
City of Grand Island



Tuesday, May 22, 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 - Minister Danny Jaekel, Stolley Park Church of Christ, 2822 West Stolley Park Road

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, May 22, 2018

Council Session

Item E-1

Public Hearing on Text Amendment to the Grand Island City Code Section 33-12 Streets and Alleys Relative to Street Design Standards

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Street Widths and on Street Parking Chapter 33 and 36

Presenter(s): Chad Nabity, AICP Planning Director

Background

In 2014 the Grand Island City Council adopted revised street standards and typical street cross sections Addendum C to Chapter 33 of the Grand Island City Code. These new standards specifically allowed public street widths narrower than the 37' standard street with restrictions on parking. Since 2014 some of these narrower streets have been built and others have been approved with parking limited to one side of the street. City staff is concerned that long term this will create enforcement issues.

Discussion

City staff is recommending the following changes to Chapters 33 and 36 to address concerns with street widths and parking.

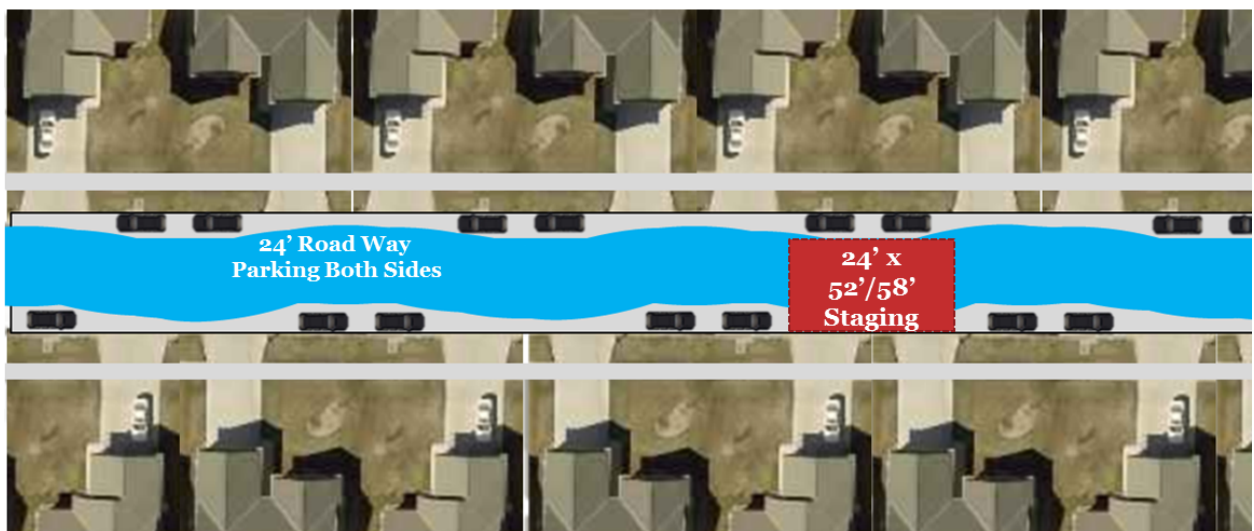
Remove Appendix C from the Subdivision Regulations and replace it with the Street Width Matrix. Appendix C was adopted by Council as the street standards for the City of Grand Island in 2014. The typical street standards regulated by Appendix C, including the preferred location for utilities and sidewalks will be maintained and enforced by the Grand Island Public works department as plans for new streets are submitted for engineering approval.

The Street Width Matrix will provide guidance to and options for developers regarding allowable street widths in various zoning districts along with street parking availability within those districts based on the street width.

Along with these changes City Staff is recommending that the Yard Requirements and Off Street Parking Requirements be amended to specify that residential units with garages facing the street need to have a minimum setback from the garage door to the property line of 25 feet to allow a vehicle to be parked on the driveway without overhanging the public right of way.

Some communities allow parking on both sides of the street on narrower streets. This creates issues for maintaining a 20' fire lane. For fire safety and access it is necessary to maintain at least a 20' lane. A 32' wide street with parking on one side allows for at least a 24' wide fire lane.

Kearney has recently approved changes to allow 32' wide streets with parking on both sides provided the driveways to the houses are offset in such a manner that parking is not allowed on both sides of the street at the same location. This maintains a 24' fire lane and allows parking on both sides of the street. This does require that the developer commit to where the driveways will be placed on the lots at the time of platting and street design. The example below shows how this can work and provide parking on both sides of the street and maintain the required widths for emergency access.



The street width matrix shown below would become part of the Subdivision regulations if adopted and would dictate widths and what parking is allowed. The proposal would require that developers who want to build 32 foot streets specify where the driveways will fall on each lot at the time of subdivision to insure that the minimum fire lane can be maintained.

Street Width Matrix								
Zone		Paving Width						
		26'	30'	32'	37'	40'	41'	65'
AG-1	Primary Agricultural Zone	Subject to Design Review						
AG-2	Secondary Agricultural Zone							
AG-SC	Special Agricultural / Conservation Zone							
AG-SE	Special Agricultural / Events Zone							
AG-SI	Special Agricultural / Industrial Zone							
SRC	Special Recreation / Conservation Zone							
TA	Transitional Agricultural Zone							
LLR	Large Lot Residential Zone	SP	-	P	P	-	-	-
R-1	Suburban Residential Zone	-	-	P	SP	-	SP*	-
R-2	Low Density Residential Zone	-	-	P	SP	-	SP*	-
R-3	Medium Density Residential Zone	-	-	P	P	-	P*	-
R-3SL	Small Lot Residential Zone	P	-	P	P	-	P*	-
R-4	High Density Residential Zone	P	-	P	P	-	P	-
RO	Residential Office Zone	P	-	-	SP	-	SP*	-
B-1	Light Business Zone	-	-	-	-	-	SP	SP*
B-2	General Business Zone	-	-	-	-	-	SP	SP*
AC	Arterial Commercial Overlay Zone	-	-	-	-	-	SP	SP*
B-3	Heavy Business Zone	-	-	-	-	-	SP	SP*
ME	Industrial Estates Zone	-	SP	-	-	SP*	-	-
M-1	Light Manufacturing Zone	-	SP	-	-	SP*	-	-
M-2	Heavy Manufacturing Zone	-	SP	-	-	SP*	-	-
M-3	Mixed Use Manufacturing Zone	-	SP	-	-	SP*	-	-
CD	Commercial Development Zone	Subject to Design Review						
TD	Travel Development Zone							
RD	Residential Development Zone							
A	Airport Zone							
GCO	Gateway Corridor Overlay District							
M and MD	Manufactured Home Overlay Zone							

SP Follow standard cross section plan.

P Designed Residential

* Wider street width required by subdivision committee on streets acting as collectors/arterials

- Street width not allowed in this zoning class.

Note: There may be exceptions in certain situations.

Designed Residential Development

Driveway widths restricted on average lot width.

Lot Width		Max Driveway Width
100'+ - 71'		36' wide
70'-51'		24' wide
50'-min	12'	12' wide
wide		

Widths don't include flare per standard driveway detail

Flare must occur on lot on which driveway is serving

Driveway location must be planned and approved by subdivision committee. This would include staggered locations to allow for 20' of clear zone for fire and emergency vehicles while moving down the street.

Off street parking per dwelling must be considered with design.

The second change suggested would require that overhead doors for residential garages set back a minimum of 25 feet, at least one car length from the property. The example below shows how this could work in an R4 High Density zoning district with an attached garage, without a garage and with a detached garage.



From the March 14 Regional Planning Commission Meeting Minutes:

Monter opened the public hearings.

Nabity introduce both ordinances with a digital copy of each chapter. Nabity explained that the proposed changes for section 36-22 and 36-96 for off street parking. Nabity went on to say that the proposed changes are not impacting the width of streets allowed but rather how to handle and regulate them. He stated that the current street standard was adopted in 2014 and has had time to be used practically and has shown difficulty in some areas. The propose changes are designed to help combat these issues. This will be an iterative process and future changes are likely to be needed as well.

Nabity then went on to explain the changes made for section 33-12. He then recommended that a street matrix should be introduce to explain which design is best for and allowed in a particular zoning district

Nabity explained that the proposed changes are so a minimum 20 foot lane is maintained for fire and rescue vehicles.

Monter closed both public hearings.

A motion was made by Robb and seconded by Allan approval of the text amendment of Grand Island Zoning Ordinance (Section 36-22 & Section 36-96)

The motion carried with seven members in favor (Robb, Allan, Monter, Rainforth, Kjar, Ruge, and Maurer,) and no members voting no or abstaining.

A motion was made by Allan and seconded by Ruge approval of text amendment of Grand Island Subdivision Ordinance (Section 33-12)

The motion carried with seven members in favor (Allan, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve as recommended.



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item E-2

Public Hearing on Text Amendment to the Grand Island City Code Section 36-22 Yard Requirements and Section 36-96 Off Street Parking Requirements Relative to Garages with Doors Facing the Street

Council action will take place under Ordinances item F-4. (See item E-1 for memo.)

Staff Contact: Chad Nabity



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item E-3

Public Hearing on Annexation of Property Located at the Southwest Corner of North Road and 13th Street (Proposed for Platting as Hanover Third Subdivision)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: An Ordinance to include Hanover Third Subdivision as an Addition to the City of Grand Island, Nebraska and the adjoining right-of -way

Presenter(s): Chad Nabity, AICP Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that any and all property subdivided adjacent to the Corporate Limit of the City of Grand Island be annexed into the City at the time of subdivision approval.

Raymond J. O'Connor, Managing Member of The Meadows Apartments LLC as the owner of the property, submitted Hanover Third Subdivision as an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on May 2, 2018.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117. Annexation ordinances must be read on three separate occasions. This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of that property.

Annexation of this property will not result in the extension of the Grand Island Zoning Jurisdiction.

No existing residence would be added to the City as a result of this annexation and four additional building lots will be added. The City is purchasing two of these lots for the Emergency Management Center and a Fire Station.

Alternatives

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

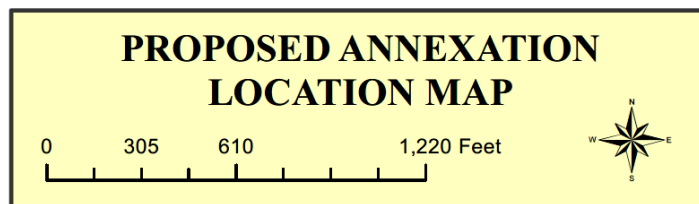
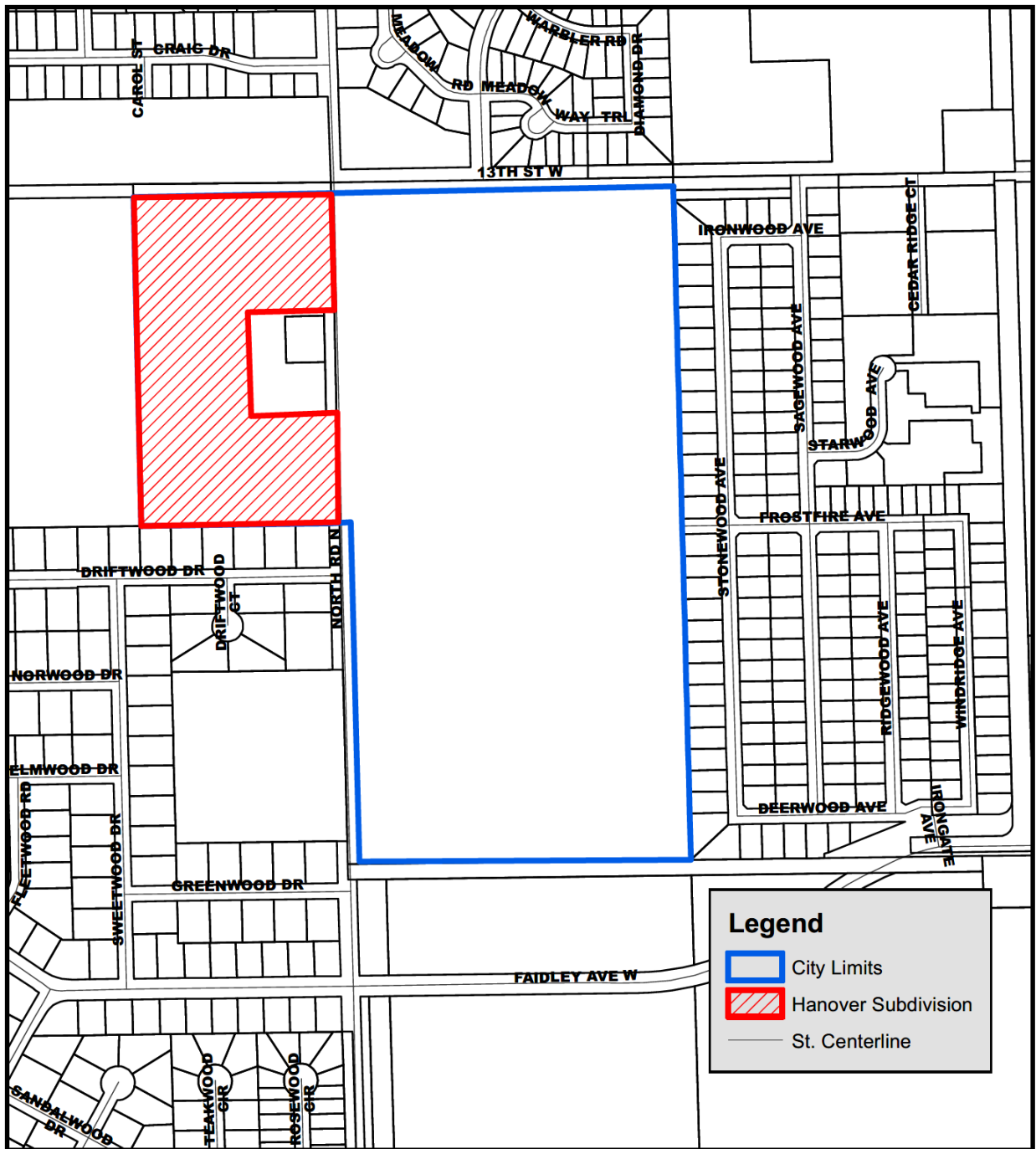
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on first reading.





City of Grand Island

Tuesday, May 22, 2018

Council Session

Item E-4

Public Hearing on Annexation of Property Located at 2224 South Stuhr Road (Proposed for Platting as Fonner View Estates Subdivision)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: An Ordinance to include Fonner View Estates
Subdivision as an Addition to the City of Grand Island,
Nebraska and the adjoining right-of -way

Presenter(s): Chad Nabity, AICP Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that any and all property subdivided adjacent to the Corporate Limit of the City of Grand Island be annexed into the City at the time of subdivision approval.

William H. Barge as the owner of the property, submitted Fonner View Estates Subdivision as an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on May 2, 2018.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117. Annexation ordinances must be read on three separate occasions. This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of that property.

Annexation of this property will not result in the extension of the Grand Island Zoning Jurisdiction.

One existing residence would be added to the City as a result of this annexation and six additional building lots will be added.

Alternatives

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

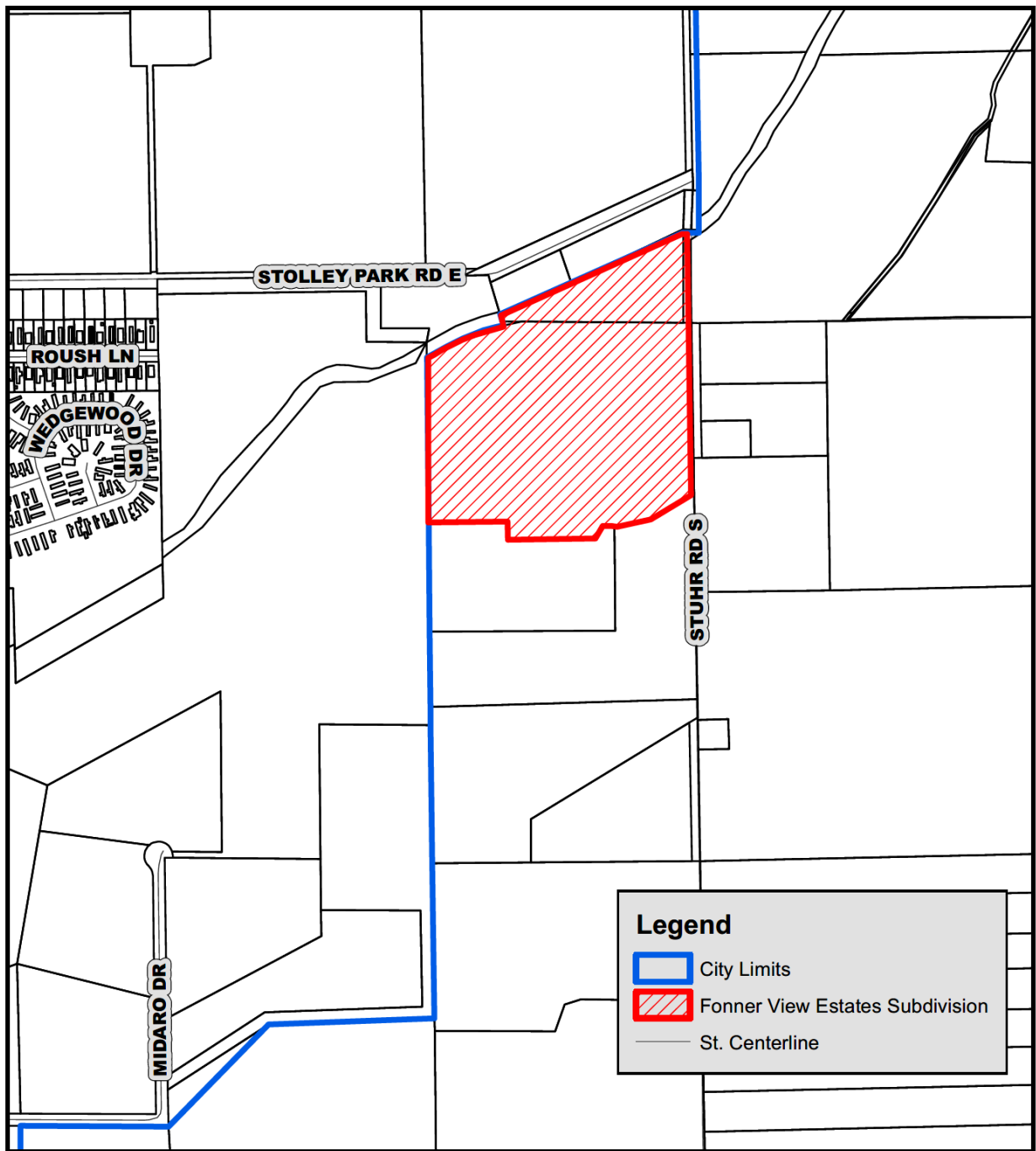
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on first reading.





City of Grand Island

Tuesday, May 22, 2018

Council Session

Item E-5

Public Hearing on CRA Area #26 Blighted and Substandard Study for 28.42 Acres located South of Capital Avenue West of the Central Nebraska Railroad Line (Fred Hoppe)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Hoppe Blight Study (Proposed Area 26)
C-14-2017GI

Presenter(s): Chad Nabity

Background

Fred Hoppe commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 26. The study was prepared by Marvin Planning Associates of David City, Nebraska. The study area includes approximately 28.42 acres referred to as CRA Area No. 26. The study focused on property located south of Capital Avenue and west of the Central Nebraska Railroad line. (See the attached map) On April 10, 2018, Council referred the attached study to the Planning Commission for its review and recommendation.

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

Discussion

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

Section 18-2109

Redevelopment plan; preparation; requirements.

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

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

~Reissue Revised Statutes of Nebraska

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

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

The city of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of April 1, 2018, 19.97% of the City has been declared blighted and substandard. Area 26 (this study) would add another 0.15% bringing the total area declared to 20.12%. The CRA commissioned a study of the Veteran's Home property (Proposed Area 16) that covered 530 acres and would, if approved, add 2.76% to the total area declared blighted and substandard. If both areas were to be approved and there are no changes in the city limits or areas declared blighted and substandard, 22.88% of the city would be declared blighted and substandard. It does not appear that the declaration of Area 26 would significantly impact the City's ability to declare other areas blighted and substandard

Redevelopment Area 26

Study Area
Figure 1: Study Area Map



Source: Google Earth and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.



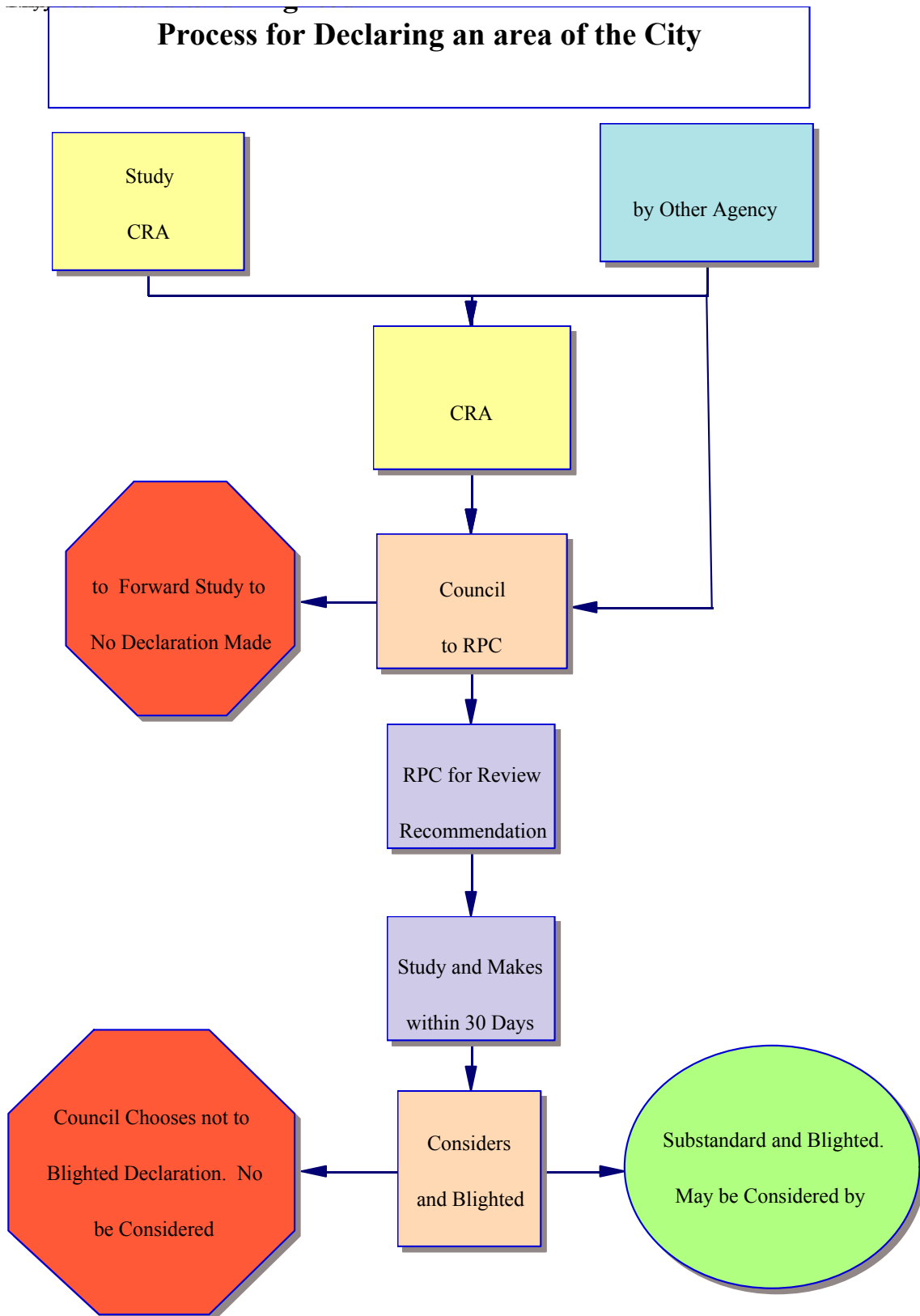


Figure 2 Blight Declaration Process (Planning Commission Recommendation is the second purple box).

Substandard and Blighted Declaration vs. Redevelopment Plan



- | | |
|---|--|
| <ul style="list-style-type: none">● Substandard and Blighted Declaration● A Study of the Existing Conditions of the Property in Question● Does the property meet one or more Statutory Conditions of Blight?● Does the Property meet one or more Statutory Conditions of Substandard Property?● Is the declaration in the best interest of the City? | <ul style="list-style-type: none">● Redevelopment Plan● What kinds of activities and improvements are necessary to alleviate the conditions that make the property blighted and substandard?● How should those activities and improvements be paid for?● Will those activities and improvements further the implementation of the general plan for the City? |
|---|--|

Figure 3 Blight and Substandard Declaration compared to a Redevelopment Plan

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

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

Blighted and Substandard Defined

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

Section 18-2103

Terms, defined.

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

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

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

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

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on page 5 of the study.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #26

Blight Study Area #26 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Substantial number of deteriorating structures
- Deterioration of site or other improvements
- Combination of factors which are impairing and/or arresting sound growth.
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Diversity of Ownership
- Faulty Lot Layout
- Defective/Inadequate Street layouts
- Stable or decreasing population based on the last two decennial censuses
- The average age of the residential or commercial units in the area is at least forty years

Substandard Conditions

Average age of the structures in the area is at least forty years

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

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

Recommendation

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

Recommend Questions for City Council

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

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

Planning Commission Recommendation

The Regional Planning Commission held a public hearing and took action on the blight and substandard study proposed Area 26 during its meeting on May 2, 2018. The study area includes approximately 28.42 acres referred to as CRA Area No. 26. The study focused on property located south of Capital Avenue and west of the Central Nebraska Railroad line. (C-19-2018GI)

O'Neill opened the public hearing.

Nabity explained this area included property from Capital Ave to 12th street (extended). He stated that the intended property for development is located south of the public drainage ditch and a portion of the ditch if filled in, which can lead to a possible access to Capital Ave. Nabity stated that the study being brought forward indicated that the area in question can be considered Blight and Substandard. Nabity noted this area was the first area to be considered Blight and Substandard, however this property was not located within the City Limits until it was annexed in 2002. The Blight and Substandard study for this particular area was started by Habitat of Humanity, whom decided to go another direction and was finished by Mr. Hoppe.

Keith Marvin from Marvin Planning Consultants the firm that completed the study explained that the area meets 9 of the statutory requirements needed to be considered Blight and Substandard.

Virgil Harden, the Chief Financial Officer for the Grand Island Public Schools explained that Grand Island Public Schools is not opposing the Blight and Substandard study but is opposing the likely outcome of the study which may include the potential use of Tax Increment Financing.

Fred Hoppe the developer of the Land asked the commission to consider moving forward with recommending the blight study as it would allow for the development to produce affordable housing. He mentioned that in the past this particular tract of land is difficult to develop due to its width and length and limited access points. He noted that development to the north has helped created access to Capital making the development more possible.

O'Neill closed the public hearing.

A motion was made by Monter and seconded by Randone to recommend approval of the blight and substandard study Area 26 comprising 28.42 acres on located west of the Central Nebraska Railroad tracks between Capital Avenue and 12th Street (extended).

