
City of Grand Island



Tuesday, January 9, 2018
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, Grand Island, NE 68801

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 Kelly Karges, Trinity United Methodist Church, 511 North Elm 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, January 9, 2018

Council Session

Item E-1

**Public Hearing on Amendment to the Redevelopment Plan for
CRA Area No. 1 located at 209 West 3rd Street (Take Flight
Investments, LLC)**

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: January 9, 2018

Subject: Amendment to Redevelopment Plan for CRA Area #1

Presenter(s): Chad Nabity, AICP CRA Director

Background

In 2000, the Grand Island City Council declared property referred to as CRA Area #1 as blighted and substandard and approved a generalized redevelopment plan for the property. The generalized redevelopment plan authorized the use of Tax Increment Financing (TIF) for the acquisition of property, redevelopment of property, site preparation including demolition, landscaping and parking. TIF can also be used for improvements to and expansion of existing infrastructure including but not limited to: streets, water, sewer, drainage.

Take Flight Investments LLC, the owner of the building at 209 W. 3rd Street has submitted a proposed amendment to the redevelopment plan that would provide for renovation and redevelopment of this property for commercial and residential uses.

The CRA reviewed the proposed development plan on November 8, 2017 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on December 6, 2017. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on December 6, 2017. The Planning Commission approved Resolution 2018-05 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 259 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

Tonight, Council will hold a public hearing to take testimony on the proposed plan amendment (including the cost benefit analysis that was performed regarding this

proposed project) and to enter into the record a copy of the plan amendment that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #1 and authorizes the CRA to execute a contract for TIF based on the plan amendment. The redevelopment plan amendment specifies that the TIF will be used to offset allowed costs for renovation and rehabilitation of this property for commercial and residential uses. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. There are over \$292,000 of identified expenses eligible for Tax increment financing associated with the proposed redevelopment plan amendment. The bond for this project will be issued for a period of 15 years and will end upon final payment of the bond principal and any associated interest. The proposed bond for this project will be issued for the expected TIF proceeds for the 15 year period of \$99,200.

Alternatives

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

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

Recommendation

The CRA and Hall County Regional Planning Commission recommend that the Council approve the Resolution necessary for the adoption and implementation of this plan.

Sample Motion

Move to approve the resolution as submitted.

Redevelopment Plan Amendment
Grand Island CRA Area 1
November 2017

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 209 W. THIRD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

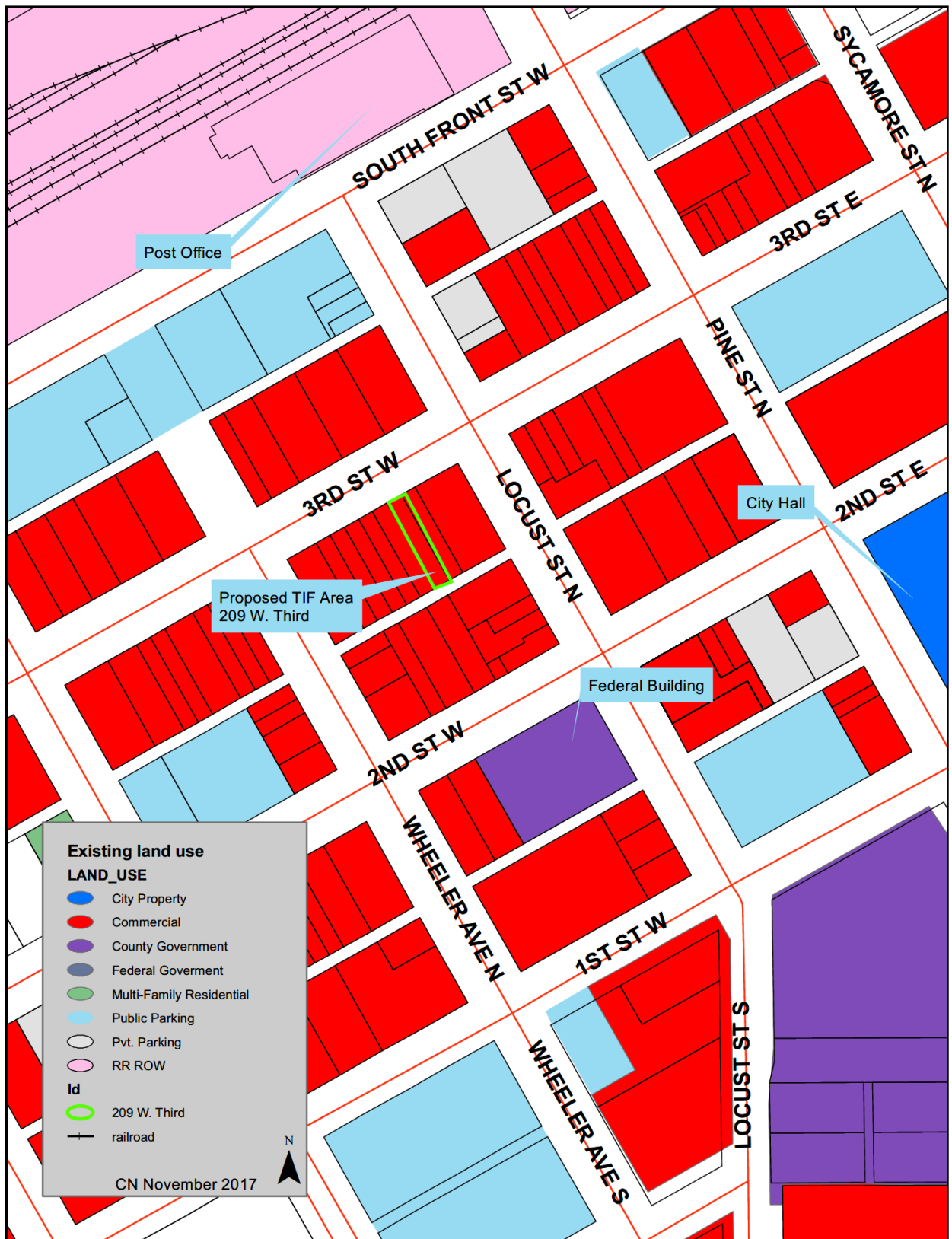
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the of 209 W Third Street into a mixed use building containing two apartments and retail tenant space. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this downtown building into a combination of commercial space and market rate residential units. The addition of the residential units is consistent with the downtown redevelopment plan and priorities to add 50 residential units downtown by 2019. This project would not be possible without the use of TIF.

Take Flight Investments LLC is the owner of the property. Take Flight Investments purchased this property in March of 2017. The purchase price is not included as an eligible TIF activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the “Redevelopment Project Area”)

209 W. Third Street in Grand Island Nebraska

Legal Descriptions: The Center 1/3 of Lot Two (2) in Block Sixty-Five (65) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this building for commercial and residential uses as permitted in the B-3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such

declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on December 6, 2017 and passed Resolution 2018-0? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

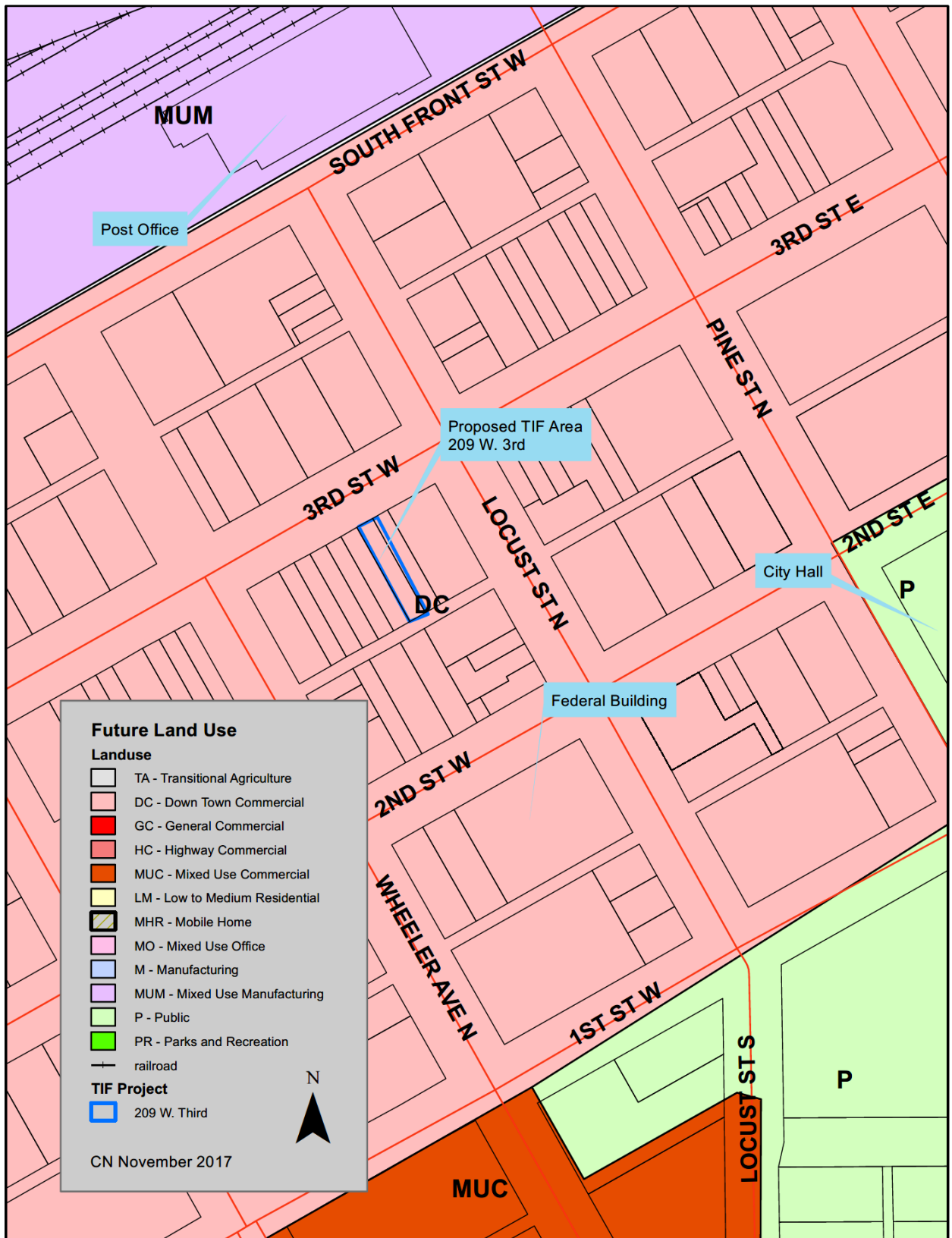
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. The developer will be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building in a multifamily apartment building.

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer, is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation of this property is \$281,000

planning related expenses for Architectural and Engineering services of \$3,500 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$7,500 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$292,000. The CRA has been asked to grant \$35,000 to this project to offset the cost of life safety improvements. The total eligible expenses for this project less other grant funds by the CRA is \$267,000. The developers have also invested \$78,500 in acquisition of the property.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$99,200 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2020 through December 2034.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area.

8. Time Frame for Development

Development of this project is anticipated to be completed between December 2017 and October of 2018. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new upper story residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The main floor will be used for commercial tenant space.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$99,200 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a life/safety grant of \$35,000. This investment by the Authority will leverage \$236,989 in private sector financing; a private investment of \$1.77 for every TIF and grant dollar investment.

Use of Funds Description	Source of Funds.			
	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition			\$78,500	\$78,500
Legal and Plan*			\$7,500	\$7,500
Engineering/Arch			\$3,500	\$3,500
Renovation	\$99,200		\$124,944	\$224,144
Life/Safety		\$35,000		\$35,000
Facade				
Developer/Audit Fees				\$
Contingency			\$22,545	\$22,545
TOTALS	\$99,200	\$35,000	\$236,989	\$371,189

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$110,564. Based on the 2016 levy this would result in a real property tax of approximately \$2,403. It is anticipated that the assessed value will increase by \$304,325 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$6,613 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$ 110,564
Estimated value after completion	\$ 414,889
Increment value	\$ 304,325
Annual TIF generated (estimated)	\$ 6,613
TIF bond issue	\$ 99,200

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$110,564. The proposed redevelopment will create additional valuation of \$304,325. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers actually reduces the chances of negative impacts to the fire department.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

This will provide additional housing options in the downtown area consistent with the planned development in Downtown Grand Island.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed during between December of 2017 and October of 2018. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$99,200 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$270,000 on TIF eligible activities in excess of other grants given. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.

RECEIVED
9-19-17



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Take Flight Investments LLC.

Address: 209 W 3rd Grand Island NE

Telephone No.: (308) 380-4525

Fax No.: _____

Contact: Julie Morris

Brief Description of Applicant's Business:

Take Flight LLC is a real estate invest firm.

Present Ownership Proposed Project Site: Take Flight Investments LLC

Proposed Project: Building square footage, size of property, description of
buildings – materials, etc. Please attach site plan, if available.

The building is approximately 2,772 s.f. in the historic district of G.I. It has a basement, main floor, mezzanine and second floor and sits on a 22'x132' lot at 209 W 3rd. The construction materials are Brick and wood.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 78,500
B. Building	\$

Construction Costs:

A. Renovation or Building Costs:	\$ 259,144
B. On-Site Improvements:	\$
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$ 3,500
B. Financing Fees:	\$
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$
D. Contingency Reserves:	\$ 22,545
E. Other (Please Specify)	\$
TIF fees	
TOTAL	\$ 363,689

Total Estimated Market Value at Completion: \$ 450,000

Source of Financing:

A. Developer Equity:	\$ 13,500
B. Commercial Bank Loan:	\$ 215,989
Tax Credits:	

1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$ 99,200
F. Other Life Safety	\$ 35,000

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455

Architect: Stacy J Spotanski/ Toby Gay, Gay & Associates, 1470 31st Ave, Columbus, NE (308) 850-8186

Engineer: Olsson Associates, 201 E 2nd Grand Island, NE 68801 308-384-8750 Mike Spilinek

Estimated Real Estate Taxes on Project Site Upon Completion of Project:

(Please Show Calculations)

\$6,613/ year See attached

Project Construction Schedule:

Construction Start Date: Upon CRA Approval

Construction Completion Date: Q1 2018

If Phased Project:

 Year % Complete

 Year % Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Take Flight Investments LLC is requesting \$99,200 in tax increment financing.

