
City of Grand Island



Tuesday, November 20, 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 Dan Bremer, Grace Lutheran Church, 545 East Memorial Drive

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, November 20, 2018

Council Session

Item E-1

Public Hearing on Acquisition of Utility Easement - 3216 US Highway 34 - NPT Trucking, LLC

Council action will take place under Consent Agenda item G-6.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: November 20, 2018

Subject: Acquisition of Utility Easement – 3216 U S Highway 34
– NPT Trucking, LLC

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 NPT Trucking, LLC, located through a part of Lot Two (2) Meadow Lane Seventh Subdivision, in Hall County, Nebraska (on the north side of US Highway 2 & 34 and West of Shady Bend Road), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

The property at 3216 US Highway 34 is part of a new commercial development. The proposed easement will allow the Utilities Department to install, access, operate and maintain an underground power line, transformer and related electrical infrastructure to serve the new business at this location.

Alternatives

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

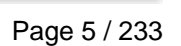
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

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, November 20, 2018

Council Session

Item E-2

Public Hearing on Acquisition of Utility Easement - 3230 US Highway 34 - Fast Track Buildings & Construction, LLC

Council action will take place under Consent Agenda item G-7.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: November 20, 2019

Subject: Acquisition of Utility Easement – 3230 U S Highway 34
– Fast Track Buildings & Construction

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 Fast Track Buildings & Construction, LLC, through a part of Lot One (1), Meadow Lane Seventh Subdivision, Hall County, Nebraska (3230 US Highway 34), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

The property at 3230 US Highway 34 is part of a new commercial development. The proposed easement will allow the Utilities Department to install, access, operate and maintain an underground power line, transformer and related electrical infrastructure to serve the new business at this location.

Alternatives

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

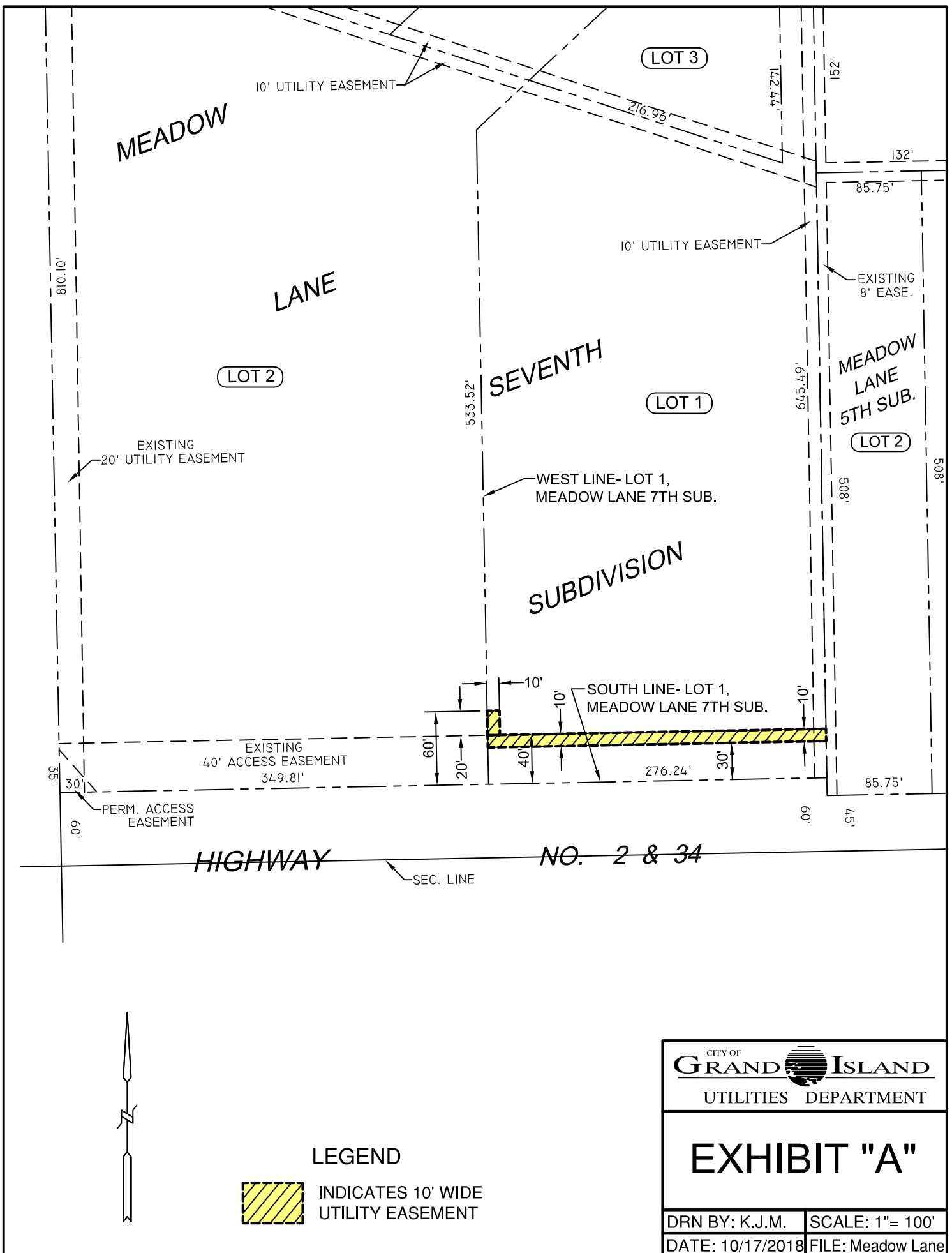
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

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, November 20, 2018

Council Session

Item E-3

Public Hearing on Annexation of Property Located at 2610 So. Engleman Road (Rowe Second Subdivision)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 20, 2018

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

Presenter(s): Chad Nabity, AICP Planning Director

Background

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

Gary P. Rowe and Dee Rowe, husband and wife, as owners of the property submitted a plat of Rowe Second Subdivision an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on November 7, 2018.

Discussion

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

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

One residential lot would be added to the City as a result of this annexation. This property is located north of North Lane (in Westwood Park Mobile Home Park) and west of Engleman Road.

Alternatives

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

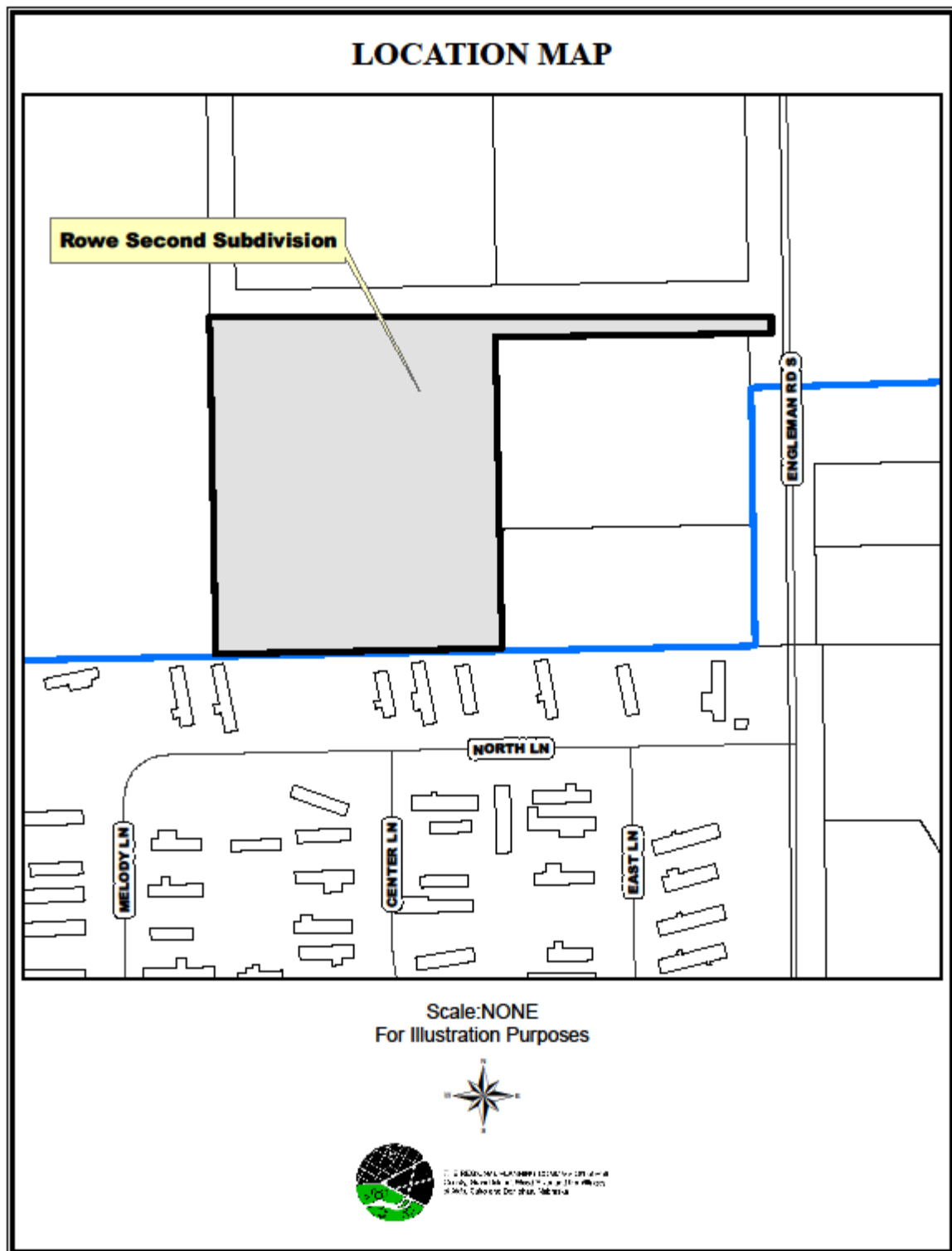
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on first reading.



Developer/Owner
Gary P. & Dee Rowe

2550 S. Engleman Road
Grand Island, NE 68803

To create 1 lot west of Engleman Road and north of U.S. Highway 30 adjacent to Grand Island, Nebraska.

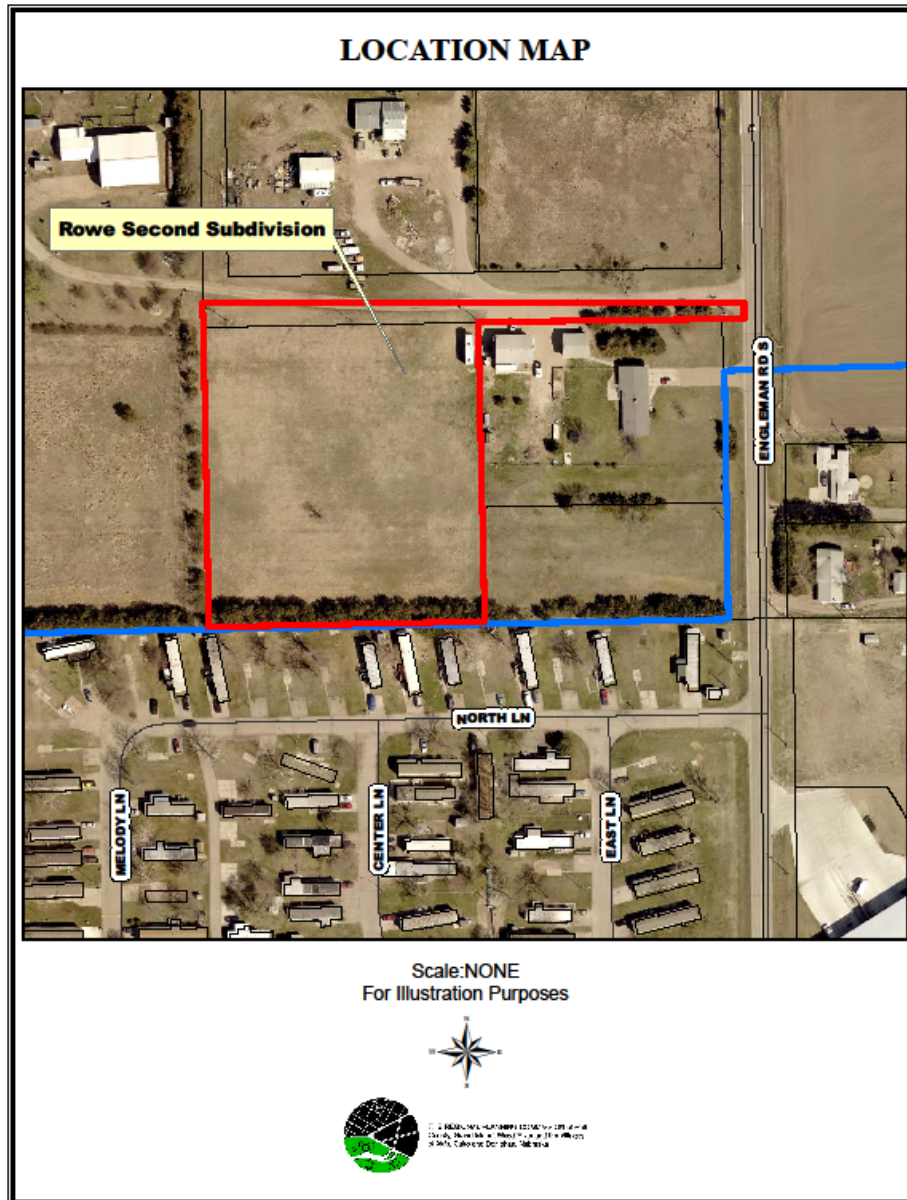
Size: 1 lot 3.1922 acres

Zoning: LLR Large Lot Residential

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

Water Public: City water is available.

Sewer Public: City sewer is available.





City of Grand Island

Tuesday, November 20, 2018

Council Session

Item E-4

Public Hearing on Acquisition of Drainage Easement in Connell Industrial Park Second Subdivision (2110 E Highway 30-Overhead Door Corp)

Council action will take place under Consent Agenda item G-13.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: November 20, 2018

Subject: Public Hearing on Acquisition of Drainage Easement in Connell Industrial Park Second Subdivision (2110 E Highway 30- Overhead Door Corp)

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 easement will aid in providing drainage for the area north of US Highway 30.

Discussion

The easement will allow access for the construction, operation, maintenance, extension, repair, replacement, and removal of drainage appurtenances within the easement. The new easement will be a total of thirty-five (35) feet wide on the east end of the property, and forty (40) feet wide on the south end of the property, as shown on the attached drawing.

Property owner is dedicating such easement to the City, with no cost involved.

Alternatives

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

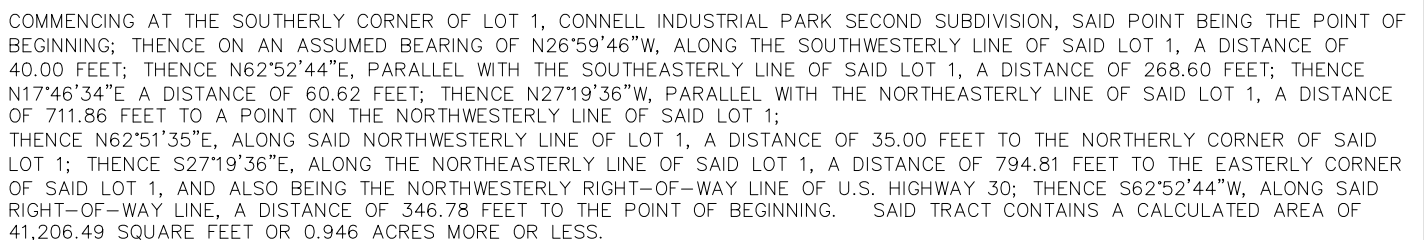
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the drainage easement in Connell Industrial Park Second Subdivision.

Sample Motion

Move to approve the acquisition of the drainage easement.

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City of Grand Island

Tuesday, November 20, 2018

Council Session

Item F-1

#9713 - Consideration of Approving Salary Ordinance

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: November 20, 2018

Subject: Consideration of Approving Salary Ordinance No. 9713

Presenter(s): Aaron Schmid, Human Resources Director

Background

The salary ordinance for employees of the City of Grand Island comes before Council when changes are necessary. The following explains the proposed changes to the salary ordinance.

Discussion

The proposed salary ordinance includes two changes. The first is the addition of the Assistant City Administrator classification. The second proposed change is a correction to the amount of medical leave payout for non-union employees upon retirement. The change, originally presented during budget season, was for 53% payout. The ordinance, however, did not include the change when presented during the August 21st Council Meeting.

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 proposed Salary Ordinance No. 9713.

Sample Motion

Move to approve Salary Ordinance No. 9713.

ORDINANCE NO. 9713

An ordinance to amend Ordinance 9701 known as the Salary Ordinance which lists the currently occupied classifications of officers and employees of the City of Grand Island, Nebraska and established the ranges of compensation of such officers and employees; ~~to rename the IBEW Service/Clerical union to IBEW Service/Clerical/Finance union; remove the non-union position and salary range of CADD Operator; to move the non-union position and salary range of Biosolids Technician to the IBEW Wastewater Treatment Plant labor agreement; to add the non-union position and salary range of Administrative Coordinator — Public Works; to rename the IBEW Wastewater Treatment Plant position and salary range of Maintenance Mechanic II to Lead Maintenance Mechanic; to add the IBEW Wastewater Treatment Plant position and salary range of Lead Maintenance Worker; to move the IBEW Wastewater Treatment Plant position and salary range of Wastewater Clerk to the IBEW Service/Clerical/Finance labor agreement and rename to Wastewater Secretary; to move the IBEW Finance positions of Accounting Clerk, Cashier, Payroll Clerk and Senior Accounting Clerk to the IBEW Service/Clerical/Finance labor agreement; to remove the IBEW Service/Clerical/Finance positions and salary ranges of Community Development Specialist and Finance Secretary; to move the IBEW Service/Clerical/Finance position of Stormwater Program Manager to the IBEW Wastewater Treatment Plant labor agreement; to move the IBEW Service/Clerical/Finance positions of Community Development Administrator and Planning Technician to non-union; to rename the position of Planning Technician to Planner I; to amend the salary ranges of non-union employees; to amend the salary ranges of employees covered under the AFSCME labor agreement; to amend the salary ranges of employees covered under the FOP labor agreement; to amend the salary ranges of employees covered under the IBEW Service/Clerical/Finance labor agreement; to amend the salary ranges of employees covered~~

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

ORDINANCE NO. 9713 (Cont.)

~~under the IBEW Utilities labor agreement; to amend the salary ranges of employees covered under the IBEW Wastewater Treatment Plant labor agreement; to add the non-union position and salary range of Assistant City Administrator; to amend non-union employees' medical leave payout at retirement;~~ and to repeal those portions of Ordinance No. 9701 and any parts of other ordinances in conflict herewith; to provide for severability; to provide for the effective date thereof; and to provide for publication of this ordinance in pamphlet form.

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

SECTION 1. The currently occupied classifications of officers and general employees of the City of Grand Island, and the ranges of compensation (salary and wages, excluding shift differential as provided by Personnel Rules & Regulations) to be paid for such classifications, and the number of hours and work period which certain officers and general employees shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accountant	25.4176/37.3059	Exempt
Accounting Technician – Solid Waste	20.4135/25.5983	40 hrs/week
Administrative Coordinator – Public Works	21.0448/30.1839	40 hrs/week
<u>Assistant City Administrator</u>	<u>47.3558/72.3558</u>	<u>Exempt</u>
Assistant to the City Administrator	23.9618/33.7313	Exempt
Assistant Finance Director	34.4964/49.8218	Exempt
Assistant Public Works Director/Engineering	39.4911/60.6920	Exempt
Assistant Utilities Director – Engineering/Business Operations	53.2059/76.7068	Exempt
Assistant Utilities Director – Production	55.2358/78.5200	Exempt
Assistant Utilities Director – Transmission	55.2358/80.7106	Exempt
Attorney	33.3878/49.5623	Exempt
Building Department Director	39.4994/58.8688	Exempt
Cemetery Superintendent	25.3679/37.5818	Exempt

ORDINANCE NO. 9713 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
City Administrator	72.5689/84.7320	Exempt
City Attorney	48.7458/67.6894	Exempt
City Clerk	32.6094/43.8784	Exempt
Civil Engineer I	31.3740/44.5826	Exempt
Civil Engineer II	35.6038/51.2718	Exempt
Civil Engineering Manager – Utility PCC	44.4149/64.5361	Exempt
Collection System Supervisor	25.5843/37.1801	40 hrs/week
Community Development Administrator	22.2152/31.9410	40 hrs/week
Community Service Officer – Part time	16.6145/22.9328	40 hrs/week
Custodian – Library, Police	14.8724/21.2973	40 hrs/week
Customer Service Representative – Part time	10.3343/14.2929	40 hrs/week
Customer Service Team Leader	20.7894/28.4586	Exempt
Electric Distribution Superintendent	40.8173/53.4810	Exempt
Electric Distribution Supervisor	38.8735/50.3708	40 hrs/week
Electric Underground Superintendent	34.3938/50.3708	Exempt
Electrical Engineer I	29.7414/42.9960	Exempt
Electrical Engineer II	34.4966/49.8219	Exempt
Emergency Management Deputy Director	27.9420/41.0980	Exempt
Emergency Management Director	39.7678/58.8688	Exempt
Engineer I – Public Works	32.4088/46.0449	Exempt
Engineer I – WWTP	32.4088/45.5980	Exempt
Engineering Technician - WWTP	22.3395/30.8402	40 hrs/week
Equipment Operator - Solid Waste	19.1228/27.4334	40 hrs/week
Finance Director	45.2304/68.9093	Exempt
Finance Operations Supervisor	23.8680/33.5266	Exempt
Fire Chief	44.5425/67.8870	Exempt
Fire EMS Division Chief	37.7869/54.7969	Exempt
Fire Operations Division Chief	37.7869/54.7969	Exempt
Fire Prevention Division Chief	36.9780/52.9894	Exempt
Fleet Services Shop Foreman	25.1774/37.5923	40 hrs/week
GIS Coordinator - PW	29.5253/44.0349	Exempt
Golf Course Superintendent	26.0023/37.5273	Exempt
Grounds Management Crew Chief – Cemetery	21.8534/31.6579	40 hrs/week
Grounds Management Crew Chief – Parks	23.2523/33.3743	40 hrs/week
Human Resources Director	39.8756/59.5543	Exempt

ORDINANCE NO. 9713 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Human Resources Benefits/Risk Mgmt Coordinator	24.2047/35.8144	40 hrs/week
Human Resources Recruiter	24.2047/35.8144	40 hrs/week
Human Resources Specialist	24.2047/35.8144	40 hrs/week
Information Technology Manager	38.6965/58.4076	Exempt
Legal Secretary	21.6248/29.2254	40 hrs/week
Librarian I	23.8678/31.7959	Exempt
Librarian II	26.6486/35.6584	Exempt
Library Assistant I	15.2890/22.0959	40 hrs/week
Library Assistant II	18.8943/26.7481	40 hrs/week
Library Director	43.0115/65.7858	Exempt
Library Page	10.8694/14.9948	40 hrs/week
Library Secretary	17.0920/23.6820	40 hrs/week
Maintenance Worker – Golf	16.6835/26.1331	40 hrs/week
Meter Reader Supervisor	23.8680/31.0566	Exempt
MPO Program Manager	25.9216/38.9086	Exempt
Office Manager – Police Department	20.2143/29.0792	40 hrs/week
Parks and Recreation Director	43.2699/65.8349	Exempt
Parks Superintendent	32.2288/47.7180	Exempt
Payroll Specialist	20.8275/30.2425	40 hrs/week
Planner I	24.4580/34.4113	40 hrs/week
Planning Director	41.1253/62.1008	Exempt
Police Captain	37.8828/54.5883	Exempt
Police Chief	46.9559/68.9541	Exempt
Power Plant Maintenance Supervisor	36.0700/48.7336	Exempt
Power Plant Operations Supervisor	38.2919/52.9418	Exempt
Power Plant Superintendent – Burdick	43.3419/61.4949	Exempt
Power Plant Superintendent – PGS	49.9665/70.8616	Exempt
Public Information Officer	28.6824/42.7689	Exempt
Public Works Director	46.5520/69.3499	Exempt
Public Works Engineer	33.8344/48.9240	Exempt
Receptionist	16.7278/26.3534	40 hrs/week
Recreation Coordinator	23.8673/34.1561	Exempt
Recreation Superintendent	32.9251/50.1631	Exempt
Regulatory and Environmental Manager	39.9351/57.4829	Exempt
Senior Civil Engineer	35.8250/53.1100	Exempt

ORDINANCE NO. 9713 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Senior Electrical Engineer	39.1531/54.9101	Exempt
Senior Public Safety Dispatcher	20.2483/27.1975	40 hrs/week
Senior Utility Secretary	19.6160/26.7083	40 hrs/week
Shooting Range Superintendent	28.8143/43.6210	Exempt
Solid Waste Division Clerk - Full Time	19.8887/25.1375	40 hrs/week
Solid Waste Division Clerk - Part Time	17.9704/23.1635	40 hrs/week
Solid Waste Foreman	23.0852/32.2355	40 hrs/week
Solid Waste Superintendent	33.6351/49.6103	Exempt
Street Superintendent	31.9828/47.5911	Exempt
Street Foreman	24.5323/35.9473	40 hrs/week
Transit Program Manager	27.6441/39.7070	Exempt
Turf Management Specialist	23.3691/33.0815	40 hrs/week
Utilities Director	75.6708/100.8696	Exempt
Utility Production Engineer	38.6044/56.9070	Exempt
Utility Warehouse Supervisor	27.3045/38.4197	40 hrs/week
Victim Assistance Unit Coordinator	16.7011/24.3626	40 hrs/week
Victim/Witness Advocate	15.3088/22.3317	40 hrs/week
Wastewater Plant Chief Operator	24.5094/35.6860	40 hrs/week
Wastewater Plant Engineer	35.1446/53.7915	Exempt
Wastewater Plant Operations Engineer	33.9495/50.7635	Exempt
Wastewater Plant Maintenance Supervisor	26.1162/37.0800	40 hrs/week
Wastewater Plant Regulatory Compliance Manager	33.9519/40.5320	Exempt
Water Superintendent	32.4361/47.4399	Exempt
Water Supervisor	25.6222/37.2785	40 hrs/week
Worker / Seasonal	9.0000/20.0000	Exempt
Worker / Seasonal	9.0000/20.0000	40 hrs/week
Worker / Temporary	9.0000/20.0000	40 hrs/week
Worker / Parks & Recreation Part time	9.0000/20.0000	40 hrs/week

A shift differential of twenty-five cents (\$0.25) per hour shall be added to the base hourly wage for persons in the employee classification Senior Public Safety Dispatcher who work any hours or portion thereof between 3:00 p.m. and 11:00 p.m. Employees who work any hours or portion thereof from 11:00 p.m. to 7:00 a.m. will receive a shift differential of thirty-five cents (\$0.35)

ORDINANCE NO. 9713 (Cont.)

per hour. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay.