The motion carried with nine members in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

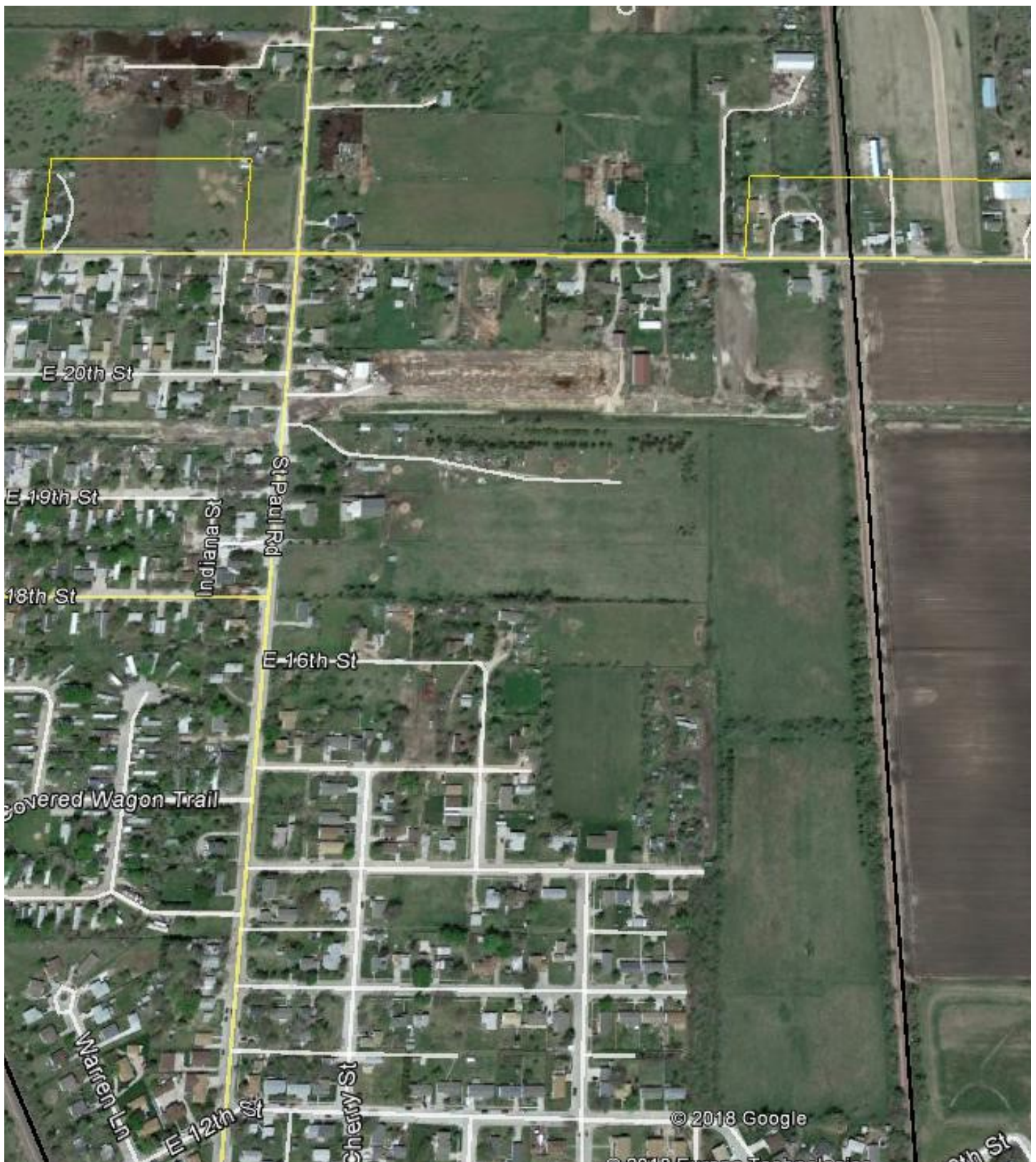
Alternatives

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

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

Sample Motion

If Council wishes to approve the designation of this property as blighted and substandard, an action required if Tax Increment Financing is to be used for the redevelopment of properties in this area, a motion should be made to approve the Substandard and Blight Designation for Redevelopment Area No. 26 in Grand Island, Hall County, Nebraska finding the information in the study to be factual and supporting such designation. A resolution authorizing the approval of this study has been prepared for Council consideration.



Grand Island, Nebraska Blight and Substandard Study - Area 26



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

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

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

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

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

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

Blight and Substandard are defined as the following:

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

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

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

The Study is intended to give the Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

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

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this Blighted and Substandard Area include residential uses including accessory uses within the corporate limits of Grand Island.

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

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

The study area is defined as follows: the Point of beginning is located at the NE corner of a lot described as Lassonde Sub Lot 1; thence, southerly along the east property line of same said lot and continuing to the SE corner of a lot described as Miscellaneous Tracts 10-11-9 PT E ½ NW ¼ W of RR and S of Co Road XC City; thence, westerly along the south property line of same said lot to the intersection with the SW corner of a lot described; thence, northerly along the west property line of same said lot and continuing to SE corner of a tract described as Miscellaneous Tracts 10-11-9 PT W ½ NW ¼; thence, westerly along the southern property line of said tract to the SW corner of said tract; thence northerly along the to the NW corner of a lot described as; thence, westerly along the west property line of said lot to the NW corner of said lot (assumed centerline of E. Capital Avenue); thence easterly along said centerline of E. Capital Avenue to a point in line with the extended east property line of a lot described as

Study Area
Figure 1: Study Area Map



Source: Google Earth and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.



Figure 2: Existing Land Use



Source: Hall County GIS and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match



Lassonde Sub Lot1; thence, southerly along the east property line of said lot to the POB; plus Lot 1 of Lincoln Heights Subdivision and the east 75 feet of Lots 4 and 5 of Norwood Subdivision.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

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

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2018

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.26	49.6%	4.4%
Single-family	0.83	32.7%	2.9%
Multi-family	0.43	16.9%	1.5%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0	0.0%	0.0%
Quasi-Public/Public	.78	30.7%	2.7%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.50	19.7%	1.8%
Total Developed Land	2.54	100.0%	
Vacant/Agriculture	25.88		91.1%
Total Area	28.42		100.0%

Source: Marvin Planning Consultants 2018

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. The Study Area is made up of single-family (4.4%) and land considered vacant accounts for 91.1% of the total area.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

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

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Good, Fair, Average, badly worn or worn out. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area. Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

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

- 1 (50.0%) structure rated as badly worn or worn out

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 50.0% of the structures in this study area are average condition or worse.

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

Deterioration of Site or Other Improvements

Sidewalk Conditions

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

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

Within the study area there is approximately 500 lineal feet of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of adequate sidewalk
- 0 (0.0%) lineal feet of deteriorating sidewalk
- 500 (100.0%) lineal feet of no sidewalk.

There are no sidewalks present within the study area accessible to pedestrian traffic. Considering the uses along Capital Avenue there should be sidewalk in place. However, this is considered a County Highway and was developed as a rural section road. At some point in the future, sidewalk would be a nice improvement.

The lack of sidewalk is likely due to the fact that this part of Grand Island was once outside the corporate limits and Capital in places is still functioning similar to a rural section roadway. This is something that will need to be undertaken in the future.

Curb and Gutter

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

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

Within the study area there is approximately 500 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- 0 (0.0%) lineal feet of adequate curb and gutter
- 0 (0.0%) lineal feet of deteriorating curb and gutter
- 500 (100.0%) lineal feet of no curb and gutter or rural section.
- There was no curb and gutter deemed to be dilapidated.

In total, 100% of the study area has no curb and gutter present.

The lack of curb and gutter is likely due to the fact that this part of Grand Island was once outside the corporate limits and Capital in places is still functioning similar to a rural section roadway. This is something that will need to be undertaken in the future. However, this is

Figure 3: Structural Condition Map



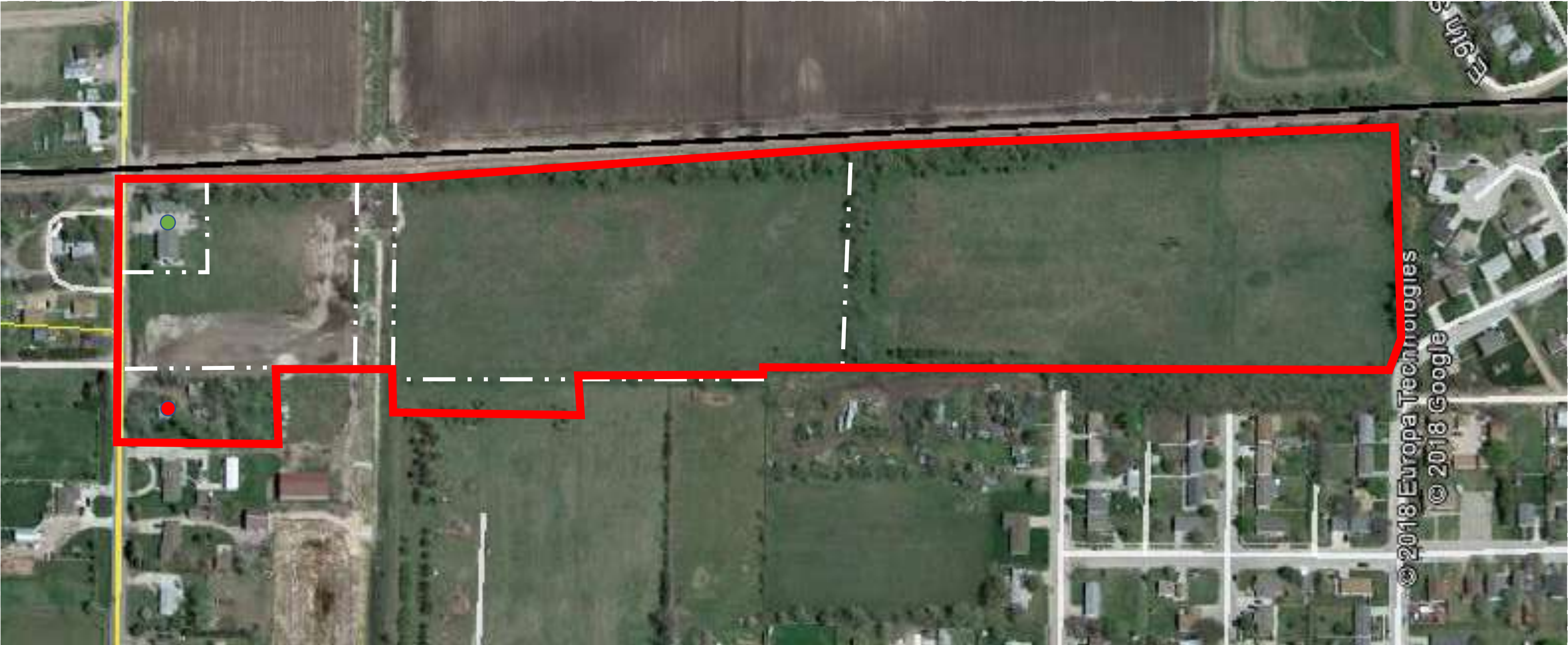
Source: Google Earth, Hall County Assessor and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.



- Good Conditions
- Badly Worn Out



Figure 4: Structural Age Map



Source: Google Earth, Hall County Assessor and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.



- Less than 40 years of age
- 40 years old or older



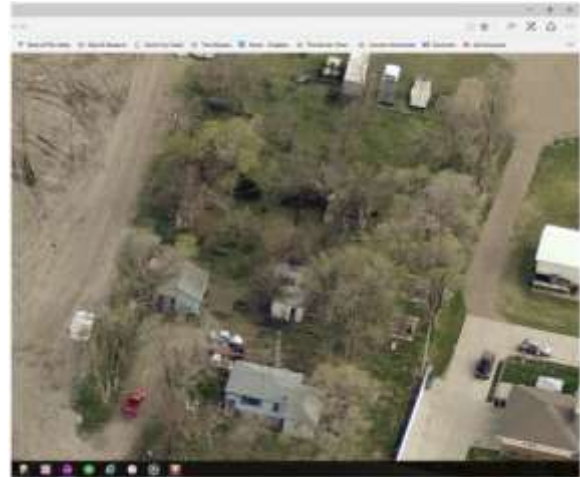
considered a County Highway and was developed as a rural section road. At some point in the future, when the area becomes more urbanized, curb and gutter may become a necessity.

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

Insanitary and Unsafe Conditions

The property on the immediate western edge of the study area has a considerable number of dilapidated structures (old dog kennels) behind the primary structure. The observations have been made from Capital Avenue and the use of aerial photography.

The condition of these structures a direct contributing factor to the area being considered blighted.



Dangerous conditions to life or property due to fire or other causes

The property on the immediate western edge of the study area has a considerable number of dilapidated structures (old dog kennels) behind the primary structure. The observations have been made from Capital Avenue and the use of aerial photography.

The condition of these structures a direct contributing factor to the area being considered blighted.

Stable or decreasing population based on the last two decennial censuses

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

Age of Structure

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

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2017

	Number of Structures	Construction date	Age	Cumulative Age
	1	1952	65	65
	1	1980	37	37
	0			
Total Cumulative	2			102
Average Age				51.0

Source: Hall County Assessor's and Marvin Planning Consultants 2017

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

- 1 (50.0%) unit was determined to be 40 years of age or older
- 1 (50.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 51.0 years; thus, meeting the requirements of the statutes.

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

Blighting Summary

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

- **Substantial number of deteriorating structures**
 - Within the study area 50.0% of the primary structures were deemed to be in worn out condition.
- **Deterioration of site or other improvements**
 - Sidewalk is missing along Capital Avenue within the study area
 - Curb and Gutter is missing along Capital Avenue within the study area
- **Combination of factors which are impairing and/or arresting sound growth.**
 - The study area abuts a railroad spur
 - The study area has a drainage ditch through its middle.
 - The 11+ acres to the south has limited to no access to public rights-of-way
- **Insanitary and Unsafe Conditions**
 - The western most property within the study area contains numerous accessory structures on site that are in a worn-out state and are unsafe
- **Dangerous conditions to life or property due to fire or other causes**
 - The western most property within the study area contains numerous accessory structures on site that present a dangerous condition relating to life or property due to fire or other causes.
- **Diversity of Ownership**
 - There are three different property owners in the study area including the City of Grand Island.
 - The diversity of ownership may be a barrier to future development.
- **Faulty Lot Layout**
 - A portion of the study area has limited access to public rights-of-way.
 - Three lots, along the eastern edge, abut a railroad spur.
- **Defective/Inadequate Street layouts**
 - There is very limited access to the vacant land at the southern portion of the study area.
- **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past two decennial censuses.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 1 (50.0%) buildings or improvements were determined to be 40 years of age or older
 - 1 (50.0%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 51.0 years.

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

- Improper Subdivision or Obsolete Platting
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.

- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

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

Substandard Conditions

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

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

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

- 1 (50.0%) units were determined to be more than 40 years of age
- 1 (50.0%) units were determined to be less than 40 years of age
- In addition, the cumulative approach gives this area an average age of 51.0 years.

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

Substandard Summary

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

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

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #26

Blight Study Area #26 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Substantial number of deteriorating structures**
- **Deterioration of site or other improvements**
- **Combination of factors which are impairing and/or arresting sound growth.**
- **Insanitary and Unsafe Conditions**
- **Dangerous conditions to life or property due to fire or other causes**
- **Diversity of Ownership**
- **Faulty Lot Layout**
- **Defective/Inadequate Street layouts**
- **Stable or decreasing population based on the last two decennial censuses**
- **The average age of the residential or commercial units in the area is at least forty years**

Substandard Conditions

- **Average age of the structures in the area is at least forty years**

Resolution Number 2018-08

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Grand Island City Council at its April 10, 2018 meeting, referred **the Blight and Substandard Study commissioned by Fred Hoppe** 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 the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- This property despite its proximity to other developed parts of the city has not experienced development in large part because of the lack of public infrastructure in and around the site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

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

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

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: May 2, 2018.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: Leslie E. Ruge
Secretary

By: Patricia C. Davis
Chair



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item F-1

#9686 - Consideration of Annexation of Property Located at the Southwest Corner of North Road and 13th Street (Proposed for Platting as Hanover Third Subdivision) (First Reading)

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

Staff Contact: Chad Nabity

* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9686

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of Hanover Third Subdivision and all adjoining right-of-way in Hall County, Nebraska as more particularly described hereinafter and as shown on Exhibit “A” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, after Raymond J. O’Connor, Managing Member of The Meadows Apartments LLC, as owners of the property submitted a plat of Hanover Third Subdivision an Addition to the City of Grand Island for approval; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island requires that owners of property proposed for subdivision adjacent to the Corporate Limits submit such subdivisions as additions to the City; and

WHEREAS, according to NRSS §16-177 the City of Grand Island can upon petition of the property owner(s) of property contiguous and adjacent to the City Limits annex said property by ordinance; and

Approved as to Form	<input type="checkbox"/>	_____
May 22, 2018	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9686 (Cont.)

WHEREAS, on May 22, 2018 the City Council of the City of Grand Island held a public hearing on such annexation and approved such annexation on first reading and on June 12, 2018 approved such annexation on second reading and on June 26, 2018 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

(A) The above-described tracts of land are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that this annexation does not extend the extraterritorial zoning jurisdiction.

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

ORDINANCE NO. 9686 (Cont.)

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted herein.

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, as provided by law.

Enacted: May 22, 2018.

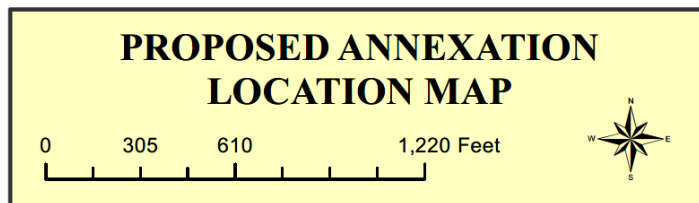
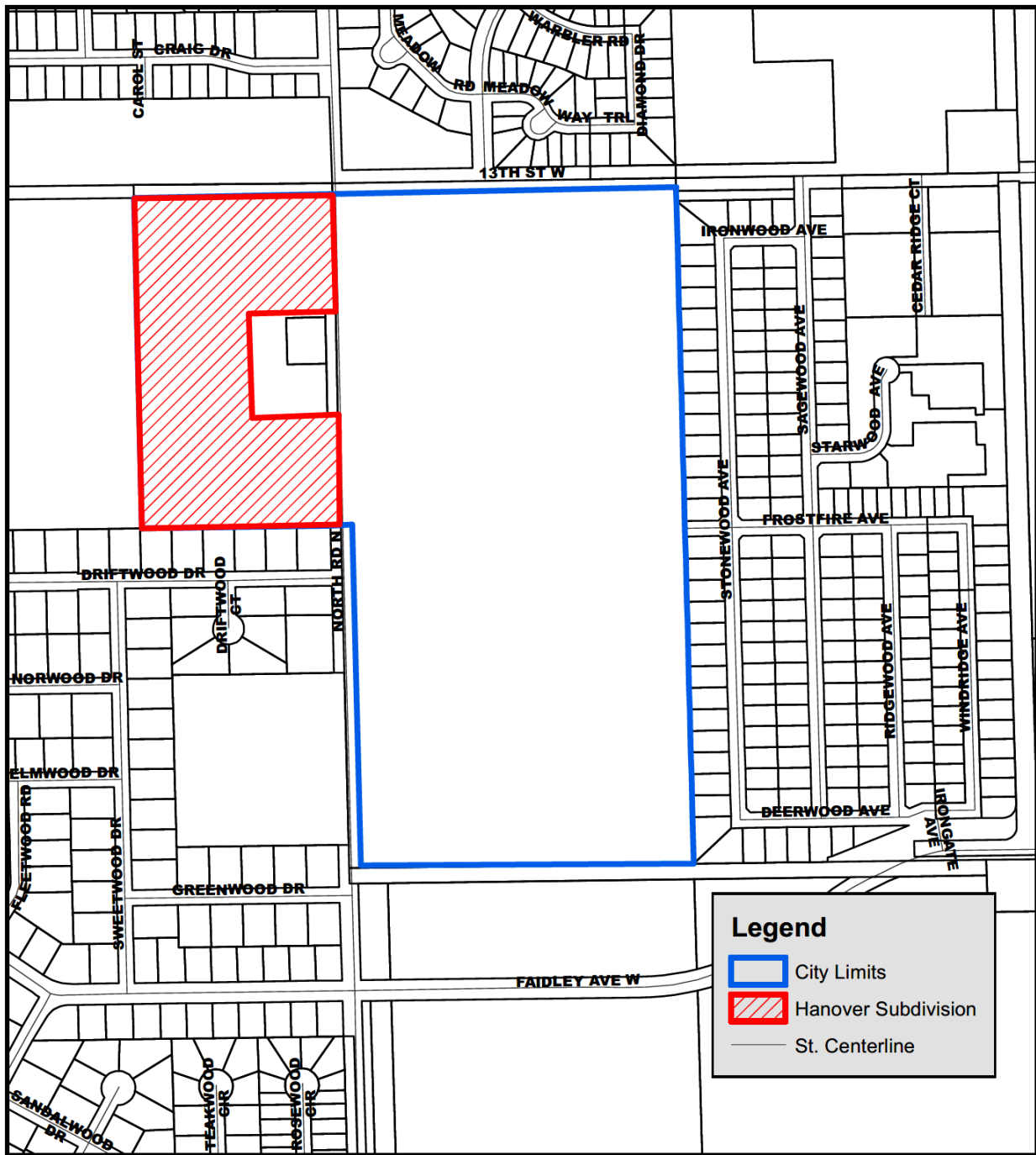
ORDINANCE NO. 9686 (Cont.)

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

ORDINANCE NO. 9686 (Cont.)





City of Grand Island

Tuesday, May 22, 2018

Council Session

Item F-2

#9687 - Consideration of Annexation of Property Located at 2224 South Stuhr Road (Proposed for Platting as Fonner View Estates Subdivision) (First Reading)

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

Staff Contact: Chad Nabity

* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9687

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of Fonner View Estates Subdivision and all adjoining right-of-way in Hall County, Nebraska as more particularly described hereinafter and as shown on Exhibit "A" attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, after William H. Barge as owner of the property submitted a plat of Fonner View Estates Subdivision an Addition to the City of Grand Island for approval; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island requires that owners of property proposed for subdivision adjacent to the Corporate Limits submit such subdivisions as additions to the City; and

WHEREAS, according to NRSS §16-177 the City of Grand Island can upon petition of the property owner(s) of property contiguous and adjacent to the City Limits annex said property by ordinance; and

Approved as to Form	<input type="checkbox"/>	_____
May 22, 2018	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9687 (Cont.)

WHEREAS, on May 22, 2018 the City Council of the City of Grand Island held a public hearing on such annexation and approved such annexation on first reading and on June 12, 2018 approved such annexation on second reading and on June 26, 2018 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

(A) The above-described tracts of land are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that this annexation does not extend the extraterritorial zoning jurisdiction.

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

ORDINANCE NO. 9687 (Cont.)

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted herein.

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, as provided by law.

Enacted: May 22, 2018.

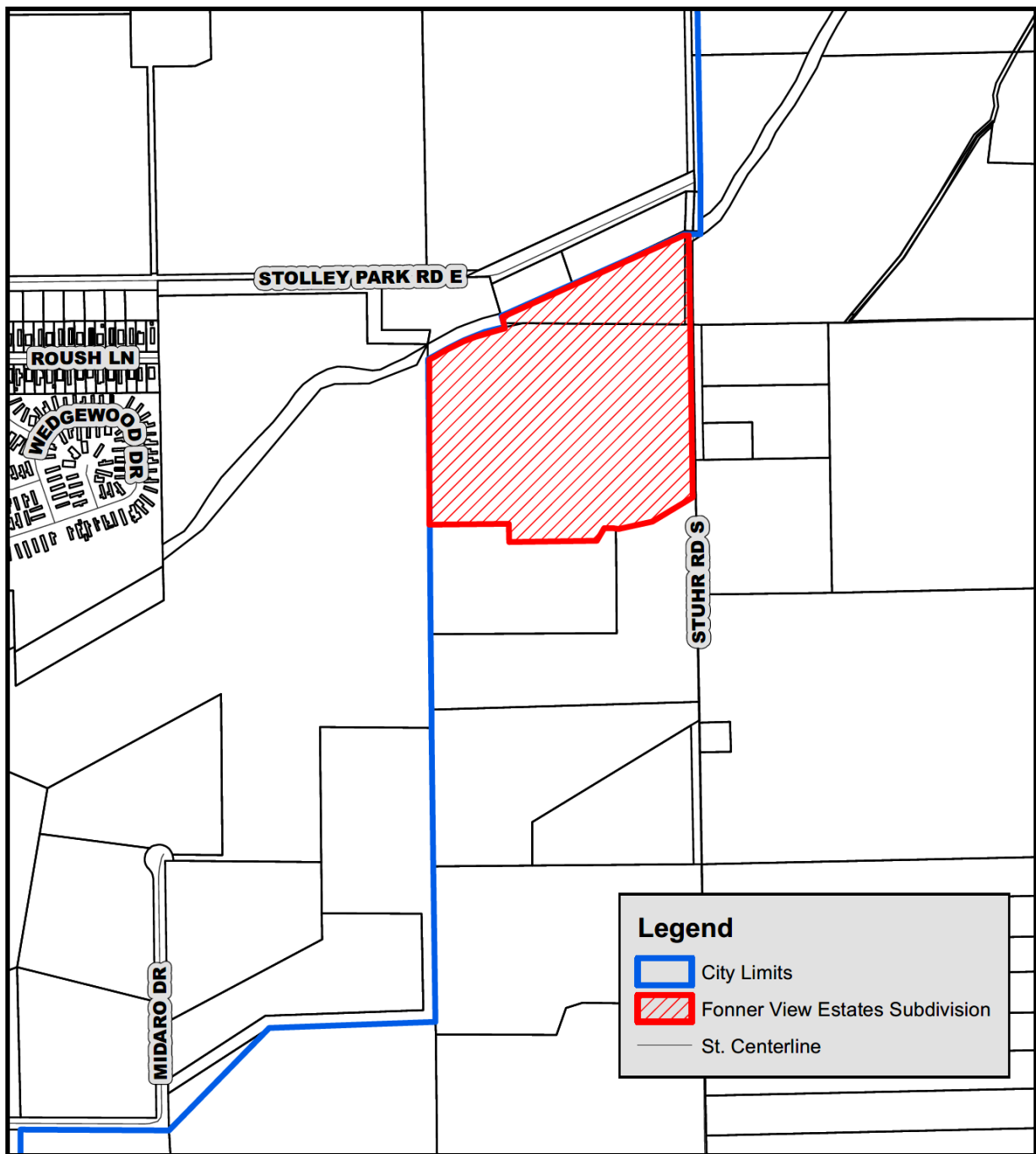
ORDINANCE NO. 9687 (Cont.)

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

ORDINANCE NO. 9687 (Cont.)