The TIF will be used for renovation costs.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project:

Without TIF assistance the project will not cash flow and therefore will not be a successful business venture. See attached proforma.

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

NA

- IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

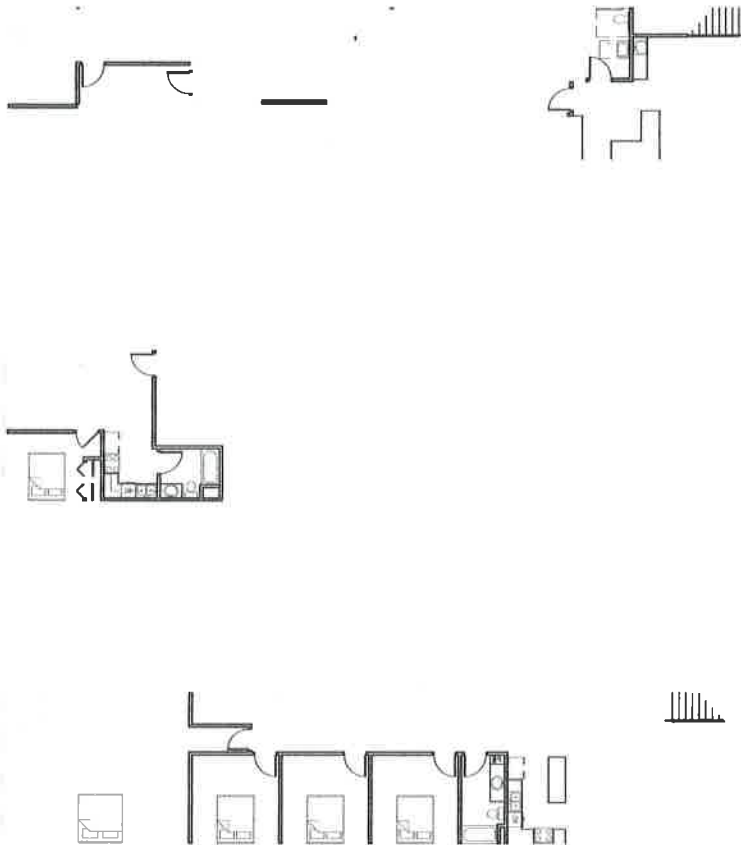
Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

BASMENT FLOOR PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

SECOND FLOOR PLAN
1/8" = 1'-0"

THIRD FLOOR PLAN
1/8" = 1'-0"



- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH FLOOR IS 4" THICK CONCRETE ON 8" THICK GRAVEL.
 3. FINISH CEILING IS 8" THICK CONCRETE ON 8" THICK GRAVEL.
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 99. FINISH CEILING IS 8" THICK CONCRETE ON 8" THICK GRAVEL.
 100. FINISH WALLS ARE 8" THICK CONCRETE ON 8" THICK GRAVEL.

DRAWN BY:
SJS

PLAN DATE:
08-25-2017

PLOT DATE:
08-25-2017

SHEET:

SHEET TITLE:

PROJECT DESCRIPTION: TALLY MARKETING
209 W. 3RD STREET
GRAND ISLAND, NE

OWNER: NIKIE MORRIS

Spotanski
Creative Building Design
& Drafting, LLC
100 N. 10TH ST. SUITE 200
GRAND ISLAND, NE 68801
(402) 333-8888
www.spotanskibuilding.com

STACY J. SPOTANSKI

REVISION:	DATE:

Base Value
\$ 110,564

Finished Value
\$ 414,889

Increment
\$ 304,325

Tax Entity	Bond	2016 Levy	2016 Base Taxes
City Levy		0.295283	\$326
	City Bond	0.0249	\$28
CRA		0.026	\$29
Hall County		0.390572	\$432
Rural Fire			\$0
	Fire Bond*		\$0
GIPS School		1.066267	\$1,179
	2nd Bond	0.069541	\$77
	4th Bond	0.035164	\$39
	5th Bond	0.084434	\$93
ESU 10		0.012743	\$14
CCC		0.095112	\$105
CPNRD		0.035817	\$40
Ag Society		0.002844	\$3
Airport		0.00962	\$11
	Airport Bond	0.024821	\$27
Total Combined		2.173116	\$2,403

Tax Entity	Bond	2016 Levy	2016 Taxes
City Levy		0.295283	\$899
	City Bond	0.0249	\$76
CRA		0.026	\$79
Hall County		0.390572	\$1,189
Rural Fire			\$0
	Fire Bond*		\$0
GIPS School		1.066267	\$3,245
	2nd Bond	0.069541	\$212
	4th Bond	0.035164	\$107
	5th Bond	0.084434	\$257
ESU 10		0.012743	\$39
CCC		0.095112	\$289
CPNRD		0.035817	\$109
Ag Society		0.002844	\$9
Airport		0.009618	\$29
	Airport Bond	0.024821	\$76
Total Combined		2.173116	\$6,613

Years 15
Total Incr \$99,200.03

USE OF FUNDS

INITIAL INVESTMENT	\$78,500
CONSTRUCTION	\$259,144
CONTINGENCY	\$22,545
A&E	\$3,500
 Total	 \$363,689

SOURCE OF FUNDS

BANK	\$215,989
TIF LOAN	\$99,200
LIFE SAFETY GRANTS	\$35,000
OWNER EQUITY	\$13,500
 Total	 \$363,689



\$/S.F.

		Total
Permits	\$ 0.90	\$2,500
Insurance	\$ 0.43	\$1,200
Demo	\$ 2.99	\$8,300
Dumpster	\$ 0.54	\$1,500
Ceiling Repair	\$ 0.72	\$2,000
Materials	\$ 5.49	\$15,224
Framing labor	\$ 1.48	\$4,100
Front Windows	\$ 11.90	\$33,000
Electric	\$ 7.58	\$21,000
Plumbing	\$ 4.55	\$12,600
HVAC	\$ 10.46	\$29,000
Insulation	\$ 1.73	\$4,800
Drywall Hang	\$ 1.33	\$3,700
Drywall Finish	\$ 1.52	\$4,200
Flooring	\$ 9.00	\$24,948
Paint	\$ 2.89	\$8,000
Cabinets	\$ 4.69	\$13,000
Trim Labor	\$ 0.87	\$2,400
Audio Video	\$ -	\$0
Fixture allowance	\$ 1.62	\$4,500
Water service	\$ 2.71	\$7,500
Fire Sprinklers	\$ 4.50	\$12,474
Consulting Fees	\$ 2.16	\$6,000
Architect	\$ 1.26	\$3,500
Misc	\$ 8.13	\$22,545
Total	\$ 89.46	\$247,990
Overhead & Profit		\$37,198.51
		\$285,189

OPERATING PROFORMA**RENTAL INCOME**

3-Beds	\$1,386	0.5	\$16,632
1-Beds	\$686	1.2	\$8,237
Commercial	\$1,200	0.6	\$14,400

GROSS INCOME **\$39,269**

VACANCY **\$2,356**

EXPENSES **\$8,376**

\$10,732

NET OPERATING INCOME **\$28,537**

DEBT SERVICE **\$17,105**

CASH FLOW **\$11,432**

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 259

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 8th day of November, 2017

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By 
Chairperson

ATTEST:


Secretary

Take Flight Investments LLC

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND,
NEBRASKA**

RESOLUTION NO. 260

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area, from Take Flight Investments LLC, (The "Developer") for redevelopment of 209 W. Third, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 1;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.


Section 2. The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this 8th day of November, 2017.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND
ISLAND, NEBRASKA.

By 
Chairperson

ATTEST:


Secretary

Take Flight Investments LLC

Resolution Number 2018-05

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for 209 W Third St. by Take Flight Investments LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: December 6, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: 
Chair

By: 

Secretary



November 1, 2017

Virgil D. Harden, RSBA, SFO
Chief Financial Officer
Grand Island Public Schools
123 S. Webb Road
P.O. Box 4904
Grand Island, NE 68802-4904

Dear Virgil,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for apartments in downtown Grand Island.

The application seeks \$99,200 in TIF assistance for the development of one, one-bedroom apartment and one two-plus bedroom apartment in the former Connie Swanson Photography building at 209 W. Third now owned by Take Flight Investments LLC.

At present, the proposed timeline for approval would be as follows:

- CRA receives initial application, 4 p.m., Nov. 8.
- Regional Planning Commission holds public hearing 6 p.m., Dec. 6.
- CRA reviews Planning Commission recommendation, 4 p.m. Dec. 13.
- Grand Island City Council holds public hearing and takes action, 7 p.m., Dec. 19.
- CRA considers redevelopment contract, 4 p.m. Jan. 10.

Additional notification will be provided to you prior to the public hearings. Should you have any questions or comments, please call me at (308) 385-5240.

Sincerely,

Chad Nabity, AICP
Director



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item E-2

Public Hearing on Acquisition of Permanent Easements for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

Council action will take place under Consent Agenda item G-8.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: January 9, 2018

Subject: Public Hearing on Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

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

Background

Public utility easements are needed to accommodate extension of sanitary sewer to the West Stolley Park Road and Engleman Road area. The public utility easements will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of material within the easements.

A sketch is attached to show the area of each permanent easement.

This construction work is currently out for bid.

Discussion

The purchase price of the necessary public utility easements is as follows, and has been agreed upon between the City and the property owners.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Daniel R. Garner and Amy M. Garner	A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN	\$3,920.00

	<p>ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ENGLEMAN ROAD, SAID POINT ALSO BEING THE SE CORNER OF LOT 1 ROWE SUBDIVISION AND THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N00°47'07"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.82 FEET TO A POINT ON THE EAST LINE OF LOT 1 AND THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 14,489 SQUARE FEET OR 0.333 ACRES MORE OR LESS.</p>	
<p>Gary P. Rowe and Dee Rowe</p>	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E ½, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE S88°54'01"W, ALONG THE SOUTH</p>	<p>\$990.00</p>

	<p>LINE OF SAID TRACT A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°50'02"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 16,498 SQUARE FEET OR 0.379 ACRES MORE OR LESS.</p>	
<p>Shafer and Hartmann Farms, LLC</p>	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 209.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°53'07"W ALONG SAID R.O.W. LINE A DISTANCE OF 30.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 954.68 FEET; THENCE N57°56'46"E, A DISTANCE OF 1895.99 FEET; THENCE N00°54'19"W, A DISTANCE OF 124.62 FEET; THENCE N00°55'00"W, A DISTANCE OF 1292.46 FEET; THENCE S88°40'08"W, A DISTANCE OF 1248.88 FEET TO A</p>	<p>\$18,425.00</p>

	<p>POINT ON A WEST LINE OF SAID TRACT; THENCE N01°54'26"W, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STOLLEY PARK ROAD; THENCE N88°40'08"E, ALONG SAID R.O.W. LINE A DISTANCE OF 1279.39 FEET; THENCE S00°55'00"E, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 1322.69 FEET; THENCE S00°54'19"E, A DISTANCE OF 141.54 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S57°56'46"W, A DISTANCE OF 1884.92 FEET ALONG THE SOUTHEAST LINE OF SAID TRACT; THENCE S00°37'26"W, A DISTANCE OF 19.01 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S89°23'28"W, A DISTANCE OF 993.66 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 167,460 SQUARE FEET OR 3.844 ACRES MORE OR LESS.</p>	
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TOTAL = \$23,335.00

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

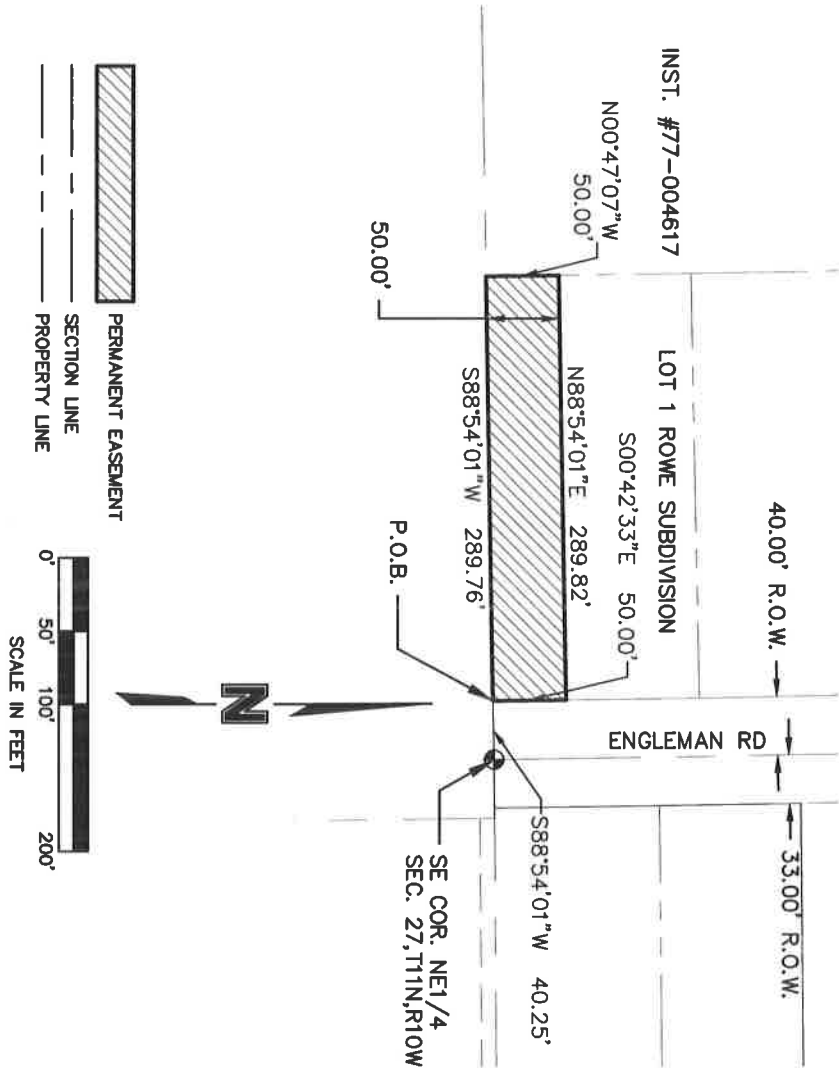
Recommendation

City Administration recommends that the Council approve acquisition of the necessary permanent easements.

