
City of Grand Island



Tuesday, August 14, 2018
Council Session Packet

City Council:

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

Mayor:

Jeremy L. Jensen

City Administrator:

Marlan Ferguson

City Clerk:

RaNae Edwards

7:00 PM

Council Chambers - City Hall
100 East 1st Street, Grand Island, NE 68801

Call to Order

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

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

Invocation - Pastor Donald Adams, Evangelical Free Church, 2609 South Blaine Street

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item E-1

Public Hearing on Acquisition of Utility Easement at 2405 S. North Road - Chief Industries

Council action will take place under Consent Agenda item G-9.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Acquisition of Utility Easement – 2405 S. North Road – Chief Industries

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire utility easement relative to the property of Chief Industries, located through a part of Lot Two (2), CBC Subdivision in the City of Grand Island, Hall County, Nebraska (2405 S. North Road) in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

Due to changes in land usage for the expansion of an area business, an existing overhead powerline has to be removed and its associated easement has been vacated. The proposed easement will allow the Utilities Department to install, access, operate and maintain a new underground power line and related electrical infrastructure in an area more beneficial to the City and the property owner.

Alternatives

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

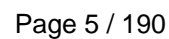
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution for the acquisition of the easement for one dollar (\$1.00).

Sample Motion

Move to approve acquisition of the Utility Easement.





City of Grand Island

Tuesday, August 14, 2018

Council Session

Item E-2

Public Hearing on Acquisition of Utility Easement - 3134 U.S. Highway 34 - Central Community College

Council action will take place under Consent Agenda item G-10.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Acquisition of Utility Easement – 3134 U.S. Highway 34
– Central Community College Area

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire utility easement relative to the property of Central Community College Area, located through a part of the Southeast Quarter of the Southwest Quarter (SE ¼, SW ¼), Section Twenty Nine (29), Township Eleven (11) North, Range Nine (9) West, of the 6th PM in the City of Grand Island, Hall County, Nebraska (3134 U.S. Highway 34), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

A section of the area located on the northerly side of the college campus is being remodeled for a Center for Health and Technical Sciences. The expansion requires the electrical infrastructure to be relocated to accommodate the project. The easement will allow the Utilities Department to install, access, operate and maintain the underground power lines and related equipment which provides service to the buildings.

Alternatives

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

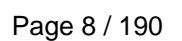
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution for the acquisition of the easement for one dollar (\$1.00).

Sample Motion

Move to approve acquisition of the Utility Easement.





City of Grand Island

Tuesday, August 14, 2018

Council Session

Item E-3

**Public Hearing on Acquisition of Public Utility/Access Easements
in Desert Rose Subdivision (3235 S Locust St- Community
Redevelopment Authority for the City of Grand Island, Nebraska)**

Council action will take place under Consent Agenda item G-15.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 14, 2018

Subject: Public Hearing on Acquisition of Public Utility / Access Easements in Desert Rose Subdivision (Parcel No. 400148420- Community Redevelopment Authority for the City of Grand Island, Nebraska)

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

Background

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing be conducted with the acquisition approved by the City Council. The easements will allow for development of the area, which is north of US Highway 34 and east of S Locust Street.

Discussion

These easements will allow access for the construction, operation, maintenance, extension, repair, replacement, removal of public utilities, and travel within such. The new easements are shown on the attached drawings.

There is no cost to the City for such acquisition.

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

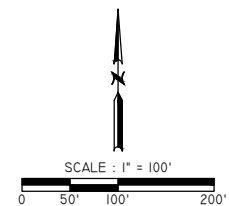
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the public utility easements in Desert Rose Subdivision.

Sample Motion

Move to approve the acquisition of the public utility easements.



- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT DEDICATION
- PROPERTY LINE



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EASEMENT & RIGHT OF WAY EXHIBIT

Grand Island

LOT 1 DESERT ROSE SUBDIVISION
GRAND ISLAND, NEBRASKA

Council Session - 8/14/2018

CITY OF
GRAND ISLAND

PUBLIC WORKS DEPARTMENT

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City of Grand Island

Tuesday, August 14, 2018

Council Session

Item E-4

Public Hearing on Acquisition of Public Right-of-Way in Desert Rose Subdivision (3235 S Locust St- Community Redevelopment Authority for the City of Grand Island, Nebraska)

Council action will take place under Consent Agenda item G-16.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 14, 2018

Subject: Public Hearing on Acquisition of Public Right-of-Way in Desert Rose Subdivision (Parcel No. 400148420-Community Redevelopment Authority for the City of Grand Island, Nebraska)

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

Background

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council. The developer of Desert Rose Subdivision, Community Redevelopment Authority for the City of Grand Island, Nebraska, has offered the dedication of public right-of-way to allow further development of the surrounding area with public access.

Discussion

To allow for better development opportunities of Lot One (1) in Desert Rose Subdivision it is requested that a portion of such be dedicated to the City as public right-of-way (see attached sketches). This acquisition also secures access to the apartment complex from Exchange Road, while preserving the street frontage along Locust Street and US Highway 34.

Alternatives

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

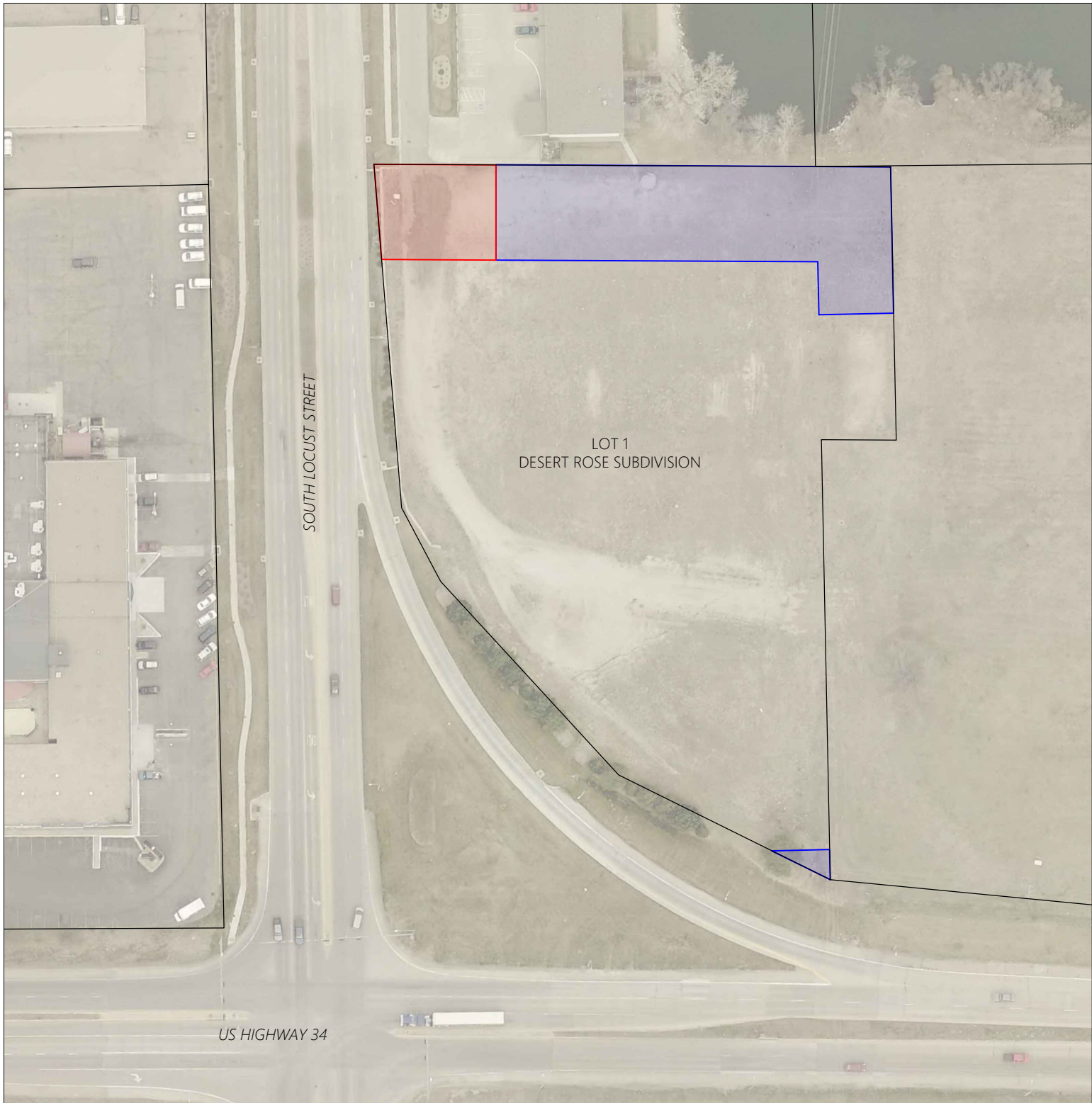
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

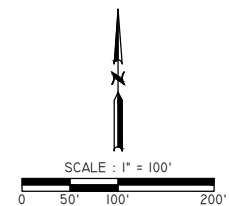
City Administration recommends that the Council conduct a Public Hearing and approved acquisition of the public right-of-way.

Sample Motion

Move to conduct a Public Hearing and approve the acquisition of the public right-of-way.



- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT DEDICATION
- PROPERTY LINE



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EASEMENT & RIGHT OF WAY EXHIBIT

Grand Island

LOT 1 DESERT ROSE SUBDIVISION
GRAND ISLAND, NEBRASKA

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City of Grand Island

Tuesday, August 14, 2018

Council Session

Item E-5

Public Hearing on Establishing Railside Business Improvement District

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

Staff Contact: Patrick Brown

Budget and Project Proposal
Railside Business Improvement District

Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island July 24, 2018

By

Railside Business Improvement District Board of Directors:

Amos Anson, Chair
Tom Wald
Jim Pirnie
Andy Gdowski
Tom Ziller
Jackie Bowen
Brent Lindner
Ryan Hand
Zachary Butz

Proposed Budget and Purposes for the Railside Business Improvement District

The board members of the Railside Business Improvement District have completed a thorough and disciplined process to identify their mission and prioritize the work to be accomplished over the next year – the life of Railside Business Improvement District in Grand Island.

While many resources will be employed in the achievement of our mission, including the talent and efforts of downtown stakeholders and collaborative projects with area businesses and other organizations, this proposal requests a total of \$116,490 for the 2018-2019 fiscal year, with an increase of 3% thereafter, to complete essential work in three broad categories (additional projects will be completed with the aid of grant funding):

Retention and Recruitment

Encouraging a vibrant and welcoming downtown requires the presence of businesses, active shoppers and visitors, downtown residents, offices and a welcoming atmosphere. The Railside Business Improvement District will encourage these results in downtown Grand Island through the planning and implementation of Downtown promotions, continued Main Street commitments, continued support through Rental Assistance and downtown investments to attract the attention of people looking for vibrant and welcoming places to dine, shop, live, work and play.

Forty-one percent of the proposed budget is designated for Retention and Recruitment, or \$125,075 in the next year (see Table 1).

Downtown Beautification

Creating an atmosphere that is bright, beautiful and safe is essential to the attraction of people to downtown, regardless of whether they come to visit, live, dine, shop or simply enjoy the downtown. This category of work will include replacing the planters in the district, implementing a 3 – year tree grate repair and replacement plan, replacing damaged or dead trees, creating an additional green space by sodding the triangle, preparing and maintaining clean and safe pedestrian areas, streetscape investments, signage improvements and other items to help downtown Grand Island continue to be a destination for local residents and visitors to this community.

Thirty-one percent of the proposed budget is designated for Downtown Beautification or a total of \$96,280 in the next year (see Table 1).

Implementation and Maintenance

Finally, all the resources and talent vested in the Railside Business Improvement District rely upon the successful completion of each project and careful maintenance of the downtown area to ensure the best possible results from the careful planning and investments of downtown stakeholders, including the Railside Business Improvement District.

To accomplish many of the duties inherent in this proposal, we must secure the necessary human resources, using contracts with existing organizations, to implement the work and maintenance pursuant to the mission of the Railside Business Improvement District.

Twenty-eight percent of the proposed budget is designated for Implementation and Maintenance, or a total of \$87,045 in the next year (see Table 1).

Table 1.

Railside Business Improvement District <i>2018-2019 Financial Plan</i> Fiscal years beginning October 1,		
	Total	
Railside BID Revenue*	\$308,400	100.00%
Retention and Recruitment Main Street Promotions, Investment Enhancements, Retention and Recruitment	125,075	41%
Downtown Beautification Planters, Tree Grates, Green Spaces, Foliage and Flowers, Pedestrian Areas, Streetscape, Signage and Attractions	96,280	31%
Implementation and Maintenance Support Staff, Labor Force, Volunteers and Strategic Planning	87,045	28%

YEAR:

2018-2019

With Grants

W/O Grants

INCOME TYPE	Explanation	Amount	Amount	Notes for additional funding
Beginning Cash		\$0.00	\$0.00	
Special Assessments		\$116,490.03	\$116,490.03	
Donations		\$0.00	\$0.00	
Grants	CDBG "Rental Assistance Program, 3K marketing grant, 6K green scaping grant, 100K GGI	\$185,440.00	\$79,440.00	
Interest		\$8.00	\$8.00	
Other Revenue	Credit Card (200), Green Team Reimbursement (3000), Halloween and Christmas vendor program (300), Wine Walk (1500), Beer Tour (1500)	\$6,500.00	\$6,500.00	
TOTAL INCOME		\$308,438.03	\$202,438.03	
EXPENSES		Amount	Amount	
Personnel - 85105	Director, Green Team - Hourly Litter	\$ 43,000.00	\$ 41,000.00	
FICA - 85115	FICA	\$ 3,289.50	\$ 3,136.50	
Unemployment - 85165	Unemployment	\$ 351.00	\$ 351.00	
Contract Services - 85213	Trash, Douglass Bookkeeping, Maintenance Upkeep, City Bookkeeping, Event Coordinator, Associated staffing for Gardener	\$ 33,000.00	\$ 27,500.00	
Printing/Binding - 85245	Printing, Flyers, Annual Report, Announcement Annual Meeting	\$ 700.00	\$ 700.00	
Snow & Ice Removal - 85249	Snow	\$ 1,400.00	\$ 1,400.00	
Professional Services/Office Rent - 85290	Rent, Website Fees	\$ 7,325.00	\$ 7,325.00	
Utility Services - 85305	Utilities, Backflow Checks, Christmas light replacement	\$ 3,880.00	\$ 3,880.00	
Repairs & Equipment - 85325		\$ 250.00	\$ 250.00	
Office Copy Machine - 85330	Copy Machine Lease and Copy Charges	\$ 500.00	\$ 500.00	
Postage - 85413	Quarterly Bill From the City	\$ 700.00	\$ 700.00	
Advertising - 85416	Newspaper, Radio and TV	\$ 30,700.00	\$ 10,000.00	
Legal Notices - 85419	Monthly Meeting Notice, annual review of property tax	\$ 2,750.00	\$ 2,750.00	
Dues & Subscriptions/Main Street - 85422	Mainstreet, Chamber, 501C3, EDC	\$ 3,735.00	\$ 2,050.00	
Travel & Training - 85428		\$ 500.00	\$ 500.00	
Events/Other - 85490	Event Sponsorship Program, Wine Walk, Beer Tour, Christmas, Halloween	\$ 7,800.00	\$ 6,800.00	
Office Supplies - 85505	Internet and Office Phone	\$ 2,500.00	\$ 2,500.00	
Trees & Shrubs - 85560	Removal and replanting	\$ 4,280.00	\$ 4,280.00	
Planters/ Plaza - 85561	Moving, Sprinklers, Plants for Planters and Summer Watering for Planters	\$ 9,800.00	\$ 9,800.00	
Land Improvements - 85608	Sod in Triangle	\$ 4,000.00		
General Supplies - 85590	Green Team & Other	\$ 500.00	\$ 500.00	
MISC Projects	CDBG "Rental Assistance Program", Parking Management Plan-Future Projects "Other", Use of funds from WW/BT	\$ 147,440.00	\$ 76,440.00	
TOTAL EXPENSES		\$ 308,400.50	\$ 202,362.50	

\$37.53

\$75.53

2018-2019 Major Projects - *Based on grant funding

1*	Add events coordinator with workshare with CVB	\$15,000
2A	Reconfigure the Green Team into Litter Control	
2B	& Gardener to improve the day to day operations and to address problematic area(s)	
3	Establish detailed job descriptions and job duties for green team	
	Implement a plan to Clean/Repair 25 tree grates a year, remove and	
4*	replace trees	\$12,000
5*	Implement a plan to trim 40 trees a year	\$3,000
6*	Replace Outdated Planters	\$50,000
7*	Sod the Triangle in an effort to add green space & to reduce man power	\$4,000
8*	Expand Banner project to all parking lots with historic lights	\$4,000
	In an effort to provide additional lighting & increase lighted areas for a safer	
9*	"feel" add string lights in key areas	\$12,000

\$100,000

#RAILSIDE

ROAD MAPPING FOR THE FUTURE

TIER I

Landscape/Streetscapes/Parking Lots (104)

Opportunities to Develop

- Services to keep streets/sidewalks clean
- Parking Management System

Challenges to turn into Opportunities

- Upgrading the Aesthetic Appearance of Railside
- Making people feel welcome and safe
- Improving the overall appearance of Railside
- Parking Lot Safety

Develop New Opportunities (79)

Opportunities to Develop

- Recruit High End Options – Dining, Shopping, Sleeping
- Quick Dine Out/Shopping Options
- Recruiting New Business to offer a variety of experiences

Establish Key Partnerships (59)

Opportunities to Develop

- Develop key partnerships
- Develop plans for Resources (money/land)

Marketing (56)

Opportunities to Develop

- Continue to develop the Railside Brand

Challenges to turn into Opportunities

- Continue to improve the perception of Railside
- Prepare, lead and involve the district to overcome resistance to change

TIER II

Promote/Foster a thriving business Climate (53)

Opportunities to Develop

- Business Recruitment Program
- Business opportunities which increase employment opportunities
- Create an economically vibrant district
- Welcome Packet for New Businesses

Events/Activities (49)

Opportunities to Develop

- Continue to develop the Railside Brand through Railside Branded Events and Activities

Historic Building/Railside Redevelopment (44)

Opportunities to Develop

- Continued Development of Historic Buildings

Challenges to turn into Opportunities

- Fill current spaces
- Encourage current buildings/businesses to revitalize storefronts/buildings to assist in the improvement of the overall appearance of Railside.

TIER III

Residential Development (38)

Opportunities to Develop

- Continue to develop upper story living to meet the 2020 goal of 50 units.

Short Term

Clean up and Revamp Green Spaces, Streetscapes and Parking Lots in Railside

- Create a comprehensive plan for upkeep and cleaning of current problematic areas in Railside
- Create a 3 year plan to upgrade the Aesthetic Appearance of Railside
- Additional lighting options for upgrading appearance and safety
- Revamp services that keep streets/sidewalks clean
 - Trash Control and Gardening Services

Establish Key Partnerships

- Develop Key Partnerships with the CVB, CRA and Grow Grand Island
- Continue to Develop a sound and productive relationship with the City of Grand Island

Marketing

- Establish a three phased Marketing plan to improve the perception of Railside
- Launch Phase I
- Launch a marketing campaign to drive business into Railside

Mid – Range Goals

Assess upkeep and cleaning plans

Enter into Phase III of Marketing Plan

Recruitment of Key Business Types

- Recruit High End Options – Dining, Shopping, Sleeping
- Quick Dine Out/Shopping Options
- Recruiting New Business to offer a variety of experiences
- Continue to recruit diverse employers while retaining our current employee base

Events/Activities

- Continue to develop the Railside Brand through Railside Branded Events and Activities

Historic Building/Railside Redevelopment

- Continued Development of Historic Buildings
- Fill current spaces
- Encourage current buildings/businesses to revitalize storefronts/buildings to assist in the improvement of the overall appearance of Railside.



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item F-1

**#9698 - Consideration of Vacation of Utility Easements - Lot 2,
CBC Subdivision - 2405 S. North Road - Chief Industries**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Ordinance #9698 - Consideration of Vacation of Utility Easements – Lot Two (2), CBC Subdivision – 2405 S. North Road – Chief Industries, Inc.

Presenter(s): Timothy Luchsinger, Utilities Director

Background

There is an existing sixteen (16.0) foot wide electric easement and a twenty (20.0) foot wide utility easement located in part of Lot Two (2), CBC Subdivision, in the City of Grand Island, Hall County, Nebraska. Parts of both easements need to be vacated for expanded development at this location.

Discussion

In 1980, the electrical easement was originally dedicated by the owner to provide service for the increased power needs of the manufacturing facility. Since that time, the area has been re-subdivided with changes made to the lot configuration and additional utility easements were provided.

As the area has undergone development and the property modified, usage of parts of the easements are no longer required. This Ordinance will clean-up the area by vacating unused sections of the electric and utility easements within Lot Two (2).

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 Ordinance, and that the above described easements be vacated.

Sample Motion

Move to approve the Ordinance and vacate the electric and utility easements and in part Lot Two (2), CBC Subdivision, in the City of Grand Island, Hall County, Nebraska.

THIS SPACE RESERVED FOR REGISTER OF DEEDS

ORDINANCE NO. 9698

An ordinance to vacate a sixteen (16.0) foot wide utility easement and a twenty (20.0) foot utility easement in part of Lot Two (2), CBC Subdivision, in the City of Grand Island, Hall County, Nebraska, and to provide for filing this ordinance in the office of the Register of Deeds of Hall County, Nebraska; and to provide for the publication and the effective date of this ordinance.

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

TRACT 1 – ELECTRIC EASEMENT

Part of a sixteen (16.0) foot wide acquired Electric Easement recorded in Document 81-000204, in the Register of Deeds Office, Hall County, Nebraska, originally being located in part of Lot Thirteen (13), Hayman's Subdivision, Grand Island, Hall County, Nebraska and as currently shown as an existing Electric Easement on the plat of CBC Subdivision, Lot Two (2) thereof, Grand Island, Hall County, Nebraska. The southerly line of the Electric Easement vacated by this ordinance being more particularly described as follows:

Commencing at a Southwest (SW) corner of Lot Two (2), CBC Subdivision; thence northerly along the westerly line of said Lot Two (2), a distance of One Hundred sixteen and one hundredth (116.01) feet to the Southwest corner of a sixteen (16.0) foot wide Electric Easement; thence easterly along the southerly line of said Electric Easement, a distance of Sixty-Five (65.0) feet to the ACTUAL Point of Beginning of Tract 1; thence easterly, a distance five hundred thirty-three and eight tenths (533.8) feet to a point being sixteen (16.0) feet west of the Easterly line of said Lot Two (2), CBC Subdivision is hereby vacated.

Approved as to Form	by _____
August 10, 2018	City Attorney

TRACT 2 – UTILITY EASEMENT

Part of a twenty (20.0) foot wide Utility Easement originally dedicated with the plat of Hayman's Second Subdivision, Lot One (1) thereof, Grand Island, Hall County, Nebraska; and as currently shown as an existing Utility Easement on the plat of CBC Subdivision, Lot Two (2) thereof, Grand Island, Hall County, Nebraska. The exterior boundary line of the Utility Easement vacated by this ordinance being adjacent to the property line of Lot Two (2) and more particularly described as follows:

Commencing at the Southwest (SW) corner of said Lot Two (2), CBC Subdivision; thence N88°36'32"E along a southerly line of said Lot Two (2), a distance of two hundred forty and eighty seven hundredths (240.87) feet to the ACTUAL Point of Beginning of Tract 2; thence S01°23'28"E along a westerly line of said Lot Two (2), a distance of seventy four and forty hundredths (74.40) feet; thence N88°36'32"E along a southerly line of said Lot Two (2), a distance of forty five and sixty hundredths (45.60) feet; thence S01°23'28"E along a westerly line of said Lot Two (2), a distance of thirty one and seventy hundredths (31.70) feet; thence N88°36'32"E along a southerly line of said Lot Two (2), a distance of three hundred twenty seven and eighty six hundredths (327.86) feet; thence N01°20'29"W along an easterly line of said Lot Two (2), a distance of one hundred six and one tenth (106.1) feet to the point of termination, is hereby vacated.

SECTION 2. This Ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

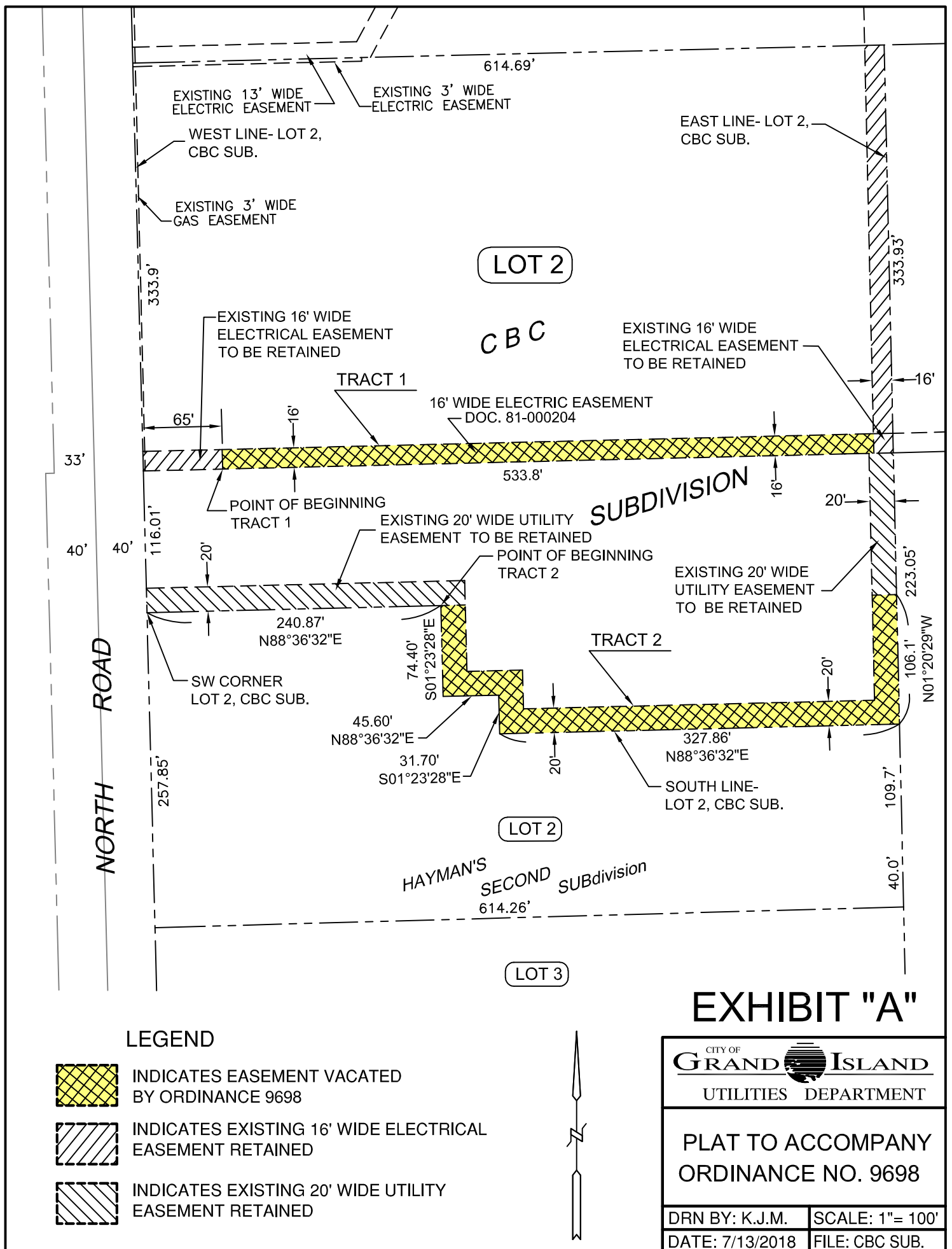
SECTION 3. This ordinance shall be in force and take effect from and after its passage and approval, and publication, without plat, within fifteen days, in one issue of the Grand Island Independent as by law provided.

Enacted: August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk





City of Grand Island

Tuesday, August 14, 2018

Council Session

Item F-2

**#9699 - Consideration of Vacation of Utility Easement - 3134 West
U.S. Highway 34 - Central Community College**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Ordinance #9699 - Consideration of Vacation of Utility Easement – 3134 U. S. Highway 34 – Central Community College

Presenter(s): Timothy Luchsinger, Utilities Director

Background

There is an existing sixteen (16.0) foot wide utility easement located at the Central Community College campus, 3134 U. S. Highway 34. The property is part of the SE ¼ of the SW ¼ of Section Twenty-nine (29), Township Eleven (11) North, Range Nine (9) West, in the City of Grand Island, Hall County, Nebraska. Part of the easement is no longer required and needs to be vacated for a building expansion at this location.

Discussion

An easement was originally dedicated in 1990 by Central Community College for electrical service for the buildings on the northerly side of the campus. They are in the process of remodeling an area for a Center for Health and Technical Sciences. The expansion requires the electrical power infrastructure to be relocated to accommodate their project. Vacating the section of the easement no longer required will allow the work to proceed.

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 Ordinance, and that the above described easement be vacated.

Sample Motion

Move to approve the Ordinance and vacate the utility easement in part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section Twenty-nine (29), Township Eleven (11) North, Range Nine (9) West, in the City of Grand Island, Hall County, Nebraska (3134 U.S. Highway 34).

THIS SPACE RESERVED FOR REGISTER OF DEEDS

ORDINANCE NO. 9699

An ordinance to vacate a sixteen (16.0) foot wide utility easement in part of Lot Thirty-three (33), Brentwood Third Subdivision, in the City of Grand Island, Hall County, Nebraska, and to provide for filing this ordinance in the office of the Register of Deeds of Hall County, Nebraska; and to provide for the publication and the effective date of this ordinance.