City of Grand Island

Tuesday, May 22, 2018

Council Session

Item F-3

#9688 - Consideration of Text Amendment to the Grand Island City Code Section 33-12 Streets and Alleys Relative to Streets Design Standards

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9688

An ordinance to amend Chapter 33 Section 12 of the Grand Island City Code; pertaining to Standards for Streets and Alleys; to repeal Chapter 33 Section 12 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. Sections 33-12 of the Grand Island City Code are hereby amended to read as follows:

§33-12. Streets and Alleys

(1) The arrangement of streets shall conform as nearly as possible to the street plan of the General Development Plan with provisions for the extension of arterial and collector streets. Streets in the subdivision, normally shall connect with streets already dedicated in adjoining or adjacent subdivisions, and provisions may be required for future connections to adjoining unsubdivided tracts.

(2) Local streets should be so planned as to discourage through traffic. Cul-de-sacs should normally not be longer than five hundred feet and shall terminate with right-of-way turn-around having a diameter of not less than one hundred feet, and an outside curb diameter of not less than eighty feet for residential areas. Cul-de-sacs within industrial or commercial areas shall have a right-of-way diameter of not less than 120 feet and an outside curb diameter of not less than 100 feet.

(3) Collector and Arterial streets should be planned with minimal local street and driveway accesses. Residential subdivisions should be designed with street patterns that provide driveway access from local streets.

(4) Whenever a proposed subdivision is adjacent to or contains a portion of an existing or proposed federal or state highway, provision in such subdivision shall be made for one of the following methods of development:

(a) If the highway is either a non-access or controlled access thoroughfare, one of the following two methods of development shall be required:

(i) A frontage street adjacent and parallel to such thoroughfare shall be provided; or

(ii) Lots shall back or side to such thoroughfare and have access to another street. Lots in commercial or industrial zoning districts shall have a landscaped area averaging thirty feet in width, or other approved landscaping, adjacent to such thoroughfare, and outside storage of unassembled or unfinished materials or products and inoperable equipment or motor vehicles shall be suitably screened by a sight-obscuring fence, foliage, or other screening material. Lots in residential zoning districts shall have a sight-obscuring fence, foliage, or other screening material adjacent to such thoroughfare. The sight-obscuring fence shall not be metal strips or slats in a chain link fence.

(b) If the highway is not a non-access or controlled access thoroughfare, one of the following methods of development shall be required:

(i) Either method required for a non-access or controlled access thoroughfare may be applied; or

(ii) Lots may have frontage directly on such thoroughfare, provided, that the minimum setback for any new building in any zoning district shall be thirty feet, and shall be landscaped except for approved driveways.

Approved as to Form	<input checked="" type="checkbox"/>	_____
May 14, 2018	<input checked="" type="checkbox"/>	City Attorney

ORDINANCE NO 9688 (Cont.)

(5) Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, or where it is found to be practicable to require the dedication of the other half when adjoining property is subdivided.

(6) Under normal conditions streets shall be laid out as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. More than four approaches to any intersection shall be prohibited. Street jogs at intersections with centerline offsets of less than 75 feet should be avoided.

(7) Alleys may be provided in commercial and industrial districts. Alleys shall be avoided in residential districts except to extend existing alleys to a street.

(8) The right-of-way widths, improvements, and grades for streets and alleys included in any subdivision shall not be less than the minimum right-of-way and outside curb dimensions or less than the minimum grade for each classification as shown on the Street Width Matrix attached, ~~street cross sections as recommended by the Grand Island Public Works Department and approved by the Grand Island City council attached as addendum C- Approved Street Cross Sections.~~

Medians

Location: Medians may be located within streets to be dedicated to the public.

Lane width: A minimum unobstructed lane width of twenty (20.0) feet (improved 21' back of curb to back of curb) is required between the median curb and the street curb.

Landscaping: Medians within the public right-of-way may be landscaped, maintenance of landscaped medians shall be the responsibility of a property owners association created at or before filing the final plat. The city will maintain concrete medians or bricked medians within the public right-of-way.

All streets shall be designed and graded to the full right-of-way widths stated.

(9) Drives, streets, or roadways within condominium, townhouse, or planned unit developments shall have a minimum right-of-way, improvement, and grade as determined by agreement between the subdivider, public works director, director of Planning, and approved by the city council.

(10) The horizontal alignment on all streets except in unusual cases shall be as follows:

Radii of Horizontal Curves (Center Line)

Arterial Streets.....	700' minimum
Collector Streets.....	300' minimum
Local Streets.....	100' minimum

ORDINANCE NO 9688 (Cont.)

Street Width Matrix								
Zone		Paving Width						
		26'	30'	32'	37'	40'	41'	65'
AG-1	Primary Agricultural Zone	Subject to Design Review						
AG-2	Secondary Agricultural Zone							
AG-SC	Special Agricultural / Conservation Zone							
AG-SE	Special Agricultural / Events Zone							
AG-SI	Special Agricultural / Industrial Zone							
SRC	Special Recreation / Conservation Zone							
TA	Transitional Agricultural Zone							
LLR	Large Lot Residential Zone	SP	-	P	P	-	-	-
R-1	Suburban Residential Zone	-	-	P	SP	-	SP*	-
R-2	Low Density Residential Zone	-	-	P	SP	-	SP*	-
R-3	Medium Density Residential Zone	-	-	P	P	-	P*	-
R-3SL	Small Lot Residential Zone	P	-	P	P	-	P*	-
R-4	High Density Residential Zone	P	-	P	P	-	P	-
RO	Residential Office Zone	P	-	-	SP	-	SP*	-
B-1	Light Business Zone	-	-	-	-	-	SP	SP*
B-2	General Business Zone	-	-	-	-	-	SP	SP*
AC	Arterial Commercial Overlay Zone	-	-	-	-	-	SP	SP*
B-3	Heavy Business Zone	-	-	-	-	-	SP	SP*
ME	Industrial Estates Zone	-	SP	-	-	SP*	-	-
M-1	Light Manufacturing Zone	-	SP	-	-	SP*	-	-
M-2	Heavy Manufacturing Zone	-	SP	-	-	SP*	-	-
M-3	Mixed Use Manufacturing Zone	-	SP	-	-	SP*	-	-
CD	Commercial Development Zone	Subject to Design Review						
TD	Travel Development Zone							
RD	Residential Development Zone							
A	Airport Zone							
GCO	Gateway Corridor Overlay District							
M and MD	Manufactured Home Overlay Zone							

SP Follow standard cross section plan.
P Designed Residential
* Wider street width required by subdivision committee on streets acting
- as collectors/arterials
- Street width not allowed in this zoning class.
- Note: There may be exceptions in certain

ORDINANCE NO 9688 (Cont.)

situations.

Designed Residential Development

Driveway widths restricted on average lot width.

Lot Width

Max Driveway Width

100'+ - 71'

36' wide

70'-51'

24' wide

50'-min 12' wide

12' wide

Widths don't include flare per standard driveway detail

Flare must occur on lot on which driveway is
serving

Driveway location must be planned and approved by subdivision committee. This would include staggered
locations to allow for 20' of clear zone for fire and emergency vehicles while moving down the street.

Off street parking per dwelling must be considered with design.

SECTION 3. Sections 33-12 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 4. Sections 33-12 and Addendum "C" are hereby adopted as part of Chapter 33 of the Grand Island City Code.

SECTION 5. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item F-4

#9689 - Consideration of Text Amendment to the Grand Island City Code Section 36-22 Yard Requirements and Section 36-96 Off Street Parking Requirements Relative to Garages with Doors Facing the Street

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9689

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to amend Section 36-22 Yard Requirements and Section 36-96 Off-Street Parking Requirements; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication in pamphlet form and the effective date of this ordinance.

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

SECTION 1. Section 36-22 of the Grand Island City Code is hereby amended to read as follows:

§36-22. Yard Requirements

(A) Yard requirements shall be set forth under the Schedule of Lot, Yard, and Bulk Requirements for each zoning district. Front, side and rear yards shall be provided in accordance with the regulations hereinafter indicated and shall be unobstructed from the ground level to the sky, except as herein permitted.

(B) All accessory buildings that are attached to principal buildings (e.g., attached garages) shall comply with the yard requirements of the principal building, ~~unless except as~~ otherwise specified, Residential Garages with overhead doors facing the street shall provide a 25 foot setback between the garage door and the property line.

(C) Front Yard: There shall be a front yard setback as required herein, provided, that where fifty percent or more of the frontage on one street in any block is built up with buildings, no new building setback shall be less than either the required setback or the setback of any existing building which next exceeds the required setback, whichever is greater. This regulation shall not require a setback of more than 50 feet, and in blocks where the lots have a street frontage of 100 feet or more the regulation shall not require a setback of more than 30 feet.

(D) Side Yard: Any interior side yard may be reduced to zero; provided, that the opposite side yard meets the required interior side yard setback. Where the zero side yard setback is used, the abutting property must be held under the same ownership at the time of initial construction or the owners of the abutting property must be agreeable to the zero setback. A separation of not less than ten (10) feet shall be provided between adjacent structures on abutting sites where the zero side yard setback is utilized. This requirement shall not apply in an RD Zone or where the same interior property line is utilized for zero side yard construction on both properties.

For the purpose of upkeep and repair of structures located on an interior property line, a four (4) foot maintenance easement shall be recorded between the owner of the property containing said structure and the owner of the property upon which entry must take place in order to perform maintenance activities. Such easement shall be an irrevocable covenant and shall run with the land. Proof of said recorded easement shall be submitted to the Building Department prior to issuance of a building permit.

Amended by Ordinance No. 8947, effective 01-05-2005
Amended by Ordinance No. 9294, effective 05-31-2011

§36-96. Off-Street Parking Requirements

(A) Purposes:

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

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

Approved as to Form	<input checked="" type="checkbox"/>	_____
May 14, 2018	<input checked="" type="checkbox"/>	City Attorney

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

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

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

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

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

(D) Location: All off-street parking spaces shall be on the same lot as the building or within 300 feet of the lot. Permanent off-street parking spaces shall not be permitted within the required front yard setback, provided, however, that for a building containing three dwelling units or less, one space per unit may be placed within the front yard setback if such space is not directly in front of the building excluding garages or carports. *Residential Garages with overhead doors facing the street shall provide a 25 foot setback between the garage door and the property line.*

Parking facilities located separate from the building or use as listed shall have a substantial portion of same within a specified distance of the building or use which it serves. All off-street loading spaces shall be on the same lot as the building or use served.

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

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

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

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

(H) Maintenance: The parking and loading facilities required by this section shall be provided and maintained so long as the use exists which the facilities are designed to serve. Reasonable precautions must be taken by the owners of

particular uses to assure the use of the parking facilities only by the employees or the social or business visitors of the premises for which the facilities are provided. The facilities must be so designed and maintained as not to constitute a nuisance at any time and must not be used in such a manner as to constitute a hazard or unreasonable impediment to traffic.

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

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

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

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

SECTION 2. Sections 36-22 and 36-96 as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication in pamphlet form within 15 days according to law.

Enacted: May 22, 2018

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item F-5

#9690 - Consideration of Amendments to Chapter 24 Article IV and V of the Grand Island City Code Relative to the City Tree Ordinance

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: May 22, 2018

Subject: Consideration to Update City Tree Ordinance

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

Background

The Grand Island City Tree Board provided a presentation to City Council on March 20, 2018. One of the items presented was the recommendation to update the City Tree Ordinance.

Discussion

The City Tree Board has reviewed and approved the proposed changes to the City Tree Ordinance.

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 City Council approve an amendment to City Code.

Sample Motion

Move to approve amending the City Tree Ordinance.

ORDINANCE NO. 9690

An ordinance to amend Chapter 24, Article IV and V of the Grand Island City Code; to amend Sections 24-11, 24-13, 24-14, 24-15, 24-18, and 24-21; to amend Section 24-16 and renumber as 24-17; to add new Section 24-16; to reserve section numbers and to renumber sections as required; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. Chapter 24, Article IV and V of the Grand Island City Code Sections 24-11, 24-13, 24-14, 24-15, 24-18, and 24-21 are hereby amended; Section 24-16 is hereby amended and renumbered as 24-17; new Section 24-16 is adopted; and section numbers reserved and sections renumbered, all as set forth below:

Article IV. Trees in Public Right-of-Way

§24-11. Trees as a Community Concern.

The Mayor and Council, or their designated representative, hereby determine that the selection, planting, maintenance, and removal of trees within the public right-of-ways in the City of Grand Island substantially affects the degree of pedestrian and vehicular safety, the location and maintenance of utility services, tree maintenance costs, the incidence of tree diseases, and the general appearance and beautification of the City; that removal of trees due to disease, private development, or public works improvements has resulted in a loss of their important contribution to ~~man and his~~people and environment, and therefore it is determined that such selection, planting, maintenance and removal of trees in public right of ways are a community concern over which the City must exercise control.

Approved as to Form	☐ _____
May 9, 2018	☐ City Attorney

ORDINANCE NO. 9690 (Cont.)

§24-13. Recommended Trees.

The City Tree Board is empowered to recommend trees to be placed in the public right-of-way. The following trees are recommended by the City Tree Board for planting within public right-of-way because of their superior resistance to insects and disease, maximum ability to resist wind or storm breakage, desirable life spans, and minimal maintenance requirements. The full spread as indicated shall be used for spacing purposes:

(A) In all zoning districts except in locations where overhead utility lines are present.

Variety	Spread
Maple: sugar, black, red, Norway.....	40 feet
Hackberry.....	40 feet
Honeylocust (thornless).....	40 feet
Bradford Pear (<u>Ornamental Pear Varieties</u>).....	25 feet
Oak: red, scarlet, English, bur, pin.....	40 feet
Linden: American, European, Littleleaf.....	40 feet
Linden: Redmond.....	25 feet
Ash: White, green	40 feet
Ginkgo: maidenhair (male variety).....	40 feet
Black Walnut.....	40 feet
Ponderosa Pine	25 feet
Austrian Pine	25 feet
Scotch Pine	25 feet
Ohio Buckeye.....	25 feet
Kentucky Coffee Tree.....	30 feet
Catalpa.....	30 feet
Japanese Pagoda Tree.....	40 feet

(B) In business and manufacturing zoning districts, and in other districts in locations where overhead utility lines are present:

ORDINANCE NO. 9690 (Cont.)

Variety	Spread
Maple: Trident, hedge, amur, tatarian.....	20 feet
East Redbud.....	20 feet
Hawthorn: lavelle, Washington.....	20 feet
<u>Carolina Silverbell.....</u>	<u>20 feet</u>
Crabapple: fruitless.....	20 feet
Purpleleaf Plum.....	20 feet
Flowering Cherry.....	20 feet
Ash: European or mountain.....	20 feet
Saucer Magnolia.....	20 feet
Japanese Tree Lilac.....	20 feet
Amur Cork Tree.....	20 feet

Trees not included on the above recommended lists are prohibited within public right-of-way.

§24-14. Minimum Placement.

The following standards for minimum spacing, location, area requirement and minimum size of seedlings shall be utilized for the placement of trees within the public right-of-way, greenways, and city parks:

- (1) Recommended trees shall not be planted closer than twenty (20) feet ~~the distance of their full spread, as set forth in §24-13,~~ measured from center to center of each tree.
- (2) Recommended trees shall not be placed closer than forty (40) feet from the corner of a curb at intersections or closer than ~~2 1/2~~three (3) feet to the edge of a driveway.
- (3) Recommended trees shall not be planted closer than the width of its full spread to a standard or pole, measured from the center of the tree to the center of the pole.
- (4) Recommended trees shall not be planted when at least ~~five~~six (6) feet of space between curb and sidewalk or other obstruction is not available.

ORDINANCE NO. 9690 (Cont.)

(5) Recommended trees shall generally be planted equidistant between the curb and street edge of a conventional sidewalk or equidistant between the property line and edge of a curb-type sidewalk, unless specifically directed differently on the required permit in order to avoid conflict with existing or proposed utilities.

(6) Recommended trees shall be planted in an area containing at least nine square feet of ground for each tree ~~listed in §24-13(B)~~ and no impervious material shall be placed nearer than thirty inches to the center of a tree ~~listed in §24-13(A)~~.

(7) ~~It is suggested, but not mandatory, that for best results of successful tree growth and minimum tree mortality that trees with the following minimum heights be considered for planting in the public right-of-ways:~~

~~(a) Six feet to eight feet for those trees listed in §24-13(A);~~

~~(b) Five feet to six feet for those trees listed in §24-13(B)~~ No tree shall be planted closer than ten (10) feet from any fire plug.

§24-15. Unlawful to Top.

It shall be unlawful, as a normal practice, for any person, firm, or municipal department to top any tree within public right-of-way. Topping is defined as the severe cutting back of limbs to stubs larger than three (3) inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this section at the determination of the Parks & Recreation director or his/her appointed representative. Topping of trees within the public right-of-way shall comply with ANSI A300 pruning standards.

ORDINANCE NO. 9690 (Cont.)

§24-16 Dead and Diseased Trees.

Is shall be a violation for any property owner to permit, allow, or maintain any dead or diseased trees within the right-of-way of streets within the corporate limits of the city, and said dead or diseased trees shall constitute an nuisance. Notice to abate and remove such nuisance and notice of the right to a hearing shall be given to each owner or owner's duly authorized agent and to the occupant, if any, by personal, residential, publication, certified mail, or first class mail. If notice is given by first-class mail, such mail shall be conspicuously marked as to its importance. Within five days after receipt of such notice, the owner or occupant of the lot or piece of ground may request a hearing with the city to appeal the decision to abate or remove the nuisance by filing a written appeal with the office of the city clerk. A hearing on the appeal shall be held within fourteen days after the filing of the appeal and shall be conducted by the City Parks and Recreation Director. The hearing officer shall render a decision on the appeal within five business days after the conclusion of the hearing.

If the appeal fails, the city may have the work done to abate and remove the dead or diseased trees. If the owner or occupant of the lot or piece of ground does not request a hearing with the city within five days after receipt of such notice or fails to comply with the order to abate and remove the nuisance, the city may have such work done. The city may levy and assess all or any portion of the costs and expenses of the work upon the lot or piece of ground so benefited as a special assessment.

ORDINANCE NO. 9690 (Cont.)

Diseased trees that are dead or dying shall be removed following disposal methods recommended by the Nebraska Forestry Service.

Neb.Rev.Stat. 16-207.

~~§24-167. Violation of Selected Trees~~Injury Prohibited.

~~When in the judgment of the Parks & Recreation Director or his appointed representative it has been determined that a violation exists due to any trees not specifically listed in §24-13 herein being within the public right of way, or that other trees are improperly planted or maintained as provided herein within the public right of way, action may be directed to correct the violation with all or part of the costs thereby incurred assessed to the abutting property owners~~It shall be unlawful for any person to intentionally or recklessly cut down, destroy, by girdling or tapping, or otherwise injure any tree within the public right-of-way unless authorized to do so by the owner of the abutting property or by an authorized representative of the City.

§24-18 [Reserved]

§24-19 [Reserved]

§24-20 [Reserved]

~~§24-17~~21. Penalty.

Failure to comply with any section of this Article shall be unlawful, and shall be punishable in accordance with §1-7 of the Grand Island City Code.

Article V. Tree Board

~~§24-18~~22. Tree Board Established; Membership

There is hereby created and established a Tree Board for the City, which shall consist of seven (7) members, citizens and residents of the City, who shall be appointed by the

ORDINANCE NO. 9690 (Cont.)

Mayor with the approval of the City Council. The City Parks and Recreation Director and Hall County Extension Officer shall be ex officio members of the Tree Board.

§24-~~19~~23. Term of Office of Members of Tree Board

The terms of the seven (7) persons appointed to the City's Tree Board shall be three (3) years, except that the term of two (2) of the members appointed to the first Board shall be for only one (1) year and the terms of two (2) members of the first Board shall be for two (2) years. If a vacancy shall occur during the term of any member, his or her successor shall be appointed for the unexpired portion of the term.

§24-~~20~~24. Compensation of Members of Tree Board

Members of the Tree Board shall serve without compensation.

§24-2~~4~~25. Duties of Tree Board. ~~City Tree Plan.~~

The duties and responsibilities of the Tree Board shall be as follows:

- (1) To promote and encourage responsible planting, care, replacement, and maintenance of trees in the City.
- (2) To conduct fund raising activities, the proceeds of which shall be designated for the planting of trees, shrubs, and bushes.
- (3) To plan and sponsor activities in celebration of Arbor Day.
- (4) To provide educational materials and programs to the public concerning the planting and care of trees.

ORDINANCE NO. 9690 (Cont.)

(5) To make recommendations to City Department Directors concerning landscape plans for any new or existing public facilities constructed by the City.

(6) When requested by the City Council, to consider, investigate, make finding, report, and recommend upon any special matter or question relating to trees. It shall be the responsibility of the Tree Board to study, investigate, counsel, and develop and administer a written plan for the care, preservation, pruning, planting, replanting, removal and disposition of trees and shrubs in parks, along streets or in other public areas. The plan will be presented annually to the City Council and, upon the Council's acceptance and approval, shall constitute the official comprehensive city tree plan. The Board, when requested by the City Council, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work.

§24-~~22~~26. Organization and Meetings of Tree Board

The Tree Board shall choose its own officers, make its own rules and regulations and keep a journal of its proceedings. A majority of the members shall be a quorum for the transaction of business.

§24-27 [Reserved]

§24-28 [Reserved]

§24-29 [Reserved]

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

ORDINANCE NO. 9690 (Cont.)

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

Enacted: May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-1

Approving Minutes of May 8, 2018 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

May 8, 2018

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 May 8, 2018. Notice of the meeting was given in *The Grand Island Independent* on May 2, 2018.

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, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, Roger Steele and Mike Paulick. Councilmember Jeremy Jones was absent. The following City Officials were present: City Administrator Marlan Ferguson, Pro-Tem City Clerk Norma Hernandez, City Clerk RaNae Edwards, Interim Finance Director William Clingman, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

Mayor Jensen introduced Community Youth Council members Jacqueline Gonzalez, Seerat Balraj, and Kaitlyn Lilly.

INVOCATION was given by Pastor Tim Kilstrom, Spirit of Life Church, 2304 Macron Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Night Moods, LLC. dba The Upper Deck, 2110 West 2nd Street for a Class "C" Liquor License. Pro-Tem City Clerk Norma Hernandez reported that an application for a Class "C" Liquor License had been received from Night Moods, LLC. dba The Upper Deck, 2110 West 2nd Street. Ms. Hernandez presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 25, 2018; notice to the general public of date, time, and place of hearing published on April 28, 2018; notice to the applicant of date, time, and place of hearing mailed on April 26, 2018; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Request from Westside Bowling, LLC dba Westside Lanes, 112 Kaufman Avenue for a Class "C" Liquor License. Pro-Tem City Clerk Norma Hernandez reported that an application for a Class "C" Liquor License had been received from Westside Bowling, LLC dba Westside Lanes, 112 Kaufman Avenue. Ms. Hernandez presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 18, 2018; notice to the general public of date, time, and place of hearing published on April 28, 2018; notice to the applicant of date, time, and place of hearing mailed on April 18, 2018; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections and completion of a state alcohol server/seller training program. No public testimony was heard.

Public Hearing on Request from Hy-Vee Restaurant, 115 Wilmar Avenue for a Catering Designation to their Class “I-21349” Liquor License. Pro-Tem City Clerk Norma Hernandez reported that an application for a catering designation to Class “I-21349” Liquor License had been received from Hy-Vee Restaurant, 115 Wilmar Avenue. Ms. Hernandez presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 25, 2018; notice to the general public of date, time, and place of hearing published on April 28, 2018; notice to the applicant of date, time, and place of hearing mailed on April 26, 2018. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way at 4020 West 13th Street (Mitchel & Brandi Pedersen). Public Works Director John Collins reported that public right-of-way, adjacent to 4020 West 13th Street, was needed to accommodate intersection improvements at 13th Street & North Road. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Permanent Easement in Imperial Village Sixth Subdivision (GI School District 2). Public Works Director John Collins reported that a permanent easement was needed in order to upgrade Lift Station No. 11 and re-route the existing force main. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way, Subdivision Agreement Amendment and Temporary Easement at 1311 N North Road (Little B’s Corporation). Public Works Director John Collins reported that public right-of-way, a temporary easement and an amendment to Summerfield Estates First Subdivision were needed at 1311 N. North Road to accommodate intersection improvements at 13th Street & North Road. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way at 3993 West 13th Street (Floyd Leiser, et al). Public Works Director John Collins reported that public right-of-way located at 3993 West 13th Street was needed to accommodate intersection improvements at 13th Street & North Road. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Drainage Easement for 13th Street Paving Improvements; Project No. 2018-P-1 (Floyd Leiser, et al). Public Works Director John Collins reported that a permanent drainage easement was needed to accommodate the widening of 13th Street. Staff recommended approval. No public testimony was heard.

ORDINANCE:

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

#9685 - Consideration of Sale of Property Located at 2011 N Sycamore Street to River Pointe, LLC

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 this ordinance 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.

Public Works Director John Collins reported that the property located at 2011 N. Sycamore Street had previously been the site of a sanitary sewer lift station which had been removed and was no longer needed. River Pointe, LLC was the owner of 202 East 20th Street, which was adjacent to the subject property and wanted to purchase the property owned by the City.

Motion by Paulick, second by Donaldson to approve Ordinance #9685.

City Clerk: Ordinance #9685 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 #9685 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 #9685 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-11 and G-18 (Resolution #2018-126 and #2018-133) were removed for further discussion. Motion by Stelk, second by Hehnke to approve the Consent Agenda excluding items G-11 and G-18. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of April 24, 2018 City Council Regular Meeting.

Approving Steve Lamken to the Civil Service Commission.

Approving Request from Michael Weskamp, 1007 East 2nd Street, York, Nebraska for Liquor Manager Designation for Wal-Mart #3395, 3501 South Locust Street.

#2018-119 - Approving Request from Night Moods, LLC. dba The Upper Deck, 2110 West 2nd Street for a Class “C” Liquor License and Liquor Manager Designation for Grover Camp, 415 West 14th Street.

#2018-120 - Approving Request from Westside Bowling, LLC dba Westside Lanes, 112 Kaufman Avenue for a Class “C” Liquor License and Liquor Manager Designation for Jerry Pomplun, 43571 Riverbend Road, Oconto, NE.

#2018-121 - Approving Request from Hy-Vee Restaurant, 115 Wilmar Avenue for a Catering Designation to their Class “I-21349” Liquor License.

#2018-122 - Approving Temporary Construction Easement for 13th Street Paving Improvements; Project No. 2018-P-1 (Michael & Brandi Pedersen) in an Amount of \$20,397.00.

#2018-123 - Approving Acquisition of Public Right-of-Way at 4020 West 13th Street (Michael & Brandi Pedersen) in an Amount of \$2,471.00.

#2018-124 - Approving Temporary Construction Easement for Lift Station No. 11 Relocation – 2018; Project No. 2018-S-1 (GI School District #2).

#2018-125 - Approving Acquisition of Permanent Easement in Imperial Village Sixth Subdivision (GI School District 2).

#2018-126 - Approving Discontinuation of Street Improvement District No. 1265; Jay Street – Capital Avenue to Dack Avenue. Barb Milner, 4080 W. Capital Avenue and Joe Heineman, 4077 Dack Avenue spoke in support of discontinuing the district.

Motion by Haase, second by Minton to approve Resolution #2018-126. Upon roll call vote, all voted aye. Motion adopted.