Sample Motion

Move to approve the acquisition of the necessary permanent easements.


PERMANENT UTILITY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 11
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3



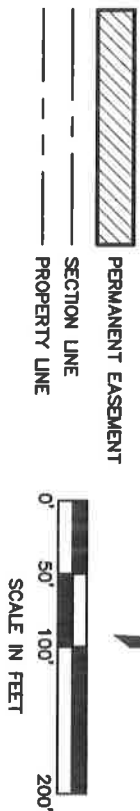
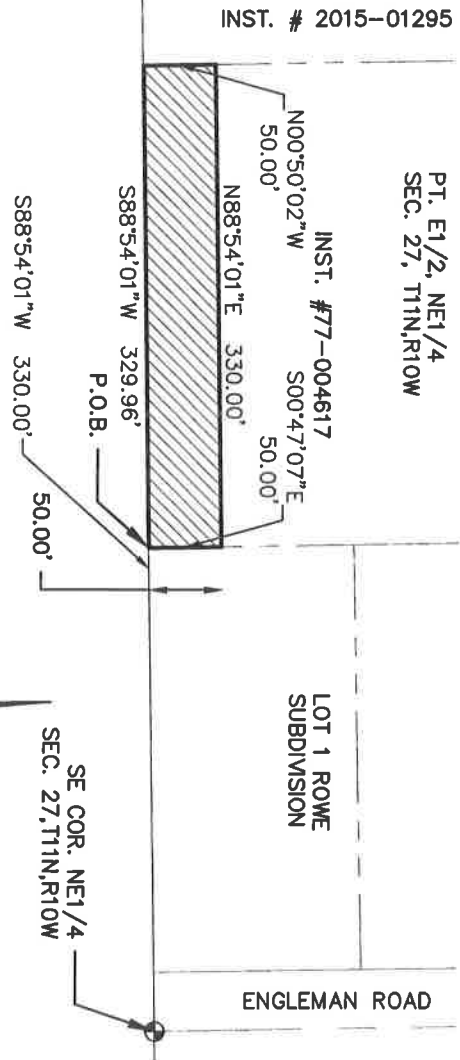
EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD, SAID POINT ALSO BEING THE SE CORNER OF LOT 1 ROWE SUBDIVISION AND THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N00°47'07"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE, N88°54'01"E, PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.82 FEET TO A POINT ON THE EAST LINE OF LOT 1 AND THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID PERMANENT UTILITY EASEMENT CONTAINS 14,489 SQUARE FEET OR 0.333 ACRES MORE OR LESS.

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DATE: Aug 22, 2017 10:03am		XREFS: V_XTP0_70442
PROJECT NO: 2017-0442		
DRAWN BY: WLS		
DATE: 07/20/17	PERMANENT UTILITY EASEMENT	 <p>201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752</p>
	EXHIBIT	A

PERMANENT UTILITY EASEMENT CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA TRACT NO. 10 STOLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION CITY OF GRAND ISLAND PROJECT 2017-S-3



EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE S88°54'01"W, ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°50'02"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 16,498 SQUARE FEET OR 0.379 ACRES MORE OR LESS.

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USER: wstoltenberg

PROJECT NO: 2017-0442	PERMANENT UTILITY EASEMENT	WOLSSON ASSOCIATES	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308 384.8750 FAX 308 384.8752	EXHIBIT
DRAWN BY: WLS				
DATE: 07/20/17				4

PERMANENT UTILITY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 1
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3



A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DWG: F:\2017\0001-0500\017-00442\40-Design\AutoCAD\Final Plans\PDF File Prints\PERMANENT EASEMENTS\PERMANENT EASEMENTS.dwg
DATE: Aug 22, 2017 10:02am XREFS: V_XTP0_70442 USER: xstoltenberg

PROJECT NO: 2017-0442
DRAWN BY: WLS
DATE: 07/20/17

PERMANENT UTILITY
EASEMENT

EXHIBIT
4

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68803-1072
TEL 308.384.8750
FAX 308.394.8752

SW COR. NW1/4
SEC. 26, T11N, R10W

N00°53'07"W 30.00'
P.O.B.
N00°53'07"W 209.56'
N89°25'01"E 33.00'
S89°23'28"W 993.66'
S00°37'26"W 19.01'
S57°56'46"W 1884.92'

HIWY 50

N57°56'46"

PERMANENT EASEMENT

SECTION LINE
PROPERTY LINE
EASEMENT LINE

0' 500' 1000' 2000'
SCALE IN FEET

EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 209.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, N00°53'07"W ALONG SAID R.O.W. LINE A DISTANCE OF 30.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 954.68 FEET; THENCE N57°56'46"E, A DISTANCE OF 1895.99 FEET; THENCE N00°54'19"W, A DISTANCE OF 124.62 FEET; THENCE N00°55'00"W, A DISTANCE OF 1292.46 FEET; THENCE S88°40'08"W, A DISTANCE OF 1248.88 FEET TO A POINT ON A WEST LINE OF SAID TRACT; THENCE N01°34'26"W, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STOLLEY PARK ROAD; THENCE N88°40'08"E, ALONG SAID R.O.W. LINE A DISTANCE OF 1279.39 FEET; THENCE S00°55'00"E, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 1322.69 FEET; THENCE S00°54'19"E, A DISTANCE OF 141.54 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S57°56'46"W, A DISTANCE OF 1884.92 FEET ALONG THE SOUTHEAST LINE OF SAID TRACT; THENCE S00°37'26"W, A DISTANCE OF 19.01 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S89°23'28"W, A DISTANCE OF 993.66 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 167,460 SQUARE FEET OR 3.844 ACRES MORE OR LESS.



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item F-1

#9672 - Consideration of Amendment to Chapter 22-151 and 22-153 of the Grand Island City Code Related to Motor Vehicle Fee

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerry Janulewicz, City Attorney

Meeting: January 9, 2018

Subject: Amending the Annual Motor Vehicle Fee Schedule

Presenter(s): Jerry Janulewicz, City Attorney

Background

On August 29, 2017 the City Council enacted Ordinance No. 9464, which imposes a motor vehicle fee on vehicles, operated within the city and are owned by persons residing and businesses located within the City. The ordinance included a fee schedule, effective November 1, 2017, establishing a \$22.50 fee for passenger cars and \$52.50 for commercial vehicles. Included within the motor vehicle registration classification of commercial vehicles are pick-up trucks commonly referred to as quarter ton, half ton, and three-quarter ton pick-ups.

Following the effective date of the motor vehicle fee, a number of complaints have been voiced concerning the fee imposed on pick-up trucks, as many are used as everyday common transportation for individuals and families much in the same manner as a mini-van or sedan. In light of the complaints, City Administration is proposing an amendment to the fee schedule for Council's consideration. The amending ordinance, if adopted, would place commercial vehicles licensed for 5 ton combined weight or less in the same fee schedule category as a passenger vehicle.

Discussion

The amending ordinance, if adopted and enacted, would place pick-up trucks registered as 5 ton combined weight or less in the same fee schedule category as passenger vehicle. Also included in this category are "autocycles", which are three-wheeled vehicles equipped with roll bars, air bags, and seat belts

Finally, the proposed ordinance includes provisions for partial refunds of the motor vehicle fee if paid at the higher rate prior to the effective date of the new fee schedule. The new fee schedule would be effective March 1, 2018, to allow time for programming the change into the State's DMV registration program and sending out March renewal notices.

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 move to approve the Ordinance.

Sample Motion

Move to approve Ordinance No. 9672.

ORDINANCE NO. 9672

An ordinance to amend Chapter 22 of the Grand Island City Code; to amend Article XIII, Sections 22-151 and 22-153, pertaining to an annual motor vehicle fee; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

WHEREAS, Pursuant to Nebraska Revised Statutes Section 18-1214, as amended, cities are authorized to impose an annual motor vehicle fee upon motor vehicles; and

WHEREAS, it is desirable to revise the current annual motor vehicle fee schedule and to provide for partial refund of fees as provided hereby.

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

SECTION 1. Chapter 22 Section 22-151 and 22-153 is amended to read as follows:

§22-151 Refund of Fee

1. Upon the transfer of ownership of any vehicle, the number of unexpired months remaining on the vehicle fee for street improvements paid pursuant to this chapter shall be credited or the money paid refunded to the transferor; provided, that when such vehicle is transferred within the same calendar month in which acquired, no refund shall be allowed for such month. Should such transferor acquire another vehicle at the time of such transfer, such transferor shall have the credit herein provided applied toward payment of the motor vehicle fee for street improvements then owing. Such vehicle fee, or any part of it, shall not be refunded for any cause or by any method except as prescribed ~~herein~~ by § 22-151.

2. Partial refund of the City of Grand Island Motor Vehicle fee shall be paid by the City upon application and proof of payment of such fee for a registration period commencing prior to March 1, 2018 at an amount that exceeds the fee in effect commencing March 1,

Approved as to Form	☐ _____
January 3, 2018	☐ City Attorney

ORDINANCE NO. 9672 (Cont.)

2018. Partial refunds provided hereby shall equal the difference between the fee paid and the fee effective March 1, 2018. The City Finance Director may adopt such procedures, rules and forms necessary to implement this § 22-151(2).

§22-153 Fee Schedule

Commencing November 1, 2017, the fee provided for in this chapter shall be as follows:

Any motor vehicle registered as a motorcycle and any dealer motorcycle license plates	\$12.50
Any motor vehicle registered as a passenger car, farm truck (any tonnage) or minitruck and any dealer license plates	\$22.50
Any motor vehicle registered as a bus, commercial vehicle (any tonnage), or motor recreational vehicle	\$52.50

Commencing March 1, 2018, the fee provided for in this chapter shall be as follows:

<u>Any motor vehicle registered as a motorcycle and any dealer motorcycle license plates</u>	<u>\$12.50</u>
<u>Any motor vehicle registered as a passenger car, autocyce, farm truck (any tonnage), commercial vehicle 5 ton combined weight or less, or minitruck, and any dealer license plates (excluding dealer motorcycle plates).....</u>	<u>\$22.50</u>
<u>Any motor vehicle registered as a bus, commercial vehicle more than 5 ton combined weight, or motor recreational vehicle</u>	<u>\$52.50</u>

[the remainder of this page intentionally left blank.]

ORDINANCE NO. 9672 (Cont.)

SECTION 2. Any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. This ordinance shall be in force and take effect from and after its passage and publication as provided by law.

Enacted: January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-1

Approving Minutes of December 19, 2107 City Council Regular Meeting.

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

December 19, 2017

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 December 19, 2017. Notice of the meeting was given in *The Grand Island Independent* on December 13, 2017.

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 Jimenez, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

Mayor Jensen introduced Community Youth Council member Isaac Ruzicka and board member Amber Alvidrez.

INVOCATION was given by Pastor Todd Bowen, Grace Covenant Church, 418 West 12th Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request to Rezone Part of Lot 1 and all of Lot 2 of Proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and West of Shady Bend Road from LLR Large Lot Residential to B-2 General Business (Niedfelt Property Management, LLC). Regional Planning Director Chad Nabity reported that Niedfelt Property Management, LLC submitted an application to rezone part of Lot 1 and all of Lot 2 of the proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive west of Shady Bend Road from LLR Large Lot Residential to B-2 General Business. Staff recommended approval. Linda Uhrich, 3126 Goldenrod Drive and Judy Herzog, 3415 Conrad Drive spoke of concerns regarding water problems. No further public testimony was heard.

ORDINANCES:

Councilmember Minton moved “that the statutory rules requiring ordinances to be read by title on three different days are suspended and that ordinances numbered:

#9654 - Consideration of Request to Rezone Part of Lot 1 and all of Lot 2 of Proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and West of Shady Bend Road from LLR Large Lot Residential to B-2 General Business (Niedfelt Property Management, LLC)

#9672 - Consideration of Amendment to Chapter 22-151 and 22-153 of the Grand Island City Code Related to Motor Vehicle Fee (This item was pulled from the agenda.)

#9673 - Consideration of Sale of Property at 4808 Gold Core Drive

be considered for passage on the same day upon reading by number only and that the City Clerk be permitted to call out the number of these ordinances on second reading and then upon final passage and call for a roll call vote on each reading and then upon final passage.” Councilmember Nickerson seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

#9654 - Consideration of Request to Rezone Part of Lot 1 and all of Lot 2 of Proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and West of Shady Bend Road from LLR Large Lot Residential to B-2 General Business (Niedfelt Property Management, LLC)

This item related to the aforementioned public hearing. Comments were made regarding the cooperation between the city, county, and residents and their willingness to work together to solve the drainage problems. Discussion was held concerning the flow of drainage. Hall County Engineer Steve Riehle commented on the drainage issues, flooding, and the work the county would do beginning in 2018.

Motion by Nickerson, second by Minton to approve Ordinance #9654.

City Clerk: Ordinance #9654 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9654 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Jensen: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9654 is declared to be lawfully adopted upon publication as required by law.

#9673 - Consideration of Sale of Property at 4808 Gold Core Drive

Utilities Director Tim Luchsinger reported that in the 1980’s, the Utilities Department purchased property east of Highway 281 between Schimmer Road and Wildwood Drive that would be later developed into the Platte Valley Industrial Park. All of this property has been sold to developers with the exception of approximately nine acres at 4808 Gold Core Road. An offer was received by Lyne Realty, L.P., for \$325,000.00 for the purchase of this land. Staff recommended approval.

Motion by Donaldson, second by Jones to approve Ordinance #9673.

City Clerk: Ordinance #9673 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9673 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Jensen: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9673 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-6 and G-14 (Resolutions #2017-257 and #2017-361) were pulled for further discussion. Motion by Paulick, second by Minton to approve the Consent Agenda excluding items G-6 and G-14. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of December 12, 2107 City Council Regular Meeting.

Approving Councilmember Appointments to Boards and Commissions.

Approving Re-Appointments to the Electrical Board.

Approving Re-Appointments to the Mechanical Examining Board.

Approving Re-Appointments to the Plumbers Examining Board.