Aquatics staff who refer new lifeguards will receive a stipend for the referral, upon meeting the following criteria:

- The referral cannot have worked as a City of Grand Island lifeguard in the past.
- The referral must pass a background check, complete and pass a free lifeguard class, and work for at least 80 hours.
- Aquatics staff shall be paid for their referral as follows:
 - 1 referral – \$50.00
 - 2 referrals - \$75.00
 - 3 or more referrals - \$100.00

SECTION 2. The currently occupied classifications of employees of the City of Grand Island included under the AFSCME labor agreement, and the ranges of compensation (salary and wages, excluding shift differential as provided by contract) to be paid for such classifications, and the number of hours and work period which certain such employees included under the AFSCME labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Equipment Operator – Streets	20.8650/30.9087	40 hrs/week
Fleet Services Mechanic	23.3145/34.5422	40 hrs/week
Horticulturist	23.8961/35.4669	40 hrs/week
Maintenance Worker – Cemetery	19.7275/29.2485	40 hrs/week
Maintenance Worker – Parks	19.4596/28.8679	40 hrs/week
Maintenance Worker – Streets	19.4506/28.8342	40 hrs/week
Senior Equipment Operator – Streets	22.3929/33.2126	40 hrs/week
Senior Maintenance Worker – Streets	22.2384/32.9835	40 hrs/week
Traffic Signal Technician	22.0846/32.7555	40 hrs/week

ORDINANCE NO. 9713 (Cont.)

SECTION 3. The currently occupied classifications of employees of the City of Grand Island included under the IBEW Utilities labor agreement, and the ranges of compensation (salary and wages, excluding shift differential as provided by contract) to be paid for such classifications, and the number of hours and work period which certain such employees included under the IBEW Utilities labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Administrative Assistant-Utilities	20.9460/29.8445	40 hrs/week
Custodian	17.3168/21.0872	40 hrs/week
Electric Distribution Crew Chief	37.0224/47.9722	40 hrs/week
Electric Underground Crew Chief	37.0224/47.9722	40 hrs/week
Engineering Technician I	23.8510/32.0670	40 hrs/week
Engineering Technician II	29.9718/39.4988	40 hrs/week
Instrument Technician	33.1614/43.7035	40 hrs/week
Lineworker Apprentice	25.1723/35.3408	40 hrs/week
Lineworker First Class	32.8865/40.7273	40 hrs/week
Materials Handler	28.6888/36.1261	40 hrs/week
Meter Reader	20.1230/26.7263	40 hrs/week
Meter Technician	29.2636/34.7615	40 hrs/week
Power Dispatcher I	32.2196/40.5910	40 hrs/week
Power Dispatcher II	37.0073/46.2622	40 hrs/week
Power Plant Maintenance Mechanic	31.2470/40.4060	40 hrs/week
Power Plant Operator	33.9389/40.6280	40 hrs/week
Senior Engineering Technician	33.0689/42.4548	40 hrs/week
Senior Materials Handler	32.0346/41.7391	40 hrs/week
Senior Meter Reader	22.0869/27.5281	40 hrs/week
Senior Power Dispatcher	43.1678/53.3108	40 hrs/week
Senior Power Plant Operator	39.0075/47.6899	40 hrs/week
Senior Substation Technician	39.6994/43.5393	40 hrs/week
Senior Water Maintenance Worker	25.3454/34.6647	40 hrs/week
Substation Technician	38.6434/40.2734	40 hrs/week

ORDINANCE NO. 9713 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Systems Technician	36.7811/43.7215	40 hrs/week
Tree Trim Crew Chief	30.4536/39.9929	40 hrs/week
Utility Electrician	30.8538/40.8122	40 hrs/week
Utility Groundman	20.0125/28.0000	40 hrs/week
Utility Secretary	19.6654/27.5793	40 hrs/week
Utility Technician	32.0705/41.3716	40 hrs/week
Utility Warehouse Clerk	23.0871/28.9806	40 hrs/week
Water Maintenance Worker	23.0941/30.9200	40 hrs/week
Wireworker I	23.7176/35.1107	40 hrs/week
Wireworker II	32.8865/40.7273	40 hrs/week

SECTION 4. The currently occupied classifications of employees of the City of Grand Island included under the FOP labor agreement, and the ranges of compensation (salary and wages, excluding shift differential as provided by contract) to be paid for such classifications, and the number of hours and work period which certain such employees included under the FOP labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	
Police Officer	21.9840/33.6797	
Police Sergeant	27.5151/41.3182	

OVERTIME ELIGIBILITY

The City has reserved its right to the utilization of the 207(k) FLSA exemption and will implement this as the hours of work effective the first full pay period following the execution of the labor agreement. The pay period for purposes of calculating overtime shall consist of a fourteen (14) day cycle that runs concurrent with the City's current payroll cycle. For purposes of calculating eligibility for overtime, "hours worked" shall include actual hours worked,

ORDINANCE NO. 9713 (Cont.)

vacation, personal leave and holiday hours. Employees shall be eligible for overtime when they exceed their hours scheduled for work in the fourteen (14) day pay cycle with a minimum of eighty (80) hours. There shall also be established for each employee in the bargaining unit a Training and Special Events bank of thirty (30) hours per individual per contract year. Each employee may be scheduled for training or special event duty with a minimum of seven (7) days notice prior to the commencement of the pay period and the training and special events bank hours may be added to the eighty (80) hour, two (2) week pay period up to eighty-six (86) hours and these hours shall not be eligible for overtime. Training and special events hours worked in excess of eighty-six (86) hours in a two week pay period will be eligible for overtime, but will not be subtracted from the Training and Special Events bank. All work completed after eighty (80) hours in a pay period that is performed for work that is funded by grants from parties outside or other than the City of Grand Island, shall be paid overtime for the time worked after eighty (80) hours, if the time is funded at overtime rates by the grant. Any such grant hours are not deducted from the Training and Special Events bank.

SECTION 5. The currently occupied classifications of employees of the City of Grand Island included under the IAFF labor agreement, and the ranges of compensation (salary and wages, excluding shift differential as provided by contract) to be paid for such classifications, and the number of hours and work period which certain such employees included under the IAFF labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Fire Captain	19.9429/27.6524	212 hrs/28 days
Firefighter / EMT	15.1020/21.9163	212 hrs/28 days
Firefighter / Paramedic	17.0188/24.0361	212 hrs/28 days
Life Safety Inspector	22.9354/32.5426	40 hrs/week
Shift Commander	24.3197/31.8276	212 hrs/28 days

ORDINANCE NO. 9713 (Cont.)

IAFF employees, with the exception of the Life Safety Inspector, will be eligible for overtime pay for hours worked in excess of 212 hours in each 28-day pay period, unless recall or mandatory overtime is required as specified in the IAFF labor agreement. When an employee is assigned as an Apparatus Operator (not including ambulance or service vehicles) the employee will receive an additional fifty cents (\$.50) per hour.

SECTION 6. The currently occupied classifications of the employees of the City of Grand Island included under the IBEW Wastewater Treatment Plant labor agreement, and the ranges of compensation salary and wages, excluding shift differential as provided by contract, to be paid for such classifications, and the number of hours and work period which certain such employees included under the IBEW Wastewater Treatment Plant labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Technician – WWTP	18.3776/26.2964	40 hrs/week
Biosolids Technician	20.7169/31.1405	40 hours/week
Equipment Operator – WWTP	19.1650/26.9327	40 hrs/week
Lead Maintenance Mechanic	22.2125/31.4897	40 hrs/week
Lead Maintenance Worker	20.6840/29.1045	40 hrs/week
Lead Wastewater Plant Operator	23.0146/32.9929	40 hrs/week
Maintenance Mechanic I	19.1067/27.3618	40 hrs/week
Maintenance Worker – WWTP	19.5859/27.9312	40 hrs/week
Stormwater Program Manager	22.6923/32.5421	40 hrs/week
Wastewater Plant Laboratory Technician	20.9751/29.3886	40 hrs/week
Wastewater Plant Operator I	18.9093/26.5922	40 hrs/week
Wastewater Plant Operator II	21.2008/29.8757	40 hrs/week

Employees covered under the IBEW Wastewater Treatment Plant labor agreement who are regularly scheduled to work swing shift will receive an additional twenty-five (\$0.25) cents) per

ORDINANCE NO. 9713 (Cont.)

hour; employees who are regularly scheduled to work graveyard shift will receive an additional thirty-five cents (\$0.35) per hour for wages attributable to those shifts.

SECTION 7. The currently occupied classifications of the employees of the City of Grand Island included under the IBEW-Service/Clerical/Finance labor agreement, and the ranges of compensation salary and wages to be paid for such classifications, and the number of hours and work period which certain such employees included under the IBEW-Service/Clerical/Finance labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Clerk	17.7758/24.2708	40 hrs/week
Accounting Technician – Streets	19.9200/26.4282	40 hrs/week
Accounts Payable Clerk	18.4984/26.5419	40 hrs/week
Administrative Assistant-Bldg, Fire, Parks, Planning	20.0426/28.7466	40 hrs/week
Administrative Assistant – Public Works	20.4207/29.3814	40 hr/week
Audio Video Technician	21.2374/29.4381	40 hrs/week
Building Inspector	22.7509/32.9099	40 hrs/week
Cashier	17.2814/23.6180	40 hrs/week
Community Service Officer	16.6145/22.9328	40 hrs/week
Computer Operator	23.8896/31.8635	40 hrs/week
Computer Technician	24.7416/33.5337	40 hrs/week
Crime Analyst	22.6482/31.1060	40 hrs/week
Electrical Inspector	22.8055/32.8844	40 hrs/week
Emergency Management Coordinator	20.4171/29.3814	40 hrs/week
Engineering Technician – Public Works	22.3539/31.5264	40 hrs/week
Evidence Technician	17.9858/26.2599	40 hrs/week
GIS Coordinator	28.7388/41.3762	40 hrs/week
Maintenance Worker I – Building, Library, Police	16.8177/23.1103	40 hrs/week
Maintenance Worker II – Building, Library, Police	18.4044/24.8862	40 hrs/week
Payroll Clerk	18.6910/25.2615	40 hrs/week
Plans Examiner	23.3889/33.8515	40 hrs/week
Plumbing/Mechanical Inspector	22.8092/32.7715	40 hrs/week
Police Records Clerk	16.7092/23.7332	40 hrs/week
Public Safety Dispatcher	18.4432/25.9508	40 hrs/week

ORDINANCE NO. 9713 (Cont.)

Senior Accounting Clerk	19.7576/26.6310	40 hrs/week
Shooting Range Operator	24.2995/32.8535	40 hrs/week
Wastewater Secretary	18.8374/26.5845	40 hrs/week

The hourly rates for Community Service Officers training new Community Service Officers shall increase three percent (3%) during the training period.

SECTION 8. A shift differential of twenty-five cents (\$0.25) per hour shall be added to the base hourly wage for persons in the employee classification Public Safety Dispatcher who work a complete shift between 3:00 p.m. and 11:00 p.m. A shift differential of thirty-five cents (\$0.35) per hour shall be added to the base hourly wage for persons in the employee classification of Public Safety Dispatcher who work a complete shift between 11:00 p.m. to 7:00 a.m. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay. A shift differential of \$0.25 per hour shall be added to the base hourly wage for persons who work rotating shifts covered by the IBEW Utilities labor agreement in the employee classifications of Power Dispatcher I, Power Dispatcher II, Power Plant Operator, Senior Power Dispatcher and Senior Power Plant Operator. All employees covered under the FOP labor agreement and are regularly assigned to a shift whose majority of hours occur between 1800 hours and 0600 hours, shall be paid an additional thirty-five cents (\$0.35) per hour. Full time employees covered in the AFSCME labor agreement normally assigned to a work schedule commencing between 4 a.m. and 11 a.m., who are temporarily assigned to a work schedule commencing before 4 a.m. or after 11 a.m., shall receive a shift differential of twenty-five cents (\$0.25) per hour added to the base hourly rate for the hours worked during such temporary assignment. Full time employees covered in the IBEW Wastewater Treatment Plant labor agreement who are regularly scheduled

ORDINANCE NO. 9713 (Cont.)

to work swing shift will receive an additional twenty-five cents (\$0.25) per hour; employees who are regularly schedule to work graveyard shift will receive an additional thirty-five cents (\$0.35) per hour for wages attributable to those shifts. Employees working twelve (12) or ten (10) hour shifts will receive an additional twenty-five cents (\$0.25) per hour for wages attributable to the evening shift.

The classification of employees included under labor agreements with the City of Grand Island, and the ranges of compensation (salary and wages, excluding shift differential as provided by contract) to be paid for such classifications, and the number of hours and work period which certain such employees shall work prior to overtime eligibility are as stated above.

Each employee covered by the IAFF labor agreement after their first year, except Life Safety Inspector, will be credited Five Hundred Twenty-five dollars (\$525.00) annual credit to be used for the purchase of the uniform item purchases as needed. New hires will receive Four Hundred dollars (\$400.00) credit for the purchase of initial uniforms. After probation they shall receive an additional Five Hundred dollars (\$500.00) for the purchase of a Class A uniform or other items as necessary. All employees of the FOP labor agreement shall be paid a clothing and uniform allowance in addition to regular salary at the rate of Three Hundred Twenty-five dollars (\$325.00) semi-annually. If any such employee covered by the FOP labor agreement shall resign, or his or her employment be terminated for any reason whatsoever, the clothing allowance shall be paid on a prorata basis, but no allowance shall be made for a fraction of a month. New employees covered by the IBEW Utilities labor agreement who are required to wear full fire retardant (FR) clothing will be eligible for a one-time reimbursement up to One Thousand Two Hundred dollars (\$1,200.00) to purchase or rent required uniforms. All other employees required to wear full FR clothing will be eligible for reimbursement up to Seven Hundred (\$700.00) in

ORDINANCE NO. 9713 (Cont.)

Years 1 and 2; in Year 3 eligible up to One Thousand dollars (\$1,000.00). The non-union position of Meter Reader Supervisor who are required to wear full fire retardant clothing will be eligible for an annual stipend of Seven Hundred dollars (\$700.00) in Years 1 and 2; in Year 3 eligible up to One Thousand dollars (\$1,000.00) to purchase or rent required uniforms. Those employees who are required to wear partial fire retardant clothing will be eligible for an annual stipend of Three Hundred Fifty dollars (\$350.00). Employees will be reimbursed for said purchases with a receipt showing proof of purchase.. Employees in the non-union Community Service Officer Part Time position shall be paid a prorated uniform allowance based on hours worked, not to exceed Twenty-five dollars (\$25.00) per pay period. Full-time Community Services Officers shall be paid a uniform allowance at the rate of Twenty-five dollars (\$25.00) per pay period.

Fire Chief and Fire Division Chiefs shall be paid a clothing allowance of Four Hundred Eighty-four dollars and eight cents (\$484.08) per year, divided into twenty-four (24) pay periods. Police Chief and Police Captains shall be paid a clothing allowance of Six hundred Fifty dollars (\$650.00) per year, divided into twenty-six (26) pay periods.

Non-union employees and employees covered by the AFSCME labor agreement, FOP labor agreement, IAFF labor agreement, IBEW Service/Clerical/Finance and Wastewater Treatment Plant labor agreements may receive an annual stipend not to exceed One Thousand Five Hundred dollars (\$1,500.00) for bilingual pay.

Employees covered by the AFSCME labor agreement shall be granted a meal allowance of Ten Dollars (\$10.00) if they are required to work two (2) hours overtime consecutively with their normal working hours during an emergency situation, and if such overtime would normally interfere with and disrupt the employee's normal meal schedule.

ORDINANCE NO. 9713 (Cont.)

Employees covered by the IBEW - Utilities labor agreement and the IBEW – Wastewater Treatment Plant labor agreement shall be allowed a meal allowance for actual cost, or up to Twelve dollars (\$12.00) per meal, if they are required to work two (2) hours overtime consecutively with their normal working hours and if such overtime would normally interfere with and disrupt the employee's normal meal schedule. Direct supervisors of employees who are covered by labor agreements which allow overtime meal allowance shall be entitled to the same meal allowance benefit. Non-exempt direct supervisors of employees who are covered by labor agreements which allow stand-by pay shall be entitled to the same stand-by pay benefit.

Utilities Department personnel in the IBEW bargaining unit and the classifications of Meter Reader Supervisor, Power Plant Superintendent, Power Plant Supervisor, Electric Distribution Superintendent, Electric Distribution Supervisor, Water Superintendent, Water Supervisor, and Electric Underground Superintendent shall be eligible to participate in a voluntary uniform program providing an allowance up to Eighteen dollars (\$18.00) per month. When protective clothing is required for personnel covered by the IBEW Utilities and IBEW Wastewater Treatment Plant labor agreements and employees covered by the AFSCME labor agreement, except the Fleet Services Division of the Public Works Department, the City shall pay sixty percent (60%) of the actual cost of providing and cleaning said clothing and the employees forty percent (40%) of said cost. Full-time Fleet Services personnel shall receive a uniform allowance of Twelve Dollars (\$12) biweekly. Public Works Department personnel in the job classifications of Fleet Services Shop Foreman and Fleet Services Mechanic shall receive a tool allowance of Thirty dollars (\$30.00) biweekly.

SECTION 9. Employees shall be compensated for unused medical leave as follows:

ORDINANCE NO. 9713 (Cont.)

(A) All employees covered in the IBEW Utilities labor agreement shall have a contribution to a VEBA made on their behalf for fifty-three percent (53%) of their accumulated medical leave at the time of their retirement, early retirement, or death, not to exceed five hundred eighty-six and eighteen hundredths (586.18) hours [calculated at 53% x 1,106 hours], the rate of compensation to be based on the employee's salary at the time of retirement or death. Employees covered in the IAFF labor agreement, with the exception of Life Safety Inspector, shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-eight percent (38%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred ninety-eight and eighty-eight hundredths hours (598.88) [calculated at 38% x 1,576 hours]. The Life Safety Inspector shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty percent (50%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred forty-two (542) hours [calculated at 50% x 1,084 = 542]. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the IBEW Service/Clerical/Finance labor agreements shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave at the time of retirement, early retirement, or death, based on the employee's salary at the time of retirement, not to exceed four-hundred sixty-eight and sixty-five-hundredths (468.65) hours [calculated at 35% x 1,339 hours]. Employees covered by the IBEW Wastewater labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-six percent (36%) of their

ORDINANCE NO. 9713 (Cont.)

accumulated medical leave at the time of retirement, early retirement, or death, based on the employee's salary at the time of retirement not to exceed four-hundred eighty-two and four-hundredths hours (482.04) [calculated at 36% x 1,339 hours]. Non-union employees shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty-three percent (~~50.53~~) of their accumulated medical leave at the time of their retirement, not to exceed five hundred ~~fifty-three~~eighty-six and eighteen-hundredths (586.18) hours ~~([calculated at 50.53% x 1,106 = 553 hours].)~~. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the AFSCME labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave bank at the time of their retirement, based on the employee's salary at the time of retirement not to exceed four hundred sixty-eight and sixty-five hundredths hours (468.65) [calculated at 35% x 1,339 hours]. Employees covered under the FOP labor agreement shall be paid thirty-seven and one-half percent (37.5%) of their accumulated medical leave bank at the time of their retirement, not to exceed four hundred eighty hours (480) [calculated at 37.5% x 1,280 hours], based on the employee's salary at the time of retirement. If death occurs while in the line of duty, employees covered under the FOP labor agreement shall be paid one hundred percent (100%) of their accumulated medical leave bank at the time of their death, not to exceed one-thousand two-hundred eighty (1,280) hours, based on the employee's salary at the time of their death.

ORDINANCE NO. 9713 (Cont.)

(B) The City Administrator and department heads shall have a contribution made to their VEBA for one-half (1/2) of their accumulated medical leave, not to exceed thirty (30) days of pay, upon their resignation, the rate of compensation to be based upon the salary at the time of termination. Compensation for unused medical leave at retirement shall be as provided for non-union employees.

(C) The death of an employee shall be treated the same as retirement, and payment shall be made to the employee's beneficiary or estate for one-half (1/2) of all unused medical leave for non-union employees and as defined in labor agreements for all other employees.

SECTION 10. Non-union employees shall have a contribution made on their behalf to their VEBA account in the amount of Thirty dollars (\$30.00) per pay period. Employees represented by the IBEW Utilities labor agreement, IBEW Service/Clerical/Finance labor agreement and the IBEW Wastewater Treatment Plant labor agreement, shall have a contribution made on their behalf to their VEBA account in the amount of Twenty Dollars (\$20.00) per pay period. Employees represented by the IAFF labor agreement shall have a contribution made on their behalf to the VEBA account of Ten Dollars (\$10.00) per pay period.

SECTION 11. An employee, who is represented by the following labor agreements, shall annually receive longevity pay based upon the total length of service with the City. Such pay shall be effective beginning with the first full pay period following completion of the specified years of service. AFSCME, IBEW-Wastewater Treatment Plant and IBEW Service/Clerical/Finance pay shall be effective the first full pay period in October 2018. Payment shall be made on a prorated basis on each regular pay day. The following rate schedule shall apply for those employees who are represented by the FOP labor agreement:

ORDINANCE NO. 9713 (Cont.)

Ten (10) years (beginning 11 th year)	\$ 645.50
Fifteen (15) years (beginning 16 th year)	\$ 830.50
Twenty (20) years (beginning 21 st year)	\$1,032.50
Twenty-five (25) years (beginning 26 th year)	\$1,247.50

Those employees who are represented by the AFSCME labor agreement shall annually receive longevity pay as follows:

Five (5) years (beginning 6 th year)	\$226.00
Ten (10) years (beginning 11 th year)	\$443.00
Fifteen (15) years (beginning 16 th year)	\$624.00
Twenty (20) years (beginning 21 st year)	\$796.00
Twenty-five (25) years (beginning 26 th year)	\$994.00

Those employees who are represented by the IBEW-Wastewater Treatment Plant and IBEW Service/Clerical/Finance labor agreements shall annually receive longevity pay as follows:

Five (5) years (beginning 6 th year)	\$ 226.00
Ten (10) years (beginning 11 th year)	\$ 443.00
Fifteen (15) years (beginning 16 th year)	\$ 624.00
Twenty (20) years (beginning 21 st year)	\$ 796.00
Twenty-five (25) years (beginning 26 th year)	\$ 994.00
Forty (40) years (beginning 41 st year)	\$1,174.00

SECTION 12. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 13. The adjustments identified herein shall be effective on the date of passage and publication in pamphlet form in one issue of the Grand Island Independent as provided by law, ~~effective October 14, 2018~~

ORDINANCE NO. 9713 (Cont.)

SECTION 14. Those portions of Ordinance No. 9701 and all other parts of ordinances in conflict herewith be, and the same are, hereby repealed.

Enacted: November 20, 2018

Jeremy L. Jensen, Mayor

Attest: _____
Aaron Schmid, City Clerk Pro Tem



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item F-2

#9714 – Consideration of Imposing an Additional One-Half Percent Sales Tax

Staff Contact: Marlan Ferguson

Council Agenda Memo

From: Jerry Janulewicz, City Attorney

Meeting: November 20, 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. At the November 6, 2018 general election, the city's electorate authorized enactment of an additional one-half percent (1/2%) city sales and use tax 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. The ballot measure also authorized an increase of the City's 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.

Discussion

Through approval of the sales and use tax ballot question by the City's electorate at the November 6, 2018 general election, the City of Grand Island is empowered to increase the local sales and use tax rate by one-half percent (½%) to two percent (2%) with the revenue from such increased rate to be used for the purposes and for such time as set forth above. In addition, the City is 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.

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 ordinance.

Sample Motion

Move to adopt Ordinance No. 9714.

ORDINANCE NO. 9714

An ordinance to adopt an additional one-half (1/2) cent sales and use tax in the City of Grand Island, Hall County, Nebraska; to provide for filing with the Nebraska Tax Commissioner a certified copy of this Ordinance, a certified map of the City of Grand Island, a certified copy of the election results, and a statement from the Hall County Election Commissioner indicating that the question of imposing a sales and use tax within the City of Grand Island has not been voted on and failed within the twenty-three months preceding the November 6, 2018 general election to the Nebraska Tax Commissioner; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. By reason of the approval of the voters of the City of Grand Island at the general election held on November 6, 2018, Grand Island does hereby impose a sales and use tax of an additional one-half of one percent upon the same transactions within the City on which the State of Nebraska is authorized to impose a tax pursuant to the Nebraska Revenue Act of 1967, as amended from time to time, and such sales and use tax shall be in addition to the one percent sales and use tax imposed by the City in Ordinance No. 7600 and in addition to the one-half of one percent sales and use tax imposed by the City in Ordinance No. 8910, and the administration of such sales and use taxes shall be by the Nebraska Tax Commissioner pursuant to Neb. Rev. Stat. §77-27,143.

SECTION 2. The sales and use tax imposed by this Ordinance shall commence on the first day of the next calendar quarter which is at least one hundred twenty days following

Approved as to Form	▣ _____
November 16, 2018	▣ City Attorney

ORDINANCE NO. 9714 (Cont.)

receipt by the Tax Commissioner of a certified copy of this Ordinance as set forth in Neb. Rev. Stat. §77-27,143.

SECTION 3. The proceeds of the sales and use taxes imposed by this Ordinance shall 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.

SECTION 4. By reason of the approval of the voters of the City of Grand Island at the general election held on November 6, 2018, the City of Grand Island 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.

