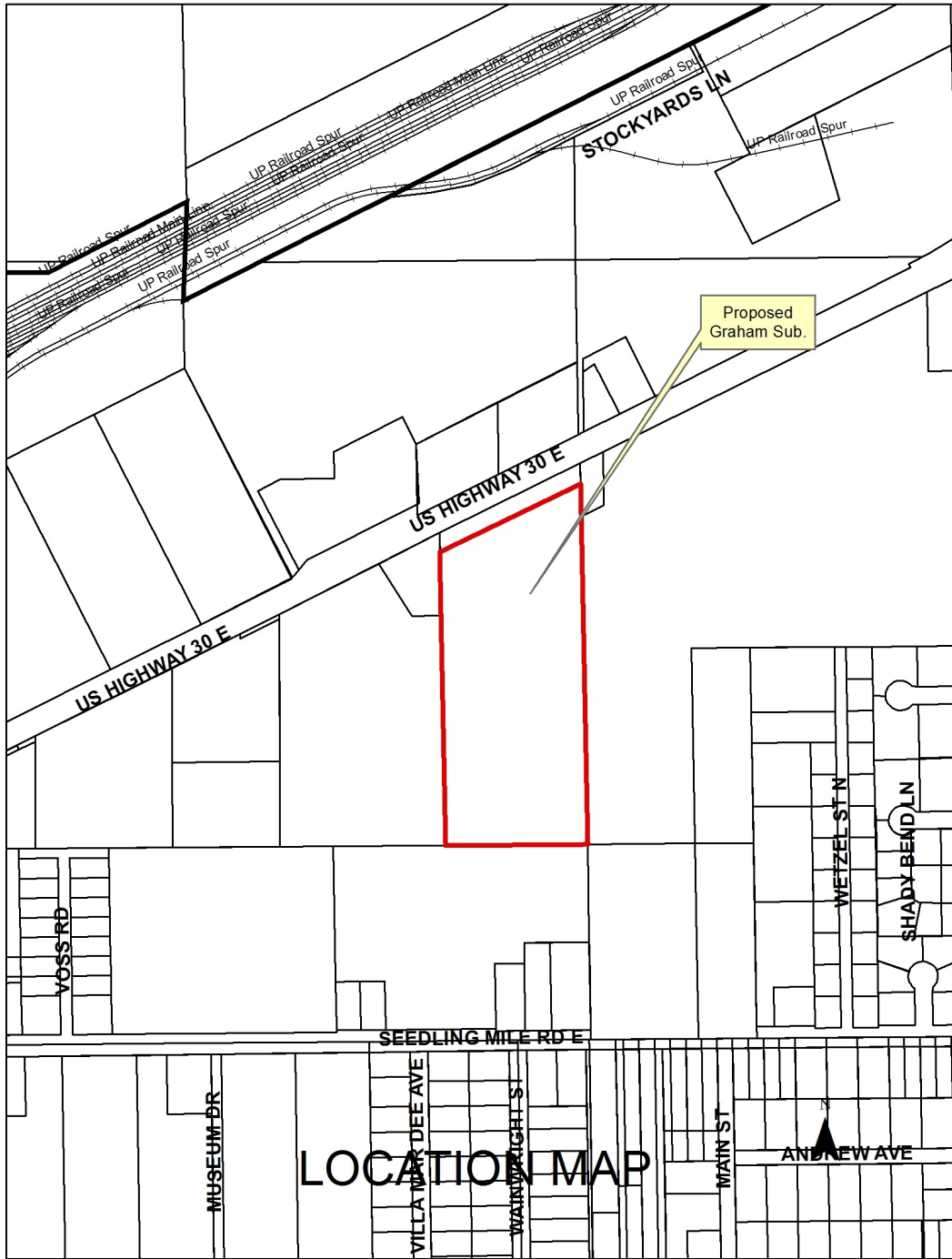
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

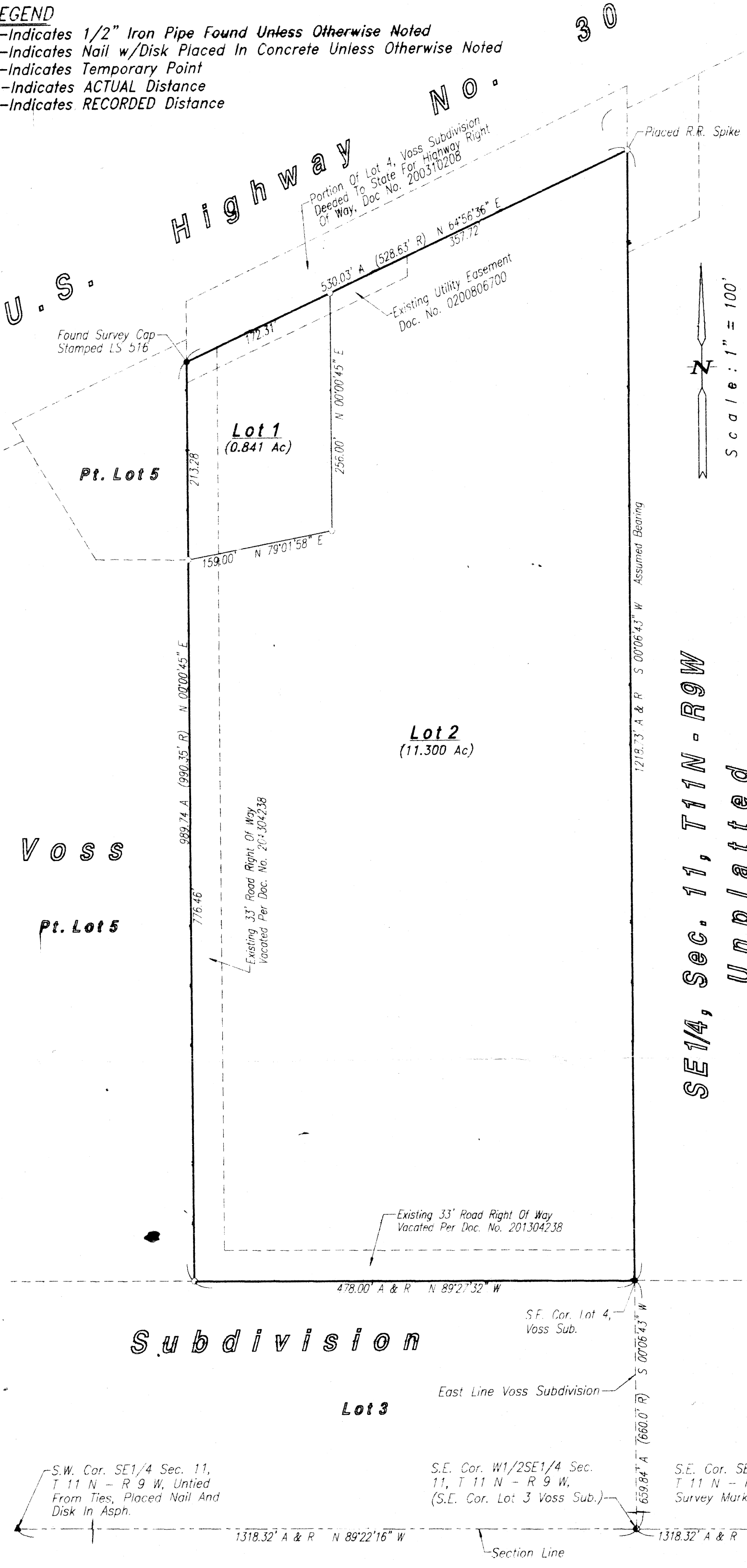
Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