#2017-257 - Approving Final Plat and Subdivision Agreement for Meadow Lane Seventh Subdivision. It was noted that Niedfelt Property Management, LLC had submitted the Final Plat and Subdivision Agreement for Meadow Lane Seventh Subdivision located north of Highway 34 and west of Shady Bend Road for the purpose of creating 6 lots on 11.68 acres.

Motion by Stelk, second by Hehnke to approve Resolution #2017-257. Upon roll call vote, all voted aye. Motion adopted.

#2017-354 - Approving Authorization for Emergency Sanitary Sewer Repair at 1st Street and Plum Street with Van Kirk Bros. Contacting of Sutton, Nebraska in an Amount of \$26,349.00.

#2017-355 - Approving State Bid Award of Chip Seal Aggregate for Chip Seal Project No. 2018-CS-1 with Trinity Lightweight dba TRNLWB, LLC of Boulder, Colorado in an Amount of \$23,369.20.

#2017-356 - Approving Certificate of Final Completion for the Construction of North Interceptor II; Project No. 2013-S-4 with S.J. Louis Construction, Inc. of Rockville, Minnesota.

#2017-357 - Approving Bid Award for Clay Target Machines for Sporting Clays and Skeet Fields with Midwest Clay sports of Smithville, Missouri in an Amount of \$133,940.00.

#2017-358 - Approving Purchase of Golf Division Mower from Turfwerks of Omaha, Nebraska in an Amount of \$40,055.79.

#2017-359 - Approving Purchase of Braun Type I Ambulance from North Central Emergency Vehicles of Lester Prairie, Minnesota in an Amount of \$243,678.00.

#2017-360 - Approving Amending the 2017/2018 Fee Schedule Relative to Fire Safety Occupancy Use Permit Fees.

#2017-361 - Approving Purchase of Body Worn Cameras and Supportive Equipment from Data911 in an Amount of \$34,760.00. Captain Jim Duering answered questions concerning how the body cameras would be used and a policy adopted by the Police Department as to how long the video would be retained.

Motion by Steele, second by Fitzke to approve Resolution #2017-361. Upon roll call vote, all voted aye. Motion adopted.

#2017-362 - Approving 2016 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant Funding.

#2017-363 - Approving Keno Satellite Location and Agreement for Irish Pub of GI, Inc. dba McKinney's Irish Pub, 123 West 3rd Street.

RESOLUTIONS:

#2017-364 - Consideration of Approving Bid Award for EM911 Building to Chief Construction. Emergency Management Director Jon Rosenlund reported that bids were received for construction of an EM911 building. Emergency Management Department recommended accepting the contract for construction services with Chief Construction Company of Grand Island, Nebraska in an Amount of \$3,122,701.00 to be completed by February 1, 2019. Staff recommended approval.

Motion by Fitzke, second by Paulick to approve Resolution #2017-364. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of November 29, 2017 through December 10, 2017 for a total amount of \$7,694,431.01. Upon roll call vote, Councilmembers, Minton, Steele, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk, and Nickerson voted aye. Councilmember Paulick abstained. Motion adopted.

Councilmember Haase voted no on the claim to Security First Bank for Food & Beverage Loan Interest Payment Due 12/25/17 in the amount of \$209.30.

ADJOURNMENT: The meeting was adjourned at 8:10 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-2

#2018-1 - Approving Certificate of Final Completion for and Setting the Board of Equalization Hearing for February 13, 2018, for Water Main District 470T - Hwy 2 from North Road east about 1/2 Mile

Staff Contact: Tim Luchsinger, John Collins

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
John Collins, Public Works Director

Meeting: January 9, 2018

Subject: Certificate of Final Completion for Water Main District 470T

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 470T provided for a 12" diameter water main to be constructed along Nebraska Highway 2, from North Road, easterly for approximately ½ mile. The work was part of the Utility Department's Master Plan for water system improvement along the northerly side of the City.

Discussion

The work installed by Van Kirk Brothers Contracting of Sutton, Nebraska, and has been fully completed in accordance with the contract documents, plans and specifications.

Unit prices were provided in the Contract and specified that the contractor be paid on the basis of actual quantity installed, times the contract's unit prices. The construction was completed for a total amount of \$141,363.20, which is an under-run of \$922.04. A listing of installed quantities and associated costs are below:

Item	Description	Bid Quantity	Unit	Van Kirk Bros Contracting		Installed		Completed Amount
				Unit Price	Total Price	Quantity	Unit	
D.1.01	12" DIA. S.J. D.I. PIPE	2,304.0	LF	\$51.00	\$117,504.00	2,280.0	LF	\$116,280.00
D.1.02	8 MIL V-BIO PIPE ENCASEMENT	2,334.0	LF	\$1.80	\$4,201.20	2,334.0	LF	\$4,201.20
D.1.03	12"x 12"x6" M.J. TEE	2.0	EA	\$375.00	\$750.00	2.0	EA	\$750.00
D.1.04	12"x11 ¼' ELL	1.0	EA	\$315.00	\$315.00	1.0	EA	\$315.00
D.1.05	12" DIA SOLID SLEEVE	1.0	Each	\$325.00	\$325.00	2.0	EA	\$650.00
D.1.06	12" RETAINER GLAND	3.0	EA	\$110.00	\$330.00	3.0	EA	\$330.00
D.1.07	VALVE BOX	3.0	EA	\$265.00	\$795.00	3.0	EA	\$795.00
D.1.08	12" R.S. GATE VALVE	3.0	EA	\$1,790.00	\$5,370.00	3.0	EA	\$5,370.00
D.1.09	FIRE HYDRANT ASSEMBLY	2.0	EA	\$1,590.00	\$3,180.00	2.0	EA	\$3,180.00
D.1.10	THRUST BLOCK	3.0	EA	\$125.00	\$375.00	3.0	EA	\$375.00
D.1.11	SAW CUT	60.0	LF	\$4.00	\$240.00	60.0	LF	\$240.00
D.1.12	REMOVE & REPLACE ROADWAY	52.0	SY	\$66.00	\$3,432.00	52.0	SY	\$3,432.00
D.1.13	REMOVE & REPLACE DRIVEWAY	1.0	LS	\$550.00	\$550.00	1.0	LS	\$550.00
D.1.14	REMOVE & REPLACE 18" CMP	1.0	EA	\$1,340.00	\$1,340.00	1.0	EA	\$1,340.00

Item	Description	Bid Quantity	Unit	Van Kirk Bros Contracting		Installed		Completed Amount
				Unit Price	Total Price	Quantity	Unit	
D.1.15	REMOVE & SALVAGE CAP	1.0	EA	\$115.00	\$115.00	1.0	EA	\$115.00
D.1.16	REMOVE & SALVAGE PLUG	1.0	EA	\$115.00	\$115.00	1.0	EA	\$115.00
D.1.17	SEEDING & EROSION CONTROL	1.0	LS	\$2,475.00	\$2,475.00	1.0	LS	\$2,475.00
D.1.18	TRAFFIC CONTROL	1.0	LS	\$850.00	\$850.00	1.0	LS	\$850.00
D.1.19	DEWATERING	2,304.0	LF	\$0.01	\$23.04	0.0	LF	\$0.00
EVALUATED BID AMOUNT					\$142,285.24			
				TOTAL COMPLETED				\$141,363.20

Additional District Costs:

Utilities Engineering Division Labor and Overhead	\$ 16,455.99
Water Department Materials	\$ 3,250.75
GSI Engineering, Inc. – Geotechnical Services	\$ 500.00
	\$ 20,206.74

Total Cost for Water Main District 470T \$161,569.94

Of the district's total cost, \$30,923.75, is a Utilities Department expense for the oversize of piping to meet system requirements. The remaining \$130,646.19 is the amount eligible for computing the district's connections fees.

When customers desire to begin receiving service from the referenced water main, they are required to pay a connection fee. The connection fee is based on the total eligible cost of the district, divided by the front footage of the properties within the district's boundary. The connection (tap) fees for properties within the district are \$58.710792 per front foot.

Attached for reference are copies of:

- Listing of eligible costs
- Tabulation of connection fees for the properties within the district
- Engineer's Certificate of Final Completion
- Water Main District 470T's boundary plat

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the Certificate of Final Completion for Water Main District 470T and that the Council sit as a Board of Equalization for this district on February 13, 2018, to establish the connections fees for the properties within the district's boundary.

Sample Motion

Move to approve the Certificate of Final Completion for Water Main District 470T and set the Board of Equalization date for February 13, 2018.

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

Water Main District 470T

Water Main District 470T was installed under a contract issued to Van Kirk Bros. Contracting of Sutton, NE. The work generally being located in Nebraska Highway 2 from North Road and extending easterly approximately one-half mile within the City of Grand Island, NE. The work has been fully completed in accordance with the contract documents, plans and specifications.

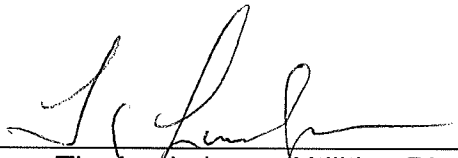


Ryan L. Schmitz, P.E. E-13818

11/28/2017

Date

I hereby authorize Water Main District 470T to be incorporated into the City of Grand Island water system.



Tim Luchsinger, Utilities Director

11-29-17

Date

INTEROFFICE
MEMORANDUM



*Working Together for a
Better Tomorrow. Today.*

DATE: January 9, 2018
TO: Mayor Jensen and City Council Members
FROM: Tim Luchsinger, Utilities Director
SUBJECT: Water Main District 470T

This memo is to certify that Water Main District 470T located along Highway 2 from North Road, easterly for approximately one-half mile, in the City of Grand Island, Hall County, Nebraska, has been fully completed.

All work was done in accordance with the terms and conditions of the contract, and complies with the plans and specifications. The water main district has been placed in service.

It is recommended that a Board of Equalization be set for February 13, 2018 to determine the benefits and connection fees for the properties within the boundaries of Water Main District 470T.



Timothy Luchsinger, Utilities Director

ec: Renae Jimenez, Finance Director
John Collins, Public Works Director
Tom Barnes, Civil Engineering Manager, Utilities
Ruben Sanchez, Water Superintendent
Yolanda Rayburn, Sr. Accounting Clerk

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

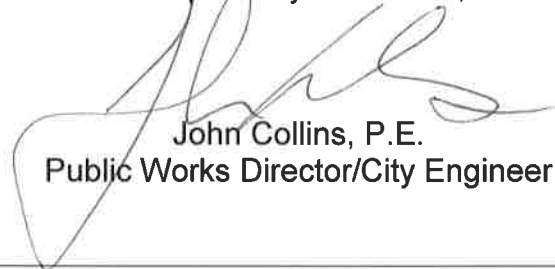
WATER MAIN DISTRICT NO. 470T

January 9, 2018

Water Main District No. 470T is located along Highway 2 from North Road, easterly for approximately ½ mile. The work on this main, as certified to be fully completed by Timothy Luchsinger, Utilities Director, is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provision in Section 16-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on February 13, 2018, to determine benefits and levy special assessments.

Respectfully Submitted,



John Collins, P.E.
Public Works Director/City Engineer

WATERMAIN DISTRICT NO. 470T

January 9, 2018

TO THE MEMBERS OF COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District 470T be approved.

I further recommend that the City Council sit as Board of Equalization on February 13, 2018, to determine benefits and levy special assessments.

Respectfully Submitted,

Jeremy L. Jensen,
Mayor

RESOLUTION 2018-1

WHEREAS, THE City Engineer/Public Works Director and Utilities Director for the City of Grand Island, Nebraska have issued a Certificate of Final Completion for Water Main District 470T within Nebraska Highway 2, from North Road, easterly for approximately ½ mile, certifying that Van Kirk Brothers Contracting of Sutton, Nebraska, has completed such project according to the terms, conditions and stipulations of the contract, plans and specifications for such improvements; and; and

WHEREAS, the City Engineer/Public Works Director recommends the acceptance of the Engineer's Certificate of Final Completion; and; and

WHEREAS, the Mayor concurs with the recommendation of the City Engineer/Public Works Director and Utilities Director.

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

The Certificate of Final Completion for Water Main District 470T is hereby confirmed.

That the City Council will sit as a Board of Equalization on February 13, 2018, to determine benefits and set connection fees for Water Main District 470T.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 5, 2018	☐ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-3

#2018-2 - Approving the Purchase of Power and Concentric Neutral Cable

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: January 9, 2017

Subject: Power & Concentric Neutral Cable

Presenter(s): Timothy Luchsinger, Utilities Director

Background

This calendar year, Grand Island Utilities intends to order over 62,000 feet of cable. These cable purchases can be broken down into two categories: Power Cable and Concentric Neutral Cable. With procurement lead times of up to 8 weeks, it is beneficial to have a pre-approved bid sheet available for ordering. The proposed agreements provide for the purchase of cable by unit pricing through the end of the calendar year.

Discussion

The Utilities Department evaluated two categories of electric cable; Power Cable and Concentric Neutral Cable. The request for proposals was advertised on November 20, 2017. Proposals were received by 4:15 p.m. on December 12, 2017, with the following vendor submitting proposals:

Wesco Distribution, Inc., Grand Island, Nebraska

Using evaluation criteria, which included unit pricing and cable construction, the proposals were reviewed by the Department's division managers. A tabulation of the evaluation factors indicated that the bids submitted by Wesco Distribution, Inc., met the criteria of the specifications.

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 Power and Concentric Neutral Cable from Wesco Distribution, Inc., of Grand Island, Nebraska.

Sample Motion

Move to approve the purchase of Power Cable and Concentric Neutral Cable from Wesco Distribution, Inc., of Grand Island, Nebraska.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
POWER & CONCENTRIC NEUTRAL CABLE**

RFP DUE DATE: December 12, 2017 at 4:15 p.m.