SECTION 5. After passage and adoption of this Ordinance, the City Clerk is hereby directed to mail a certified copy of this Ordinance together with a certified map of the City of Grand Island, a certified copy of the election results and a statement from the Hall County Election Commissioner indicating that the question of imposing a sales and use tax within the City of Grand Island has not been voted on and failed within the twenty-three months preceding the November 6, 2018 general election to the Nebraska Tax Commissioner.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

ORDINANCE NO. 9714 (Cont.)

Enacted: November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item F-3

**#9715 - Consideration of Approving Annexation of Property
Located at 2610 So. Engleman Road (Rowe Second Subdivision)
(First Reading)**

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

Staff Contact: Chad Nabity

* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9715

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

WHEREAS, after Gary P. Rowe and Dee Rowe, husband and wife, as owner of the property submitted a plat of Rowe Second Subdivision an Addition to the City of Grand Island for approval; and

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

Approved as to Form	☐	_____
November 16, 2018	☐	City Attorney

ORDINANCE NO. 9715 (Cont.)

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

WHEREAS, on November 20, 2018 the City Council of the City of Grand Island held a public hearing on such annexation and approved such annexation on first reading and on December 4, 2018 approved such annexation on second reading and on December 18, 2018 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

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

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

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

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience

ORDINANCE NO. 9715 (Cont.)

and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

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

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

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

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

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

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

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

ORDINANCE NO. 9715 (Cont.)

Enacted: December 18, 2018.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

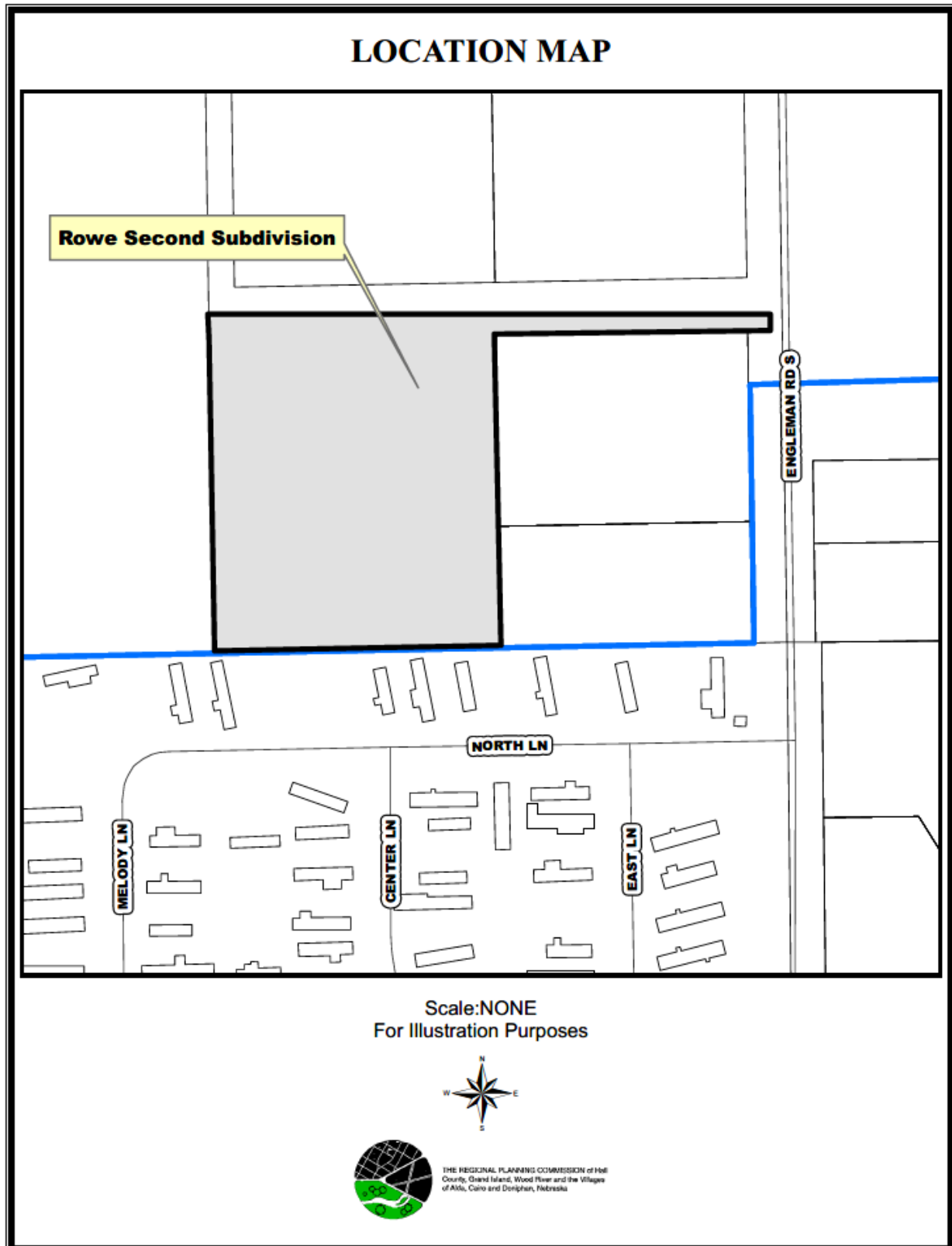
ORDINANCE NO. 9715 (Cont.)

Exhibit A

LEGAL DESCRIPTION

A tract of land comprising a part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows including all adjacent right of way adjacent to and extending there from:

First to ascertain the point of beginning, start at the southeast corner of said East Half of the Northeast Quarter (E1/2 NE1/4); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Three Hundred Ninety and Ninety Eight Hundredths (390.98) feet to the ACTUAL point of beginning; thence S89°59'41"W, a distance of Six Hundred Fifty Nine and Sixty Two Hundredths (659.62) feet; thence S00°12'31"W, a distance of Three Hundred Ninety One and Seventy Six Hundredths (391.76) feet to a point on the south line said East Half of the Northeast Quarter (E1/2 NE1/4); thence N89°55'40"E, along and upon the south line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Three Hundred Twenty Nine and Ninety Seven Hundredths (329.97) feet to the southwest corner of Lot One (1), Rowe Subdivision in the City of Grand Island, Hall County, Nebraska; thence N00°11'12"E, along and upon the west line of Lots One (1) and Two (2), of said Rowe Subdivision, a distance of Three Hundred Sixty One and Forty Nine Hundredths (361.49) feet to the northwest corner of Lot Two (2), of said Rowe Subdivision; thence S89°59'04"E, along and upon the north line of Lot Two (2), of said Rowe Subdivision and it's easterly prolongation, a distance of Three Hundred Twenty Nine and Eighty Two Hundredths (329.82) feet to a point on the east line of said East Half of the Northeast Quarter (E1/2 NE1/4); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Thirty (30.00) feet to a the ACTUAL point of beginning and containing 3.192 acres, more or less.





City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-1

Approving Minutes of November 6, 2018 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

November 6, 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 November 6, 2018. Notice of the meeting was given in *The Grand Island Independent* on October 31, 2018.

Mayor Jeremy L. Jensen called the meeting to order at 7:00 p.m. The following City Council members were present: Mitch Nickerson, Mark Stelk, Jeremy Jones, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, and Mike Paulick. Councilmember Roger Steele was 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 Parker Loghry, First City Christian Church, 4100 West 13th Street followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Recognition of Barry Burrows, Grounds Management Crew Chief with the Parks and Recreation Department for 20 Years of Service with the City of Grand Island. The Mayor and City Council recognized Barry Burrows, Grounds Management Crew Chief with the Parks and Recreation Department for his 20 years of service with the City of Grand Island. Parks and Recreation Director Todd McCoy commented on the job Mr. Burrows does. Mr. Burrows was present for the recognition and thanked the Mayor and City Council.

PUBLIC HEARINGS:

Public Hearing on Request from LaMexicana, Inc. dba La Mexicana, 3333 Ramada Road, Suite B for an Addition to their Class "I-122455" Liquor License. City Clerk RaNae Edwards reported that an application for an addition to Class "I-122455" Liquor License had been received from LaMexicana, Inc. dba La Mexicana, 3333 Ramada Road, Suite B. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on October 22, 2018; notice to the general public of date, time, and place of hearing published on October 27, 2018; notice to the applicant of date, time, and place of hearing mailed on October 22, 2018; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - North of US Highway 30 and West of Shady Bend Road - North Shady Bend Road, LLC. Utilities Director Tim Luchsinger reported that a utility easement was needed north of US Highway 30 and west of Shady Bend Road in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The Utilities Department had an existing overhead power line located on Lot Two (2), Terminal Grain Subdivision. The property to the north (Lot One) was owned by the

Aurora Cooperative Elevator Company. They were in the process of upgrading their electrical service. The Utilities Department needed to acquire two ten (10) foot easements across Lot Two (2) for the extension of underground power lines for the Co-op's upgrade. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way in Haggess' Subdivision- Hall County School District 2; 1621 West Stolley Park Road (Parcel No. 400041634) and 2019 William Street (Parcel No. 400041642). Public Works Director John Collins reported that acquisition of a public right-of-way was needed to allow for the realignment of William Street due to the new Stolley Park Elementary School improvement. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way in Industrial Foundation Subdivision; South of Schimmer Drive, West of Blaine Street (Parcel No. 400209144, 400209146, 400209147, and 400209148- PVIPE, LLC). Public Works Director John Collins reported that acquisition of a public right-of-way was needed to allow for temporary turn arounds at the end of the platted streets within Industrial Foundation Subdivision. Staff recommended approval. No public testimony was heard.

CONSENT AGENDA: Motion by Paulick, second by Stelk to approve the Consent Agenda excluding item G-6 (Resolution #2018-332). Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of October 23, 2018 City Council Regular Meeting.

#2018-328 - Approving on Request from LaMexicana, Inc. dba La Mexicana, 3333 Ramada Road, Suite B for an Addition to their Class "I-122455" Liquor License.

#2018-329 - Approving Acquisition of Utility Easement - North of US Highway 30 and West of Shady Bend Road - North Shady Bend Road, LLC.

#2018-330 - Approving Zetron Radio Console Repair and Upgrade with Platte Valley Communications of Grand Island, Nebraska in an amount of \$68,000.00.

#2018-331 - Approving Resolution to Join East Central Regional 911 Group.

#2018-332 - Approving Purchase of Emergency Call Works 911 System from Motorola Solutions, Inc. in an amount of \$242,583.70. This item was pulled from the agenda at the request of the Emergency Management Director.

#2018-333 - Approving Acquisition of Public Right-of-Way in Haggess' Subdivision- Hall County School District 2; 1621 West Stolley Park Road (Parcel No. 400041634) and 2019 William Street (Parcel No. 400041642).

#2018-334 - Approving Acquisition of Public Right-of-Way in Industrial Foundation Subdivision; South of Schimmer Drive, West of Blaine Street (Parcel No. 400209144, 400209146, 400209147, and 400209148- PVIPE, LLC).

#2018-335 - Approving Certificate of Final Completion for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T with The Diamond Engineering Company of Grand Island, Nebraska.

#2018-336 - Approving Amendment No. 3 to Engineering Consulting Agreement for 13th Street Roadway Improvements; Project No. 2018-P-1 with Alfred Benesch & Company of Lincoln, Nebraska for an Increase of \$29,644.00 and a Revised Contract Amount of \$441,822.22.

#2018-337 - Approving Award of Professional Engineering Consulting Services for Sanitary Sewer Collection System Rehabilitation– Downtown; Project No. 2019-S-1 with Olsson, Inc. of Grand Island, Nebraska in an Amount not-to-exceed \$81,850.00.

#2018-338 - Approving Environmental Monitoring Services for the Grand Island Regional Landfill with Olsson, Inc. of Lincoln, Nebraska in an Amount of \$89,100.00.

#2018-339 - Approving Agreement Between the City of Grand Island and Indianhead Golf Club, LLC Regarding Sanitary Sewer Assessments.

PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of October 24, 2018 through November 6, 2018 for a total amount of \$4,177,371.58. Upon roll call vote, all voted aye. Motion adopted.

Councilmember Haase voted no on check #6025 to Security First Bank in the amount of \$64,678.97.

ADJOURNMENT: The meeting was adjourned at 7:13 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-2

Approving Re-Appointment of Jolene Wojcik to the Grand Island Facilities Corporation

Mayor Jensen has submitted the re-appointment of Jolene Wojcik to the Grand Island Facilities Corporation board. The appointment would become effective December 1, 2018 upon approval by the City Council and would expire on November 30, 2021.

Staff Contact: Mayor Jeremy Jensen



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-3

**Approving Request from Kyle Nitchals, 3755 Norseman Avenue
for Liquor Manager Designation for Sam's Club 6461, 1510 N.
Diers Avenue**

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: November 20, 2018

Subject: Request from Kyle Nitchals, 3755 Norseman Avenue for Liquor Manager Designation with Sam's Club 6461, 1510 N. Diers Avenue

Presenter(s): RaNae Edwards, City Clerk

Background

Kyle Nitchals, 3755 Norseman Avenue has submitted an application with the City Clerk's Office for a Liquor Manager Designation in conjunction with Sam's Club 6461, 1510 N. Diers Avenue.

This application has been reviewed by the Police Department and City Clerk's Office. See Police Department report attached.

Discussion

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all liquor manager designations. All departmental reports have been received. Staff recommends approval contingent upon completion of a state approved alcohol server/seller training program.

Alternatives

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

1. Approve the requests.
2. Forward the requests with no recommendation.
3. Take no action on the requests.

Recommendation

City Administration recommends that the Council approve the request for Liquor Manager Designation.

Sample Motion

Move to approve the request from Kyle Nitchals, 3755 Norseman Avenue for Liquor Manager Designation in conjunction with the Class “C-086818” Liquor License for Sam’s Club 6461, 1510 N. Diers Avenue with the stipulation that Mr. Nitchals complete a state approved alcohol server/seller training program.

Grand Island Police Department

Supplemental Report

Date, Time: Fri Oct 26 14:05:00 CDT 2018

Reporting Officer: Vitera

Unit- CID

Kyle Nitchals is applying to become the liquor manager at Sam's Club. Kyle's spouse signed a Spousal Affidavit of Non-Participation form. Kyle has lived in Grand Island since 2016. Before that, he lived in Omaha, Des Moines, and Ames. Kyle disclosed two speeding and one DUI conviction.

I checked Kyle through Spillman and NCJIS. Kyle did not have an entry in Spillman, and his only entry in NCJIS is one for his driver's license which includes the convictions he mentioned and nothing else. Kyle has a valid Nebraska driver's license and no outstanding warrants for his arrest.

I ran Kyle through a paid law enforcement-only database which tends to provide mostly personal identifying information and information about civil issues. I did not find anything out of the ordinary.

The Grand Island Police Department has no objection to Kyle Nitchals becoming the liquor manager at Sam's Club.



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-4

#2018-340 - Approving Final Plat and Subdivision Agreement for Front Porch Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 20, 2018

Subject: Front Porch Subdivision – Final Plat

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

Background

This property is located north of U.S. Highway 30 and west of Willow Street, Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lot, 0.55 acres). This property is zoned M2 Heavy Manufacturing.

Discussion

The final plat for Front Porch Subdivision was considered by the Regional Planning Commission at the November 7, 2018 meeting.

A motion was made by Jaye Monter and seconded Tony Randone by to approve the final plat as presented.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (O'Neill, Ruge, Monter, Mauer, Rubio, Kjar 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

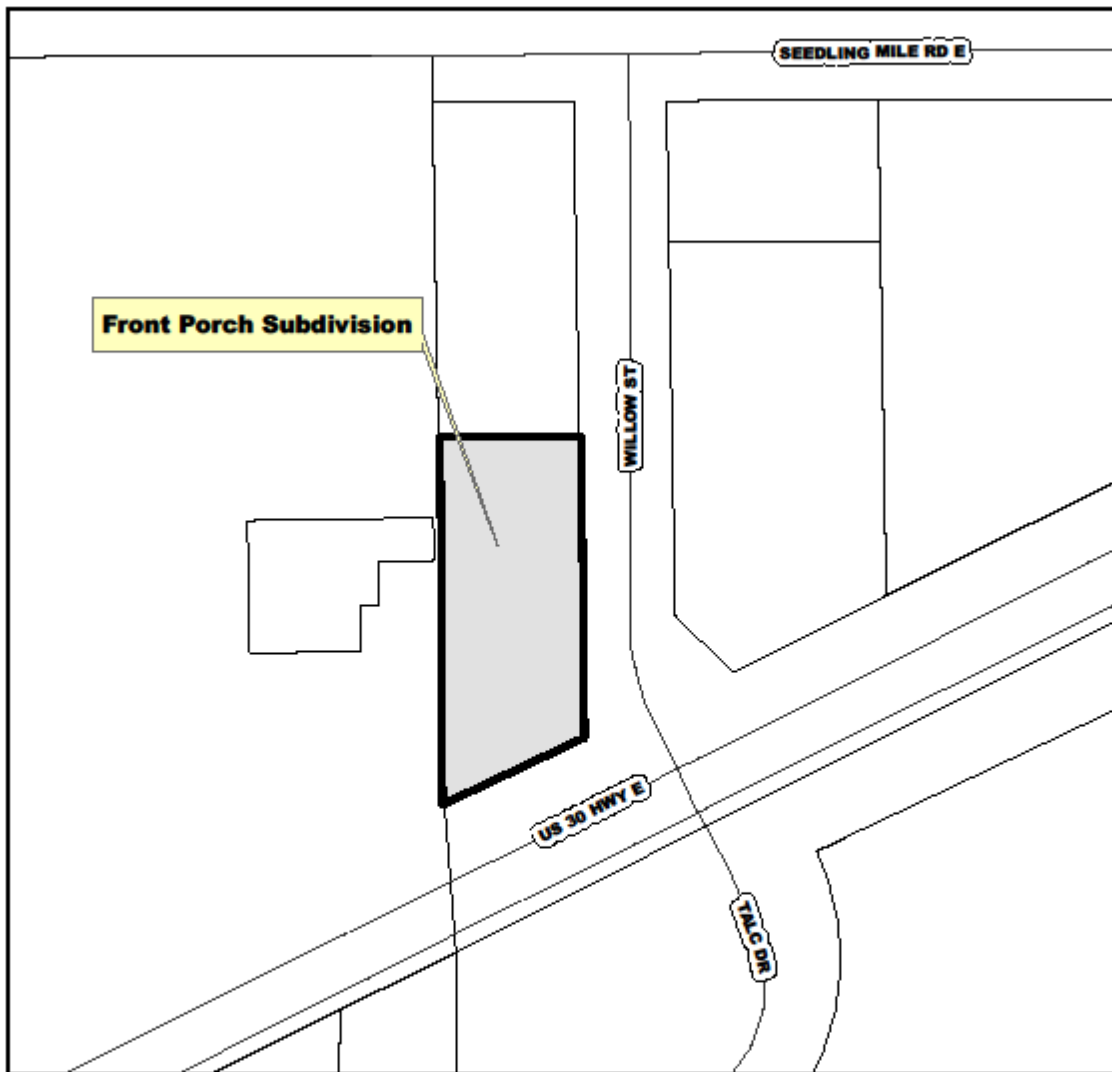
Recommendation

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

Sample Motion

Move to approve as recommended.

LOCATION MAP



Scale: NONE
For Illustration Purposes



City of Grand Island, Nebraska
City Clerk's Office
1000 S. 10th Street
Grand Island, NE 68801

Developer/Owner

Frank W. Huntley/General Partner/ The Merle Family Limited Partnership
140 S Brentwood St.
Lakewood, CO 80226

To create 1 lot north of U.S. Highway 30 and west of Willow Street Capital Avenue and west of Webb Road, in the City of Grand Island, in Hall County, Nebraska. .

Size: 1 lot, 0.55 acres

Zoning: M2 Heavy Manufacturing

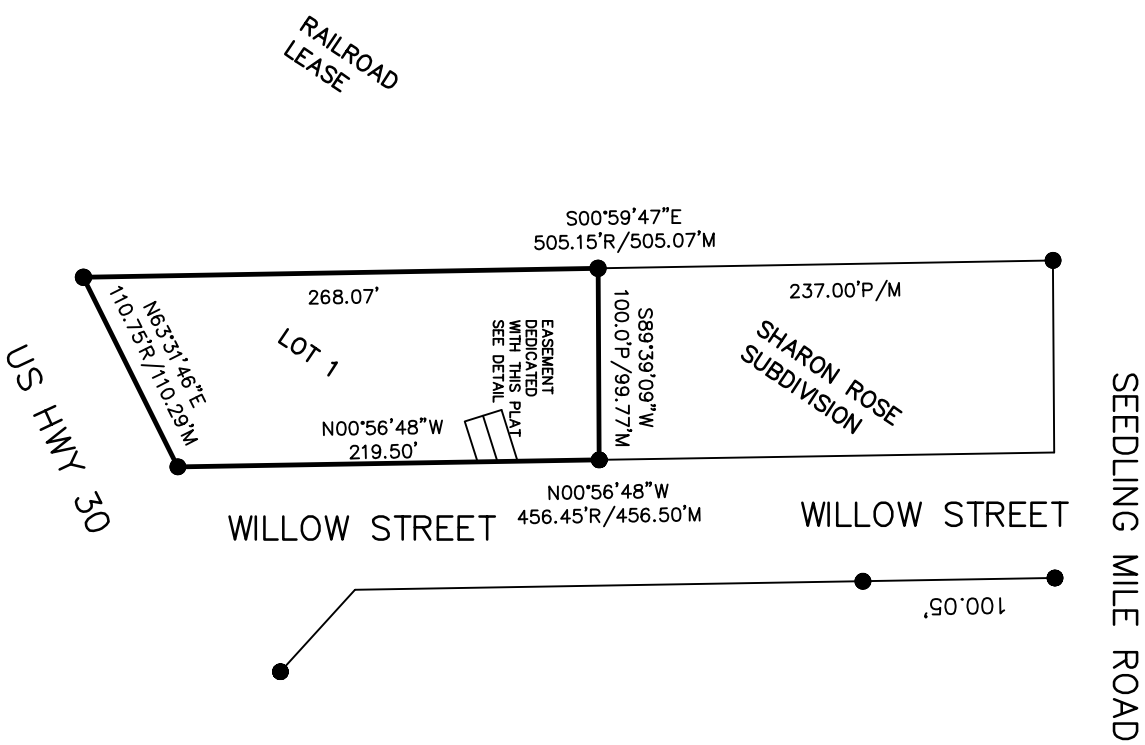
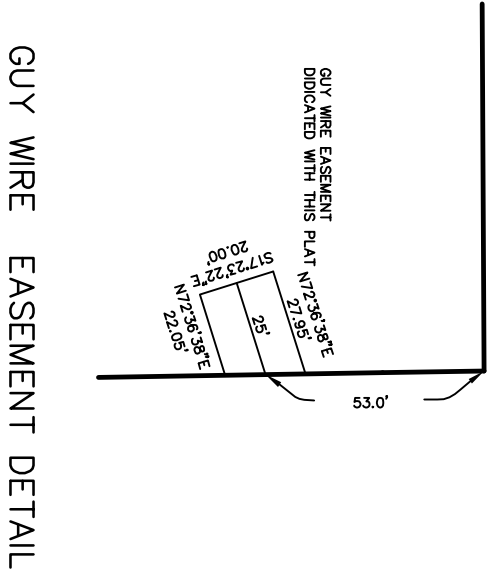
Road Access: Existing Gravel Street

Water Public: City water is available.

Sewer Public: City sewer is available.



FRONT PORCH SUBDIVISION
PART OF THE NE1/4 OF NE1/4 OF
SECTION 15, TOWNSHIP 11 NORTH, RANGE 9 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GRAND ISLAND,
HALL COUNTY, NEBRASKA



- LEGEND
- SCALE: 1"=100'
 - FOUND 5/8" REBAR (UNLESS NOTED) ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
 - + TEMPORARY POINT PROJECT: HANSEN
 - DRAWN BY: JR

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT MERLE FAMILY LIMITED PARTNERSHIP, FRANK W HUNTLEY, GENERAL PARTNER BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "FRONT PORCH SUBDIVISION", A SUBDIVISION BEING PART OF THE NE1/4 (NE1/4) OF THE NORTHEAST QUARTER NE1/4 OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2018.

FRANK W HUNTLEY, GENERAL PARTNER
THE MERLE FAMILY LIMITED PARTNER SHIP

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ SS

ON THE _____ DAY OF _____, 2018, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED 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 HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

APPROVALS

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

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, THIS _____ DAY OF _____, 2018.