#2018-127 - Approving Acquisition of Public Right-of-Way, Subdivision Agreement Amendment and Temporary Easement at 1311 N North Road (Little B's Corporation) in an Amount of \$29,287.54.

#2018-128 - Approving Purchase of Two (2) Utility Vehicles for the Wastewater Division of the Public Works Department from Landmark Implement of Shelton, Nebraska in an Amount of \$25,100.00.

#2018-129 - Approving Amendment No. 2 to Asphalt Resurfacing Inter-local Agreement with Hall County for Improvements to Shady Bend Road; Capital Avenue to Airport Road.

#2018-130 - Approving Temporary Construction Easement for 13th Street Paving Improvements; Project No. 2018-P-1 (Floyd & Helen Leiser, et al) in an Amount of \$822.45.

#2018-131 - Approving Acquisition of Public Right-of-Way at 3993 West 13th Street (Floyd & Helen Leiser, et al) in an Amount of \$4,961.22.

#2018-132 - Approving Acquisition of Drainage Easement for 13th Street Paving Improvements; Project No. 2018-P-1 (Floyd & Helen Leiser, et al).

#2018-133 - Approving Addendum to the Labor Contract between the City of Grand Island and the IBEW Local 1597 Utilities Department Bargaining Unit. Human Resources Director Aaron Schmid reported the change was for medical leave which would allow employees to continue to care for an immediate family member should care need to extend beyond 30 days. The proposed change would allow the employee to continue to draw down the medical leave bank. He answered questions as to why this item was brought up now in the middle of the contract.

Motion by Haase, second by Paulick to defer this item to a study session. Upon roll call vote, Councilmembers Steele, Hehnke, and Haase voted aye. Councilmembers Paulick, Minton, Fitzke, Donaldson, Stelk, and Nickerson voted no. Motion failed.

Motion by Donaldson, second by Paulick to approve Resolution #2018-133. Upon roll call vote, Councilmembers Paulick, Minton, Fitzke, Donaldson, Hehnke, Stelk, and Nickerson voted aye. Councilmembers Steele and Haase voted no. Motion adopted.

RESOLUTION:

#2018-134 - Approving Agreement with Five Points Bank for Banking Services. Interim Finance Director William Clingman reported that the City of Grand Island has utilized our current bank for at least the last decade and because it had not been formally evaluated for such a long time, an RFP was issued for banking services. In their RFP Five Points Bank offered their services at no cost to the City of Grand Island and they would pay interest on any amount the City maintained on deposit with them, with a regular evaluation of this interest rate beginning at the end of 2019. The estimated impact of the change to Five Points Bank would be at least a net gain of \$850,000 on an annual basis. Staff recommended approval.

Motion by Hehnke, second by Minton to approve Resolution #2018-134. Upon roll call vote, Councilmembers Paulick, Steele, Minton, Fitzke, Donaldson, Hehnke, Haase, and Nickerson voted aye. Councilmember Stelk abstained. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of April 25, 2018 through May 8, 2018 for a total amount of \$3,224,357.71. Upon roll call vote, Councilmembers Minton, Steele, Fitzke, Donaldson, Hehnke, Haase, Stelk, and Nickerson voted aye. Councilmember Paulick abstained. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:52 p.m.

Norma Hernandez
City Clerk Pro Tem



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-2

#2018-135 - Approving Preliminary Plat for Fonner View Estates Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Fonner View Estates Subdivision – Preliminary Plat

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

Background

This property is located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of the City of Grand Island, Hall County, Nebraska. It consists of 7 lots and 34.848 acres.

Discussion

The plat for Fonner View Estates Subdivision, Preliminary Plat was considered by the Regional Planning Commission at the May 2, 2018 meeting.

A motion was made by Rainforth and seconded by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no.

Alternatives

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

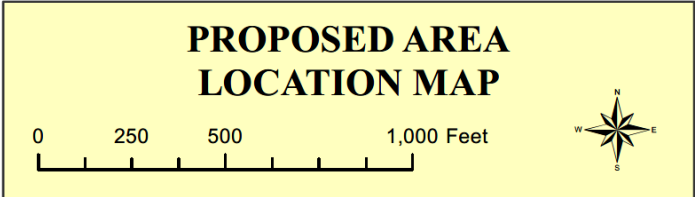
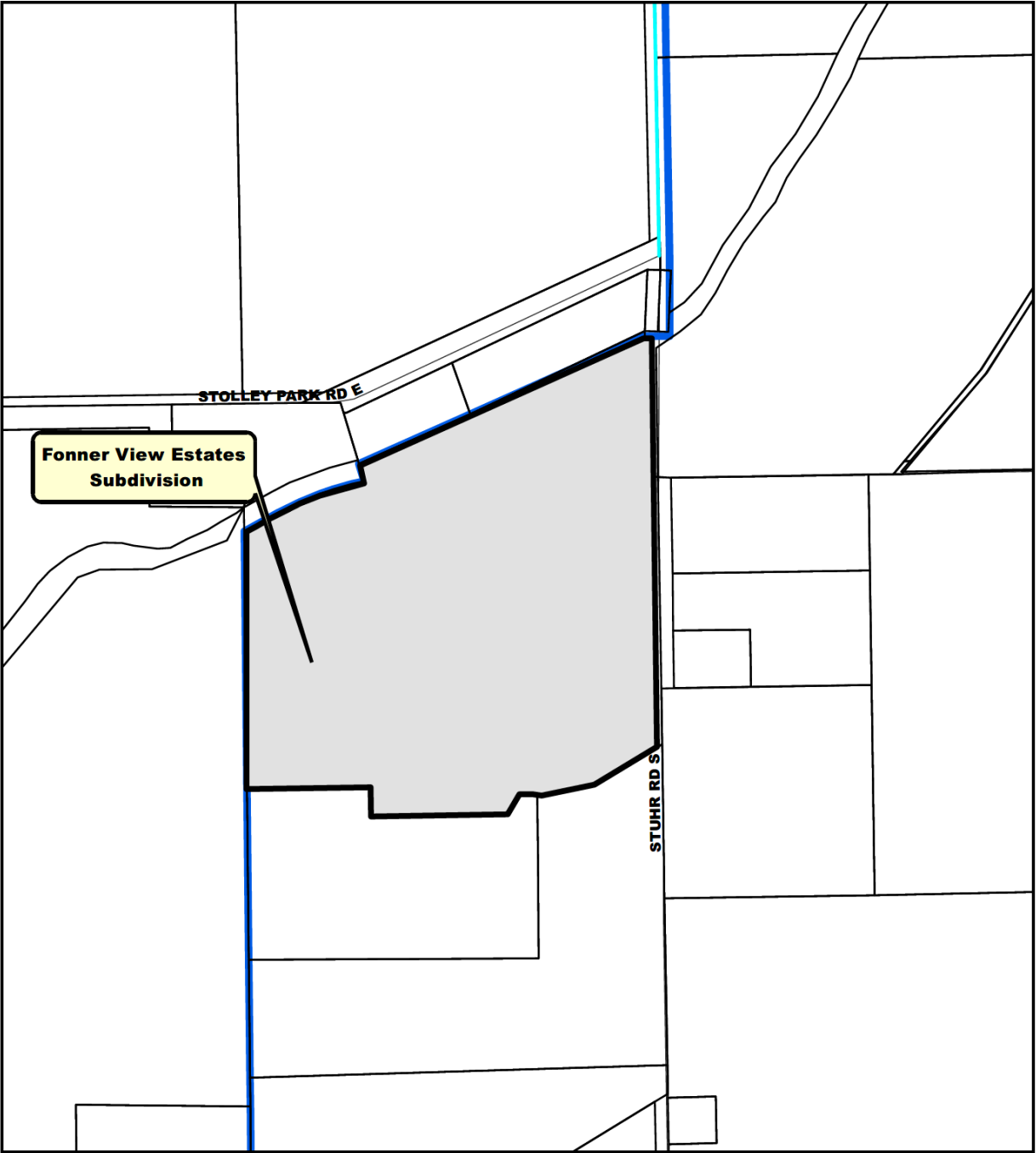
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

William H. Barge
113 Ridge View Drive
Lakehills, TX 78063

To create 7 lots south of Stolley Park Road and west of Stuhr Road, in the jurisdiction of the City of Grand Island, in Hall County, Nebraska.

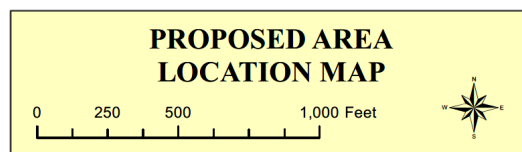
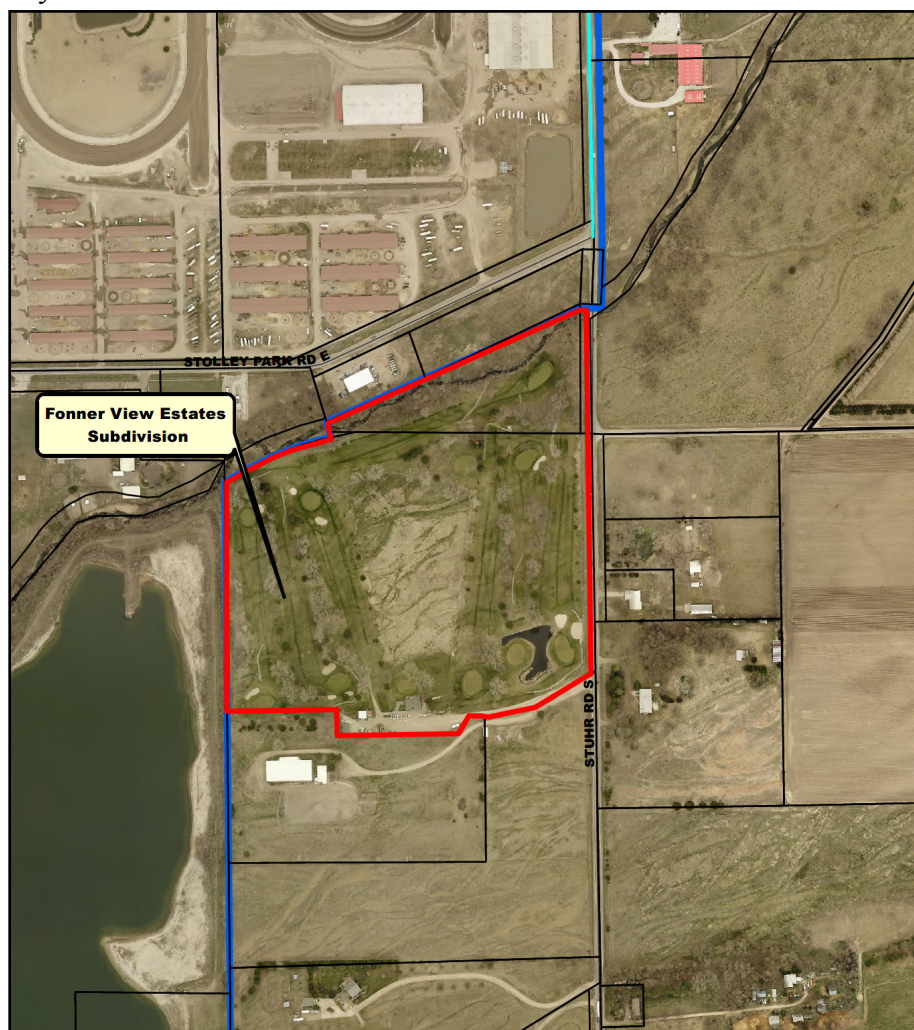
Size: 34.848 acres

Zoning: LLR-Large Lot Residential

Road Access: City Street/County Road

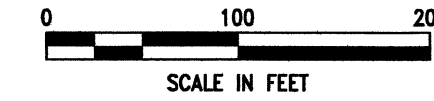
Water Public: City water is not available lot will be served with individual wells.

Sewer Public: City sewer is not available lots will be served with individual on site treatment systems.



PRELIMINARY PLAT
FONNER VIEW ESTATES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

CURVE DATA					
NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	BEARING
C1	96°20'09"	60.00'	100.88'	89.41'	N47°56'47"W
C2	89°41'49"	60.00'	93.93'	84.63'	S45°04'12"W



LINE DATA		
NUMBER	LENGTH	BEARING
L3	45.84'	N60°58'55"E
L4	45.84'	N60°58'55"E
L5	45.84'	N60°58'55"E
L1	34.38'	N00°13'18"E
L2	34.38'	N00°13'18"E
L6	34.38'	N00°13'18"E
L7	34.38'	N00°13'18"E
L8	20.00'	N00°13'18"E
L9	20.00'	N00°13'18"E
L12	40.00'	N89°55'07"E
L11	40.00'	N89°55'07"E
L10	40.00'	N89°55'07"E
L13	20.00'	N00°13'18"E
L14	20.00'	N00°13'18"E

- LEGEND**
- ▲ = SECTION CORNER MONUMENT FOUND
 - = MONUMENT FOUND
 - = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
 - x = TEMPORARY POINT
 - (P) = PLATTED DISTANCES
 - (M) = MEASURED DISTANCES
 - = SECTION LINE
 - = PROPOSED LOT LINES
 - = RIGHT-OF-WAY LINE
 - = NEWLY DEDICATED EASEMENTS
 - = FLOODWAY BOUNDARY LINES
 - = HIGH BANK WOOD RIVER
 - ☐ = ELECTRIC BOX
 - ☐ = TELEPHONE BOX
 - ⊗ = WATER VALVE
 - ⊗ = FIRE HYDRANT
 - ⊗ = SIGN
 - = BOLLARD
 - ⊗ = LIGHT POLE
 - ⊗ = POWER POLE
 - OHE --- = OVERHEAD ELECTRICAL LINE
 - T --- = TELEPHONE LINE
 - X --- = FENCE LINE
 - GAS --- = NATURAL GAS LINE

LEGAL DESCRIPTION

A Tract of land being part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty-Two (22), also being part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, and more particularly described as follows:

Beginning at the Northeast corner of said East Half of the Northeast Quarter of Section 27 and assuming the East line of said East Half of the Northeast Quarter as bearing S00°13'18"W and all bearings contained herein are relative thereto;

Thence S00°13'18"W on the East line of said East Half of the Northeast Quarter a distance of 843.45 feet;

Thence S60°58'55"W leaving the East line of said East Half of the Northeast Quarter a distance of 279.57 feet;

Thence S83°53'08"W a distance of 156.96 feet;

Thence S72°18'21"W a distance of 60.15 feet;

Thence S55°43'05"W a distance of 75.02 feet;

Thence S89°28'15"W a distance of 388.97 feet;

Thence N02°13'13"E a distance of 71.46 feet;

Thence S89°54'16"W a distance of 400.43 feet to a point on the West line of said East Half of the Northeast Quarter;

Thence N00°29'07"E on the West line of said East Half of the Northeast Quarter a distance of 849.80 feet, to a point on the centerline of the Wood River (formerly known as the North Channel of the Platte River);

Thence N65°12'44"E a distance of 412.41 feet to a point on the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22;

Thence N08°48'40"W a distance of 37.00 feet to the Southwest corner of B & C Subdivision, an addition to the City of Grand Island;

Thence N66°26'09"E on the Southerly line of said B & C Subdivision a distance of 982.34 feet to a point on the West right-of-way line of Stuhr Road;

Thence S03°31'47"W on said West right-of-way line of Stuhr Road a distance of 80.62 feet;

Thence S00°15'16"W continuing on said West right-of-way line a distance of 382.23 feet to a point on the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22;

Thence S89°52'41"E on the North line of said East Half of the Northeast Quarter a distance of 40.00 feet to the Point of Beginning. Containing 34.848 acres more or less, of which 0.785 acres more or less are being dedicated for road right-of-way on the East side.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2018, I completed an accurate survey (made under my supervision) of "FONNER VIEW ESTATES SUBDIVISION", Hall County, Nebraska as shown on the accompanying plat thereof; that the Lots, Blocks, Streets, Avenues, Alleys, Parks, Commons and other grounds as contained in said Subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each Lot bears its own number; and that said survey was made with reference to know and recorded monuments.

Brent D. Cyboron
Nebraska Professional Registered Land Surveyor No. 727

NOTE:
Entire property is located in Flood Zone AE.
Flood Zone AE is defined as 1% chance of annual flood (100 year flood).

ZONING:
Currently Zoned: LLR
(Large Lot Residential)

PLAT PREPARED FOR:
William H. Barge
113 Ridge View Drive
Lakchills, TX 78063

MA Miller & Associates	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 14, 2018
	DRAWN BY: A. OLSON	REVISION: DATE & REASON
1111 CENTRAL AVENUE NEARBY, NE 68947-6833 Tel: 308-234-8456 Fax: 308-234-1146 www.miller-engineers.com		F.B. #

FONNER VIEW ESTATES SUBDIVISION



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-3

**#2018-136 - Approving Final Plat and Subdivision Agreement for
Bosselville Fourth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Bosselville Fourth Subdivision – Final Plat

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

Background

This property is located south of Wood River Road and west of Bosselman Avenue in the 2 mile zoning jurisdiction of City of Grand Island, Hall County, Nebraska. It consists of 2 lots and 25.591 acres.

Discussion

The plat for Bosselville Fourth Subdivision, Final Plat was considered by the Regional Planning Commission at the May 2, 2018, meeting.

A motion was made by Rainforth and seconded by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no.

Alternatives

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

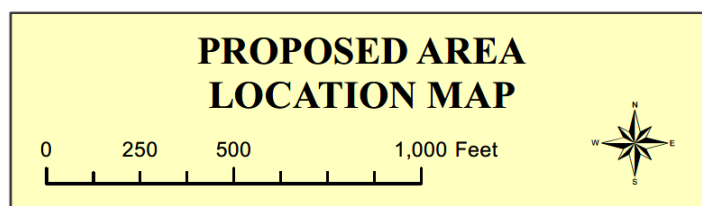
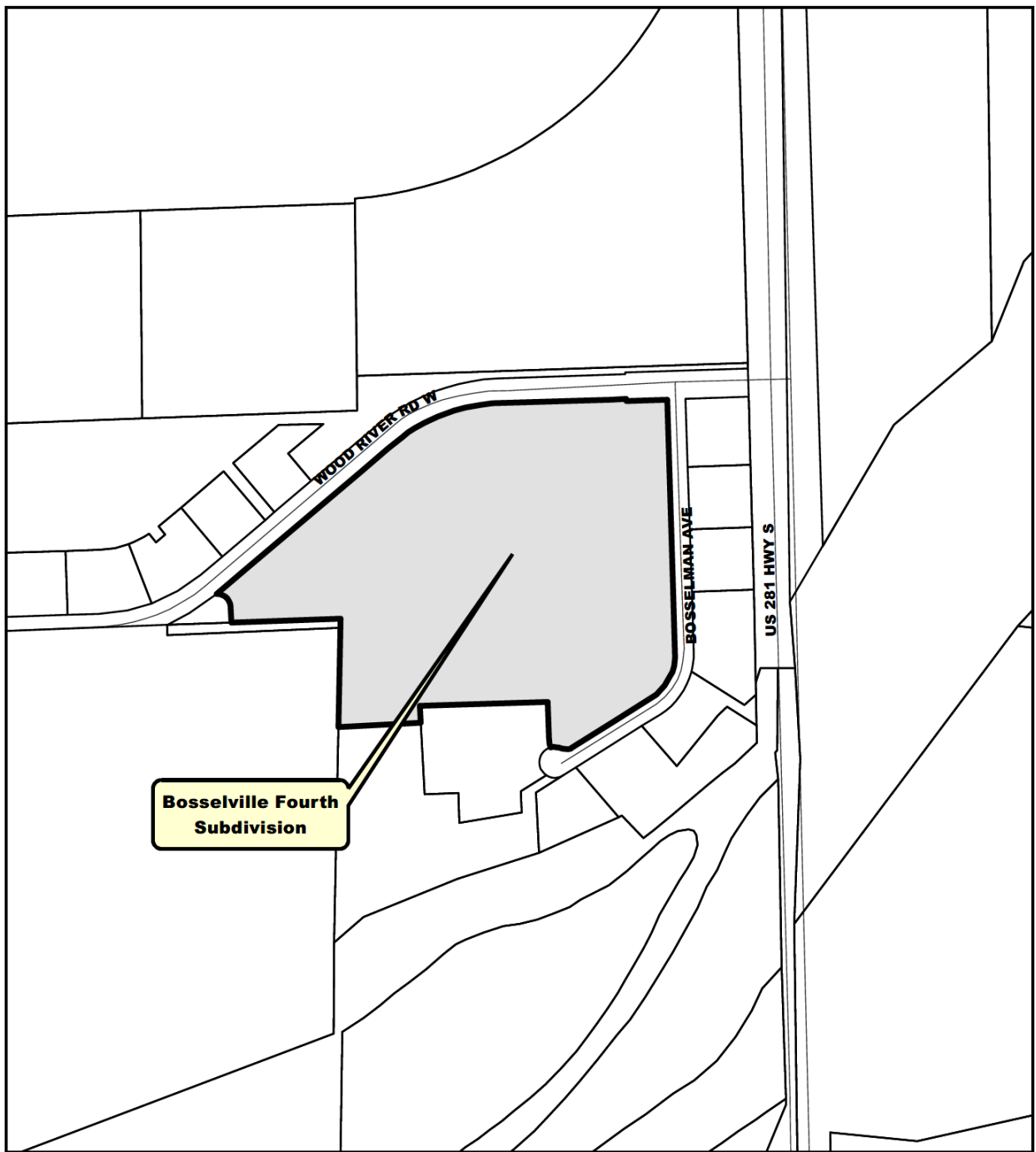
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Bosselman Travel Centers Inc.
P.O. Box 4905
Grand Island, NE 68802

To create 2 lots south of Wood River Road and west of Bosselman Avenue within the 2 mile zoning jurisdiction of the City of Grand Island, in Hall County, Nebraska.

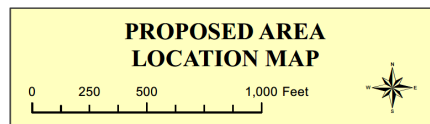
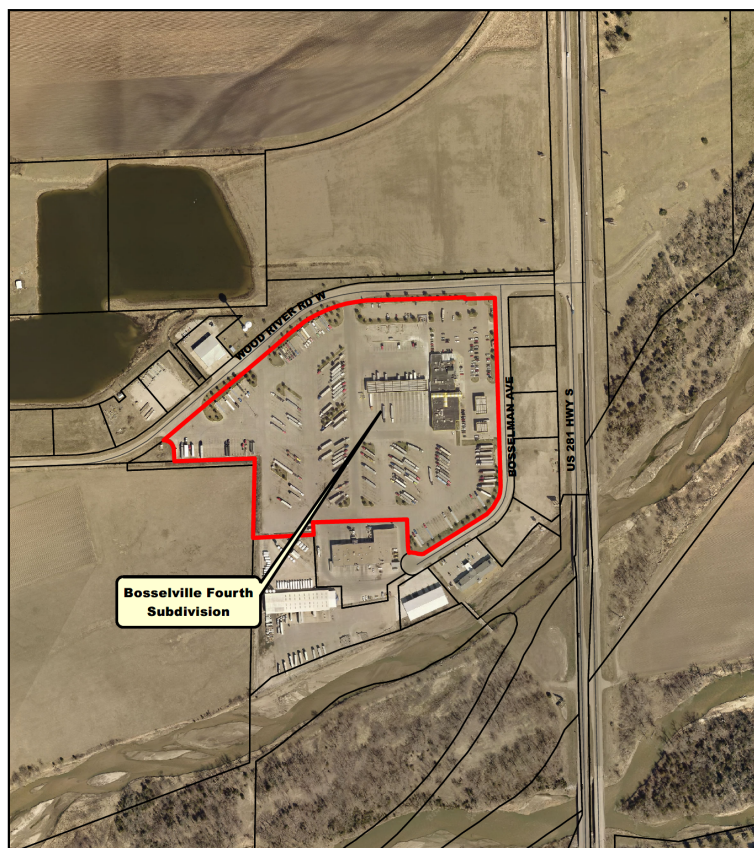
Size: 25.591 acres

Zoning: B2-General Business

Road Access: City/County Street

Water Public: Public water is available through a private system.

Sewer Public: City and private sewer are available. The travel center is currently served by Bosselman's private sewer and treatment facility. City sewer is available along U.S. 281 east of the property.



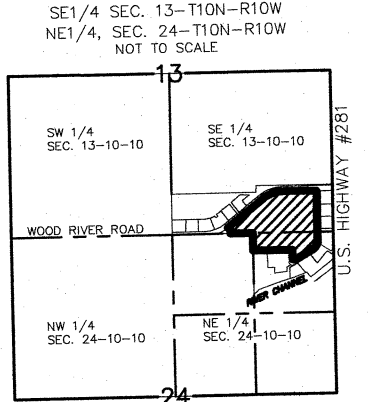
BOSSELVILLE FOURTH SUBDIVISION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

SITE PLAT

LOCATION MAP

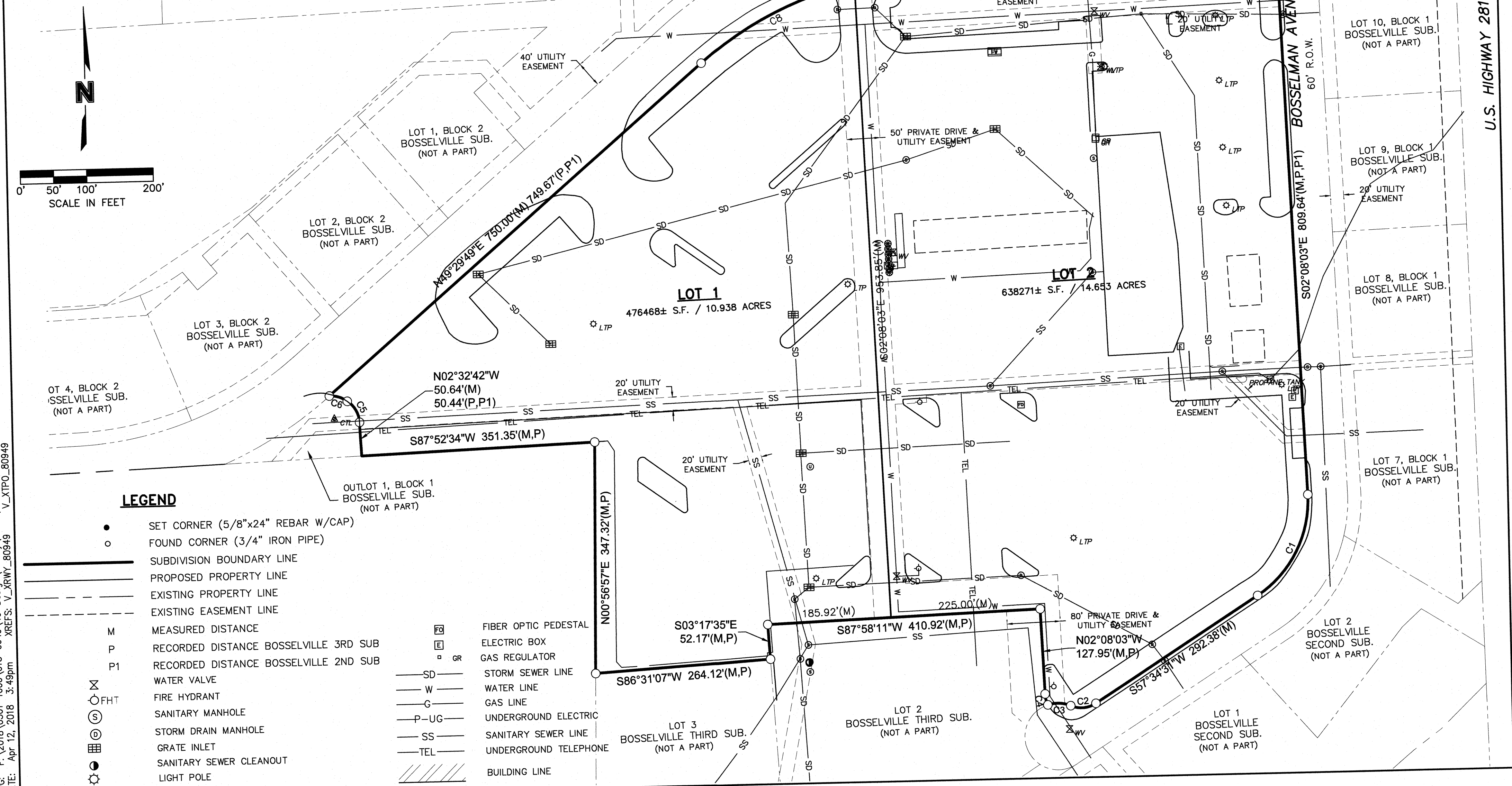


CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	170.00 (M,P,P1)	59°42'34"	177.16(M,P)	S27°43'14"W	169.25 (M,P,P1)
C2	40.00 (M,P)	56°57'38"	39.77(M) 39.27(P)	S85°42'18"W	38.15(M) 37.71(P)
C3	50.00 (M,P)	40°23'37"	35.25(M,P)	N86°39'31"W	34.52(M,P)
C4	40.00 (M,P)	24°32'34"	17.13 (M) 17.04(P)	N12°43'07"W	17.00(M) 16.91'(P)
C5	40.00 (M,P,P1)	54°25'30"	38.00(M) 39.27(P)	N29°16'54"W	36.58(M) 36.6(P,P1)
C6	40.87 (M,P,P1)	40°17'53"	28.75(M) 28.78(P)	N72°26'16"W	28.16(M) 28.19(P,P1)
C7	532.98(M,P,P1)	38°24'08"	357.23(M) 357.13(P)	N68°42'22"E	350.58(M) 350.49'(P,P1)
C8	532.98(M)	28°14'24"	262.70(M)	N63°37'30"E	260.04 (M)
C9	532.98(M)	10°09'44"	94.53(M)	N82°49'34"E	94.41(M)

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,114,742.24 SQUARE FEET OR 25.591 ACRES MORE OR LESS.