DEPARTMENT: Utilities

PUBLICATION DATE: November 20, 2017

NO. POTENTIAL BIDDERS: 3

SUMMARY OF PROPOSALS RECEIVED

Wesco Distribution, Inc.
Sioux City, IA

cc: Tim Luchsinger, Utilities Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent
Angi Schulte, Utilities Secretary

Pat Gericke, Utilities Admin Asst.
Renae Jimenez, Finance Director
Ryan Schmitz, Asst. Utilities Director

P2014

4 BID TABLES

4.1 POWER CABLE BID TABLE

POWER CABLE BID TABLE						
Conductor Size	(A) Minimum Quantity to be Ordered this Year by GIUD (L.F.)	(B) Base Price of Cable (\$/L.F.)	(C) Price of Copper on which Bid is Based (\$/lb)	(D) Copper in Cable (lb/L.F.)	(E) Price of Copper at time of order (\$/lb)	Total Price of Cable = $A * (B + ((E - C) * D))$
1/O	21,000	3.29	\$3.15	.391	Not Applicable For Bid	Not Applicable For Bid
4/O	6,000	5.22	\$3.15	.728	Not Applicable For Bid	Not Applicable For Bid
500 MCM	15,000	10.45	\$3.15	1.639	Not Applicable For Bid	Not Applicable For Bid

4.2 CONCENTRIC NEUTRAL CABLE BID TABLE

CONCENTRIC NEUTRAL CABLE BID TABLE						
Conductor Size	(A) Minimum Quantity to be Ordered this Year by GIUD (L.F.)	(B) Base Price of Cable (\$/L.F.)	(C) Price of Aluminum on which Bid is Based (\$/lb)	(D) Aluminum in Cable (lb/L.F.)	(E) Price of Aluminum at time of order (\$/lb)	Total Price of Cable = $A * (B + ((E - C) * D))$
#2	20,000	1.76	\$1.10	.062	Not Applicable For Bid	Not Applicable For Bid

#2 Conductor also has CU content for neutrals.

~~★~~ CU = .129 lbs/L.F

★ All sizes are generally factory stock or a 6-8 week lead time if stock is not available.

Lead Time -

RESOLUTION 2018-2

WHEREAS, the City of Grand Island invited quotes for Power and Concentric Neutral Cable, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on December 12, 2017, quotes were received, opened and reviewed; and

WHEREAS, Wesco Distribution, Inc., of Grand Island, Nebraska, submitted a quote for Power and Concentric Neutral Cable that met the established evaluation criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of Power and Concentric Neutral Cable is approved, and the Mayor is hereby authorized to sign the contract on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
January 5, 2018	▣ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-4

#2018-3 - Approving the Purchase of Distribution Transformers

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: January 9, 2017

Subject: Distribution Transformers

Presenter(s): Timothy Luchsinger, Utilities Director

Background

On average, Grand Island Utilities uses around 275 distribution transformers per year. These transformer purchases can be broken down into three categories: Three Phase Pad-mount, Single Phase Pad-mount, and Single Phase Pole-mount. With procurement lead times of up to 12 weeks, it is beneficial to have a pre-approved bid sheet available for ordering. The proposed agreements provide for the purchase of the various transformers by unit pricing through the end of the calendar year.

Discussion

The Utilities Department evaluated three independent categories of transformers: Three Phase Pad-mount, Single Phase Pad-mount, and Single Phase Pole-mount. The request for proposals was advertised on November 20, 2017. Proposals were received by 4:00 p.m. on December 12, 2017, with the following six vendors submitting proposals:

ERMCO, Inc.
Central Moloney, Inc.
Kriz-Davis Company
Dutton-Lainson Company
Wesco Distribution, Inc.
Graybar Electric Co., Inc.

Using evaluation criteria, which included unit pricing, estimated quantities, and transformer performance, the proposals were reviewed by the Department's division managers. A tabulation of the evaluations' factors indicated the low evaluated price for the following selections:

Company	Category
ERMCO, Inc.	Three Phase Pad-mount Transformers
Graybar Electric Co., Inc.	Single Phase Pad-mount Transformers
Graybar Electric Co., Inc.	Single Phase Pole-mount Transformers

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

The project specifications provide that the City may award all categories to a single vendor or award contracts to three separate vendors, whichever method provides the best value to the City. City Administration recommends that the Council approve the purchasing contracts for the Distribution Transformers, as the low responsive bidders:

ERMCO, Inc.	Three Phase Pad-mount Transformers
Graybar Electric Company, Inc.	Single Phase Pad-mount Transformers
Graybar Electric Company, Inc.	Single Phase Pole-mount Transformers

Sample Motion

Move to approve the purchasing contracts for the Distribution Transformers, as the low responsive bidders:

ERMCO, Inc.	Three Phase Pad-mount Transformers
Graybar Electric Company, Inc.	Single Phase Pad-mount Transformers
Graybar Electric Company, Inc.	Single Phase Pole-mount Transformers



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
DISTRIBUTION TRANSFORMERS**

RFP DUE DATE: December 12, 2017 at 4:00 p.m.
DEPARTMENT: Utilities
PUBLICATION DATE: November 20, 2017
NO. POTENTIAL BIDDERS: 6

SUMMARY OF PROPOSALS RECEIVED

Central Moloney, Inc.
Pine Bluff, AR

Wesco Distribution, Inc.
Sioux City, IA

Graybar Electric Company, Inc.
Omaha, NE

Dutton-Lainson Company
Hastings, NE

ERMCO, Inc. c/o Cahoon Sales
Iowa City, IA

Kriz-Davis Co.
Grand Island, NE

cc: Tim Luchsinger, Utilities Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent
Ryan Schmitz, Assist. Utilities Director

Pat Gericke, Utilities Admin. Assist.
Rena Griffiths, Finance Director
Angi Schulte, Utilities Secretary

P2016

Cahoon; Middleton, WI						
	(A)	(B)	(C)	(D)	(E)	(F)
3 Phase Padmount Transformer Type	KVA	Average No. Used Per year (4 Year Average)	Price (each)	Guaranteed No-Load Losses (watts)	Guaranteed Full-Load Losses (watts)	Total Price = (B)*((C) + \$8.41*(D) + \$2.69*(E)) Note: If 'NA' use a value of '0.25'
13.2/480/277	45	0.25	\$ 8,445.00	126	444	\$ 2,674.76
13.2/208/120	45	0.25	\$ 8,471.00	129	440	\$ 2,684.87
13.2/480/277	75	0.75	\$ 8,796.00	198	611	\$ 9,078.58
13.2/208/120	75	5.50	\$ 8,796.00	189	682	\$ 67,210.39
13.2/480/277	112.5	0.25	\$ 9,030.00	278	946	\$ 3,478.18
13.2/208/120	112.5	0.25	\$ 9,025.00	246	1177	\$ 3,565.00
13.2/480/277	150	0.25	\$ 10,066.00	321	1053	\$ 3,899.55
13.2/208/120	150	3.50	\$ 10,224.00	320	1141	\$ 55,945.72
13.2/480/277	225	0.50	\$ 11,055.00	423	1555	\$ 9,397.69
13.2/208/120	225	1.25	\$ 11,161.00	433	1679	\$ 24,148.80
13.2/480/277	300	0.50	\$ 12,206.00	539	1870	\$ 10,884.65
13.2/208/120	300	2.50	\$ 11,817.00	563	2358	\$ 57,237.13
13.2/480/277	500	1.00	\$ 14,718.00	741	3187	\$ 29,522.84
13.2/208/120	500	1.00	\$ 15,367.00	751	3976	\$ 32,378.35
13.2/480/277	750	1.50	\$ 19,928.00	951	4460	\$ 59,884.97
13.2/208/120	750	1.00	\$ 20,501.00	927	5711	\$ 43,659.66
13.2/480/277	1000	1.75	\$ 22,846.00	1304	5595	\$ 85,510.58
13.2/208/120	1000	0.25	\$ 24,327.00	1227	7758	\$ 13,878.77
13.2/480/277	1500	1.50	\$ 28,427.00	1769	8870	\$ 100,746.89
13.2/208/120	1500	0.25	\$ 37,685.00	1431	12082	\$ 20,555.07
13.2/480/277	2000	0.25	\$ 32,830.00	2009	11109	\$ 19,902.23
13.2/480/277	2500	0.25	\$ 39,887.00	2870	12403	\$ 24,346.94
Total (Sum Column F)						\$ 680,591.58
						\$ 515,040.46

Graybar						
	(A)	(B)	(C)	(D)	(E)	(F)
Single Phase Padmount Transformer Type	KVA	Average No. Used Per year (4 Year Average)	Price (each)	Guaranteed No-Load Losses (watts)	Guaranteed Full-Load Losses (watts)	Total Price = B*(C + (\$8.41*D) + (\$2.69*E)) Note: If 'NA' use a value of '0.25'
13.2/7620/240/120 (Maxi-Pak)	10	1.25	\$ 1,740.00	32	132	\$ 2,955.25
13.2/7620/240/120 (Maxi-Pak)	15	0.25	\$ 2,249.00	42	180	\$ 771.61
13.2/7620/240/120 (Maxi-Pak)	25	34.75	\$ 1,796.00	69	241	\$ 105,104.16
13.2/7620/240/120 (Maxi-Pak)	37.5	28.75	\$ 1,909.00	90	322	\$ 101,547.30
13.2/7620/240/120 (Maxi-Pak)	50	10.50	\$ 2,129.00	112	397	\$ 43,457.93
13.2/7620/240/120 (Maxi-Pak)	75	2.25	\$ 2,505.00	132	648	\$ 12,056.04
13.2/7620/240/120 (Maxi-Pak)	100	0.50	\$ 3,065.00	153	895	\$ 3,379.64
13.2/7620/240/120 (Maxi-Pak)	167	1.00	\$ 4,022.00	254	1142	\$ 9,230.12
Total (Sum Column F)						\$ 278,502.04

Graybar						
	(A)	(B)	(C)	(D)	(E)	(F)
Single Phase Polemount Transformer Type	KVA	Average No. Used Per year (4 Year Average)	Price (each)	Guaranteed No-Load Losses (watts)	Guaranteed Full-Load Losses (watts)	Total Price = B*(C + (\$8.41*D) + (\$2.69*E)) Note: If 'NA' use a value of '0.25'
13.2/22860/277/480	10	10.75	\$ 614.00	35	115	\$ 13,090.28
13.2/7620/120/240	10	25.75	\$ 590.00	33	114	\$ 30,235.39
13.2/22860/120/208	10	0.25	\$ 820.00	34	130	\$ 363.91
13.2/22860/277/480	15	10.00	\$ 696.00	44	159	\$ 14,937.50
13.2/7620/120/240	15	33.00	\$ 652.00	42	168	\$ 48,085.62
13.2/22860/120/208	15	0.25	\$ 884.00	49	168	\$ 437.00
13.2/22860/277/480	25	11.00	\$ 811.00	69	255	\$ 22,849.64
13.2/7620/120/240	25	37.75	\$ 830.00	49	340	\$ 81,415.05
13.2/22860/120/208	25	7.25	\$ 892.00	69	255	\$ 15,647.24
13.2/22860/277/480	37.5	0.25	\$ 1,140.00	83	361	\$ 702.28
13.2/7620/120/240	37.5	13.00	\$ 988.00	73	425	\$ 35,687.34
13.2/22860/120/208	37.5	0.25	\$ 945.00	197	701	\$ 1,121.87
13.2/22860/277/480	50	4.50	\$ 1,073.00	109	587	\$ 16,059.24
13.2/7620/120/240	50	3.50	\$ 1,116.00	76	580	\$ 11,603.76
13.2/22860/120/208	50	0.25	\$ 1,556.00	101	441	\$ 897.93
13.2/22860/277/480	75	0.25	\$ 1,651.00	138	605	\$ 1,109.76
13.2/7620/120/240	75	0.25	\$ 1,901.00	125	638	\$ 1,167.12
13.2/22860/120/208	75	0.25	\$ 1,651.00	138	605	\$ 1,109.76
13.2/22860/277/480	100	2.25	\$ 2,053.00	158	767	\$ 12,251.27
13.2/7620/120/240	100	0.25	\$ 2,490.00	182	783	\$ 1,531.72
13.2/22860/120/208	100	0.25	\$ 2,864.00	159	896	\$ 1,652.86
Total (Sum Column F)						\$ 311,956.52

RESOLUTION 2018-3

WHEREAS, the City of Grand Island invited quotes for Electric Distribution Transformers, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on December 12, 2017, quotes were received, opened, reviewed and evaluated based on responsiveness, experience, unit pricing and guarantees; and

WHEREAS, ERMCO, Inc., of Iowa City, Iowa, submitted a quote for Three Phase Pad-mount Transformers; and

WHEREAS, Graybar Electric Company, Inc., of Omaha, Nebraska, submitted quotes for Single Phase Pad-mount and Single Phase Pole-mount Transformers.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of Three Phase Pad-mount Transformers from ERMCO, Inc. c/o Cahoon Sales, Inc., and the purchase of Single Phase Pad-mount and Single Phase Pole-mount Transformers from Graybar Electric Company, Inc., is hereby approved and the Mayor is hereby authorized to sign the contracts on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 5, 2018	☐ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-5

#2018-4 - Approving Authorization for Emergency Sanitary Sewer Repair at 1st Street and Elm Street

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: January 9, 2018

Subject: Approving Authorization for Emergency Sanitary Sewer Repair at 1st Street and Elm Street

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

Background

Emergency sanitary sewer repairs were needed for a sanitary sewer main east of Elm Street, between 1st Street and 2nd Street. During routine sanitary sewer main flushing/cleaning it was found that the City's sanitary sewer main was in need of repair.



Discussion

Myers Construction, Inc. of Broken Bow, Nebraska was hired by providing a quote of \$28,637.00 for the sanitary sewer main repair on the east side of Elm Street, between 1st Street and 2nd Street.

Other quotes solicited-

- Diamond Engineering of Grand Island, Nebraska = \$28,750.37

- Van Kirk Bros. Contracting of Sutton, Nebraska = too busy at this time did not provide a quote
- Starostka Group Unlimited, Inc. of Grand Island, Nebraska = Collection Supervisor attempted to contact four (4) times with no response

During repairs it was found that two (2) sanitary services along the main had to be replaced, in addition to further pipe being removed. Such additional work added \$1,668.35 to the repair cost, resulting in a total amount of \$30,305.35.

Since the total is over \$20,000.00 council approval is necessary. Permission is requested to use the emergency procurement procedures as outlined in Section 27-13 of the City Code.

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 usage of the City's Emergency Procurement Procedures and pass a resolution authorizing payment to Myers Construction, Inc. of Broken Bow, Nebraska in the total amount of \$30,305.35 for the necessary sanitary sewer main repair.

Sample Motion

Move to approve the usage of the City's Emergency Procurement Procedures and authorize payment for the necessary sanitary sewer main repair.