MAYOR _____ CITY CLERK _____

(SEAL)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NE1/4 OF THE NE1/4 SECTION 15, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

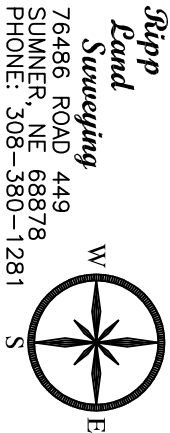
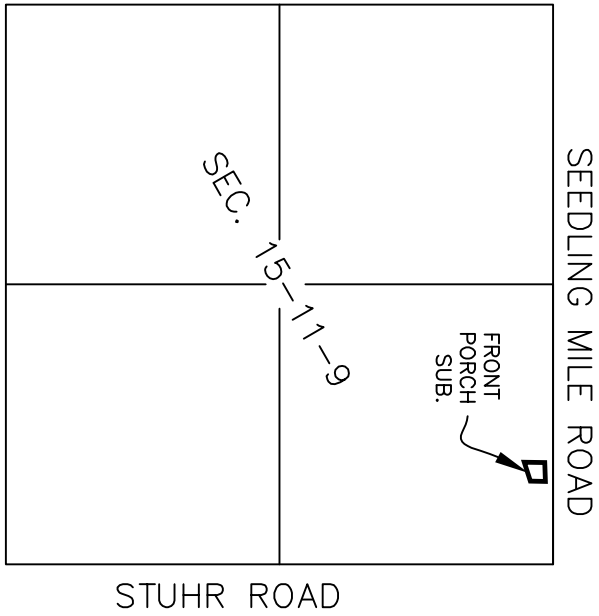
BEGINNING AT THE SOUTHEAST CORNER OF SHARON ROSE SUBDIVISION IN GRAND ISLAND, NEBRASKA; THENCE WEST ON THE SOUTH LINE OF SHARON ROSE SUBDIVISION A DISTANCE OF 100 FEET; THENCE SOUTH TO THE NORTH RIGHT OF WAY LINE OF US HWY 30; THENCE NORTHEAST ON THE RIGHT OF WAY OF US HWY 30 THE WEST LINE OF WILLOW STREET TO THE THENCE NORTH ON THE WEST LINE OF WILLOW STREET TO THE STREET OF BEGINNING IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, MORE PARTICULARLY BEGINNING AT THE SOUTHEAST CORNER OF SHARON ROSE SUBDIVISION THENCE S89°39'09"W ON A ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN, ARE RELATIVE THERETO; ON THE SOUTH LINE OF SHARON ROSE SUBDIVISION A DISTANCE OF 100.0 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S00°59'47"E ON THE WEST LINE OF SHARON ROSE SUBDIVISION EXTENDING SOUTH A DISTANCE OF 268.07 FEET TO THE NORTHERLY RIGHT OF WAY OF US HWY 30; THENCE N63°31'46"E ON SAID RIGHT OF WAY A DISTANCE OF 110.75 FEET TO THE WEST LINE OF WILLOW STREET; THENCE N00°56'48"W ON WEST LINE OF SAID STREET A DISTANCE OF 219.50 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.55 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 9/1/2018, AT THE REQUEST OF DANA HANSEN, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP
NEBRASKA REGISTERED SURVEYOR NO. 663

VICINITY MAP
NOT TO SCALE



RESOLUTION 2018-340

WHEREAS Known all men by these presents, that Merle Family Limited Partnership, Frank W Huntley, General Partner, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "FRONT PORCH SUBDIVISION", a subdivision being part of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Eleven (11) 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 FRONT PORCH 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, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-5

**#2018-341 - Approving Final Plat and Subdivision Agreement for
The Village Fifth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 20, 2018

Subject: The Village Fifth Subdivision – Final Plat

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

Background

This property is located south of Woodland Drive and west of Ramada Road., in the City of Grand Island, in Hall County, Nebraska. (26 lots, 9.07 acres).

Discussion

The final plat for The Village Fifth Subdivision was considered by the Regional Planning Commission at the November 7, 2018 meeting.

A motion was made by Jaye Monter and seconded Tony Randone by to approve the final plat as presented.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (O'Neill, Ruge, Monter, Mauer, Rubio, Kjar 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

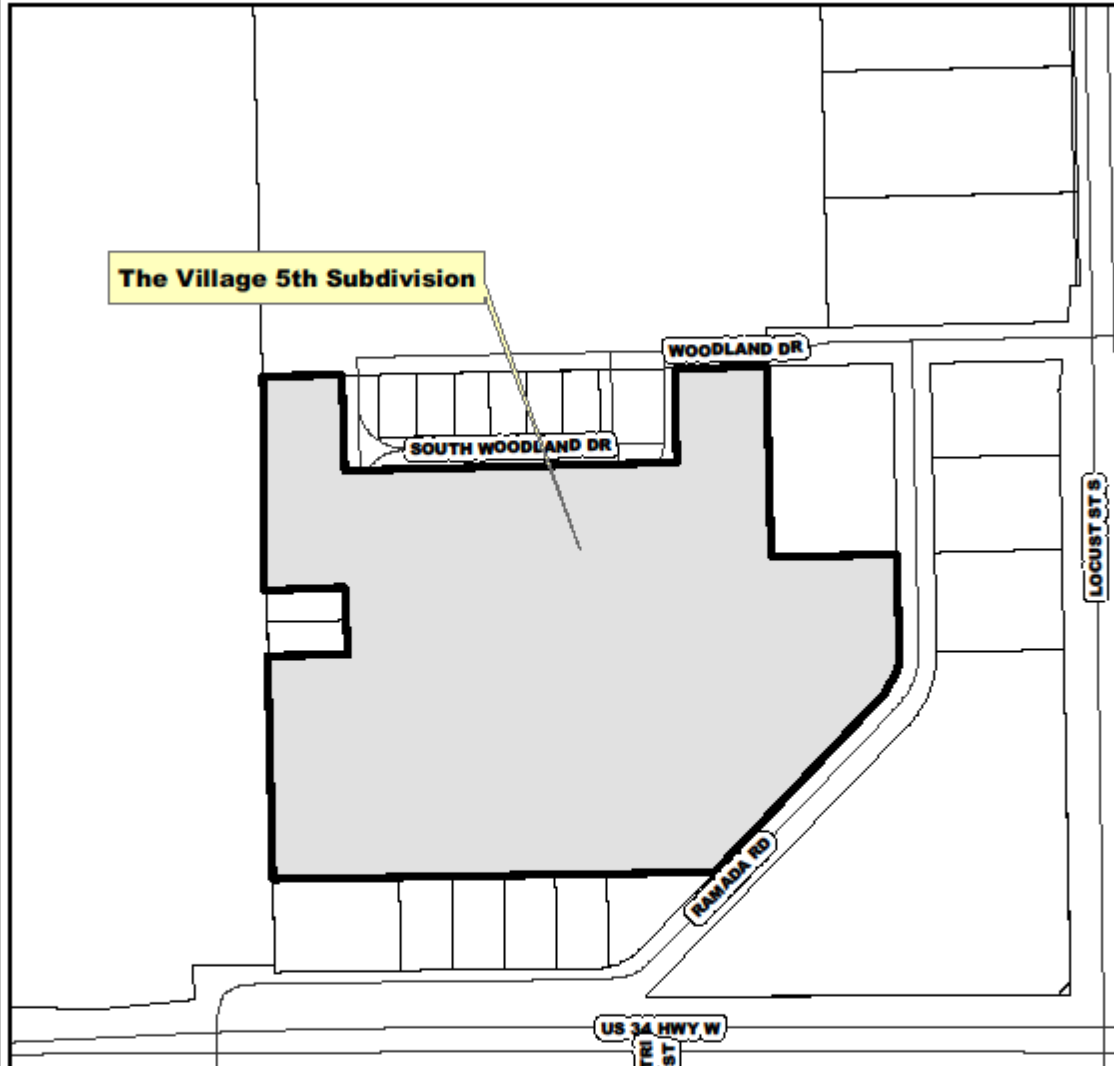
Recommendation

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

Sample Motion

Move to approve as recommended.

LOCATION MAP



Scale: NONE
For Illustration Purposes



© 2018 CITY OF GRAND ISLAND. ALL RIGHTS RESERVED. CITY OF GRAND ISLAND, NEBRASKA. CITY OF GRAND ISLAND, NEBRASKA. CITY OF GRAND ISLAND, NEBRASKA. CITY OF GRAND ISLAND, NEBRASKA.

Developer/Owner

Thayer Family LLC

404 Woodland Dr

Grand Island, NE 68801

To create 26 lots south of Woodland Drive and west of Ramanda Road., in the City of Grand Island, in Hall County, Nebraska.

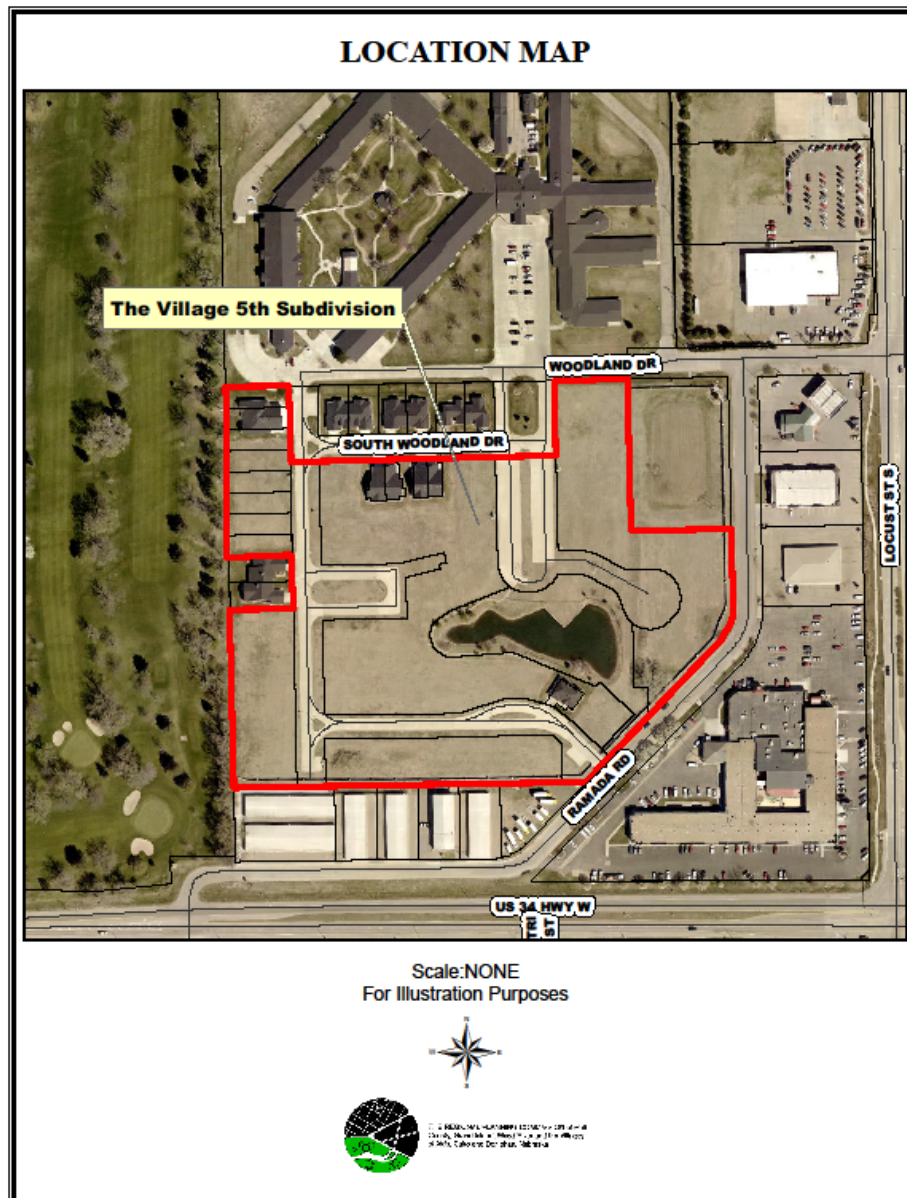
Size: 26 lots 9.07 acres

Zoning: RD Residential Development Zone

Road Access: Private Streets already built within the development as previously approved

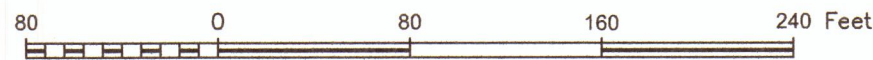
Water Public: City water is available.

Sewer Public: City sewer is available.





NORTH
SCALE: 1" = 80



THE VILLAGE FIFTH SUBDIVISION

FINAL PLAT

APPROVAL

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

THIS _____ DAY OF _____, 2018.

CHAIRMAN _____ DATE _____
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA THIS _____ DAY OF _____, 2018.

MAYOR _____ CITY CLERK _____

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THAYER FAMILY, LLC; BY PRESIDENT JAN THAYER, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAD CAUSED SOME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS THE VILLAGE FIFTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATED 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 THEREOF, I DO HEREBY SET MY HAND THIS _____ DAY OF _____, 2018.

THAYER FAMILY, LLC; PRESIDENT JAN THAYER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF HALL) SS

ON THE _____ DAY OF _____, 2018, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WHO IS JAN THAYER, AS PRESIDENT, TO ME PERSONALLY KNOW TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS AND HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF A TRACT OF LAND COMPRISING ALL OF LOTS 1, 2, 3, 4 AND 5, THE VILLAGE FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

LAND SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOTS 1, 2, 3, 4 AND 5, THE VILLAGE FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

I HEREBY CERTIFY THAT ON OCTOBER 10, 2018, I COMPLETED AN ACCURATE SURVEY (MADE UNDER MY SUPERVISION) OF "THE VILLAGE FIFTH SUBDIVISION", IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT IRON MARKERS WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOW AND RECORDED MONUMENTS.

LYLE L. LOTH L.S. 314

LEGEND

- CORNER FOUND LS 520 CAP (Unless Noted)
- CORNER SET (3/4"x24" Bar w/Cap)
- SECTION CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION

Total Lots = 26
Total Acres = 9.11

THE VILLAGE FIFTH SUBDIVISION

FINAL PLAT

LEGEND

- CORNER FOUND LS 520 CAP (Unless Noted)
- CORNER SET (3/4"x24" Bar w/Cap)
- ◆ SECTION CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION

CURVE DATA:

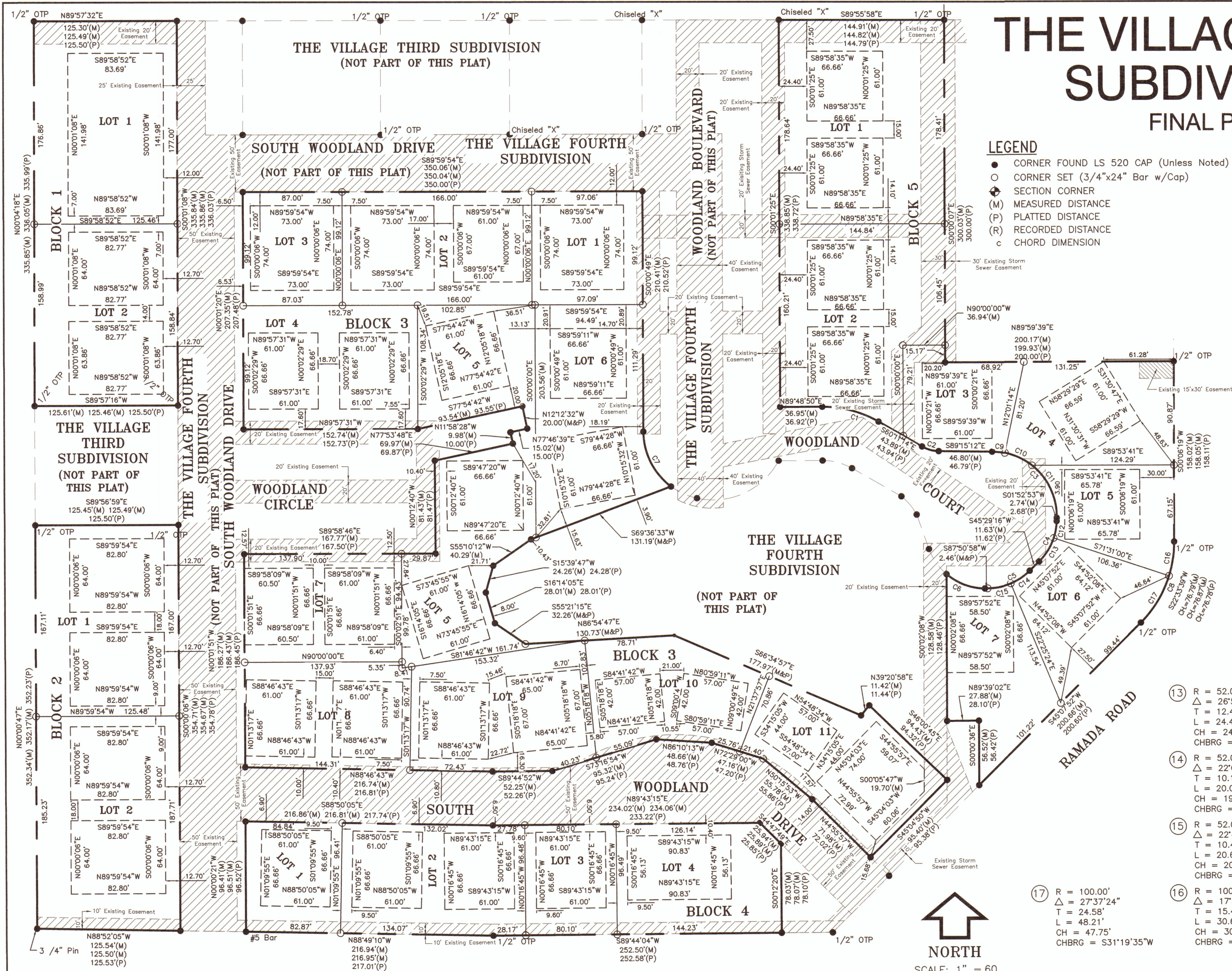
- R = 98.50'
Δ = 30°00'05"
T = 26.39'
L = 51.58'
CH = 50.99'
CHBRG = S75°04'41"E
- R = 30.00'
Δ = 29°10'28"
T = 7.81'
L = 15.28'
CH = 15.11'
CHBRG = S74°20'09"E
- R = 57.00'
Δ = 90°49'49"
T = 57.83'
L = 90.36'
CH = 81.19'
CHBRG = S43°51'08"E
- R = 52.00'
Δ = 43°41'41"
T = 20.85'
L = 39.66'
CH = 38.70'
CHBRG = S23°32'41"W
- R = 52.00'
Δ = 44°52'55"
T = 21.48'
L = 40.73'
CH = 39.70'
CHBRG = S67°53'40"W
- R = 52.00'
Δ = 40°24'21"
T = 19.14'
L = 36.67'
CH = 35.92'
CHBRG = N69°29'36"W
- R = 60.71'
Δ = 52°39'49"
T = 30.05'
L = 55.80'
CH = 53.86'
CHBRG = S26°34'11"E
- R = 100.00'
Δ = 45°09'17"
T = 41.58'
L = 78.71'
CH = 76.79'
CHBRG = S22°33'39"W
- R = 57.00'
Δ = 11°17'17"
T = 5.63'
L = 11.23'
CH = 11.21'
CHBRG = S83°37'24"E
- R = 57.00'
Δ = 26°35'24"
T = 13.47'
L = 26.45'
CH = 26.22'
CHBRG = S64°41'04"E
- R = 57.00'
Δ = 52°57'08"
T = 28.39'
L = 52.68'
CH = 50.82'
CHBRG = S24°54'48"E
- R = 52.00'
Δ = 16°47'10"
T = 7.67'
L = 15.23'
CH = 15.18'
CHBRG = S10°05'25"W

- R = 100.00'
Δ = 27°37'24"
T = 24.58'
L = 48.21'
CH = 47.75'
CHBRG = S31°19'35"W
- R = 100.00'
Δ = 17°31'53"
T = 15.42'
L = 30.60'
CH = 30.48'
CHBRG = S08°44'57"W

NORTH

SCALE: 1" = 60

60 0 60 120 180 Feet



RESOLUTION 2018-241

WHEREAS Thayer Family LLC, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "THE VILLAGE FIFTH SUBDIVISION", a subdivision on a tract of land comprising all of lots 1, 2, 3, 4, and 5, The Village 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 THE VILLAGE FIFTH 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, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-6

#2018-342 - Approving Acquisition of Utility Easement - 3216 US Highway 34 - NPT Trucking, LLC

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2018-342

WHEREAS, a public utility easement is required by the City of Grand Island from NPT Trucking, LLC, 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 November 20, 2018, for the purpose of discussing the proposed acquisition of a ten (10.0) foot utility easement located through a part of Lot Two (2), Meadow Lane Seventh Subdivision, in Hall County, Nebraska; and more particularly described as follows:

The northerly Ten (10.0) feet of the southerly Forty (40.0) feet of Lot Two (2), Meadow Lane Seventh Subdivision, Hall County, Nebraska; and

The easterly Ten (10.0) feet of the northerly Twenty (20.0) feet of the southerly Sixty (60.0) feet of Lot Two (2), Meadow Lane Seventh Subdivision, Hall County, Nebraska.

The above-described easement and right-of-way containing a combined total of 0.085 acres more or less as shown on the plat dated 10/17/2018, 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 NPT Trucking, LLC, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney





City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-7

#2018-343 - Approving Acquisition of Utility Easement - 3230 US Highway 34 - Fast Track Buildings & Construction, LLC

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2018-343

WHEREAS, a public utility easement is required by the City of Grand Island from Fast Track Buildings & Construction, LLC, 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 November 20, 2018, for the purpose of discussing the proposed acquisition of a ten (10.0) foot utility easement located through a part of Lot One (1), Meadow Lane Seventh Subdivision, in Hall County, Nebraska; and more particularly described as follows:

The northerly Ten (10.0) feet of the southerly Forty (40.0) feet of Lot One (1), Meadow Lane Seventh Subdivision, Hall County, Nebraska; and

The westerly Ten (10.0) feet of the northerly Twenty (20.0) feet of the southerly Sixty (60.0) feet of Lot One (1), Meadow Lane Seventh Subdivision, Hall County, Nebraska.

The above-described easement and right-of-way containing a combined total of 0.068 acres more or less as shown on the plat dated 10/17/2018, 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 Fast Track Buildings & Construction, LLC, on the above-described tract of land.

- - -

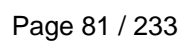
Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney





City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-8

#2018-344 - Approving Bid Award - City Wellfield Pump #2 Motor

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: November 20, 2018

Subject: City Wellfield Low Service Pump #2 Motor

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

Background

The City's Platte River Well Field Pumping Station currently includes three low service pumps. The Wellfield low service pump #2 electric motor failed on August 29, 2018. Plant engineering staff evaluated the repair of the existing 300 hp motor and the purchase of a new higher efficiency variable frequency drive motor and determined a new motor would be more cost effective.

Specifications were drafted by plant staff for the replacement of City Wellfield Low Service Pump #2 electric motor, mounting hardware and accessories. The Request for Bids was advertised and sent out in accordance with City purchasing procedures.

Discussion

Specifications for the City Wellfield Low Service Pump #2 Motor were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on November 1, 2018. The engineer's estimate for this project was \$30,000.00.

Bidder	Bid Price	Adjusted Bid Price (with Taxes Included)
Hupp Electric Motors (Option #1) Marion, Iowa	\$25,315.00	\$26,922.55
Hupp Electric Motors (Option #2) Marion, Iowa	\$30,990.00	\$32,994.80
Northwest Electric, LLC Columbus, Nebraska		\$68,675.50

Bids were reviewed by plant engineering staff and found the low bid is compliant with specifications and less than the engineer's estimate.

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 award the Contract for the City Wellfield Low Service Pump #2 Motor to Hupp Electric Motors of Marion, Iowa, as the low responsive bidder, with the bid in the amount of \$26,922.55.

Sample Motion

Move to approve the bid from Hupp Electric Motors in the amount of \$26,922.55 for the City Wellfield Low Service Pump #2 Motor.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: November 1, 2018 @ 2:00pm
FOR: City Wellfield Pump 2 Motor
DEPARTMENT: Utilities Department
ESTIMATE: \$30,000.00
FUND/ACCOUNT: 525
PUBLICATION DATE: October 3, 2018
NO. POTENTIAL BIDDERS: 4

SUMMARY

Bidder:	<u>Hupp Electric Motors</u> Marion, IA	<u>Northwest Electric, LLC</u> Columbus, NE
Bid Security:	North American Specialty Ins. Co.	Granite Re, Inc.
Exceptions:	Noted	Noted
Bid Price:		
	Option #1 (Tatung)	Option #2 (Toshiba)
Material:	\$22,965.00	\$28,640.00
Labor:	\$ 2,350.00	\$ 2,350.00
Sales Tax:	<u>N/A</u>	<u>N/A</u>
Total Bid:	\$25,315.00	\$30,990.00
		\$60,887.50
		\$ 3,295.00
		<u>\$ 4,493.00</u>
		\$68,675.50

cc: Tim Luchsinger, Utilities Director
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent
Tylor Robinson, Production Engineer

Pat Gericke, Utilities Admin. Asst.
Patrick Brown, Finance Director
Karen Nagel, Utilities Secretary

P2079

RESOLUTION 2018-344

WHEREAS, the City of Grand Island invited sealed bids for City Wellfield Pump #2 Motor, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on November 1, 2018, bids were received, opened and reviewed; and

WHEREAS, Hupp Electric Motors of Marion, Iowa, 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 \$26,922.55; and

WHEREAS, the bid of Hupp Electric Motors is less than the estimate for Wellfield Pump #2 Motor.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Hupp Electric Motors, in the amount of \$26,922.55 for Wellfield Pump #2 Motor, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-9

**#2018-345 - Approving Bid Award for Snow Removal Operations
for Law Enforcement Center**

Staff Contact: Robert Falldorf, Police Chief

Council Agenda Memo

From: Robert Falldorf, Police Chief

Meeting Date: November 20, 2018

Subject: Snow Removal Operations – Law Enforcement Center

Presenter(s): Robert Falldorf, Police Chief

Background

The City solicited sealed bids for snow removal operations for the Law Enforcement Center located at 111 Public Safety Drive in Grand Island.

Discussion

The specifications for snow removal operations for the Law Enforcement Center in Grand Island were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on October 30, 2018, and responses were received as listed below. The engineer's estimate for this project was:

Engineer's Estimate:

Trucks for Hauling Snow -----\$75.00 per hour
Tractor Loader w/ Box Blade -----\$250.00 per hour
Tractor with Pull Blade ----- \$350.00 per hour
Skid Steer Loader ----- \$175.00 per hour

Bidder	Bid Prices	
Amp Works – Snow, Grand Island, NE	<3" Snow:	\$ 495.00
	3.1-6" Snow:	\$ 891.00
	6.1-9" Snow:	\$1425.00
	9.1-12" Snow:	\$1995.00
	12"+ per " Snow:	\$ 195.00

The bid was reviewed by Police Department and City staff for conformance and met the bid specifications.

Alternatives

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

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

Recommendation

The Police Department recommends that the Council award the Contract for snow removal operations at the Law Enforcement Center to AMP Works - Snow, Grand Island, NE., as the only compliant bidder, for the following bid prices:

<3" Snow:	\$ 495.00
3.1-6" Snow:	\$ 891.00
6.1-9" Snow:	\$1425.00
9.1-12" Snow:	\$1995.00
12"+ per " Snow:	\$ 195.00

Sample Motion

Move to approve the bid from AMP Works – Snow for snow removal operations at the Law Enforcement Center for the following bid prices:

<3" Snow:	\$ 495.00
3.1-6" Snow:	\$ 891.00
6.1-9" Snow:	\$1425.00
9.1-12" Snow:	\$1995.00
12"+ per " Snow:	\$ 195.00



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: October 30, 2018 at 2:00 p.m.