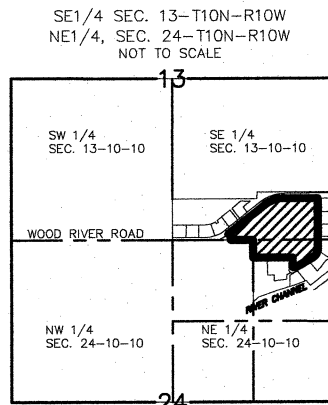


LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P RECORDED DISTANCE BOSSELVILLE 3RD SUB
- P1 RECORDED DISTANCE BOSSELVILLE 2ND SUB
- ⊗ FHT FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ GRATE INLET
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ LIGHT POLE

- ⊙ FIBER OPTIC PEDESTAL
- ⊙ ELECTRIC BOX
- ⊙ GAS REGULATOR
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- P-UG UNDERGROUND ELECTRIC
- SS SANITARY SEWER LINE
- TEL UNDERGROUND TELEPHONE
- /// BUILDING LINE

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	170.00 (M,P,P1)	59°42'34"	177.16(M,P)	S27°43'14"W	169.25 (M,P,P1)
C2	40.00 (M,P)	56°57'38"	39.77(M) 39.27(P)	S85°42'18"W	38.15(M) 37.71(P)
C3	50.00 (M,P)	40°23'37"	35.25(M,P)	N86°39'31"W	34.52(M,P)
C4	40.00 (M,P)	24°32'34"	17.13 (M) 17.04(P)	N12°43'07"W	17.00(M) 16.91'(P)
C5	40.00 (M,P,P1)	54°25'30"	38.00(M) 39.27(P)	N29°16'54"W	36.58(M) 36.6(P,P1)
C6	40.87 (M,P,P1)	40°17'53"	28.75(M) 28.78(P)	N72°26'16"W	28.16(M) 28.19(P,P1)
C7	532.98(M,P,P1)	38°24'08"	357.23(M) 357.13(P)	N68°42'22"E	350.58(M) 350.49'(P,P1)
C8	532.98(M)	28°14'24"	262.70(M)	N63°37'30"E	260.04(M)
C9	532.98(M)	10°09'44"	94.53(M)	N82°49'34"E	94.41(M)



BOSSELVILLE FOURTH SUBDIVISION
A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,114,742.24 SQUARE FEET OR 25.591 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT BOSSELMAN TRAVEL CENTERS, INC., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**BOSSELVILLE FOURTH SUBDIVISION**" IN ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2018.

BOSSelman TRAVEL CENTERS, INC.

BY: _____
CHARLES D. BOSSELMAN, Jr., PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CHARLES D. BOSSELMAN, Jr., PRESIDENT, BOSSELMAN TRAVEL CENTERS, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY,
CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND
DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2018.

MAYOR

CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS _____ DAY OF _____, 2018.

CHAIRPERSON

COUNTY CLERK

RESOLUTION 2018-136

WHEREAS Bossleman Travel Centers Inc., being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as “BOSSELMAN FOURTH SUBDIVISION”, to be laid out into two Lots, on a Tract of Land described as All of Lot One (1) of Bosselville Third Subdvision in the jurisdiction of the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro -Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-4

**#2018-137 - Approving Final Plat and Subdivision Agreement for
Copper Creek Estates Tenth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Copper Creek Estates Tenth Subdivision – Final Plat

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

Background

This property is located south of Indian Grass Road between Buffalo Grass Street and Brome Grass Street in the City of Grand Island, Hall County, Nebraska. It consists of 9 lots and 2.08 acres.

Discussion

The plat for Copper Creek Estates Tenth Subdivision, Final Plat was considered by the Regional Planning Commission at the May 2, 2018 meeting.

A motion was made by Rainforth and seconded by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no.

Alternatives

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

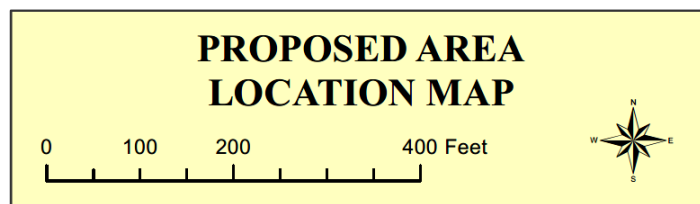
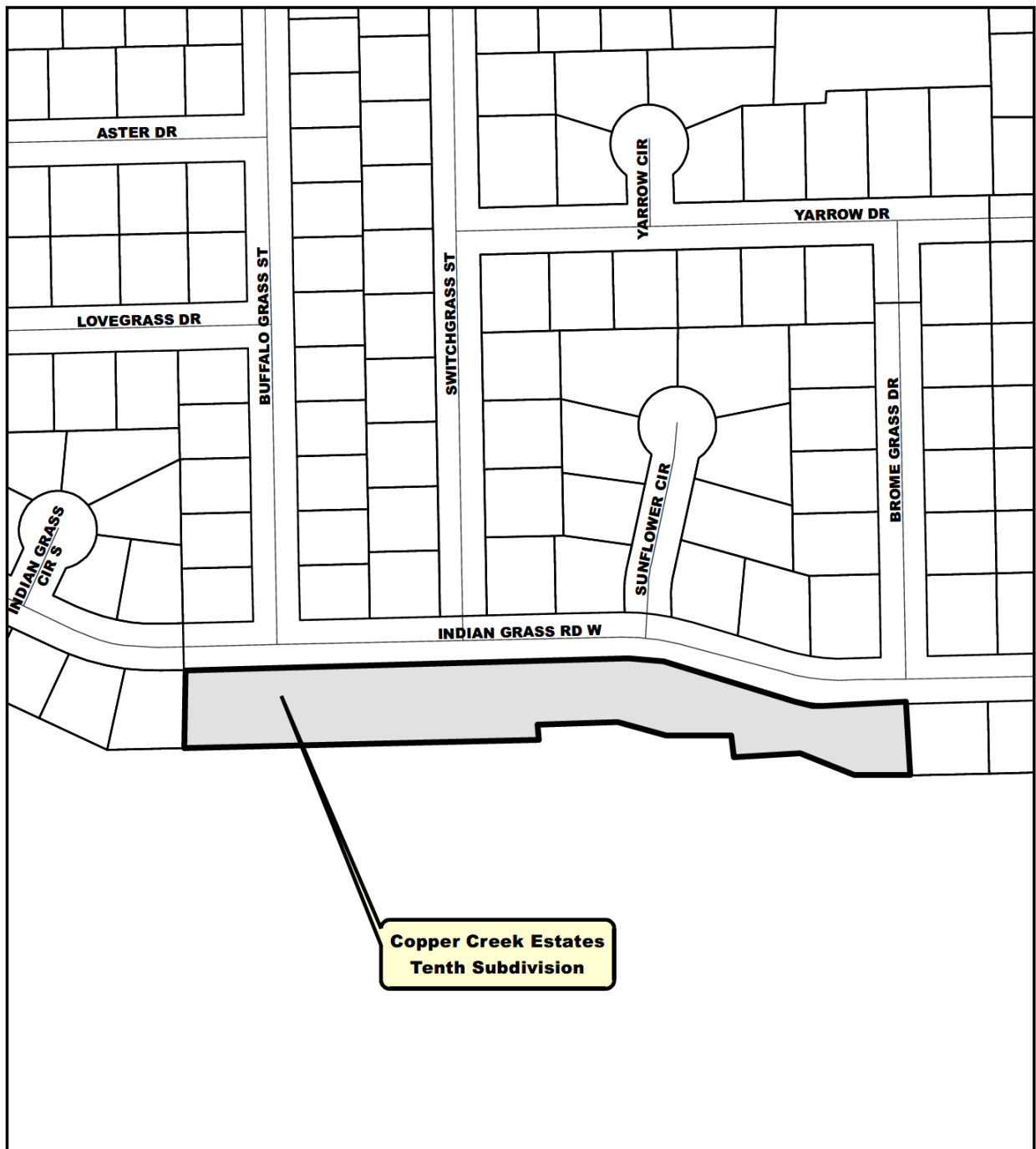
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

To create 9 lots south of Indian Grass Road and between Buffalo Grass Street and Brome Street, in the City of Grand Island, in Hall County, Nebraska.

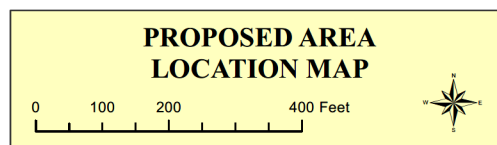
Size: 2.08 acres

Zoning: R2-Low Density Residential Business

Road Access: 37' City Streets existing and to be constructed

Water Public: City water is available.

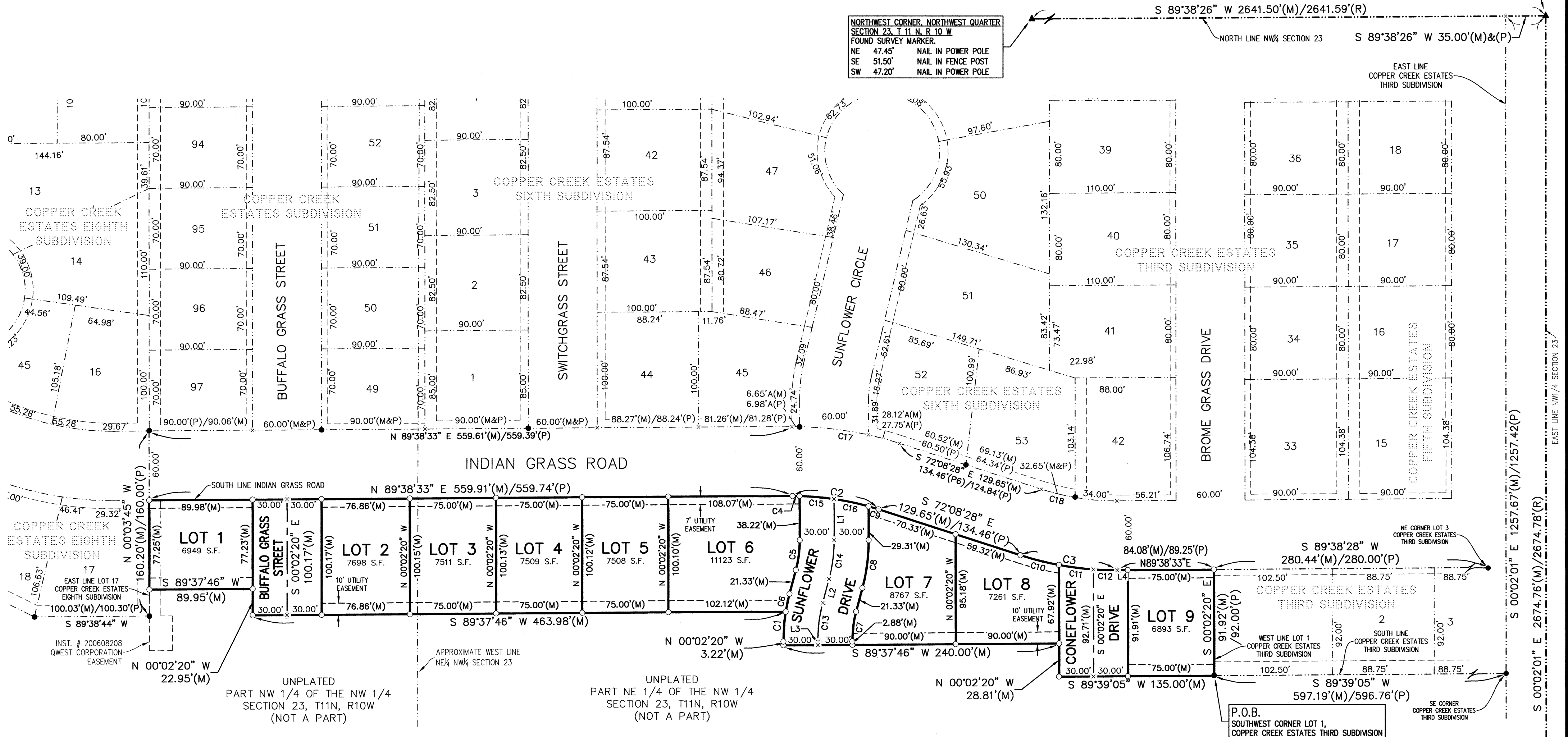
Sewer Public: City sewer is available.



FINAL PLAT
-COPPER CREEK ESTATES TENTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND ALUMINUM CAP.
NE 75.25' NAIL IN POWER POLE
S 31.19' NAIL IN GUY POLE
SW 48.23' 1/2" IRON PIPE

NORTHWEST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND SURVEY MARKER.
NE 47.45' NAIL IN POWER POLE
SE 51.50' NAIL IN FENCE POST
SW 47.20' NAIL IN POWER POLE



CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°19'29"	160.00'	26.04'	N 04°37'25" E	26.01'
C2	18°12'59"	239.72'	76.21'	S 81°14'58" E	75.89'
C3	18°12'58"	270.00'	85.84'	S 81°14'58" E	85.48'
C4	1°29'49"	239.72'	6.26'	S 89°36'32" E	6.26'
C5	14°58'09"	100.00'	26.13'	N 07°26'45" E	26.05'
C7	14°58'09"	100.00'	26.13'	N 07°26'45" E	26.05'
C8	14°58'09"	160.00'	41.80'	N 07°26'45" E	41.68'
C9	2°10'56"	239.71'	9.13'	S 73°13'56" E	9.13'
C10	7°21'03"	269.99'	34.64'	S 75°48'59" E	34.61'

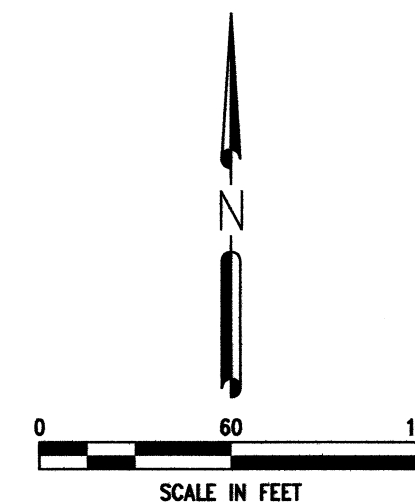
CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	6°25'19"	270.00'	30.26'	S 82°42'10" E	30.25'
C12	4°26'39"	269.98'	20.94'	S 88°08'08" E	20.94'
C13	14°58'09"	130.00'	33.96'	N 07°26'45" E	33.87'
C14	14°58'09"	130.00'	33.96'	N 07°26'45" E	33.87'
C15	7°12'01"	239.72'	30.12'	S 85°15'37" E	30.10'
C16	7°20'13"	239.72'	30.70'	S 77°59'31" E	30.68'
C17	18°12'59"	299.72'	95.29'	S 81°14'58" E	94.89'
C18	8°14'00"	210.00'	30.18'	S 76°15'28" E	30.15'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S0°02'20"E	35.71'
L2	N14°55'49"E	21.33'
L3	S0°02'20"E	3.05'
L4	N89°38'33"E	9.08'

- SECTION LINE
PROPOSED LOT LINES
EXISTING LOT LINES
EXISTING EASEMENTS
NEWLY DEDICATED EASEMENTS
- ▲ = SECTION CORNER MONUMENT FOUND
● = MONUMENT FOUND 1/2" I.P. (UNLESS NOTED)
○ = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
× = TEMPORARY POINT
(P) = PLATTED DISTANCES
(P6) = PLATTED DISTANCES COPPER CREEK SIXTH
(M) = MEASURED DISTANCES



SOUTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND 1/2" IRON PIPE.
W 34.76' 1/2" IRON PIPE
SE 18.30' NOTCH IN END OF IRON PIPE CULVERT
SW 10.43' NOTCH IN END OF IRON PIPE CULVERT

NOTES
This plat prepared March 2018 for:

The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2
Minimum Setbacks:
25' Front Yard
20' Rear Yard
5' Side Yard

SHEET 1 OF 2 SHEETS

MA Miller & Associates	PARTY CHIEF: BRENT D. CYBORON DRAWN BY: CHAD A. DYCK 2010 N WEBB RD, GRAND ISLAND, NE 68802 Tel: 308-365-9229 Fax: 308-234-1146 www.miller-engineers.com	SURVEY COMPLETED: MARCH 30, 2018 REVISION DATE & REASON F.S. #
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HALL CO-GRAND ISLAND-COPPER
CREEK ESTATES TENTH SUBDIVISION

FINAL PLAT
-COPPER CREEK ESTATES TENTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, by Sean P. O'Connor, Member

Exchange Bank, Beneficiary and Trustee, by (print name) _____, (print title) _____

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES TENTH SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 2017.

(signature) _____
THE GUARANTEE GROUP, L.L.C.,
a Nebraska Limited Liability Company
by Sean P. O'Connor, a Member

(signature) _____
Exchange Bank, Beneficiary and Trustee

by, (print name) _____
(print title) _____

ACKNOWLEDGMENTS

STATE OF NEBRASKA)
 } S.S.
COUNTY OF _____)

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared Sean P. O'Connor, Member of THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires _____
Notary Public

STATE OF _____)
 } S.S.
COUNTY OF _____)

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally

appeared (print name) _____, (print title) _____ of Exchange Bank, Beneficiary and Trustee, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires _____
Notary Public

APPROVALS

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

CHAIRMAN (signature) _____ (date) _____

Approved and accepted by the City of Grand Island, Nebraska, this ____ day of _____, _____. (SEAL)

MAYOR _____ CITY CLERK _____

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), and part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:

Referring to an aluminum cap at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 23 and assuming the North line of said Northwest Quarter as bearing S 89°38'26" W and all bearings contained herein are relative thereto; thence S 89°38'26" W on said North line a distance of 35.00 feet to the Northeast corner of Copper Creek Estates Subdivision in the City of Grand Island Nebraska; thence S 00°02'01" E on the East line of said Copper Creek Estates Subdivision and on the East line of Copper Creek Estates Third Subdivision in the City of Grand Island, Nebraska a distance of 1257.67 feet to a 1/2" iron pipe with cap at the Southeast corner of said Copper Creek Estates Third Subdivision; thence S 89°39'05" W on the South line of said Copper Creek Estates Third Subdivision a distance of 597.19 feet to a 1/2" iron pipe with cap at the Southwest Corner of Lot 1 of said Copper Creek Estates Third Subdivision and the ACTUAL POINT OF BEGINNING; thence continuing S 89°39'05" W a distance of 135.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 28.81 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 240.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 3.22 feet to a 5/8" rebar with cap; thence Northerly on a tangent curve to the Right, having a central angle of 09°19'29", a radius of 160.00 feet, an arc length of 26.04 feet, and a chord bearing of N 04°37'25" E, a distance of 26.01 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 463.98 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 22.95 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 89.95 feet to a 5/8" rebar with cap on the East line of Lot 17 of Copper Creek Estates Eighth Subdivision in the City of Grand Island Nebraska; thence N 00°03'45" W on said East line of Lot 17 a distance of 77.25 feet to a 5/8" rebar with cap at the Northeast corner of said Lot 17 and on the South line of Indian Grass Road as platted in said Copper Creek Estates Subdivision; thence N 89°38'33" E on said South line of Indian Grass Road a distance of 559.91 feet to a 5/8" rebar with cap; thence Easterly continuing on said South line of Indian Grass Road and on a tangent curve to the Right, having a central angle of 18°12'59", a radius of 239.72 feet, an arc length of 76.21 feet, a chord bearing of S 81°14'58" E, a distance of 75.89 feet to a 5/8" rebar with cap; thence S 72°08'28" E continuing on said South line of Indian Grass Road a distance of 129.65 feet to a 5/8" rebar with cap; thence Easterly continuing on said South line of Indian Grass Road and on a tangent curve to the Left, having a central angle of 18°12'58", a radius of 270.00 feet, an arc length of 85.84 feet, a chord bearing of S 81°14'58" E, a distance of 85.48 feet to a 5/8" rebar with cap; thence N 89°38'33" E continuing on said South line of Indian Grass Road a distance of 84.08 feet to a 5/8" rebar with cap at the Northwest Corner of said Lot 1 of Copper Creek Estates Third Subdivision; thence S 00°02'20" E on the West line of said Lot 1 a distance of 91.92 feet to the Point of Beginning. Containing 2.08 acres more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on March 30th, 2018, I completed an accurate survey (made by Brent D. Cyboron, NE RLS 727, under my supervision) of 'COPPER CREEK ESTATES TENTH SUBDIVISION', in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all lot corners as shown on the plat; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(SEAL)
Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672




NOTES
This plat prepared March 2018 for:

The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2

SHEET 2 OF 2 SHEETS

 Miller & Associates 2510 N WEBB RD., GRAND ISLAND, NE 68802 Tel: 308-382-8729 Fax: 308-234-1146 www.miller-engineers.com	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 30, 2018
	DRAWN BY: CHAD A. DIXON	REVISION: DATE & REASON
	2010 N WEBB RD., GRAND ISLAND, NE 68802 Tel: 308-382-8729 Fax: 308-234-1146 www.miller-engineers.com	
		F.R. #

HALL CO-GRAND ISLAND-COPPER
CREEK ESTATES TENTH SUBDIVISION

RESOLUTION 2018 – 137

WHEREAS Sean P. O'Connor, Member of The Guarantee Group LLC, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "COPPER CREEK ESTATES TENTH SUBDIVISION", a subdivision on a tract comprised of a part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) and part of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

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

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

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

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

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro – Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-5

#2018-138 - Approving Final Plat and Subdivision Agreement for Fugate Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Fugate Subdivision – Final Plat

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

Background

This property is located north of State Street and east of Diers Avenue in the City of Grand Island, Hall County, Nebraska. It consists of 2 lots and 1.44 acres.

Discussion

The plat for Fugate Subdivision, Final Plat was considered by the Regional Planning Commission at the May 2, 2018 meeting.

A motion was made by Rainforth and seconded by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no.

Alternatives

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

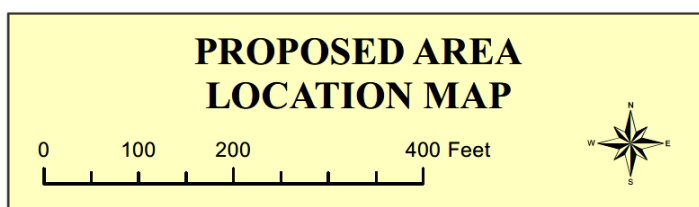
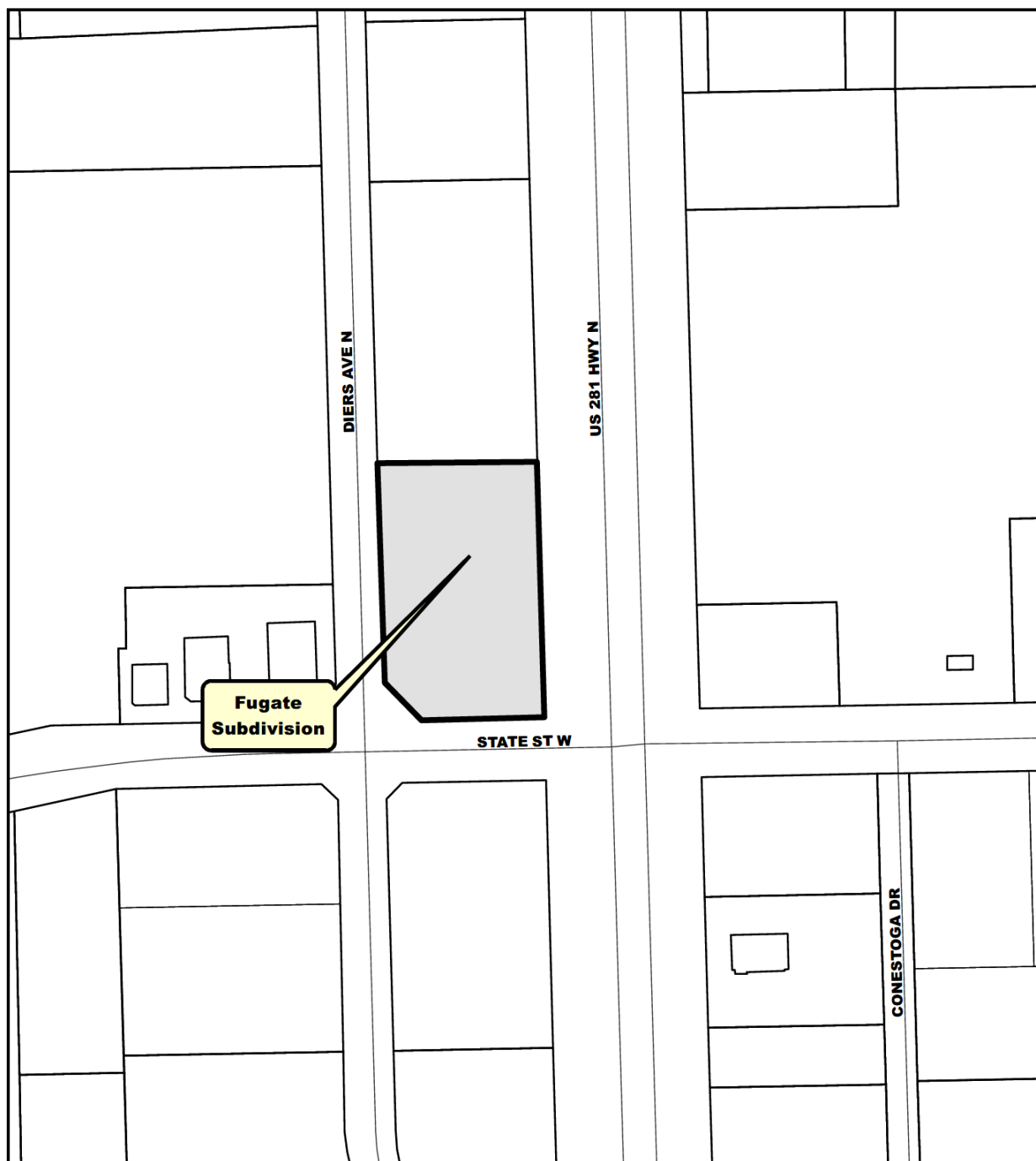
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

J. Larry Fugate
208 South Maize Road
Wichita, KS 67209

To create 2 lots north of State Street and east of Diers Avenue, in the City of Grand Island, in Hall County, Nebraska.