Part of an acquired sixteen (16.0) foot wide Easement recorded in Document 90-102855, in the Register of Deeds Office, Hall County, Nebraska. The centerline of the Easement vacated by this ordinance being more particularly described as follows:

Commencing at the Southeast corner of Lot Thirty Three (33), Brentwood Third Subdivision, Grand Island, Hall County, Nebraska; thence running southerly along the West line of the Southeast Quarter of the Southwest Quarter (SE1/4,SW1/4), Section Twenty Nine (29), Township Eleven (11) North, Range Nine (9) West of the 6th PM on an assumed bearing of S01°28'30"E, a distance of four hundred fifty and two tenths (450.2) feet; thence N88°21'50E, along the centerline of an existing sixteen (16.0) foot wide easement described in said Document 90-102855, a distance of three hundred thirty and four hundredths (330.04) feet to the ACTUAL Point of Beginning; thence continuing N88°21'50E, a distance of three hundred sixty four and ninety six hundredths (364.96) feet to the point of termination.

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

SECTION 2. This Ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

Approved as to Form	□
August 10, 2018	□ City Attorney

ORDINANCE No. 9699 (Cont.)

SECTION 3. This ordinance shall be in force and take effect from and after its passage and approval, and publication, without plat, within fifteen days, in one issue of the Grand Island Independent as by law provided.

Enacted: August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item F-3

#9700 - Consideration of Establishing Railside Business Improvement District

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

Staff Contact: Patrick Brown

ORDINANCE NO. 9700

An ordinance establishing a business improvement district; establishing the purpose of the district; describing the boundaries of the district; establishing a method of assessment; providing an initial annual budget and limitations; providing for enforcement and penalties; providing for severability; and providing for publication and the effective date of this ordinance.

WHEREAS, the Business Improvement Board for Railside Business Improvement District, formerly known as Downtown Business Improvement District, recommended that the City of Grand Island create a business improvement district to be known as Railside Business Improvement District to be effective October 1, 2018; and

WHEREAS, the City Council adopted Resolution 2018-116, which was published on July 27, 2018 in the Grand Island Independent establishing the Intention to Create a business improvement district; and

WHEREAS, pursuant to said resolution, notice of public hearing was published and mailed as required by Neb.Rev.Stat. § 19-4029.01, and public hearing was duly held at 7:00 p.m. on August 14, 2018, in the Council Chambers at City Hall, 100 East First Street, Grand Island, Nebraska, concerning the formation of such districts; and

WHEREAS, the proposed business improvement district is located within the boundaries of an established area of the City zoned for business, public, or commercial purposes; and

WHEREAS, the City Council now finds and determines that a business improvement district should be created in accordance with the proposal contained in said resolution 2018-116.

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

Approved as to Form	by _____
August 10, 2018	City Attorney

ORDINANCE NO. 9700 (Cont.)

SECTION 1. CREATION OF DISTRICT. The Railside Business Improvement District, formerly known as Downtown Business Improvement District, is hereby created and established effective October 1, 2018, with such boundaries as set forth herein.

SECTION 2. IMPROVMENTS AND ACTIVITIES. The proposed public facilities and improvements to be made or maintained within the District include district beautification facilities, to include but not limited to planters, tree grates, foliage and flowers, pedestrian areas, streetscape, signage and attractions. District activities will include district beautification and maintenance, business retention and recruitment, such as main street promotions and investment enhancements, implementation and maintenance, including support staff, additional labor force, and volunteers, and strategic planning.

SECTION 3. DISTRICT BOUNDARIES. The properties included within the district are those properties lying within the following boundaries:

Beginning at a point being the intersection of the South line of Third Street and the West line of Kimball Avenue; thence South on the West line of Kimball Avenue to a point One Hundred Thirty-Two feet (132') South of the South line of First Street; thence West on a line One Hundred Thirty-Two feet (132') South of and parallel to the South line of First Street to the West line of Sycamore Street; thence Southerly on the Westerly line of Sycamore Street to the North line of Court Street; thence Westerly on the North line of Court Street to the West line of Pine Street; thence Southerly on the West line of Pine Street to the North line of Charles Street; thence Westerly on the North line of Charles Street and an extension thereof to the East line of Walnut Street; thence Northerly on the East line of Walnut Street to a point One Hundred Thirty-Two Feet (132') North of the North line of Division Street; thence West on a line One Hundred Thirty-Two Feet (132') North of and parallel to the North line of Division Street and an extension thereof to the East line of Cedar Street; thence Northerly on the East line of Cedar Street to the South line of First Street; thence West on the South line

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ORDINANCE NO. 9700 (Cont.)

of First Street to the West line of Elm Street; thence Southerly on the West line of Elm Street for a distance of One Hundred Thirty-Two Feet (132'); thence Westerly on a line One Hundred Thirty-Two Feet (132') South of and parallel to the South line of First Street to the East line of Eddy Street; thence Northerly on the East line of Eddy Street to the South line of South Front Street; thence Easterly on the South line of South Front Street to the West line of Oak Street; thence Southerly on the West line of Oak Street to the South line of Third Street; thence Westerly on the South line of Third Street and an extension thereof to the point of beginning.

SECTION 4. SPECIAL ASSESSMENT; METHOD OF ASSESSMENT. The costs and expenses for the activities proposed to be performed within this business improvement district will be funded through special assessments, as authorized by the Business Improvement District Act, against the property in the district based upon the special benefits to the property, and shall be fairly and equitably equalized by the City Council sitting as a board of equalization. The special assessments on each property will be levied annually based upon the assessed value of individual property divided by total assessed value of all taxable property in the district times total special assessment equals individual special assessment. Based upon the recommendation of the Business Improvement District Board, owner-occupied residential properties within the district will be assessed at 70% of assessed valuation based on their primary benefit from the downtown beautification and maintenance programs. Owners of property exempt from ad valorem taxes are encouraged to support District activities, promotions, and improvements but property exempt from ad valorem taxes will not be subject to special assessment for this Business Improvement District. Property owned by the Federal Government, the State of Nebraska and political subdivisions thereof shall not be subject to special assessment for this Business Improvement District. For mixed-use properties that combine owner-occupied residential and

ORDINANCE NO. 9700 (Cont.)

other uses, the property owner may submit evidence supporting a pro-rated split of the assessed value (between owner-occupied residential and other uses) for the City Council to consider when sitting as a board of equalization. The assessed values to be used in the above formula shall be the values, as shown in the office of the Hall County Assessor, in effect on the first day of January of the current year.

The city council, sitting as a Board of Equalization, shall levy the special assessments on all properties at one time, in accordance with the method of assessment provided above. If the city council finds that the proposed method of assessment does not provide a fair and equitable method of apportioning costs, then it may assess the cost under such method as the city council finds to be fair and equitable.

Said assessments shall be payable in one installment to become delinquent fifty (50) days after the date of such levy. Delinquent payments shall draw interest at the rate specified in the Neb.Rev.Stat. § 45-104.01, as amended. All special assessments together with interest and penalties shall be liens upon the property assessed until paid.

SECTION 5. INITIAL ANNUAL BUDGET AND LIMITATIONS. The first year estimated total annual costs and expenses for the activities to be performed within the Railside Business Improvement District during the October 2018 to September 2019 fiscal year is \$308,700.50. The maximum amount of the first fiscal year's annual assessment for the district shall not exceed the total costs and expenses thereof or \$116,500, whichever is less. In each succeeding fiscal year, the City Council shall estimate the total annual costs and expenses for the activities and, after public hearing, shall approve by resolution an annual budget for the activities. The activities annual assessment for such succeeding fiscal year shall not exceed the

ORDINANCE NO. 9700 (Cont.)

total costs and expenses thereof or the maximum amount budgeted for said activities in the approved annual budget, whichever is less.

SECTION 6. ENFORCEMENT AND PENALTIES. The special assessments provided herein shall be a lien on the property assessed superior and prior to all other liens except general taxes and other special assessments, which shall be of equal priority. Liens for special assessments may be foreclosed and are subject to interest at the statutory rate when payment of the assessment is delinquent as provided by law. No special assessment made hereunder shall be void for any irregularity, defect, error, or informality in procedure, in levy or equalization thereof.

SECTION 7. SEVERABILITY. If any section, subsection sentence, phrase, or clause, of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage and publication.

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ENACTED: August 14, 2018, by the City Council of the City of Grand Island, Nebraska.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

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City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-1

Approving Minutes of July 24, 2018 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

July 24, 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 July 24, 2018. Notice of the meeting was given in *The Grand Island Independent* on July 18, 2018.

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

INVOCATION was given by Pastor Sheri Lodel, Calvary Lutheran Church, 1304 North Custer Avenue followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #52, 3210 Old Potash Highway for a Class "B" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "B" Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #52, 3210 Old Potash Highway. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on June 18, 2018; notice to the general public of date, time, and place of hearing published on July 14, 2018; notice to the applicant of date, time, and place of hearing mailed on June 18, 2018; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. Brandi Bosselman, 1607 South Locust Street spoke in support. No further public testimony was heard.

Public Hearing on Request from Rodrigo Sanchez dba Los Hermanos Market, 602 West 4th Street for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Rodrigo Sanchez dba Los Hermanos Market, 602 West 4th Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on June 28, 2018; notice to the general public of date, time, and place of hearing published on July 14, 2018; notice to the applicant of date, time, and place of hearing mailed on June 28, 2018; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. Steve Dowding, 4417 Drake Lane spoke in support. No further public testimony was heard.

Public Hearing on Site Specific Redevelopment Plan for CRA Area 21 located at 2030 E. U.S. Highway 30 (Central Nebraska Truck Wash, Inc.). Regional Planning Director Chad Nabity reported that Central Nebraska Truck Wash Inc. had submitted an application for tax increment financing and a redevelopment plan had been prepared that would provide for redevelopment of

this property for use as a Cattle Pot and Truck Wash at 2008 and 2030 E. U.S. Highway 30. This property was located east of Stuhr Road between U.S. Highway 30 and the Union Pacific Railroad track, immediately north of the Pump and Pantry on east Highway 30. Staff recommended approval. Ron Depue, 308 North Locust Street and Bruce Shriner, 2535 North Carleton Avenue spoke in support. No further public testimony was heard.

Public Hearing on the Semi-Annual Report by the Grand Island Area Economic Development Corporation/Citizens Advisory Review Committee on the Economic Development Program Plan. Economic Development President Dave Taylor presented the semi-annual report, which had been voted upon and forwarded to the City Council for its review and acceptance at their June 7, 2018 meeting. Jeff Vinson, 1527 Stagecoach Road, Chairman of the Citizens Advisory Review Committee, spoke in support of the semi-annual report. Staff recommended approval. No further public testimony was heard.

Public Hearing on Acquisition of Public Utility Easements in Bosselman Brothers Subdivision (Parcel No. 400023946- CIK Investments, LLC) & Bosselman Brothers Second Subdivision (Parcel No. 400023903 & 400023911- Central Nebraska Truck Wash, Inc.). Public Works Director John Collins reported utility easements were needed to allow for development in the area north of US Highway 30. These easements would allow access for the construction, operation, maintenance, extension, repair, replacement, and removal of public utilities within the area. Staff recommended approval. No public testimony was heard.

Public Hearing for 2018-2019 Community Development Block Grant Annual Action Plan. Community Development Coordinator Amber Alvidrez reported that the Annual Action Plan breaks down the priorities and lists specific dollar amounts and which projects will be funded in the assigned year. A separate Annual Action Plan is prepared for each Fiscal Year. Presented was the proposed 2018-2019 Annual Action Plan. Staff recommended approval. No public testimony was heard.

RESOLUTIONS:

#2018-219 - Consideration of Approving the Site Specific Redevelopment Plan for CRA Area 21 located at 2030 E. U.S. Highway 30 (Central Nebraska Truck Wash, Inc.). This item was related to the aforementioned Public Hearing.

Motion by Haase, second by Paulick to approve Resolution #2018-219. Upon roll call vote, all voted aye. Motion adopted.

#2018-220 - Consideration of Approving the Semi-Annual Report by the Grand Island Area Economic Development Corporation/Citizens Advisory Review Committee on the Economic Development Program Plan. This item was related to the aforementioned Public Hearing.

Motion by Donaldson, second by Minton to approve Resolution #2018-220. Upon roll call vote, all voted aye. Motion adopted.

#2018-221 - Consideration of Approving Labor Agreement between the City of Grand Island and the Nebraska Public Employees, Local 251 of the American Federation of State, County and Municipal Employees, AFL-CIO (AFSCME). Human Resources Director Aaron Schmid reported that the current labor agreement would expire as of midnight September 30, 2018. The City and AFSCME met to negotiate the terms of a new agreement. The proposed labor agreement would begin October 1, 2018 and run through September 30, 2022. Reviewed were the changes to the current contract. Staff recommended approval.

Motion by Paulick, second by Hehnke to approve Resolution #2018-221. Upon roll call vote, all voted aye. Motion adopted.

#2018-222 - Consideration of Approving Labor Agreement between the City of Grand Island and the International Brotherhood of Electrical Workers (IBEW), Local 1597 Wastewater Treatment Plant. Human Resources Director Aaron Schmid reported that the current labor agreement would expire as of midnight September 30, 2018. The City and IBEW met to negotiate the terms of a new agreement. The proposed labor agreement would begin October 1, 2018 and run through September 30, 2022. Reviewed were the changes to the current contract. Staff recommended approval.

Motion by Donaldson, second by Minton to approve Resolution #2018-222. Upon roll call vote, all voted aye. Motion adopted.

#2018-223 - Consideration of Approving Addendum to the Labor Agreement between the City of Grand Island and the International Brotherhood of Electrical Workers (IBEW), Local 1597 Wastewater Treatment Plant. Human Resources Director Aaron Schmid reported that the Chief Operator position at the Wastewater Treatment Plant had been vacant since January of 2017. Due to the certification and experience requirements of the position, Administration had not been able to find a qualified candidate despite multiple recruiting efforts. In an effort to “grow our own” candidate, the City and the IBEW had agreed to create a Lead Wastewater Operator classification. Staff recommended approval.

Mr. Schmid answered questions regarding the length of time to fill this position.

Motion by Minton, second by Fitzke to approve Resolution #2018-223. Upon roll call vote, all voted aye. Motion adopted.

#2018-224 - Consideration of Approving Authorization of Representative for April 2018 Disaster Grant - Utilities Department. Utilities Director Tim Luchsinger reported that due to an April 14, 2018 storm the federal government had declared a disaster which allowed for agencies to apply for grants. As part of the grant application process, an authorized representative of the applying agency must review and sign various forms, including an Applicant Information Form, a Sub-Recipient Disaster Grant Agreement, and a Risk Assessment. It was recommended the Utilities Director be designated as the Authorized Representative.

Motion by Paulick, second by Hehnke to approve Resolution #2018-224. Upon roll call vote, all voted aye. Motion adopted.

ORDINANCES:

#9691 - Consideration of Annexation of Property Located at 158 W. Wildwood Drive (Rief Acres Subdivision) (Final Reading)

Regional Planning Director Chad Nabity reported that Catherine Miller, Personal Representative of the Estate of David H. Rief, as owner of the property submitted a plat of Rief Acres Subdivision an Addition to the City of Grand Island. This was the third of three readings.

Motion by Haase, second by Fitzke to approve Ordinance #9691 on third and final reading. Upon roll call vote, all voted aye. Motion adopted.

#9692 - Consideration of Annexation of Property located at 3554 W. Wildwood Drive (Knuth Acres Subdivision) (Final Reading)

Regional Planning Director Chad Nabity reported that Larry J. and Karen L. Knuth, as owners of the property submitted a plat of Knuth Acres Subdivision an Addition to the City of Grand Island. This was the third of three readings.

Motion by Hehnke, second by Paulick to approve Ordinance #9692 on third and final reading. Upon roll call vote, all voted aye. Motion adopted.

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

#9696 - Consideration of Sale of Property Described as Part of Lot One (1) West Geer Subdivision (Parcel No. 400113724) to Rene A Romero Guardado, Jr.

#9697 – Consideration of Amendment to the Salary Ordinance Relative to Lead Wastewater Plant Operator Position at the Wastewater Treatment Plant

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

#9696 - Consideration of Sale of Property Described as Part of Lot One (1) West Geer Subdivision (Parcel No. 400113724) to Rene A Romero Guardado, Jr.

Public Works Director John Collins reported that the City had received a request from Mr. Rene A. Romero Guardado, Jr. to purchase a piece of property owned by the City. Mr. Guardado, Jr. is the owner of 503 E Capital Avenue, Grand Island, Nebraska, which was adjacent to the subject property. Staff recommended approval.

Motion by Donaldson, second by Hehnke to approve Ordinance No. 9696.

City Clerk: Ordinance #9696 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 #9696 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 #9696 is declared to be lawfully adopted upon publication as required by law.

#9697 – Consideration of Amendment to the Salary Ordinance Relative to Lead Wastewater Plant Operator Position at the Wastewater Treatment Plant

Human Resources Director Aaron Schmid reported that the Chief Operator position at the Wastewater Treatment Plant had been vacant since January of 2017. Due to the certification and experience requirements of the position, Administration had not been able to find a qualified candidate. In an effort to “grow our own” candidate, the City and the IBEW had agreed to create a Lead Wastewater Operator classification. Staff recommended approval.

Motion by Minton, second by Donaldson to approve Ordinance No. 9697.

City Clerk: Ordinance #9697 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 #9697 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 #9697 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of July 10, 2018 City Council Regular Meeting.

Approving Minutes of July 17, 2018 City Council Study Session.

Approving Re-Appointments of Bob Loewenstein and Robert Thomas to the Tree Board.

Approving Re-Appointments of Jim Partington, Mike Spilinek, and Steve Grubbs to the Building Code Advisory Board.

Approving Re-Appointments of Al Avery, Mike Nolan, Glen Murray, John Schultz, and Deb Trosper to the Zoning Board of Adjustment.

#2018-211 - Approving Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #52, 3210 Old Potash Highway for a Class “B” Liquor License and Liquor Manager Designation for Brian Fausch, 2009 West Highway 34.

#2018-212 - Approving Request from Rodrigo Sanchez dba Los Hermanos Market, 602 West 4th Street for a Class “D” Liquor License.

#2018-213 - Approving Final Plat and Subdivision Agreement for Knuth Acres Subdivision. It was noted that Larry Knuth, owner, had submitted the Final Plat and Subdivision Agreement for Knuth Acres Subdivision located south of Wildwood Drive and west of Elk Road for the purpose of creating 1 lot on 1 acre.

#2018-214 - Approving Final Plat and Subdivision Agreement for Rief Acres Subdivision. It was noted that Catherine Miller, Personal Representative of the Estate of David H. Rief, owner, had submitted the Final Plat and Subdivision Agreement for Rief Acres Subdivision located north of Wildwood Drive and west of Locust Street for the Purpose of creating 1 lot on 3.592 acres.

#2018-215 - Approving Final Plat and Subdivision Agreement for B and M Estates Subdivision. It was noted that Mitchel and Brandi Pedersen, owners, has submitted the Final Plat and Subdivision Agreement for B and M Estates Subdivision located north of 13th Street, east of Mansfield Road, west of North Road, and south of Craig Drive for the purpose of creation 2 lots on 9.8759 acres.

#2018-216 - Approving Agreement with Nebraska Department of Transportation (NDOT) for Improving US Highway 30 in Grand Island.

#2018-217 - Approving Acquisition of Public Utility Easements in Bosselman Brothers Subdivision (Parcel No. 400023946- CIK Investments, LLC) & Bosselman Brothers Second Subdivision (Parcel No. 400023903 & 400023911- Central Nebraska Truck Wash, Inc.).

#2018-218 - Approving 2018-2019 Community Development Block Grant Annual Action Plan.

PAYMENT OF CLAIMS:

Motion by Minton, second by Hehnke to approve the payment of claims for the period of July 11, 2018 through July 24, 2018 for a total amount of \$5,401,025.88. Upon roll call vote, Councilmembers Minton, Steele, Fitzke, Donaldson, Hehnke, Haase, Jones, and Nickerson voted aye. Councilmember Paulick abstained. Motion adopted.

PRESENTATIONS:

Presentation of 2019 Solid Waste Budget. Solid Waste Superintendent Jeff Wattier reviewed the Solid Waste Division FY 2019 Budget. This was an Enterprise Fund which received no funding

from the General Fund. All revenues were generated from tipping fees and served residents and non-residents. This was one of a few divisions which had competition.

The current landfill Site Cells 1 & 2 had 3-4 years of life left in them. There was approximately 29 years of life left in the total Phase 1 area. He mentioned that Landfill Cell 3 construction project was underway. Total project cost was \$3.4 million. Other 2019 Capital expenditures was a new dozer to replace a 4 year old machine and operations and facility improvement study to be completed in November 2018. They were requesting a .75 FTE increase.

Councilmember Haase complimented Mr. Wattier on his presentation and the work being done at the landfill. Mr. Wattier answered questions regarding branches and grasses at the landfill.

Presentation of 2019 Wastewater Budget. Public Works Director John Collins reviewed the 2019 Wastewater Budget. This was an Enterprise fund that handled wastewater generated by community residents, businesses and industries. They had met all state and national requirements for effluent quality. Reviewed were the 2018 Capital Improvement Projects which totaled \$6,794,417.00. Ending cash balance was \$13,043,203.00. Reviewed were the 2019 Capital Project future expenses which totaled \$3,520,000.00.

Mr. Collins introduced the new Wastewater Treatment Plant Superintendent Dr. John Menough. Mr. Collins answered questions regarding the South Interceptor. He stated there would be no rate increases at this time but they would conduct a rate study for the future.

ADJOURNMENT: The meeting was adjourned at 8:33 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-2

Approving Minutes of July 30, 2018 City Council Joint Health Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF JOINT HEALTH SPECIAL MEETING

July 30, 2018

Pursuant to due call and notice thereof, a Special Joint Meeting of the City Council of the City of Grand Island, Nebraska, the Hall County Board of Supervisors, the Hamilton County Board of Commissioners, the Merrick County Board of Commissioners, and the Central District Health Department was conducted at the Grand Island Police Department, 111 Public Safety Drive, Grand Island, Nebraska on July 30, 2018. Notice of the meeting was given in the *Grand Island Independent* on July 24, 2018.

Central District Health Department (CDHD) Board President Shelly Graham called the meeting to order at 6:00 p.m. Present for the meeting were: CDHD Board members: Sandra Barrera, Karen Bredthauer, Brandon Bowley, Holly Solt, Shelly Graham, Chuck Haase, Tom Weller, Traci Dieckmann, and Teresa Anderson; Hall County Supervisors Pam Lancaster, Jane Richardson, Gary Quandt, Scott Arnold, Karen Bredhauer, Hall County Clerk Marla Conley; Merrick Co. Supervisor Tom Weller; City Councilmembers Linna Dee Donaldson, Vaughn Minton, Chuck Haase, Mitch Nickerson, Mark Stelk, City Administrator Marlan Ferguson, and City Clerk RaNae Edwards. Health Department employees: Teresa Anderson, Colette Evans, Jeremy Collinson, Lisa Boeke, and Cindy Valdez.

Year in Review. Central District Health Department (CDHD) Executive Director Teresa Anderson welcomed those attending and gave an overview of the following strengths, weaknesses, opportunities and challenges (SWOC):

Strengths:

- Financial Status
- Flexibility of Organization
- History
- Local Partnerships
- Consistent Leadership
- Staff

Weaknesses:

- Uncertain funding future
- Fairly new leadership team
- Staff retention
- Staff communication/collaboration

Opportunities:

- Accreditation
- CDC and DHHS grants
- Local funding requests

Challenges:

- Reduced budget for FY 2018-2019
- Additional funding cuts
- Retaining staff
- Low visibility of impact

Mentioned were future issues such as:

- Impact of social determinants of health
- Increasing present and severity of lifestyle-related health conditions
- Emergence of new threats to health
- “Ify” access to health care
- Accreditation

- Increase in collaborative work on shared goals
- Opportunities for new funding/new projects
- Stable staff

Budget Overview. Executive Director Teresa Anderson gave an overview of the 2018-2019 Budget which was approved by the Health Board. This year's budget was \$3.4 million which was down \$500,000.00 from last year's request due to grants ending. They were requesting a 3% increase in revenue sources from the interlocal partners: City of Grand Island, Hall, Merrick and Hamilton Counties. The CDHD served 78,602 clients with total interlocal revenues of \$249,098 or 6% of their total budget.

Environmental Supervisor Jeremy Collinson explained the Strategic National Stockpile (SNS) and how that would work during a disaster or epidemic. The SNS is a stockpile of drugs, antidotes and medical supplies pre-positioned around the country for use in the event of local or state public health emergencies available within 12 to 24 hours.

Lisa Boeke with the Community Health Division reviewed services her department provided through immunizations. Women, Infant and Children (WIC) Program served 2,500 to 3,000 clients per month.

Colette Evans with the Health Projects Division talked about grants and health fairs they had been a part of. Their focus was on obesity, blood pressure and diabetes. Mentioned was the Nebraska Teeth Forever grant that had ended after two years.

ADJOURNMENT: The meeting was adjourned at 7:05 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-3

Approving Minutes of August 7, 2018 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

August 7, 2018

Pursuant to due call and notice thereof, a Study Session 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 August 7, 2018. Notice of the meeting was given in the *Grand Island Independent* on August 1, 2018.

Mayor Jeremy L. Jensen called the meeting to order at 6:00 p.m. The following Councilmembers were present: Mitch Nickerson, Jeremy Jones, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, and Mike Paulick. Councilmember Mark Stelk was absent. Councilmembers Chuck Haase and Roger Steele were present at 6:58 p.m. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Finance Director Patrick Brown, City Attorney Jerry Janulewicz and Public Works Director John Collins.

PLEDGE OF ALLEGIANCE was said.

SPECIAL ITEMS:

Presentation of Utilities Budget for FY 2018-2019 and Cost of Service Study. Utilities Director Tim Luchsinger stated utility rates were required to be non-discriminatory and reflected the actual cost of service. The last electric system study was implemented in 2004. Introduced was John Krajewski representing JK Energy Consulting, LLC who presented the study. Changes since the last rate study were: significant capital improvements to comply with stricter emissions limits for coal-fired generation; reduction in off-system sales revenue; SPP Integrated Marketplace; and fuel cost changes.

The purpose of the study was to review the financial performance and develop rates that reflected the cost of service and accomplish other goals established by the Utility. They wanted rates that were competitive, rates that provided sufficient revenues to cover projected operating expenses, and rates that reflected the cost of service for each rate class. They were not recommending any rate increase this year. On a cash basis, deficits were projected to increase from \$16,000 in FY 2018 to \$1.3 million by FY 2022.

Projections were subject to uncertainty such as future energy-related legislation, including greenhouse gas legislation and renewable energy requirements. Without a rate increase, return on rate base remained below the target of 6.11% through FY 2022.

The Cash Reserve Policy included five components:

- Operational
- Power Cost
- Asset
- Capital Improvement

- Debt Service

The existing minimum cash was \$32 million. He recommended we improve our cash reserve policy by adding a catastrophic risk component to cover loss of revenue, cost of system replacement, and having an additional \$4.7 million. It was recommended to revise the minimum cash to \$36.7 million.

Findings of the Cost of Service Study were: customer-related costs were higher than existing customer charge and rates collected in the summer season were less than the cost of service while winter season rates were greater than the cost of service.

The following rate design goals were presented:

- Long-term financial integrity
- Fair, reasonable and non-discriminatory rates
- Competitive rates compared to City's peer group
- Encourage use during low cost periods
- Discourage use during high cost periods
- Recognize cost of service for each rate class and season

The following proposed changes to rate design were:

- Increase customer charges for Residential and Commercial customers
- Increase demand charges
- Simplify energy blocks
- Change to fixture-based lighting rates
- Increase base power cost

Mr. Krajewski stated that with the proposed rate changes, the City's rates were still competitive with peer groups including: NPPD, LES, OPPD and the City of Hastings. Reviewed were the rate comparisons for residential and commercial customers with the proposed rate changes.

The recommendation was to adopt the rate ordinance as presented which would increase customer charges for Residential and Commercial customers and simplify Residential and Commercial rate blocks. It was also recommended to amend the Cash Reserve Policy to include a reserve for a catastrophic event.

Mr. Luchsinger presented the following recommendations:

- Neutral to overall income
- Increase monthly customer charge
- Revise basis of power cost adjustment calculation
- Eliminate of redundant rate blocks
- Revise streetlight rate
- Increase minimum cash reserve

He explained the electric rate structure. He stated they were working on putting in all new meters that were wireless.

Review Electrical Enterprise Fund. Utilities Director Tim Luchsinger stated both the electrical and water were dependent on the weather. Reviewed were the budget guidelines of budgeting low revenues and high operating costs. They maintain adequate cash reserves and manage controllable operating expenses and capital expenditures.

Cash reserve considerations were: working capital, replacement power, asset replacement, Capital Improvement Reserve, and Debt Service Reserve. The proposed Electric Fund budget was \$36,655,000 and the Water Fund budget was \$4,123,000 for FY 2018-2019.

The following Electric Capital Improvements were presented:

- Transmission and Substation Upgrades - \$1,150,000
- Bond payments - \$3,110,000
- Distribution improvements - \$4,225,000
- Power plant maintenance/improvements - \$3,185,000

They anticipated the Burdick Steam Unit Retirement and staff reorganization.

Review Water Enterprise Fund. Utilities Director Tim Luchsinger reviewed the following Water Capital Improvements:

- Bond payments - \$300,000
- Distribution improvements - \$1,475,000
- Production improvements \$300,000

Discuss Utility Deposit. Finance Director Patrick Brown stated currently only commercial accounts were being asked for a utility deposit (no less than \$200 and no more than \$2,000) and those deposit accrued interest. They were proposing changing the deposit to \$250 to new residential customers or residential customers who were transferring service to a new address that did not have two (2) years of good payment history. The utility deposits for residential customers would be credited back to the customer accounts when either: a) the residential customer had one (1) year of good paying history (no returns) using auto-pay or b) the residential customer had two (2) years of good payment history.

The City would not pay interest on any deposits going forward. No other utility provider in the area was paying interest to customers on their utility deposits. If the city elected to stop paying interest then the commercial accounts currently with deposits would be paid interest up to the new ordinance effective date.