LEGEND
 ●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○-Indicates Nail w/Disk Placed In Concrete Unless Otherwise Noted
 -Indicates Temporary Point
 A-Indicates ACTUAL Distance
 R-Indicates RECORDED Distance



Legal Description

A tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The State Of Nebraska Department Of Roads as described in Document No. 0200310208 and filed at the Hall County Register of Deeds Office, said tract containing 12.141 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that ANN M. GRAHAM, a widow, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'GRAHAM SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.
 IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2016.

Ann M. Graham

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2016, before me, _____ a Notary Public within and for said County, personally appeared, ANN M. GRAHAM, a widow, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
 My commission expires _____

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on January 13, 2016, I completed an accurate survey of 'GRAHAM SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2016.

 Mayor City Clerk

(Seal)

GRAHAM SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1

RESOLUTION 2016-30

WHEREAS, Ann M. Graham, a widow, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "GRAHAM SUBDIVISION", a tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The STATE of Nebraska Department of Roads as described in Document No. 0200310208 and filed at the Hall County Register of Deeds Office, and has caused a plat thereof to be acknowledged by them; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of GRAHAM SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
February 19, 2016	☒ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-4

#2016-31 - Approving Final Plat and Subdivision Agreement for Isaac & Owen Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: February 23, 2016
Subject: Isaac & Owen Subdivision – Final Plat
Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located west of Gunbarrel Rd and north of Stolley Park Road in the two mile jurisdiction of the City of Grand Island, in Hall County, consisting of 2 lots and 20.894 acres.

Discussion

The plat for Isaac & Owen Subdivision was considered by the Regional Planning Commission at the February 17, 2016 meeting.

A motion was made by Ruge and seconded by Robb to **approve** and recommend that Hall County Board of Supervisors **approve** the final plat of Isaac & Owen Subdivision.

A roll call vote was taken and the motion passed with 9 members present (Huisman, Sears, Apfel, Ruge, Maurer, Robb, Monter, and Hoggatt) voting in favor and 1 members present abstaining (O'Neill).

Alternatives

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

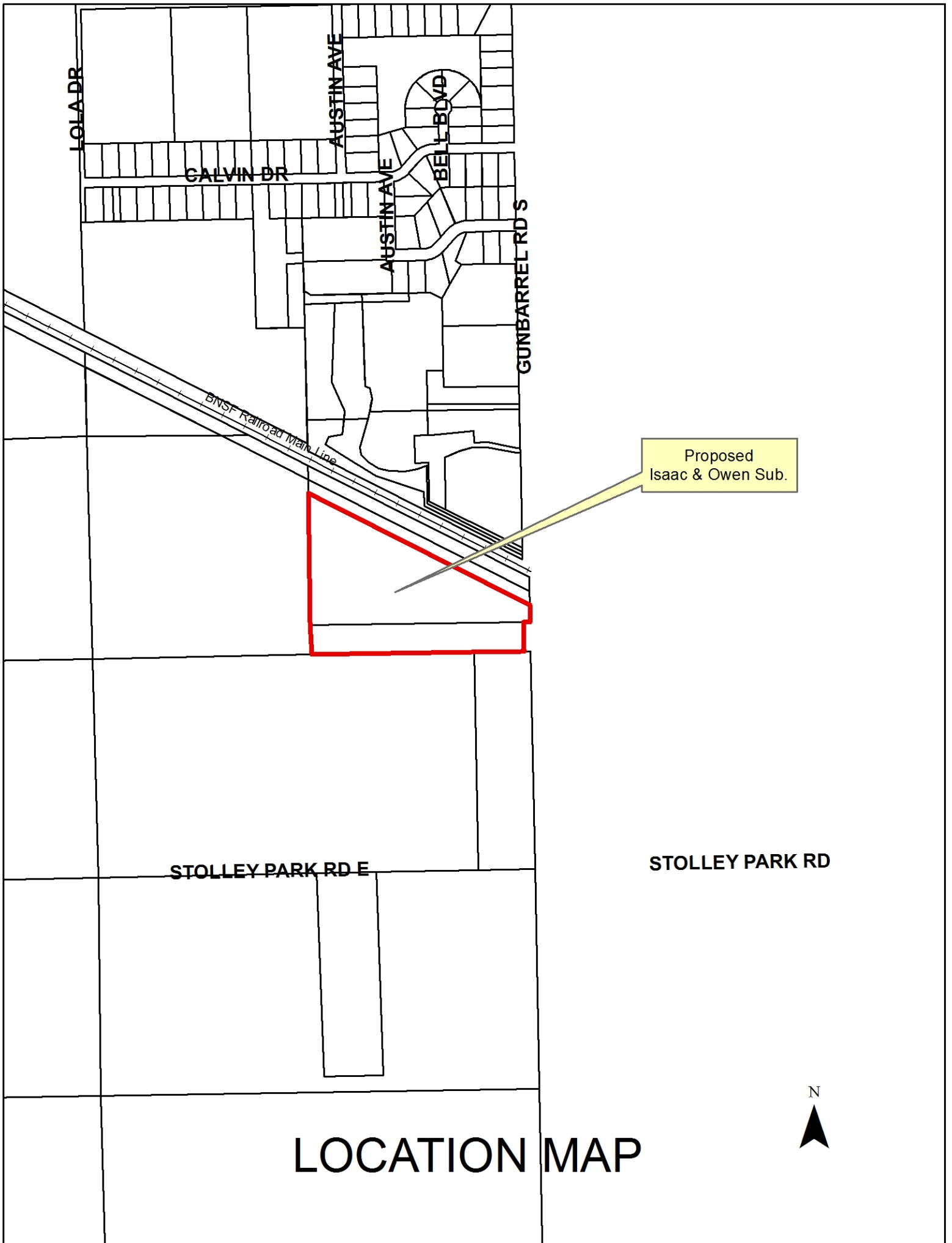
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



LOCATION MAP

Patrick & Kristine O'Neill
1516 S Gunbarrel Rd.
Grand Island NE 68801
Developers/Owners

To create 2 lots on a tract of west of Gunbarrel Rd., and north of Stolley Park Road, in the 2 mile jurisdiction of the City Of Grand Island, Hall County, Nebraska.