FOR: Snow Removal Operations – Law Enforcement Center

DEPARTMENT: Police

ESTIMATE:

Trucks for Hauling Snow	\$ 75.00 per hour
Tractor Loader w/Box Blade	\$250.00 per hour
Tractor with Pull Blade	\$350.00 per hour
Skid Steer Loader	\$175.00 per hour

FUND/ACCOUNT: 10022302-85229

PUBLICATION DATE: October 19, 2018

NO. POTENTIAL BIDDERS: 3

SUMMARY

Bidder: AMP Works - Snow
Grand Island, NE

Exceptions: Noted

Bid Price:

<3" Snow:	\$ 495.00
3.1-6" Snow:	\$ 891.00
6.1-9" Snow:	\$1425.00
9.1-12" Snow:	\$1995.00
12"+ per" Snow:	\$ 195.00

cc: Police Chief Robert Falldorf
Marlan Ferguson, City Administrator
Stacy Nonhof, Purchasing Agent

Jim Duering, Admin. Police Captain
Patrick Brown, Finance Director
Cindy Wampole, Office/Records Manager

P2081

RESOLUTION 2018-345

WHEREAS, the City of Grand Island invited sealed bids for snow removal operations at the Law Enforcement Center, according to plans and specifications on file with the Police Department; and

WHEREAS, on October 30, 2018, bids were received, opened and reviewed; and

WHEREAS, AMP Works-Snow, Grand Island, NE., submitted the only compliant 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:

<3" Snow: \$ 495.00
3.1-6" Snow: \$ 891.00
6.1-9" Snow: \$1425.00
9.1-12" Snow: \$1995.00
12"+ per " Snow: \$ 195.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of AMP Works-Snow, in the amount listed above, for snow removal operations at the Law Enforcement Center, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-10

#2018-346 - Approving Lease Purchase of a Combination Sewer Cleaner Truck for the Streets Division of the Public Works Department

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

Council Agenda Memo

From: Shannon Callahan, Street Superintendent

Meeting: November 20, 2018

Subject: Approving Lease Purchase of a Combination Sewer Cleaner Truck for the Streets Division of the Public Works Department

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

Background

The Streets Division began a full-time storm sewer cleaning program in the Spring of 2014. The program start-up included many organizational changes such as the out-sourcing of pavement markings during the summer and re-assignment of staff from other programs to fill the required storm sewer cleaning crew.

Below are highlights/progress of the storm sewer cleaning program:

Sewer Combination Cleaner Truck Procured

In August of 2013 a capital lease purchase was approved for the Streets Division's first combination sewer cleaner truck (Combo Unit). The last payment for the Combo Unit, a 2014 Vactor, was made in November 2017.

Program Initiation

The new Combo Unit was delivered in April of 2014 and the streets division began flushing storm sewer pipes as a routine program.

Development of "Hot-Spot" list

A "Hot-Spot" list was developed that included locations with know or re-occurring drainage issues that the Streets Division was regularly called to address during rain events. Currently the "hot-spot" areas are checked and cleaned twice per year which has allowed the Streets Division to be proactive instead of reactive and avoid many call-outs during times of intense rainfall.

A variety of drainage structures make up the "Hot-Spot" list: Underpass storm drains and well pits, the 2nd St Overpass storm drains, Suck's lake inlet/outlet pipes, junction boxes with trash screens, and storm sewer siphons. The "Hot-Spot" list is a dynamic with

locations being added as they are found.

Development of Storm Sewer Watersheds

The storm sewer cleaning program was modeled after the existing Sanitary Sewer Cleaning program in which areas are cleaned based on a watershed/sewershed. Due to the extensive network of storm sewer pipes the development of the storm sewer watersheds took a good deal of time and effort by Public Works GIS Staff.

Production & Work Tracking

Cartegraph, an asset management program, was implemented and has been used to electronically track the storm sewer that has been cleaned, resources used, and the amount of material that has been recovered from the system. Below are the production numbers since the program began until October 2018.

- 131,653 feet of storm sewer pipe flushed (various diameters, map attached)
- 6,978 storm sewer inlets cleaned
- 477 cubic yards (~50 dump trucks) of debris removed from storm sewer system

Discussion

Due to the decline in resale value of the existing combination sewer cleaner truck and the rapid increase in purchase price, Streets Division recommended purchasing a new Combo Unit via a capital lease purchase arrangement. An advance payment of \$10,000 was budgeted and approved in this fiscal year in order to begin the process of ordering the new equipment. Currently the lead time for a new sewer combination cleaner truck is approximately nine (9) months therefore it is necessary to “get in line” for a new unit to receive it before next summer.

The City of Grand Island City Council approved the use of the National Joint Powers Alliance Buying Group (NJPA), now known as Sourcewell, with Resolution 2014-326.

To meet competitive bidding requirements, the Streets Division obtained pricing from the (NJPA) Sourcewell Contract No. 122017-FSC awarded to Federal Signal Corporation; with Nebraska Environmental Products of Lincoln, NE assigned as our authorized dealer. Per the Sourcewell Contract No. 122017-FSC the price for a new 2019 Vactor, that meets the City’s requirements, will be \$414,556.55. Nebraska Environmental is offering \$115,000 for trade-in of the 2014 Vactor making the net purchase price \$299,556.55.

Public Works staff is also recommending financing this purchase through a capital lease purchase agreement with National Cooperative Leasing, per Sourcewell (NJPA) Contract No. 032615-NCL. The capital lease purchase agreement would consist of an advanced payment of \$10,000 to occur this fiscal year followed by five (5) annual payments of \$66,440.18 starting in November 2019 (FY 2020); annual payments would require approval with the budget each fiscal year.

A summary of recommended purchase and capital lease purchase terms is below and

justification calculations attached.

Vendor	Nebraska Environmental Products, Sourcewell (NJPA) Contract No. 122017-FSC
Purchase Price	\$414,556.55
Trade-In – 2014 Vactor	\$115,000.00
Net Price	\$299,556.55
Financial Institution	National Cooperative Leasing, Sourcewell (NJPA) Contract No. 032615-NCL
Advance Payment (this FY)	\$10,000
Interest Rate	4.76%
Annual Payments (begin FY 2020)	5 at \$66,440.18
Pay-off Amount	\$1.00
Total Repayment Amount	\$342,201.90

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

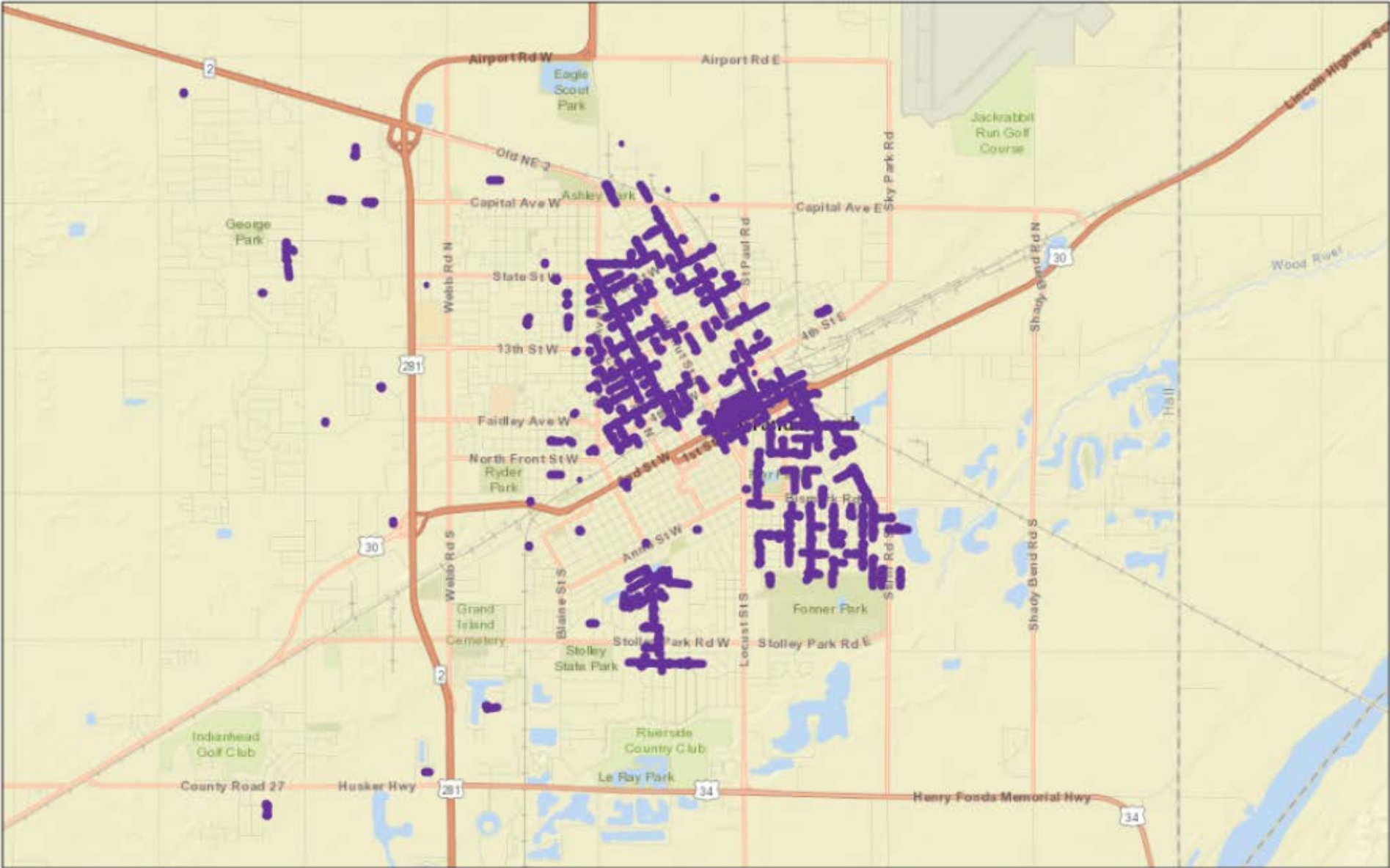
Recommendation

City Administration recommends that the Council approve the purchase of a Combination Sewer Cleaner Truck from Nebraska Environmental Products of Lincoln, NE for a net purchase price of \$299,556.55 and the lease purchase agreement with National Cooperative Leasing of Alexandria, MN.

Sample Motion

Move to approve the purchase of a new Combination Sewer Cleaner Truck from Nebraska Environmental Products of Lincoln, NE for a net purchase price of \$299,556.55 and the capital lease purchase agreement with National Cooperative Leasing of Alexandria, MN.

Storm Sewer Pipe Cleaning Progress



November 6, 2018

Complete



New Vector Future Purchase Price							
Fiscal Year	2019	2020	2021	2022	2023	2024	2025
2014 Vector Trade Value, estimate \$10k annual decrease	\$115,000.00	\$105,000.00	\$95,000.00	\$85,000.00	\$75,000.00	\$65,000.00	\$55,000.00
New Vector Purchase Price, estimate 5% annual increase	\$414,556.55	\$435,284.38	\$457,048.60	\$479,901.03	\$503,896.08	\$529,090.88	\$555,545.43
Net Purchase Price (Target)	\$299,556.55	\$330,284.38	\$362,048.60	\$394,901.03	\$428,896.08	\$464,090.88	\$500,545.43

The tables below, compare the total amount spent for Capital Lease Purchase payments and the total amount spent when making annual contributions into savings. The target net purchase price, calculated above, is used as the target amount to save during the given term. Totals are the amount of "cash" or expense required for each type of financial plan to purchase and pay for a new Combination Sewer Cleaner Truck.

4-Year Term					TARGET	\$428,896.08	
Fiscal Year	2019	2020	2021	2022	2023	Total	
Lease Purchase Payment	\$10,000.00	\$81,582.21	\$81,582.21	\$81,582.21	\$81,583.21	\$336,329.84	
Savings Contribution	\$10,000.00	\$99,300.00	\$99,300.00	\$99,300.00	\$99,300.00	\$407,200.00	
*Savings Balance (year end)	\$10,200.00	\$111,690.00	\$215,209.80	\$320,800.00	\$428,502.00		

5-Year Term					TARGET	\$464,090.88	
Fiscal Year	2019	2020	2021	2022	2023	2024	Total
Lease Purchase Payment	\$10,000.00	\$66,440.18	\$66,440.18	\$66,440.18	\$66,440.18	\$66,441.18	\$342,201.90
Savings Contribution	\$10,000.00	\$85,300.00	\$85,300.00	\$85,300.00	\$85,300.00	\$85,300.00	\$436,500.00
*Savings Balance (year end)	\$10,200.00	\$97,410.00	\$186,364.20	\$277,097.48	\$369,645.43	\$464,044.34	

6-Year Term						TARGET	\$500,545.43	
Fiscal Year	2019	2020	2021	2022	2023	2024	2025	Total
Lease Purchase Payment	\$10,000.00	\$56,519.72	\$56,519.72	\$56,519.72	\$56,519.72	\$56,519.72	\$56,520.72	\$349,119.32
Savings Contribution	\$10,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$466,000.00
*Savings Balance (year end)	\$10,200.00	\$87,924.00	\$167,202.48	\$248,066.53	\$330,547.86	\$414,678.82	\$500,492.39	

*Assume 2% interest on savings balance at end of year.

Streets Capital - Debt Schedule

Updated 11/01/2018

CURRENT	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	2023	2024
Snow Blower, Front-End Loader Mounted	15,973	15,973	15,973	15,973						
Asphalt Reclaiming/Trenching Machine	22,415	22,415	22,415							
Sewer Combo Unit - Lease Purchase	37,535	37,535	37,535	37,535						
Motorgrader (2016 approved. Payment 1 of 5)			45,723	45,723	45,723	45,723	45,723			
Mowing Tractors (3)				42,266	42,266	42,266	42,267			
TOTAL LEASE PURCHASE PAYMENTS	75,923	75,923	121,646	141,497	87,989	87,989	87,990	0	0	0

CURRENT with NEW COMBO UNIT

	2015	2016	2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
2013 Snow Blower, Front-End Loader Mounted	\$15,973	\$15,973	\$15,973	\$15,973						
Asphalt Reclaiming/Trenching Machine	\$22,415	\$22,415	\$22,415							
2014 Sewer Combo Unit - Lease Purchase	\$37,535	\$37,535	\$37,535	\$37,535						
2019 Sewer Combo Unit					dp	\$66,441	\$66,441	\$66,441	\$66,441	\$66,441
Motorgrader (2016 approved. Payment 1 of 5)			\$45,723	\$45,723	\$45,723	\$45,723	\$45,723			
Mowing Tractors (3)				\$42,266	\$42,266	\$42,266	\$42,267			
TOTAL LEASE PURCHASE PAYMENTS	\$75,923	\$75,923	\$121,646	\$141,497	\$87,989	\$154,430	\$154,431	\$66,441	\$66,441	\$66,441

PROPOSED

EXISTING, APPROVED

dp = Downpayments are calculated with initial FY capital purchase budget



November 6, 2018

City of Grand Island STS
1111 West N 4th St
Grand Island, NE 68801

Re: Municipal Lease/Purchase Financing Proposal

Dear Sir or Madam:

Lease Servicing Center, Inc. dba National Cooperative Leasing ("NCL") is pleased to propose to the City of Grand Island STS the following tax-exempt Lease/purchase transaction as outlined below. Under this transaction, the City of Grand Island STS would enter into a municipal Lease/purchase agreement with NCL for the purpose of acquiring a 2019 Vactor 2100. This transaction is subject to formal review and approval by both the Lessor and Lessee.

LESSEE: City of Grand Island STS

LESSOR: Lease Servicing Center, Inc. dba National Cooperative Leasing & it's assigns

EQUIPMENT: 2019 Vactor 2100

EQUIPMENT COST: \$299,556.55

DOWN-PAYMENT: \$0

AMOUNT FINANCED: \$299,556.55

TERM:	<u>4 Years</u>	<u>5 Years</u>	<u>6 Years</u>
ANNUAL LEASE PAYMENTS:	1 @ \$10,000.00 4 @ \$81,582.51	1 @ \$10,000.00 5 @ \$66,440.18	1 @ \$10,000.00 6 @ \$56,519.72
Rate:	4.96%	4.76%	4.71%

FIRST PAYMENT DUE: At Lease Commencement

PURCHASE OPTION: \$1.00

PRICING: The Rates and Payments outlined above are locked, provided this proposal is accepted by the Lessee by November 30, 2018 and the transaction closes/funds prior to December 31, 2018. After these days, the final Rate and Payments shall be adjusted commensurately with market rates in effect at the time of funding and shall be fixed for the entire lease term.

DOCUMENTATION FEE: \$250 paid to Lessor at closing

DOCUMENTATION: Lessor shall provide all of the documentation necessary to close this transaction. This documentation shall be governed by the laws of the State of lessee.

TITLE / INSURANCE: Lessee shall retain title to the equipment during the lease term. Lessor shall be granted a perfected security interest in the equipment and the Lessee shall keep the equipment free from any/all liens or encumbrances during the term. Lessee shall provide adequate loss and liability insurance coverage, naming Lessor as additional insured and loss-payee.

TAX STATUS: Interest under the Financing will be tax-exempt and shall be designated by Lessee as a Qualified Tax Exempt Obligation pursuant to Section 265(b)(3) of the IRS Code.

SOURCEWELL CONTRACT: NCL has been competitively bid and awarded a contract through Sourcewell (Formerly NJPA).
#032615-NCL NCL's Sourcewell Contract # is 032615-NCL.

We appreciate this opportunity to offer an NCL Financing Solution. Please do not hesitate to contact me if you have any questions at (866) 763-7600. Acceptance of this proposal is required prior to credit underwriting by NCL. Upon acceptance of this proposal, please scan and e-mail to my attention. Thank you again.

Sincerely,

Jake Ost -(866) 763-7600
jost@lscfinancial.com

ACCEPTANCE

As a duly authorized agent of the City of Grand Island STS, I hereby accept the terms of this proposal as outlined above and intend to close this financing with NCL, subject to final approval.

ACCEPTED: _____ DATE: _____

NAME: _____ TITLE: _____

PHONE: _____

WE ARE PROVIDING THE INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY IN CONNECTION WITH POTENTIAL ARMS-LENGTH COMMERCIAL BANKING TRANSACTIONS. IN PROVIDING THIS INFORMATION, WE ARE ACTING FOR OUR OWN INTEREST AND HAVE FINANCIAL AND OTHER INTERESTS THAT DIFFER FROM YOURS. WE ARE NOT ACTING AS A MUNICIPAL ADVISOR OR FINANCIAL ADVISOR TO YOU, AND HAVE NO FIDUCIARY DUTY TO YOUR OR ANY OTHER PERSON PURSUANT TO SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934. THE INFORMATION CONTAINED IN THIS DOCUMENT IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS "ADVICE" WITHIN THE MEANING OF SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934 AND THE MUNICIPAL ADVISOR RULES OF THE SEC. WE ARE NOT RECOMMENDING THAT YOU TAKE AN ACTION WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. BEFORE ACTING ON THIS INFORMATION, YOU SHOULD DISCUSS IT WITH YOUR OWN FINANCIAL AND/OR MUNICIPAL, LEGAL, ACCOUNTING, TAX AND OTHER ADVISORS AS YOU DEEM APPROPRIATE. IF YOU WOULD LIKE A MUNICIPAL ADVISOR THAT HAS LEGAL FIDUCIARY DUTIES TO YOU, THEN YOU ARE FREE TO ENGAGE A MUNICIPAL ADVISOR TO SERVE IN THAT CAPACITY.

220 22nd Ave. E Suite 106 * Alexandria, MN 56308 * Telephone 320 763 7600 * Fax 706 591 9057
www.nationalcooperativeleasing.com

June 6, 2018

The National Joint Powers Alliance (NJPA) will formally be known as Sourcewell beginning June 6, 2018.

The NJPA Board of Directors on May 15, 2018 voted to approve changing the organization's name to Sourcewell. Documentation has been formally submitted for Sourcewell to be registered and trademarked, both federally and in Minnesota, with the appropriate agencies.

Sourcewell has worked intentionally to mitigate the implications of this change to current and potential members, currently awarded vendors, and other existing partners. After June 6th, 2018, Sourcewell will maintain and continue to recognize the National Joint Powers Alliance name. Membership agreements, contracts, and agreements entered into with the National Joint Powers Alliance will remain valid and continue in effect without impact. This will ensure contractual continuity and safeguard any disruptions to engagement with Sourcewell. This includes membership, use of cooperative purchasing contracts, or other contractual engagements.

Sincerely,



Marcus Miller

General Counsel and Director of Government Relations

**STATE OF MINNESOTA
COUNTY OF TODD**

**RESOLUTION ESTABLISHING CORPORATE AND AGENCY NAME FOR REGION 5 SERVICE
COOPERATIVE AS SOURCEWELL (F/K/A National Joint Powers Alliance)**

Resolution No. 2018-07

WHEREAS, the Board of Directors previously authorized and directed staff undertake all actions necessary and sufficient to “rebrand” Region 5 Service Cooperative; and

WHEREAS, after careful study and consideration, the name Sourcewell was chosen as the legal, organizational, and agency name for Region 5 Service Cooperative; and

WHEREAS, the organizational bylaws were duly adopted, ratified and approved and became effective as of the May 2018 Board of Directors meeting; and

WHEREAS, Article 1, Section 1 of said bylaws establishes Sourcewell as the legal organizational name for Region 5 Service Cooperative; and

WHEREAS, Minnesota Statutes, § 123A.21 provides that the “care, management, and control” of Region 5 Service Cooperative is vested in its Board of Directors, including the power and authority to establish the legal name of the organization.

NOW THEREFORE BE IT RESOLVED by the Board of Directors as follows:

1. The name National Joint Powers Alliance is replaced and the legal, organizational, and agency name of Region 5 Service Cooperative is Sourcewell.
2. The official and effective date of this change is June 6, 2018.
3. All prior contracts and other legal obligations established or incurred under the name National Joint Powers Alliance remain in full force and effect.
4. All contracts or other legal obligations undertaken on and after June 6, 2018 shall be executed and performed in the name Sourcewell.
5. This Resolution is effective upon signature and shall henceforth serve as sufficient and official proof and evidence of the legal, organizational and agency name for Region 5 Service Cooperative.

6. The Executive Director, or his designee, is authorized and directed to provide copies of this resolution to third parties as requested or required and to affix the same to legal documents when necessary.



Chairperson, Sourcewell Board of Directors

ATTEST:



Clerk to the Board of Directors

FORM E
CONTRACT ACCEPTANCE AND AWARD



(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #: 122017-FSC

Proposer's full legal name: Federal Signal Corp.

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be February 20, 2018 and will expire on February 20, 2022 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:



NJPA DIRECTOR OF COOPERATIVE CONTRACTS
AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)



NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coquette
(NAME PRINTED OR TYPED)

Awarded on February 19, 2018

NJPA Contract # 122017-FSC

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Federal Signal Corp.

Authorized Signatory's Title Business Development Manager



VENDOR AUTHORIZED SIGNATURE

David Panizzi

(NAME PRINTED OR TYPED)

Executed on 2/23, 2018

NJPA Contract # 122017-FSC



Vactor

Public Utility Equipment

#122017-FSC

Maturity Date: 02/20/2022

Product & Services

Contact Information

Vendor Contact Information

To purchase off this contract or for questions regarding products and pricing, please contact:

David Panizzi

Phone: 847-622-7153

Email: dpanizzi@elginsweeper.com

Sourcewell Contact Information

For questions regarding contract documentation or the solicitation process, please contact:

Kelly Pearson, Contract Administrator

Phone: 218-895-4139

Email: kelly.pearson@sourcewell-mn.gov

Karen Otremba, Contract Administration Specialist

Phone: 218-895-4179

Email: karen.otremba@sourcewell-mn.gov

Become a Member

Simply complete the [online application](#) or contact the Membership Team at membership@sourcewell-mn.gov or 877-585-9706.

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From: [Panizzi, David](#)
To: [Shannon Callahan](#)
Cc: [Larson, Hunter](#)
Subject: RE: Vactor 2100i from Shannon Callahan
Date: Tuesday, October 16, 2018 10:02:03 AM

Hi Shannon,

Thanks for the contact and for your interest in our Sourcewell contract.

I can confirm that Nebraska Environmental Products is our contracted dealer and is the dealer that you should work with in purchasing a Vactor 2100 i-series. Nebraska Environmental is authorized to offer Sourcewell member pricing that is consistent with our Sourcewell contract #122017-FSC.

Again, thanks and best regards,
David

David A. Panizzi
Business Development Manager
Elgin Sweeper/Vactor Manufacturing
847-622-7153

From: Shannon Callahan [mailto:shannonc@grand-island.com]
Sent: Tuesday, October 16, 2018 9:01 AM
To: Panizzi, David
Subject: Vactor 2100i from Shannon Callahan

David,

The City of Grand Island, Nebraska is a member of the NJPA (Sourcewell) and is interested in purchasing a Vactor 2100i. Can you verify that Nebraska Environmental is the vendor we should work with to receive Contract #12017-FSC pricing?

Thanks
Shannon

Shannon Callahan, E.I.T.



Street Superintendent
308-385-5322 - Office
shannonc@grand-island.com



Contract Acceptance and Award

(To be completed only by NJPA)

NJPA 032615 LEASING AND FINANCING SOLUTIONS WITH RELATED SERVICES

Lease Servicing Center, Inc. dba National Cooperative Leasing
 Proposer's full legal name

Your proposal is hereby accepted and awarded. As an awarded Proposer, you are now bound to provide the defined product/equipment and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, your Response, and any exceptions accepted or rejected by NJPA on Form C.

The effective start date of the Contract will be April 9th, 20 15 and continue for four years from the board award date. This contract has the consideration of a fifth year renewal option at the discretion of NJPA.