Mr. Brown answered questions regarding the security deposit. Currently there was not a deposit in place. He stated this change would be more efficient for his department.

Review Fee Schedule. Assistant Finance Director William Clingman sated there were several humane society animal fees that had been removed since we do not collect them. Building Department Director Craig Lewis explained the mobile sign permit fees. Public Works Director John Collins commented on the Public Event Closure fee of \$75.00. He answered questions regarding the uncovered load as there was no way to enforce it.

Review Full Time Equivalent (FTE) and Salary Adjustments – Non-Union. City Administrator Marlan Ferguson stated each year there has been a salary ordinance. Human Resources Director Aaron Schmid reviewed the following:

- FOP Labor Agreement would increase on average by 2.5%
- AFSCME Labor Agreement would increase on average by 3%
- IAFF Labor Agreement would increase on an average by 0%
- IBEW Finance Labor Agreement would increase on an average by 3%
- IBEW Service/Clerical Labor Agreement would increase on an average by 3%
- IBEW Utilities Labor Agreement would increase on an average by 3%
- IBEW WWTP Labor Agreement would increase on an average by 3%
- Non-Union would increase on an average by 1.5% plus 1.5% increase in retirement compensation

Mr. Ferguson reviewed the proposed increase in FTE's. One Office Clerk at the Heartland Shooting Park, one full time and three seasonal Maintenance Workers for the New Veterans Sports Complex, four (4) part time Airport Police Officers, and authorizing two additional sworn police officers utilizing the COPS Grant.

Police Chief Robert Falldorf stated currently a full-time officer was used for the airport security which took them off the streets. They had come up with a proposal to hire retired part-time certified officers to work the airport. Chief Falldorf answered questions regarding the COPS Grant. The City had been awarded \$500,000 and was in the second year of the grant but could be continued for three years. He stated they were limited to only three officers they could send to the academy at one time. They came up with lateral transfers to help with this situation.

Mayor Jensen stated the FOP had demanded that the City bargain with them regarding personnel issues and lateral transfers.

Discussion was held concerning the vote of the 1/2 cent sales tax and how that affected the 2018-2019 budget. It was mentioned that the budget could be amended. Comments were made concerning the vehicle tax.

Mayor Jensen stated he was worried about this budget and the city in the long term and that we needed to be cautious. There needed to be revenues to cover the additional expenses.

ADJOURNMENT: The meeting was adjourned at 8:32 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-4

Approving Request of Fonner Park Exposition and Events Center, Inc. (Heartland Events Center) for Ratification of Nomination and Election of Board of Directors

At the December 21, 1998 City Council Meeting, Resolution #98-332 was adopted supporting the application of Fonner Park to the Internal Revenue Service for a 501(c)(3) exemption for construction and operation of an Exposition and Events Center. This approval created the formation of the Fonner Park Exposition and Events Center, Inc. The Internal Revenue Service requires the election of the members of the Board of Directors of Fonner Park Exposition and Events Center, Inc. be ratified by the Grand Island City Council. The appointments of Jim Cannon, Steve Dowding, Steve Kunzman, Roger Luebbe, and Ray O'Connor to the Board of Directors for the Fonner Park Exposition and Events Center, Inc. are recommended.

Staff Contact: Mayor Jeremy Jensen

**SMITH, JOHNSON, BAACK, PLACZEK,
ALLEN, CONNICK & HANSEN**

PARTNERS

MICHAEL L. JOHNSON
AREND R. BAACK
DANIEL M. PLACZEK
CATHLEEN H. ALLEN
BRANDON S. CONNICK
TANYA J. HANSEN

OF COUNSEL

BRUCE I. SMITH

ATTORNEYS AT LAW

ESTABLISHED IN 1929
104 N. WHEELER AVENUE
GRAND ISLAND, NE 68801
Phone (308) 382-1930
Fax (308) 382-5521
www.gilawfirm.com

ASSOCIATES

JARED J. KREJCI
ERIN E. SCHROEDER
ANDREW T. RUBIN
KEVIN P. WALSH

A.J. LUEBS (1903-1996)
D. STEVEN LEININGER (RETIRED)

July 26, 2018

Mayor Jeremy Jensen
City Hall Building
100 E. First Street
Grand Island, NE 68801

Re: Fonner Park Exposition and Events Center, Inc.

Dear Mayor Jensen:

Please have the City Clerk of the City of Grand Island, Nebraska ("the City") place the following matter on the agenda of the meeting of the City Council of the City scheduled for August 14, 2018:

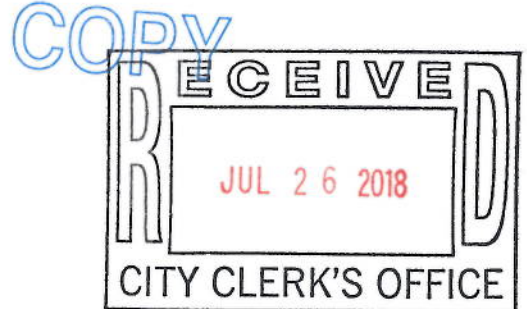
"Fonner Park Exposition and Events Center, Inc. /Ratification of Nomination and Election of Board of Directors"

Hall County Livestock Improvement Association ("Fonner Park") held its annual meeting on July 25, 2018, one (1) of the purposes of which was to elect directors of Fonner Park Exposition and Events Center, Inc. ("Heartland").

Heartland is a nonprofit corporation formed under Section 501(c)(3) of the Internal Revenue Code for the purposes of lessening the burdens of government. Specifically, Heartland was formed to lessen the burdens of the City in planning, constructing and operating an agricultural exposition and events center in the City.

The Board of Directors of Heartland consists of five (5) members. As a condition to obtaining exemption under Section 501(c)(3) of the Internal Revenue Code, the Internal Revenue Service required that the following provisions be included in the Bylaws of Heartland:

- (1) You, as the Mayor of the City, nominate one (1) member of the Board of Directors of Heartland and your nominee shall be elected; and
- (2) The election of your nominee and the remaining four (4) directors as the members of the Board of Directors of Heartland is submitted to the City Council of the City for ratification.



Because Heartland was formed for the purpose of lessening the burdens of government, the Internal Revenue Service imposed the foregoing requirements on Heartland so that there would be an opportunity for oversight by the City in regard to the election of directors of Heartland.

The following director was nominated by you and elected in compliance with the requirements of (1) above.

Ray O'Connor

The following four (4) directors were also elected:

Jim Cannon
Steve Dowding
Steve Kunzman
Roger Luebbe

The election of your nominee and the remaining four (4) directors as the members of the the Board of Directors of Heartland should now be submitted to the City Council of the City for ratification in compliance with the requirements of (2) above.

Please submit to the City Council of the City for ratification the election of your nominee and the remaining four (4) directors as members of the Board of Directors of Heartland in compliance with the requirements of the Bylaws of Heartland.

Thank you for your time and consideration.

SMITH, JOHNSON, BAACK, PLACZEK,
ALLEN, CONNICK & HANSEN



MICHAEL L. JOHNSON
MLJ/par

cc: ~~Ms.~~ RaNae Edwards, City Clerk
Mr. Bruce Swihart
43-4/705153



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-5

Approving Re-Appointment of Doug Jensen to the Animal Advisory Board

Mayor Jensen has submitted the re-appointment of Doug Jensen to the Animal Advisory board. The appointment would become effective September 1, 2018 upon approval by the City Council and would expire on August 31, 2021.

Staff Contact: Mayor Jeremy Jensen



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-6

#2018-225 - Approving Preliminary and Final Plat and Subdivision Agreement for Industrial Foundation Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 14, 2018

Subject: Industrial Foundation Subdivision – Preliminary and Final Plat

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

Background

This property is located south of Schimmer Drive, west of Blaine Street in the jurisdiction of Grand Island, Nebraska. It consists of 11 lots (preliminary) and 6 lots (final) and one outlot 57.32 acres (preliminary) and one outlot 21.52 acres (final).

Discussion

The preliminary and final plat for Industrial Foundation Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

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

A roll call vote was taken and the motion passed with 8 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rainforth, Rubio, Hendricksen, and Randone) and no members present voting no.

Alternatives

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

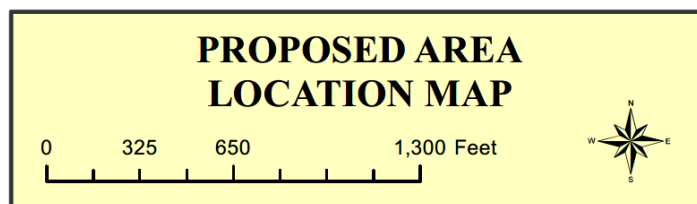
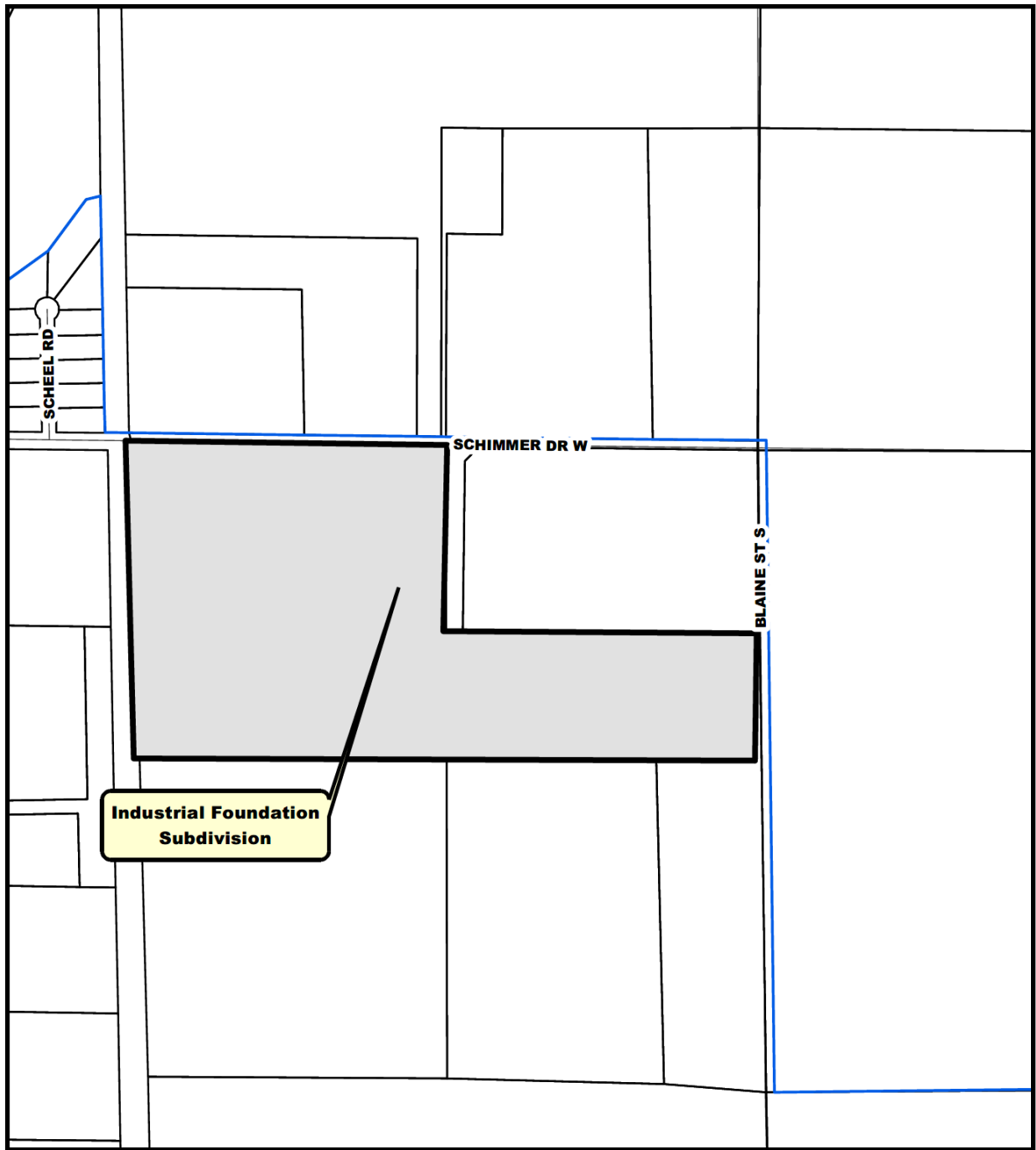
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

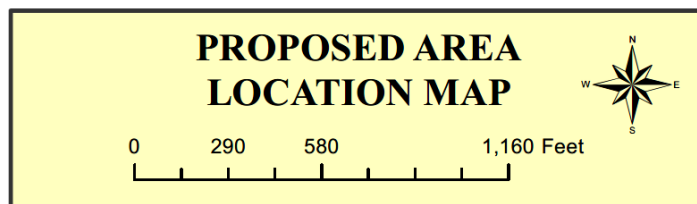
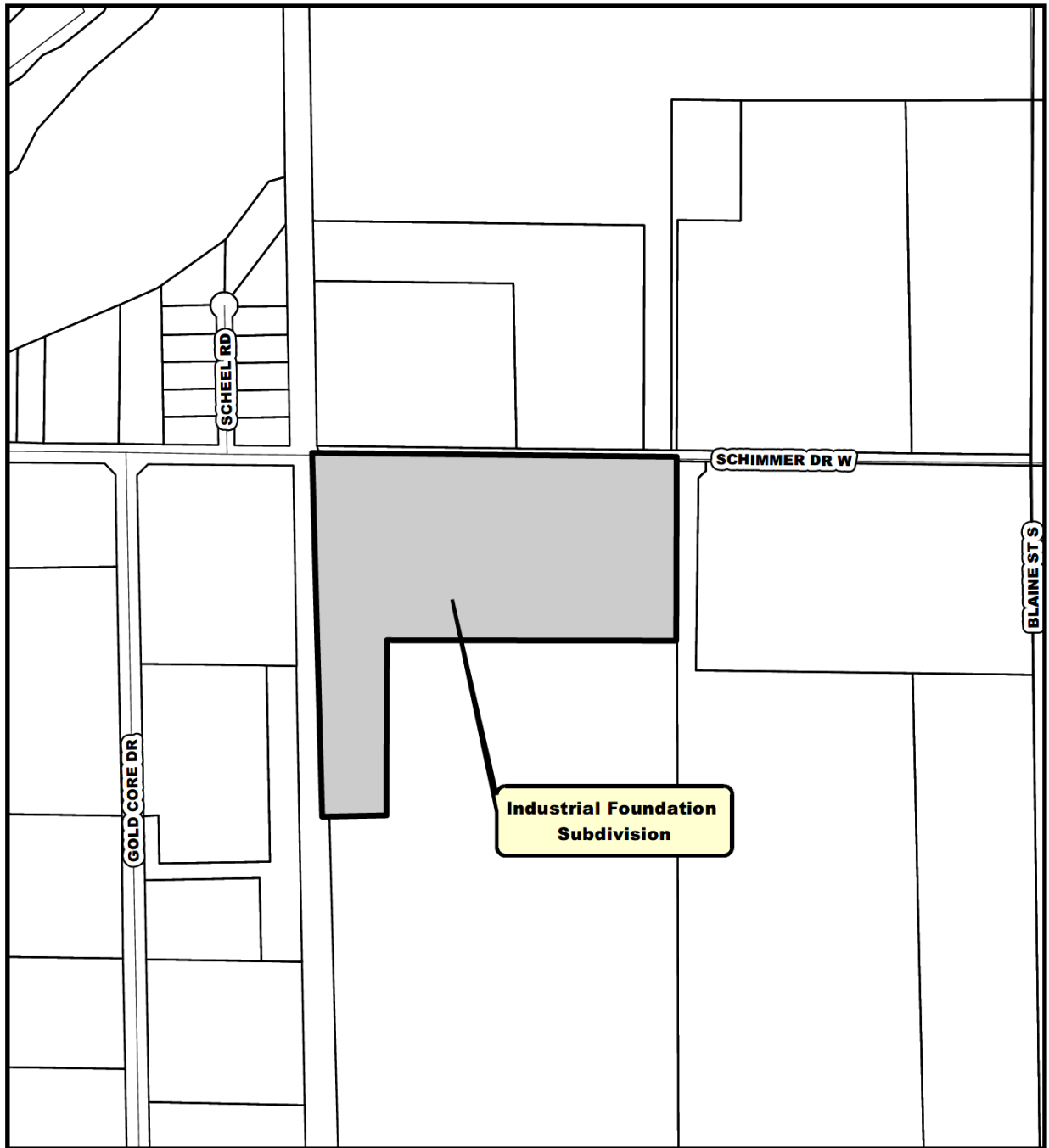
City Administration recommends that Council approve the Preliminary and Final plats as presented.

Sample Motion

Move to approve as recommended.



Preliminary Plat Area



Final Plat Area

Developer/Owner

PVIPE LLC

PO Box 1151

Grand Island, NE 68802

To create 11 lots (preliminary) and 6 lots (final) south of Schimmer Drive west of Blaine Street ,
in the City of Grand Island, in Hall County, Nebraska.

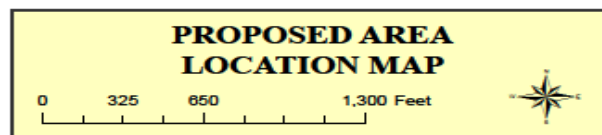
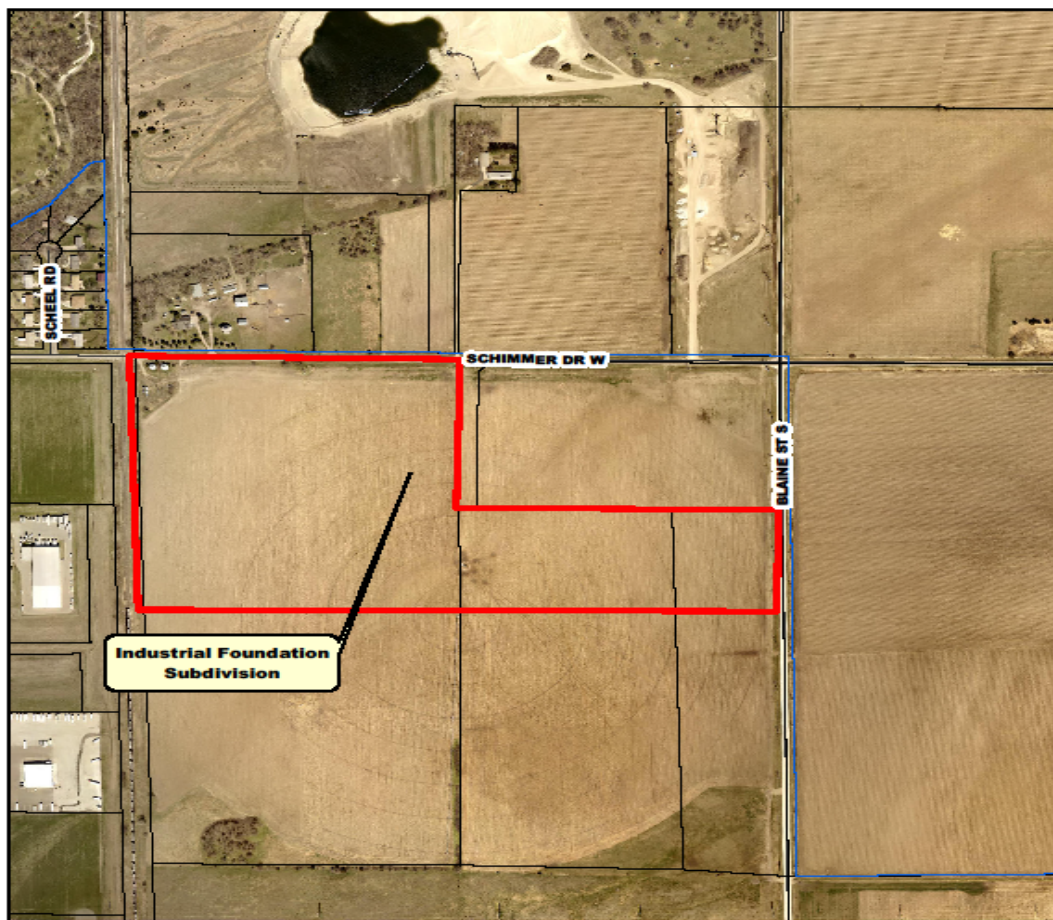
Size: 57.32 acres (preliminary) and 21.52 (final)

Zoning: M-2 Heavy Manufacturing

Road Access: Existing City Streets along Schimmer and Blaine, New Streets will be
constructed to the Industrial Street Standards as 30 and 40 foot wide rural section roads like Gold
Core Drive in Platte Valley Industrial Park

Water Public: City water is available.

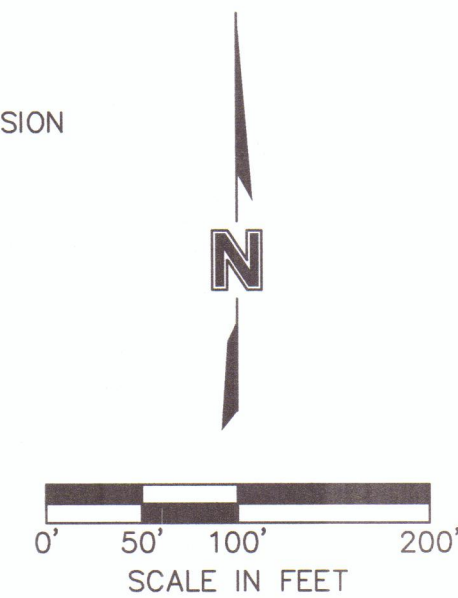
Sewer Public: City sewer is available.



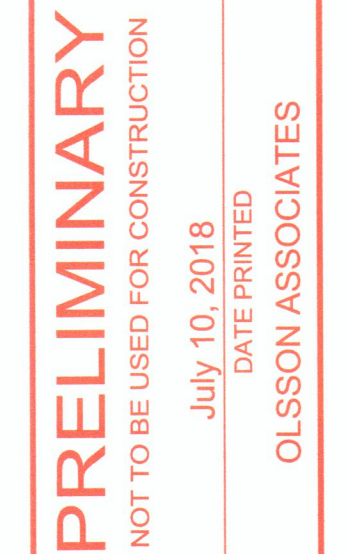
SHEET 1 OF 3
LOT LAYOUT

ZONING
EXISTING ZONE: M2

ENGINEER/LAND SURVEYOR
OLSSON ASSOCIATES
201 E. 2ND ST.
GRAND ISLAND, NE 68802



COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF N90°00'00"E ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 5.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY (R.O.W.), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 138.61 FEET; THENCE S00°00'00"W A DISTANCE OF 40.00 FEET; THENCE S45°00'59"W A DISTANCE OF 28.29 FEET; THENCE S00°01'57"W A DISTANCE OF 70.50 FEET; THENCE S89°58'02"E A DISTANCE OF 1273.61 FEET TO THE POINT OF BEGINNING ON THE EAST LINE OF SAID NE1/4; THENCE S01°20'50"E ALONG SAID EAST LINE A DISTANCE OF 568.55 FEET; THENCE N89°58'02"E A DISTANCE OF 2594.63 FEET TO A POINT ON SAID EAST UNION PACIFIC RAILROAD R.O.W. LINE; THENCE N01°44'40"E ALONG SAID EAST R.O.W. LINE A DISTANCE IF 1332.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 52.32 ACRES MORE OR LESS.

[illegible]

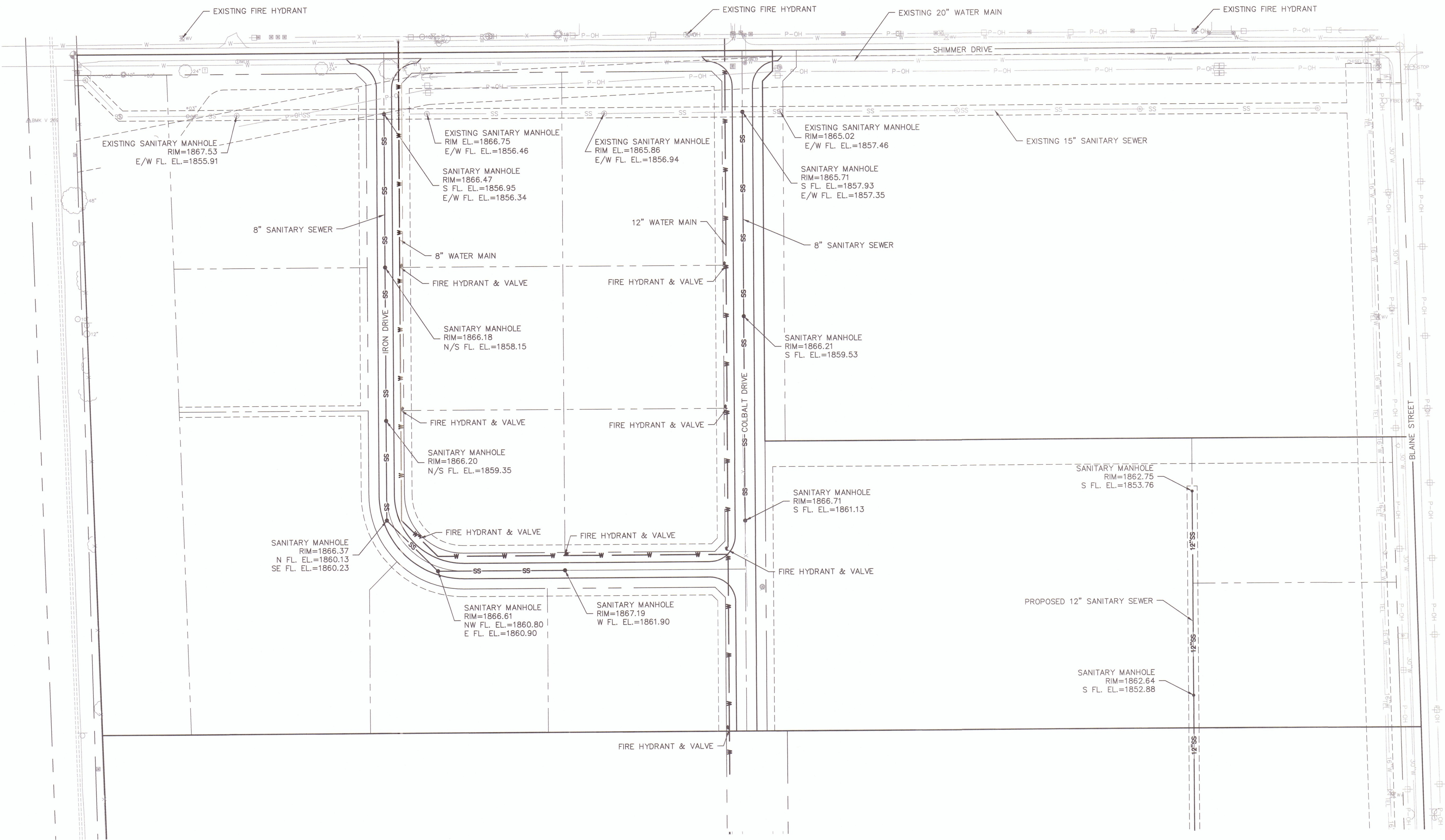
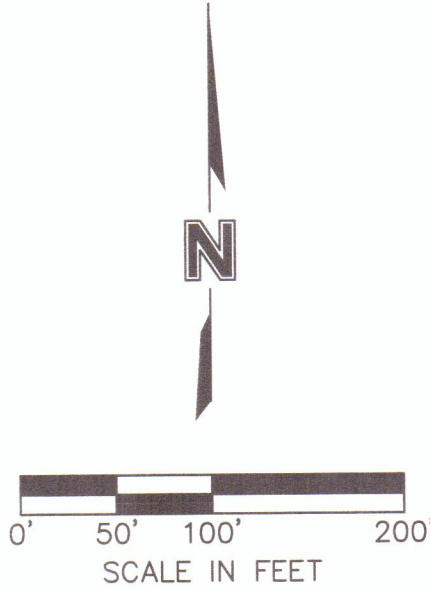
LOT LAYOUT	
INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NE	2018

drawn by: AST
checked by: ZLL
approved by: JRP
QA/QC by: _____
project no.: 018-1416
drawing no.: _____
date: _____

SHEET
1 of 3

INDUSTRIAL FOUNDATION SUBDIVISION
GRAND ISLAND, NE
PRELIMINARY PLAT

SHEET 2 OF 3
UTILITY LAYOUT



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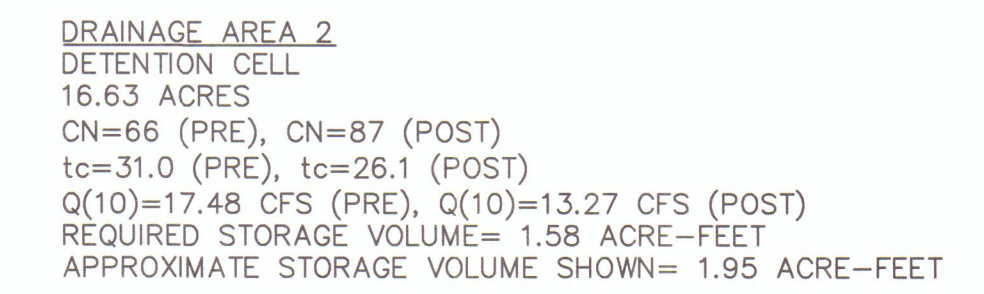
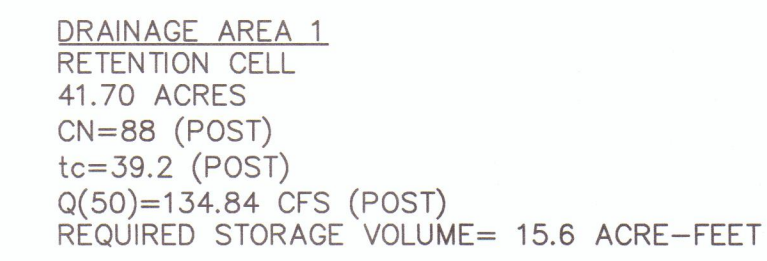
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
July 10, 2018
DATE PRINTED
OLSSON ASSOCIATES

REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY LAYOUT		2018
INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT		
GRAND ISLAND, NE		
drawn by: AST		
checked by: ZLL		
approved by: JRP		
QA/QC by:		
project no.: 018-1416		
drawing no.:		
date:		
SHEET		
2	of	3

OLSSON ASSOCIATES
201 East 2nd Street
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

SHEET 3 OF 3
GRADING & DRAINAGE LAYOUT



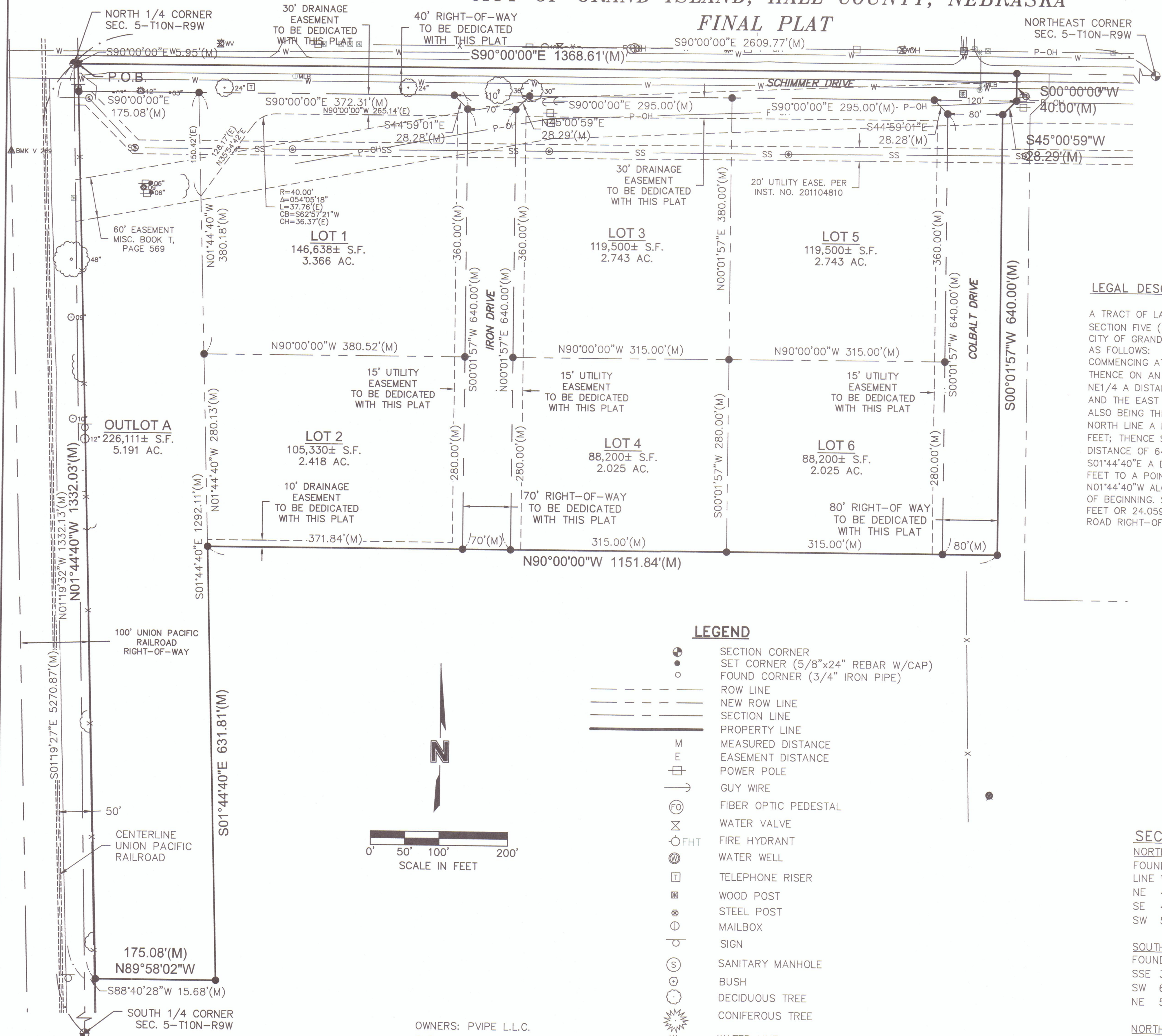
GRADING AND DRAINAGE LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT			
GRAND ISLAND, NE	2018	REVISIONS	
drawn by: _____ AST			
checked by: _____ ZLL			
approved by: _____ JRP			
QA/QC by: _____			
project no.: 018-1416			
drawing no.: _____			
date: _____			
SHEET			
3 of 3			

drawn by: _____ AST
checked by: _____ ZLL
approved by: _____ JRP
QA/QC by: _____
project no.: _____ 018-1416
drawing no.: _____
date: _____

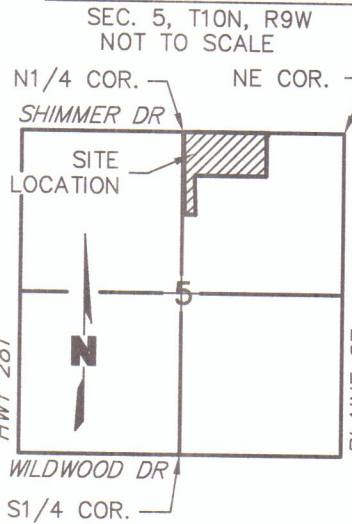
INDUSTRIAL FOUNDATION SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SECTION 5-T10N-R9W; THENCE ON AN ASSUMED BEARING OF S90°00'00"E ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 5.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY (R.O.W.), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 1368.61 FEET; THENCE S00°00'00"W A DISTANCE OF 40.00 FEET; THENCE S45°00'59"W A DISTANCE OF 28.29 FEET; THENCE S00°01'57"W A DISTANCE OF 640.00 FEET; THENCE N90°00'00"W A DISTANCE OF 1151.84 FEET; THENCE S01°44'40"E A DISTANCE OF 631.81 FEET; THENCE N01°44'40"W A DISTANCE OF 1332.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,047,999.35 SQUARE FEET OR 24.059 ACRES MORE OR LESS, OF WHICH 3.547 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- MEASURED DISTANCE
- EASEMENT DISTANCE
- POWER POLE
- GUY WIRE
- FIBER OPTIC PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- WATER WELL
- TELEPHONE RISER
- WOOD POST
- STEEL POST
- MAILBOX
- SIGN
- SANITARY MANHOLE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER LINE
- OVERHEAD ELECTRIC
- SANITARY SEWER LINE
- WIRE FENCE

OWNERS: PVIPE L.L.C.
SUBDIVIDER: PVIPE L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 6 LOT & 1 OUTLOT

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

PROJECT NO. 2018-1416
GIAEDC Platte Valley Industrial Park East
FB

SECTION TIES

NORTHEAST CORNER, SEC. 5-T10N-R9W
FOUND SURVEY SPIKE w/WASHER AT CENTERLINE OF SCHIMMER DRIVE ON LINE WITH CENTERLINE OF BLAINE STREET
NE 46.21' TO REDHEAD IN SE FACE OF POWER POLE
SE 49.62' TO OPERATION NUT TOP OF FIRE HYDRANT
SW 56.44' TO CHISELED 'X' IN CONCRETE BASE OF METAL POWER POLE

SOUTH 1/4 CORNER, SEC. 5-T10N-R9W
FOUND ALUMINUM CAP AT CENTERLINE OF WILDWOOD DRIVE
SSE 34.80' TO REDHEAD IN NE FACE OF WOOD FENCE POST
SW 63.26' TO REDHEAD IN NW FACE OF GATE POST
NE 59.0' TO MAG NAIL IN NW FACE OF POWER POLE

NORTH 1/4 CORNER, SEC. 5-T10N-R9W
FOUND ALUMINUM CAP @ GRADE
NW 102.51' TO MAG NAIL IN POWER POLE
NNE 40.09' TO MAG NAIL IN POWER POLE
S 33.31' TO PK NAIL w/WASHER IN TOP OF CORNER FENCE POST
W 44.20' TO CENTERLINE OF UNION PACIFIC RAILROAD

DWG: F:\2018\1001-1500\018-1416\40-Design\Survey\SRVY\Sheets\V_FPT_018-1416.dwg
DATE: Jul 12, 2018 3:06pm
USER: jlmenez
V_RWAY_018-1416
C_RWAY_01416

RESOLUTION 2018-225

WHEREAS PVIPE LLC, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “INDUSTRIAL FOUNDATION SUBDIVISION”, a subdivision on a tract of land located in part of the Northeast Quarter (NE1/4) of Section Five (5), Township Ten (10) North, Range Nine (9) 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 INDUSTRIAL FOUNDATION 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, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-7

#2018-226 - Approving Final Plat and Subdivision Agreement for Jensen Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 14, 2018

Subject: Jensen Subdivision – Final Plat

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

Background

This property is located north of Capital Avenue, west of Webb Road in the jurisdiction of Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential.

Discussion

The final plat for Jensen Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

A motion was made by Leslie Ruge and seconded by Judd Allan to approve the final plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rubio, Hendricksen, Monter, Allan, Apfel and Randone) and no members present voting no.

Alternatives

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

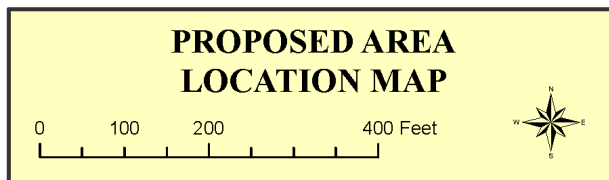
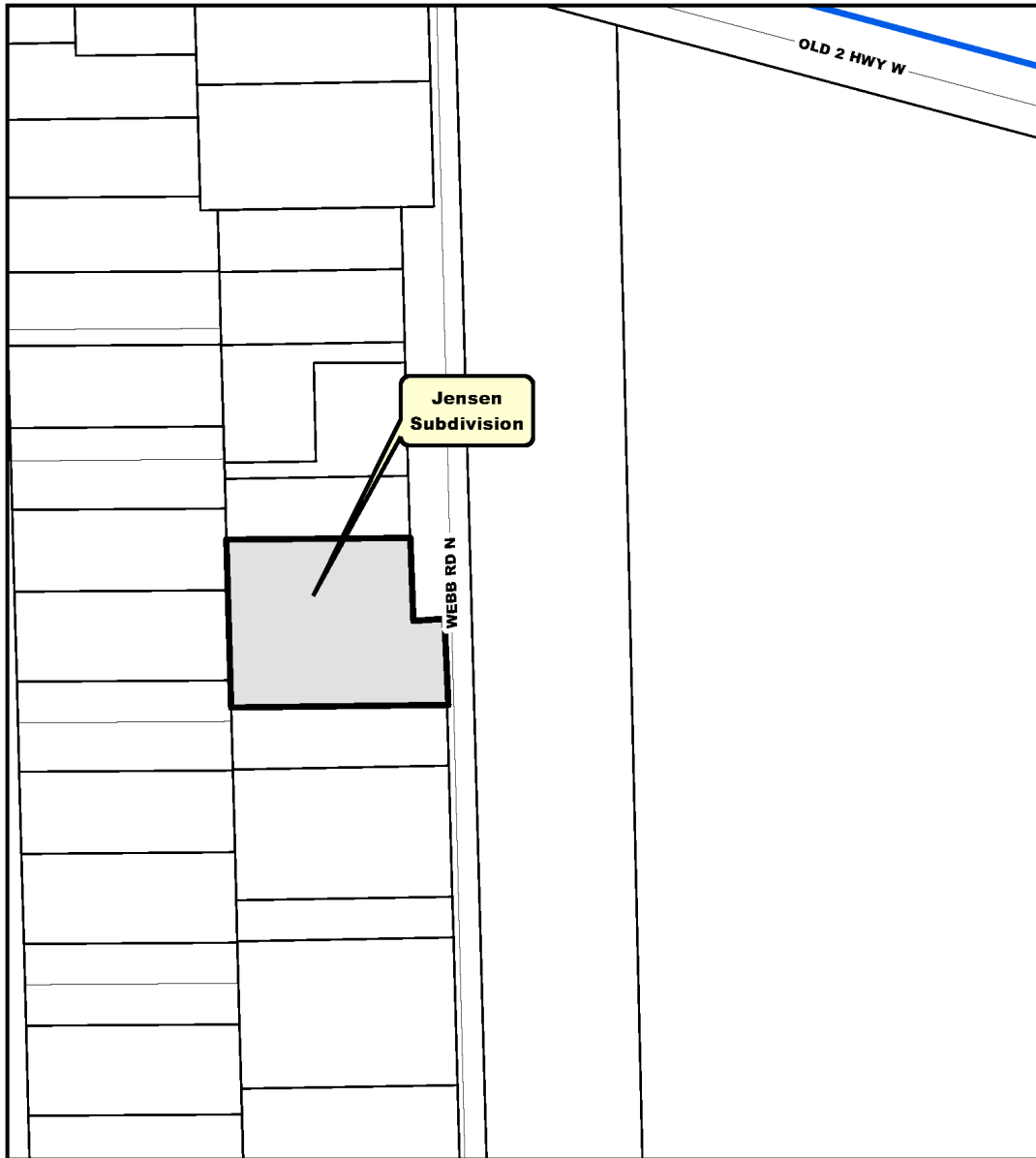
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Douglas D. Jensen
2704 N Webb Road
Grand Island, NE 68803

To create 1 lot north of Capital Avenue and west of Webb Road, in the City of Grand Island, in Hall County, Nebraska. This consolidates 1 lot and one metes and bounds parcel into a single lot.

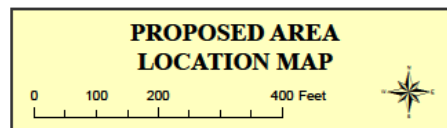
Size: 1 acre

Zoning: R-1 Suburban Density Residential

Road Access: Webb Road is a City Street 24' Asphalt

Water Public: City water is available.

Sewer Public: City sewer is available.



FINAL PLAT
JENSEN SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, SOUTHEAST QUARTER SECTION 1, T11N, R10W FOUND 5/8" REBAR.			
W	33.25'	PK W/WASHER IN PP	
E	33.96'	REBAR IN CONC W.P.	
SW	82.79'	PK W/WASHER IN PP	
SE	86.40'	CENTER TOP NUT ON F.H.	

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that, DOUGLAS D. JENSEN and CHERYL L. JENSEN, CO-TRUSTEES OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and Douglas D. Jensen and Cheryl L. Jensen, husband and wife, being the sole owners of the land described hereon, had caused some to be surveyed, subdivided, platted and designated as "JENSEN SUBDIVISION", an addition to the City of Grand Island, Hall County, 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.

DOUGLAS D. JENSEN, CO-TRUSTEE

CHERYL L. JENSEN, CO-TRUSTEE

Douglas D. Jensen, husband

Cheryl L. Jensen, wife

ACKNOWLEDGEMENTS

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

On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared DOUGLAS D. JENSEN, CO-TRUSTEE and CHERYL L. JENSEN, CO-TRUSTEE OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and to me personally known to be the identical persons whose signature are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said REVOCALBE LIVING TRUST AGREEMENT and that they were empowered to make the above dedication for and in behalf of said REVOCALBE LIVING TRUST AGREEMENT.

My commission expires _____ (Seal)

Notary Public

STATE OF NEBRASKA }
COUNTY OF HALL } S.S.

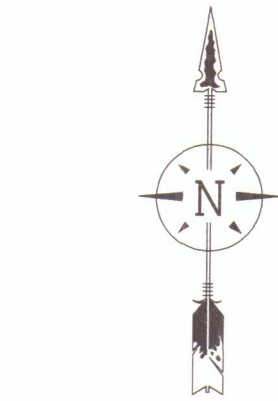
On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared Douglas D. Jensen and Cheryl L. Jensen, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution 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 _____ (Seal)

Notary Public

LEGEND

- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (R) = RECORD DISTANCES
- (D) = DEEDED DISTANCES
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- - - = EXISTING LOT LINES
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE



SCALE: 1" = 40'

NOTES

This plat prepared July, 2018 for:

Douglas J. Jensen and Cheryl L. Jensen, husband and wife
2704 N Webb Road
Grand Island, NE 68803

Current Zoning: R1
Proposed Zoning: R1

SOUTHEAST CORNER, SOUTHEAST QUARTER SECTION 1, T11N, R10W FOUND ALUMINUM CAP.			
N	0.55'	BRASS CAP	
NW	84.20'	NAIL IN PP	
SE	75.95'	PK NAIL IN PP	
SW	80.20'	CHISLED X NE BASE OF L.P.	

PLOTTED: 7/12/2018 1:21 PM G:\Projects\148\149-LS-1542-18 Douglas Jensen\Civil-Design Drawings\Survey Design Jensen Subdivision.dwg

LEGAL DESCRIPTION

A tract of land being all of Lot One (1), Lepant Subdivision, in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE 1/4) of Section One (1), 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 Southeast corner of the Southeast Quarter of Section 1 and assuming the East line of said Southeast Quarter as bearing N 00°30'38" W and all bearings contained herein are relative thereto; thence N 00°30'38" W on said East line of the Southeast Quarter a distance of 1409.35 feet to a nail in the pavement at the Northeast corner of NCC-1701 Subdivision, in the City of Grand Island, Nebraska, and the ACTUAL POINT OF BEGINNING; thence N 89°55'20" W on the North line of said NCC-1710 Subdivision and on the North line of Lot 1, NCC-1710A Subdivision, in the City of Grand Island, Nebraska a distance of 263.66 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, NCC-1710A Subdivision; thence N 00°30'38" W on the East line of Block 3 of Dickey Second Subdivision, Hall County, Nebraska and on the West line of Lot 1, Lepant Subdivision, in the City of Grand Island, Nebraska a distance of 204.85 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, Lepant Subdivision; thence S 89°54'20" E on the North line of said Lot 1, Lepant Subdivision a distance of 223.66 feet to a 1/2" Iron Pipe at the Northeast corner of said Lot 1, Lepant Subdivision; thence S 00°30'38" E on the East line of said Lot 1, Lepant Subdivision a distance of 100.09 feet to a 1/2" Iron Pipe at the Southeast corner of said Lot 1, Lepant Subdivision; thence S 89°55'20" E on the South line of said Lepant Subdivision a distance of 40.00 feet to said East line of the Southeast Quarter; thence S 00°30'38" E on said East line of the Southeast Quarter a distance of 104.70 feet to the Point of Beginning. Containing 1.15 Acres, more or less, of which 0.10 Acres, more or less, are dedicated for Public Right of Way purposes.

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 _____, 2018.

MAYOR _____ CITY CLERK _____ (SEAL)

SURVEYOR'S CERTIFICATE

I hereby certify that on June 26, 2018, I completed an accurate survey, performed under my direct supervision, of JENSEN SUBDIVISION, an addition to 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 corners 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.

(S E A L)

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date: _____

SHEET 1 OF 1

MA Miller & Associates	774-777-CHRY	SURVEY COMPLETED
	24-ED-VERDRA	JUNE 26, 2018
	24-ED-VERDRA	REVISION
	24-ED-VERDRA	DATE & REASON
111 CENTRAL AVENUE GRAND ISLAND, NE 68803-6833 Tel: 308-224-6456 Fax: 308-224-1146 www.miller-engineers.com		
HALL CO-GRAND ISLAND-JENSEN SUB		

R E S O L U T I O N 2018-226

WHEREAS Douglas D. Jensen and Cheryl L. Jensen, Co-trustees of the Douglas D. Jensen and Cheryl L. Jensen Revocable Living Trust agreement dated October 16, 2007, as amended, and Douglas D. Jensen and Cheryl L. Jensen, husband and wife, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “JENSEN SUBDIVISION”, a subdivision on a tract of land being all of Lot One (1), Lepant Subdivision, in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/2) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, 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 JENSEN 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, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ August 10, 2018 <input type="checkbox"/> City Attorney
--



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-8

**#2018-227 - Approving Final Plat and Subdivision Agreement for
Woodland Park 17th Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 14, 2018

Subject: Woodland Park 17th Subdivision – Final Plat

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

Background

This property is located south side of Iowa Avenue, between Idaho and Independence Avenues in the jurisdiction of Grand Island, Nebraska. (3 lots, 0.666 acres). This property is zoned R-2 Low Density Residential.

Discussion

The final plat for Jensen Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

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

A roll call vote was taken and the motion passed with 8 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rainforth, Rubio, Hendricksen, and Randone) and no members present voting no.

Alternatives

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

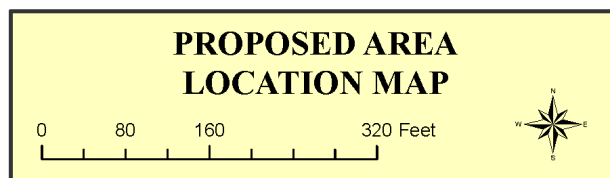
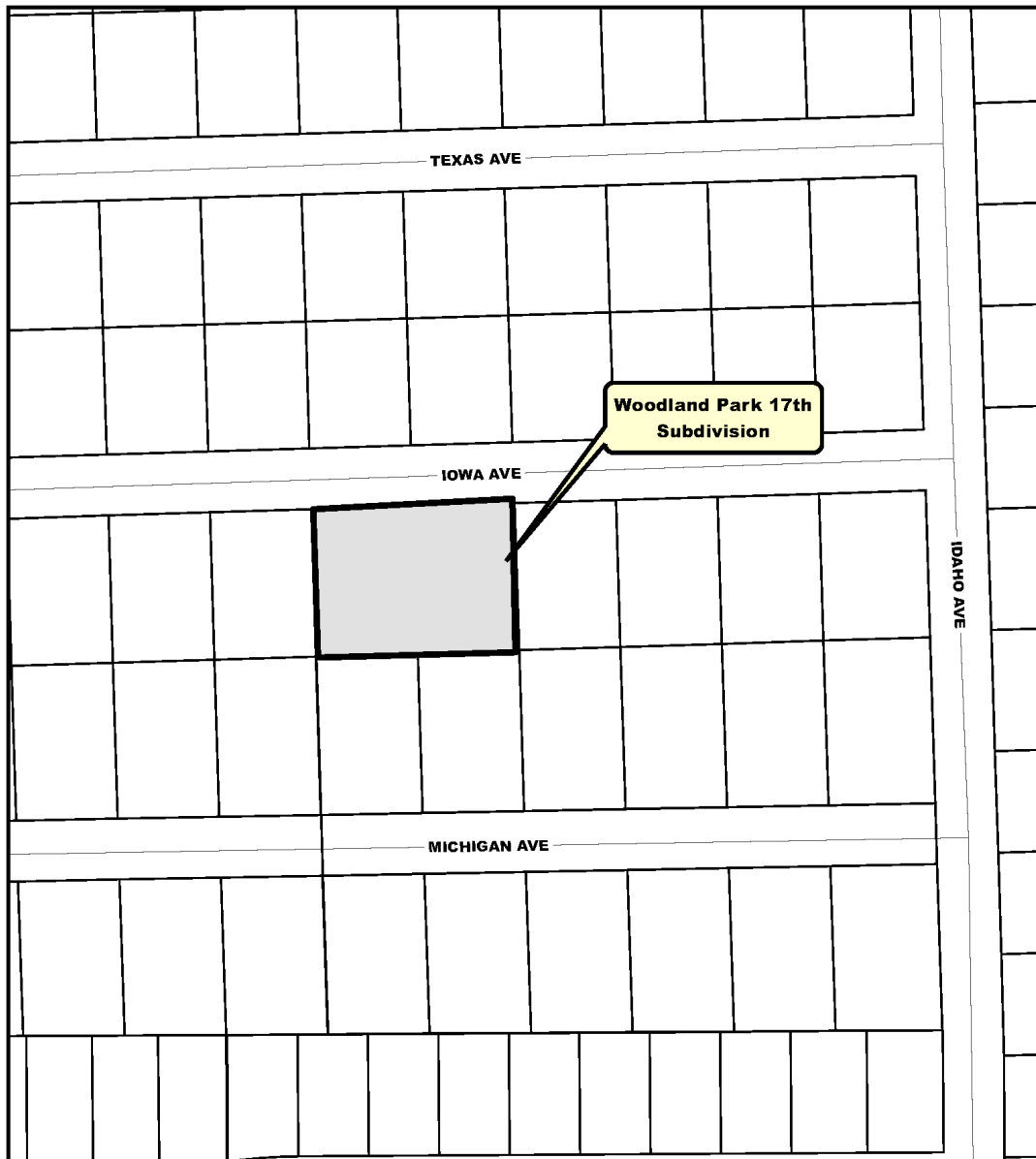
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Hastings Ventures, L.L.C.
429 Industrial Lane
Grand Island, NE 68803

To create 3 lots on the south side of Iowa Avenue, between Idaho and Independence Avenues, in the City of Grand Island, in Hall County, Nebraska. This divides 2 existing lots into 3 lots.

Size: 0.666 acres

Zoning: R-2 Low Density Residential

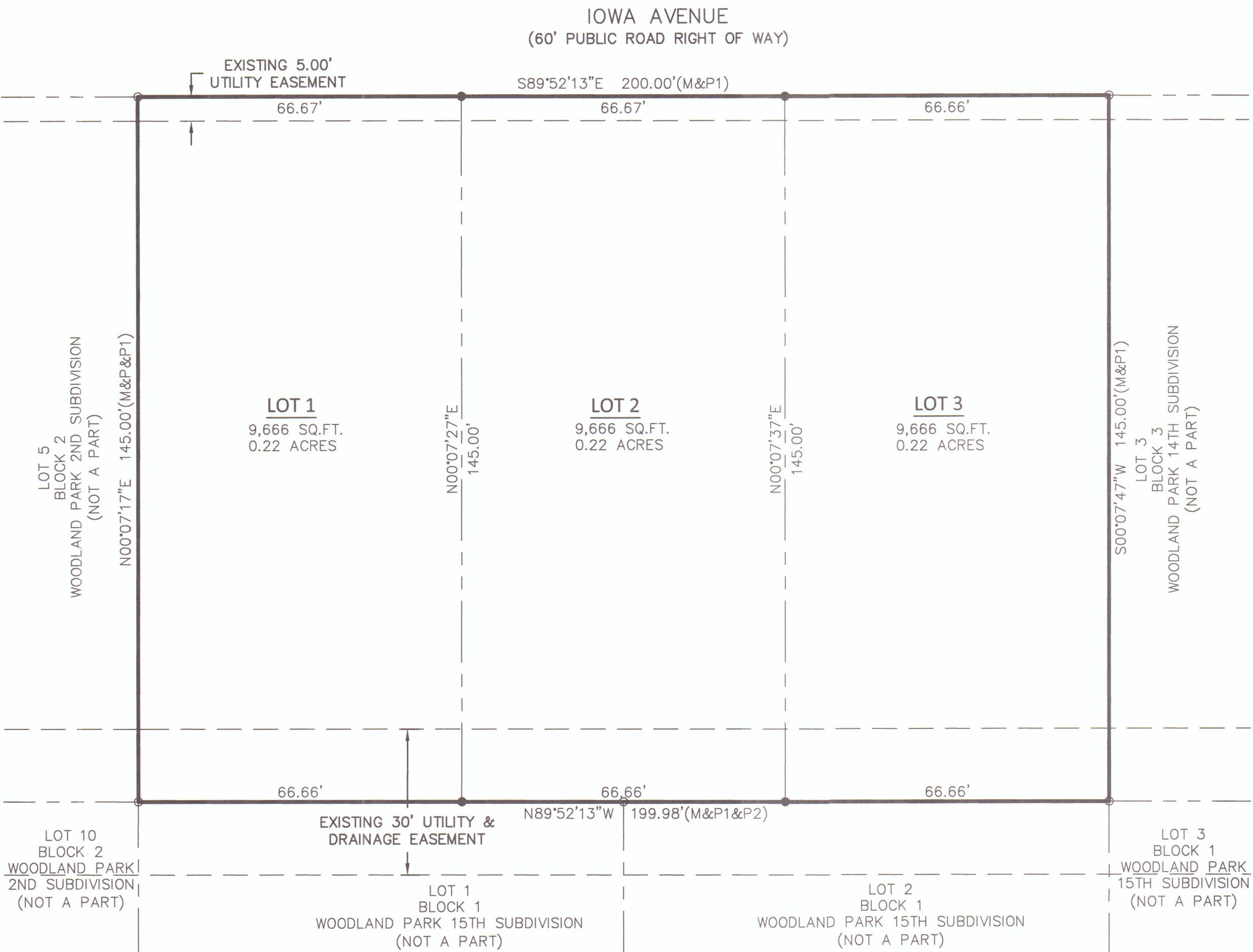
Road Access: Lot will front onto existing city streets, Iowa Avenue 37' residential street.

Water Public: City water is available.

Sewer Public: City sewer is available.