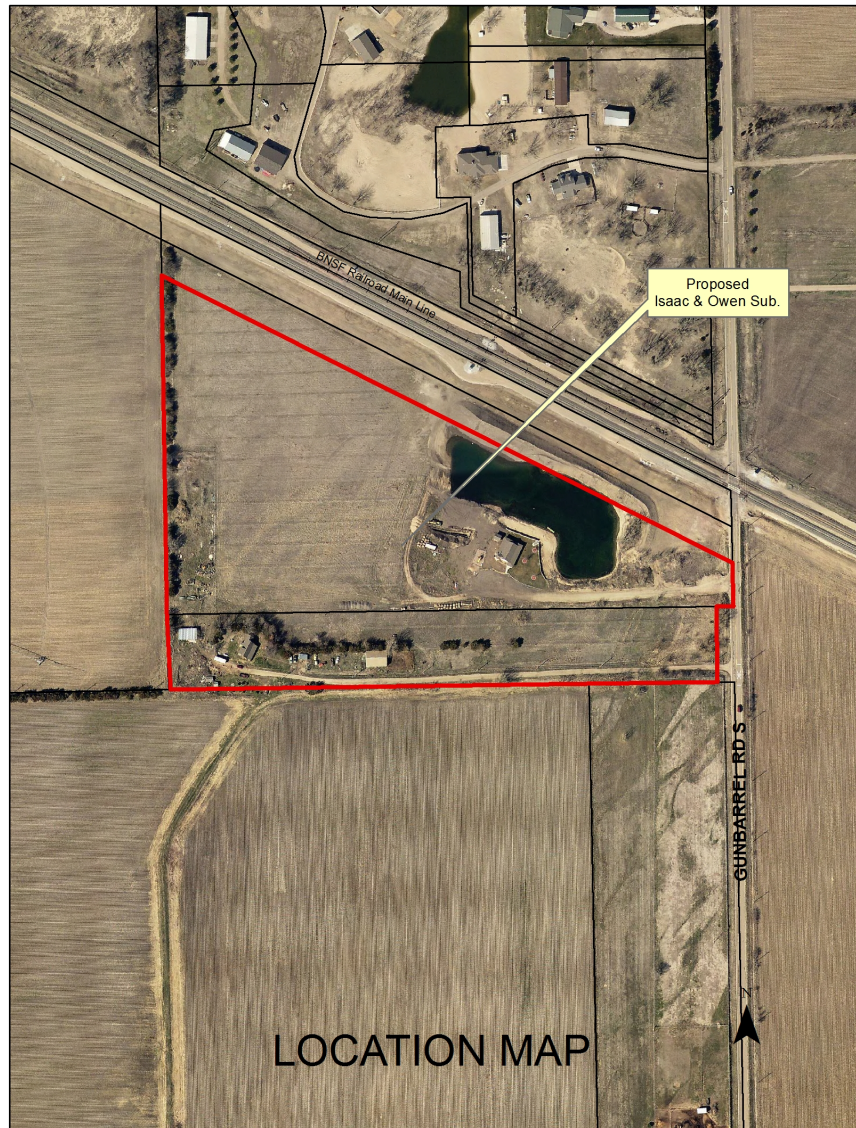
Size: 20.894 Acres.

Zoning: TA – Transitional Agricultural Zone.

Road Access: Existing County Road

Water Public: None

Sewer Public: None



January 22, 2016

Dear Members of the Board:

RE: Final Plat – Isaac & Owen Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Isaac & Owen Subdivision, located in the 2 mile jurisdiction of the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and all of Lot One (1), Eppert Second Subdivision, all in Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska, said tract containing 20.894 acres.

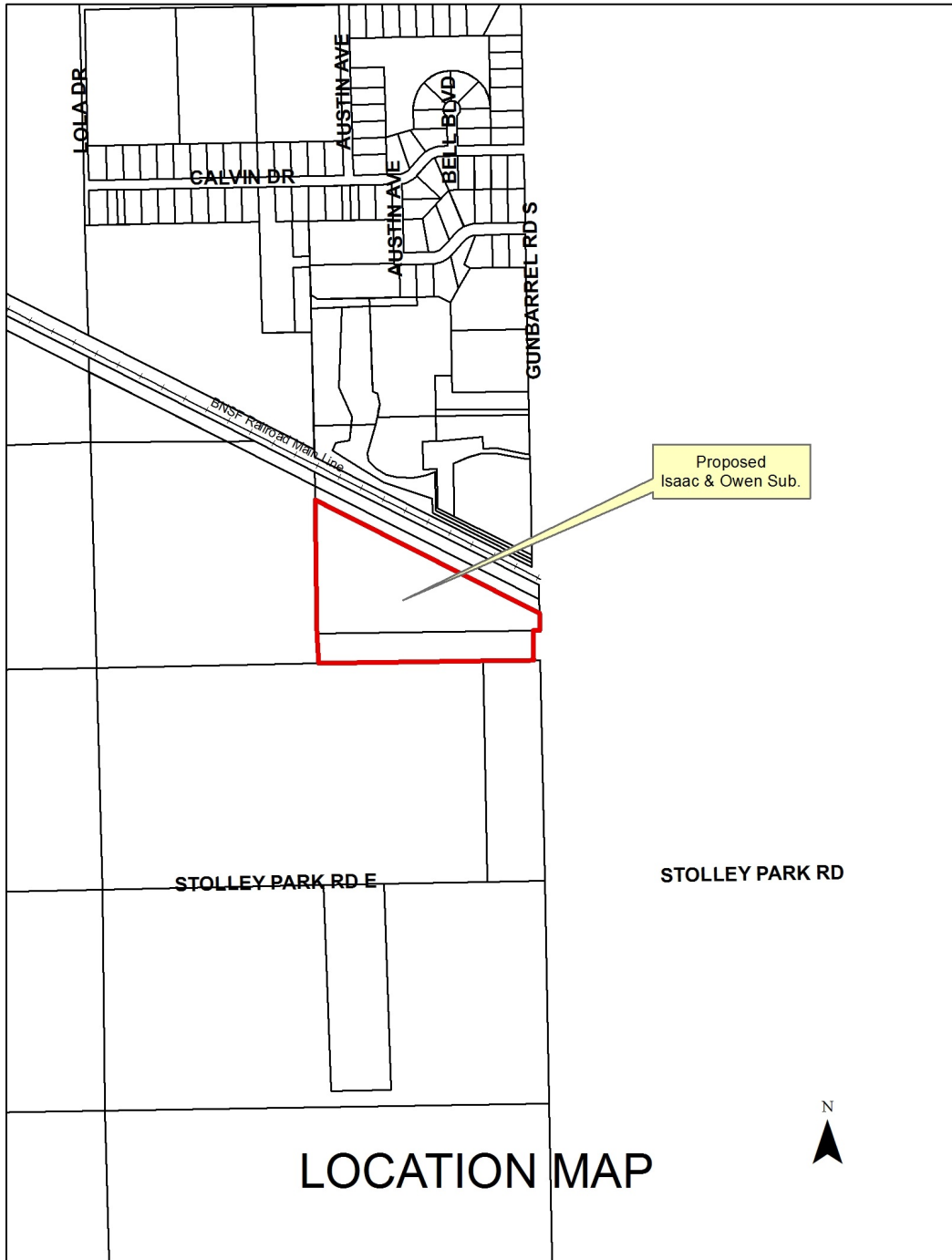
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Public Works
County Zoning
City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Rockwell & Associates