National Joint Powers Alliance® (NJPA)

NJPA Authorized signature:

NJPA Executive Director

(Name printed or typed)

Awarded this

9th

day of

April, 20 15NJPA Contract Number 032615-NCL

NJPA Authorized signature:

NJPA Board Member

(Name printed or typed)

Executed this

9th

day of

April, 20 15NJPA Contract Number 032615-NCL

Proposer hereby accepts contract award including all accepted exceptions and NJPA clarifications identified on FORM C.

Vendor Name LEASE SERVICING CENTER, INC. dba NATIONAL COOPERATIVE LEASING

Vendor Authorized signature:

Christoph A. Canavati

(Name printed or typed)

Title:

SECRETARY / TREASURER

Executed this

21st

day of

MAY, 20 15NJPA Contract Number 032615-NCL

RESOLUTION 2018-346

WHEREAS, Sourcewell, formerly known as the National Joint Powers Alliance, cooperative purchasing group was utilized to secure competitive bids for a New Combination Sewer Cleaner Truck and Capital Lease Purchase financing by the Streets Division of the Public Works Department; and

WHEREAS, Sourcewell Contract No. 122017-FSC was awarded to Federal Signal Corporation and authorized Nebraska Environmental Products to offer said contract pricing to the City of Grand Island, Nebraska; and

WHEREAS, Sourcewell Contract No. 032615-NCL was awarded to National Cooperative Leasing; and

WHEREAS, the new equipment options and trade-in terms were negotiated with Nebraska Environmental Products for a net purchase price of \$299,556.55; and

WHEREAS, such amount will be financed by National Cooperative Leasing of Alexandria, MN through a capital lease purchase agreement; and

WHEREAS, a payment of \$10,000.00 will be paid in advance followed by five (5) annual payments of \$66,440.18 and a pay-off amount of \$1.00 ; and

WHEREAS, the total repayment amount will be \$342,201.90.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of a new Combination Sewer Cleaner Truck from Nebraska Environmental Products of Lincoln, NE for a net purchase price of \$299,556.55 is hereby approved.

BE IT FURTHER RESOLVED, that the City Finance Director is hereby authorized and directed to execute such lease purchase agreement with National Cooperative Leasing of Alexandria, MN on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-11

#2018-347 - Approving Bid Award for Four (4) Solid Rubber Loader Wheels for the Solid Waste Division of the Public Works Department

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

Council Agenda Memo

From: Jeff Wattier, Solid Waste Superintendent
Meeting: November 20, 2018
Subject: Approving Bid Award for Four (4) Solid Rubber Loader Wheels for the Solid Waste Division of the Public Works Department
Presenter(s): John Collins PE, Public Works Director

Background

On October 23, 2018 the Solid Waste Division of the Public Works Department advertised for bids for four (4) Solid Rubber Loader Wheels. These wheels will be mounted on the existing 2016 Caterpillar 938M loader, which is used for pushing and loading solid waste on a daily basis.

Discussion

One (1) bid was received and opened on November 1, 2018. The Solid Waste Division of the Public Works Department and the Purchasing Division of the Attorney's office reviewed the bid that was received. The bid by SETCO Solid Tire of Idabel, Oklahoma meets all of the specifications.

<i>BIDDER</i>	<i>BID</i>
SETCO Solid Tire of Idabel, Oklahoma	\$25,510.00

Funds were budgeted for Fiscal Year 2018/2019 and are available in Account No. 50530043-85325.

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 four (4) Solid Rubber Loader Wheels for the Solid Waste Division from SETCO Solid Tire of Idabel, Oklahoma in the amount of \$25,510.00.

Sample Motion

Move to approve the resolution.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: November 1, 2018 at 2:15 p.m.
FOR: (4) Solid Rubber Loader Wheels
DEPARTMENT: Public Works
ESTIMATE: \$28,000.00
FUND/ACCOUNT: 50530043-85325
PUBLICATION DATE: October 23, 2018
NO. POTENTIAL BIDDERS: 2

SUMMARY

Bidder: SETCO Solid Tire
Idabel, OK
Exceptions: None
Base Bid Price: \$25,510.00
Extended Warranty: N/A
Total Bid: \$25,510.00
Delivery Date: 2 weeks ARO

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

Catrina DeLosh, PW Admin. Assist.
Patrick Brown, Finance Director
Jeff Wattier, Solid Waste Supt.

P2082

RESOLUTION 2018-347

WHEREAS, the City of Grand Island invited sealed bids for four (4) Solid Rubber Loader Wheels for the Solid Waste Division of the Public Works Department, according to specifications on file with the Public Works Department; and

WHEREAS, on November 1, 2018 bids were received, opened and reviewed; and

WHEREAS, SETCO Solid Tire of Idabel, Oklahoma submitted a bid in accordance with the terms of the advertisement of bids and specifications and all other statutory requirements contained therein, such bid being in the net amount of \$25,510.00; and

WHEREAS, SETCO Solid Tire's bid is fair and reasonable for such item.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of SETCO Solid Tire of Idabel, Oklahoma in the amount of \$25,510.00 for four (4) Solid Rubber Loader Wheels for the Solid Waste Division is hereby approved as the lowest responsive and responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	▣ _____
November 16, 20182	▣ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-12

#2018-348 - Approving Change Order No. 3 for Sanitary Sewer Manhole Flow Monitoring/Rehabilitation; Project No. 2018-WWTP-2

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: November 20, 2018

Subject: Approving Change Order No. 3 for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2

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

Background

The Diamond Engineering Company of Grand Island, Nebraska was awarded a \$205,966.99 contract on May 22, 2018, via Resolution No. 2018-145, for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2.

On June 26, 2018, via Resolution No. 2018-187, City Council approved Change Order No. 1 for such project to allow for installation of an additional flow meter, which will capture South Interceptor Sewer Shed 3. Change Order No. 1 resulted in an increase of \$29,488.62 to the original contract, for a revised total amount of \$235,455.61.

On September 25, 2018, via Resolution No. 2018-282, City Council approved Change Order No. 2 for such project to allow additional time for completion. There was no effect to the contract amount of \$235,455.61.

The project has two (2) main components. 1) Install flowmeters at six (6) critical points along the South Interceptor. These flowmeters will help wastewater staff evaluate flow conditions and capacity with in the South Interceptor and will aid in decision making and planning. Information is sent wirelessly and can be monitored in real time. 2) Manhole rehabilitation is the second component to the project. Three (3) of the six (6) South Interceptor manholes require structural rehab in order for permanent flowmeters to be bolted successfully into place. The sanitary sewer manhole rehab will also eliminate infiltration and provide protection from hydrogen sulfide gas and corrosion.

Discussion

Change Order No. 3 is being requested for such project to allow compensation to the contractor due to two (2) of the three (3) manholes being rehabilitated are five (5) foot in diameter and not the originally bid four (4) foot diameter.

Cost of Change Order No. 3 is \$3,050.00, resulting in a revised contract amount of \$238,505.61.

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 Change Order No. 3 for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2 with The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$3,050.00.

Sample Motion

Move to approve the resolution.



CHANGE ORDER NO. 3

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

CONTRACTOR: The Diamond Engineering Company

AMOUNT OF CONTRACT: \$205,966.99

CONTRACT DATE: May 31, 2018

Allow additional time to complete such project.

Contract Price Prior to this Change Order.....	\$205,966.99
Net Increase Resulting from Change Order No. 1.....	\$ 29,488.62
Net Increase Resulting from Change Order No. 2.....	\$ 0.00
Net Increase Resulting from Change Order No. 3.....	\$ 3,050.00
Revised Contract Price	
\$238,505.61	

The Above Change Order Accepted:

The Diamond Engineering Company

By _____ Date _____

Approval Recommended:

By _____ Date _____
John Collins PE, Public Works Director/City Engineer

Approved for the City of Grand Island, Nebraska

By _____ Date _____
Mayor

Attest _____
City Clerk

RESOLUTION 2018-348

WHEREAS, on May 22, 2018, via Resolution No.2018-145, the City of Grand Island awarded The Diamond Engineering Company of Grand Island, Nebraska the bid in the amount of \$205,966.99 for Sanitary Sewer Manhole Flow Monitoring / Rehabilitation; Project No. 2018-WWTP-2; and

WHEREAS, on June 26, 2018, via Resolution No. 2018-187, City Council approved Change Order No. 1, in the amount of \$29,488.62, to such project to allow for installation of an additional flow meter, which will capture South Interceptor Sewer Shed 3; and

WHEREAS, on September 25, 2018, via Resolution No. 2018-282, City Council approved Change Order No. 2 to such project to allow additional time for completion; and

WHEREAS, such change order did not affect the contract amount of \$235,455.61; and

WHEREAS, it has been determined that two (2) of the three (3) manholes being rehabilitated are five (5) foot in diameter and not the originally bid four (4) foot diameter; and

WHEREAS, Change Order No. 3 is necessary to account for the discrepancy and complete the project; and

WHEREAS, the result of such modifications will increase the contract amount by \$3,050.00, resulting in a revised contract amount of \$238,505.61.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 3 in the amount of \$3,050.00 between the City of Grand Island and The Diamond Engineering Company of Grand Island, Nebraska to provide the modifications.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	by _____
November 16, 2018	City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-13

**#2018-349 - Approving Acquisition of Drainage Easement in
Connell Industrial Park Second Subdivision (2110 E Highway 30-
Overhead Door Corp)**

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

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

RESOLUTION 2018-349

WHEREAS, a drainage/utility easement is being dedicated by the property owner of 2110 E Highway 30 to the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 1, CONNELL INDUSTRIAL PARK SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N26°59'46"W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE N62°52'44"E, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 268.60 FEET; THENCE N17°46'34"E A DISTANCE OF 60.62 FEET; THENCE N27°19'36"W, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 711.86 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE N62°51'35"E, ALONG SAID NORTHWESTERLY LINE OF LOT 1, A DISTANCE OF 35.00 FEET TO THE NORTHERLY CORNER OF SAID LOT 1; THENCE S27°19'36"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 794.81 FEET TO THE EASTERLY CORNER OF SAID LOT 1, AND ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30; TEHNCE S62°52'44"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 346.78 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCUATED AREA OF 41,206.49 SQURE FEET OR 0.946 ACRES MORE OR LESS.

WHEREAS, an agreement for the easement has been reviewed and approved by the City Legal Department; and

WHEREAS, there is no cost involved in the acquisition of such easement.

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 drainage/utility easement 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.

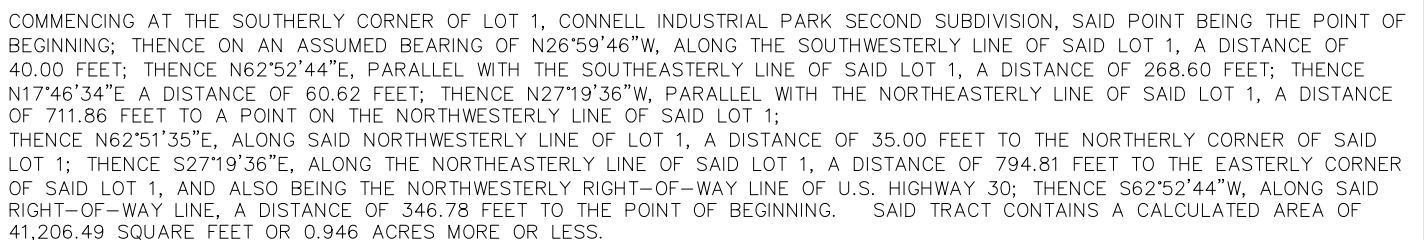
Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney

Page 122 / 233



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-14

#2018-350 - Approving Award of Professional Engineering Consulting Services for Broadwell Avenue & UPRR Grade Separation Study

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: November 20, 2018

Subject: Approving Award of Professional Engineering Consulting Services for Broadwell Avenue & UPRR Grade Separation Study

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

Background

A Request for Qualifications (RFQ) for engineering consulting services for Broadwell Avenue & Union Pacific Railroad (UPRR) Grade Separation Study was advertised in the Grand Island Independent on September 8, 2018. The RFQ was also sent to eighteen (18) potential firms by the Engineering Division of the Public Works Department.

Continuing to explore ways to accommodate the growing traffic within the city, Public Works Engineering staff plans to complete a feasibility study for a grade separation structure with the UPRR to be located at or around the existing Broadwell Avenue crossing north of 3rd Street. This study is necessary for the city to submit to the Nebraska Department of Transportation (NDOT) in order to secure potential federal funding for assistance in building a grade separation in this area. Without the study, additional funding sources cannot be secured. Due to the length of this process, it was decided to go ahead with this study in order to begin this process. A Concept Design Report for Broadwell Avenue Grade Separation across the UPRR Tracks was done in 2004 and will be used as the starting point for this study.

Discussion

Four (4) submittals were opened on September 25, 2018, reviewed and scored.

Using the evaluation criteria set out in the Request for Qualifications the submittal from HDR Engineering, Inc. of Omaha, Nebraska was scored as the highest ranking firm. Negotiations with the selected firm resulted in an agreed upon amount of \$226,660.00 for such services.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the award of Professional Engineering Consulting Services for Broadwell Avenue & UPRR Grade Separation Study to HDR Engineering, Inc. of Omaha, Nebraska for an amount not to exceed \$226,660.00.

Sample Motion

Move to approve the award of the proposal.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR QUALIFICATIONS
FOR
ENGINEERING SERVICES FOR THE PUBLIC WORKS DEPARTMENT
2019 CAPITAL IMPROVEMENT PROJECTS; SELECTED LOCATIONS**

RFP DUE DATE: September 25, 2018 at 4:00 p.m.

DEPARTMENT: Public Works

PUBLICATION DATE: September 8, 2018

NO. POTENTIAL BIDDERS: 18

SUMMARY OF PROPOSALS RECEIVED

Felsburg Holt & Ullevig
Lincoln, NE

HDR Engineering, Inc.
Omaha, NE

Alfred Benesch
Grand Island, NE

Iteris Inc.
Lincoln, NE

Olsson Associates
Grand Island NE

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

Catrina DeLosh, PW Admin. Assist.
Patrick Brown, Finance Director
Keith Kurz, Assist. Public Works Director

P2070

RESOLUTION 2018-350

WHEREAS, the City Of Grand Island invited submittals for professional engineering consulting services for Broadwell Avenue & UPRR Grade Separation Study, according to the Request For Qualifications (RFQ) on file with the Engineering Division of the Public Works Department; and

WHEREAS, on September 25, 2018 submittals were received, reviewed, and evaluated in accordance with established criteria in the RFQ; and

WHEREAS, HDR Engineering, Inc. of Omaha, Nebraska submitted qualifications in accordance with the terms of the Request for Qualifications and all statutory requirements contained therein and the City Procurement Code with the work performed at an amount not to exceed \$226,660.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the submittal from HDR Engineering, Inc. of Omaha, Nebraska for professional engineering consulting services for Broadwell Avenue & UPRR Grade Separation Study is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-15

**#2018-351 - Approving Memorandum of Understanding for
Housing Study and Analysis of Impediments**

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development

Meeting: November 20, 2018

Subject: Approving Memorandum of Understanding with Grand Island Area Economic Development Corporation

Presenter(s): Amber Alvidrez, Community Development Administrator

Background

In May 2018, the City of Grand Island received the annual allocation letter with a total allocation of \$414,017 from the United States Department of Housing and Urban Development's Community Development Block Grant Program. In August 2018, City Council approved the 2018-2019 Annual Action Plan, which included various projects throughout Grand Island, all of which benefit low to moderate income persons or areas. Each one of these projects requires a separate agreement, which comes before City Council.

Discussion

The Community Development Division has included a Housing Study and Analysis of impediments as a part of the activities that were included in the 2018-2019 Annual Action Plan. The City of Grand Island is required by the Department of Housing and Urban Development to have an updated Housing Study and Analysis of Impediments at all times in order to receive Community Development Block Grant funding. At this time the City of Grand Island's current Housing Study is set to expire in 2019. The City of Grand Island does not have a current Analysis of Impediments. To complete both documents the Community Development Division is partnering with the Grand Island Area Economic Development Corporation (GIADC). At this time the GIAEDC has contracted Hanna: Keelan and Associates to conduct both documents for the City. The GIAEDC has been able to secure funds from the Nebraska Investment Finance Authority (NIFA) in the amount of \$19,600. Leaving the City's CDBG funds to pay \$20,400.00 of the remaining cost of the studies.

For these reasons, the City of Grand Island has allocated twenty thousand and four hundred dollars and no cents (\$20,400) from the Community Development Block Grant

program to assist in the creation of the 2020 City of Grand Island's Housing Study and Analysis of Impediments.

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 approves The Memorandum of Understanding with the Grand Island Area Economic Development Corporation and authorizes Mayor to sign all related documents.

Sample Motion

Move to approve CDBG Memorandum of Understanding with Grand Island Area Economic Development Corporation.

AGREEMENT

THIS AGREEMENT is made and entered into on this ____ day of November, 2018, by the Grand Island Area Economic Development Corporation and between the **CITY OF GRAND ISLAND, NEBRASKA**, A Municipal Corporation, hereinafter referred to as “City” and **THE GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION**, A Corporation, hereinafter referred to as “GIAEDC”.

1. Statement of Purpose. The purpose of this Agreement is to set forth the terms and conditions under which the GIAEDC will participate in the 2020 City of Grand Island Housing Study and Analysis of Impediments, including the procurement of services and contract with consultant and/or firm (Hanna:Keelan Associates, P.C.). The GIAEDC is responsible to:

A. Obtain Grant funds through Nebraska Investment Finance Authority (NIFA) and complete all additional obligations to NIFA such as providing Quarterly reports; Acknowledging the NIFA Award on any report or written and verbal communication published or released with respect to the Study/Analysis: Representatives from NIFA shall be invited to any presentation or ceremony held upon completion of the Study/Analysis.

B. Facilitate the Consultant’s accomplishment of the following services:

1. To prepare a Community Housing Study and Analysis of Impediments to Fair Housing for the City of Grand Island. The detailed Scope of Work, Time Line and costs for conducting the Housing Study/Analysis of Impediments.

C. Provide general information required to provide analysis and profile of the demographic, housing stock and housing support services in Grand Island, Nebraska. Assist Consultants in scheduling and facilitating meetings with housing interest and stakeholders in Grand Island, Nebraska for the implementation of the proposed citizen Participation. Upon request by the consultant, the GIAEDC will inform the Consultant as to the whereabouts of various data/information, necessary to complete the Study/Analysis. The collection of various data/information needs will be the sole responsibility of the Consultant.

2. Parties' Shares. Currently GIADC secured funds through the Nebraska Investment Finance Authority in the amount of \$19,600 through a competitive grant. The City Of Grand Island will expend \$20,400 of Community Development Block Grant funds from the City's 2018 Annual Action Plan allocation.

3. Entire Agreement. This Agreement constitutes the entire agreement between the City and GIAEDC, notwithstanding any other oral agreements or understandings to the contrary and may be amended only in writing, approved and executed as required by law.

Attest:

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

Aaron Schmid, City Clerk Pro Tem

by _____
Jeremy L. Jensen, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me this ____ day of November, 2018, by Jeremy L. Jensen, Mayor of the City of Grand Island, A Municipal Corporation, on behalf of the corporation.

Notary Public

**THE GRAND ISLAND AREA ECONOMIC
DEVELOPMENT CORPORATION**

A Nebraska Corporation,

by _____
Dave Taylor, President

STATE OF NEBRASKA)
) ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me this ____ day of November, 2018, by Dave Taylor, President of the Grand Island Area Economic Development Corporation, a Nebraska Corporation, on behalf of the corporation.

Notary Public

RESOLUTION 2018-351

WHEREAS, on August 25, 2015, the City of Grand Island became an Entitlement Community; and

WHEREAS, the United States Department of Housing and Urban Development requires multiple certifications in order to comply with the Community Development Block Grant Program requirements; and

WHEREAS, all grantees are required to have an updated Housing Study and Analysis of Impediments; and

WHEREAS, the Community Development Division is partnering with Grand Island Area Economic Development Corporation to complete both the Grand Island Housing Study and Analysis of Impediments.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA hereby approves and adopts the Memorandum of Understanding between the City of Grand Island and the Economic Development Corporation. Mayor is hereby authorized to sign such certifications on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-16

#2018-352 - Approving Renewal Contract for 911 Mapping Software

Staff Contact: Jon Rosenlund

Council Agenda Memo

From: Jon Rosenlund, Emergency Management Director

Meeting: November 20, 2018

Subject: 911 Mapping Software Contract/License Renewal

Presenter(s): Jon Rosenlund, Emergency Management Director

Background

The Grand Island Emergency Center currently contracts with GeoComm to provide software for 911 call mapping. The current 5 year contract will expire in February 2019. With the end of that contract approaching, and in conjunction with adding 911 consoles at the new facility, a new contract with GeoComm has been submitted to include a 5 year term for consoles at the main and alternate 911 centers for a total of \$76,217. Payment of this contract is made through a combination of the Landline and Wireless E911 Funds.

Discussion

The Grand Island Emergency Center currently contracts with GeoComm to provide software for 911 call mapping. Annual payments are made for that contract to maintain the software support and licenses for each 911 console. That current 5 year contract will end in February 2019.

With the end of that contract approaching, and in conjunction with adding 911 consoles at the new facility, a new contract with GeoComm has been submitted to include a 5 year term and a total of \$76,217. This price includes support for the 5 new consoles in the new facility and a half-price cost per console for the 4 alternate 911 consoles we will maintain here at City Hall. Thus, both the main and alternate 911 centers will have full mapping and identical systems. Annual payments of this contract will be as follows:

- Year 1: \$20,717.00
- Year 2: \$13,875.00
- Year 3: \$13,875.00
- Year 4: \$13,875.00
- Year 5: \$13,875.00

Payment of this contract is made through a combination of the 215 Landline and 216 Wireless E911 Funds.

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 contract from GeoComm for \$76,217.00.

Sample Motion

Move to approve the contract from GeoComm for \$76,217.00.

	<p>Work Order # 20181107-HCNE GeoComm Dispatch Map (Standard) November 7, 2018</p>
<p>Geo-Comm, Inc. 601 W. Saint Germain St. St Cloud, MN 56301 Phone (320) 240-0040 Fax (320) 240-2389</p>	<p>Hall County, Nebraska Larry Smith, Director Grand Island Emergency Communications 100 East First Street Grand Island, NE 68801 (308) 385-5372 larrys@callcountyne.gov</p>

Description	Total Price
GIS Map Data Review Service	\$1,995
Dispatch Map Software GIS Data Build Service	\$1,000
Dispatch Map Implementation Services Remote (Qty 9) Licenses	\$4,826
Dispatch Map Training Services Remote (Qty 9) Licenses	\$1,016
Project Management Services	\$1,000
Standard Dispatch Map Term Licensing (Qty 4) Backup Licenses; Year 1	\$4,250
Standard Dispatch Map Term Licensing (Qty 4) Migrating Licenses; Year 1	\$7,700
Standard Dispatch Map Term Licensing (Qty 1) New License; Year 1	\$2,125
Standard Dispatch Map Term Licensing (Qty 4) Backup Licenses; Year 2	\$4,250
Standard Dispatch Map Term Licensing (Qty 4) Migrating Licenses; Year 2	\$7,700
Standard Dispatch Map Term Licensing (Qty 1) New License; Year 2	\$2,125
Standard Dispatch Map Term Licensing (Qty 4) Backup Licenses; Year 3	\$4,250
Standard Dispatch Map Term Licensing (Qty 4) Migrating Licenses; Year 3	\$7,700
Standard Dispatch Map Term Licensing (Qty 1) New License; Year 3	\$2,125
Standard Dispatch Map Term Licensing (Qty 4) Backup Licenses; Year 4	\$4,250
Standard Dispatch Map Term Licensing (Qty 4) Migrating Licenses; Year 4	\$7,700
Standard Dispatch Map Term Licensing (Qty 1) New License; Year 4	\$2,125
Standard Dispatch Map Term Licensing (Qty 4) Backup Licenses; Year 5	\$4,250
Standard Dispatch Map Term Licensing (Qty 4) Migrating Licenses; Year 5	\$7,700
Standard Dispatch Map Term Licensing (Qty 1) New License; Year 5	\$2,125
GIS Services One-Time Price Adjustment:	(\$2,995)
Annual Price Adjustment; Year 1	(\$200)
Annual Price Adjustment; Year 2	(\$200)

Annual Price Adjustment; Year 3	(\$200)
Annual Price Adjustment; Year 4	(\$200)
Annual Price Adjustment; Year 5	(\$200)
Five Year Total:	\$76,217

Geo-Comm, Inc (GeoComm) will upgrade Hall County's existing GeoLynx Desktop software to GeoComm Dispatch Map (Dispatch Map) software. A full scope of work is attached to this Work Order as Exhibit A. Hall County responsibilities are attached to this Work Order as Exhibit B.

GeoComm will honor Hall County's existing GeoLynx Software Support and Maintenance agreement through its established expiration date at which time the renewal Software Support and Maintenance contract will reflect the Dispatch Map rates quoted herein.

On an up to quarterly basis, GeoComm will update the GIS map data package used within Dispatch Map. Hall County will be responsible for providing GeoComm current GIS map data on an up to quarterly basis for the update. GeoComm will process the data and advise whether the data passes or fails minimum Dispatch Map mapping GIS requirements. The service does not include a detailed data quality report or map data update services. The GIS data will be provided back to Hall County as an .mmpk for distribution to the Dispatch Map workstations.

Hall County agrees to pay GeoComm:

- \$20,717.00 invoiced net 45 days upon completion of installation and training
- \$13,875.00 invoiced net 45 days at the start of year two support
- \$13,875.00 invoiced net 45 days at the start of year three support
- \$13,875.00 invoiced net 45 days at the start of year four support
- \$13,875.00 invoiced net 45 days at the start of year five support

Agency: Hall County, Nebraska
Agency PO# (if required by Customer)
Print Name:
Signature:
Date:

Exhibit A – Scope of Work

Dispatch Map offers the latest in cutting edge mapping software. The fully featured mapping application provides professional-grade mapping with tools specifically tailored for 9-1-1 emergencies. Utilizing Esri's leading Geographic Information Systems (GIS) technology, Dispatch Map provides sophisticated GIS in today's 9-1-1 centers. Dispatch Map allows Dispatch Centers to map traditional 9-1-1 calls and add accurate indoor locations from phones through RapidSOS NG9-1-1 Clearinghouse.