WOODLAND PARK SEVENTEENTH SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



LEGAL DESCRIPTION
A REPLAT ALL OF LOTS 1-2, BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "WOODLAND PARK SEVENTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT
KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK SEVENTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

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

(signature)
(title)
(print owner name)
HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT
STATE OF NEBRASKA SS
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____, (print owner name) (title), HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, 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 _____

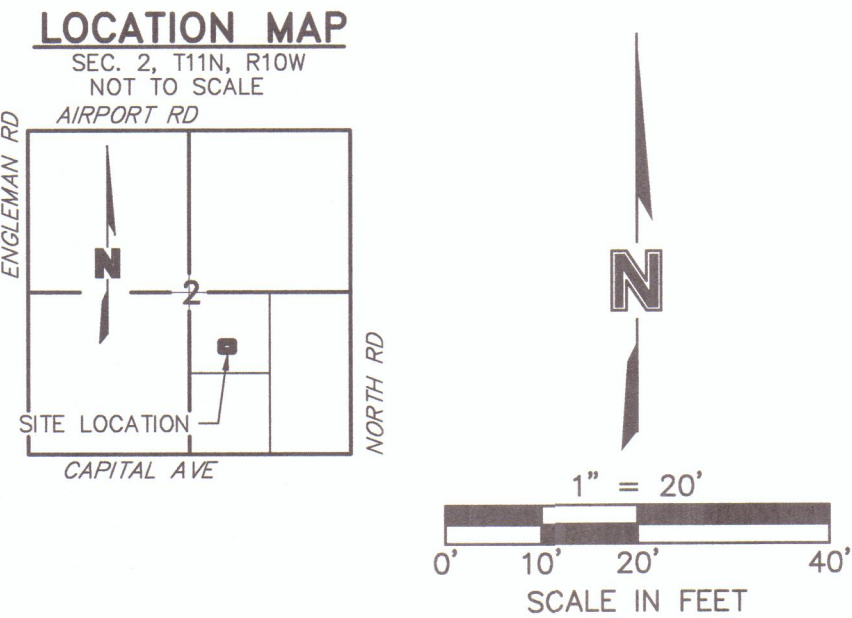
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR _____

CITY CLERK _____

- LEGEND**
- SET CORNER (5/8" REBAR W/CAP)
 - FOUND CORNER (5/8" REBAR W/CAP)
 - M MEASURED DISTANCE
 - P WOODLAND PARK 2ND SUB. PLAT DISTANCE
 - P1 WOODLAND PARK 4TH SUB. PLAT DISTANCE
 - P2 WOODLAND PARK 15TH SUB. PLAT DISTANCE
 - PROPERTY LINE
 - PROPOSED SUBDIVISION LINE
 - EXISTING EASEMENT LINE



OWNERS: HASTINGS VENTURES L.L.C.
SUBDIVIDER: HASTINGS VENTURES L.L.C.
LAND SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 3

OLSSON ASSOCIATES	201 East 2nd Street P.O. Box 1072 Grand Island NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2012-0865
	WOODLAND PARK SEVENTEENTH SUBDIVISION	

RESOLUTION 2018-227

WHEREAS Hastings Ventures, L.L.C., being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “WOODLAND PARK SEVENTEENTH SUBDIVISION”, a subdivision on a tract of land comprising all of lots 1 and 2, block 3, Woodland Park Fourth 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 WOODLAND PARK SEVENTEENTH 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, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-9

#2018-228 - Approving Acquisition of Utility Easement - 2405 S. North Road - Chief Industries

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2018-228

WHEREAS, a public utility easement is required by the City of Grand Island from Chief Industries, Inc., to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including lines and transformers; and;

WHEREAS, a public hearing was held on August 14, 2018, for the purpose of discussing the proposed acquisition of a twenty (20.0) foot utility easement located through a part of Lot Two (2), CBC Subdivision, in the City of Grand Island, Hall County, Nebraska; and more particularly described as follows:

Commencing at the Southwest corner of Lot Two (2), CBC Subdivision, Grand Island, Hall County, Nebraska; thence N88°36'32"E along the southerly line of an existing twenty (20) foot wide Utility Easement, a distance of two hundred sixty and eighty seven hundredths (260.87) feet to the ACTUAL Point of Beginning; thence continuing N88°36'32"E, a distance of three hundred fifty three and thirty seven hundredths (353.37) feet to a point on the Easterly line of said Lot Two (2).

The above-described easement and right-of-way containing 0.16 acres more or less, as shown on the plat dated 7/13/2018, marked Exhibit "A", attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Chief Industries, Inc., on the above-described tract of land.

- - -

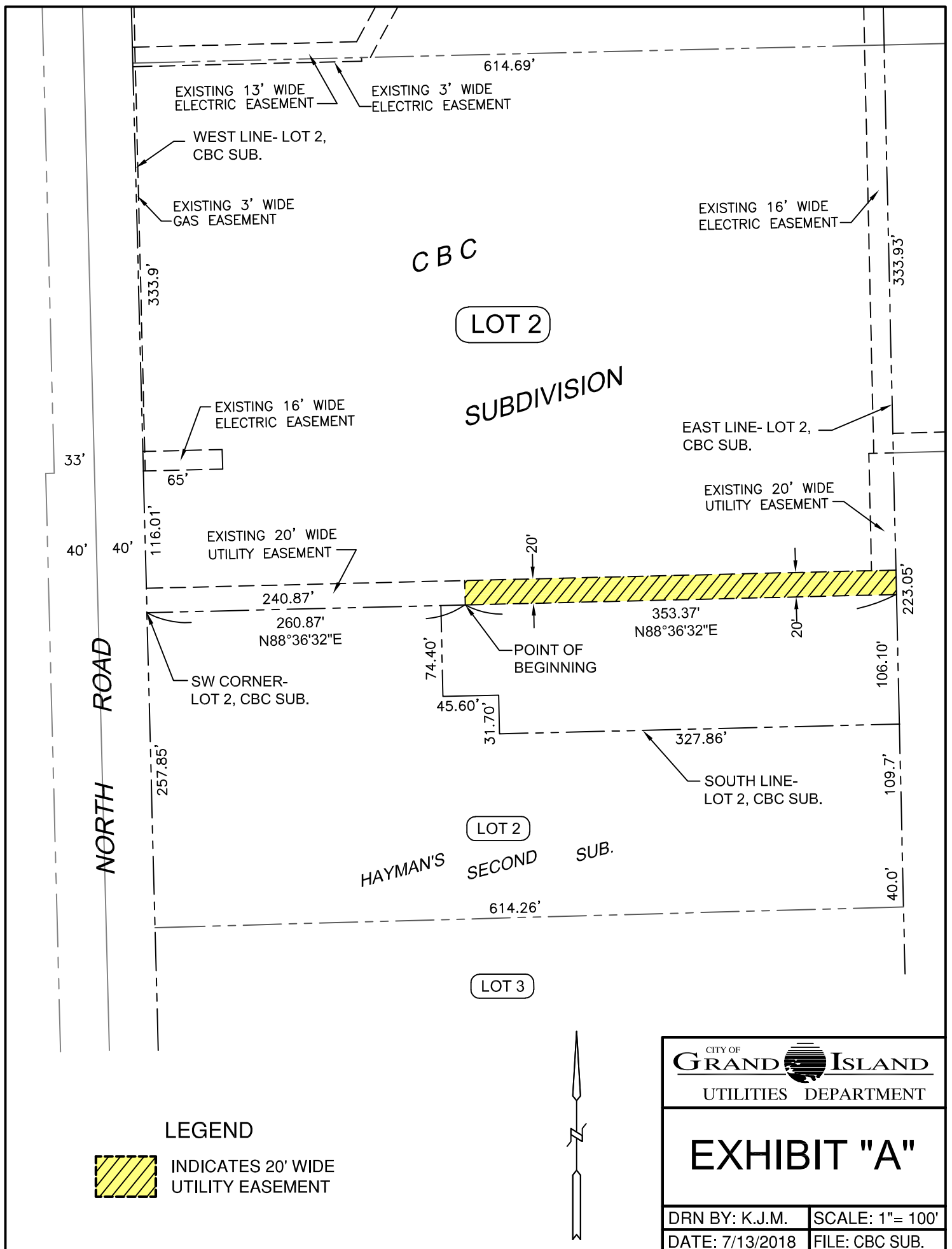
Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney





City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-10

#2018-229 - Approving Acquisition of Utility Easement - 3134 U.S. Highway 34 - Central Community College

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2018-229

WHEREAS, a public utility easement is required by the City of Grand Island from Central Community College Area, to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including lines and transformers; and;

WHEREAS, a public hearing was held on August 14, 2018, for the purpose of discussing the proposed acquisition of a twenty (20.0) foot utility easement located through a part of the Southeast Quarter of the Southwest Quarter (SE ¼, SW ¼), Section Twenty Nine (29), Township Eleven (11) North, Range Nine (9) West of the 6th PM, in the City of Grand Island, Hall County, Nebraska; and more particularly described as follows:

Commencing at the Southeast corner of Lot Thirty Three (33), Brentwood Third Subdivision, Grand Island, Hall County, Nebraska; thence running along the West line of the Southeast Quarter of the Southwest Quarter (SE1/4,SW1/4), Section Twenty Nine (29), Township Eleven (11) North, Range Nine (9) West of the 6th PM on an assumed bearing of S01°28'30"E, a distance of four hundred fifty and two tenths (450.2) feet; thence N88°21'50E, along the centerline of an existing sixteen (16.0) foot wide easement described in Document 90-102855, recorded in the Register of Deeds Office, Hall County, Nebraska, a distance of three hundred twenty and four hundredths (320.04) feet to the ACTUAL Point of Beginning; thence N01°38'30"W, a distance of fifty seven and eighty four hundredths (57.84) feet; thence N88°47'19"E, a distance of seven hundred sixty and sixty four hundredths (760.64) feet to the point of termination on the westerly right-of-way line of Wortman Drive.

The above-described easement and right-of-way containing 0.376 acres more or less, as shown on the plat dated 7/19/2018, marked Exhibit "A", attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Central Community College Area, on the above-described tract of land.

- - -

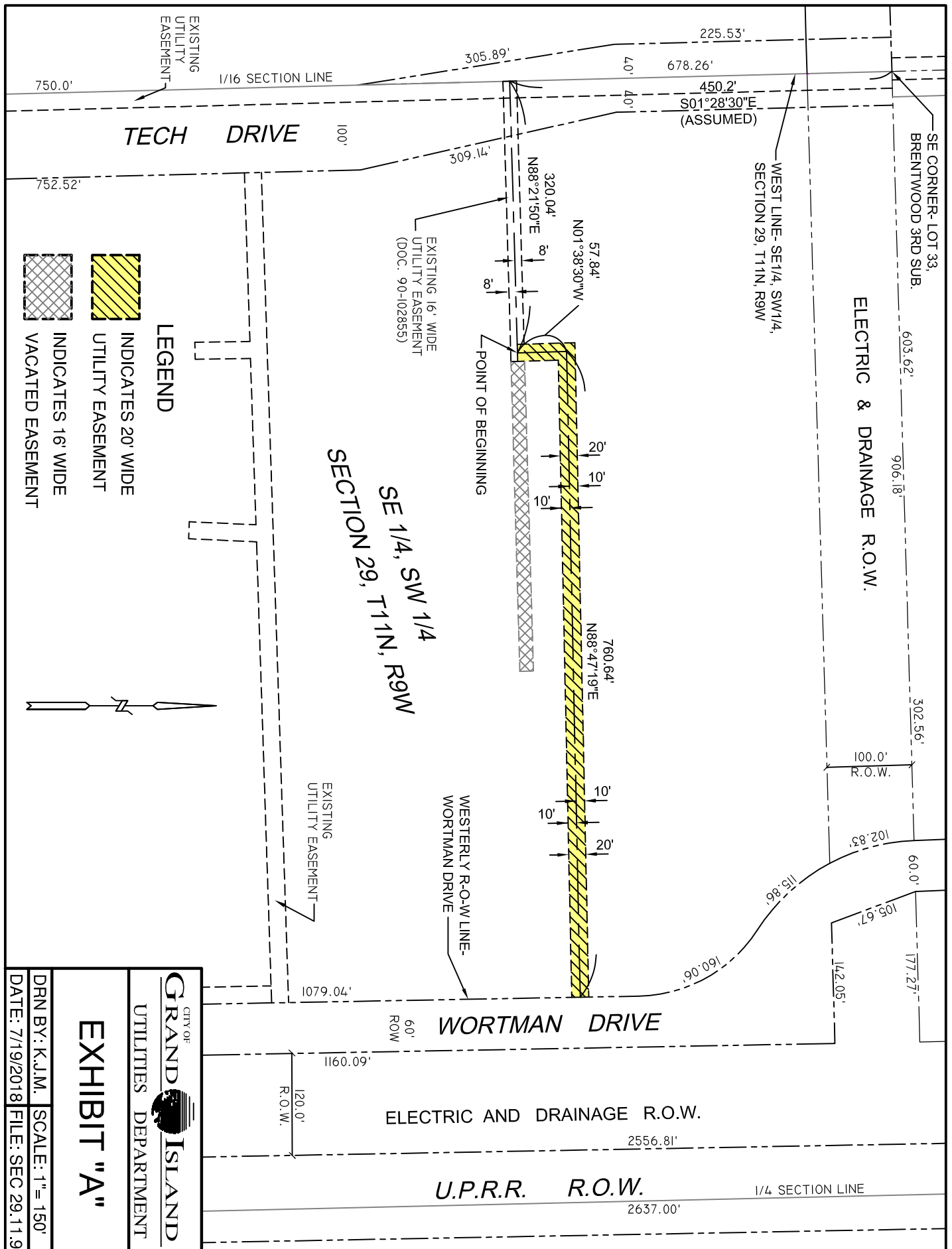
Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney





City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-11

#2018-230 - Approving Bid Award - Four Drum Puller/Tensioner Trailer - Utilities Department, Line Division

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Four Reel Wire Puller – Overhead Electric Division

Presenter(s): Timothy Luchsinger, Utilities Director

Background

The Overhead Electric Division of the Utilities Department has a four reel wire puller for pulling in new overhead conductor when rebuilding an existing line or building a new overhead line, however, the existing unit has been pieced together over the years and lacks the features and capabilities of the newer more advanced pullers. A more advanced puller is needed when pulling conductor under certain circumstances which are becoming more frequent. Due to the age of the existing unit and the need for better features, a replacement was budgeted for this fiscal year.

Discussion

The new Four Reel Wire Pullers have several features that give them an advantage over the older styles. The new pullers have the following features that the existing puller does not:

- 1) Can pull wire under tension allowing for pulling over energized lines and installing T-2 conductor per manufacturer's recommendations.
- 2) Self-contained power unit and hydraulics making it much easier to control speed and braking.
- 3) All controls are operated from a single protected position making it much safer and much more user friendly.
- 4) Comes with a rotating turret style operator that makes pulling from tight locations and along roadways much easier.

Specifications for a replacement Four Reel Wire Puller were prepared and advertised in accordance with the City Purchasing Code and sent to four potential bidders. The bids were publicly opened on July 19, 2018. Two bids were received as tabulated below. The budgeted amount for this replacement puller was \$150,000.00.

Bidder	Exceptions	Bid Price
Brooks Brothers Trailer Troy, MO	Minor	\$ 138,950.00
Sherman & Reilly Chattanooga, TN	Noted	\$138,581.00

The exceptions taken by Brooks Brothers were minor and did not affect the overall function and requirements of the trailer. The exceptions taken by Sherman & Reilly would impact the expected function and use of the trailer. Those exceptions include single axle versus specified tandem axle, manual rope wind versus semi-automatic level rope wind and 13-gallon fuel tank versus specified minimum 15 gallon tank.

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 a Four Reel Wire Puller for the Overhead Division of the Utilities Department, from Brooks Brothers Trailer of Troy, Missouri, in the amount of \$138,950.00.

Sample Motion

Move to approve the purchase of a Four Reel Wire Puller from Brooks Brothers Trailer in the amount of \$138,950.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: July 19, 2018 @ 2:00 pm
FOR: Four Drum Puller/Tensioner Trailer
DEPARTMENT: Utilities
ESTIMATE: \$150,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: July 2, 2018
NO. POTENTIAL BIDDERS: 4

SUMMARY

Bidder:	<u>Brooks Brothers Trailer</u> Troy, MO	<u>Sherman & Reilly</u> Chattanooga, TN
Exceptions:	Noted	Noted
Bid Price:	\$138,950.00	\$138,581.00

cc: Tim Luschsinger, Utilities Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent
Bryan Fiala, Electric Dist. Supt.

Pat Gericke, Utilities Admin. Assistant
Patrick Brown, Finance Director
Travis Burdett, Assist. Utilities Director

P2057

RESOLUTION 2018-230

WHEREAS, the City of Grand Island invited sealed bids for a Four Drum Puller/Tensioner Trailer for the Utilities Department, Line Division, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on July 19, 2018, bids were received, opened and reviewed; and

WHEREAS, Brooks Brother Trailer of Troy, Missouri, 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 \$138,950.00; and

WHEREAS, the bid of Brooks Brothers Trailer is less than the estimate for the Four Drum Puller/Tensioner Trailer.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Brooks Brothers Trailer, in the amount of \$138,950.00, for the Four Drum Puller/Tensioner Trailer, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-12

#2018-231 - Approving Change Order #1 with REOD, LLC for the Elevated Water Storage Tower NACE Coating Inspection Services

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Elevated Water Storage Tower - NACE Coating
Inspection Services - Change Order #1

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

Background

The City's water system consists of 21 low pressure wells, located on a 1,200 acre island in the Platte River, which supplies water to an on-site collection and pumping station. This pumping station transfers water through transmissions mains to several reservoir stations in the City. These pumping stations provide water for residential and industrial use as well and fire protection for the City. In early 2015, a Water Master Plan study was completed identifying the need for elevated storage, and for a zoned distribution system.

Proper application of coating systems is critical on water storage tanks to minimize maintenance costs, especially so with elevated tanks. During construction of the new elevated storage tank it was recommended by Department staff to retain the services of an independent inspector to monitor the performance of the tank painting contractor.

Discussion

On February 27, 2018, the Council approved REOD, LLC, to perform the inspection services for the Elevated Water Storage Tower. During the time when the contractor was on site to paint the tank, Grand Island had weather that was not ideal for applying the protective coating that will last. This has caused delays in completing the coating. The additional time for the NACE qualified inspector is based on standard rates noted in the original contract. The remaining time to finish the coating will be an additional not-to-exceed cost of \$31,550.00. The changes increase the total contract to \$93,970.00.

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

The Utilities Department recommends approval of Change Order #1 for the Elevated Water Storage Tower - NACE Coating Inspection Services to REOD, LLC, of Florissant, Missouri, in the amount of \$31,550.00, for the final contract price of \$93,970.00.

Sample Motion

Move to approve the Change Order #1 to REOD, LLC, of Florissant, Missouri, for the Elevated Water Storage Tower - NACE Coating Inspection Services in the amount of \$31,550.00, for a final contract amount of \$93,970.00.

Change Order #1

TO: REOD, LLC
620 St. Brendan
Florissant, MO 63031
314-831-3800

August 14, 2018

PROJECT: NACE Coating Inspection-Composite Elevated Storage Tank

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

1 Additional payment per the attached spreadsheet.

ADD: \$31,550.00

The original Contract Sum	<u>\$ 62,420.00</u>
Previous Change Order Amounts	<u>\$ -</u>
The Contract Sum is increased by this Change Order	<u>\$ 31,550.00</u>
The Contract Sum is decreased by this Change Order	<u>\$</u>
The total modified Contract Sum to date	<u>\$ 93,970.00</u>

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 therein.

APPROVED: CITY OF GRAND ISLAND

By: _____

Date _____

Attest: _____

Approved as to Form, City Attorney

ACCEPTED: REOD, LLC

By: Rita Doern CFO

Date 7/25/18

525.14510

C123127

\$62,420.00

Page 101 / 190

RESOLUTION 2018-231

WHEREAS, at the February 27, 2018 meeting, Council awarded the contract for NACE Coating Inspection Services for the Composite Elevated Water Storage Tank, to REOD, LLC of Florissant, Missouri, in the amount not to exceed \$62,420.00; and

WHEREAS, during the time when the contractor was on site to paint the tank, Grand Island had weather that was not ideal for applying the protective coating that will last, and the weather caused delays in completing the coating; and

WHEREAS, the additional time for the NACE qualified inspector is based on standard rates noted in the original contract, and the remaining time to finish the coating will be an additional not-to-exceed cost of \$31,550.00; and

WHEREAS, as a result of these changes, Change Order #1 was prepared for \$31,550.00 for a total contract amount of \$93,970.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 for Elevated Water Storage Tower – NACE Coating Inspection Services, is hereby approved and the Mayor is hereby authorized to sign Change Order #1 on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-13

#2018-232 - Approving Change Order #2 with Landmark Structures for the Composite Elevated Storage Tank Construction

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 14, 2018

Subject: Composite Elevated Storage Tank-Change Order #2

Presenter(s): Timothy Luchsinger, Utilities Director

Background

The City's water system consists of 21 low pressure wells, located on a 1,200 acre island in the Platte River, which supplies water to an on-site collection and pumping station. This pumping station transfers water through transmissions mains to several reservoir stations in the City. These pumping stations provide water for residential and industrial use as well as fire protection for the City.

In early 2015, a Water Master Plan study was completed identifying the need for elevated water storage. This would provide additional storage during peak demand, and an emergency supply if power is lost to the city.

At the March 14, 2017 meeting, Council awarded the contract for Composite Elevated Water Storage Tank Construction to Landmark Structures of Fort Worth, Texas in the amount of \$3,454,200.00. At the October 24, 2017, Council approved Change Order #1 which modified the drainage system to facilitate draining the tank for inspection without flooding the future housing development located next to the tank site. Total changes to the contract were \$102,255.00 for a final contract cost of \$3,556,455.00.

Discussion

The original tank design was to have manual valves on the inlet and outlet of the water tower. It was later determined that the preferred operation of the water tower would require remotely operated isolation valves to control flow into and out of the tower by the system operator.

The 20" valve actuators, additions to the SCADA system, electrical wiring, engineering, and installation cost is \$36,640.98. The total changes to the contract are \$36,640.98 for a final contract cost of \$3,593,095.98.

Alternatives

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

1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue presented in this motion

Recommendation

The Utilities Department recommends approval of Change Order #2 to the Composite Elevated Storage Tank in the amount of \$36,640.98 for a final contract price of \$3,593,095.98.

Sample Motion

Move to approve Change Order #2 to the Composite Elevated Water Storage Tank with Landmark Structures, in the amount of \$36,640.98, for a final contract amount of \$3,593,095.98.



Working Together for a
Better Tomorrow. Today.

Change Order #2

TO: Landmark Structures
1665 Harmon Road
Fort Worth, Texas 76177
817-439-8888

August 14, 2018

PROJECT: Composite Elevated Storage Tank

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

1 Additional payment per the attached spreadsheet.

ADD: \$36,640.98

The original Contract Sum	<u>\$ 3,454,200.00</u>
Previous Change Order Amounts	<u>\$ 102,255.00</u>
The Contract Sum is increased by this Change Order	<u>\$ 36,640.98</u>
The Contract Sum is decreased by this Change Order	<u>\$</u>
The total modified Contract Sum to date	<u>\$ 3,593,095.98</u>

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 therein.

APPROVED: CITY OF GRAND ISLAND

By: _____

Date _____

Attest: _____

Approved as to Form, City Attorney

ACCEPTED: LANDMARK STRUCTURES

By: 

Date 7/26/18

525.14510

C123127

\$3,556,455.00

Page 107 / 190

RESOLUTION 2018-232

WHEREAS, at the March 14, 2017 meeting, Council awarded the contract for construction of the Composite Elevated Water Storage Tank, to Landmark Structures of Fort Worth, Texas, in the amount of \$3,454,200.00; and

WHEREAS, on October 24, 2017, Council approved Change Order #1 to facilitate the design of and the addition of a pump to move out any remaining water in the tank without flooding a future housing development in the amount of \$102,255.00; and

WHEREAS, during the design phase, the original design was to have manual valves on the inlet and outlet of the water tower and it was determined that the water tower will need remote isolation valves to control flow into and out of the tower by the operator; and

WHEREAS, the 20" valve actuators, additions to the SCADA system, electrical wiring, engineering and installation cost is \$36,640.98; and

WHEREAS, as a result of these changes, Change Order #2 was prepared for \$36,640.98 for a total contract amount of \$3,593,095.98.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #2 for the construction of the Composite Elevated Water Storage Tank, is hereby approved and the Mayor is hereby authorized to sign Change Order #2 on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-14

#2018-233 - Approving Bid Award for WAS Tank Blower Replacement; Project No. 2018-WWTP-1

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

Council Agenda Memo

From: Jon Menough PE, Wastewater Treatment Plant Engineer

Meeting: August 14, 2018

Subject: Approving Bid Award for WAS Tank Blower Replacement;
Project No. 2018-WWTP-1

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

Background

On July 5, 2018 the Engineering Division of the Public Works Department advertised for bids for WAS Tank Blower Replacement; Project No. 2018-WWTP-1. The solicitation was also sent to sixteen (16) potential bidders.

The project will allow for removal and replacement of process aeration blowers, building ventilation, and an electrical and heating system.

Discussion

Two (2) bids were received and opened on July 26, 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>BIDDER</i>	<i>BID PRICE</i>	<i>EXCEPTIONS</i>
Andrews Electric Co., Inc. of Geneva, Nebraska	\$111,298.00	None
Starostka Group Unlimited, Inc. of Grand Island, Nebraska	\$198,801.00	None

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, Andrews Electric Co, Inc. of Geneva, Nebraska in the amount of \$111,298.00.

Sample Motion

Move to approve the bid award.





Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: July 26, 2018 @ 2:00 pm
FOR: WAS Tank Blower Replacement; Project No. 2018-WWTP-1
DEPARTMENT: Public Works
ESTIMATE: \$250,000.00
FUND/ACCOUNT: 53030054-85213-53046
PUBLICATION DATE: July 5, 2018
NO. POTENTIAL BIDDERS: 16

SUMMARY

Bidder:	<u>Starostka Group Unlimited Inc.</u> Grand Island, NE	<u>Andrews Electric Co Inc.</u> Geneva, NE
Bid Security:	Universal Surety Company	Cashiers Check
Exceptions:	None	None
Bid Price:	\$198,801.00	\$111,298.00

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

Catrina DeLosh, PW Admin. Assistant
Patrick Brown, Finance Director
Tara Bevard, Wastewater Engineer I

P2058

RESOLUTION 2018-233

WHEREAS, the City of Grand Island invited sealed bids for WAS Tank Blower Replacement; Project No. 2018-WWTP-1, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on July 26, 2018 bids were received, opened, and reviewed; and

WHEREAS, Andrews Electric Co., Inc. of Geneva, 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 \$111,298.00; and

WHEREAS, the bid submitted by Andrews Electric Co., Inc. is the lowest responsible bid and is considered fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Andrews Electric Co., Inc. of Geneva, Nebraska in the amount of \$111,298.00 for WAS Tank Blower Replacement; Project No. 2018-WWTP-1 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, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-15

#2018-234 - Approving Acquisition of Public Utility/Access Easements in Desert Rose Subdivision (3235 S Locust St-Community Redevelopment Authority for the City of Grand Island, Nebraska)

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

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

RESOLUTION 2018-234

WHEREAS, public utility easements are required by the City of Grand Island, from the property owner of Parcel No. 400148420, City of Grand Island, Hall County, Nebraska and more particularly described as follows:

Public Utility / Access Easement-

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 DESERT ROSE SUBDIVISION, THENCE S01°13'04"E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 107.56', THENCE S88°54'50"W A DISTANCE OF 54.94', THENCE N01°11'28"W A DISTANCE OF 38.88', THENCE N89°40'50"W A DISTANCE OF 236.87', THENCE N00°19'10"E A DISTANCE OF 70.00' TO A POINT ON THE NORTH LINE OF SAID LOT 1, THENCE S89°40'50"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 289.93', TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS 0.52 ACRES OR 22,459.75 SQ FT.

Public Utility Easement-

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, DESERT ROSE SUBDIVISION, THENCE N63°43'03"W ALONG AND UPON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 47.90 FEET, THENCE N88°48'32"E A DISTANCE OF 42.50' TO A POINT ON THE EAST LINE OF SAID LOT 1, THENCE S01°11'28"E ALONG SAID EAST LINE A DISTANCE OF 22.10' TO THE PLACE OF BEGINNING. SAID UTILITY EASEMENT CONTAINS 0.01 ACRES OR 469.60 SQ FT.

WHEREAS, agreements for such easements have been reviewed and approved by the City Legal Department; and

WHEREAS, there is no cost for the acquisition of such easements.

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 agreements for the public utility / access easements on the above described tracts of land.