RESOLUTION 2018-4

WHEREAS, the Wastewater Division of the Public Works Department needed to perform an emergency sanitary sewer main repair on the east side of Elm Street, between 1st Street and 2nd Street; and

WHEREAS, permission is requested to use the emergency procurement procedures as outlined in Section 27-13 of the City Code; and

WHEREAS, Myers Construction, Inc. of Broken Bow, Nebraska has been hired to do said repairs, in the total amount of \$30,305.35.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the sanitary sewer main repair performed by Myers Construction, Inc. of Broken Bow, Nebraska on the east side of Elm Street, between 1st Street and 2nd Street, in the total amount of \$30,305.35 is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
January 5, 2018	▣ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-6

**#2018-5 - Approving the Certificate of Compliance with the
Nebraska Department of Transportation for Maintenance
Agreement No. 12; Calendar Year 2017**

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

Council Agenda Memo

From: Shannon Callahan, Street Superintendent

Meeting: January 9, 2018

Subject: Approving the Certificate of Compliance with the Nebraska Department of Transportation for Maintenance Agreement No. 12; Calendar Year 2017

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

Background

The City of Grand Island and the Nebraska Department of Transportation have had an agreement for the maintenance of state highways within the City limits dating back to 1970. Maintenance responsibilities for State highways within the corporate City limits are defined by state statute.

The Nebraska Department of Transportation (NDOT) is responsible for the cost of the maintenance of the highway lanes through a community and the City is responsible for the cost of the maintenance of any highway widening including parking, additional thru lanes or left turn lanes. The statutes provide that the NDOT is to reimburse the City for work the City performs on NDOT's highway lanes.

Discussion

The agreement requires the City to certify that it has completed the maintenance work required by the agreement for the 2017 calendar year.

The NDOT performs snow removal on NE Highway 2, US Highway 281, US Highway 34, and a portion of US Highway 30 from the west City limits to Johnstown Road. The City performs snow removal on US Highway 30 from Johnstown Road through town to the east City limits at Shady Bend Road. The City performs the surface maintenance on all state highways within the City limits. The net result of this exchange of services is a payment by the Nebraska Department of Transportation to the City of Grand Island in the amount of \$35,672.00.

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 a resolution authorizing the Mayor to sign the Certificate of Compliance.

Sample Motion

Move to approve the Certificate of Compliance for Maintenance Agreement No. 12.



RESOLUTION 2018-5

WHEREAS, each year the City of Grand Island enters into a maintenance agreement with the State of Nebraska Department of Transportation with respect to the maintenance of state highways within the corporate limits of Grand Island; and

WHEREAS, the City has complied with all surface maintenance work for the calendar year 2017 in accordance with the agreement; and

WHEREAS, upon receiving the City's Certificate of Compliance, the State will reimburse the City for maintenance work performed.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island has complied with the terms of Maintenance Agreement No. 12 for calendar year 2017; and the Mayor is hereby authorized and directed to execute the Certificate of Compliance for such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
January 5, 2018	▣ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-7

#2018-6 - Approving Temporary Construction Easements for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: January 9, 2018

Subject: Approving Temporary Construction Easements for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

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

Background

Temporary construction easements are needed to accommodate extension of sanitary sewer to the West Stolley Park Road and Engleman Road area.

A sketch is attached to show the area of each temporary construction easement.

This construction work is currently out for bid.

Discussion

Temporary construction easements are needed from three (3) property owners, with an agreement for the cost of such reached with each owner.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Daniel R. Garner and Amy M. Garner	A TEMPORARY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NE ¼; THENCE ON AN ASSUMED BEARING OF S88°54'01"W ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE N00°42'33"W, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER	\$2,080.00

	<p>OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 289.82 FEET TO THE WEST LINE OF SAID TRACT; THENCE, N00°47'07"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE, N88°54'01"E, A DISTANCE OF 289.89 FEET TO THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, A DISTANCE OF 50.00 FEET ALONG SAID WEST R.O.W. LINE, TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 14,493 SQUARE FEET OR 0.333 ACRES MORE OR LESS.</p>	
<p>Gary P. Rowe and Dee Rowe</p>	<p>A TEMPORARY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E ½, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼ A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N00°47'07"W, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S88°54'01"W, ALONG THE NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE N00°50'02"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.04 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 16,501 SQUARE FEET OR 0.379 ACRES MORE OR LESS.</p>	<p>\$2,510.00</p>

<p>Shafer and Hartmann Farms, LLC</p>	<p>A 50 FOOT WIDE TEMPORARY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NW ¼ A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE A DISTANCE OF 239.56 FEET TO THE NORTHWEST CORNER OF A PROPOSED PERMANENT UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST R.O.W. LINE N00°53'07"W, A DISTANCE OF 50.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 940.85 FEET; THENCE N57°56'46"E, A DISTANCE OF 1853.71 FEET; THENCE N00°54'19"W, A DISTANCE OF 96.41 FEET; THENCE N00°55'00"W, A DISTANCE OF 1242.10 FEET; THENCE S88°40'08"W, A DISTANCE OF 794.53 FEET; THENCE N01°19'52"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF A PROPOSED PERMANENT UTILITY EASEMENT; THENCE N88°40'08"E, ALONG SAID SOUTH LINE A DISTANCE OF 844.89 FEET; THENCE S00°55'00"E, ALONG A WEST LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 1292.46 FEET; THENCE S00°54'19"E, ALONG A WEST LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 124.62 FEET; THENCE S57°56'46"W, ALONG A NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 1895.99 FEET; THENCE S89°23'28"W, ALONG A NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 954.68 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 251,001 SQUARE FEET OR 5.762 ACRES MORE OR LESS.</p>	<p>\$5,275.00</p>
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Total = \$9,865.00

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 Temporary Construction Easements between the City of Grand Island and the affected property owners for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T.

Sample Motion

Move to approve the temporary construction easements.

RESOLUTION 2018-6

WHEREAS, temporary construction easements are required by the City of Grand Island for construction of West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T; and

WHEREAS, acquisition of the temporary easements is as follows:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Daniel R. Garner and Amy M. Garner	A TEMPORARY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NE ¼; THENCE ON AN ASSUMED BEARING OF S88°54'01"W ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE N00°42'33"W, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 289.82 FEET TO THE WEST LINE OF SAID TRACT; THENCE, N00°47'07"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE, N88°54'01"E, A DISTANCE OF 289.89 FEET TO THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, A DISTANCE OF 50.00 FEET ALONG SAID WEST R.O.W. LINE, TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 14,493 SQUARE FEET OR 0.333 ACRES MORE OR LESS.	\$2,080.00
Gary P. Rowe and Dee Rowe	A TEMPORARY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E ½, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼ A	\$2,510.00

Approved as to Form ☐ _____
January 5, 2018 ☐ City Attorney

	<p>DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N00°47'07"W, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S88°54'01"W, ALONG THE NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE N00°50'02"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.04 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 16,501 SQUARE FEET OR 0.379 ACRES MORE OR LESS.</p>	
<p>Shafer and Hartmann Farms, LLC</p>	<p>A 50 FOOT WIDE TEMPORARY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NW ¼ A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE A DISTANCE OF 239.56 FEET TO THE NORTHWEST CORNER OF A PROPOSED PERMANENT UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST R.O.W. LINE N00°53'07"W, A DISTANCE OF 50.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 940.85 FEET; THENCE N57°56'46"E, A DISTANCE OF 1853.71 FEET; THENCE N00°54'19"W, A DISTANCE OF 96.41 FEET; THENCE N00°55'00"W, A DISTANCE OF 1242.10 FEET; THENCE S88°40'08"W, A DISTANCE OF 794.53 FEET; THENCE N01°19'52"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF A PROPOSED PERMANENT UTILITY EASEMENT; THENCE N88°40'08"E, ALONG SAID SOUTH LINE A DISTANCE OF 844.89 FEET; THENCE</p>	<p>\$5,275.00</p>

	<p>S00°55'00"E, ALONG A WEST LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 1292.46 FEET; THENCE S00°54'19"E, ALONG A WEST LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 124.62 FEET; THENCE S57°56'46"W, ALONG A NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 1895.99 FEET; THENCE S89°23'28"W, ALONG A NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 954.68 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 251,001 SQUARE FEET OR 5.762 ACRES MORE OR LESS.</p>	
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Total = \$9,865.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire such temporary easements from the listed property owners, on the above-described tracts of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

TEMPORARY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 11
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3

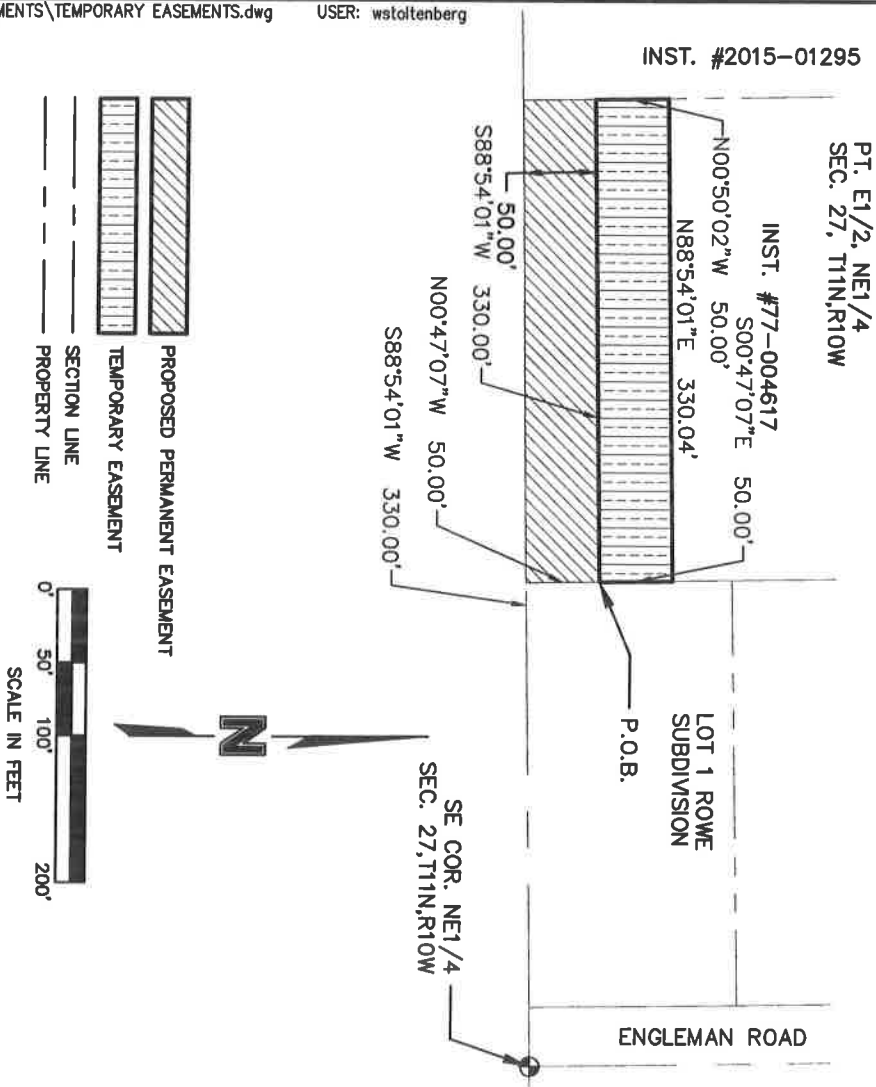
The map shows Lot 1 Rowe Subdivision, a rectangular lot measuring 50.00' by 289.89'. A proposed permanent easement, indicated by a hatched pattern, is located along the south line of the lot, measuring 50.00' wide. A temporary easement, indicated by a cross-hatched pattern, is located along the west line of the lot, measuring 50.00' wide. The lot is situated within a larger area bounded by Engleman Rd to the north and a section corner (SE COR. NE1/4 SEC. 27, T11N, R10W) to the east. The map also shows the proposed permanent easement and temporary easement areas, with dimensions for the easements and the lot. A north arrow and a scale bar are also present.

EASEMENT DESCRIPTION

A TEMPORARY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE N00°42'33"W, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 289.82 FEET TO WEST LINE OF SAID TRACT; THENCE, N00°47'07"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE, N88°54'01"E, A DISTANCE OF 289.89 FEET TO THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, A DISTANCE OF 50.00 FEET ALONG SAID WEST R.O.W. LINE, TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 14.493 SQUARE FEET OR 0.333 ACRES MORE OR LESS.

TEMPORARY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 10
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3



EASEMENT DESCRIPTION

A TEMPORARY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE1/4 A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N00°47'07"W, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF A PROPOSED UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S88°54'01"W, ALONG THE NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE N00°50'02"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.04 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY EASEMENT CONTAINS 16,501 SQUARE FEET OR 0.379 ACRES MORE OR LESS.