Project Approach

GeoComm will complete the following phases for timely completion of your project.

- Phase One: Project Initiation
- Phase Two: Software Map Build
- Phase Three: System Configuration and Implementation
- Phase Four: System Training
- Phase Five: Acceptance Test Plan Execution
- Phase Six: Software Support and Maintenance

GeoComm will provide regular status updates which will include:

- General progress updates
- Meetings held, planned, or needed
- Issues/problems encountered or anticipated
- Goals for the next reporting period
- Schedule review
- Customer responsibilities

Phase One: Project Initiation

At the start of the project, GeoComm will assign a project team. The project team will be assigned the project elements, both technical and administrative, to ensure timely completion of the project. The team is a combination of the project-appropriate GIS and 9-1-1 systems experts who will collaborate to deliver the required project components.

One of the first activities of the project team will be to ensure the team has an accurate understanding of Hall County's project objectives. The team will communicate internally to understand the scope of work, project schedule, and individual responsibilities. This is an important step towards successful and timely project completion.

Once the team is established and has communicated the project objectives, a project initiation meeting will be scheduled and conducted with Hall County's project team. At this meeting, the

GeoComm team will present our approach and anticipated project schedule. The meeting agenda will include:

- Introductions and identification of project team members and roles
- Timeline and deliverable review
- Project approach review
- Project communication methods

Phase Two: Software Map Build

Prior to configuring your map data for use in Dispatch Map, we will review your GIS data for issues related to the accuracy and synchronization of the GIS map data, Master Street Address Guide (MSAG), and Automatic Location Information (ALI) database. Various reviews will be completed to identify issues that could adversely affect emergency response.

Upon completion of the data review, GeoComm will configure the GIS data for use in Dispatch Map. The data will be built to meet minimum Dispatch Map map data specifications. The final map data build will be tested by GeoComm's team of GIS professionals to ensure it meets minimum specifications and functions to meet your needs and preferences. After the data has been tested, it will be made ready for deployment within the software.

Phase Three: System Configuration and Implementation

At this point in the project, the project team will be coordinating a time for remote implementation services. GeoComm will provide documentation and training as needed to improve overall project success and future system maintenance understanding.

System implementation is planned with the project team to ensure the least disruption to existing, on-going operations. Prior to implementation, Hall County must ensure all requirements within this work order are met. When implementing Dispatch Map, GeoComm will:

- Install and configure the software
- Configure settings and features
- Assist in standard system set up (i.e. Saved Places, RapidSOS, Pictometry)

Phase Four: System Training

GeoComm will provide Hall County comprehensive user and administrator training. The following training sessions will enable system users and administrators to maximize the system usage following installation. System Administrators are encouraged to participate in one User Training session to better understand system functionality. Training will be provided remotely.

	Administrator Training	User Training
Audience	System Administrators	System Users
Duration	Up to 2 hours	2-3 hours (depending on functionality)
Class Size	2-4	12
Number of Sessions	1	2
Course Content	Introduction System Architecture <ul style="list-style-type: none"> • GeoComm Essential Server • Databases • Network communication • Map data Installation <ul style="list-style-type: none"> • Reconfiguration • Reinstallation Maintenance Procedures <ul style="list-style-type: none"> • Adding updated map data Configuration Options <ul style="list-style-type: none"> • Configurable settings 	Introduction General Background Instruction <ul style="list-style-type: none"> • Map Layers • Layer Types • Function of Map Data Functionality Training <ul style="list-style-type: none"> • Core PSAP mapping functionality Procedural Training <ul style="list-style-type: none"> • Scenario-based training • Hands-on-learning

Help Guide

Browser-based help is accessible through a single click from within the application. Assistance for specific topics can be accessed through the search feature or from the categories displayed at the top of the page.

The on-screen help guide information is always up-to-date. With each service pack or system release, the on-screen help information is updated, eliminating out-of-date paper manuals.

Phase Five: Acceptance Test Plan Execution

After the software is implemented and training is complete, GeoComm will complete a software acceptance test plan to ensure the final installation has been tested. GeoComm's technical team will work with Hall County to ensure all functionality contracted for is included in the final system. If any gaps are identified, a plan for resolution will be developed.

Phase Six: Software Support and Maintenance

Dispatch Map is offered to Hall County as term licensing for a contract period of three years. Immediately following software installation, software support and maintenance will commence and continue for three years. GeoComm's software support and maintenance includes:

- Support Desk Services

- Remote Connection Services
- Recurring Map Package Creation
- Software Updates and Enhancements
- Software Reinstallation

Support Desk Services

Support desk services consist of technical assistance and product use coaching by trained, experienced specialists in an advisory capacity via a toll-free telephone number or e-mail relating to the operation of any portion of the GeoComm Family of Products. All calls for service are logged in NetSuite, GeoComm's customer relationship management software. Upon receiving communication regarding a software issue, the Technical Support Analyst will work with you to resolve it. If all analysts are busy assisting other customers, a return telephone call will be made.

Emergency calls are addressed 24 hours a day, 7 days a week via a toll-free number/pager system based on mission critical nature of the GeoComm solutions implemented as indicated in the response table below. A technical staff member will return your emergency calls requiring immediate attention. GeoComm defines emergency calls as one of the following:

- Software fails to process incoming 9-1-1 calls
- An ALI format change has taken place which requires reparsing
- System locks up repeatedly without ability to recover

Our response to customer issues is fast because GeoComm develops all software components, trains our technicians on advanced troubleshooting methods, can remotely connect to your system, and can interact with your software remotely. This results in quicker diagnosis and call closure. Ultimately, this means less downtime and maximum software functionality benefits.

During our regular business hours, 8 a.m. to 5 p.m. Central Standard Time, Monday through Friday, excluding holidays, you will be allowed unlimited toll-free calls and e-mails related to any concern with the software.

If the technical support line is called outside of regular business hours with non-emergency matters that could be addressed during regular business hours, you will be billed for such calls at an hourly rate (minimum one hour). These fees will be payable, in addition to the normal annual support and maintenance fee, within 30 days of receiving an invoice.

GeoComm's response time commitment is depicted in the following table:

Priority	Description	Response Time
Critical Impact – Service Not Available	Service is unavailable or halted Data is unavailable or nonfunctional Service productivity or functionality is severely compromised	Less than one (1) clock hour 24 x 7

Priority	Description	Response Time
	There is a complete loss of service for all End Users and there is no ability to avoid or reduce the incident via a workaround	
Major Impact – Severely Impaired	Service performance/functionality for all End Users is seriously impaired or degraded Data accuracy is seriously impaired There is no ability to avoid or reduce the effect of the incident via a workaround	Less than one (1) clock hour 24 x 7
Minor Impact – Minimal Degraded Performance or Functionality; Single User Issues	Service has encountered a non-critical issue with minimal loss of performance/functionality Data accuracy is minimally degraded May be identified as a functional defect Complete stoppage of a Single End User A partial loss of service for an End User and there is a way to reduce the effect or completely avoid the impact of the incident via a workaround at a reasonable cost	Less than two (2) business hours Monday through Friday 8 a.m. to 5 p.m. Central Standard Time
Low Impact – Single User Application Issue	Service is unavailable or degraded (not a complete work stoppage) for a Single End User There is a way to reduce the effect or completely avoid the impact of the incident via a workaround at a reasonable cost	Less than four (4) business hours Monday through Friday 8 a.m. to 5 p.m. Central Standard Time
No Impact	Password resets Requests for access rights File restores Issues of similar importance	Less than 48 business hours Monday through Friday 8 a.m. to 5 p.m. Central Standard Time

Concerns or questions specifically related to GIS can be answered by a GeoComm GIS Specialist but will be billed at an hourly rate with a minimum billable charge of one hour.

Remote Connection Services

Support includes remote connection into your software for troubleshooting by Technical Support Analysts. The standard and preferred method for connection is GoToAssist over the Internet. GoToAssist sessions are protected by end-to-end, government-approved, 128-bit Advanced Encryption Standard (AES) encryption, as well as Secure Sockets Layer (SSL) encryption of point-to-point connections. In addition, GeoComm supports common Virtual Private Network (VPN)s for remote connection.

Remote connection services do not cover calls related to issues with other vendors' systems.

Recurring Map Package Creation

Hall County will be allowed recurring GIS data uploads to the internal GeoComm GIS system to receive updated map packages for Dispatch Map. Upon data submittal, GeoComm will:

- Transform data into required schema (if schema differs from time of initial system installation)
- Review submitted GIS data to ensure there are no critical errors
- Develop a map package (.mmpk) for use in Dispatch Map
- Create the local area configuration file (.mmds) if local imagery is provided in the required format and loaded into Dispatch Map

After the map packages have been created and passed QC, we will upload the local aerial image configuration file (.mmds), and map package (.mmpk) to our Sharefile site and send a link of the location to Hall County for downloading. GIS Analysis reports are not included as a deliverable under the basic recurring map package creation service.

A completed map package will be returned to Hall County within five (5) business days of receipt of all GIS data meeting minimum requirements. If the data does not meet minimum requirements, we will notify the submitting agency and request updated data. Once new data has been received, we will provide a completed map package within five (5) business days. Hall County is responsible for placing the completed map package into the Dispatch Map software.

Software Updates and Enhancements

GeoComm recognizes the importance of continued software enhancements and innovation. Our software applications are systematically developed to ensure new software enhancements and latest technological changes are incorporated regularly into each of our software application.

Our Product Management Team is responsible for staying on top of all industry-related developments and incorporating desirable features into our software family of products. Features incorporated into the latest software releases are based on a variety of factors, such as industry changes, customer requested enhancements, and the overall impact to our customer base, etc.

GeoComm regularly releases service packs and feature packs containing fixes and new functionality, respectively. Software support and maintenance customers are eligible for all new service packs and feature packs for the term of their agreement. GeoComm will work with eligible customers to upgrade to the latest release at an agreeable time.

Software Reinstallation

In the event of a hardware failure, GeoComm will reinstall the server or desktop software applications as part of the current support and maintenance agreement. Hall County will be responsible for repairing or replacing the affected hardware. If Hall County can provide GeoComm with a remote connection to the system, reinstallation can be performed remotely. If Hall County does not have remote access into their system for GeoComm's technicians to

perform the work remotely, Hall County will be responsible to pay for the shipment of the system to and from GeoComm to complete the work.

Note: Software reinstallation pertains to emergency hardware failures only and does not cover planned hardware upgrades for the server or workstation hardware.

Software Support Exclusions

GeoComm software support obligations shall not extend to:

- Calls for service related to third party hardware or network components
- Software reinstallation due to:
 - Hardware replacement or upgrade
 - Purposeful reformatting of hard drives due to malware or virus infections
- Manually retrieving call records, Computer Aided Dispatch (CAD) incidents, or AVL data for an end user for reasons other than those covered under GIS and Technical Support maintenance agreement.
 - Covered retrieval services include those related to GIS Managed Services and/or troubleshooting software defects
- Requests for customized features or functionality programming
- Troubleshooting issues upstream from GeoComm's applications (i.e. ALI delivery problems)
- Calls unrelated to any GeoComm product or service

GeoComm Deliverables

General Project Support

- Project schedule
- Regular status reports and conference calls

GeoComm Dispatch Map

- 4 GeoComm Dispatch Map (Standard) backup software licenses (term licensing)
- 4 GeoComm Dispatch Map (Standard) migration software licenses (term licensing)
- 1 GeoComm Dispatch Map (Standard) new software license (term licensing)
- Remote installation, configuration, and training
- Acceptance test plan
- Five years of software support and maintenance services

Exhibit B – Customer Responsibilities

It is requested that Hall County provide the following general project support:

- Assist in coordinating and attend periodic conference calls
- Provide pertinent project information and documentation
- Assist in ongoing quality assurance
- Provide a single point of contact at Hall County available for communication throughout the project and system implementation
- Assign appropriate staff to attend the training courses provided
- Have standard IT procedures in place including disaster recovery, system backups, etc.
- Keep and maintain backup copies of current software and current map data files
- Provide a projector for use during all onsite training
- Provide Internet connection for remote training participants
- Submit required GIS information (e.g. GIS map data, public safety databases, and/or other resources) to our website (<http://www.geo-comm.com/data-submission>).

In addition to the requirements above, Hall County will be responsible for the following project-specific support:

Software Map Build

- Provide GIS data meeting minimum requirements, including:
 - Required GIS layers with fields present
 - GIS data in one of the following formats: file geodatabase, personal geodatabase or shapefile. If shapefiles are provided, following extensions for each layer must be included: .shp, shx, dbf, prj
 - GIS data layers in ArcGIS-supported projection and not projected as Web Mercator Auxiliary Sphere
 - GIS data point layers which are not multipoint layers
 - Road Centerline and Emergency service responder polygon layers must not contain complex geometry such as “Circular” or “Bezier” arcs
 - Only alphanumeric or underscore ('_') characters are supported in layer names or table names (this applies also to sheet names in Excel spreadsheets). Underscores ('_') or numbers may not be used to start a layer name
 - Only alphanumeric or underscore ('_') characters are supported in field names in layers or tables. Underscores ('_') or numbers may not be used to start a field name
 - MSAG in Microsoft Excel format

- ALI database (also known as TN extract or telephone records) in Microsoft Excel format
- Local aerial imagery information for aerial imagery meeting minimum requirements for use in Dispatch Map including file type and projection (details to be provided in form at the start of project)

Note: Typically, the 9-1-1 administrator knows who to contact to obtain the MSAG and ALI database: either from a hired E9-1-1 Database Coordinator or from someone within your agency.

Dispatch Map Workstation Requirements

- Install, configure, maintain, and support at least one workstation computer meeting the specifications listed below for each license of GeoComm Dispatch Map

System Component	Requirement
Operating system	Windows 10, 64-bit Windows 8.1, 64-bit Windows 7, 64-bit Note: The operating system must have the latest Windows updates
Microsoft .NET framework	Microsoft .NET Framework 4.5.2 or newer
Input Device	Keyboard and mouse or touchpad
CPU	2.5 GHz quad core or faster
Available Hard Drive Space	80 GB or more
RAM	8 GB or more; 2 - 4 GB dedicated
Graphics Card	1 GB or more RAM; Support DirectX 11 Direct3D feature level 9_3 or newer Note: The video card driver must have the latest available updates
Display	1400 x 1050 resolution or higher
PowerShell	4.0 or higher

Notes: Sufficient hard drive space on each workstation is required if local aerial imagery will be used which may require more space.

Gen 6 and later CPUs from Intel must run an OS of Windows 10 due to a limitation with USB3 displaylink driver support.

System requirements are current at the time of document drafting. Requirements are subject to change. Please contact GeoComm Technical Support to obtain the latest system requirements.

- Make remote connections available on each workstation. GeoComm will test the connection prior to arrival to ensure it provides the expected connectivity between GeoComm and Customer workstations. Without remote access, support will be limited.
- All computers must be installed and connected to the Local Area Network (LAN). GeoComm is not responsible for set up or maintenance of the LAN connections or LAN infrastructure.

- Facilities not properly set up may cause significant delay in GeoComm's portion of the installation. Additional professional services from GeoComm may be required to accomplish installation in this case. The cost of these professional services shall be invoiced according to our labor rates at the time.
- Provide serial ALI feed from E9-1-1 ALI controller CAD ports to a serial to TCP device which will be consumed by Dispatch Map Server to plot calls in Dispatch Map. The ALI controller CAD ports must export fixed format space delimited NENA standard 9-1-1 ALI records for all answered 9-1-1 calls. The CAD ports should be configured as outlined in documentation which will be provided by GeoComm.
- GeoComm's applications are coded to the current operating system specifications. It is Hall County's responsibility to manage the installation and upgrade of the mapping systems to guarantee optimal performance and functionality of their systems.

Dispatch Map Internet Requirements

Internet is required to make use of the following Dispatch Map features:

- RapidSOS NG9-1-1 Clearinghouse locations for plotting supplemental 9-1-1 call locations
- ArcGIS Online surrounding county maps
- ArcGIS Online search
- Pictometry Connect for Dispatch Map Standard licensing

Note: Access to Pictometry Connect requires proper licensing with EagleView

Bandwidth must meet the following requirements based on the number of Dispatch Map workstations accessing these features:

Number of workstations	Bandwidth Requirement
1 - 3	1.5 Mbps or higher
4 - 6	3 Mbps or higher
7 - 10	5 Mbps or higher

Dispatch Map Server Requirements

- Dispatch Map requires Linux to be installed on server hardware for system functionality. Hall County is responsible for installing Linux.
- A Digi One SP model is required to receive 9-1-1/ALI data and send it to the server
 - Alternatively, a Digi PortServer TS model along with an adapter is required if the County receives ANI/ALI from multiple sources and/or requires an ANI/ALI feed split
- One (1) server or a Virtual Machine (VM) meeting the following requirements is required:

System Component	Requirement
Operating system	Ubuntu Server 18.04 LTS 64-bit
Display	1400 x 1050 resolution or higher
Input Device	Keyboard and mouse
CPU	2.5 GHz quad core or better, Gen 6 or later for Intel
Available Hard Drive Space	250 GB or more
RAM	8 GB or more dedicated
Internet bandwidth	1.5 Mbps

RESOLUTION 2018-352

WHEREAS, the City of Grand Island, Nebraska, operates an emergency 911 call center through interlocal agreement with Hall County; and

WHEREAS, the Grand Island Emergency Center utilizes mapping software provided and maintained by GeoComm to indicate the location of 911 calls within Hall County; and

WHEREAS, the current 5 year contract for 911 mapping software license and maintenance with GeoComm will expire in February 2019; and

WHEREAS, the Grand Island Emergency Center will soon have 5 new consoles at a new 911 facility and 4 consoles at the alternate in 911, all requiring adequate mapping software and maintenance, and

WHEREAS, a renewal contract proposal has been provided by GeoComm which will provide 5 years of software license and maintenance for all 9 consoles among the new and alternate 911 centers, totaling \$76,217.00, with the first annual payment of \$20,717.00 and subsequent payments for year 2 through year 5 of \$13,875.00 each year, paid through the landline and wireless E911 funds.

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

1. The Mayor is hereby authorized and directed to approve this contract with GeoComm for the amount of \$76,217.00 on behalf of the City of Grand Island and the Grand Island Emergency Center.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-17

#2018-353 - Approving Purchase of New 911 Radio Consoles

Staff Contact: Jon Rosenlund

Council Agenda Memo

From: Jon Rosenlund, Director of Emergency Management

Meeting: November 20, 2018

Subject: Radio Consoles for New Facility

Presenter(s): Jon Rosenlund

Background

The 911 Center utilizes a Zetron Radio Console to communicate with local emergency agencies. As the completion of the new 911 Center approaches, the Department plans to install 5 new dispatcher workstations and will need radio consoles at each workstation, as well as backroom equipment for controlling those consoles. Equipment and software for this project is quoted at \$307,936.30 by Platte Valley Communications, the local and sole-source Zetron provider. Payment for this equipment will be made through fund balances of the 215 Landline E911 Fund.

Discussion

The Emergency Management Department has 4 Zetron radio consoles operating in the 911 Center and one Zetron console in the Emergency Operations Center. These consoles provide dispatchers access to use the various county radio frequencies to communicate with all the local emergency management agencies. We also use the consoles to activate sirens and perform various other communications functions.

With the construction of a new 911 Facility at 1210 N. North Road in Grand Island, the Department plans to install 5 dispatcher workstations, each will need radio consoles. In order to maintain continuity of systems and decrease any drop in service, as well as maintain lower operating and maintenance costs, the Department is recommending that the same equipment be installed for telephone, radio, mapping and other critical systems between the Main and Alternate 911 centers. As such, the Department recommends installing 5 new Zetron radio consoles at these new workstations.

Platte Valley Communications, the authorized sole-source Zetron provider in our area, has provided a quote for \$307,936.30 to install 5 Zetron Radio consoles, all necessary backroom controller equipment and related software. Payment for this equipment comes from the Landline E911 Fund Balance.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the purchase of the Zetron Radio Console Installation for \$307,936.30 to Platte Valley Communications.

Sample Motion

Move to approve the purchase of the Zetron Radio Console Installation for \$307,936.30 to Platte Valley Communications.

October 18, 2018

Grand Island – Hall County
Emergency Management Communications
Attn: Mindy Osterman
Emergency Management Coordinator

Mindy:

The purpose of this letter is to verify that Platte Valley Communications, Inc of Grand Island, Ne. is the sole provider of equipment and technical expertise required to upgrade the existing E911 Communications Console Equipment. A Communications System that's essential for Fire & EMS, Volunteer Fire & Quick Response Teams (QRT's), Public Safety and the health and welfare of the residents in Grand Island and Hall County, Ne.

This equipment upgrade will be included in our existing "Emergency Response Service Contract" that provides technician availability 24/7. Response time is within 30 minutes after notification.

Regards,



Howard Nispel
Owner- Platte Valley Communications, Inc.
Grand Island, Ne. 68803

Remit To Address:
 PLATTE VALLEY COMMUNICATIONS, INC
 PO BOX 505
 KEARNEY, NE 68848-0505



Order

Number: 041800465

Date: 11/14/2018

1

Bill To:

COMMUNICATIONS-CIVIL DEFENSE*
 PO BOX 1968
 GRAND ISLAND, NE 68802

Ship To:

COMMUNICATIONS-CIVIL DEFEN
 PO BOX 1968
 GRAND ISLAND, NE 68802

Customer #	Salesperson	Customer PO #	Billing Phone	Contact	Frequency/Acct
COMCIV	EDWARD E MEEDEL	QUOTE 11/14/18	308-381-5360	LARRY SMITH	

Ordered	Shipped	Item #	Description	Unit Price	Amount
1.00	0.00	SERVICE	SERVICE REQUEST	\$0.00 each	\$0.00
			QUOTE FOR FIVE (5) INTEGRATOR RD/M4217 AUDIO PANEL W/ EXTENDED PAGING WORKSTATIONS WITH OPERATOR ACCESSORIES AND LCD MONITORS. THERE IS A M4048 CCE W/ CARD EXPANSION CAGE. THE M4048 CCE IS BUNDLED WITH FORTY-EIGHT (48) CONVENTIONAL, RADIO CHANNELS, TWO (2) AUX I/O AND ONE (1) PATCH INTERFACE CARDS. THE SYSTEM IS AT MAXIMUM RADIO CHANNEL CAPACITY. THERE ARE FOUR (4) SLOTS REMAINING FOR AUX I/O INTERFACE CARDS. ITEMS LISTED AS OPTIONAL ARE NOT INCLUDED IN THE TOTAL PRICE.		
1.00	0.00	NON STOCK ITEM	4 POSITION BUNDLED 4048 RD/M4217	\$129,907 each	\$129,907.2
			905-0310 14 CHANNELS		
			POSITIONS: (4) INTEGRATOR RD CLIENTS/M4217S AND PC WORKSTATIONS COMMON CONTROL EQUIPMENT:		
			(2) M4048 PSUs (1) M4048 CONSOLE CARD CAGE (1) M4048 CHANNEL CARD CAGE CARDS (2) SYSTEM TRAFFIC CARDS (4) CONSOLE INTERFACE CARDS (7) DUAL CHANNEL TONE/LOCAL T/R CONTROL CARDS		
1.00	0.00	NON STOCK ITEM	INTEGRATORRD/M4217	\$25,726 each	\$25,726.95
			905-0178 RADIO DISPATCH WORKSTATION		
			PC WORKSTATION W/ INTEGRATOR RD CLIENT & PROGRAMMING SOFTWARE INCLUDES THE MODEL 4217 AUDIO PANEL W/ BUILT-IN SPEAKERS AND POWER SUPPLY.		
			MONITOR AND ACCESSORIES SOLD SEPARATELY.		
5.00	0.00	NON STOCK ITEM	INTEGRATOR IRR PACKAGE	\$411.40 each	\$2,057.00
			905-0247 (LICENSE REQUIRED. SEE 930-0048 BELOW.)		
			INCLUDES INTEGRATORIRR CDROM AND RADIO/TELEPHONE INTERFACE. SPEAKERS NOT INCLUDED.		