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

- - -

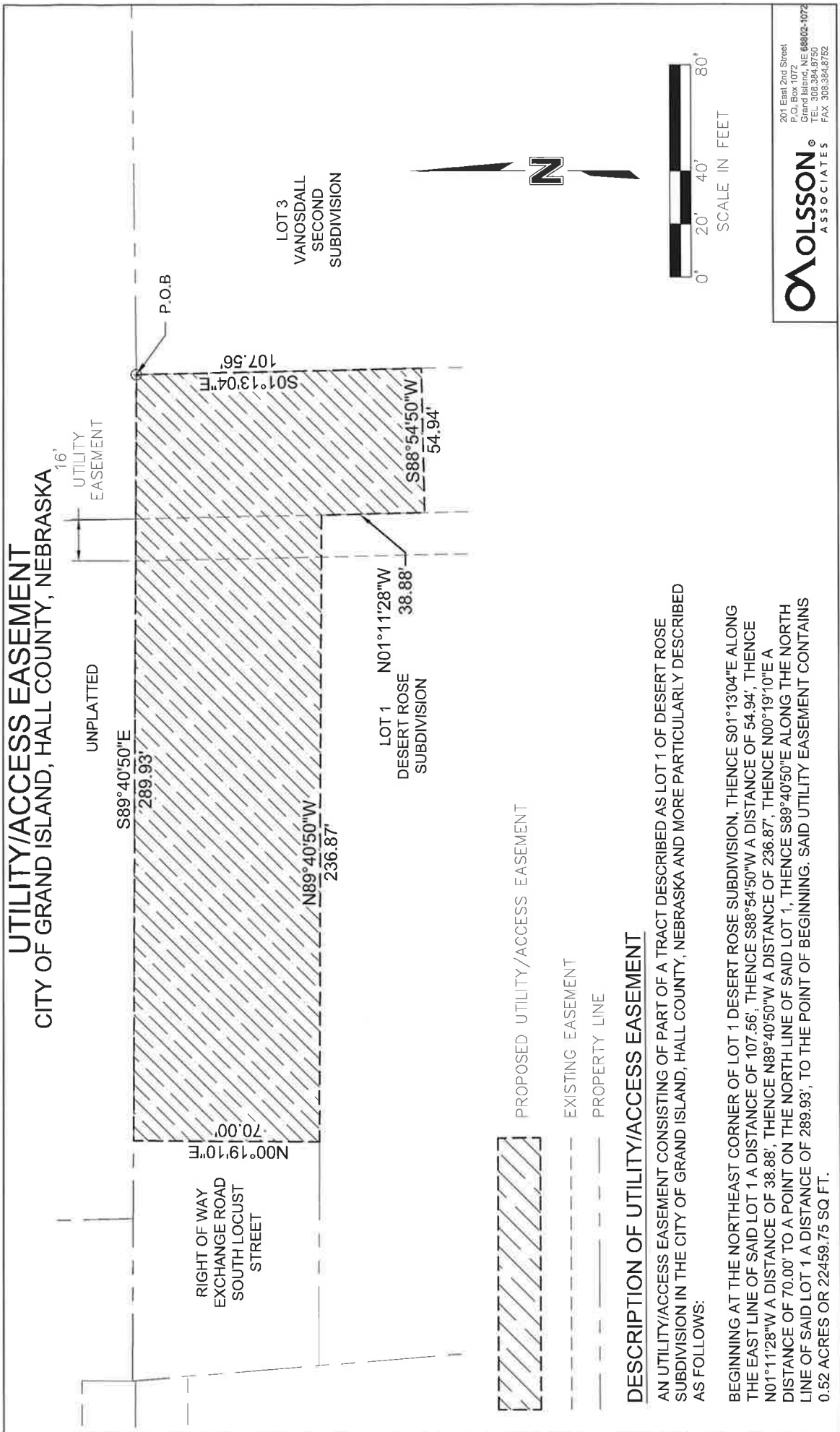
Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

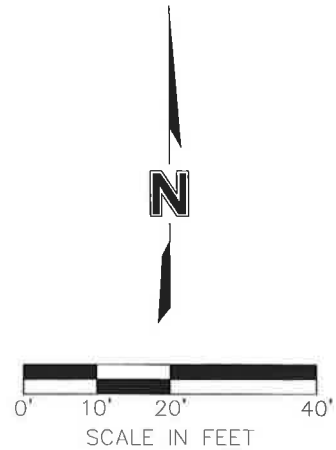
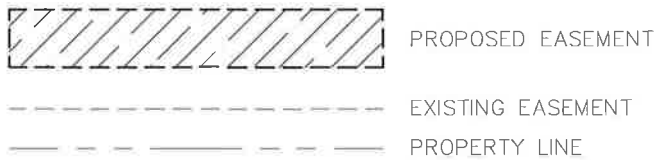
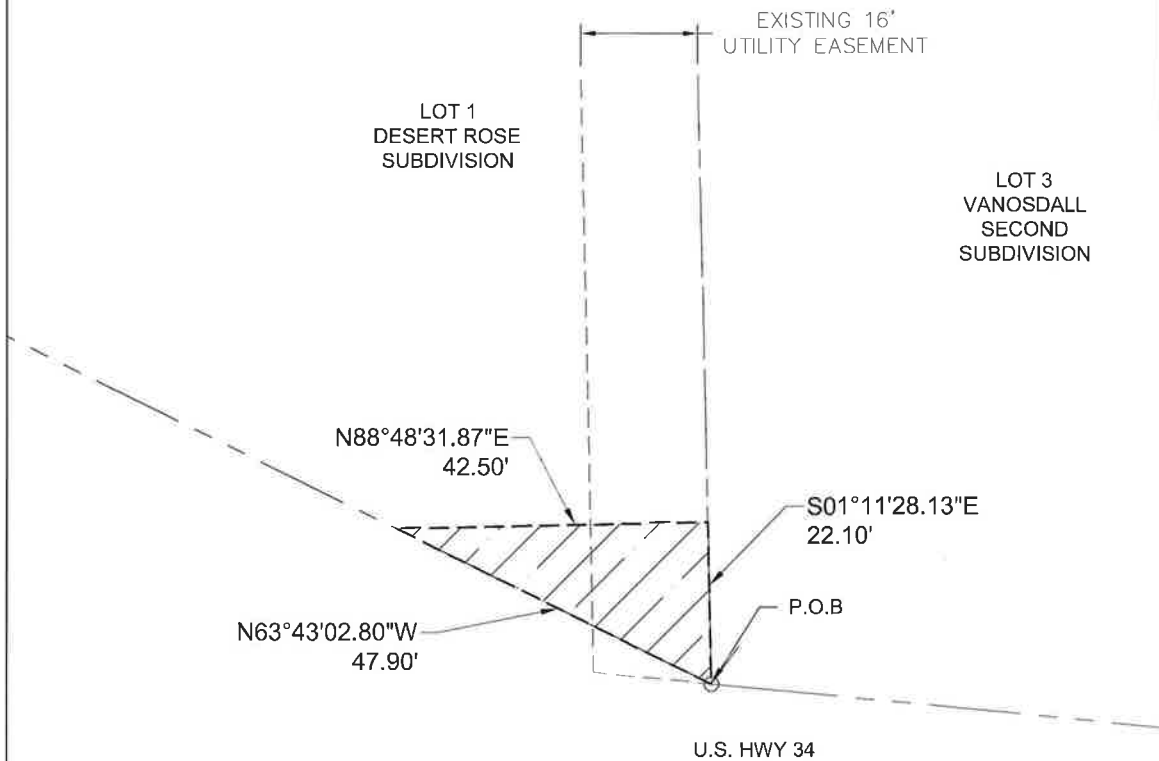
Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



UTILITY EASEMENT CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



DESCRIPTION OF UTILITY EASEMENT

A UTILITY EASEMENT CONSISTING OF PART OF A TRACT DESCRIBED AS LOT 1 OF DESERT ROSE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

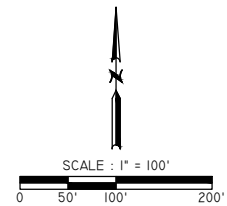
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, DESERT ROSE SUBDIVISION, THENCE N63°43'03"W ALONG AND UPON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 47.90 FEET, THENCE N88°48'32"E A DISTANCE OF 42.50' TO A POINT ON THE EAST LINE OF SAID LOT 1, THENCE S01°11'28"E ALONG SAID EAST LINE A DISTANCE OF 22.10' TO THE PLACE OF BEGINNING. SAID UTILITY EASEMENT CONTAINS 0.01 ACRES OR 469.60 SQ. FT.

MOLSSON
ASSOCIATES

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



- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT DEDICATION
- PROPERTY LINE



DWG: J:\MAPS\DRAWINGS\EXHIBITS\EXHB_CRA DESERT ROSE.DWG - EXHB MICHELLE SOTO 8/6/2018 11:35:08 AM

EASEMENT & RIGHT OF WAY EXHIBIT

Grand Island

LOT 1 DESERT ROSE SUBDIVISION
GRAND ISLAND, NEBRASKA

Council Session - 8/14/2018

CITY OF
GRAND ISLAND

PUBLIC WORKS DEPARTMENT

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City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-16

**#2018-235 - Approving Acquisition of Public Right-of-Way in
Desert Rose Subdivision (3235 S Locust St- Community
Redevelopment Authority for the City of Grand Island, Nebraska)**

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

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

RESOLUTION 2018-235

WHEREAS, public right-of-way is being dedicated by Community Redevelopment Authority for the City of Grand Island, Nebraska to allow for further development of the surrounding area of Desert Rose Subdivision, described as follows:

RIGHT OF WAY CONSISTING OF PART OF A TRACT DESCRIBED AS LOT 1 OF DESERT ROSE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, DESERT ROSE SUBDIVISION, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LOCUST STREET, THENCE S89°42'03"E ALONG AND UPON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 90.00', THENCE S00°17'57"W A DISTANCE OF 70.00', THENCE N89°42'03"W A DISTANCE OF 83.94' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LOCUST STREET AND THE WEST LINE OF LOT 1, THENCE N04°39'03"W ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1 A DISTANCE OF 70.26' TO THE POINT OF BEGINNING SAID RIGHT OF WAY CONTAINS 0.14 ACRES OR 6087.81 SQ FT.

WHEREAS, an agreement for the public right-of-way has been reviewed and approved by the City Legal Department.

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 Agreement for the public right-of-way on the above described tract of land.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

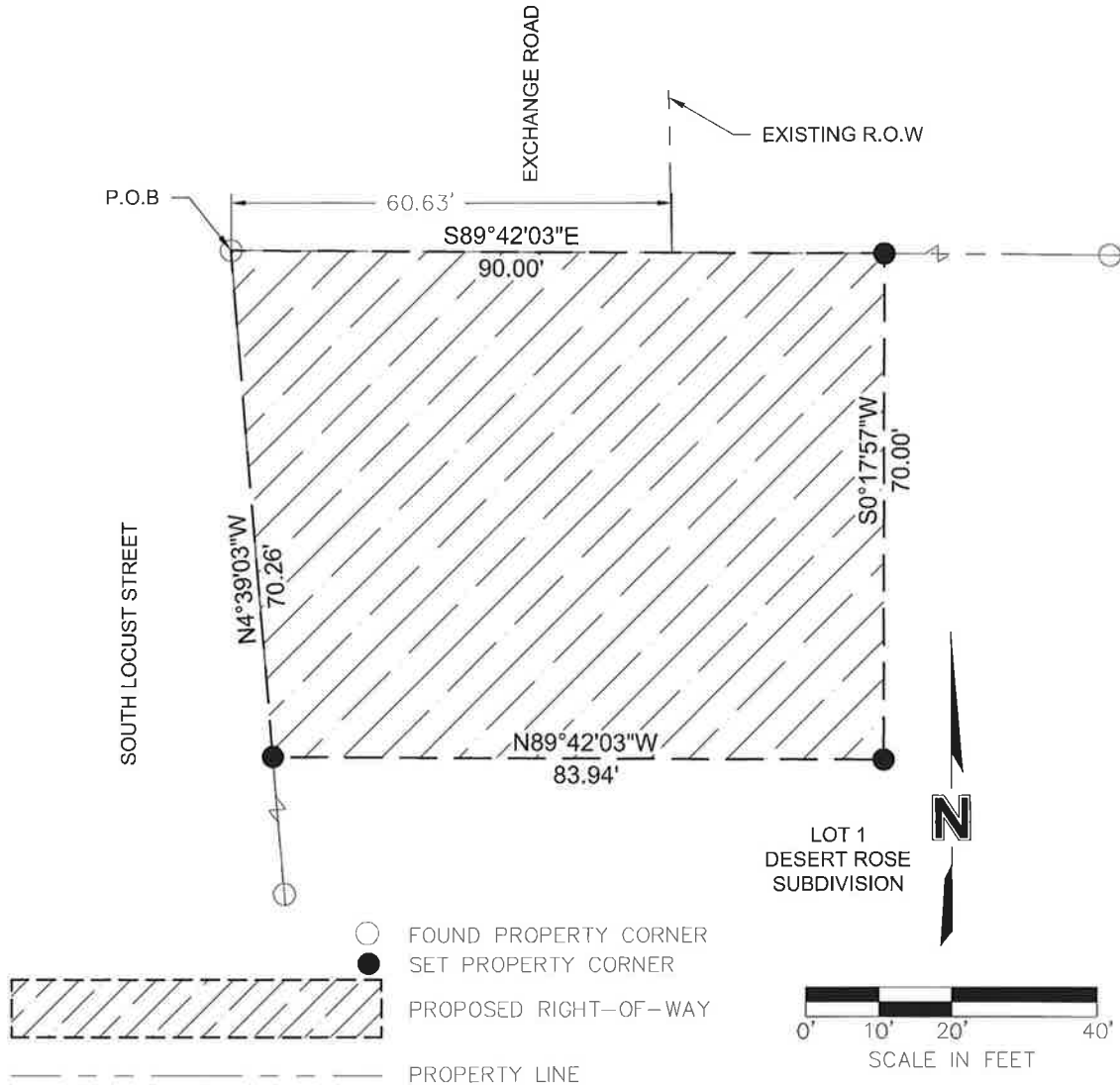
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney

RIGHT-OF-WAY

EXCHANGE ROAD/SOUTH LOCUST STREET CONNECTION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



DESCRIPTION OF RIGHT OF WAY

RIGHT OF WAY CONSISTING OF PART OF A TRACT DESCRIBED AS LOT 1 OF DESERT ROSE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, DESERT ROSE SUBDIVISION, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LOCUST STREET, THENCE S89°42'03"E ALONG AND UPON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 90.00', THENCE S00°17'57"W A DISTANCE OF 70.00', THENCE N89°42'03"W A DISTANCE OF 83.94' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LOCUST STREET AND THE WEST LINE OF LOT 1, THENCE N04°39'03"W ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1 A DISTANCE OF 70.26' TO THE POINT OF BEGINNING SAID RIGHT OF WAY CONTAINS 0.14 ACRES OR 6087.81 SQ. FT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 1, DESERT ROSE SUBDIVISION GRAND ISLAND, 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.

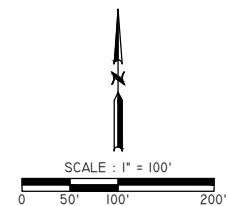
JAI JASON ANDRIST
L.S. 630

MOLSSON
ASSOCIATES

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



- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT DEDICATION
- PROPERTY LINE



DWG: J:\MAPS\DRAWINGS\EXHIBITS\EXHB_CRA DESERT ROSE.DWG - EXHB MICHELLE SOTO 8/6/2018 11:35:08 AM

EASEMENT & RIGHT OF WAY EXHIBIT

Grand Island

LOT 1 DESERT ROSE SUBDIVISION
GRAND ISLAND, NEBRASKA

Council Session - 8/14/2018

CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT

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City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-17

#2018-236 - Approving State Bid Award for One (1) 2018 F550 Crew Cab 4x2 Service Truck for 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 Plant Engineer

Meeting: August 14, 2018

Subject: Approving State Bid Award for One (1) 2019 F550 Crew Cab 4x2 Service Truck for the Wastewater Division of the Public Works Department

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

Background

The Wastewater Division of the Public Works Department budgeted for one (1) service truck to replace the current vehicle used within the maintenance section of the Wastewater Division. Funds are available in the approved FY 2017/2018 budget for this purchase.

Discussion

The maintenance section of the Wastewater Division, within the Public Works Department has one (1) service truck in need of replacement. This vehicle is used in the daily work of servicing lift stations. The current vehicle is serviced routinely by the City's Repair Shop, with oil changes every 100-150 hours, which is equivalent to 5,000 miles for a passenger vehicle.

The current service truck is a 2003 Chevy C4500 with a service body and crane that were purchased in 1996 and mounted on it. This truck has 10,067 miles and 1,330 hours, which equates to 56,617 miles if driven an average of 35 miles per hour. The truck has started having problems with electrical drains that cannot be corrected cost effectively and service of the crane has become harder due to age.



The vehicle specifications awarded under State of Nebraska Contract #14704 OC for a 2019 Ford F550 Crew Cab 4x2 meets all of the requirements for the Wastewater Division vehicle. Anderson Auto Group of Lincoln, Nebraska submitted a bid with no exceptions in the amount of \$154,395.00. There are sufficient funds for this purchase in Account No. 53030054-85625.

The new service truck will provide a larger crane, which is needed due to the change in design of lift stations which now have submersible pumps and grinders that are located in the bottom of the wet wells. There are also several safety features with the new truck; overload protection of the crane, powered outriggers, more lighting and better accessibility to stored tools and equipment on the truck.

The existing service truck will be sold at public auction after delivery of the new service truck.

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 Anderson Auto Group of Lincoln, Nebraska in the total amount of \$154,395.00 for one (1) 2019 Ford F550 Crew Cab 4x2 for the Wastewater Division of the Public Works Department.

Sample Motion

Move to approve the resolution.

RESOLUTION 2018-236

WHEREAS, the Wastewater Division of the Public Works Department for the City of Grand Island, budgeted for one (1) new service truck for the Maintenance area in the 2017/2018 fiscal year; and

WHEREAS, said vehicle, one (1) 2019 Ford F550 Crew Cab 4x2, can be obtained from the State Contract holder; and

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

WHEREAS, the funding for such vehicle 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) 2019 Ford F550 Crew Cab 4x2 in the amount of \$154,395.00 from the State Contract holder, Anderson Auto Group of Lincoln, Nebraska, is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 10, 2018	▣ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-18

#2018-237 - Approving Certificate of Final Completion for Chip Seal Project No. 2018-CS-1

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 14, 2018

Subject: Approving Certificate of Final Completion for Chip Seal Project No. 2018-CS-1

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

Background

Topkote, Inc. of Yankton, South Dakota was awarded a \$134,577.50 contract by the City Council on December 12, 2017, via Resolution No. 2017-346, for Chip Seal Project No. 2018-CS-1. Such project consisted of chip sealing southbound driving lanes, and left turn bays, of South Locust Street from approximately $\frac{3}{4}$ miles south of US Highway 34 to approximately $\frac{1}{2}$ mile north of Interstate 80.

The bid solicitation notified potential bidders the City would procure the chip seal aggregate through the State of Nebraska procurement process. On December 19, 2017, via Resolution No. 2017-355, City Council approved the purchase of chip seal aggregate awarded under State of Nebraska contract #14754 OC from Trinity Lightweight dba TRNLWB, LLC of Boulder, Colorado in the amount of \$63.16 per cubic yard.

Chip Seal is the sprayed application of asphaltic material with a covering of aggregate.

Discussion

The project was completed in accordance with the terms, conditions and stipulations of the contract, plans and specifications. Construction was completed at a total cost of \$129,596.50, resulting in an underrun of \$4,981.00. The project underrun was due to the contractor's efficient operation resulting in a reduction in traffic control.

Additional project costs (detailed below) totaled \$28,180.51 for a final project cost of \$157,777.01.

Additional Project Costs-

Trinity Lightweight (chip seal aggregate)	\$22,893.60
Grand Island Public Works Engineering – Staff	\$ 5,161.99
Grand Island Independent – Advertising	\$ 124.92
Additional Project Costs Total =	\$28,180.51

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the Certificate of Final Completion for Chip Seal Project No. 2018-CS-1.

Sample Motion

Move to approve the Certificate of Final Completion for Chip Seal Project No. 2018-CS-1.

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

Chip Seal Project No. 2018-CS-1
CITY OF GRAND ISLAND, NEBRASKA
August 14, 2018

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

This is to certify that Chip Seal Project No. 2018-CS-1 has been fully completed by Topkote, Inc. of Yankton, South Dakota under the contract dated December 12, 2018. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provisions of Section 16-650 R.R.S., 1943.

Chip Seal Project No. 2018-CS-1

Item No.	Description	Total Quantity	Unit	Unit Price	Total Cost
Base Bid- South Locust Street; North of I-80 Interchange to Wood River Diversion Bridge					
1	Chip Seal Aggregate (provided by City)	0.00	CY	\$0.00	\$0.00
2	Chip Seal Emulsified Asphalt	16,750.00	GAL	\$2.70	\$45,225.00
3	Place Emulsified Asphalt and Aggregate	360.00	CY	\$80.00	\$28,800.00
4	Fog Seal	4,600.00	GAL	\$4.00	\$18,400.00
5	Temporary Sign Day	18.00	EA	\$50.00	\$900.00
6	Barricade, Type II	606.00	BDAY	\$8.00	\$4,848.00
7	Barricade, Type III	0.00	BDAY	\$40.00	\$0.00
8	Temporary Raised Pavement Marker (Yellow)	805.00	EA	\$1.50	\$1,207.50
9	Temporary Raised Pavement Marker (White)	1,208.00	EA	\$2.00	\$2,416.00
10	Flagging	0.00	DAY	\$250.00	\$0.00
11	Flashing Arrow Panel	3.00	DAY	\$350.00	\$1,050.00
12	Mobilization	1.00	LS	\$26,750.00	\$26,750.00
Total Base Bid =					\$129,596.50
Construction Grand Total =					\$129,596.50

Additional Project Costs-

Trinity Lightweight (chip seal aggregate)	\$ 22,893.60
Grand Island Public Works Engineering – Staff	\$ 5,161.99
Grand Island Independent – Advertising	\$ 124.92
Additional Project Costs	\$28,180.51

Chip Seal Project No. 2018-CS-1 Total = \$157,777.01

I hereby recommend that the Engineer's Certificate of Final Completion for Chip Seal Project No. 2018-CS-1 be approved.

John Collins, PE - City Engineer/Public Works Director

Jeremy L. Jensen – Mayor

RESOLUTION 2018-237

WHEREAS, the City Engineer/Public Works Director for the City Of Grand Island has issued a Certificate of Completion for Chip Seal Project No. 2018-CS-1, certifying that Topkote, Inc. of Yankton, South Dakota, under contract, has completed such project; and

WHEREAS, the City Engineer/Public Works Director recommends the acceptance of the project; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Certificate of Final Completion, attached as Exhibit "A" for Chip Seal Project No. 2018-CS-1, in the total amount of \$157,777.01, is hereby confirmed.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-19

#2018-238 - Approving Purchase of Dell Laptop Computers and Docking Stations for Police Fleet

Staff Contact: Robert Falldorf, Police Chief

Council Agenda Memo

From: Robert Falldorf, Police Chief

Meeting: August 14, 2018

Subject: Purchase of Patrol Fleet Computers

Presenter(s): Robert Falldorf, Police Chief

Background

The Police Department has budget authority for the purchase of new laptop computers for our Patrol fleet on our regular rotation. The Department is recommending the purchase of six (6) Dell Latitude Rugged Extreme laptops at a unit price of \$3,158.59 and six (6) Dell docking stations for the laptop computers at a unit price of \$474.71. The total cost of the six (6) Dell Rugged laptops is \$21,111.54 and the total cost of the six (6) Dell docking stations is \$2,848.26 for a total cost of \$23,959.80. The purchase is being made under the State of Nebraska contract number 14252 OC.

Discussion

The Police Department has budget authority for the purchase of new rugged laptop computers for the Patrol Division fleet on our regular rotation. The Police Department and City I.T. Department have determined the best and most cost effective equipment configuration for the cars and have determined the use of Dell Latitude 12 Rugged Extreme laptops to be the best computers. The Department currently has the Dell Latitude 12 Rugged Extreme laptops in their Patrol fleet at this time.

The Department is requesting the purchase of six (6) Dell Latitude Rugged Extreme laptops at a unit price of \$3,158.59 and six (6) Dell docking stations for the laptop computers at a unit price of \$474.71. The total cost of the six (6) Dell Rugged laptops is \$21,111.54 and the total cost of the six (6) Dell docking stations is \$2,848.26 for a total cost of \$23,959.80. The purchase is being made under the State of Nebraska contract number 14252 OC.

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 six (6) Dell Latitude Rugged Extreme laptops and six (6) Dell docking stations for the laptop computers for a total cost of \$23,959.80. The purchase is being made under the State of Nebraska contract number 14252 OC.

Sample Motion

Move to approve the purchase of six (6) Dell Latitude Rugged Extreme laptops and six (6) Dell docking stations for the laptop computers for a total cost of \$23,959.80. The purchase is being made under the State of Nebraska contract number 14252 OC.



A quote for your consideration!

Total: \$23,959.80

Based on your business needs, we put the following quote together to help with your purchase decision. Please review your quote details below, then contact your sales rep when you're ready to place your order.

Quote number:	Quote date:	Quote expiration:	Deal ID:
3000027401799.1	Aug. 1, 2018	Aug. 31, 2018	15470268
Company name:	Customer number:	Phone:	
CITY OF GRAND ISLAND	57684	(308) 385-5469	
Sales rep information:	Billing Information:		
Danielle Thompson	CITY OF GRAND ISLAND		
Danielle_D_Thompson@Dell.com	PO BOX 1968		
(800) 456-3355	GRAND ISLAND		
Ext: 80000	NE 68802-1968		
	US		
	(308) 385-5469		

Pricing Summary

Item	Qty	Unit Price	Subtotal
Latitude 12 Rugged Extreme 7214	6	\$3,518.59	\$21,111.54
Havis DS-DELL-401 Advanced Port Replication - docking station	6	\$474.71	\$2,848.26
		Subtotal:	\$23,959.80
		Shipping:	\$0.00
		Environmental Fees:	\$0.00
		Non-Taxable Amount:	\$23,959.80
		Taxable Amount:	\$0.00
		Estimated Tax:	\$0.00
		Total:	\$23,959.80

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

STATE OF NEBRASKA CONTRACT AWARD

State Purchasing Bureau
1526 K Street, Suite 130
Lincoln, Nebraska 68508

Telephone: (402) 471-6500
Fax: (402) 471-2089

CONTRACT NUMBER
14252 OC

PAGE 1 of 2	ORDER DATE 03/23/17
BUSINESS UNIT 9000	BUYER NANCY STORANT (AS)
VENDOR NUMBER: 3260939	
VENDOR ADDRESS: DELL MARKETING LP SLG SALES 1 DELL WAY BLDG RR2W-2 STOP 2-2-V2 ROUND ROCK TX 78682-7000	

AN AWARD HAS BEEN MADE TO THE CONTRACTOR NAMED ABOVE FOR THE FURNISHING OF MATERIALS AND/OR SERVICES AS LISTED BELOW FOR THE PERIOD:

APRIL 01, 2017 THROUGH MARCH 31, 2020

NO ACTION ON THE PART OF THE CONTRACTOR NEEDS TO BE TAKEN AT THIS TIME. ORDERS FOR THE MATERIALS AND/OR SERVICES WILL BE MADE AS NEEDED BY THE VARIOUS AGENCIES OF THE STATE.

THIS CONTRACT IS NOT AN EXCLUSIVE CONTRACT TO FURNISH THE MATERIALS AND/OR SERVICES SHOWN BELOW, AND DOES NOT PRECLUDE THE PURCHASE OF SIMILAR MATERIALS AND/OR SERVICES FROM OTHER SOURCES.

THE STATE RESERVES THE RIGHT TO EXTEND THE PERIOD OF THIS CONTRACT BEYOND THE TERMINATION DATE WHEN MUTUALLY AGREEABLE TO THE CONTRACTOR AND THE STATE OF NEBRASKA.

Originally awarded from NASPO Value Point Contract MNWNC-108

Supply and deliver Computer Equipment (Desktop, Laptop, Tablet, Server and Storage), Peripherals and Related Services, FOB Destination, to the State of Nebraska per the following Contract Information and attached Participating Addendum.

Dell Marketing, L.P. NASPO ValuePoint website: <<http://www.dell.com/learn/us/en/04/slg/nebraska?c=us&l=en&s=bsd&cs=04>>

The Dell Marketing, L.P. NASPO ValuePoint website will assist you with contact information, product and service information, product configuration, pricing, how to order, warranty support, etc.

The State Purchasing Bureau encourages agencies to contact the designated Inside Sales Representative/Account Representative to learn more about special promotions, and to obtain volume discount quotes.

The following configuration limits apply to this contract:

Desktop: \$ 10,000
Laptop: \$ 10,000
Tablet: \$ 5,000
Server: \$500,000
Storage: \$500,000

The dollar limits identified above are based on a SINGLE computer configuration. This is NOT a restriction on the purchase of multiple configurations (e.g. an entity could purchase 10 Desktops for a total purchase price of \$10,000).

The Purchase Order must include the State of Nebraska NASPO ValuePoint Contract #14252 OC and the Dell Marketing, L.P. NASPO ValuePoint Master Agreement Number MNWNC-108 and also must include Dell Contract Code WN20AGW.

Leasing for State Agencies is outside the scope of the NASPO ValuePoint Agreement and this contract.

Political Subdivisions are responsible for processing Purchase Orders directly with the contracted vendor.

(For the File: This RFP and Contract are bid and awarded by the State of Minnesota. All backup bids, etc., are retained by the State of Minnesota, Department of Administration, Materials Management Division.)

3/28/17
A- *Nancy Storant*
BUYER 3/29/17
MATERIEL ADMINISTRATOR

R43570|NISC0001|NISC0001 20150801

STATE OF NEBRASKA CONTRACT AWARD

State Purchasing Bureau
1526 K Street, Suite 130
Lincoln, Nebraska 68508

Telephone: (402) 471-6500
Fax: (402) 471-2089

PAGE 2 of 2	ORDER DATE 03/23/17
BUSINESS UNIT 9000	BUYER NANCY STORANT (AS)
VENDOR NUMBER: 3260939	

CONTRACT NUMBER
14252 OC

(For the File: The NASPO ValuePoint/Dell Marketing, L.P. Master Price Agreement contract period was effective on April 1, 2015. The NASPO ValuePoint/Dell Marketing, L.P. Participating Addendum became effective on October 15, 2015.

Vendor Contact: Sadie Robbins
Address: One Dell Way, Round Rock, TX 78682
Phone: 515-723-6961
Email: Sadie.Robbins@Dell.com

THIS IS THE FIRST RENEWAL OF THE CONTRACT AS AMENDED (ss 3/23/17)

Line	Description	Estimated Quantity	Unit of Measure	Unit Price
1	DELL COMPUTER EQUIPMENT DESKTOP, LAPTOP, TABLET,	12,100,000.0000	\$	1.0000


BUYER INITIALS
R43500INISC0001INSC0001: 20150901

RESOLUTION 2018-238

WHEREAS, the Police Department budgeted for the purchase of new computers for the Patrol Division vehicle fleet; and

WHEREAS, the Police Department has determined that the Dell Latitude 12 Rugged Extreme laptop and Dell 401 vehicle docking stations are the product that best meets the Department's needs; and

WHEREAS, the State of Nebraska has a contract, 14252 OC, for the purchase of the Dell laptops and docking stations; and

WHEREAS, the cost six (6) Dell Latitude 12 Rugged Extreme laptops is \$21,111.54 and the cost of six (6) Dell 401 docking stations is \$2,848.26 for a total cost of \$23,959.80 which is within the estimated amount budgeted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, approve the purchase of six (6) Dell Latitude 12 Rugged Extreme laptops at a unit price of \$3,518.59 and six (6) Dell 401 docking stations at a unit price of \$474.71 for a total cost of \$23,959.80.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14th, 2018.