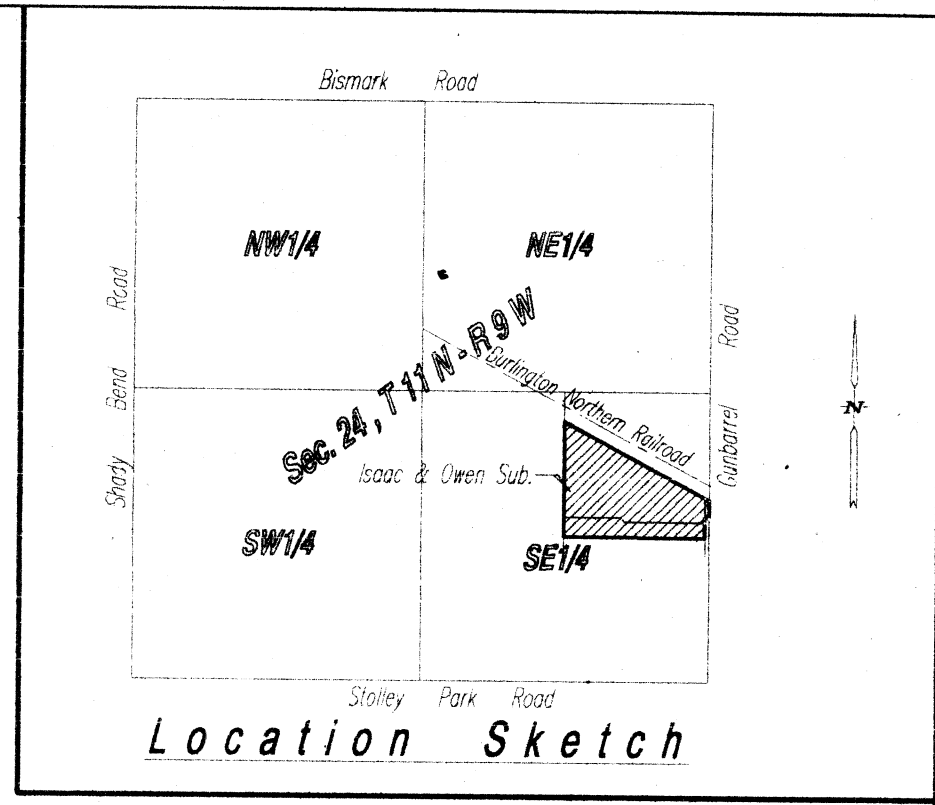
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



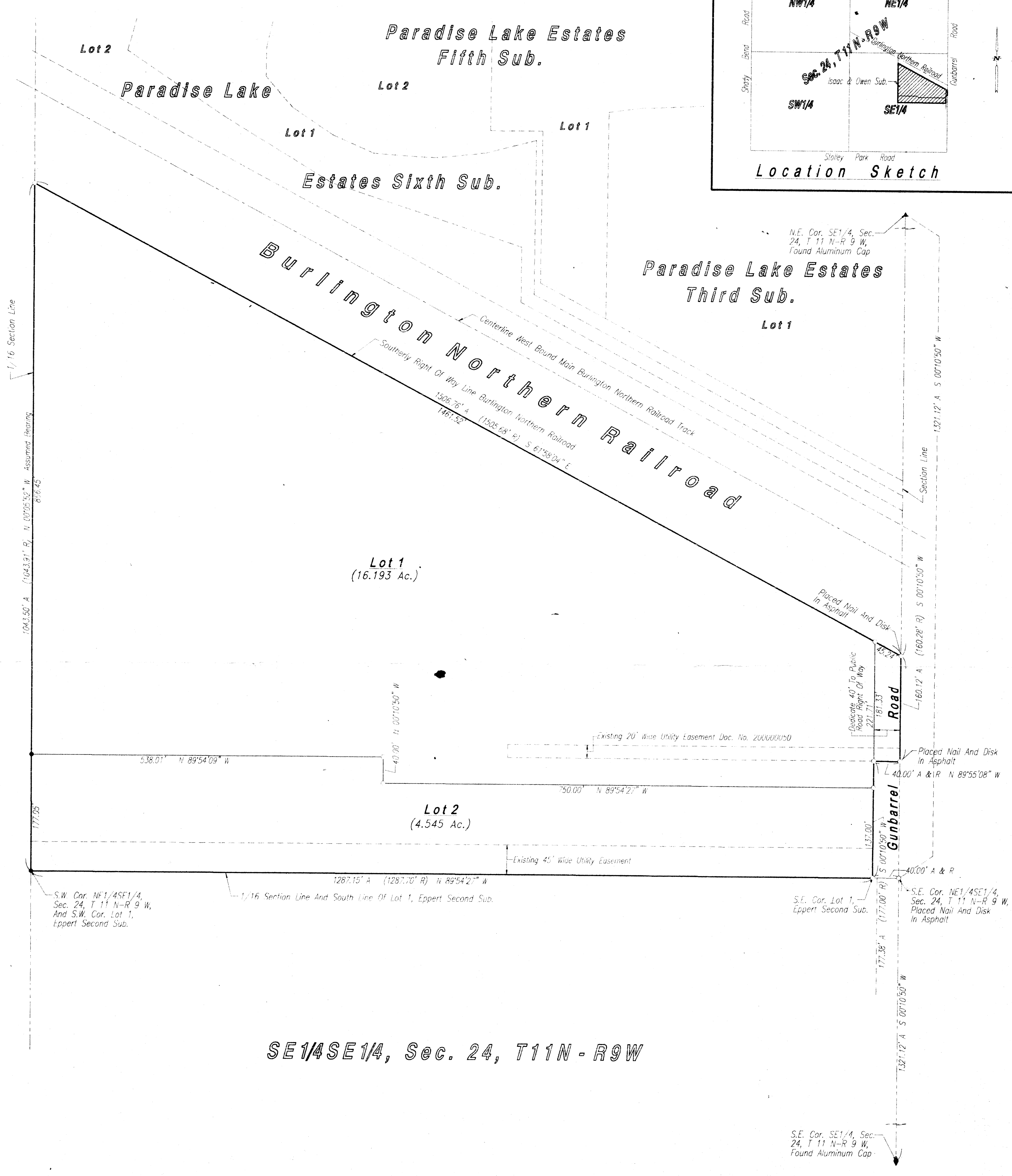
LOCATION MAP

LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance

Scale: 1" = 100'