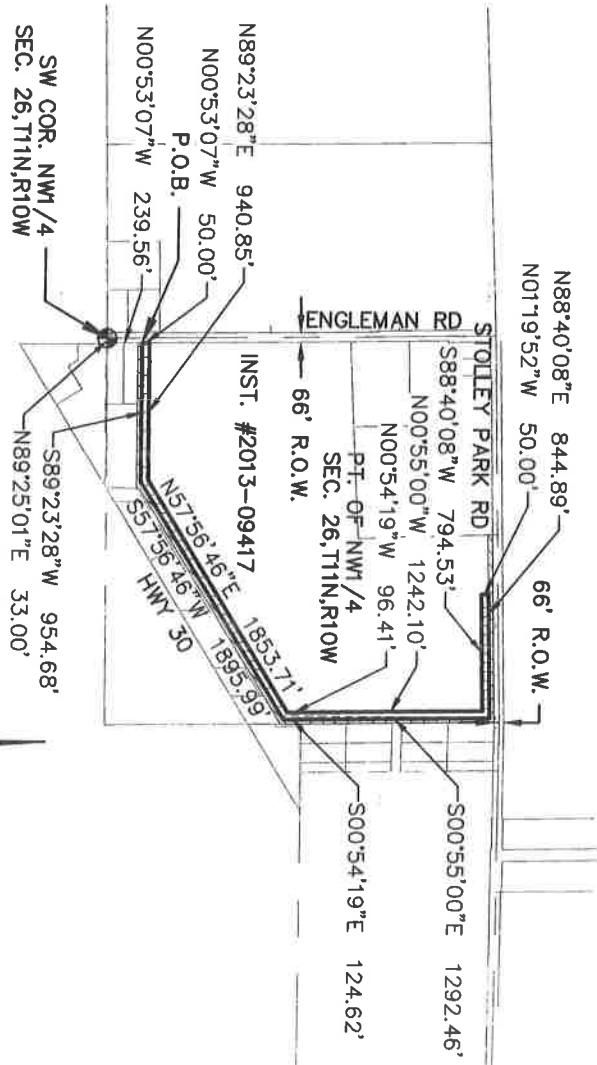
PROJECT NO: 2017-0442		TEMPORARY EASEMENT				EXHIBIT	
DRAWN BY: WLS							
DATE: 07/20/17							






DWG: F:\2017\0001-0500\017-0442\40-Design\AutoCAD\Final Plans\PDF File Prints\TEMP EASEMENTS\TEMPORARY EASEMENTS.dwg
 DATE: Aug 22, 2017 10:05am XREFS: V_XTP0_70442 P_PBASE_17-0442 USER: wstaltenberg

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

EXHIBIT "A"

TEMPORARY EASEMENT CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA TRACT NO. 1 STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION CITY OF GRAND ISLAND PROJECT 2017-S-3




-  PROPOSED PERMANENT EASEMENT
-  TEMPORARY EASEMENT
-  SECTION LINE
-  PROPERTY LINE
-  EASEMENT LINE



EASEMENT DESCRIPTION

A 50 FOOT WIDE TEMPORARY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE A DISTANCE OF 239.56 FEET TO THE NORTHWEST CORNER OF A PROPOSED PERMANENT UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST R.O.W. LINE N00°53'07"W, A DISTANCE OF 50.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 940.85 FEET; THENCE N57°56'46"E, A DISTANCE OF 1853.71 FEET; THENCE N00°54'19"W, A DISTANCE OF 96.41 FEET; THENCE N00°55'00"W, A DISTANCE OF 1242.10 FEET; THENCE S88°40'08"W, A DISTANCE OF 794.53 FEET; THENCE N01°19'52"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF A PROPOSED PERMANENT UTILITY EASEMENT; THENCE N89°40'08"E, ALONG SAID SOUTH LINE A DISTANCE OF 844.89 FEET; THENCE S00°55'00"E, ALONG A WEST LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 1292.46 FEET; THENCE S00°54'19"E, ALONG A WEST LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 124.62 FEET; THENCE S57°56'46"W, ALONG A NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 1895.99 FEET; THENCE S89°23'28"W, ALONG A NORTH LINE OF SAID PROPOSED EASEMENT A DISTANCE OF 954.68 FEET TO THE POINT OF BEGINNING, SAID TEMPORARY EASEMENT CONTAINS 251,001 SQUARE FEET OR 5.762 ACRES MORE OR LESS.

DWG: F:\2017\0001-0500\017-0442\40-Design\AutoCAD\Final Plans\PDF File Prints\TEMP EASEMENTS\TEMPORARY EASEMENTS.dwg		USER: wstoltenberg
DATE: Aug 22, 2017 10:05am		XREFS: V_XTPO_70442 P_PBASE_17-0442
PROJECT NO: 2017-0442		
DRAWN BY: WLS		
DATE: 07/20/17	TEMPORARY EASEMENT	EXHIBIT A
		
201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.984.8750 FAX 308.984.8752		



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-8

#2018-7 - Approving Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Garner, Rowe, and Shafer & Hartmann Farms, LLC)

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

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

RESOLUTION 2018-7

WHEREAS, public utility easements are required by the City of Grand Island for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T, to construct and maintain such project; and

WHEREAS, acquisition of the public utility easements is as follows:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Daniel R. Garner and Amy M. Garner	A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ENGLEMAN ROAD, SAID POINT ALSO BEING THE SE CORNER OF LOT 1 ROWE SUBDIVISION AND THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N00°47'07"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.82 FEET TO A POINT ON THE EAST LINE OF LOT 1 AND THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE S00°42'33"E, ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 14,489 SQUARE FEET OR 0.333 ACRES MORE OR LESS.	\$3,920.00

Approved as to Form ☐ _____
January 5, 2018 ☐ City Attorney

<p>Gary P. Rowe and Dee Rowe</p>	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E ½, NE ¼) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE ¼, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE S88°54'01"W, ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°50'02"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE N88°54'01"E, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 16,498 SQUARE FEET OR 0.379 ACRES MORE OR LESS.</p>	<p>\$990.00</p>
<p>Shafer and Hartmann Farms, LLC</p>	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST</p>	<p>\$18,425.00</p>

- 2 -

	<p>CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 209.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°53'07"W ALONG SAID R.O.W. LINE A DISTANCE OF 30.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 954.68 FEET; THENCE N57°56'46"E, A DISTANCE OF 1895.99 FEET; THENCE N00°54'19"W, A DISTANCE OF 124.62 FEET; THENCE N00°55'00"W, A DISTANCE OF 1292.46 FEET; THENCE S88°40'08"W, A DISTANCE OF 1248.88 FEET TO A POINT ON A WEST LINE OF SAID TRACT; THENCE N01°54'26"W, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STOLLEY PARK ROAD; THENCE N88°40'08"E, ALONG SAID R.O.W. LINE A DISTANCE OF 1279.39 FEET; THENCE S00°55'00"E, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 1322.69 FEET; THENCE S00°54'19"E, A DISTANCE OF 141.54 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S57°56'46"W, A DISTANCE OF 1884.92 FEET ALONG THE SOUTHEAST LINE OF SAID TRACT; THENCE S00°37'26"W, A DISTANCE OF 19.01 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S89°23'28"W, A DISTANCE OF 993.66 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 167,460 SQUARE FEET OR 3.844 ACRES MORE OR LESS.</p>	
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TOTAL = \$23,335.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and

- 3 -

hereby is, authorized to acquire such public utility easements from the listed property owners, on the above-described tracts of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

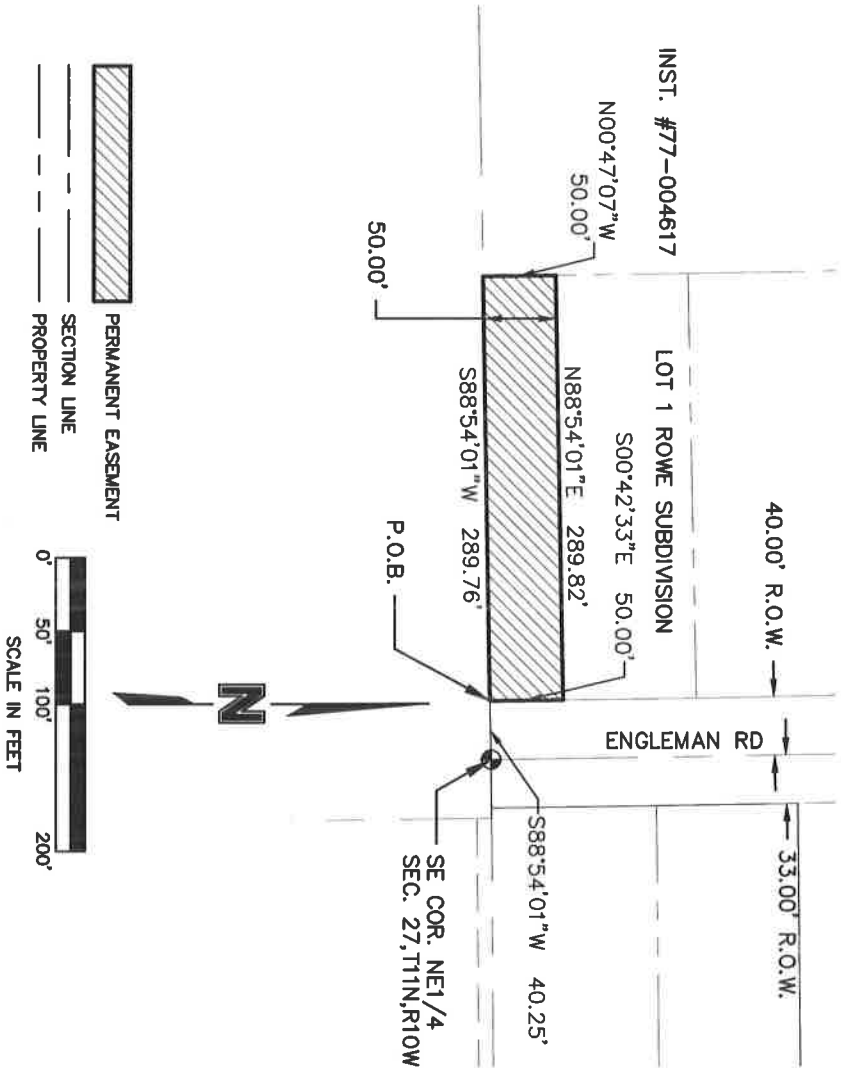
Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

- 4 -

PERMANENT UTILITY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 11
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3



EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ROWE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 40.25 FEET TO A POINT ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD, SAID POINT ALSO BEING THE SE CORNER OF LOT 1 ROWE SUBDIVISION AND THE POINT OF BEGINNING; THENCE, S88°54'01"W, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N00°47'07"W, ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET; THENCE, N88°54'01"E, PARALLEL TO THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 289.82 FEET TO A POINT ON THE EAST LINE OF LOT 1 AND THE WEST R.O.W. LINE OF ENGLEMAN ROAD; THENCE, S00°42'33"E, ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID PERMANENT UTILITY EASEMENT CONTAINS 14,489 SQUARE FEET OR 0.333 ACRES MORE OR LESS.

DWG: F:\2017\0001-0500\017-0442\40-Design\AutoCAD\Final Plans\PDF File Prints\PERMANENT EASEMENTS\PERMANENT EASEMENTS.dwg USER: wstoltenberg
DATE: Aug 22, 2017 10:03am XREFS: V_XTP0_70442

PROJECT NO: 2017-0442	PERMANENT UTILITY EASEMENT	WOLSSON ASSOCIATES 201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT A
DRAWN BY: WLS DATE: 07/20/17			

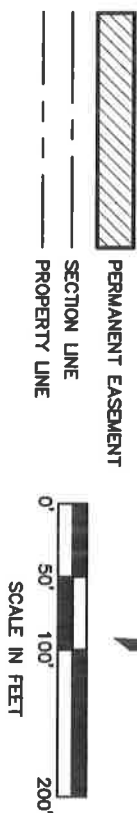
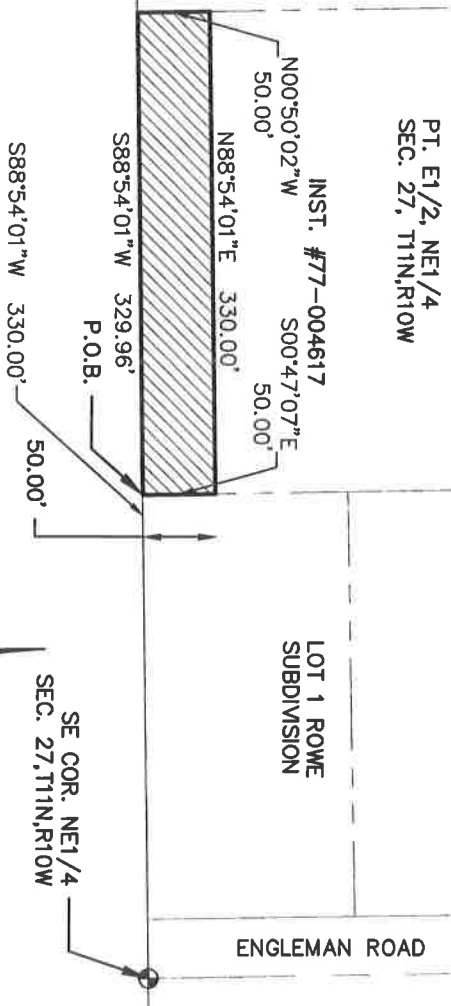
PERMANENT UTILITY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 10
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3

INST. # 2015-01295

PT. E1/2, NE1/4
SEC. 27, T11N, R10W

LOT 1 ROWE
SUBDIVISION

ENGLEMAN ROAD



EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 77-004617, BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

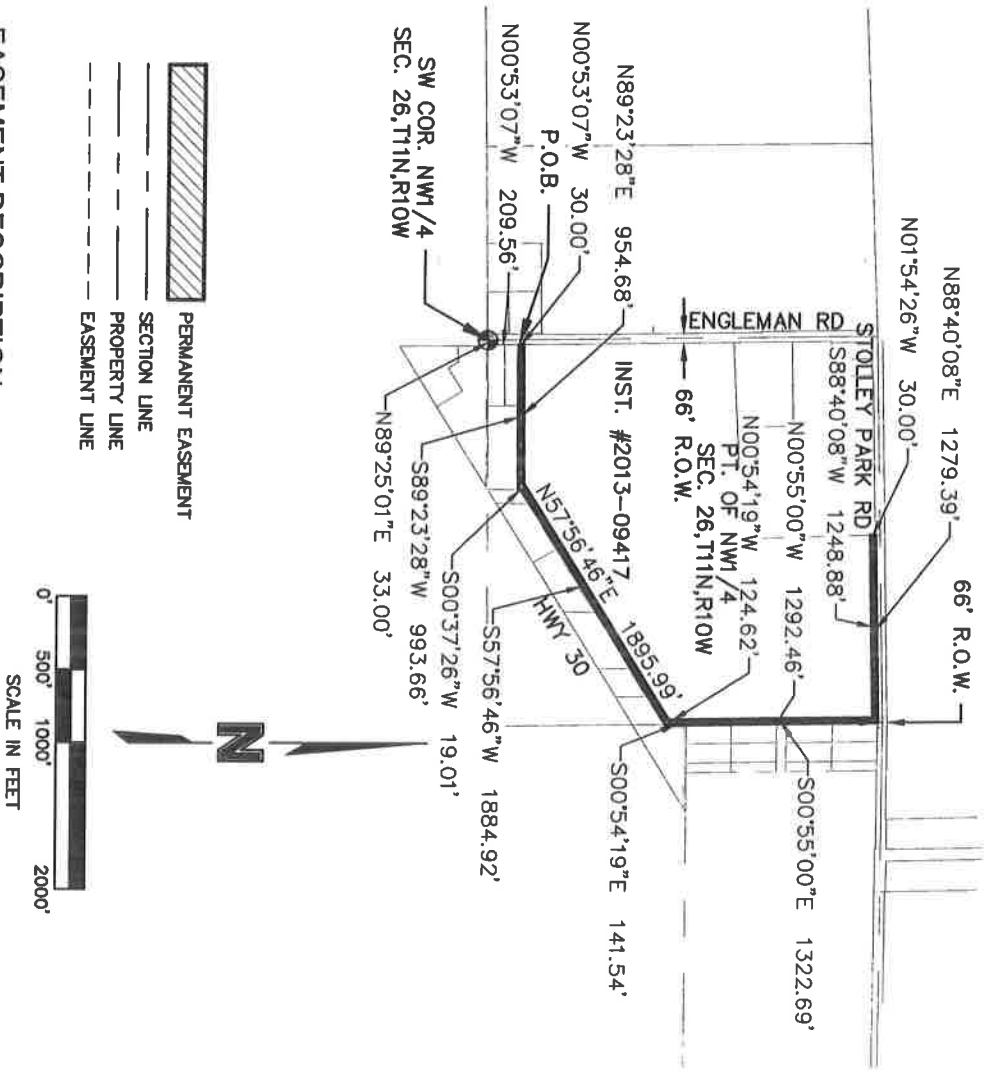
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S88°54'01\"W, ALONG THE SOUTH LINE OF SAID NE1/4, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE S88°54'01\"W, ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°50'02\"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 50.00 FEET; THENCE N88°54'01\"E, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE S00°47'07\"E, ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 16,498 SQUARE FEET OR 0.379 ACRES MORE OR LESS.