Jeremey Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-20

**#2018-239 - Approving Annual Agreement for Financial Software
Licensing and Support**

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 14, 2018

Subject: Approving Annual Agreement for Financial Software Licensing and Support

Presenter(s): Patrick Brown, Finance Director

Background

On July 10, 2001, Council approved the purchase and implementation of Tyler Technologies' MUNIS integrated financial software system for the City of Grand Island. This financial software continues to provide the City of Grand Island excellent service and support for financial information. Each year in order to receive software upgrades and technical assistance from Tyler Technologies; it is necessary to enter into an annual Support Agreement.

Discussion

The total cost for the period of 9/14/2018 to 9/13/2019 is \$182,689.67. This includes system support and licensing updates for: Tyler System Management Services Support \$30,000.00, MUNIS Module Support and Update Licensing \$146,489.67, and Tyler unlimited CAL Graphic User Interface (MUNGUIUP-F) Support \$6,200.

The Tyler System Management Services Support provides service to the Information Technology department on system backup and recovery assistance, file permissions and security, system tools and user guides of each module, assistance on upgrades for each database as well as services for free on-site system server transfers.

Munis Module Support and Update Licensing include support and licensing for City staff to use the following accounting programs. Payroll, Human Resource Management, Project Accounting, Requisitions/Purchase Orders, Accounts Payable, General Ledger, Budget, General Billing, Accounts Receivable, Special Assessments, Fixed Assets, Tyler Content Manager, TCM auto Index and Redaction, Role tailored Dashboard, Tyler form Processing, Crystal Reports, Employee Self Service, and Munis Office.

The Tyler Content Manager feature enables viewing of on-line accounts payable invoices, W9's, checks written, purchase orders, and secured employee direct deposit stubs and W2's.

Crystal Reports is a report writing system that extracts data from each accounting module table to produce user defined reports.

The Employee Self-Service module allows employees to have on-line access to pay history, direct deposits, W-2 information, leave balances, and make changes to their personal information such as addresses, phone numbers, dependents and emergency contacts. Employee Self-Service is also used annually for on-line cafeteria benefit deductions and has allowed the City to implement on-line employee absence approvals that flow directly into bi-weekly payroll batch processing.

Munis Office connects Microsoft Office products Excel and Word to each accounting program.

The Tyler Unlimited CAL Graphic User Interface (GUI) Support is the interface that creates the screens and user "look" to the database that holds information. Users can individualize the look and feel of each of their module screens showing different information in different ways.

Alternatives

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

1. Approve the 2018-2019 Contract with Tyler Technologies, Inc for software support and licensing.
2. Postpone the issue to a future meeting.
3. Take no action.

Recommendation

City Administration recommends that the Council approve the 2018-2019 Annual Financial Support Agreement with Tyler Technologies, Inc. in the amount of \$182,689.67.

Sample Motion

Move to approve the Annual Financial Support Agreement with Tyler Technologies, Inc.

RESOLUTION 2018-239

WHEREAS, on July 10, 2001, by Resolution 2001-180, the City of Grand Island approved the proposal of Process, Inc., d/b/a Munis, to implement new accounting software with an integrated financial program; and

WHEREAS, in order to receive continued upgrades and technical assistance from the company, it is necessary to enter into an annual Financial Support Agreement; and

WHEREAS, the cost for the period of September 14, 2018 to September 13, 2019 for Tyler System Management Services Support is \$30,000.00; and

WHEREAS, the cost for the period of September 14, 2018 to September 13, 2019 for Munis Module support and update licensing is \$146,489.67; and

WHEREAS, the cost for the period of September 14, 2018 to September 13, 2019 for Tyler Unlimited CAL support is \$6,200.00; and

WHEREAS, the proposed agreement has been reviewed and approved by the City Attorney's office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the annual Financial Support Agreement by and between the City and Tyler Technologies, Inc. for the amount of \$182,689.67 is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item H-1

**Consideration of Forwarding Blighted and Substandard Area #27
to the Hall County Regional Planning Commission (Keystone
Properties)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: August 14, 2018

Subject: Proposed Blighted and Substandard Area #27

Presenter(s): Chad Nabity, Director Grand Island CRA

Background

Enclosed you will find a copy of a Substandard and Blight Study as prepared for Andrew Marsh by Marvin Planning Consultants. This study is for one city block approximately 2.85 acres of property in north central Grand Island located between Cleburn and Elm Streets and 6th and 7th Streets. The study as prepared and submitted indicates that this property could be considered blighted and substandard. The full study is attached for your review and consideration.

Mr. Marsh has submitted this study for the review and consideration of the Grand Island City Council as permitted by Nebraska law. If the blight and substandard designation is approved, a TIF application will likely be submitted for residential development on the property at least one property on this block. Mr. Marsh recently purchased a property on the Problem Resolution Team list at 609 W. 7th Street that is adjacent to another of his properties. It is his intent to rebuild on this site using TIF to cover the costs of acquisition and demolition. This is consistent with the whole concept of microblight designations as it has been applied in the City of Grand Island. The decision on whether to declare an area blighted and substandard is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission.

The question before Council will be whether to send the study to the Planning Commission for its review and feedback. If the item is not sent to the Planning Commission, the Council cannot declare the area blighted and substandard. Planning Commission will meet September 5, and would have a recommendation ready following that meeting.

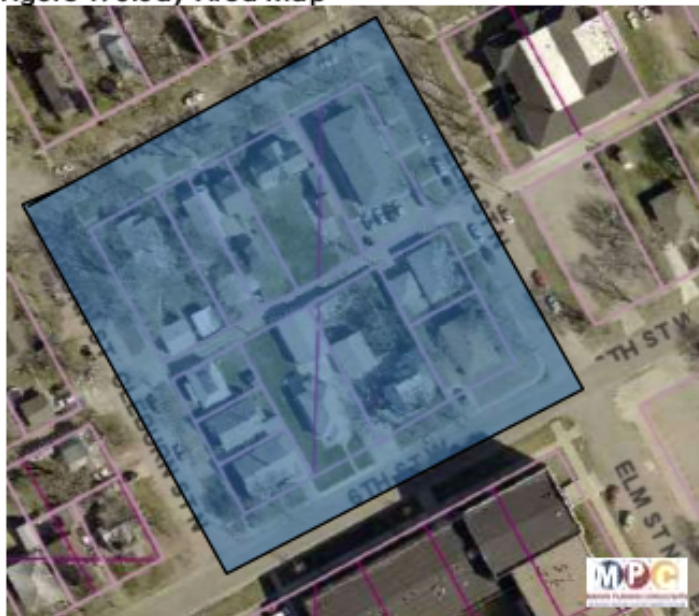
Once an area has been declared blighted and substandard, the CRA can accept redevelopment proposals for the area that might, or might not, include an application for Tax Increment Financing. Should this be approved, you can anticipate that Mr. Marsh will submit an application for TIF to assist with the costs associated redeveloping this PRT property.

Discussion

The action item tonight relates to the study for proposed CRA Area No. 27 in northeast Grand Island as shown below. The study was prepared for 2.85 acres, all of which are in the Grand Island City Limits.

Study Area

Figure 1: Study Area Map



Source: Hall County GIS and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

Grand Island City Attorney Jerry Janulewicz has reviewed the Nebraska Statutes and case law pertaining to the declaration of property as blighted and substandard. His comments on this application are as follows:

The statutes which provide for the creation of a redevelopment area or redevelopment project within a redevelopment area require the following procedure:

- A request is made to the city council to declare an area to be substandard and blighted and in need of development for purposes of enabling the creation of a redevelopment area or a redevelopment project within a redevelopment area.
- The city council submits the question of whether an area is substandard and blighted to the planning commission for its review and recommendation prior to making its declaration that an area is substandard and blighted.
- The planning commission must hold a public hearing and submit its written recommendations within 30 days holding a public hearing on the request.
- Upon receipt of the recommendations from the planning commission the city council may make its findings and declaration with respect to the property within an area.
- Unless the city council of the city in which such area is located has, by resolution adopted after a public hearing with notice, declared such area to be a substandard and blighted area

in need of redevelopment, the Community Redevelopment Agency cannot prepare a redevelopment plan for a redevelopment project area.

- Following a declaration that an area is substandard and blighted, the Community Redevelopment Agency is authorized to prepare or cause to be prepared and recommend redevelopment plans to the governing body of the city and to undertake and carry out redevelopment projects within its area of operation and may enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the authority may deem necessary to prevent a recurrence of substandard and blighted areas or to effectuate the purposes of the Community Development Law, and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. Within the area of operation of the Community Redevelopment Authority, the authority may exercise its statutory powers with respect to the redevelopment project.

Neb. Rev. Stat. §§ 18-2107; 18-2109.

As stated in Fitzke v. City of Hastings, 582 N.W.2d 301 (Neb. 1998):

A CRA is not authorized to prepare a redevelopment plan for a redevelopment project area unless the governing body of the city first enacts a resolution declaring such area to be “a substandard or blighted area in need of redevelopment.” § 18–2109. After such a declaration has been made and a redevelopment plan has been prepared and approved, a CRA is authorized to enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the [CRA] may deem necessary to prevent a recurrence of substandard or blighted areas ... and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. § 18–2107(4). The CRA may utilize tax increment financing to pay for redevelopment projects undertaken pursuant to the CDL. § 18–2124.

“Under this statutory scheme, a private development project would be eligible for tax increment financing only if it is included within an area which has previously been declared blighted or substandard and is in furtherance of an existing redevelopment plan for that area. The declaration of property as blighted or substandard is not simply a formality which must be met in order to assist a private developer with tax increment financing; it is the recognition of a specific public purpose which justifies the expenditure of public funds for redevelopment.” Fitzke, id., citing Monarch Chemical Works, Inc. v. City of Omaha, 203 Neb. 33, 277 N.W.2d 423 (1979). The legislative intent underlying the Community Development Law is the elimination of blighted and substandard areas and to prevent the reoccurrence of blight through a cooperative effort of the public and private sectors, not to aid private developers. Fitzke, id.

At this point, Council is only making a decision about whether to forward the study to the Planning Commission for its recommendation or not. According to NRSS §18-2109, it is clear that the Planning Commission must hold a public hearing and have the opportunity to review the Blight Study prior to Council declaring the property substandard and

blighted. If Council wishes to consider a declaration of substandard and blight, State Statute requires that the question of whether an area is substandard and blighted is submitted to the Planning Commission for hearing, review and recommendation.

Blighted Area of the Community

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 August 1, 2018, 20.11% of the City has been declared blighted and substandard. Area 26 (this study) would add another 0.01% 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 27 would significantly impact the City's ability to declare other areas blighted and substandard.

Alternatives

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

1. Move to forward the Study to the Planning Commission for its recommendation.
2. Move to not forward the Study to the Planning Commission for its recommendation.
3. Refer the issue to a committee.
4. Postpone the issue to future date.
5. Take no action on the issue.

Recommendation

City Administration recommends that the Council move to forward the study to the Planning Commission if Council wishes to consider the use of Tax Increment Financing as a redevelopment tool for this property.

Sample Motion

Move to adopt resolution to forward the Study to the Planning Commission for their review and recommendation.



Grand Island, Nebraska
Blight and Substandard Study - Area 27
Completed on behalf of: Keystone Properties



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 Keystone Properties 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 the Community Development Law, shall afford maximum opportunity, consistent with the 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 the Community Development Law, 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 of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the 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; disaster assistance; effect. 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."

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area" means an area (a) which, 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. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

"Substandard area 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; and"

"Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

This Blight and Substandard Study is being considered a "micro-blight" area under the definition established by the City of Grand Island. The Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18. 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, which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

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

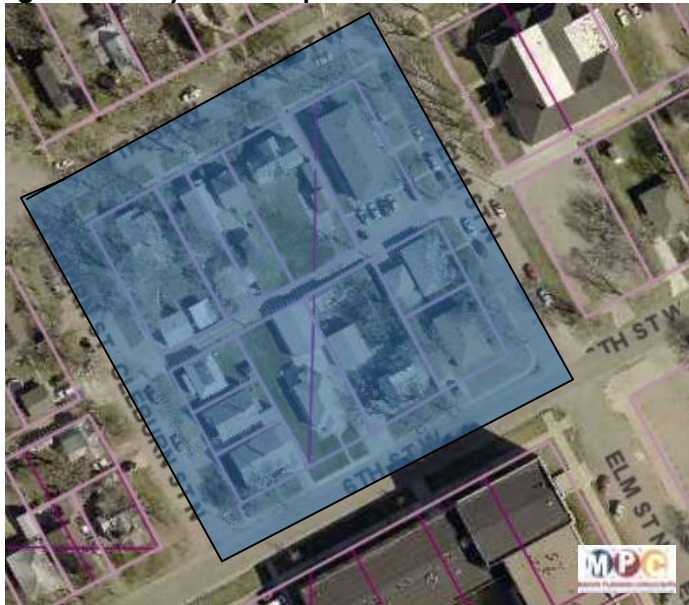
Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand 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.

Point of beginning is the intersection of the centerlines of West 7th Street and North Elm Street; thence bearing southeasterly along the centerline of North Elm Street to the intersection of the centerline of West 6th Street; thence, southwesterly along the centerline of West 6th Street to the intersection with the centerline of North Cleburn Street; thence, northwesterly along the centerline of North Cleburn Street to the intersection with the centerline of West 7th Street; thence, northeasterly along the centerline of West 7th Street to the point of beginning.

Study Area

Figure 1: Study Area Map



Source: Hall County GIS and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

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.

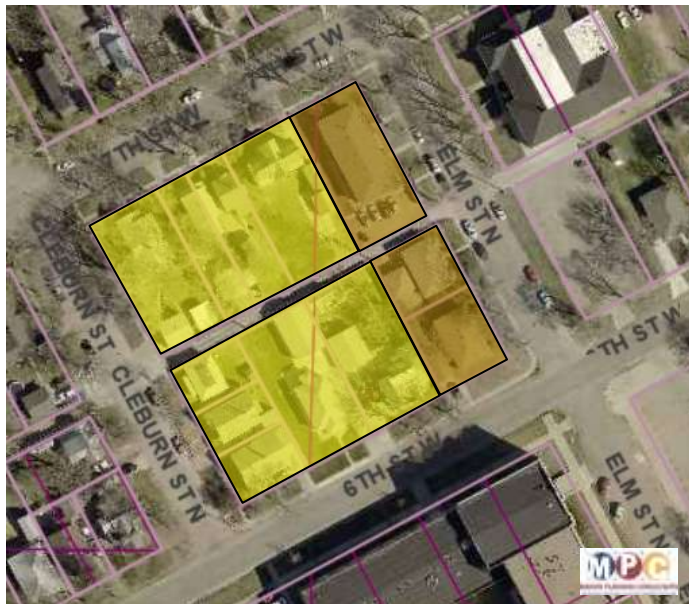
TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2017

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.59	56.0%	56.0%
Single-family	1.19	42.0%	42.0%
Multi-family	0.40	14.0%	14.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	1.26	44.0%	44.0%
Total Developed Land	2.85	100.0%	100.0%
Vacant/Agriculture	0.00		0.00%
Total Area	2.85		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 (42.0%), multi-family dwellings (14.0%), Transportation oriented land (street and R.O.W)(44.0%). The entire area considered completely developed.

Figure 2
Existing Land Use Map



Source: Hall County GIS and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

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.

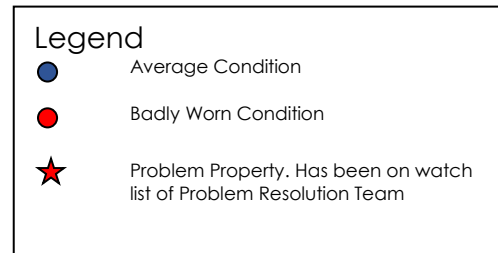
Structural Conditions

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

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

- 0 (0.0%) structures rated as very good
- 0 (0.0%) structures rated as good
- 0 (0.0%) structure rated as fair
- 8 (66.7%) structures rated as average
- 4 (33.3%) structure rated as badly worn

Figure 3: Structural Conditions



Source: Hall County Assessor and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

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, 100.0% 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.

Figure 4: Deterioration of Site or Other Improvements

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

Deterioration of Site or Other Improvements

Site Improvements Conditions

The properties within the study area are accessed via West 6th and 7th Streets, North Elm Street, North Cleburn Street and via the alley. In addition, the entire study area is served by sidewalk, some setback from the curb and others immediately behind the curb.

Based upon review of images of the study area, Figure 4 was created. The Figure indicates:

- 60% of the road surfaces, including the alley, serving this study area are deteriorating
- 100.0% of the curb and gutter are in a deteriorating state
- Approximately 63.0% of the sidewalk is in a deteriorating state

Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.



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 - 2018

	Number of Structures	Construction date	Age	Cumulative Age
	3	1906	112	336
	1	1925	93	429
	1	1937	81	510
	1	1967	51	561
	1	1951	67	628
	1	1926	92	720
	1	1942	76	796
	2	1921	97	990
	1	1900	118	1108
Total Cumulative	12			1108
Average Age				92.3

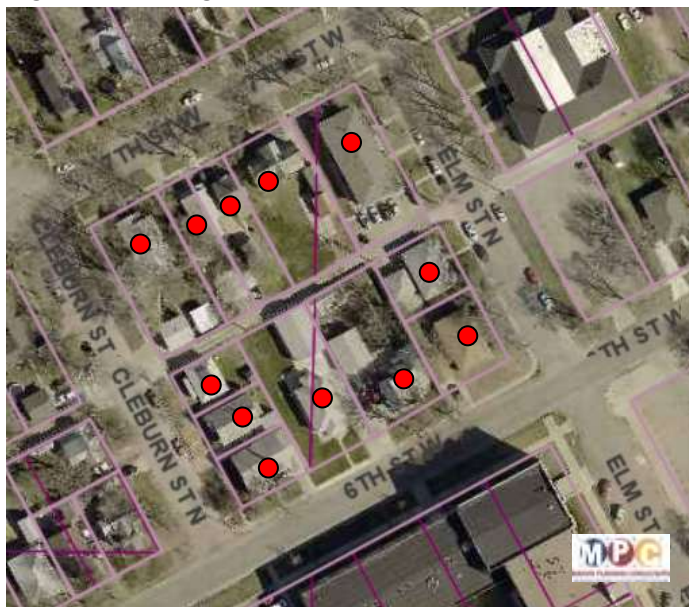
Source: Hall County Assessor's and Marvin Planning Consultants 2018

Within the study area there are 12 primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 12 (100.0%) unit was determined to be 40 years of age or older
- 0 (0.0%) 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 92.3 years; thus, meeting the requirements of the statutes.

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

Figure 5: Unit Age Map

Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2018

Note: Lines and Aerial may not match.

Blighting Summary

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

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study area 100.0% of the structures were deemed to be in either average or badly worn condition.
 - One structure has been deemed a Problem Property by the Problem Property Team
- **Deterioration of site or other improvements**
 - 60% of the road surfaces, including the alley, serving this study area are deteriorating
 - 100.0% of the curb and gutter are in a deteriorating state
 - Approximately 63.0% of the sidewalk is in a deteriorating state
- **Diversity of Ownership**
 - There are 12 different property owners within the study area.
- **Improper Subdivision or Obsolete Platting**
 - Portions of HG Clarks Addition, specifically in this case, sit along a ¼ section line and the platted lots also overlay Grand Island Original Town platting.
- **Faulty Lot Layout**
 - Lot 5, Block 18 of HG Clarks Addition has been split into three smaller parcels. The lots are located at the corner of West 6th Street and North Cleburn Street, facing North Cleburn Street.

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**
 - 12 (100.0%) buildings or improvements were determined to be 40 years of age or older
 - 0 (0.0%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 92.3 years.

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

- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

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

Substandard Conditions

Average age of the residential/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 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 3: AVERAGE STRUCTURAL AGE, BY CUMMULATIVE METHOD – 2018

	Number of Structures	Construction date	Age	Cumulative Age
	3	1906	112	336
	1	1925	93	429
	1	1937	81	510
	1	1967	51	561
	1	1951	67	628
	1	1926	92	720
	1	1942	76	796
	2	1921	97	990
	1	1900	118	1108
Total Cumulative	12			1108
Average Age				92.3

Source: Hall County Assessor's and Marvin Planning Consultants 2018

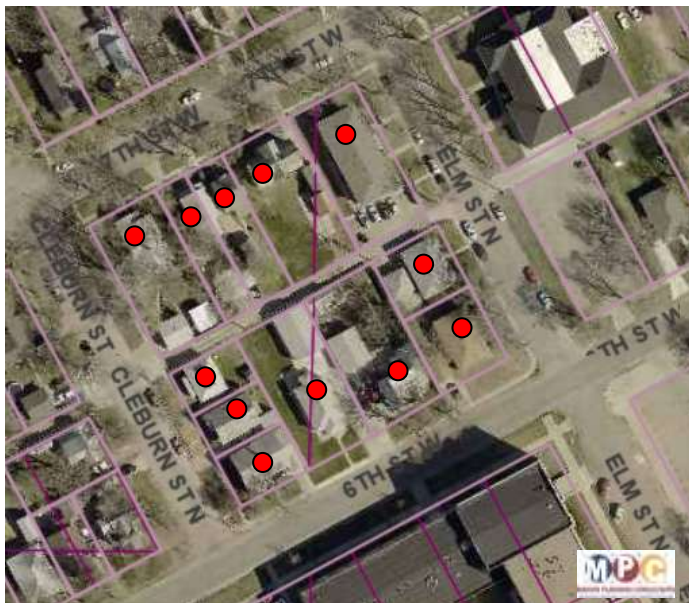
Within the study area there is a total of 12 primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 12 (100.0%) unit was determined to be 40 years of age or older
- 0 (0.0%) 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 92.3 years; thus, meeting the requirements of the statutes.

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

Figure 6: Unit Age Map



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

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 #27

Blight Study Area #27 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions under Part A

- **Substantial number of deteriorating structures**
- **Deterioration of site or other improvements**
- **Diversity of Ownership**
- **Improper Subdivision or Obsolete Platting**
- **Faulty Lot Layout**

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**

Substandard Conditions

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



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item I-1

#2018-240 - Consideration of Approving Update to Resolution No. 2015-120; Designated Truck Routes within the City of Grand Island

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

Council Agenda Memo

From: John Collins PE, Public Works Director

Meeting: August 14, 2018

Subject: Approving Update to Resolution No. 2015-120;
Designated Truck Routes within the City of Grand Island

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

Background

On April 28, 2015 City Council passed Resolution No. 2015-120, which designated the truck routes within the City of Grand Island. City Council approval is required for any changes to be made to that resolution.

On July 14, 2015, via Resolution No. 2015-176, City Council approved an interlocal agreement with Hall County to reroute commercial truck traffic from a portion of Capital Avenue between US Highway 281 and Sky Park Road to Airport Road between US Highway 281 and Sky Park Road.

Traffic counts indicate that most of the 1,364 trucks on Capital Avenue have local destinations, except 384. Removing the Truck Route designation from Capital Avenue would reduce truck traffic by 28%. This traffic would be a 417% increase in Airport Road's current truck ADT of 92.

Discussion

Complaints of trucks engine breaking and speeding on Capital Avenue have been persistent, but unverifiable. Public Works has analyzed this and recommends that Capital Avenue from Broadwell Avenue to east City limits be removed from the list of designated truck routes. The attached resolution updates truck routes to reflect this change. Note trucks with local destinations are permitted to use non designated truck routes.

Airport Road has sufficient capacity to handle the additional truck traffic, as does Sky Park Road. More frequent maintenance is anticipated for both Airport Road and Sky Park Road, and it may be necessary to add structure to Airport Road. The intersection of Capital Avenue and Sky Park Road only marginally accommodated truck movements, so a project to increase the radii will probably be necessary in the next few years. The other intersections should be able to accommodate the additional trucks.

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 update to Resolution No. 2015-120 to designate truck routes within the City of Grand Island.

Sample Motion

Move to approve the resolution.

RESOLUTION 2018-

WHEREAS, the City Council, by authority of Section 22-76 of the Grand Island City Code, may by resolution, designate truck routes upon the streets of the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that truck routes within the City of Grand Island are designated as follows:

STREET	FROM	TO
Abbott Road	½ mile west of Sky Park Road (west city limits)	Sky Park Road
Abbott Road	Quandt Road	East city limits
Adams Street	Stolley Park Road	Anna Street
Airport Road	US Highway 281 ¼ mile west of Sky Park Road (west city limits)	Sky Park Road
Airport Road	Shady Bend Road	East city limits
Anna Street	Broadwell Avenue	Locust Street
Bismark Road	Locust Street	East city limits
Blaine Street/Custer Avenue	Second Street	Old Lincoln Highway
Broadwell Avenue	Anna Street	North city limits
Capital Avenue	US Highway 281	East city limits
Eddy Street	Oklahoma Avenue	State Street
Elm Street	Second Street	Fourth Street
Engleman Road	Husker Highway	Old Potash Highway
Engleman Road	City limits south of Lariat Lane	City limits north of Michigan Avenue
Fonner Park Road	Adams Street	Stuhr Road
Fourth Street	Eddy Street	SkyPark Road
Gold Core Drive	Wildwood Drive	Schimmer Drive
Husker Highway	North Road	US Highway 281
Juergen Road	Wildwood Drive	Schimmer Drive
Lincoln Avenue	Second Street	North Front Street
Locust Street	South city limits	Charles Street
Nebraska Highway 2	¼ mile west of Independence Avenue (west city limits)	Broadwell Avenue
North Road	Husker Highway	Old Potash Highway
Claude Road	Old Highway 30	Old Potash Highway
North Front Street	Broadwell Avenue	Elm Street
Oak Street	South Front Street	Fourth Street
Oklahoma Avenue	Adams Street	Locust Street

Old Highway 30	West intersection with US Highway 30	Old Potash Highway / Old Lincoln Highway intersection
Old Lincoln Highway	Old Highway 30 / Old Potash Highway intersection	Broadwell Avenue
Old Potash Highway	West city limits	Old Lincoln Highway / Old Highway 30 intersection
Platte Valley Boulevard	US Highway 281	Juergen Road
Quandt Road	Abbott Road	¼ mile north of Abbott Road (city limits)
Schimmer Road	West city limits	Locust Street
Second Street	Webb Road	Grant Street
Shady Bend Road	Arabian Circle (city limits)	Bronco Road (city limits)
Shady Bend Road	Approx. ½ mile north of Bismark Road (city limits)	880 feet south of Gregory Avenue (city limits)
Shady Bend Road	231 feet south of Gregory Avenue (city limits)	UPRR South right-of-way (city limits)
Shady Bend Road	1,910 feet north of Capital Avenue (city limits)	Airport Road
Sky Park Road	Seventh Street	White Cloud Road
St. Paul Road	Fourth Street	Capital Avenue
Stolley Park Road	920 feet west of Freedom Drive (west city limits)	Stuhr Road
Stuhr Road	270 feet south of the north intersection with Stolley Park Road (south city limits)	US Highway 30
Sycamore Street	First Street	Fourth Street
Third Street	Blaine Street	Broadwell Avenue
US Highway 30	West city limits	Grant Street
US Highway 30 (2 nd Street)	Grant Street	Greenwich Street
US Highway 30 (eastbound) (Greenwich Street)	Second Street	First Street
US Highway 30 (1 st Street and 2nd Street)	Greenwich Street	Plum Street
US Highway 30	Plum Street	270 feet west of Shady Bend Road (east city limits)
US Highway 34 (Husker Highway)	US Highway 281	¼ mile east of Locust Street (east city limits)
US Highway 34 / 281	Milepost No. 228.91 (1/4 mile south of Wildwood Drive) (south city limits)	Milepost No. 231.16 (Husker Highway)
US Highway 281	Milepost No. 67.6 (Husker Highway)	Milepost No. 72 (Nebraska Highway 2) (north city limits)
Vine Street	First Street	Third Street
Vine Street (South Front Street)	Third Street	Oak Street
Walnut Street	Charles Street	Second Street

Webb Road	South intersection with US Highway 281	The north intersection with US Highway 281
White Cloud Road	Sky Park Road	2,060 feet east of Sky Park Road (east city limits)
Wildwood Drive	380 feet west of Elk Drive (west city limits)	Locust Street

BE IT FURTHER RESOLVED that this resolution supersedes any and all other resolutions establishing or amending truck routes for the City of Grand Island.

Adopted by the City Council of the City of Grand Island, Nebraska, ~~August 14~~July 10, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item I-2

**#2018-196 - Consideration of Approving Proposed Ballot Language
for 1/2 Cent Increase to Sales Tax**

Staff Contact: Marlan Ferguson

Council Agenda Memo

From: Jerry Janulewicz, City Attorney

Meeting: August 14, 2018

Subject: Additional ½ Percent Sales Tax

Presenter(s): Marlan Ferguson, City Administrator
Jerry Janulewicz, City Attorney

Background

Nebraska Statutes permit cities to impose or increase city sales tax at a rate greater than 1½ percent. The tax generated by the rate that exceeds 1½ percent must be used for public infrastructure projects and must terminate no later than 10 years from the effective date of the increase unless the revenue generated by the increased rate is pledged for the repayment of the bonds, in which case the increased rate may continue until the bonds are paid. The proposal to increase the tax rate above 1½ percent requires adoption of a resolution passed by a vote of at least 70 percent of all the members of the council, and must be approved by majority vote of the electorate at a primary or general election.

In addition to the requirements stated above, as a condition of imposing sales tax at the increased rate, Neb.Rev.Stat. § 77-27,142 requires a city be a party to an interlocal agreement with a political subdivision within the city or the county creating a separate legal or administrative entity relating to a public infrastructure project. The interlocal agreement must contain provisions, including benchmarks, relating to the long-term development of unified governance of public infrastructure projects with respect to the parties. The separate legal or administrative entity created cannot not be one that was in existence for one calendar year or more preceding the submission of the question of such tax or increase at a primary or general election. City administration is recommending approval of an Interlocal agreement with the Grand Island Community Redevelopment Authority, which is submitted concurrently as a separate resolution.