W1/2SE1/4, Sec. 24, T11N-R9W



SE1/4SE1/4, Sec. 24, T11N-R9W

ISAAC & OWEN SUBDIVISION
HALL COUNTY, NEBRASKA

RESOLUTION 2016-31

WHEREAS, Patrick O'Neill and Kristine R. O'Neill, husband and wife, being the said owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "ISAAC & OWEN SUBDIVISION", a tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) and all of Lot One (1), Eppert Second Subdivision, all in Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska, and has caused a plat thereof to be acknowledged by them; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of ISAAC & OWEN SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 19, 2016	☐ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-5

**#2016-32 - Approving Bid Award for One (1) 35' Heavy Duty
Truck Scale for the Solid Waste Division**

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Jeff Wattier, Solid Waste Superintendent

Meeting: February 23, 2016

Subject: Approving Bid Award for One (1) 35' Heavy Duty Truck Scale for the Solid Waste Division

Presenter(s): John Collins P.E., Public Works Director

Background

On January 29, 2016 the Solid Waste Division of the Public Works Department advertised the request for bids for a 35' heavy duty truck scale for the transfer station. Funds for the truck scale are in the approved 2015/2016 budget.

Discussion

Four (4) bids were received and opened on February 10, 2016. The Solid Waste Division of the Public Works Department and the Purchasing Division reviewed the bids that were received. The truck scale bid by RMH Systems of Waukee, IA meets all of the specifications. This truck scale is an essential piece of equipment that is utilized on a daily basis for weighing all incoming and outgoing trucks at the transfer station so that fees can be assessed to the customers based on the net weight unloaded.

This truck scale will simply replace the existing truck scale, which is eighteen (18) years old and has been in service since 1998. The current truck scale that is being replaced is in extremely poor condition.

Bidder	Exceptions	Price
RMH Systems of Waukee, IA	None	\$34,600
Fairbanks Scales of Kansas City, MO	Noted	\$53,977
Fairbanks Scales of Kansas City, MO	None	\$55,086
J.A. King & Company of Whitsett, NC	Noted	\$56,068

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 approve the purchase of the 35' heavy duty truck scale from RMH Systems of Waukee, IA in the amount of \$34,600.00.

Sample Motion

Move to approve the purchase of the 35' heavy duty truck scale from RMH Systems of Waukee, IA in the amount of \$34,600.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: February 10, 2016 at 2:00 p.m.
FOR: (1) 35' Heavy Duty Truck Scale
DEPARTMENT: Public Works
ESTIMATE: \$25,000.00
FUND/ACCOUNT: 50530040-85615
PUBLICATION DATE: January 29, 2016
NO. POTENTIAL BIDDERS: 5

SUMMARY

Bidder:	<u>Fairbanks Scales</u> Kansas City, MO	<u>Fairbanks Scales</u> Kansas City, MO
Bid Security:	Travelers Casualty & Surety Co.	Travelers Casualty & Surety Co.
Exceptions:	None	Noted
Bid Price:	\$55,086.00	\$53,977.00
Installation Date:	April 4, 2016	April 4, 2016
Bidder:	<u>RMH Systems</u> Waukee, IA	<u>J.A. King & Company, Inc.</u> Whitsett, NC
Bid Security:	Employers Mutual Casualty Co.	Developers Surety & Indemnity Co.
Exceptions:	None	Noted
Bid Price:	\$34,600.00	\$56,068.00
Installation Date:	April 2, 2016	March 26-27, 2016

cc: John Collins, Public Works Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent

Catrina DeLosh, PW Admin. Assist.
Renaef Griffiths, Finance Director
Jeff Wattier, Solid Waste Superintendent

P1868

RESOLUTION 2016-32

WHEREAS, the City of Grand Island invited sealed bids for one (1) 35' Heavy Duty Truck Scale for the Solid Waste Division of the Public Works Department, according to specifications on file with the Public Works Department; and

WHEREAS, on February 10, 2016 bids were received, opened and reviewed; and

WHEREAS, RMH Systems of Waukee, IA submitted a bid in accordance with the terms of the advertisement of bids and specifications and all other statutory requirements contained therein, such bid being in the net amount of \$34,600.00; and

WHEREAS, RMH Systems' bid is fair and reasonable for such item.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of RMH Systems of Waukee, IA in the amount of \$34,600.00 for one (1) 35' Heavy Duty Truck Scale is hereby approved as the lowest responsive and responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
February 19, 2016	☒ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-6

#2016-33 - Approving Award of Proposal for Consulting Services for Geospatial Data Collection of Grand Island's Public Sanitary Sewer System - 2016

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Marvin Strong PE, Wastewater Treatment Plant Engineer

Meeting: February 23, 2016

Subject: Approving Award of Proposal for Consulting Services for Geospatial Data Collection of Grand Island's Public Sanitary Sewer System - 2016

Presenter(s): John Collins PE, Public Works Director

Background

A Request for Proposals (RFP) for consulting services for Geospatial Data Collection of Grand Island's Public Sanitary Sewer System was advertised in the Grand Island Independent on January 23, 2016. The RFP was also sent to seven (7) potential proposers by the Engineering Division of the Public Works Department.

The collection of this geospatial data for the City's sanitary sewer system will improve the accuracy and completeness of the digital sanitary sewer collection system features and attributes housed within the City's Geographical Information System (GIS) database. The mapping will also give the City information on locations and elevations of all sanitary sewer structures. This information will be utilized for wastewater capital improvement planning. This survey will provide an accurate, electronic, easily-accessible sanitary sewer system map and GIS database from which the staff can quickly access valuable physical and historical information.

Discussion

Four (4) proposals were opened on February 11, 2016 and reviewed and scored.

The estimate for this work was \$50,000.00. Funds for the consulting services are in the approved 2015/2016 Wastewater Division budget.

The proposal submitted by JEO Consulting Group of Grand Island, Nebraska was scored as the best firm to complete the required work. The agreement will be for surveying approximately 1,1250 sanitary sewer structures at \$40.00 each, for a potential amount up to \$50,000.00. This is the initial phase of surveying the sanitary sewer structures.

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 approve the award of the proposal to JEO Consulting Group of Grand Island, Nebraska, for an amount up to \$50,000.00.