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DATE: Aug 22, 2017 10:03am XREFS: V_XTPO_70442 USER: wstoltenberg

PROJECT NO: 2017-0442	PERMANENT UTILITY EASEMENT		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308 384.8750 FAX 308 384.8752	EXHIBIT
DRAWN BY: WLS DATE: 07/20/17				4

EXHIBIT "A"

PERMANENT UTILITY EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 1
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION
CITY OF GRAND ISLAND PROJECT 2017-S-3



- PERMANENT EASEMENT
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE



EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 2013-09417 BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF ENGLEMAN ROAD; THENCE N00°53'07"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 209.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, N00°53'07"W ALONG SAID R.O.W. LINE A DISTANCE OF 30.00 FEET; THENCE N89°23'28"E, A DISTANCE OF 954.68 FEET; THENCE N57°56'46"E, A DISTANCE OF 1895.99 FEET; THENCE N00°54'19"W, A DISTANCE OF 124.62 FEET; THENCE N00°55'00"W, A DISTANCE OF 1292.46 FEET; THENCE S89°23'28"W, A DISTANCE OF 993.66 FEET TO A POINT ON A WEST LINE OF SAID TRACT; THENCE N01°54'26"W, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STOLLEY PARK ROAD; THENCE N88°40'08"E, ALONG SAID R.O.W. LINE A DISTANCE OF 1279.39 FEET; THENCE S00°55'00"E, ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 1322.69 FEET; THENCE S00°54'19"E, A DISTANCE OF 141.54 FEET ALONG THE EAST TRACT; THENCE S00°37'26"W, A DISTANCE OF 19.01 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE S89°23'28"W, A DISTANCE OF 993.66 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 167,460 SQUARE FEET OR 3.844 ACRES MORE OR LESS.

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DATE: Aug 22, 2017 10:02am
XREFS: V_XTP0_70442
USER: wstoltenberg

PROJECT NO: 2017-0442
DRAWN BY: WLS
DATE: 07/20/17

PERMANENT UTILITY EASEMENT

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.394.6750
FAX 308.394.6752

EXHIBIT A



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-9

#2018-8 - Approving Proposal for Installation of New Heating and Air Conditioning Unit at Jackrabbit Run Golf Course Clubhouse

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: January 9, 2018

Subject: Consideration to Approve Heating & Air Conditioning Installation at Jackrabbit Run Golf Course

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

Background

On November 19, 2017 the Parks and Recreation Department advertised a Request for Proposals (RFP) to update the heating and air conditioning equipment at the Jackrabbit Run Golf Course Club House. The current heating and air system is nearly 40 years old and has become unreliable. The new equipment is expected to provide additional years of service, be more efficient and function better overall.

Discussion

Three companies provided proposals:

Island Indoor Climate of Grand Island, Nebraska
Myers Heating & Air Conditioning of Grand Island, Nebraska
Jerry's Sheet Metal Heating – Cooling, Inc. of Grand Island, Nebraska

Staff recommends accepting the proposal from Jerry's Sheet Metal. The Jerry's Sheet Metal proposal to furnish and install new equipment meets the requirements for the golf course clubhouse and provided the lowest price. The total price of the Jerry Sheet Metal proposal is \$18,200.00.

Funds were budgeted this year for this purchase in capital account 10044901-85615.

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 proposal to furnish and install new heating and air conditioning equipment at Jackrabbit Run Golf Course from Jerry's Sheet Metal Heating – Cooling, Inc. of Grand Island, Nebraska.

Sample Motion

Move to approve the proposal from Jerry's Sheet Metal to furnish and install new heating and air conditioning equipment at the golf course clubhouse. The total purchase price for installation is \$18,200.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
HEATING & AIR CONDITIONING UNIT AT
JACKRABBIT RUN GOLF COURSE**

RFP DUE DATE: December 13, 2017 at 4:00 p.m.

DEPARTMENT: Parks & Recreation

PUBLICATION DATE: November 19, 2017

NO. POTENTIAL BIDDERS: 4

SUMMARY OF PROPOSALS RECEIVED

Island Indoor Climate
Grand Island, NE

Myers Heating & Air Conditioning, Inc.
Grand Island, NE

Jerry's Sheet Metal Heating –Cooling, Inc.
Grand Island, NE

cc: Todd McCoy, Parks & Recreation Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent

Patti Buettner, Parks Admin. Assist.
Renae Jimenez, Finance Director
Doug Sweeney, Golf Course Supt.

P2018



907 W. Oklahoma • PO Box 484 • Grand Island, NE 68802 • Phone: 308-384-2881

December 1, 2017

City Clerk
Attn: RaNae Edwards
PO Box 1968
Grand Island, NE 68802

RE: Replace (4) Systems at Jack Rabbit Run Golf Course

*****Includes Addendum #1*****

- 4 Lennox EL195UH090XC48C 95% AFUE high efficiency gas furnaces with 10 year heat exchanger warranties
- 4 Lennox 14ACX-048-230 4 ton air conditioners 14.0 SEER, 208/1 phase with a 5 year compressor warranty
- 4 Lennox CX35-48C 4 ton A-coil
- 4 Lennox Comfortsense 7500 7-Day programmable thermostats
- 4 Lennox condenser pads
- PVC venting of furnaces thru roof with insulation
- Refrigeration lines
- Gas connections
- Electrical connections
- Drain connections
- Duct revisions with 1/2" duct liner
- Remove existing system
- Permit
- Labor
- One year parts and labor warranty

Installed For The Sum Of: \$18,200.00

Bid does not include sales tax (If sales tax is needed, ADD: \$ +860.00)

Monte Hehnke

Customer Signature

Date



HEATING

LENNOX

COOLING

RESOLUTION 2018-1

WHEREAS, the City of Grand Island issued a Request for Proposals (RFP) to Provide and Install a Heating and Air Conditioning Unit at the Jackrabbit Run Golf Course Clubhouse; and

WHEREAS, three (3) request for proposals were received; and

WHEREAS, Jerry's Sheet Metal Heating and Cooling, Inc. from Grand Island, Nebraska, submitted a proposal for such project in accordance with the Request for Proposals; and

WHEREAS, a contract amount of \$18,200.00 has been negotiated.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal from Jerry's Sheet Metal Heating and Cooling from Grand Island, Nebraska to Provide and Install a Heating and Air Conditioning Unit at the Jackrabbit Run Golf Course Clubhouse is hereby approved at a cost of \$18,200.00.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 5, 2018	☐ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item G-10

#2018-9 - Approving Emergency Procurement of Fuel Oil for Burdick Station

Staff Contact: Tim Luchsinger, Jerry Janulewicz

Council Agenda Memo

From: Timothy G. Luchsinger, Utilities Director
Jerome Janulewicz, City Attorney

Meeting: January 9, 2018

Subject: Emergency Procurement of Fuel Oil for Burdick Station

Presenter(s): Timothy G. Luchsinger, Utilities Director

Background

Along with the coal-fueled Platte Generating Station and our shares of the coal units at Nebraska City 2 and Whelan 2, Grand Island Utilities Department (GIUD) operates the units at Burdick Station to support our local and regional power commitments. Burdick utilizes natural gas as the primary fuel source, with fuel oil as a backup source in the event of natural gas either being not attainable or cost prohibitive. Recently, the plant fuel oil storage tanks underwent an extensive inspection due to regulatory requirements and the Burdick oil was transferred to Platte Generating Station (PGS) for use at that plant. Plant staff has since been receiving oil, but had been planning to restore normal fuel inventories over time.

Normally natural gas prices are about \$3.00 to \$3.50 per unit, with prices going at about \$4.00 this last week due to colder weather conditions across the country. We received notice from our gas supplier yesterday that gas prices will be \$100.00 through the New Year's weekend and at about \$80.00 afterwards due to record cold forecasts.

Gas pricing reflects supply and demand as well as transportation conditions, therefore, extremely high and volatile prices like this are a possible sign of serious issues or limitations of the gas supply system. We were also advised by the regional power dispatcher of a heightened operational notice due to concerns of forecast load demands and possible energy delivery constraints such as natural gas supplies, meaning all of our available units were likely to be called on for generation during the weekend.

A similar situation occurred in 2014 during a "polar vortex" which resulted in power blackouts in some parts of the country due to insufficient generation. Gas prices at that time were around \$70.00, resulting in power costs of over \$1,000.00, compared to normal power prices of \$25.00 to \$30.00. We are also reminded of the ice storm in 2007, in which we lost PGS and most of our connecting transmission system, and Burdick kept Grand Island in power while the surrounding area was black.

City Procurement Code requires that purchases over \$40,000.00 for the electric utility fuel purchases be formally advertised for bid, and a contract be approved by Council. The Procurement Code also allows Council to issue a declaration of emergency and authorize emergency procurement based on the most competitive method that the situation allows.

Discussion

It was determined that it was imperative that fuel oil be available for use at Burdick for the New Year's weekend, therefore, plant staff was directed to immediately restore the Burdick fuel oil inventory to the necessary levels. The cost of this was \$141,776.19 for 61,911 gallons of fuel oil from Sapp Brothers, with pricing obtained by competitive quotes from local suppliers under the provisions of city code section 27-13, Emergency Procurements, in order to protect the welfare of the public by supporting area power requirements and minimizing financial impact.

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 authorize the Emergency Procurement of Fuel Oil for Burdick Station for \$141,776.19 from Sapp Brothers, Grand Island, Nebraska.

Sample Motion

Move to approve authorize the Emergency Procurement of Fuel Oil for Burdick Station for \$141,776.19 from Sapp Brothers, Grand Island, Nebraska.

RESOLUTION 2018-9

WHEREAS, the Burdick Station utilizes natural gas as a primary generation fuel and fuel oil as a backup generation fuel; and

WHEREAS, recent fuel oil tank inspections resulted in low fuel oil inventories; and

WHEREAS, current cold weather conditions have caused a dramatic increase in natural gas prices that could impact the power supply system.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that an emergency procurement for Burdick Station of \$141,776.19 for 61,911 gallons of fuel oil from Sapp Brothers of Grand Island, Nebraska, be authorized to protect the welfare of the public by supporting area power requirements and minimizing financial impact.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
January 5, 2018	▣ City Attorney



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item I-1

#2018-10 - Consideration of Amendment to the Redevelopment Plan for CRA Area No. 1 located at 209 West 3rd Street (Take Flight Investments, LLC)

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

Staff Contact: Chad Nabity

RESOLUTION 2018-10

WHEREAS, the City of Grand Island, Nebraska, a municipal corporation and city of the first class, has determined it be desirable to undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 2007, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared Redevelopment Area No. 1 of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), has prepared a Redevelopment Plan pursuant to Section 18-2111 of the Act, and recommended the Redevelopment Plan to the Planning Commission of the City; and

WHEREAS, the Planning Commission of the City reviewed the Redevelopment Plan pursuant to the Act and submitted its recommendations, to the City, pursuant to Section 18-2114 of the Act; and

WHEREAS, following consideration of the recommendations of the Authority to the Planning Commission, the recommendations of the Planning Commission to the City, and following the public hearing with respect to the Redevelopment Plan, the City approved the Plan; and

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: rehabilitation and redevelopment of an existing building in downtown Grand Island, along with eligible planning expenses and fees associated with the redevelopment project. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

WHEREAS, the City published notices of a public hearing and mailed notices as required pursuant to Section 18-2115 of the Act and has, on the date of the Resolution held a public hearing on the proposal to amend the Redevelopment Plan to include the Redevelopment Project described above.

NOW, THEREFORE, be it resolved by the City Council of the City of Grand Island, Nebraska:

Approved as to Form	☐ _____
January 5, 2018	☐ City Attorney

1. The Redevelopment Plan of the City approved for Redevelopment Area No. 1 in the city of Grand Island, Hall County, Nebraska, including the Redevelopment Project described above, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified above, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined that (a) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission.
2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.
3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described above shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall set by the Community Redevelopment Authority in the redevelopment contract as follows:
 - a. That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
 - b. That proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.

- c. The Mayor and City Clerk are authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.
4. The City hereby finds and determines that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purposes of accomplishing, in accordance with the general plan for development of the City, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity; and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of a healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 9, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, January 9, 2018

Council Session

Item J-1

Approving Payment of Claims for the Period of December 20, 2017 through January 9, 2018

The Claims for the period of December 20, 2017 through January 9, 2018 for a total amount of \$3,845,828.82. A MOTION is in order.

Staff Contact: Renae Griffiths, Finance Director