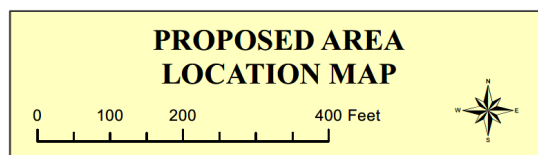
Size: 1.44 acres

Zoning: B2-General Business

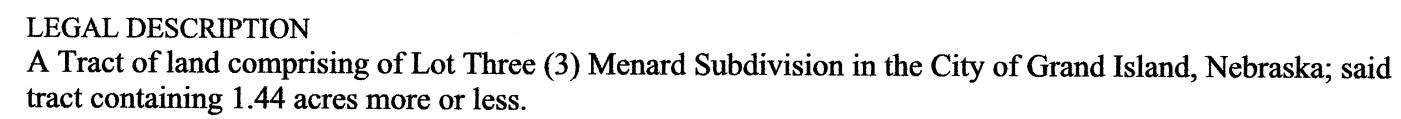
Road Access: Existing City Street

Water Public: City water is available.

Sewer Public: City sewer is available.



PLOTTED: 4/13/2018 11:55 AM SAVED: 4/13/2018 11:54 AM -----
 G:\Projects\149\149-P60-001\Civil-Dwgs\Design Drawings\Survey Design\Ex_Confederated Builders Plat.dwg



I hereby certify that on March 29, 2018, I completed an accurate survey (Made under my Supervision) of Fugate Subdivision in the City of Grand Island, Hall County, Nebraska as shown on the Accompanying Plat thereof; that the Lots, Blocks, Streets, Avenues, Alleys, Parks, Commons and other Grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron pipes were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey made reference to known and recorded monuments.

NOTES:
This Plat Prepared April 2018 for:
Owner:
J. Larry Fugate, as Trustee of the J. Larry
Fugate Revocable Trust dated March 25, 2010
208 South Maize Road
Wichita, KS 67209

By:
Miller & Associates
11 Central Ave.
Kearney, NE 68847

Current Zoning:
B-2 (General Business Zone)

Flood Zone:
X (0.2% Annual Chance of flood)

Grand Island

Council Session - 5/22/2018

FINAL PLAT
-FUGATE SUBDIVISION-
REPLAT OF LOT 3 MENARD SUBDIVISION, GRAND ISLAND
HALL COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE
I hereby certify that on March 29, 2018, I completed an accurate survey (Made under my supervision) of Fugate Subdivision in the City of Grand Island, Hall County, Nebraska as shown on the Accompanying Plat thereof; that the Lots, Blocks, Streets, Avenues, Alleys, Parks, Commons and other Grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron pipes were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey made reference to known and recorded monuments.

Brent D. Cyboron
Nebraska Professional Registered Land Surveyor No. 727

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that, J. LARRY FUGATE, AS TRUSTEE OF THE J. LARRY FUGATE REVOCABLE TRUST DATED MARCH 25, 2010, being the sole owner of the land described hereon, had caused some to be surveyed, subdivided, platted and designated as "FUGATE SUBDIVISION", City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the Easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress there to, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska,

This _____ day of _____, 2018.

J. Larry Fugate, as Trustee of the
J. Larry Fugate Revocable Trust
dated March 25, 2010

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF HALL

On the ____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared J. LARRY FUGATE, AS TRUSTEE OF THE J. LARRY FUGATE REVOCABLE TRUST DATED MARCH 25, 2010, to me personally known to be the identical person whose signature is affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____.

Notary Public (Seal)

APPROVALS

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

Chairman Date

Approved and accepted by The City of Grand Island, Nebraska, this _____ day of _____, 2018.

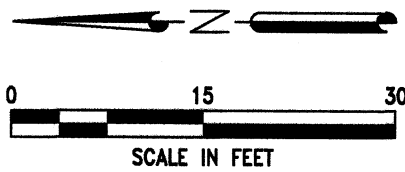
Mayor City Clerk (Seal)

NOTES:
This Plat Prepared April 2018 for:
Owner:
J. Larry Fugate, as Trustee of the J. Larry Fugate Revocable Trust dated March 25, 2010
208 South Maize Road
Wichita, KS 67209

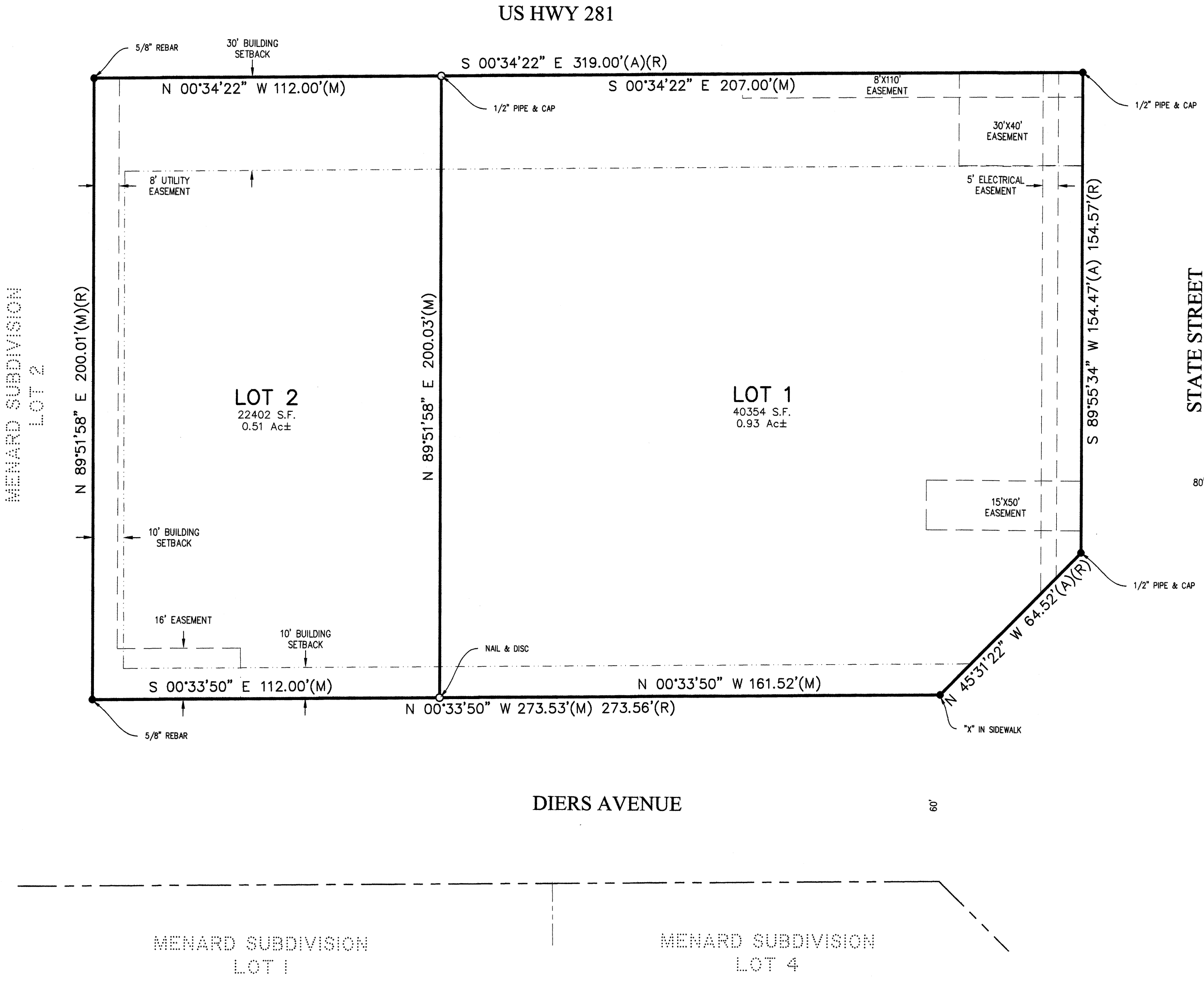
By:
Miller & Associates
11 Central Ave.
Kearney, NE 68847

Current Zoning:
B-2 (General Business Zone)

Flood Zone:
X (0.2% Annual Chance of flood)



 Miller & Associates	PARTY CHIEF: BRENT D. CYBORON DRAWN BY: LISA AMEN 1111 CENTRAL AVENUE KEARNEY, NE 68847-5833 Tel: 308-234-8456 Fax: 308-234-1146 www.miller-engineers.com	SURVEY COMPLETED: MARCH 29, 2018 REVISION DATE & REASON
HALL CO-MENARD SUB LT 3		



LEGEND

- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT FOUND
- = MONUMENT ESTABLISHED
- x = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (A) = ACTUAL DISTANCES
- (M) = MEASURED DISTANCES
- (R) = RECORDED DISTANCES
- = SECTION LINE
- = PROPOSED LOT LINES
- = RIGHT-OF-WAY LINE
- = EXISTING LOT LINES
- = EXISTING EASEMENTS
- = NEWLY DEDICATED EASEMENTS
- = BUILDING SETBACKS:
30.00' FRONT YARD
00.00' SIDE YARD
30.00' REAR YARD
- x-x-x-x- = FENCE LINE
- ||||| = BUILDING
- ||||| = CONCRETE

SURVEYOR'S NOTE

A perpetual non-exclusive easement exists over all parking spaces now existing or from time to time existing located at Lot 1 and Lot 2, as well as over the use of the drive aisles and driveways located at Lot 1 and Lot 2 for the purpose of pedestrian and vehicular access.

LEGAL DESCRIPTION

A Tract of land comprising of Lot Three (3) Menard Subdivision in the City of Grand Island, Nebraska; said tract containing 1.44 acres, more or less.

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SAVED: 4/13/2018 5:40 PM
PLOTTED: 4/16/2018 8:14 AM

RESOLUTION 2018 -138

WHEREAS J. Larry Fugate, as Trustee of the J. Larry Fugate Revocable Trust Dated March 25, 2010, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "FUGATE SUBDIVISION", a subdivision on a tract comprised Of all of Lot Three (3) of Menard Subdivision in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

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

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

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

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

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-6

#2018-139 - Approving Appointment of Alternate Representative to Nebraska Municipal Power Pool Members Council

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: May 22, 2018

Subject: Approving the Appointment of Alternate Representative to the Nebraska Municipal Power Pools Members Council

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Grand Island has been a member of the Nebraska Municipal Power Pool (NMPP) since it was formed in 1975. The primary goal of the organization was to develop means by which the state's municipal electric utilities could cooperate in developing electric power supply.

That organization has since grown to include municipal electric utilities not only in Nebraska but also from Colorado, Wyoming and Iowa, and has also expanded its scope of services to include wholesale power supply, transmissions services, power marketing, natural gas supply, load aggregation and bulk purchasing, computer programming services and other services specifically designed to serve municipal utilities. Grand Island was a charter member of NMPP and has had a representative on the Board of Directors since the organization's creation. I have served as the City of Grand Island representative since my appointment was approved by Council on April 12, 2011.

Discussion

NMPP is requesting that Grand Island formally appoint an alternate to represent Grand Island at their annual meetings in the event that I am unable to attend. It is recommended that Assistant Utilities Director – Transmission and Distribution, Travis Burdett, be designated as the alternate representative to the Nebraska Municipal Power Pool. Other than myself, Mr. Burdett is the longest serving senior manager in the Utilities Department. Additionally, NMPP was created primarily to deal with issues related to power supply, and while the organization has diversified into other areas, power supply and transmission service are still the core businesses. Mr. Burdett also serves as the alternate delegate for Grand Island for the Municipal Energy Agency of Nebraska (MEAN), which is one of the major service companies organized under the original mission of NMPP, and has served as Grand Island's alternate member on the Board of

Public Power Generating Agency (PPGA), which is the owner of the Whelan Energy Center Unit 2 in Hastings.

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 Council approve Assistant Utilities Director – Transmission and Distribution, Travis Burdett, as the designated alternate representative to the Nebraska Municipal Power Pool.

Sample Motion

Move to approve Assistant Utilities Director – Transmission and Distribution, Travis Burdett, as the designated alternate representative to the Nebraska Municipal Power Pool.

RESOLUTION 2018-139

WHEREAS, Grand Island has been a member of the Nebraska Municipal Power Pool (NMPP) since it was formed in 1975 and the primary goal of the organization is to cooperate with the state's other municipal electric utilities in developing electric power supply ; and

WHEREAS, Grand Island was a charter member of NMPP and has had a representative on the Board of Directors since the organization's creation; and

WHEREAS, Utilities Director Tim Luchsinger is current member from the City of Grand Island on the Board of Directors; and

WHEREAS, in the event that Mr. Luchsinger was unable to attend the annual meeting, it is the recommendation of the Council that Travis Burdett, Assistant Utilities Director, Transmission and Distribution, be appointed as the designated alternate representative for the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Travis Burdett, Assistant Utilities Director, Transmission and Distribution, be appointed as the designated alternate representative for the City of Grand Island to sit on the NMPP Board of Directors.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem

Approved as to Form	▣ _____
May 22, 2018	▣ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-7

#2018-140 - Approving an Amendment to the Contract with Sol Systems, LLC for Solar Energy

Staff Contact: Tim Luchsinger, Jerry Janulewicz

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Jerry Janulewicz, City Attorney

Meeting: May 22, 2018

Subject: Approving Amendment to the Contract with Sol Systems, LLC

Presenter(s): Timothy Luchsinger, Utilities Director

Background

State Statute requires that public utilities in Nebraska provide its customers with adequate electric service at as low of an overall cost as possible, consistent with sound business practices. To do so, public utilities must look at long-term, in addition to immediate, issues in an overall context.

The Utilities Department has taken an approach in its energy supply strategy to incorporate multiple facilities using a blend of fuel sources. This allows flexibility in managing costs that can occur because of market conditions due to industry issues or environmental concerns. Energy supply planning must also take into account the long timeframes that are common in electric generation development, therefore, utilities plan for conditions projected at least five to ten years in the future, sometimes even longer.

Traditional energy sources in Nebraska have been based on coal because of the close proximity of mines in Wyoming and a robust railroad system through this area. These have been supplemented with hydro, natural gas and nuclear facilities, resulting in low cost power to Nebraska customers.

Due to developing environmental concerns, the State's utilities have been developing facilities with renewable energy sources, primarily wind generation because of its potential compared to solar or biofuels. Grand Island participated in some of these early projects on a minor basis to learn more of the details of wind generation costs and operational issues.

On May 8, 2012, Council approved a resolution to direct the Utilities Department to evaluate potential renewable energy projects and provide to Council recommendations for participation as needed to maintain a balanced energy portfolio.

Since that time, the City has entered into Power Purchase Agreements with developers for two projects, Prairie Breeze located at Elgin, and Prairie Hills at Callaway, for a total of 86 megawatts, or about 45 percent of Grand Island's annual energy requirements. As part of the Request for Proposals issued last summer for renewable energy that resulted in the selection of the Prairie Hills project, the Utilities Department also solicited solar projects that could be done on a pilot program basis, similar to the early wind projects, which would allow first-hand experience to solar generation costs and operational issues.

On August 22, 2017, Council authorized execution of a Power Purchase Agreement with SolSystems for a one megawatt pilot solar project. The PPA includes a twenty-five year term, with an optional five year extension, with firm pricing for energy produced by the Project. The cost to the City is that for the actual energy produced and does not require any upfront capital cost or on-going operation and maintenance costs. Included in the energy transaction is the transfer to the City for Renewable Energy Credits (REC's) which are used by utilities to apply against any renewable energy requirements and may be bought or sold.

Discussion

To accommodate an assignment of the Power Purchase Agreement from SolSystems to a third party, as allowed in the agreement, SolSystems has requested the execution of the following documents, the Amended and Restated Power Purchase Agreement Between City of Grand Island and Sol Systems LLC, the Amended Interconnection Process Agreement, and the Consent and Estoppel Agreement. The proposed third party is AEP OnSite Partners, a holding company of AEP, a large investor owned utility which created AEP OnSite Partners to focus on solar development projects. These documents are being provided separately due to confidential pricing information.

In addition to some minor corrections of the original PPA, the change of substance to the PPA is allowing the Seller to utilize a captive insurance program to comply with the insurance provisions of the PPA. Large corporations such as AEP often create a holding company to provide insurance for the operations of the parent company and its other holding companies, such as AEP OnSite Partners, while providing addition tax benefits.

The Interconnection Process Agreement documents the technical and operational scope details of the project and is included as part of the PPA. The Consent and Estoppel Agreement documents the assignment of the PPA from SolSystems to AEP OnSite Partners. In addition to Utilities and Legal Department staff, Fraser Stryker, the City's legal counsel for the PPA, has reviewed these documents and recommend their execution.

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 execution of the Amended and Restated Power Purchase Agreement between City of Grand Island and Sol Systems LLC, the Amended Interconnection Process Agreement, and the Consent and Estoppel Agreement.

Sample Motion

Move to approve the execution of the Amended and Restated Power Purchase Agreement between City of Grand Island and Sol Systems LLC, the Amended Interconnection Process Agreement, and the Consent and Estoppel Agreement.

RESOLUTION 2018-140

WHEREAS, on May 8, 2012, Council approved a resolution to direct the Utilities Department to evaluate potential renewable energy projects and provide to Council recommendations for participation as needed to maintain a balanced energy portfolio; and

WHEREAS, on August 22, 2017, Council authorized execution of a Power Purchase Agreement with SolSystems for a one megawatt pilot solar project; and

WHEREAS, to accommodate an assignment of the Power Purchase Agreement from SolSystems to a third party, as allowed in the agreement, SolSystems has requested the execution of an Amended and Restated Power Purchase Agreement between the City of Grand Island and Sol Systems LLC, an Amended Interconnection Process Agreement and a Consent and Estoppel Agreement; and

WHEREAS, the Legal Department and the Utilities Department's legal counsel for the Power Purchase Agreement, Fraser Stryker, have reviewed these documents and recommend their execution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Amended and Restated Power Purchase Agreement between the City of Grand Island and Sol Systems LLC, an Amended Interconnection Process Agreement and a Consent and Estoppel Agreement are approved, and the Mayor is hereby authorized to sign the documents on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem

Approved as to Form	by _____
May 22, 2018	City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-8

#2018-141 - Approving Concurrence of Bid Award to The Diamond Engineering Company for Stolley Park Road Reconfiguration

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 22, 2018

Subject: Approving Concurrence of Bid Award to The Diamond Engineering Company for Stolley Park Road Reconfiguration

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

Background

On June 24, 2014 staff presented options for reconfiguring Stolley Park Road, which required removing parking along the roadway from US Highway 281 to South Locust Street. City Council adopted the No Parking Zone on both sides of Stolley Park Road, from US Highway 281 to South Locust Street, at their July 8, 2014 meeting by Resolution No. 2014-192.

On November 24, 2015, via Resolution No. 2015-329, Grand Island City Council approved an agreement between the City and Nebraska Department of Transportation (NDOT) to allow for local funding of the Stolley Park Road Reconfiguration.

The reconfiguration of Stolley Park Road qualified as a Federal-aid Transportation Safety project meaning federal funding is available through the NDOT.

Such project consists of Stolley Park Road striping reconfiguration from Webb Road to Locust Street, which includes pavement surface treatment and maintenance for preparation of the roadway re-striping. The existing roadway is a 46 foot concrete curb and gutter section and consists of two (2) 12 foot lanes with 11 foot no parking areas. The proposed roadway cross section will consist of a four lane undivided section from Webb Road to just west of Brentwood Boulevard, five lane section from just west of Brentwood Boulevard to St. Joe Bike Trail, and a three lane section with multi-use shoulders from St. Joe Bike Trail to Locust Street. This project will right size the lane configuration to optimize safety and efficiency, and meet the Federal Highway Administration (FHWA) safety program requirements.

The Federal share for the concrete pavement repair portion of the project will be payable at a 90% maximum of the eligible and participating costs, up to but not exceeding the capped amount of \$860,210.65. The City's share will be the remaining 10% plus all costs in excess of the capped amount.

All pavement marking work on the project will remain at a maximum of 90% of the eligible and participating costs being paid by Federal funds, with the City being responsible for the remaining 10%.

The project estimate was \$1,820,240.16, consisting of an estimated City share of \$364,215.29; of which \$89,324.37 has been expended to date.

Discussion

As specified in the Program Agreement with NDOT, the State advertised and conducted the letting for this project. Four (4) bids were received and opened on May 3, 2018. The bids were submitted in compliance with the contract, plans and specifications and summarized below.

<i>Bidder</i>	<i>Exceptions</i>	<i>Bid</i>
The Diamond Engineering Company of Grand Island, NE	None	\$ 978,247.43
Ten Point Construction Co., Inc. of Denison, IA	None	\$1,131,594.72
Iowa Civil Contracting, Inc. of Victor, IA	None	\$1,315,102.74
Kirk Barnes Construction, Inc. of Valentine, NE	None	\$1,424,195.11

Public Works and the NDOT Contracts Section have reviewed the bids and determined them to be acceptable.

Total project costs are now estimated at \$1,326,247.15, which are detailed below. City share total is estimated at \$214,654.22

Preliminary Engineering	\$ 218,327.55
Construction Engineering	\$ 117,389.69
Construction	\$ 978,247.43
NDOT Administrative	\$ 12,282.48
Public Works Engineering staff	\$ 25,000.00
<i>Total Estimated Project Costs =</i>	<i>\$1,351,247.15</i>

The tentative start date for construction is July 2, 2018. The project is expected to be completed by October 10, 2018.

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 concurrence of bid award to The Diamond Engineering Company of Grand Island, Nebraska for the construction of Stolley Park Road Reconfiguration.

Sample Motion

Move to approve the resolution.

RESOLUTION 2018-141

WHEREAS, there has been signed by the City of Grand Island on the 24th date of November, 2015, and the State on the 6th date of January, 2016, an agreement providing for the construction of a Federal Aid City Project at the following location: Stolley Park Road Reconfiguration, Grand Island; and

WHEREAS, in the above agreement, the City has pledged sufficient funds to finance its share of the cost of the construction of this project identified as HSIP-5402(5); and

WHEREAS, the above mentioned agreement provided that the City will pay costs as set forth in the agreement; and

WHEREAS, the State, on behalf of the City received bids for the construction of this project based on the final plans and specifications on May 3, 2018, at which time four (4) bids were received fore the construction of the proposed work; and

WHEREAS, the following Contractor for the items of work listed has been selected as the low bidder to whom the contract should be awarded:

THE DIAMOND ENGINEERING COMPANY, GRAND ISLAND, NE 68802-1327
SPECIALTY: \$978,247.43

NOW, THEREFORE, in consideration of the above facts, the City Council of the City of Grand Island, by this resolution, takes the following official action:

1. If for any reason the Federal Highway Administration rescinds, limits its obligations, or defers payment of the Federal share of the cost of this project, the City hereby agrees to provide the necessary funds to pay for all costs incurred until and in the event such Federal funds are allowed and paid.
2. The Council hereby concurs in the selection of the above mentioned contractor for the items of work listed, to whom the contract should be awarded.
3. The Council hereby approves of the final plans and specifications that were used in the bidding process for this project.
4. The Council hereby authorized the Mayor to sign the contract with the above mentioned contractor for the above mentioned work on behalf of the City.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

The City of Grand Island

Jeremy L. Jensen, Mayor

Attest:

Council Member _____
Moved the adoption of said resolution.

Norma Hernandez, City Clerk Pro Tem

Roll Call: _____yea, _____nay.
Resolution adopted, signed and billed as adopted.

Approved as to Form	<input type="checkbox"/>	_____
May 22, 2018	<input type="checkbox"/>	City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-9

#2018-142 - Approving Request from Grand Island Area Sports Council for Permission to Use City Streets and State Highway for the 2018 Tri-City Triathlon

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 22, 2018

Subject: Consideration of Approving Request from Grand Island Area Sports Council for Permission to Use City Streets and State Highway for the 2018 Tri-City Triathlon

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

Background

On February 13, 2018, via Resolution No. 2018-42, City Council approved the use of City streets and accepted responsibility for the use of State highways for the purpose of the 2018 Tri-City Triathlon to be held on June 9, 2018 from approximately 7:00 am to 12:00 pm.

Due to conflicts with other activities in the area the City has received a request from the Grand Island Area Sports Council to reschedule the Tri-City Triathlon to September 22, 2018, with the same event layout.

Grand Island Area Sports Council is seeking Council approval and notice to the Nebraska Department of Roads for the route of such event on the rescheduled date of September 22, 2018.

Discussion

The Tri-City Triathlon will require the use of City streets, as well as crossing US Highway 34. Please see the attached map for the route.

State Statute 39-1359 requires the City Council to approve the route and for the City to then inform the Nebraska Department of Roads that the route has approval if it closes or blocks any part of a State highway. This is a requirement for any race, parade or march that would create some closure of the highway. This action then makes the City responsible for the liability of using a State highway for the event.

Grand Island Area Sports Council did submit the City's Public Event Application, which has been reviewed by the appropriate departments with no comments or issues noted for denial of such request.

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 Grand Island Area Sports Council's route for the 2018 Tri-City Triathlon and direct that the Nebraska Department of Roads be notified of this action.

Sample Motion

Move to approve the resolution.