Sample Motion

Move to approve the award of the proposal.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
GEOSPATIAL DATA COLLECTION SANITARY SEWER SYSTEM - 2016**

RFP DUE DATE: February 11, 2016 at 4:00 p.m.
DEPARTMENT: Public Works
PUBLICATION DATE: January 23, 2016
NO. POTENTIAL BIDDERS: 7

SUMMARY OF PROPOSALS RECEIVED

JEO Consulting Group, Inc.
Wahoo, NE

Providence Infrastructure Consultants
Centennial, CO

EA Engineering, Science, & Technology, Inc.
Lincoln, NE

Olsson Associates
Grand Island, NE

cc: John Collins, Public Works Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent

Catrina DeLosh, PW Admin. Assist.
Renaee Griffiths, Finance Director
Marvin Strong, WWTP Engineer

P1866

RESOLUTION 2016-33

WHEREAS, the City Of Grand Island invited proposals for consulting services for Geospatial Data Collection of Grand Island's Sanitary Sewer System, according to the Request For Proposals (RFP) on file with the Engineering Division of the Public Works Department; and

WHEREAS, on February 11, 2016 proposals were received, reviewed, and evaluated in accordance with established criteria in the RFP; and

WHEREAS, JEO Consulting Group of Grand Island, Nebraska submitted a proposal in accordance with the terms of the Request for Proposals and all statutory requirements contained therein and the City Procurement Code with the work performed at \$40.00 each for a possibility of 1,250 units for a potential total of \$50,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of JEO Consulting Group, Grand Island, Nebraska for consulting services for Geospatial Data Collection of Grand Island's Sanitary Sewer System is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
February 19, 2016	☒ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-7

**#2016-34 - Approving Change Order No. 1 for Cemetery
Expansion Site Options Evaluation and Master Plan**

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: February 23, 2016

Subject: Change Order No. 1 - Cemetery Expansion Site Options Evaluation and Master Planning

Presenter(s): Todd McCoy, Parks and Recreation Director

Background

The Grand Island Cemetery is a 90 acre tract of land located in western Grand Island. The property is becoming limited for space and it's important to start the planning for an expansion site.

May 27, 2014 City Council Meeting: The City hired Confluence of Des Moines, Iowa by Resolution 2014-136 to study cemetery site expansion options and create a conceptual development master plan. The contract amount was \$29,670.

April 7, 2015 Study Session: Confluence presented to City Council four site expansion options.

December 1, 2015 Study Session: It was announced that the City would be acquiring the Nebraska Veterans Home property and existing Veterans Cemetery from the State of Nebraska. It was discussed that the State property should be considered as a potential expansion site for the City Cemetery.

January 19, 2016 Study Session: City Council heard the pros and cons of expanding the City Cemetery to the State site. Feedback from City Council was interpreted by staff that more study was needed to compare the State site and Webb Road property as potential cemetery expansion locations.

Discussion

With the additional study of the State property and added master planning, the scope of the agreement with Confluence has increased.

1. Added the State of Nebraska property to the expansion site study. **\$3,991.53 Add**
2. Develop a conceptual master plan for both the State of Nebraska and Webb Road properties. Concepts to be presented to City Council at a yet to be scheduled date. **\$6,037.50 Add**

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 City Council approve the Cemetery Expansion Site Options Evaluation and Master Plan Change Order No. 1 in the amount of \$10,029.03. Doing so will increase the total amount of the contract with Confluence to \$39,699.03.

Sample Motion

Move to approve Change Order No. 1 to Confluence of Des Moines, Iowa for the Cemetery Expansion Site Options Evaluation and Master Plan.



Working Together for a Better Tomorrow, Today.

CHANGE ORDER #1

TO: Confluence
1300 Walnut St suite 200
Des Moines, IA 50309

PROJECT: Cemetery Expansion Site Options Evaluation and Master Plan

You are hereby directed to make the following change in your contract.

- 1. Study of Additional Cemetery Expansion Site - Veteran's Cemetery Property increase \$3,991.53
2. Develop Master Plan Concepts for Additional Cemetery Site increase \$6,037.50

Table with 2 columns: Description and Amount. Rows include: The original Contract Sum (\$ 29,670.00), Previous Change Order Amount (\$ 0.00), The Contract Sum is increased by this Change Order (\$ 10,029.03), and The total modified Contract Sum to date (\$ 39,699.03).

The Contract Time is unchanged.

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described herein. Additional claims will not be considered.

APPROVED: CITY OF GRAND ISLAND

By _____ Date _____
Mayor

Attest _____

Approved as to Form, City Attorney

ACCEPTED: Confluence

By [Signature] Date 2/15/16

City Hall • 100 East First Street • Box 1968 • Grand Island, Nebraska 68802-1968
(308) 385-5444 ext. 290 • Fax: 385-5488

RESOLUTION 2016-34

WHEREAS, on May 27, 2014 by Resolution 2014-136, the City Council of the City of Grand Island awarded Confluence of Des Moines, Iowa, the proposal in the amount of \$29,670.00, for a Cemetery Expansion Site Options Evaluation and Master Plan; and

WHEREAS, it has been determined that additional Cemetery site evaluations were necessary; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications will increase the contract amount by \$10,029.03 for a revised contract price of \$39,699.03.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1 between the City of Grand Island and Confluence of Des Moines, Iowa to provide the modifications set out as follows:

Study of Additional Cemetery Expansion Site - Veteran's Cemetery Property...	\$3,991.53
Develop Master Plan Concepts for Additional Cemetery Site.....	\$6,037.50

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 19, 2016	☐ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-8

#2016-35 - Approving Setting Board of Equalization Hearing to Determine Benefits – 2015 Weed/Nuisance Abatement Program

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Stacy R. Nonhof, Assistant City Attorney

Meeting: February 23, 2016

Subject: Setting Board of Equalization Hearing to Determine Benefits – 2015 Weed/Nuisance Abatement Program

Presenter(s): Jerom Janulewicz, City Attorney

Background

The Grand Island City Code contains a procedure for abating nuisances such as excessive growths of weeds, unsafe buildings, and litter. If the owners do not comply with notices to abate these nuisances, the City follows one or more avenues to do the work and bill the property owner. If the owner fails to pay the bill, the City is authorized to levy an assessment on the property for the amount of the abatement expenses.

Discussion

The City Council, sitting as the Board of Equalization, will be asked to determine the benefits for the nuisance abatement program that took place during 2015. A Board of Equalization hearing date must be set and notice given before the City may determine benefits and levy special assessments by ordinance on the properties. A hearing date of March 8, 2016, at 7:00 p.m. is suggested.

Alternatives

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

1. Set a hearing date and direct that notice be given according to law.
2. Continue the issue to a later date.

Recommendation

City Administration recommends that the Council set a Board of Equalization hearing for March 8, 2016 at 7:00 p.m. and direct that notice be given according to law.

Sample Motion

Move to sit as a Board of Equalization to determine the benefits of nuisance abatement on March 8, 2016 at 7:00 p.m. and give notice according to law.