Discussion

The proposed resolution, if approved by council, would submit the following issue to the city electorate at the 2018 general election:

Shall the City Council of the City of Grand Island increase the local sales and use tax rate by an additional one-half of one percent (1/2%) from the current rate of one and one-half

percent (1 1/2%) to a rate of two percent (2%) and impose a sales and use tax at the increased rate upon the same transactions within the City on which the State of Nebraska is authorized to impose a tax, with 100% of the revenue from the increased rate to be used for the following projects: (1) public highways; (2) municipal streets, bridges, and sidewalks; (3) buildings and capital equipment used in the operation of city government; (4) parking facilities; and (5) public safety equipment necessary for the provision of city public safety services, which increased rate shall terminate not more than ten years after the effective date of the increased sales and use tax or if some or all of the revenue is pledged for payment of bonds, until the payment in full of such bonds and any refunding bonds, whichever date is later, and shall increase its budgeted restricted funds for fiscal year 2019-20 by \$5,500,000, sixteen percent (16%) over the 2018-19 restricted funds, to permit the expenditure of revenue from the increased rate?

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 and adopt the resolution.

Sample Motion

Move to approve Resolution #2018-196.

RESOLUTION 2018-196

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, PURSUANT TO THE NEBRASKA LOCAL OPTION REVENUE ACT, PROPOSING AND SUBMITTING TO VOTERS AT THE 2018 GENERAL ELECTION AN INCREASE OF THE LOCAL SALES AND USE TAX RATE OF AN ADDITIONAL ONE-HALF OF ONE PERCENT (1/2%) FROM ONE AND ONE-HALF PERCENT (1 1/2%) TO TWO PERCENT (2%) AND INCREASE ITS BUDGETED RESTRICTED FUNDS.

WHEREAS, the City of Grand Island local sales and use tax rate is currently one and one-half percent (1 1/2%); and

WHEREAS, pursuant to the authority provided by Neb. Rev. Stat. §77-27,142, upon an affirmative vote of at least seventy percent (70%) of all of the members of its governing body, a city may submit to qualified electors of the city a proposal to increase the city sales and use tax to a rate greater than one and one-half percent (1 1/2%) at a primary or general election held within the city; and

WHEREAS, the City Council desires to propose to qualified electors of the City at the next general election the question whether the City's sales and use tax rate should be increased an additional one-half of one percent (1/2%) and increase its budgeted restricted funds for fiscal year 2019-2020 by \$5,500,000, sixteen percent (16%) over the current year's restricted funds, to permit the expenditure of revenue from such increased rate; and

WHEREAS, pursuant to Neb.Rev.Stat. §77-27,142, revenue from a sales and use tax rate in excess of one and one-half percent (1 1/2%) shall be used for public infrastructure projects, which means and includes, but is not limited to, any of the following projects, or any combination thereof: Public highways and bridges and municipal roads, streets, bridges, and sidewalks; solid waste management facilities; wastewater, storm water, and water treatment works and systems, water distribution facilities, and water resources projects, including, but not limited to, pumping stations, transmission lines, and mains and their appurtenances; hazardous waste disposal systems; resource recovery systems; airports; port facilities; buildings and capital equipment used in the operation of municipal government; convention and tourism facilities; redevelopment projects; mass transit and other transportation systems, including parking facilities; and equipment necessary for the provision of municipal services; and

WHEREAS, it is proposed that the revenue from such increased tax, if approved, be devoted to the following projects or any combination thereof (1) public highways; (2) municipal streets, bridges, and sidewalks; (3) buildings and capital equipment used in the operation of city government; (4) parking facilities; and (5) public safety equipment necessary for the provision of city public safety services: and

Approved as to Form August 10, 2018	by _____ City Attorney
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WHEREAS, the proposed ballot question for such purposes is submitted with this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Grand Island, Nebraska, that all of the following actions are hereby approved and adopted:

Section 1. The Mayor and City Council hereby propose to increase the City of Grand Island sales and use tax rate by an additional one-half of one percent (1/2%) from one and one-half percent (1 1/2%) to two percent (2%) and increase the City's budgeted restricted funds for fiscal year 2019-20 by \$5,500,000, sixteen percent (16%) over the 2018-19 fiscal year restricted funds.

Section 2. The proposal to increase the City of Grand Island sales and use tax rate by an additional one-half of one percent (1/2%) shall be submitted to a vote of qualified electors of the City of Grand Island at the November 2018 general election.

Section 3. The question, in form and content presented with this Resolution as Exhibit A--"OFFICIAL BALLOT - CITY OF GRAND ISLAND - PROPOSAL TO INCREASE LOCAL SALES AND USE TAX RATE AND BUDGETED RESTRICTED FUNDS" and incorporated herein by this reference, is hereby approved and shall appear on the ballot for qualified electors of the City of Grand Island at the November 2018 general election.

Section 4. The City Clerk or her designee is authorized, directed, and ordered to submit said questions by attesting to and submitting a certified copy of this Resolution to the Election Commissioner in accordance with applicable law.

Section 5. The Mayor and City Clerk are hereby authorized and directed to take any other actions as necessary or appropriate to carry out the actions approved in this Resolution, including, without limitation, providing notice of the submission of the question increasing such tax not more than thirty (30) days nor less than ten (10) days previous to the election, by publication one time in one or more newspapers published in or of general circulation in the municipality. Such notice shall be in addition to any other notice required under the general election laws of the state.

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Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

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OFFICIAL BALLOT
CITY OF GRAND ISLAND
PROPOSAL TO INCREASE THE LOCAL SALES AND USE TAX RATE AND
BUDGETED RESTRICTED FUNDS

Shall the City Council of the City of Grand Island increase the local sales and use tax rate by an additional one-half of one percent (1/2%) from the current rate of one and one-half percent (1 1/2%) to a rate of two percent (2%) and impose a sales and use tax at the increased rate upon the same transactions within the City on which the State of Nebraska is authorized to impose a tax, with 100% of the revenue from the increased rate to be used for the following projects: (1) public highways; (2) municipal streets, bridges, and sidewalks; (3) buildings and capital equipment used in the operation of city government; (4) parking facilities; and (5) public safety equipment necessary for the provision of city public safety services, which increased rate shall terminate not more than ten years after the effective date of the increased sales and use tax or if some or all of the revenue is pledged for payment of bonds, until the payment in full of such bonds and any refunding bonds, whichever date is later, and shall increase its budgeted restricted funds for fiscal year 2019-20 by \$5,500,000, sixteen percent (16%) over the 2018-19 restricted funds, to permit the expenditure of revenue from the increased rate?

_____ Yes. (For the Additional Tax and Increase in Restricted Funds Budget)

_____ No. (Against the Additional Tax and Increase in Restricted Funds Budget)

A "Yes" Vote: If a majority of the votes cast upon such question shall be in favor of increasing such local sales and use tax rate by an additional one-half of one percent (1/2%) to a rate of two percent (2%), then the City of Grand Island shall be empowered to increase the local sales and use tax rate to two percent (2%), the revenue from such increased rate shall be used for the purposes specified and the increased rate shall terminate as provided, and the City shall be authorized to increase its budgeted restricted funds for fiscal year 2019-2020 by \$5,500,000, which is sixteen percent (16%) over the current year's restricted funds, to permit expenditure of revenue from the increased tax rate.

A "No" Vote: If a majority of those voting on the question shall be opposed to such an increase of the local sales and use tax rate by an additional one-half of one percent (1/2%), then the governing body of the City of Grand Island shall not impose such a tax rate increase and the budgeted reserves shall not be increased as provided.

EXHIBIT A



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item I-3

**#2018-197 - Consideration of Approving an Interlocal Agreement
with the CRA**

Staff Contact: Marlan Ferguson

Council Agenda Memo

From: Jerry Janulewicz, City Attorney

Meeting: August 14, 2018

Subject: Interlocal Agreement with CRA

Presenter(s): Marlan Ferguson, City Administrator
Jerry Janulewicz, City Attorney

Background

Nebraska State Statutes permit cities to impose or increase city sales tax at a rate greater than 1 ½ percent. The tax generated by the rate that exceeds 1 ½ percent must be used for public infrastructure projects and must terminate no later than 10 years from the effective date of the increase unless the revenue generated by the increased rate is pledged for the repayment of the bonds, in which case the increased rate may continue until the bonds are paid. The proposal to increase the tax rate above 1 ½ percent requires adoption of a resolution passed by a vote of at least 70 percent of all the members of the council, and must be approved by majority vote of the electorate at a primary or general election.

In addition to the requirements stated above, as a condition of imposing sales tax at the increased rate, Neb.Rev.Stat. § 77-27,142 requires a city be a party to an interlocal agreement with a political subdivision within the city or the county creating a separate legal or administrative entity relating to a public infrastructure project. Such interlocal agreement must contain provisions, including benchmarks, relating to the long-term development of unified governance of public infrastructure projects with respect to the parties. The separate legal or administrative entity created cannot be one that was in existence for one calendar year preceding the submission of the question of such tax or increase at a primary or general election.

Concurrent with a resolution to submit to the electorate a proposal to increase the city sales tax rate, City administration is recommending approval of an interlocal agreement with the Grand Island Community Redevelopment Authority. The Interlocal agreement will be presented to the CRA for its consideration and approval. The Interlocal agreement, if approved, will be effective upon, and contingent upon, the City's enactment of an ordinance increasing the sales tax rate above 1 ½ percent.

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 and adopt the resolution.

Sample Motion

Move to approve Resolution #2018-197.

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into this 8 day of August, 2018, by and between THE CITY OF GRAND ISLAND, Hall County, Nebraska, a municipal corporation (the "City"), and THE CITY OF GRAND ISLAND COMMUNITY REDEVELOPMENT AUTHORITY (the "CRA"). The City and the CRA are individually referred to as "Party" and collectively as "the Parties."

WHEREAS, the City owns and is charged with constructing, operating, and maintaining various elements of public infrastructure projects within the City; and

WHEREAS, the City has identified in its Economic Development Plan public infrastructure and public works needs critical to realizing the City's community and economic development strategy, including but not limited to streets, water, sewer, gas, electrical, storm drainage, railroad extension and spurs, telecommunications, cable, fiber optic, satellite service, and airport expansion and upgrades; and

WHEREAS, the City and CRA jointly approved a General Redevelopment Plan for the City that identifies similar public infrastructure and public works needs critical to the success of the goals of the General Redevelopment Plan for the City, including but not limited to storm drainage; water and sewer mains; utility mains; street construction, resurfacing, and paving projects; parks and public spaces; and sidewalks; and

WHEREAS, the CRA is charged with approving funds for such public infrastructure projects as part of its statutory responsibilities in carrying out the General Redevelopment Plan; and

WHEREAS, the Parties find that there is considerable overlap in the goals of the City's Economic Development Plan and the General Redevelopment Plan, and that better coordination and long-term development of unified governance of public infrastructure projects between the City and CRA in implementing the public infrastructure goals of the General Redevelopment Plan and the Economic Development Plan would be beneficial to achieving the goals of the City and the CRA in providing for the public infrastructure needs of the City; and

WHEREAS, in 2016 the Parties approved an Interlocal Agreement (the "2016 Agreement") which was expressly dependent and contingent upon City's enactment of an ordinance imposing a Local Option Sales Tax of the City that exceeds one and one-half percent (1 ½%), and, therefore, said 2016 Agreement failed to take effect or commence and is null and void due to the failure of the stated contingency; and

WHEREAS, the Parties wish to enter into this Interlocal Agreement to accomplish the above-stated coordination; and

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WHEREAS, this Agreement is authorized by the Interlocal Cooperation Act, Neb. Rev. Stat. §§ 13-801 *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

1. **Coordination of Public Infrastructure Efforts.** The Parties acknowledge that the City is authorized by law to provide the public infrastructure contemplated by this Agreement and in pursuance of the goals of the City's Economic Development Plan, and that the CRA is authorized by law to provide funding for public infrastructure projects contemplated by this Agreement in pursuance of the goals of the City's General Redevelopment Plan. The Parties agree that they will coordinate their respective efforts in implementing the public infrastructure goals of the City's General Redevelopment Plan and its Economic Development Plan through steps including, but not limited to:
 - a. creating a separate administrative entity relating to public infrastructure projects that will be tasked with reviewing the efforts of both the City and CRA to implement the public infrastructure goals of the Parties and any public infrastructure projects undertaken by the Parties or a Party;
 - b. tasking such separate administrative entity with establishing a plan, including benchmarks, for long-term development of unified governance of public infrastructure projects between the City and CRA;
 - c. tasking such separate administrative entity with reporting to both the CRA and City Council as determined necessary by the Parties regarding the coordination of public infrastructure efforts between the Parties;
 - d. tasking such separate administrative entity with suggesting changes to the Economic Development Plan and/or the General Redevelopment Plan to better effectuate the public infrastructure goals of such plans;
 - e. joint meetings of the CRA and City Council as determined necessary by the Parties regarding the coordination of public infrastructure efforts between the Parties; and
 - f. other action as deemed necessary by the Parties for the long-term development of unified governance of public infrastructure projects

between the City and CRA.

2. **Public Infrastructure Projects.** The public infrastructure projects that may be subject to coordination between the Parties pursuant to this Agreement include, but shall not be limited to, public highways and bridges and municipal roads, streets, bridges, and sidewalks; solid waste management facilities; wastewater, storm water, and water treatment works and systems, water distribution facilities, and water resources projects, including, but not limited to, pumping stations, transmission lines, and mains and their appurtenances; hazardous waste disposal systems; resource recovery systems; airports; port facilities; buildings and capital equipment used in the operation of municipal government; convention and tourism facilities; redevelopment projects as defined in Neb. Rev. Stat. § 18-2103; mass transit and other transportation systems, including parking facilities; and equipment necessary for the provision of municipal services.
3. **Duration.** This Agreement shall be in force and effect, and shall be contingent upon, approval by the City's electorate at the November 2018 election and City's enactment of an ordinance imposing a Local Option Sales Tax of the City that exceeds one and one-half percent (1 ½%), and shall continue thereafter for such time as the Local Option Sales Tax of the City exceeds one and one-half percent (1½%), or until both Parties agree to terminate this Agreement. The value of any property jointly held by the Parties pursuant to this Agreement, if any, shall be divided equally between them upon termination of this Agreement.
4. **Separate Administrative Entity.** There is hereby created under this Agreement the Public Infrastructure Coordination Committee (the "Committee"). The Committee shall be comprised of the chairperson of the CRA or his or her designee, the Mayor of the City of Grand Island or his or her designee, and at least one other members of the City Council and at least one other member of the CRA as the Parties shall determine by mutual agreement, if any. The Committee shall be a separate administrative entity and a joint board, and not a separate legal or joint entity, for purposes of the Interlocal Cooperation Act and the Local Option Revenue Act. The powers delegated to the Committee shall be:
 - a. review the efforts of both the City and CRA to implement the public infrastructure goals of the Parties and any public infrastructure projects undertaken by the Parties or a Party;
 - b. establish a plan, including benchmarks, for long-term development of unified governance of public infrastructure projects between the City

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and CRA, and report to the City and CRA as the Parties request on the progress of meeting such benchmarks;

- c. report to both the CRA and City Council as determined necessary by the Parties regarding the coordination of public infrastructure efforts between the Parties;
- d. suggest changes to the Economic Development Plan and/or the General Redevelopment Plan to better effectuate the public infrastructure goals of such plans; and
- e. such other powers deemed by the Parties to be necessary and proper to be delegated to the Committee.

The Committee shall not have the powers to contract, sue or be sued, hire staff or employees, or create rules or regulations.

- 5. **Financing of the Cooperative Undertaking.** Financing of the cooperative undertaking under this Agreement shall include all sources of financing permitted by the Interlocal Cooperation Act and the Local Option Revenue Act. As public infrastructure projects are undertaken by either Party under the coordination of this Agreement, a budget for such project shall be prepared and reported to the Committee and the Parties.
- 6. **Manner of Acquiring, Holding, and Disposing of Real and Personal Property.** The Committee may acquire, hold, and dispose of real and personal property used in the cooperative undertaking under this Agreement only as directed by the Parties.
- 7. **Invalidity/Severability.** If any portion of this Agreement is held invalid, the remainder hereof shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.
- 8. **Authority to Bind.** Each of the signatories executing this Agreement acknowledges and represents that he or she has been authorized to execute this Agreement on behalf of the Party for whom he or she is signing, and has the legal authority to bind and commit such Party to the agreements set forth herein.
- 9. **Applicable Law.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Nebraska.
- 10. **Recitals.** The recitals contained hereinabove are incorporated herein and made a part of this agreement.

11. **Entire Agreement.** This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations and agreements, including the 2016 Agreement, between the Parties and/or their representatives concerning the subject matter hereof.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first above written.

THE CITY OF GRAND ISLAND, NEBRASKA:

BY: _____
Jeremy L. Jensen, Mayor

ATTEST:

RaNae Edwards, City Clerk

THE CITY OF GRAND ISLAND COMMUNITY
REDEVELOPMENT AUTHORITY:

BY: Tom Gourd
_____, Chair

ATTEST:

Chad Nabity
Chad Nabity, Secretary

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RESOLUTION 2018-197

WHEREAS, the City of Grand Island (the “City”) owns and is charged with constructing, operating, and maintaining various elements of public infrastructure projects within the City;

WHEREAS, the City has identified in its Economic Development Plan public infrastructure and public works needs critical to realizing the City’s community and economic development strategy, including but not limited to streets, water, sewer, gas, electrical, storm drainage, railroad extension and spurs, telecommunications, cable, fiber optic, satellite service, and airport expansion and upgrades;

WHEREAS, the City and the City of Grand Island Community Redevelopment Authority (the “CRA”) jointly approved a General Redevelopment Plan for the City that identifies similar public infrastructure and public works needs critical to the success of the goals of the General Redevelopment Plan for the City; including, but not limited to, storm drainage; water and sewer mains; utility mains; street construction, resurfacing, and paving projects; parks and public spaces; and sidewalks;

WHEREAS, the CRA is charged with approving funds for such public infrastructure projects as part of its statutory responsibilities in carrying out the General Redevelopment Plan;

WHEREAS, the City finds that there is considerable overlap in the goals of the City’s Economic Development Plan and the General Redevelopment Plan, and that better coordination and long-term development of unified governance of public infrastructure projects between the City and CRA in implementing the public infrastructure goals of the General Redevelopment Plan and the Economic Development Plan would be beneficial to achieving the goals of the City and the CRA in providing for the public infrastructure needs of the City;

WHEREAS, the City wishes to enter into an Interlocal Agreement with the CRA to accomplish such coordination;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Grand Island, Nebraska, that the following actions are hereby approved and adopted:

SECTION 1. The City, through this Resolution, authorizes the Mayor of the City to cause the City to enter into an Interlocal Agreement pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. §§ 13-801 *et seq.*, to coordinate the efforts of the City and CRA in implementing the public infrastructure goals of the City’s General Redevelopment Plan and its Economic Development Plan, as outlined by the Interlocal Agreement. The public infrastructure projects that may be subject to coordination between the City and CRA pursuant to such Interlocal Agreement include, but shall not be limited to, public highways and bridges and municipal roads, streets, bridges, and sidewalks; solid waste management facilities; wastewater, storm water, and water treatment works and systems, water distribution facilities, and water resources projects, including, but not limited to, pumping stations, transmission lines, and mains and their

Approved as to Form	▣ _____
August 10, 2018	▣ City Attorney

appurtenances; hazardous waste disposal systems; resource recovery systems; airports; port facilities; buildings and capital equipment used in the operation of municipal government; convention and tourism facilities; redevelopment projects as defined in Neb. Rev. Stat. § 18-2103; mass transit and other transportation systems, including parking facilities; and equipment necessary for the provision of municipal services.

SECTION 2. All resolutions and portions thereof that are in conflict with this Resolution are hereby repealed.

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Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item J-1

Approving Payment of Claims for the Period of July 25, 2018 through August 14, 2018

*The Claims for the period of July 25, 2018 through August 14, 2018 for a total amount of \$6,532,473.90.
A MOTION is in order.*

Staff Contact: Patrick Brown



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item S-1

Discussion Concerning Proposed Fiscal Year 2018-2019 Community Redevelopment Authority (CRA) Budget

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Director

Meeting: August 14, 2018

Subject: Community Redevelopment Authority 2018-2019
Annual Budget

Presenter(s): Chad Nabity

It is my privilege to present to you the budget for the Community Redevelopment Authority (CRA) for 2018-2019. This plan and budget continues the high-quality services that have enabled the CRA to partner with the City of Grand Island, private developers and businesses and with property owners in the blighted and substandard areas to make Grand Island vibrant, clean, safe and attractive.

The CRA budget for 2018-2019 is offered to you with a review of the responsibilities of the CRA. Those responsibilities and abilities are outlined in State Statutes and are summarized, in part, as follows:

The creation of a Redevelopment Authority was authorized by the Nebraska Legislature in order to provide communities with the ability to address certain areas of a city in need of improvement and development. Powers granted to CRAs are outlined in Chapter 18 of the Statutes and include the ability to expend funds to acquire substandard or blighted areas, make public improvements, and assist with development and redevelopment projects in specified areas. The Authority has virtually the same powers as any political subdivision, including borrowing money, issuing bonds, undertaking surveys and appraisals and asking for a levy of taxes.

A five-member board, appointed by the Mayor with the approval of the City Council, governs the CRA. The CRA is administered by a Director and devotes the overwhelming share of its resources to highly visible and effective programs. The CRA funds its programs primarily through assessments on taxable properties within the Grand Island city limits.

BLIGHTED AND SUBSTANDARD AREAS

There are 25 designated Blighted and Substandard Areas within the Grand Island City Limits. The City of Grand Island has the authority to designate up to 35% of the community a blighted and substandard. At present 20.11% of the City has been designated blighted and substandard. Council has approved one blight study during the

last year for area 26 south of Capital Avenue and west of the Central Nebraska Railroad line. The CRA does have a study that completed that includes the Veteran's Home and surrounding area.

CRA MISSION

The CRA is charged with taking action in specified areas of the community to assist in the prevention and to inhibit physical deterioration (blighted and substandard conditions) thereby enhancing property values and creating incentives for private investment. They do this by encouraging new investment and improved infrastructure in older areas of the community through the use of tax increment financing. They also take an active role in purchasing and demolishing properties that need to be cleared. This property is then made available for redevelopment.

FISCAL RESOURCES

General Revenues for 2018-2019

The CRA is requesting property tax revenues of \$684,000 including \$197,000 for Lincoln Pool Construction and Bonds and \$489,000 for all other CRA programs. The CRA is requesting the same levy that was approved last year 0.0229. The CRA is allowed a levy of up to 0.026. This will allow the CRA to meet obligations, continue with their successful programs, the levies and tax asking have been:

2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011
0.0229	0.026	0.026	0.026	0.026	0.026	0.026	0.017742
\$670,241	746,691	\$732,050	\$691,245	\$669,384	\$654,437	\$639,405	\$425,000

Program Funding

The CRA has the ability to assist private developers and governmental entities with the commercial, residential or mixed-use redevelopment projects throughout the City. Specific detail on projects is as follows:

- **Facade Development:** For the façade development program \$200,000 has been budgeted, including grants and interest buy down. More and more people are taking advantage of the façade development grants and the CRA already has over \$600,000 in applications for the next year, only \$200,000 will be funded. No projects will be approved until after the budget is finalized. This program has been used extensively in the Downtown part of Redevelopment Area #1 but has also been used in Areas #2 and #6. It is only available in those areas that have a generalized redevelopment plan including commercial façade development

- **Life Safety and Infrastructure Grants:** This is a proposed program to encourage upper story residential development in Downtown Grand Island. The CRA has budgeted \$200,000 in this line item but is also showing revenue of \$100,000 from the City of Grand Island General Fund for this year. It is anticipated that this program would be a multi-year program to encourage the development of 50 additional residential units over the course of a 5 year period. This is the last year of the program. The redevelopment plan for this program was approved by Council in February of 2015. The CRA has allocated the full \$200,000 this year to four projects. A total of 13 housing units were funded.
- **Husker Harvest Days Commitments:** Farm Progress, the City of Grand Island and the CRA entered into an agreement in November of 2017 to facilitate infrastructure improvements at the Husker Harvest Days site. The CRA has committed to transfer \$200,000 a year to Farm Progress for 10 years beginning in November of 2018. The City has agreed to transfer \$200,000 from the food and beverage tax collections to the CRA in October of each year to cover that payment. Farm Progress made more than \$7,500,000 worth of improvements to the site and will continue to hold at least a three day event on the site for the next 20 years or be subject to repayment penalties.
- **TIF Payments:** The largest portion of the CRA Budget is the payments on the TIF Bonds. These payments are funded by the tax increment created by each project. The funds are received from the County Treasurer in the month after the taxes have been paid and the CRA places those funds in a separate account for each project and send payment in the amount received from the treasurer to the bond holder of record. Accounts are set up by the finance department after the first payment is received from the treasurer. The projected revenue and expenditures from TIF is shown in this budget with \$900,000 more revenue and expenditures than projected to accommodate new projects as they come on line and their permanent accounts are created. This year there is also an expectation that we will receive a payment in lieu of taxes from the Pump and Pantry for the project approved at the corner of Webb and Old Potash. That project will not be happening there and the property is for sale so they will send the CRA the balance of the bond of almost \$750,000 and the CRA will pay that back to them as the bond holder to cancel the bond. There are 50 TIF projects with signed contracts and one project with an approve and unsigned contract (Mendez) and one with an approved development plan and contract approval pending (Hedde Building). The CRA will pay off the notes on two projects during the 2018 fiscal year, Procon (Old City Hall) and Bruns Pet Grooming. Procon (Old City Hall) was paid off in just over 14 years and Bruns will be paid off within 12 years of approval. It is expect that the first of Todd Enck's projects at Blake and Darr will be paid off in 2019, five years before the end of the contract, and the Walnut Apartments bond will also be paid off by the end of 2019.
- **Other Projects:** In the blighted and substandard areas \$25,000 has been reserved for other projects. Council has indicated an interest in additional study into the effectiveness and overall impact of Tax Increment Financing projects in Grand Island. Money from this line item could be allocated toward that project and analysis.

This funding can be assigned to specific projects including but not limited to infrastructure improvements in the blighted and substandard areas that would support larger redevelopment plans. The CRA has used this funding item in the past to fund additional façade improvement projects and to make grants to fund specific projects for: the Business Improvement Districts, the Grand Island Parks Department, Fonner Park, The Central Nebraska Humane Society, St. Stephens, Habitat for Humanity and other community groups for specific projects that meet the mission of the CRA.

CONCLUSION

This budget provides for measured funding of redevelopment efforts during the 2018-2019 fiscal year. The investments this community has made in housing, redevelopment efforts, infrastructure and economic development bode well for the future of the community. This budget is reflective of the commitments the CRA has made and will enable them to pay off existing commitments and maintain a cash balance to guarantee payment of future commitments.

The CRA will also continue to examine the community to identify areas that might benefit from a Blighted and Substandard declaration and to review and recommend approval of redevelopment plan amendments for tax increment financing projects on both large and small scale developments. **The CRA is charged with taking action in specified areas of the community to assist in the prevention and to inhibit physical deterioration (blighted and substandard conditions) thereby enhancing property values and creating incentives for private investment.** All of the tools used by the CRA are necessary for them to accomplish this mission:

**COMMUNITY REDEVELOPMENT AUTHORITY
2019 BUDGET**

	<u>2018 BUDGET</u>	<u>2017-2018 YE Projected</u>	<u>2019 BUDGET</u>
CONSOLIDATED			
Beginning Cash	1,092,980	862,003	675,752
REVENUE:			
Property Taxes - CRA	472,191	465,000	489,000
Property Taxes - Lincoln Pool	198,050	198,050	197,000
Property Taxes - TIF's	1,827,558	1,500,000	2,400,000
Loan Income (Poplar Street Water Line)	10,500	13,500	14,000
Interest Income - CRA	300	21	300
Interest Income - TIF'S	23,316	23,316	
Land Sales	100,000	14,122	100,000
Other Revenue - CRA	130,000	116,000	430,000
Other Revenue - TIF's	-	14,000	749,000
TOTAL REVENUE	2,749,338	2,344,009	4,379,300
TOTAL RESOURCES	3,842,318	3,206,012	5,055,052
EXPENSES			
Auditing & Accounting	5,000	4,625	3,000
Legal Services	3,000	800	3,000
Consulting Services	5,000	-	5,000
Contract Services	75,000	50,000	75,000
Printing & Binding	1,000	-	1,000
Other Professional Services	16,000	5,150	16,000
General Liability Insurance	250	-	250
Postage	200	200	200
Life Safety	200,000	175,000	200,000
Legal Notices	500	400	500
Travel & Training	1,000	-	1,000
Other Expenditures	-	-	-
Office Supplies	1,000	-	1,000
Supplies	300	-	300
Land	200,000	39,000	-
Bond Principal - Lincoln Pool	175,000	175,000	180,000
Bond Interest	20,863	19,769	17,065
Husker Harvest Days Payment Year 1			200,000
Façade Improvement	350,000		200,000
Building Improvement	554,732	537,000	926,000
Other Projects	150,000	-	25,000
Bond Principal-TIF's	1,859,558	1,500,000	3,149,000
Bond Interest-TIF's	23,316	23,316	
Interest Expense	-	-	-
TOTAL EXPENSES	3,641,719	2,530,260	5,003,315
INCREASE(DECREASE) IN CASH	(892,381)	(186,251)	(624,015)
ENDING CASH	200,599	675,752	51,737



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item X-1

Strategy Session with Respect to Labor Negotiations with IBEW No. 1597 Service/Clerical and Finance

The City Council may hold a closed or Executive Session as permitted by Neb. Rev. Stat. Sec. 84-1410. Closed sessions may be held for, but shall not be limited to such reasons as:

- 1. Protection of the public interest.*
- 2. Needless injury to the reputation of an individual.*
- 3. Strategy sessions with respect to*
 - a. collective bargaining,*
 - b. real estate purchases,*
 - c. pending litigation, or*
 - d. imminent or threatened litigation.*
- 4. Discussion regarding deployment of security personnel or devices.*
- 5. For the Community Trust created under Sec. 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster.*

Staff Contact: Aaron Schmid, Human Resources Director