RESOLUTION 2018-142

WHEREAS, on February 13, 2018, via Resolution No. 2018-42, City Council approved the use of City streets and accepted responsibility for the use of State highways for the purpose of the 2018 Tri-City Triathlon to be held on June 9, 2018 from approximately 7:00 am to 12:00 pm; and

WHEREAS, Grand Island Area Sports Council has made application with the City of Grand Island to reschedule the Tri-City Triathlon to September 22, 2018, with the same event layout; and

WHEREAS, Grand Island Area Sports Council has worked with the City in planning the event route; and

WHEREAS, specific wording is required by the Nebraska Department of Roads (NDOR) pursuant to Neb. Rev. Stat §39-1359, and

WHEREAS, the City accepts the duties set out in neb. Rev. Stat. §39-1359, and that if a claim is made against the State, the City shall indemnify, defend, and hold harmless the State from all claims, demands, actions, damages, and liability, including reasonable attorney's fees, that may arise as a result of the special event, more specifically defined as the 2018 Tri-City Triathlon to be held on September 22, 2018; and

WHEREAS, the route for the special event necessitates the usage of US Highway 34; crossing at Blaine Street, Grand Island, Nebraska; and

WHEREAS, the special event will be held on September 22, 2018, with the control of US Highway 34 at the intersection of Blaine Street being assumed by the City at 7:00am on June 9, 2018 and ending at 12:00pm on September 22, 2018, at which time control of US Highway 34 at the intersection of Blaine Street, shall revert to the State.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Notice of Use of City Streets and State Highways to accommodate the 2018 Tri-City Triathlon to be held on September 22, 2018 is hereby approved.

BE IT FURTHER RESOLVED, that the Nebraska Department of Roads shall be notified of the approved route and this Notice.

- - -

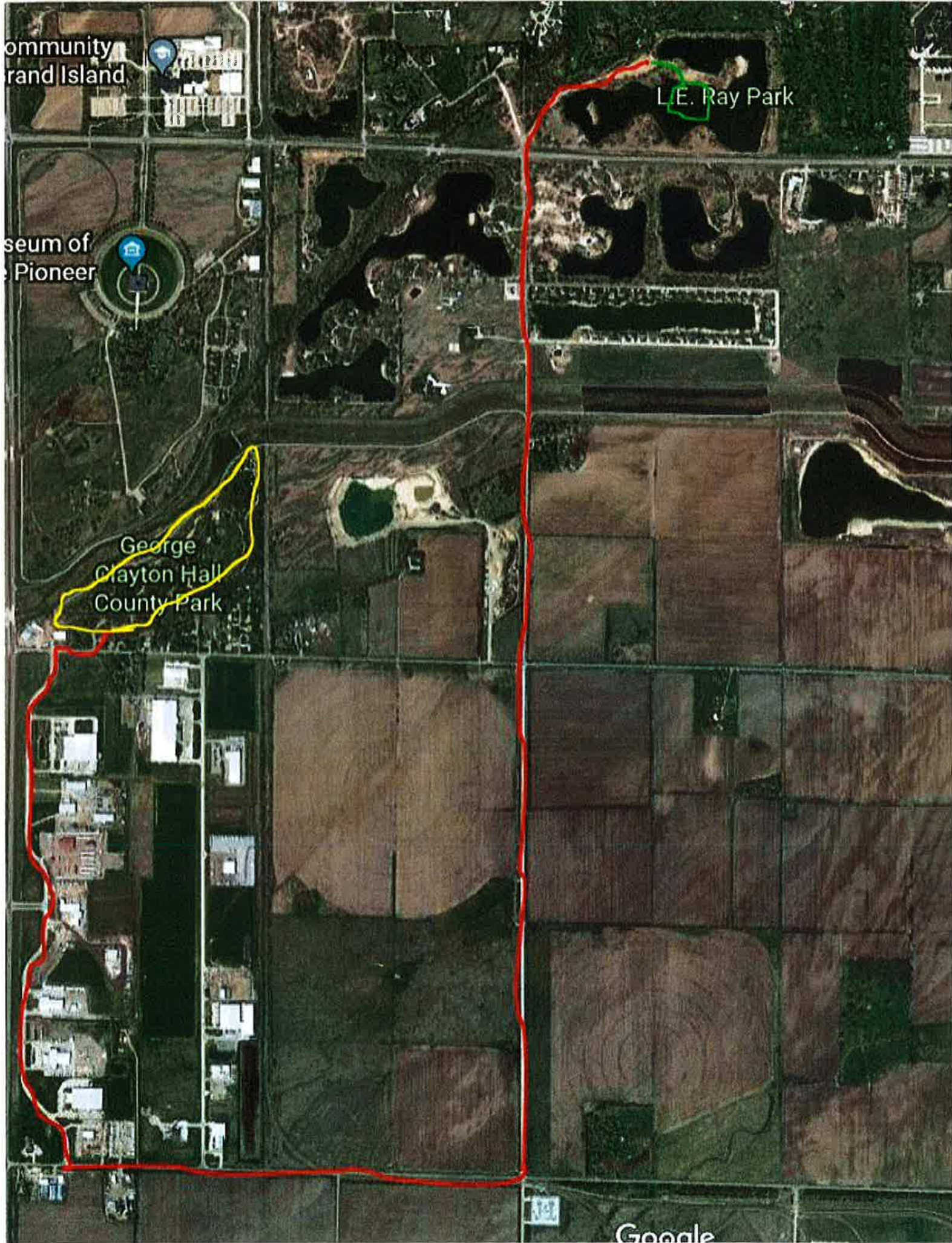
Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney





City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-10

#2018-143 - Approving Memorandum of Agreement with the Grand Island Area Metropolitan Planning Organization Relating to Public Transit Planning

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

Council Agenda Memo

From: Charley Falmlen, Transit Program Manager

Meeting: May 22, 2018

Subject: Memorandum of Agreement with the Grand Island Area Metropolitan Planning Organization Relating to Public Transit Planning

Presenter(s): John Collins, Public Works Director

Background

The City is authorized to establish and provide transit services for the Grand Island Urbanized Area. The Federal Transit Administration (FTA) requires the transit program to undergo transit-specific planning to determine the community's or region's current and future needs for public transportation and to choose the best match between those needs and the available resources. The needs can be multifaceted, involving unserved or underserved populations, geographic areas, or lack of appropriate equipment. The resources can include finances, equipment, workforce, and roadways.

The Grand Island Area Metropolitan Planning Organization (GIAMPO) serves as the formal transportation planning body for the greater Grand Island, Nebraska metropolitan planning area, carrying out the intent of 23 CFR 450. GIAMPO is responsible for preparing long-range and short-range multimodal transportation plans for the Grand Island Urbanized Area. It is also responsible for preparing a program document listing all highway and transit projects over a five-year period which will receive federal transportation funding, as well as providing transportation planning and technical assistance to local governments and project sponsors in their respective areas.

The Grand Island Area Metropolitan Planning Organization (GIAMPO) and City of Grand Island both receive an appropriation of federal funds from the FTA.

Discussion

The City's federal funding from the FTA 5307 Urbanized Area Formula Grant Program can be used to support transportation planning within the urbanized area, for projects such as a transit planning study. GIAMPO's funding from the FTA 5305 Planning Program can be used to support transportation planning within the urbanized area. FTA requires a Memorandum of Agreement for joint projects to specify the project responsibilities and obligations which are related to the planning process.

Separate from the project-related responsibilities, GIAMPO and the City's Transit Program pay for the planning required for transit services respectively, the City has a financial obligation to GIAMPO's local match of FTA 5305 funds, as related to transit planning services.

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 authorizes the Mayor to sign the Memorandum of Agreement with the Grand Island Area Metropolitan Planning Organization relating to public transit planning.

Sample Motion

Move to approve resolution authorizing the Mayor to sign the Memorandum of Agreement.

RESOLUTION 2018-143

WHEREAS, the urbanized area of Grand Island has reached the threshold as classified by the United States 2010 Census of being an Urbanized Area (UZA,) with 50,000 residents or more; and

WHEREAS, Grand Island Area Metropolitan Planning Organization (GIAMPO) is the designated Metropolitan Planning Organization (MPO), as set forth in the United States Department of Transportation (US DOT) issued regulation 23 CFR 450.310, covering the UZA which includes portions of Hall County and Merrick County, the Village of Alda and the City of Grand Island; and

WHEREAS, the City is recognized as a direct recipient in the Urbanized Area for FTA awards and funding under Section 5307 of the Federal Transit Act, as amended, and operates the public transportation system for the urbanized area of Grand Island; and

WHEREAS, GIAMPO and the City seek to carry out public transit planning in compliance with regulations and guidelines of the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA); and

WHEREAS, GIAMPO and the City desire to set forth guidelines for cooperative procedures which define roles and responsibilities for each party.

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 enter into the Memorandum of Agreement with the Grand Island Area Metropolitan Planning Organization and that the Mayor is hereby authorized and directed to execute such Memorandum of Understanding on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro Tem

Approved as to Form	☐ _____
May 17, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-11

#2018-144 - Approving Government Services Administration (GSA) Contract Purchase for One (1) Global Positioning System for the Engineering Division of the Public Works Department

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 22, 2018

Subject: Approving Government Services Administration (GSA) Contract Purchase for One (1) Global Positioning System for the Engineering Division of the Public Works Department

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

Background

The Engineering Division of the Public Works Department budgeted for a Global Positioning System (GPS) to be used in daily operations of surveying activities for City projects.

Discussion

The GPS system will continue to enable staff to gather accurate data of City infrastructure location. This system will result in increased productivity and consistent data by reducing the amount of equipment and labor required to collect the same amount of data as conventional practices, and allow multiple crews to work simultaneously. The collection of very accurate satellite shots (latitude/longitude elevation) on City infrastructure will continue to allow improvements to the City as a whole. Trimble equipment is the standard used by the City Utility Department and Engineering Division of the Public Works Department, as well as Hall County. This system will integrate well with the existing technology being used by our partners.

The Public Works Engineering Division currently uses an R8 unit, which was purchased in 2008 and continues to be used in daily field work. Since the purchase of this unit improvements have been made, resulting in quicker and more accurate data collection, as well as the ability to track more satellites than just inside the US. The Public Works Engineering Division has increased from 2 to 4 engineering technicians using this equipment, thus having a second unit for daily use will improve efficiency and allow for continued work should the current unit fail and require repair/replacement.

	<i>R8 Unit (current)</i>	<i>R10 Unit (new)</i>
RTK Horizontal	8mm	10mm
RTK Vertical	15mm	20mm
Channels	72	440

Seiler Instrument & Manufacturing Company, Inc. of Omaha, Nebraska is the current State of Nebraska contract holder (#13693 OC) and has quoted this purchase at a total amount of \$22,950.00.

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 State Bid Award to Seiler Instrument & Manufacturing Company, Inc. of Omaha, Nebraska in the amount of \$22,950.00 for one (1) Global Positioning System (GPS) for the Engineering Division of the Public Works Department.

Sample Motion

Motion to approve the resolution.

RESOLUTION 2018-144

WHEREAS, the Engineering Division of the Public Works Department for the City of Grand Island, budgeted for a Global Positioning System (GPS); and

WHEREAS, said system, can be obtained from the State Contract holder; and

WHEREAS, purchasing such system from the State Contract holder meets all statutory bidding requirements; and

WHEREAS, the funding for such system is provided in the 2017/2018 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of one (1) Global Positioning System in the amount of \$22,950.00 from the State Contract holder, Seiler Instrument & Manufacturing Company, Inc. of Omaha, Nebraska, is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro - Tem

Approved as to Form	▣ _____
May 22, 2018	▣ City Attorney



Trimble R10

GNSS SYSTEM

A NEW LEVEL OF PRODUCTIVITY

Collect more accurate data faster and easier – no matter what the job or the environment, with the Trimble® R10 GNSS System. Built with powerful technologies integrated into a sleek design, this unique system provides Surveyors with a powerful way to increase productivity in every job, every day.

Trimble HD-GNSS Processing Engine

The advanced Trimble HD-GNSS processing engine provides markedly reduced convergence times as well as high position and precision reliability while reducing measurement occupation time. Transcending traditional fixed/float techniques, it provides a more accurate assessment of error estimates than traditional GNSS technology.

Trimble SurePoint

With Trimble SurePoint™ technology, advanced sensors onboard the Trimble R10 continuously stream pole tilt and heading information that is used to display an electronic level bubble on the Trimble controller screen, allowing surveyors to maintain focus where it matters most. Full tilt compensation allows the survey pole to be tilted up to 15° when measuring, allowing the Trimble R10 to capture points that would be inaccessible to other GNSS surveying systems.

Trimble 360 Receiver

Powerful Trimble 360 receiver technology in the Trimble R10 supports signals from all existing and planned GNSS constellations and augmentation systems. With two integrated Trimble Maxwell™ 6 chips, the Trimble R10 offers 440 GNSS channels.

Trimble CenterPoint RTX

Trimble CenterPoint® RTX delivers RTK level precision anywhere in the world without the use of a local base station or VRS network.

Survey using satellite delivered, CenterPoint RTX corrections in areas where terrestrial based corrections are not available. When surveying over a great distance in a remote area, such as a pipeline or utility right of way, CenterPoint RTX eliminates the need to continuously move base stations or maintain connection to a cellular network.

Trimble xFill

Leveraging a worldwide network of Trimble GNSS reference stations and satellite datalinks, Trimble xFill® seamlessly fills in for gaps in your RTK or VRS connection stream. Maintain centimeter level accuracy beyond five minutes with a CenterPoint RTX subscription.

Smart, Versatile

A smart lithium-ion battery inside the Trimble R10 system delivers extended battery life and more reliable power. A built-in LED battery status indicator allows the user to quickly check remaining battery life.

The Trimble R10 system provides a number of communications options to support any workflow. Receive VRS corrections and connect to the Internet from the field with the integrated cellular modem. Using Wi-Fi, easily connect to the Trimble R10 system using a laptop or smartphone to configure the receiver without a Trimble controller.

The Complete Solution

Bring the power and speed of the Trimble R10 system together with trusted Trimble software solutions, including Trimble Access™ and Trimble Business Center.

Trimble Access field software provides specialized and customized workflows to make surveying tasks quicker and easier while enabling teams to communicate vital information between field and office in real time. Back in the office, users can seamlessly process data with Trimble Business Center software.

Key Features

- ▶ Cutting-edge Trimble HD-GNSS processing engine
- ▶ Precise position capture and full tilt compensation with Trimble SurePoint technology
- ▶ Trimble CenterPoint RTX provides RTK level precision anywhere without the need for a base station or VRS network
- ▶ Trimble xFill technology provides centimeter-level positioning during connection outages
- ▶ Advanced satellite tracking with Trimble 360 receiver technology
- ▶ Sleek ergonomic design for easier handling



PERFORMANCE SPECIFICATIONS		
MEASUREMENTS		
	Measuring points sooner and faster with Trimble HD-GNSS technology	
	Increased measurement productivity and traceability with Trimble SurePoint electronic tilt compensation	
	Worldwide centimeter level positioning using Trimble CenterPoint RTX satellite delivered corrections	
	Reduced downtime due to loss of radio signal with Trimble xFill technology	
	Advanced Trimble Maxwell 6 Custom Survey GNSS chips with 440 channels	
	Future-proof your investment with Trimble 360 GNSS tracking	
	Satellite signals tracked simultaneously:	GPS: L1C/A, L1C, L2C, L2E, L5 GLONASS: L1C/A, L1P, L2C/A, L2P, L3 ¹ SBAS: L1C/A, L5 (For SBAS satellites that support L5) Galileo: E1, E5A, E5B, E5 AltBOC BeiDou (COMPASS): B1, B2, B3 ²
	CenterPoint RTX, OmniSTAR® HP, XP, G2, VBS positioning	
	QZSS, WAAS, EGNOS, GAGAN, MSAS	
	Positioning Rates	1 Hz, 2 Hz, 5 Hz, 10 Hz, and 20 Hz
POSITIONING PERFORMANCE ³		
CODE DIFFERENTIAL GNSS POSITIONING		
	Horizontal	0.25 m + 1 ppm RMS
	Vertical	0.50 m + 1 ppm RMS
	SBAS differential positioning accuracy ⁴	typically <5 m 3DRMS
STATIC GNSS SURVEYING		
High-Precision Static		
	Horizontal	3 mm + 0.1 ppm RMS
	Vertical	3.5 mm + 0.4 ppm RMS
STATIC AND FAST STATIC		
	Horizontal	3 mm + 0.5 ppm RMS
	Vertical	5 mm + 0.5 ppm RMS
REAL TIME KINEMATIC SURVEYING		
Single Baseline <30 km		
	Horizontal	8 mm + 1 ppm RMS
	Vertical	15 mm + 1 ppm RMS
Network RTK ⁵		
	Horizontal	8 mm + 0.5 ppm RMS
	Vertical	15 mm + 0.5 ppm RMS
	RTK start-up time for specified precisions ⁶	2 to 8 seconds
TRIMBLE RTX (SATELLITE AND CELLULAR/INTERNET (IP))		
CenterPoint RTX		
	Horizontal	4 cm RMS
	Vertical	9 cm RMS
	RTX convergence time for specific precisions ⁷	< 30 min (typical)
	RTX QuickStart convergence time for specific precisions ⁷	< 5 min (typical)
	Operating range (inland)	Nearly worldwide
CenterPoint RTX Fast		
	Horizontal	2 cm RMS
	Vertical	5 cm RMS
	RTX convergence time for specific precisions ⁷	1-5 min (typical)
	Operating range (inland)	In select regions
TRIMBLE XFILL ⁸		
	Horizontal	RTK ⁹ + 10 mm/minute RMS
	Vertical	RTK ⁹ + 20 mm/minute RMS

HARDWARE		
PHYSICAL		
Dimensions (W×H)	11.9 cm x 13.6 cm (4.6 in x 5.4 in)	
Weight	1.12 kg (2.49 lb) with internal battery, internal radio with UHF antenna, 3.57 kg (7.86 lb) items above plus range pole, controller & bracket	
Temperature ¹⁰		
	Operating	–40° C to +65° C (–40° F to +149° F)
	Storage	–40° C to +75° C (–40° F to +167° F)
Humidity	100%, condensing	
Ingress Protection	IP67 dustproof, protected from temporary immersion to depth of 1 m (3.28 ft)	
Shock and vibration (Tested and meets the following environmental standards)		
	Shock	Non-operating: Designed to survive a 2 m (6.6 ft) pole drop onto concrete. Operating: to 40 G, 10 msec, sawtooth
	Vibration	MIL-STD-810F, FIG.514.5C-1
ELECTRICAL		
	Power 11 to 24 V DC external power input with over-voltage protection on Port 1 and Port 2 (7-pin Lemo)	
	Rechargeable, removable 7.4 V, 3.7 Ah Lithium-ion smart battery with LED status indicators	
	Power consumption is 5.1 W in RTK rover mode with internal radio ¹¹	
Operating times on internal battery ¹²		
	450 MHz receive only option	5.5 hours
	450 MHz receive/transmit option (0.5 W)	4.5 hours
	450 MHz receive/transmit option (2.0 W)	3.7 hours
	Cellular receive option	5.0 hours
COMMUNICATIONS AND DATA STORAGE		
	Serial	3-wire serial (7-pin Lemo)
	USB v2.0	Supports data download and high speed communications
	Radio Modem	Fully Integrated, sealed 450 MHz wide band receiver/transmitter with frequency range of 403 MHz to 473 MHz, support of Trimble, Pacific Crest, and SATEL radio protocols: Transmit power: 2 W Range: 3–5 km typical / 10 km optimal ¹³
	Cellular	Integrated, 3.5 G modem, HSDPA 7.2 Mbps (download), GPRS multi-slot class 12, EDGE multi-slot class 12, UMTS/HSDPA (WCDMA/FDD) 850/1900/2100MHz, Quad-band EGSM 850/900/1800/1900 MHz, GSM CSD, 3GPP LTE
	Bluetooth	Fully integrated, fully sealed 2.4 GHz communications port (Bluetooth®) ¹⁴
	Wi-Fi	802.11 b.g, access point and client mode, WPA/ WPA2/WEP64/WEP128 encryption
	USB v2.0	Supports data download and high speed communications
	External communication devices for corrections supported on	Serial, USB, TCP/IP and Bluetooth ports
	Data storage	4 GB internal memory; over seven years of raw observables (approx. 1.4 MB /day), based on recording every 15 seconds from an average of 14 satellites
	CMR+, CMRx, RTCM 2.1, RTCM 2.3, RTCM 3.0, RTCM 3.1, RTCM 3.2 input and output	
	24 NMEA outputs, GSOF, RT17 and RT27 outputs	

COMMUNICATIONS AND DATA STORAGE	
WEBUI	Offers simple configuration, operation, status, and data transfer Accessible via Wi-Fi, Serial, USB, and Bluetooth
SUPPORTED TRIMBLE CONTROLLERS	Trimble TSC3, Trimble Slate, Trimble CU, Trimble Tablet Rugged PC
CERTIFICATIONS	
	IEC 60950-1 (Electrical Safety); FCC OET Bulletin 65 (RF Exposure Safety); FCC Part 15.105 (Class B), Part 15.247, Part 90; PTCRB (AT&T); Bluetooth SIG; WFA IC ES-003 (Class B); Radio Equipment Directive 2014/53/EU, RoHS, WEEE; Australia & New Zealand RCM; Japan Radio and Telecom MIC

- 1 There is no public GLONASS L3 CDMA ICD. The current capability in the receivers is based on publicly available information. As such, Trimble cannot guarantee that these receivers will be fully compatible with a future generation of GLONASS satellites or signals.
- 2 Current BeiDou capability is based on publicly available information. The hardware of this product is designed for BeiDou B3 compatibility (trial version) and its firmware will be enhanced, where possible, to fully support such new signals as soon as the officially published signal interface control documentation (ICD) becomes available. As such, Trimble cannot guarantee full compatibility with future generations of BeiDou satellites or signals.
- 3 Precision and reliability may be subject to anomalies due to multipath, obstructions, satellite geometry, and atmospheric conditions. The specifications stated recommend the use of stable mounts in an open sky view, EMI and multipath clean environment, optimal GNSS constellation configurations, along with the use of survey practices that are generally accepted for performing the highest-order surveys for the applicable application including occupation times appropriate for baseline length. Baselines longer than 30 km require precise ephemeris and occupations up to 24 hours may be required to achieve the high precision static specification.
- 4 Depends on WAAS/EGNOS system performance.
- 5 Network RTK PPM values are referenced to the closest physical base station.
- 6 May be affected by atmospheric conditions, signal multipath, obstructions and satellite geometry. Initialization reliability is continuously monitored to ensure highest quality.
- 7 Receiver convergence time varies based on GNSS constellation health, level of multipath, and proximity to obstructions such as large trees and buildings. Convergence times decrease significantly when using a "RTX Quickstart" on a previously surveyed point or a known survey control point.
- 8 Precisions are dependent on GNSS satellite availability. xFill positioning without a RTX subscription ends after 5 minutes of radio downtime. xFill positioning with a RTX subscription will continue beyond 5 minutes providing RTX has converged, with typical precisions not exceeding 6 cm horizontal, 14 cm vertical. xFill is not available in all regions, check with your local sales representative for more information.
- 9 RTK refers to the last reported precision before the correction source was lost and xFill started.
- 10 Receiver will operate normally to -40° C, internal batteries are rated to -20° C.
- 11 Tracking GPS, GLONASS and SBAS satellites.
- 12 Varies with temperature and wireless data rate. When using a receiver and internal radio in the transmit mode, it is recommended that an external 6 Ah or higher battery is used.
- 13 Varies with terrain and operating conditions.
- 14 Bluetooth type approvals are country specific.

Specifications subject to change without notice.



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Sales Quotation

City of Grand Island, NE
Milt Loeb
P.O. Box 1968
Grand Island, NE 68802-1968

Date Issued: 04/25/2018
Quote Expiration: 05/25/2018
Quote Number: 00040519

Qty	Part Number	Product Description	Unit Price	Subtotal
1.00	R10-001-60	Trimble R10, Model 60 Includes: Trimble R10 GNSS Receiver UHF Radio Antenna with SMA Connector-(Trimble R10 models with UHF / VHF radio only) Rechargeable Battery (2x) Dual Battery Charger with Battery Slot Inserts and int. Power Supply Quick Release Adapter USB Office Data and Power Y-Cable-(7P Lemo to USB-A Male and Power) USB Field Data Cable (7P Lemo to USB-A Female) Quick Start Guide, Trimble R10 System Poster, Warranty Activation Card, Trimble WEEE Card Trimble R10 Transport Case	\$22,950.00	\$22,950.00
Note:				
<u>This is not an invoice:</u> Applicable sales tax will apply			Total	\$22,950.00

Please contact us:

Kevin Hall
6522 So 118th ST.
Omaha, NE 68137
Phone: 402-896-4478
Cell: 402-651-9735
khall@seilerinst.com

Your signature below acknowledges acceptance of terms and conditions of this quote: 00040519. Please sign and return via fax to: 402-896-0197 or return via email to: khall@seilerinst.com

Signed: _____

Date: _____

Name: _____

Title: _____

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REV 02/09/2018



Sales Quotation

Terms: Net 30 Days

Net 30 upon approved credit. Major credit cards accepted and financing options available.

"This sale, service, or rental is exclusively subject to and governed by the Terms and Conditions of Sale referred to in the related quotation and at <https://www.seilergeo.com/general-terms-and-conditions/> which are hereby incorporated by reference."

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REV 02/09/2018



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-12

**#2018-145 - Approving Bid Award for Sanitary Sewer Manhole
Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2**

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

Council Agenda Memo

From: Jon Menough PE, Wastewater Treatment Plant Engineer

Meeting: May 22, 2018

Subject: Approving Bid Award for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2

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

Background

On April 23, 2018 the Engineering Division of the Public Works Department advertised for bids for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2.

The project has two (2) main components. 1) Install flowmeters at five (5) critical points along the South Interceptor. These flowmeters will help wastewater staff evaluate flow conditions and capacity with in the South Interceptor and will aid in decision making and planning. Information is sent wirelessly and can be monitored in real time. 2) Manhole rehabilitation is the second component to the project. Three (3) of the five (5) South Interceptor manholes require structural rehab in order for permanent flowmeters to be bolted successfully into place. The sanitary sewer manhole rehab will also eliminate infiltration and provide protection from hydrogen sulfide gas and corrosion.

Discussion

Two (2) bids were received and opened on May 9, 2018. The Engineering Division of the Public Works Department and the Purchasing Division of the City's Attorney's Office have reviewed the bids that were received. A summary of the bids is shown below.

<i>BID SECTION</i>	<i>THE DIAMOND ENGINEERING CO. OF GRAND ISLAND, NE</i>	<i>MYERS CONSTRUCTION, INC. OF BROKEN BOW, NE</i>
Base Bid	\$245,116.99	\$311,418.00
Alternate Bid	No bid	No bid

Through value engineering a cost savings of \$39,150.00 was realized with the low bidder, The Diamond Engineering Company, for the Flow Monitoring System. Such cost savings will result in a total contract amount of \$205,966.99.

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 bid award to the low compliant bidder, The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$205,966.99.

Sample Motion

Motion to approve the bid award.