RESOLUTION 2016-35

WHEREAS, pursuant to Article III of Chapter 17 of the Grand Island City Code, for reason of the failure of the owners, agents, occupants, or persons in possession, charge, or control of lots, tracts, or parcels of land in the City to comply with the notices of the City Council in regard to the cutting and removing of weeds and other rank growth of vegetation, such weeds and other rank growth of vegetation were caused to be removed by the City, and the actual expenses thereof have been audited and paid by the City; and

WHEREAS, the owners, agents, occupants, or persons in possession, charge or control of lots, tracts or parcels of land whereon such weeds and other rank growth of vegetation were caused to be cut by the City and are in default of payment of the expenses and costs incurred by the City therefore; and

WHEREAS, the Finance Department for the City has reported the expenses and costs of such weed cutting to the City Council and recommends that the City Council sit as a Board of Equalization to assess the expenses and costs thereof to the respective lots, tracts, or parcels of land.

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

1. The report of the Finance Department for the City pertaining to the cutting of weeds and other rank growth of vegetation is hereby accepted.
2. The City Council shall sit as a Board of Equalization to determine the benefits of such weed cutting on March 8, 2015 at 7:00 p.m.
3. The City Clerk shall give notice, as required by Section 16-707, R.R.S. 1943, as amended, by one publication in the Grand Island Independent that the City Council will sit as a Board of Equalization on the date and time set forth above, at least ten (10) days prior thereto; and further, that the City Clerk, within five (5) days after the date of publication of the above notice and ten (10) days prior to the meeting, shall send by U.S. mail, a copy of the published notice to each and every party appearing to have a direct legal interest in such proceeding whose name and post office addresses are known, in accordance with the provisions of Section 25-520.01, R.R.S. 1943, as amended.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 19, 2016	☐ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-9

#2016-36 - Approving Disaster Declaration made on February 4, 2016

Staff Contact: Jon Rosenlund

Council Agenda Memo

From: Jon Rosenlund, Emergency Management Director

Meeting: February 23, 2016

Subject: Disaster Declaration

Presenter(s): Jon Rosenlund, Emergency Management Director

Background

On February 2, 2016, the City of Grand Island experienced an historic winter weather event with the second largest snow depth on record and winds gusting over 50 miles per hour, causing severe blizzard conditions. As a result, the Mayor of the City of Grand Island declared a local disaster and the City requested outside assistance for snow removal operations to support emergency response and establish safe transportation along City streets. This resolution will acknowledge that Disaster Declaration as necessary for adequate disaster response.

Discussion

On February 1-2, 2016, the City of Grand Island experienced an historic winter weather event with the second largest snow depth on record and winds gusting over 50 miles per hour, causing dangerous blizzard conditions. Highways, roads and streets in the entire County were closed and impassable for vehicle traffic and local emergency crews required significant assistance from City snow removal operators to respond to emergency calls for assistance throughout the blizzard, and to clear roads for emergency transportation.

Snow depths and the near record high water content of this snow event required more robust snow removal resources that the City of Grand Island maintains, which required the utilization of resources outside the City's jurisdiction including contract labor and intergovernmental assistance by Hall County Roads.

As a result, on February 4, 2016, the Mayor of the City of Grand Island declared a local disaster and the City requested and received additional and immediate assistance for snow removal operations to return City streets to passable and safe conditions. This resolution will acknowledge the necessity for that Disaster Declaration to adequately respond to this historic winter storm.

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 approve the Disaster Declaration made on February 4, 2016.

Sample Motion

Move to approve the Disaster Declaration made on February 4, 2016.



Working Together for a
Better Tomorrow. Today.

LOCAL DISASTER DECLARATION


The City of Grand Island has suffered from a Blizzard that occurred on February 2 & 3, 2016 causing severe interruption of transportation and endangerment of health and safety of the citizens of the City of Grand Island within the disaster area.

Therefore, the Mayor of Grand Island has declared a state of emergency authorized under Nebraska State Statute R.R.S. 81-829.50 on behalf of the City of Grand Island, and will execute for and on behalf of the City of Grand Island, the expenditure of emergency funds from all available sources, the invoking of mutual aid agreements, and the applying to the State of Nebraska for assistance from the Governor's Emergency Fund and any other resources he deems necessary in the fulfillment of his/her duties.



Jeremy L. Jensen
Mayor, City of Grand Island

WITNESS my hand and the seal of my office
this 4th day of February, 2016.



RaNae Edwards, City Clerk

2/4/2016
Date

RESOLUTION 2016-36

WHEREAS, on February 2, 2016, the City of Grand Island experienced a near record setting winter weather event with significant amounts of heavy snow and high winds causing dangerous blizzard conditions; and

WHEREAS, the February 2016 Blizzard event required additional resources outside those maintained and operated by the City of Grand Island for snow removal to ensure emergency services as well as safe and passable streets for local residents; and

WHEREAS, the necessary resources were immediately required to provide a timely and effective disaster response for the safety of the public; and

WHEREAS, on February 4, 2016, the Mayor of the City of Grand Island issued a Disaster Declaration to obtain the necessary resources to ensure a timely and effective disaster response.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City Council approve of the necessity of the February 4, 2016 Disaster Declaration in order to obtain and utilize outside resources to respond to the February 2016 Blizzard, to ensure a timely and effective response and to provide for safe and passable streets.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
February 19, 2016	☒ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item I-1

#2016-37 - Consideration of Approving the One & Six Year Street Improvement Plan

This item relates to the aforementioned Public Hearing item E-5.

Staff Contact: John Collins, P.E. - Public Works Director

RESOLUTION 2016-37

WHEREAS, the Regional Planning Commission, after public notice having been published in one issue of the Grand Island Independent, and such notice also having been posted in at least three places in areas where it was likely to attract attention, conducted a public hearing on February 17, 2016, on the One and Six Year Street Improvement Plan for the City of Grand Island; and

WHEREAS, at the February 17, 2016 public hearing, the Regional Planning Commission approved the One and Six Year Street Improvement Plan 2016-2021, and recommended that such program be approved by the City Council; and

WHEREAS, the Grand Island City Council, after public notice having been published in one issue of the Grand Island Independent, and such notice also having been posted in at least three places in areas where it was likely to attract attention, conducted a public hearing on February 9, 2016, on the One and Six Year Street Improvement Plan for the City of Grand Island; and

WHEREAS, this Council has determined that the One and Six Year Street Improvement Program as set out in Exhibit "A" should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the One and Six Year Street Improvement Program 2016-2021, based on priorities of needs and calculated to contribute to the orderly development of city streets, and identified as Exhibit "A", is hereby approved and adopted by this Council.

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

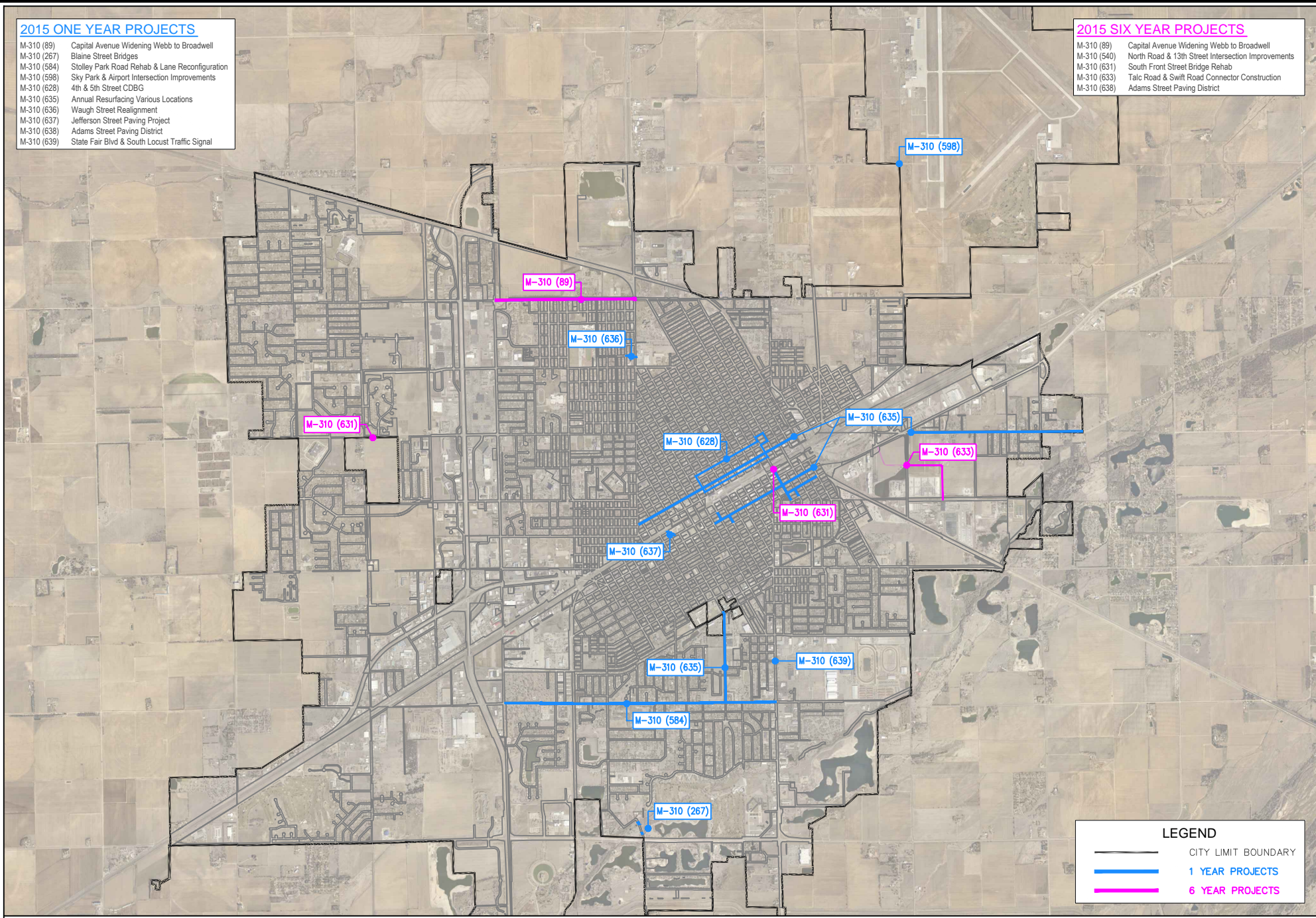
Approved as to Form	☐ _____
February 19, 2016	☐ City Attorney

2015 ONE YEAR PROJECTS

- M-310 (89) Capital Avenue Widening Webb to Broadwell
- M-310 (267) Blaine Street Bridges
- M-310 (584) Stolley Park Road Rehab & Lane Reconfiguration
- M-310 (598) Sky Park & Airport Intersection Improvements
- M-310 (628) 4th & 5th Street CDBG
- M-310 (635) Annual Resurfacing Various Locations
- M-310 (636) Waugh Street Realignment
- M-310 (637) Jefferson Street Paving Project
- M-310 (638) Adams Street Paving District
- M-310 (639) State Fair Blvd & South Locust Traffic Signal

2015 SIX YEAR PROJECTS

- M-310 (89) Capital Avenue Widening Webb to Broadwell
- M-310 (540) North Road & 13th Street Intersection Improvements
- M-310 (631) South Front Street Bridge Rehab
- M-310 (633) Taic Road & Swift Road Connector Construction
- M-310 (636) Adams Street Paving District



LEGEND

- CITY LIMIT BOUNDARY
- 1 YEAR PROJECTS
- 6 YEAR PROJECTS



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item I-2

#2016-38 - Consideration of Approving Request to Declare Proposed Area 19 as Blighted and Substandard located at the Northeast Corner of U.S. Highway 34 and South Locust Street (Mark Otto – Premier Home Sales)

This item relates to the aforementioned Public Hearing item E-4.

Staff Contact: Chad Nabity

RESOLUTION 2016-38

WHEREAS, on June 27, 1994, the City of Grand Island enacted Ordinance No. 8021 creating the Community Redevelopment Authority of the City of Grand Island, Nebraska, to address the need for economic development opportunities through the vehicles provided in the Nebraska Community Development law at Neb. Rev. Stat. §18-2101, et seq., as amended; and

WHEREAS, Mark Otto, has caused to be prepared a Blight and Substandard Study for an area of referred to as Area No. 19; and

WHEREAS, Marvin Planning Associates completed such Blight and Substandard Study and has determined that the area should be declared as substandard or blighted area in need of redevelopment; and

WHEREAS, Mark Otto presented such study to the Grand Island City Council on December 22, 2015 and

WHEREAS, on December 22, 2015 the Grand Island City Council referred such study to the Hall County Regional Planning Commission for review and recommendation; and

WHEREAS, the Regional Planning Commission held a public hearing and made a recommendation regarding the study at its January 6, 2016 meeting; and

WHEREAS, a public hearing to consider approval of a Blighted and Substandard designation was held on February 23, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Blight and Substandard Study for Redevelopment Area No. 19 as identified above is hereby approved, and those areas identified in said study are declared to be blighted and substandard and in need of redevelopment as contemplated in the Community Development law.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
February 19, 2016	☒ City Attorney



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item J-1

Approving Payment of Claims for the Period of February 10, 2016 through February 23, 2016

The Claims for the period of February 10, 2016 through February 23, 2016 for a total amount of \$3,585,516.11. A MOTION is in order.

Staff Contact: Renae Griffiths