RESOLUTION 2018-145

WHEREAS, the City of Grand Island invited sealed bids for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on May 9, 2018 bids were received, opened, and reviewed; and

WHEREAS, The Diamond Engineering Company of Grand Island, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$245,116.99; and

WHEREAS, through value engineering a cost savings of \$39,150.00 was realized with the low bidder for the Flow Monitoring System; and

WHEREAS, such cost savings will result in a total contract amount of \$205,966.99.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$205,966.99 for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2 is hereby approved as the lowest responsible bid.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute a contract with such contractor for such project on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: May 9, 2018 at 2:00 p.m.

FOR: Sanitary Sewer Manhole Flow Monitoring/Rehabilitation;
Project No. 2018-WWTP-2

DEPARTMENT: Public Works

ESTIMATE: \$210,000.00

FUND/ACCOUNT: 53030054-85213-53004

PUBLICATION DATE: April 22, 2018

NO. POTENTIAL BIDDERS: 15

SUMMARY

Bidder:	<u>Diamond Engineering Co.</u> Grand Island, NE	<u>Myers Construction, Inc.</u> Broken Bow, NE
Bid Security:	Universal Surety Co.	Inland Insurance Co.
Exceptions:	None	None
Bid Price:	\$245,116.99	\$311,418.00
Alternate "A":	No Bid	No Bid

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

Catrina DeLosh, PW Admin. Assist.
William Clingman, Interim Finance Director
Tara Bevard, Wastewater Engineer I

P2050



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-13

#2018-146 - Approving Amendment No. 2 for Engineering Consulting Services Related to Sycamore Street Underpass Rehabilitation

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: May 22, 2018

Subject: Approving Amendment No. 2 for Engineering Consulting Services Related to Sycamore Street Underpass Rehabilitation

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

Background

On February 14, 2017, via Resolution No. 2017-31, City Council approved an agreement for engineering consulting services related to Sycamore Street Underpass Rehabilitation with Alfred Benesch & Company of Lincoln, Nebraska in the amount of \$70,912.00.

On August 8, 2017, via Resolution No. 2017-210, City Council approved Amendment No. 1 to the original agreement to allow for the final design phase of such project, in the amount of \$214,210.00, for a revised agreement total of \$285,122.00.

The Sycamore Street underpass was built in 1950 and engineering analysis has identified a number of repairs and replacements which must be implemented to extend the life of the structure. This includes a number of issues related to the retaining walls, the South Front Street Bridge, and the storm sewer pumping system. The initial phase of this contract focused geotechnical and structural analysis necessary to develop the most cost effective design. Several alternatives were considered for the South Front Street Bridge, including:

Removal without replacement	\$2,238,000
Replace with narrower, higher bridge	\$2,380,000
Reconstruct existing bridge	\$2,575,000

Discussion

A review of constructability revealed that the west YMCA parking lot is needed as a staging area for construction. The heavy equipment and materials involved will damage the parking lot making reconstruction necessary. In preparation for this an additional amendment to the original agreement with Alfred Benesch & Company is necessary to allow for design of the YMCA parking lot and construction phase services for the Sycamore Street Underpass Rehabilitation project. Such amendment will include project management, construction staking, project inspection & observation, materials laboratory

testing, and project closeout. Amendment No. 2 is for an amount not to exceed \$214,716.00, resulting in a revised agreement total of \$499,838.00.

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 Amendment No. 2 to the original agreement for engineering consulting services related to Sycamore Street Underpass Rehabilitation with Alfred Benesch & Company of Lincoln, Nebraska in the amount of \$214,716.00.

Sample Motion

Motion to approve Amendment No. 2.

RESOLUTION 2018-146

WHEREAS, on February 14, 2017, via Resolution No. 2017-31, City Council approved an agreement for Engineering Consulting Services Related to Sycamore Street Underpass Rehabilitation with Alfred Benesch & Company of Lincoln, Nebraska in the amount of \$70,912.00; and

WHEREAS, on August 8, 2017, via Resolution No. 2017-210, City Council approved Amendment No. 1 to the original agreement to allow for the final design phase, in the amount of \$214,210.00, for a revised agreement total of \$285,122.00; and

WHEREAS, it is necessary to amend the original agreement to allow for design of the YMCA parking lot (to be used as a staging area) and construction phase services of such project; and

WHEREAS, Amendment No. 2 to the original agreement is for an amount not to exceed \$214,716.00, resulting in a revised agreement total of \$499,838.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 2 to the original agreement for engineering consulting services related to Sycamore Street Underpass Rehabilitation with Alfred Benesch & Company of Lincoln, Nebraska in the amount of \$214,716.00 is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such Amendment No. 1 on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-14

**#2018-147 - Approving Purchase of CUES Televising Equipment
for the Collection Crew of the Wastewater Division of the Public
Works Department**

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

Council Agenda Memo

From: Jon Menough PE, Wastewater Treatment Plant Engineer

Meeting: May 22, 2018

Subject: Approving Purchase of CUES Televising Equipment for the Collection Crew of the Wastewater Division of the Public Works Department

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

Background

The Collection Crew of the Wastewater Division televises sanitary sewer lines to identify structural defects and obstructions, ensure compliance with City Standards and Specifications, and aid in the maintenance and repair of sanitary sewer mains.

Currently the Division owns one (1) large camera with two (2) transporters for the televising equipment that are each 1 ½ foot in length.

Discussion

It is recommended that a smaller transporter and camera be acquired to handle televising and inspection of smaller diameter pipe. This will allow the City to maintain the integrity of the complete sanitary sewer collection system. The purchase price of a smaller camera with transporter from Municipal Pipe Toll Company, LLC of Hudson, Iowa is \$49,036.96.

The televising equipment presently owned by the City is CUES brand and is a very specialized piece of equipment that would potentially have compatibility problems if we were to try and use non-standard software or parts. The sole source letter from CUES is attached for reference. Municipal Pipe Tool Company, LLC is the vendor for our area.

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 one (1) smaller sanitary sewer camera with transporter from CUES through Municipal Pipe Tool Company, LLC of Hudson, Iowa in the total amount of \$49,036.96.

Sample Motion

Move to approve the resolution.

RESOLUTION 2018-147

WHEREAS, the Collection Crew of the Wastewater Division televises sanitary sewer lines to ensure compliance with City Standards and Specifications, as well as to aid in the maintenance and repair of sanitary sewer mains; and

WHEREAS, the Division currently owns one (1) large camera with two (2) transporters for the televising equipment that are each 1 ½ foot in length; and

WHEREAS, it is recommended that a smaller camera with transporter be purchased, at a cost of \$49,036.96, to maintain the integrity of the complete sanitary sewer collection system; and

WHEREAS, the televising equipment currently owned by the City is CUES brand and is a very specialized piece of equipment, which doesn't sanction the use of non-standard software or parts.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of one (1) smaller sanitary sewer camera with transporter in the amount of \$49,036.96 from Municipal Pipe Tool Company, LLC of Hudson, Iowa is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk pro Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



Monday, February 26, 2018

To: CUES CCTV System Customer

This letter is to advise that CUES and Municipal Pipe Tool at 515 5th Street Hudson, IA are the only authorized source of genuine CUES Replacement Parts and Service for Iowa and Nebraska. We strongly recommend the use of genuine CUES Parts and Service due to potential compatibility problems. We have recorded instances where non-standard parts resulted in major damage to the electronic and other systems.

We appreciate your interest in CUES Equipment and look forward to being of service to you.
CUES Sole Source Statement

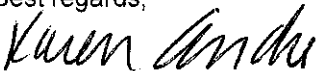
CUES is the sole manufacture and supplier of OEM (*Original Equipment Manufacture*) products/parts for your existing CUES TV equipment. Due to compatibility and warranty issues CUES recommends the purchase of "Original" components and parts for your existing CUES TV unit.

CUES will not be responsible for damage resulting from the use of other manufactures components or parts that are not 100% compatible with your existing CUES TV equipment.

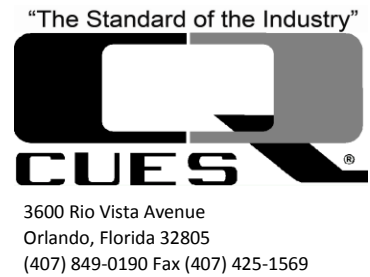
The main benefits of CUES OEM purchases are:

1. Continuation of Warranty
2. Maintain Standardization of Equipment
3. CUES has the only fully stocked parts and service facility located within the State of Florida eliminating the need for the City to stock an expensive parts inventory or being subjected to long periods of interrupted service due to lack of spare parts.
4. 100% compatibility without modifications.

Best regards,


Karen Andre

STATE BID PRICING



SALES ORDER #: 000646990 Rev # : 3

PO TO: MUNICIPAL PIPE TOOL CO.
P.O. BOX 398
HUDSON, IA 50643

Ship To: City of Grand Island, NE

TODAYS DATE: May 14, 2018
CUSTOMER PO: QUOTE
CONTACT: BRYAN ROBINSON
SHIP VIA: 0
TERMS: NET 30 DAYS

REQUESTED BY:
SHIP LOCATION: CENTRAL
F.O.B.: 2
HOLD CODE: Q **Quote Only**
PHONE: 3199884205

Ln #	Part # Description	Order Qty	Ship From	Tax Rate	Price
001	WM360 TRANSPORTER ASSY,CPR,60 VOLT,BRASS	1	CENTRAL	0.00	18,154.91
002	MZ300-2L CAMERA ASSY,M/C,OZIII,SONDE,LED	1	CENTRAL	0.00	22,256.45
003	WM317 KIT,SPACER,6"-15"P,BRASS,CPR&WTR3	1	CENTRAL	0.00	1,866.80
004	WS906 KIT,WHEEL,ST,8,PR&SPR2/CPR/WTR3/LM2	1	CENTRAL	0.00	1,906.64
005	WM312 KIT,WHEEL,PNEUM,12-15",CPR/WTR3/LM2	1	CENTRAL	0.00	1,344.21
006	WM375 CAMERA ASY,REARVIEW,CPR/SPR,W/O LFT	1	CENTRAL	0.00	3,500.00
007	HANDLING HANDLING CHARGES	1	CENTRAL	0.00	7.95

	Shipping charges are not included in the TOTAL amount.	Sub Total :	49,036.96
		Tax Total :	0.00
		TOTAL >	\$49,036.96



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-15

**#2018-148 - Approving Purchase of Webb Road and State Street
Traffic Signal Equipment for the Streets Division of the Public
Works Department**

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

Council Agenda Memo

From: Shannon Callahan, Street Superintendent

Meeting: May 22, 2018

Subject: Approving Purchase of Webb Road & State Street Traffic Signal Equipment for the Streets Division of the Public Works Department

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

Background

The traffic signal cabinet at Webb Road and State Street is beyond its useful life and in need of replacement, having been installed sometime before 1983 and then re-located for a widening project in 1983. The Streets Division plans and budgets one or two traffic signal cabinet replacements each year. Functional components will be salvaged and used as replacement parts for older signals at other intersections. Technology has advanced over the years, so new components are incompatible with older cabinets, making it necessary to replace the entire cabinet when it becomes obsolete and/or begins to fail.

Discussion

The Streets Division has budgeted funds to replace the cabinet, controller, conflict monitor, detection, and other auxiliary equipment at Webb Road and State Street signalized intersection. The total cost for the hardware and components is over \$20,000 and requires City Council Approval.

Cabinet, Controller, MMU (conflict monitor) and Auxiliary components -	\$11,234.00
Detection Cameras, Software Cards, Monitor, and Mounting Hardware -	<u>\$14,851.00</u>
Total -	\$26,085.00

Mobotrex of Davenport, Iowa is the sole distributor that sells and supports traffic control cabinets and traffic signal equipment compatible with the City of Grand Island cabinet 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 Webb Road & State Street traffic signal equipment in the amount of \$26,085.00 from Mobotrex of Davenport, Iowa.

Sample Motion

Move to approve the resolution.

RESOLUTION 2018-148

WHEREAS, major components of the Webb Road and State Street traffic signal are due for replacement; and

WHEREAS, the Streets Division of the Public Works Department for the City of Grand Island, budgeted for the purchase of the replacement components in the 2017/2018 fiscal year; and

WHEREAS, Mobotrex of Davenport, Iowa is the sole distributor that sells and supports traffic signal equipment compatible with the City of Grand Island cabinet specifications.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that a purchase order and subsequent payment is authorized for the purchase of Webb Road & State Street traffic signal equipment in the amount of \$26,085.00 from Mobotrex of Davenport, Iowa.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro Tem

Approved as to Form	▣ _____
May 22, 2018	▣ City Attorney

May 10, 2018

City of Grand Island, NE
Tammy Leitschuck
Tammyl@grand-island.com
1111 W. North Front St.
Grand Island, NE 68801

Sole Source Equipment for City of Grand Island, NE

Dear, Ms. Leitschuck

Mobotrex is pleased to notify you that Mobotrex is the sole distributor authorized to sell and support the traffic control products compatible to work with the current equipment used within the City of Grand Island. Additionally, as Mobotrex is the sole authorized distributor for the equipment used within the City of Grand Island, they provide first line repair services for the traffic control products and serve as the proper avenue for all service and warranty repairs.

Thank you for this opportunity,

Justin Zank
Inside Sales Representative
Mobotrex



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-16

#2018-149 - Approving Change No. 2 for Veteran's Athletic Complex Expansion Project

Staff Contact: Todd McCoy

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: May 22, 2018

Subject: Approve Change Orders No. 2; to Nemaha Landscape Const. Inc., for the Veteran's Athletic Fields – Phase 2 Expansion

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

Background

On October 24, 2017 City Council approved, by Resolution 2017-306, the bid award to Nemaha Landscape Const. Inc. to build six new youth multi-purpose baseball/softball fields, concessions, restrooms, and additional parking at the Veteran's Athletic Complex in the amount of \$5,577,348.00.

On February 27, 2018 the Change Order No. 1 was approved by City Council in the amount of \$21,907.00.

Discussion

As construction has progressed a number of contract changes have been recommended. (See attached Change Order #2 Summary for detail.)

Request for Change No. 5 – Scoreboard controller specification change.
Decrease: (\$618.00)

Request for Change No. 6 – Upgrade infield mix to Bryan Rock similar to existing fields.
Increase: \$82,056.22

Request for Change No. 8 – Size reduction of lift station feeder conductors.
Decrease: (\$326.00)

Request for Change No. 9 – Electrical changes that relate to auto flush and receptacle for grease trap.
Increase: \$1,756.00

Request for Change No. 11 – Eliminate warning tracks, add base whisker plugs, change bullpens from turf to infield mix, eliminate clay bricks.

Decrease: (\$85,094.00)

Request for Change No. 13 – Lower electrical that feeds existing soccer concession building.

Increase: \$3,294.00

Request for Change No. 16 – Existing lift station concrete work.

Increase: \$2,918.52

Request for Change No. 20 – Increase mow strip size, increase depth in high use areas of infield mix, and add drains to electrical boxes.

Increase: \$16,929.19

The total increase to the existing contract from Change Order No. 2 is \$20,915.93. This project is funded with Food and Beverage Tax revenue.

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 Veteran's Athletic Fields – Phase 2 Expansion Change Order No. 2 in the amount of \$20,915.93. Doing so will increase the total amount of the contract with Nemaha Landscape to \$5,620,170.93.

Sample Motion

Move to approve Change Order No. 2 to Nemaha Landscape of Lincoln, Nebraska.



Working Together for a
Better Tomorrow, Today.

CHANGE ORDER #2

TO: **Nemaha Landscape Construction Inc.**
430 W Pioneers Blvd
Lincoln, NE 68522

PROJECT: **GI Veteran's Athletic Field Construction Phase 2**

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

1. See change order #2 summary attached increase \$20,915.93

The original Contract Sum	<u>\$5,577,348.00</u>
Previous Change Order Amount (Changer Order #1)	<u>\$ 21,907.00</u>
The Contract Sum is increased by this Change Order (Change Order #2)	<u>\$ 20,915.93</u>
The total modified Contract Sum to date	<u>\$5,620,170.93</u>

The Contract Final Completion Deadline is unchanged.

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

APPROVED: **CITY OF GRAND ISLAND**

By _____ Date _____
Mayor

Attest _____

Approved as to Form, City Attorney

ACCEPTED: **Nemaha Landscape Construction Inc.**

By  Date 5/16/2018

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

Change Order #2 Summary

RFC #5 (Decrease of \$618.00)

- The intent of the bid was to have six total AS-5000 scoreboard controllers. Supplier ordered only one AS-5000 controller and five RC-100 controllers. It was decided that four total RC-100 controllers and two AS-5000 controllers with a total of \$618.00 credit was satisfactory.

RFC #6 (Increase of \$82,056.22)

- Upgrade infield mix material to Bryan Rock infield material. Price difference is mainly due to an increase in per ton cost and additional tonnage needed due to the proctor. Material will have to be trucked in and stored on site from Minnesota as opposed to trucked directly from the local supplier.

RFC #8 (Decrease of \$326.00)

- Size reduction of lift station feeder conductors. ASI #1

RFC #9 (Increase of \$1,756.00)

- Electrical changes as per ASI #2. Provide a 120V connection to low voltage transformer for hard-wired automatic flush. Provide a junction box for flush valve sensor. Provide a receptacle for grease trap.

RFC #11 (Decrease of \$85,094.00)

- Sheet PF1.1: Warning track mix to be changed to sod on all 6 fields (warning track mix eliminated from project)
- Sheet PF1.1: Black foam whisker plugs in lieu of orange cap plugs for bases.
- Sheet PF1.1: Infield mix at a 4" depth in bullpens in lieu of synthetic turf (elimination of synthetic turf from project). Removal of drainage trench and geotextile fabric under bullpens. Removal of nailer for synthetic turf in bullpens.
- Sheet PF1.1: Mow strip remains as bid except for eliminating mow strip at the field edge of bullpens.
- Sheet PF1.4: Irrigation heads are moved to within 6 inches of outfield and sideline fence. Irrigation heads to move to new locations but remain on existing zones. Contractor will have to hand dig near fence line due to proximity of heads to fence.
- Sheet PF2.1 Detail 7: Elimination of clay bricks around batter's boxes. Installation of black rubber mats at batter's boxes.

RFC #13 (Increase of \$3,294.00)

- Lowering existing electrical wire and conduit, that feeds soccer fields concessions building, below proposed storm sewer pipe.

RFC #16 (Increase of \$2,918.52)

- Pouring back concrete around existing lift station, includes material, ADA ramps, & winter protection.
- Removing 6" concrete around lift station. This is mainly due to the unexpected layout of existing piping that feeds the existing lift station

RFC #20 (Increase of \$16,929.19)

- Increase Depth of infield materials at pitcher's mound to 10"
- Remove bricks from catcher's area. Install infield material to 10"
- Add mow strips back in that were deleted in PR#3 & RFC#11
- Drains for electrical boxes near pitching mounds
- Increase to mow strip to 10"x5" with fence centered
- 6' long x 4' wide x 4" deeper channel of infield mix at end of bullpens to protect from pitchers gouging through the infield mix.
- Additional work will extend the substantial completion date by 5 working days. New substantial completion date is October 8th 2018

RFC #5	
Scoreboard Controller Credit	-\$618.00
Total	-\$618.00

RFC #6	
Material and freight difference	\$70,338.33
Wheel loader to stockpile	\$2,340.00
Wheel loader to load trucks	\$4,410.36
Import Trucking	\$6,785.17
Per Diem and Travel Costs	\$946.70
Parking Lot Clean Up	\$976.00
Conditioner Credit	-\$11,200.00
Fee	\$7,459.66
Total	\$82,056.22

RFC #8	
Reduce lift station feeder conductor	-\$326.00
Total	-\$326.00

RFC #9	
Electrical changes per ASI #2	\$1,597.00
Fee	\$159.00
Total	\$1,756.00

RFC #11	
PF1.1 Labor Credit (Installation of warning Track)	-\$53,887.00
PF1.1 Labor Add (Installation of Sod where track was)	\$30,606.00
PF1.1 Material Credit (Warning Track)	-\$93,117.00
PF1.1 Material Add (Sod)	\$34,131.00
PF1.1 Equipment Credit (Warning Track)	-\$14,046.00
PF1.1 Equipment Add (Sod Installation)	\$12,578.00
PF1.1 Travel & Per Diem Credit	-\$11,577.00
PF1.1 Travel & Per Diem Add	\$9,784.00
PF1.4 Subcontractor Labor To Hand Dig Next To fence	\$2,400.00
PF2.1 Detail & Labor Credit (Clay Bricks)	-\$560.00
PF2.1 Detail 7 & Material Credit (Clay Bricks)	-\$429.00
PF2.1 Detail 7 & Equipment Credit (Clay Bricks)	-\$798.00
PF2.1 Detail 7 Travel and Per Diem Credit (Clay Bricks)	-\$179.00
Total	-\$85,094.00

RFC #13	
Lowering conduit and new wire to concession building	\$2,995.00
Fee	\$299.00
Total	\$3,294.00

RFC #16	
Pour back grinder station	\$2,000.00
Remove 6" paving	\$653.20
Fee	\$265.32
Total	\$2,918.52

RFC #20	
Increase Depth of infield materials at pitchers mound to 10"	\$2,011.05
Remove bricks from catchers area. Install infield material to 10"	-\$551.90
Add mow strips back in that were deleted in PR#3 & RFC#11	\$5,571.70
Drain at Mound electrical boxes	\$434.47
Increase to 10"x5" with fence centered	\$6,330.72
6' long x 4' wide x 4" deeper channel at end of bullpens	\$3,133.15
Total	\$16,929.19

Total Change Order	\$20,915.93
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RESOLUTION 2018-149

WHEREAS, on October 24, 2017 by Resolution 2017-306 and on February 27, 2018 by Amended Resolution 2018-45, the City Council of the City of Grand Island awarded Nemaha Landscape Construction, Inc. of Lincoln, Nebraska, the bid in the amount of \$5,577,348.00 and Change Order #1 amount of \$21,907.00, for the Grand Island Veteran's Athletic Fields – Phase 2 construction; and

WHEREAS, it has been determined by work order directives related to RFC #5, 6, 8,9,11,13,16, and 20; and

WHEREAS, such modifications will be funded through the Food and Beverage Tax; and

WHEREAS, such modifications have been incorporated into Change Order No. 2; and

WHEREAS, the result of such modifications will increase the contract amount by \$20,915.93 for a revised contract price of \$5,620,170.93.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 2 between the City of Grand Island and Nemaha Landscape Construction, Inc. from Lincoln, Nebraska to provide the modifications summarized as follows:

Request for Change No. 5 – Scoreboard controller specification change.
Decrease: (\$618.00)

Request for Change No. 6 – Upgrade infield mix to Bryan Rock similar to existing fields.
Increase: \$82,056.22

Request for Change No. 8 – Size reduction of lift station feeder conductors.
Decrease: (\$326.00)

Request for Change No. 9 – Electrical changes that relate to auto flush and receptacle for grease trap.
Increase: \$1,756.00

Request for Change No. 11 – Eliminate warning tracks, change base plugs, change bullpens from turf to infield mix, eliminate clay bricks.
Decrease: (\$85,094.00)

Request for Change No. 13 – Lower electrical that feeds existing soccer concession building.
Increase: \$3,294.00

Request for Change No. 16 – Existing lift station concrete work.
Increase: \$2,918.52

Approved as to Form	by _____
May 22, 2018	City Attorney

Request for Change No. 20 – Increase mow strip size, increase depth in high use areas of infield mix, and add drains to electrical boxes.

Increase: \$16,929.19

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-17

#2018-150 - Approving Proposal for Lions Club Park Playground Structure

Staff Contact: Todd McCoy

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: May 22, 2018

Subject: Consideration to Approve Proposal to Furnish and Install New Playground Equipment at Lions Club Park

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

Background

Lions Park was identified as an area of need for updating and qualified for Community Development Block Grant (CDBG) support.

The existing playground equipment at Lions Park is outdated and not handicap accessible. The plan is to utilize CDBG funding to replace the existing playground with new ADA accessible equipment and safety surfacing.

Discussion



Four playground equipment providers responded to the Request for Proposal.

- Crouch Recreation, Omaha, Nebraska
- Outdoor Recreation Products, Elkhorn, Nebraska
- Creative Sites, LLC., Omaha, Nebraska
- Play and Park Structures, Omaha, Nebraska

The proposal to provide Miracle brand ADA playground equipment from Crouch Recreation is recommended by staff. The cost to supply and install the equipment and safety surfacing is \$150,000.00.

Funding will be provided by the Community Development Block Grant Program.

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 from Crouch Recreation of Omaha, Nebraska to furnish and install new playground equipment at Lions Club Park.

Sample Motion

Move to accept the proposal from Crouch Recreation to furnish and install new playground equipment at Lions Club Park for the amount of \$150,000.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
LIONS CLUB PARK PLAYGROUND STRUCTURE**

RFP DUE DATE: May 1, 2018 at 4:00 p.m.

DEPARTMENT: Parks & Recreation

PUBLICATION DATE: April 8, 2018

NO. POTENTIAL BIDDERS: 5

SUMMARY OF PROPOSALS RECEIVED

Play & Park Structures
Omaha, NE

Outdoor Recreation Products
Elkhorn, NE

Creative Sites, LLC
Omaha, NE

Crouch Recreation Equip. Co.
Omaha, NE

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

Patti Buettner, Parks & Rec. Admin. Assist.
William Clingman, Interim Finance Director

P2047

RESOLUTION 2018-150

WHEREAS, the City of Grand Island issued a Request for Proposals (RFP) to Provide and Install a New Playground Equipment at Lions Club Park; and

WHEREAS, four (4) playground equipment providers responded; and

WHEREAS, Crouch Recreation from Omaha, Nebraska, submitted a proposal for such project in accordance with the Request for Proposals; and

WHEREAS, a proposed amount of \$150,000.00 has been negotiated.

WHEREAS, funding will be provide by the Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal from Crouch Recreation from Omaha, Nebraska to Provide and Install a New Playground Equipment at Lions Club Park is hereby approved at a cost of \$150,000.00.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item I-1

#2018-151 - Consideration of Approving CRA Area #26 Blighted and Substandard Study for 28.42 Acres located South of Capital Avenue West of the Central Nebraska Railroad Line (Fred Hoppe)

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

Staff Contact: Chad Nabity

RESOLUTION 2018-151

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

WHEREAS, Fred Hoppe has caused to be prepared a Blight and Substandard Study for an area of referred to as Area No. 26; and

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

WHEREAS, such study was presented to the Grand Island City Council on April 10, 2018, and

WHEREAS, on April 10, 2018, the Grand Island City Council referred such study to the Hall County Regional Planning Commission for review and recommendation; and

WHEREAS, the Regional Planning Commission held a public hearing and made a recommendation regarding the study at its May 2, 2018 meeting; and

WHEREAS, a public hearing to consider approval of a Blighted and Substandard designation was held on May 22, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Blight and Substandard Study for Redevelopment Area No. 26 as identified above is hereby approved, and those areas identified in said study are declared to be blighted and substandard and in need of redevelopment as contemplated in the Community Development law.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro-Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item J-1

Approving Payment of Claims for the Period of May 9, 2018 through May 22, 2018

*The Claims for the period of May 9, 2018 through May 22, 2018 for a total amount of \$5,270,734.86 A
MOTION is in order.*

Staff Contact: William Clingman