Remit To Address:
 PLATTE VALLEY COMMUNICATIONS, INC
 PO BOX 505
 KEARNEY, NE 68848-0505



Order

Number: 041800465

Date: 11/14/2018

2

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Customer #	Salesperson	Customer PO #	Billing Phone	Contact	Frequency/Acct
COMCIV	EDWARD E MEEDEL	QUOTE 11/14/18	308-381-5360	LARRY SMITH	

Ordered	Shipped	Item #	Description	Unit Price	Amount
5.00	0.00	NON STOCK ITEM	INTEGRATOR IRR INTERFACE	\$280.50 each	\$1,402.50
		950-0396	(PROVIDES RADIO/TELEVISION ISOLATION)		
			REQUIRED FOR RECORDING RADIO/TELEVISION AUDIO.		
5.00	0.00	NON STOCK ITEM	GAME PORT TO USB ADAPTOR	\$70.55 each	\$352.75
		950-0833	FOR CONTACT CLOSURE		
5.00	0.00	NON STOCK ITEM	DESKTOP PC SPEAKERS	\$32.00 each	\$160.00
		802-5006	IRR MULTI-MEDIA		
5.00	0.00	NON STOCK ITEM	INTEGRATORRD	\$881.45 each	\$4,407.25
		930-0026	EXTENDED PAGING PACKAGE		
			ADDS CUSTOM CALLS (PLECTRON), QUICK CALL I (2+2), ROTARY DIAL 1500/2805Hz, KNOX DTMF, 5/6 TONE SEQUENTIAL PAGING FORMATS, AND MDC-1200 EMERGENCY ALERT/ACKNOWLEDGE.		
5.00	0.00	NON STOCK ITEM	INTEGRATORRD MDC-1200	\$1,781.6 each	\$8,908.00
		930-0051	FULL FEATURE ADDS RADIO CHECK, CALL ALERT, SELECTIVE CALL, REMOTE MONITOR ENABLE/DISABLE, RADIO "STUN/KILL" ENABLE/DISABLE AND MDC -1200 EMERGENCY ALERT/ACKNOWLEDGE CONTROLS TO INTEGRATOR RD.		
5.00	0.00	NON STOCK ITEM	GOOSENECK MICROPHONE	\$614.55 each	\$3,072.75
		950-9459	(FOR M4118, 42178B)		
5.00	0.00	NON STOCK ITEM	FOOTSWITCH	\$103.70 each	\$518.50
		950-9102	SINGLE W/ 10' CABLE		
5.00	0.00	NON STOCK ITEM	TELEPHONE/RADIO HEADSET	\$992.80 each	\$4,964.00
		950-9439	INTERFACE (TRHI) (FOR ALL MODELS)		
1.00	0.00	NON STOCK ITEM	M4048 EXPANSION BUNDLE	\$8,065.6 each	\$8,065.65
		905-0155			
		(1) M4048	CHANNEL CARD CAGE		
		(1) M4048	CHANNEL CARD CAGE EXPANSION KIT		

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 KEARNEY, NE 68848-0505



Order

Number: 041800465

Date: 11/14/2018

3

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 PO BOX 1968
 GRAND ISLAND, NE 68802

Customer #	Salesperson	Customer PO #	Billing Phone	Contact	Frequency/Acct
COMCIV	EDWARD E MEEDEL	QUOTE 11/14/18	308-381-5360	LARRY SMITH	

Ordered	Shipped	Item #	Description	Unit Price	Amount
17.00	0.00	NON STOCK ITEM	RADIO CHANNEL CARDS & MODULE	\$3,694.9 each	\$62,814.15
			950-9820 DUAL CHANNEL TONE LOCAL T/R CONTROL CARD DTMF, 5/6 TONE, GE-STAR AND MDC-1200 ANI DECODE IS INCLUDED. NOW INCLUDES 950-9951 MEMORY OPTION WHICH PROVIDES UP TO 4 SECONDS TX VOICE DELAY AND MDC/GE-STAR SQUELCH.		
1.00	0.00	NON STOCK ITEM	MODEL 4020-4048 8 PATCH CARD	\$2,401.2 each	\$2,401.25
			905-0229		
2.00	0.00	NON STOCK ITEM	AUX INPUT/OUTPUT INT CARD	\$1,568.2 each	\$3,136.50
			950-0293 PROVIDES 12 RELAY CONTROLLED OUTPUTS, 8 OPTO-ISOLATED INPUTS, AND 32 NON-ISOLATED INPUTS. INCLUDES INPUT DECODING FOR IRIG B SIGNAL AS WELL AS A POWER LINE BASED 60 Hz TIME KEEPING CIRCUIT. REQUIRES 1 CHANNEL CARD SLOT FOR INSTALLATION. MAXIMUM OF 6 AUX I/O CARDS PER SYSTEM.		
11.00	0.00	NON STOCK ITEM	EMPTY CONSOLE CARD SLOT COVER	\$85.00 each	\$935.00
			950-0412 (4020/4048)		
4.00	0.00	NON STOCK ITEM	EMPTY CHANNEL CARD SLOT COVER	\$85.00 each	\$340.00
			950-0413 (4020/4048)		
19.00	0.00	NON STOCK ITEM	CHANNEL CHECK	\$984.30 each	\$18,701.70
			930-0052 INSTANT RECALL RECORDER FIRMWARE OPTION FOR USE WITH INTEGRATOR IRR, 905-0247. ORDER ONE PER DUAL CHANNEL CARD. THIS OPTION REQUIRES P/N 950-9951, S4000 DUAL CHANNEL MEMORY OPTION.		
18.00	0.00	NON STOCK ITEM	25 PAIR CABLES	\$79.90 each	\$1,438.20
			709-0004 RJ-21, M-F, 10FT (BASELINE PRODUCT)		
18.00	0.00	NON STOCK ITEM	CONNECTORIZED PUNCH DOWN BLOCK	\$88.00 each	\$1,584.00
			950-9351		
5.00	0.00	NON STOCK ITEM	23" WIDESCREEN LCD MONITOR	\$270.00 each	\$1,350.00
			802-2311		

Remit To Address:
 PLATTE VALLEY COMMUNICATIONS, INC
 PO BOX 505
 KEARNEY, NE 68848-0505



Order

Number: 041800465

Date: 11/14/2018

4

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 PO BOX 1968
 GRAND ISLAND, NE 68802

Customer #	Salesperson	Customer PO #	Billing Phone	Contact	Frequency/Acct
COMCIV	EDWARD E MEEDEL	QUOTE 11/14/18	308-381-5360	LARRY SMITH	

Ordered	Shipped	Item #	Description	Unit Price	Amount
5.00	0.00	NON STOCK ITEM	HEADSET, 6-WIRE W/PTT	\$330.00 each	\$1,650.00
		950-0032 NOISE CANCELLING DUAL-PRONG ADAPTOR WHICH INCLUDES ONE HEADSET TOP			
10.00	0.00	NON STOCK ITEM	HEADSET TOP, NOISE CANCELLING	\$111.00 each	\$1,110.00
		802-0115			
1.00	0.00	NON STOCK ITEM	DUAL CH TONE LOCAL T/R CONTROL CARD	\$3,694.9 each	\$3,694.95
		950-9820			
1.00	0.00	NON STOCK ITEM	S4000 DUAL CH MEMORY OPTION	\$238.00 each	\$238.00
		950-9951			
1.00	0.00	TECH MIKE H	TECH TIME	\$15,000. hrs	\$15,000.00
		LABOR QUOTED ASSUMES EQUIPMENT WILL BE INSTALLED IN NEW WATSON CABINETRY AT THE NEW E911 CENTER. INSTALLATION COSTS WILL BE ADJUSTED IF THIS IS NOT THE CASE.			
1.00	0.00	NOTE	NOTE	\$0.00	\$0.00
		QUOTE DOES NOT INCLUDE EXTENDED LIMITED WARRANTY FOR COVERAGE THROUGH YEAR 5. AS AN ADDITIONAL OPTION THE COST IS \$44,401.98.			
		THERE IS NOT A NEW NET CLOCK INCLUDED WITH THIS QUOTE. HOWEVER UPON REQUEST ONE WILL BE PROVIDED AT ADDITIONAL COST.			
1.00	0.00	SHOP SUPPLIES	MISC HARDWARE & EQUIPMENT	\$1,500.0 each	\$1,500.00

G-TQ SERIES 4000 COMM CONTROL SYSTEMS
 GI

Locations at: 3820 W. Arch Ave., Grand Island 308-382-6212
 2215 Ave. I, Kearney 308-237-9512
 211 E. 6th St., Lexington 308-324-6556
 218 E. 4th, York 402-362-6818

Subtotal	\$305,436.30
Freight	\$2,500.00
Miscellaneous	\$0.00
Grand Island Nebr. Sales Tax Amount	\$0.00
Discount	\$0.00
Total	\$307,936.30
Amount Received	\$0.00
This is an order. Please pay from invoice.	
Net Due	\$307,936.30

RESOLUTION 2018-353

WHEREAS, the Grand Island Emergency Center operates Zetron Radio Consoles to dispatch and communicate with local emergency response agencies as well as activate outdoor warning sirens and perform other emergency tasks; and

WHEREAS, the Emergency Management Department is preparing to equip a new 911 Center at 1210 N. North Road with 5 new emergency 911 workstations, each requiring a radio console; and

WHEREAS, maintaining the same equipment for the Main and Alternate 911 Centers will reduce cost, provide better redundancy, and ensure adequate proficiency of personnel; and

WHEREAS, Platte Valley Communications, the sole-source provider of Zetron Radio Consoles, has provided a proposal to install all necessary equipment, software and hardware for 5 dispatcher consoles for a total of \$307,936.30.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve the purchase of the Zetron Radio Console Equipment through Platte Valley Communications for a total of \$68,000.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item G-18

#2018-332 - Approving Purchase of Emergency Call Works 911 System

Staff Contact: Jon Rosenlund

Council Agenda Memo

From: Jon Rosenlund, Emergency Management Director

Meeting: November 20, 2018

Subject: 911 Telephone System Upgrade Purchase

Presenter(s): Jon Rosenlund, Emergency Management Director

Background

With the construction of a new EM911 Facility on North Road requiring 5 new 911 telephone stations, and as the 4 current 911 telephone stations in City Hall are in need of a physical and software upgrade, the Department has secured a quote by the current 911 system (Call Works) provider, Motorola Solutions Inc. for an equipment and software upgrade to complete the 911 telephone system needs of both the new and alternate 911 Centers.

Discussion

Since 2012, the Grand Island Emergency Center receives 911 calls on a system named Call Works which is owned by Motorola Solutions Inc. With the construction of the new Emergency Management-911 Center on North Road requiring five (5) new 911 stations, and the need to upgrade equipment and software for the current four (4) 911 stations in City Hall for an alternate 911 Public Safety Answering Point (PSAP), the Department has secured a quote from Motorola Solutions for all nine (9) stations and software support for a period of five (5) years. Cost for installation and the first year of software support is \$166,318.42. Subsequent four (4) years of software support will cost \$19,066.32 annually. Total cost over a 5 year period will be \$242,583.70.

Working with the Public Service Commission, the Department has received authorization to utilize Set Aside E911 Wireless Funds (kept as Restricted Fund Balance in the 216 Fund) for 100% (or \$166,318.42) of the new equipment and the first year of software maintenance. A mix of 216 & 215 Funds will be used for subsequent years of software support.

This proposal also includes moving 911 host equipment from Columbus, NE, to Grand Island in an effort to join the East Central 911 shared phone system, a collection of other jurisdictions using Call Works, using statewide networks to share backroom equipment, decreasing costs and making the Grand Island Emergency Center eligible for quicker migration to NextGen911 with other East Central 911 PSAPs in the future.

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 accept the contract from Motorola Solutions Inc. for \$242,583.70.

Sample Motion

Move to approve the contract from Motorola Solutions Inc. for \$242,583.70.

GRAND ISLAND, NEBRASKA

OCTOBER 11, 2018

- **CONVERT EXISTING GRAND ISLAND PSAP (CITY HALL) TO A BACK UP SITE**
- **ADD TO THE EAST CENTRAL FEDERATION**

CALLWORKS

The design, technical, pricing, and other information ("Information") furnished with this budgetary submission is proprietary and/or trade secret information of Motorola Solutions, Inc. ("Motorola Solutions") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola Solutions. The Information provided in this budgetary submission is provided for evaluation purposes only and does not constitute a binding offer to sell or license any Motorola Solutions product or services. Motorola Solutions is making no representation, warranties, or commitments with respect to pricing, products, payment terms, credit, or terms and conditions. A firm offer would require more information and further detailed analysis of the requirements.

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SECTION 1

CALLWORKS

1.1 INTRODUCTION

Tackling one of the toughest 9-1-1 public safety dilemmas, CallStation from CallWorks is pioneering the convergence of Next Generation 9-1-1 Call Taking, Mapping, IP based telecommunications systems and integration services. Our state-of-the-art solution is the only natively integrated, browser-based, VoIP and Network centric design in the industry. Using the latest software design and telephony technologies, our native i3-compatible application manages the receipt of emergency calls with a simpler, easier-to-use work-flow approach and user interface designed to work the way you do, today.

We endorse the forward thinking of Grand Island, NE to advance their level of public safety service for the citizens of the region. Our system was specifically designed and developed for IP based solutions supporting Single Back Room, Geo-Diverse and Federated Next Generation solutions. The system has a complex but simple array of features, many critical to the way that you manage your centers today. Our objective is to provide Grand Island, NE with the hardware, software, legacy interfaces, connections and related components along with a suite of professional services that will secure your future with the necessary benefits that allow your staff to serve and protect its citizens with the most economical and efficient Next Generation call handling solution.

Motorola Solutions, is pleased to present Grand Island, NE, a state-of-the-art, integrated IP based NG9-1-1, Federated system including all identified customer requirements for a comprehensive solution. The CallWorks platform provides for a more cost effective and easy to use solution focused on eliminating traditional costly integration and maintenance of proprietary legacy systems while revolutionizing the 9-1-1 call taking to dispatch workflow.

CallWorks is aware that many PSAPs, dispatch agencies and distribution channels desire a balance between mainstream and state-of-the-art, next generation technology and generally seek to employ a total solution that will prolong the life of the proposed system at a lower cost. With this in mind, CallWorks provides a solution that is based upon advanced, yet proven technology derived from current IT, IP, VoIP, HTML 5, and Web services standards, yet allows smooth migration as next generation 9-1-1 matures. The proposed solution, while supporting legacy and NG9-1-1, provides open architecture for both the hardware, software and network components unlike any competitive offering. This solution as proposed to Grand Island, NE, addresses and includes all the hardware, software, associated project management, installation, IP migration and transition, user training and other services as requested.

CallWorks products are an integral part of Motorola Solutions' end-to-end Public Safety Software Enterprise. From answering thousands of emergency calls and text messages to processing video, disparate evidence and records, Motorola Solutions is helping agencies transform into intelligence-driven command centers, enabling them to make more informed decisions resulting in better outcomes. Learn more about [Motorola Solutions'](#) wide-ranging product portfolio.

CallWorks

Use or disclosure of this budgetary proposal is subject to the restrictions on the cover page.



Motorola Solutions Confidential Restricted

CallWorks 1-1

1.2 KEY SYSTEM CAPABILITIES AND DIFFERENTIATORS

The CallWorks solution provides many significant advantages. Listed below are highlights of a few of the many unique standout capabilities of the CallWorks system.

- **Operating Systems** - Technologically advanced Call Handling systems based on the Linux Operating System, Web services and an application framework developed using state-of-the-art Web services techniques and the JAVA development environment. User interfaces require only a browser for all applications and are optimized for Mozilla Firefox ESR, which is fast, efficient and less costly to operate. Workstations operate on the current shipping release of the Windows Operating system for desktops.
- **Database** - Integrated systems designed and delivered as a standard with the MySQL Relational Database Management System. The database architecture allows for open, extensive information sharing, comprehensive reporting and scalability for adding additional capabilities in the future as required.
- **Telecom / 9-1-1** - CallWorks provides as a standard component, an industry-leading, custom CallWorks distribution of the VoIP Asterisk softswitch from Digium, Inc. This custom distribution of Asterisk, engineered and packaged with mature Media Gateways from AudioCodes, provides traditional telecom interfaces to the PSTN and Legacy CAMA interfaces as well as general administrative capabilities, including voice mail and more. The system is highly configurable to support 9-1-1, emergency, non-emergency and administrative telephony needs. CallWorks, via its SipWorks interface, also provides emerging i3 Next Generation connectivity.
- **Call Handling Functions** – The CallWorks call handling functions are very robust and include, but are not limited to, single button transfers (on and off net) via an extensive directory, ALI displayed on the VoIP telephone as a backup, integrated call control from the Map, silent monitoring, barge-in, override, unlimited multi-party conferencing, abandoned call management, ACD, integrated SMS call processing, released call review, and much more.
- **Headset/Radio** - Traditional headset and radio interfaces are provided by a Power Over Ethernet Audio Interface Unit (AIU). This provides all necessary analog interconnections for managing Call Taker/Dispatcher headsets and radio system integration. A connection is not required at the Call Taker workstation and is powered via the network, saving complex power cords and supplies at the workstation. This design eliminates the headaches of using the PC as the voice management component with complex driver and OS maintenance concerns. The Audio Interface Unit (AIU) is not required for system use. A Polycom telephone is all that is actually required. The AIU also does not arbitrate telecom and radio traffic. If that is required, it serves as the CallWorks interface to a Radio system managed arbitrator.
- **Notifications** - Another strategic advantage of the integrated CallWorks Messaging Engine is the capability to provide automated outbound notifications as part of a service request status change or a global announcement. Authorized users may create and manage notifications from AdminiStation.
- **Call Recording** – Although the CallWorks platform is not officially marketed as a Long-Term Recorder, the system records and stores all 9-1-1 calls for IRR purposes at each workstation in a traditional fashion. 9-1-1 call recordings are made available for playback from the Call Screen. Additionally, call recordings are available for playback and for long-term download from DecisionStation. Calls may be played back with permission from any



location where DecisionStation is configured. The system can be configured to record administrative calls as well.

- **Architecture** - The browser based, redundant and High Availability (HA) architecture of our systems allow for centralization and integration of server applications, VoIP switching and the database, while also allowing extensive remote access without the burden of excessive implementation and cost. For larger or regional initiatives, the system is extensible over a network in Federated, Geo-Diverse configurations as well as centralized hosting.
- **COTS Design** - CallWorks is dedicated to utilizing off-the-shelf, yet highly configurable hardware solutions that eliminate costly implementations and excessive maintenance costs. CallWorks standardizes with Cisco networking components, Dell workstation computing hardware, Dell HA Servers, APC Power Management Systems, AudioCodes Gateways, and Polycom VoIP telephones.
- **Implementation** – The system may be installed and serviced by CallWorks or through extensive channel relationships or locally provided by authorized dealers. Users may also be trained to be Customer Owned and Maintained (COAM) if desired. Hosted solutions may also be available in your area.
- **Ease of Use** - The CallWorks system offers the most intuitive and easy-to-use interface available in the industry today by simply requiring a browser. This user-friendly and easy-to-deploy method provides significant time and cost savings in training new personnel.
- **Support** - CallWorks provides quality, around-the-clock customer care and service with remote monitoring as a standard offering. At any time or day of night, a member of our highly skilled service team is available to assist customers with any questions or concerns.

1.3 ENHANCEMENTS CALLWORKS BRINGS TO THE PSAP

Our systems refine and enhance workflow, while easing many of the issues commonly found in today's PSAPs and dispatch centers. The following address the issues core to the CallWorks platform:

- **Workflow** - One of the primary goals of the CallWorks platform is to streamline the effort of the typical Call Taker/Dispatcher. Most Call Takers and Dispatchers use very sparingly the expensive and complex IWS solutions sold for years for the purpose of answering and managing 9-1-1 calls for service. With the deployment of CAD / Incident Management and Mapping solutions to a large portion of PSAPs, most use those tools for the bulk of the dispatch process after call answer. Our vision was to truly integrate the processes such that a single application could be deployed and managed to work the way the centers actually do, by taking calls, mapping those calls and dispatching and managing resources in a much simpler, more flexible and inexpensive manner.
- **Lack of Complexity** – CallWorks sought to completely eliminate the continuing complexity of the IWS PC itself. The legacy and most current IWS competitive offerings continue to provide overly complex IWS designs through heavy client applications, specific sound cards, TDD modems and headset interface devices leading to maintenance intensive deployments and on-going driver, patch and OS compatibility support issues. CallWorks targeted the ability to more closely align with a network offering by allowing faster deployment as well as providing a simpler environment to maintain. This was accomplished by delivering a new architecture in which only an Internet Browser is needed at the desktop where specific hardware and drivers are not required. This creates an IWS replacement that requires no application software installation or client-side driver support. There is also no cabling



between the VoIP Telephone set, the Headset Interface device and the IWS PC. This clean and simple design also enhances cohabitation with other applications critical to the user, such as Radio and third-party CAD or mapping applications as required.

Note: The CallWorks Platform does NOT require Internet connectivity to operate. The platform simply shares those technological advancements and capabilities.

- **User Interface** - The CallWorks System provides an industry first browser-based application environment for all users interfacing to the system including call taking, mapping, dispatch, reporting and management. This creates an easy-to-use, install and maintain environment. The environment enhances our capability to support hosting and networked deployments, allowing for easier transition as NG9-1-1 progresses.
- **Audio Interface Unit** – The CallWorks AIU is responsible for providing analog headset/handset connections for the primary Call Taker and optionally a Supervisor/Trainer using dual jacks. The AIU is Powered Over Ethernet and does not require AC power. The AIU also supports traditional radio system interface if radio-based headset sharing is desired.
- **Enhanced Location:** RapidSOS location integration. CallWorks offers seamless integration with RapidSOS improved wireless location / GPS coordinates. This integration offers the RapidSOS coordinates as a supplemental source to the traditional ALI data so the Call Taker can compare the two location reports and use the one, which is most useful in the context of the call. In most cases this will be the RapidSOS coordinates which are provided both in text and on a map plot with dynamic updates. If the RapidSOS integration is configured and the location data is available, this information is recorded in call details for reporting and data exports.
- **Reporting** - With CallWorks DecisionStation, authorized users can monitor live operations for calls, view canned reports, perform ad-hoc database queries, and more. DecisionStation is browser-based and can be accessed from any workstation on the network, i.e. no software to install or license.
- **Remote Support** - A vital component in supporting systems is access. With CallWorks' simplified design, all devices and components down to the telephone and headset units are IP endpoints and remotely addressable. CallWorks has unprecedented remote reverse VPN access, monitoring and control capability via the customer provided broadband connection. We can quickly and easily assist customer and channels in troubleshooting or scheduled maintenance as needed. Additionally, CallWorks has further engineered a robust power distribution unit (PDU) within the rack that is also network addressable as needed. CallWorks includes out of band management access to all of the back room devices through a serial distribution unit. Through this device, which is connected to most of the network infrastructure devices in the back room such as Gateways, Switches, and the Server, we can serially access many devices for additional root level support if required. Secure remote control will access workstations quickly to troubleshoot and manage without impacting the productivity of users. CallWorks can detect performance problems with the use of Windows performance registry counters and Windows Management Instrumentation (WMI) queries.
- **CallStation** is VoIP based with a legacy CAMA interface, complies with Next Generation 9-1-1 and its messaging platform is consolidated with Emergency and Administrative call taking served by NENA compliant standard telephony. External VoIP sets from Polycom, Inc. are available as needed along with a traditional CAD spill for integration into other third-party products like CAD, Long-Term Recorders and Mapped ALI if desired. Browser based Mapped ALI can be added if needed at no additional charge outside of necessary professional services. DispatchStation (CAD) can be added to those sites that need or may be considering an upgrade for a totally integrated solution.



- Each deployment includes an administrative application (AdminiStation), a reporting solution (DecisionStation), and a real-time statistics monitor (Status Monitor).
 - **AdminiStation** is a browser-based access capability used by system managers, maintenance staff, supervisors or other authorized personnel to facilitate the set-up, configuration and on-going management of each agency, PSAP or regional network as required.
 - **DecisionStation** is a browser-based access capability used by system managers, maintenance staff, supervisors, remote locations or precincts, mobile users or other authorized personnel to view real time and historical call detail records, active call monitor, data mining, reports, and much more.
 - **Status Monitor** is a browser-based access capability used by authorized personnel to view real time statistics on all counts by status, average call answer time and duration, and user status. The Status Monitor is primarily intended for large screen, high-resolution monitors.



CallStation with Mapping Call Taker Position

SECTION 2

SYSTEM DESCRIPTION

2.1 OUR VISION IS THE NEW 9-1-1 REALITY

CallWorks is proud to offer a comprehensive Next Generation public safety solution that provides users with the confidence and peace of mind that comes from the knowledge that they are dealing with highly respected and experienced leaders in 9-1-1 call taking and dispatch solutions. CallWorks works closely with its customers to exceed expectations and to ensure the delivery and approach they require.

The challenges ahead will not end with Next Generation 9-1-1. Unfortunately, many vendors that you rely on today would have you believe that simply installing a Voice over Internet Protocol (VoIP) solution prepares you for NG9-1-1. CallWorks knows this is not the case. At CallWorks, we are not content to simply keep up with existing standards and follow current trends. With our products, CallWorks not only seeks to anticipate the next steps in NG9-1-1, but to also shape the future of the industry. When you select CallWorks, you are getting a partner with a far-reaching vision and innovative products that go beyond the defined standards to deliver real value, immediate benefits and a lower total cost of ownership.

The CallWorks proposal provides a complete solution that:

- Is designed to industry standard(s) including the NENA i3 standard with on-going support and known total cost of ownership for the desired contract term.
- Provides a redundant and highly available foundation for NG9-1-1 that is designed to support core i3 functionality, both now and in the future. CallWorks guarantees on-going i3 compliance for 9-1-1 Call Taking CPE. A single standard i3 connection to the ESInet per PSAP is included. A purchasable option to support multiple connections to the ESInet may be required based on Agency, State, or ESInet provider specifications as standards develop and progress.
- Is remotely monitored, secure, resilient, and resistant to cyber-attack and penetration.
- Provides the ability to remotely monitor, manage and support the systems on a 24/7/365 basis.
- Is able to support and integrate with Interim SMS Text-to-9-1-1 solutions as well as native NGCS i3 standards.
- Provides increased fault tolerance, reliability, resiliency and disaster recovery through Federated system designs.
- Provides clear demarcations of responsibility and accountability in the handling of all traffic related to an emergency request originating from the public and delivered to a PSAP via the NG9-1-1 ecosystem.
- Provides a seamless Managed IP, NG9-1-1 ready infrastructure proactively managed and administered through a combination of CallWorks and Motorola Solutions local support teams.
- Provides Enterprise wide Real-Time Monitoring, Dashboard Reporting and MIS.

CallWorks

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System Description 2-1

Additional information may be obtained from our website at
www.MotorolaSolutions.com/CallWorks.

2.2 SUMMARY OF OUR OFFER

CallWorks proposes an all-inclusive, Federated NG9-1-1 Call Handling platform delivered over dedicated engineered Local Area Network. This LAN is capable of supporting multiple redundant controllers at Primary and Back-Up PSAP locations as required. Connectivity between locations is assumed will be delivered over a customer-provided and managed MPLS or equivalent IP transport network. CallWorks is responsible for removing the host at the Columbus water tower and moving it to Grand Island's North Road Site making Grand Island 1 of 2 host sites for the East Central Region. Grand Island is responsible for providing connectivity between the new site North Road and the backup site City Hall.

- Geo-Diverse and Federated redundant back room architecture for the two PSAP locations
 - **New North Road Site:**
 - ◆ (5) full licenses for a total of (5) positions
 - Reusing (4) Full CallStation Licenses from original purchase at the Grand Island PSAP
 - Purchasing (1) Full CallStation License
 - ◆ Each position is equipped with a Dell Workstation, dual 22" LCD Wide Screen Monitors, a VoIP Phone, AIU for radio integration and Genovation keypad
 - ◆ (2) ALI circuits
 - ◆ (1) Equipment cabinet UPS
 - ◆ (1) Printers
 - ◆ SIP Trunk Interface from CallWorks 9-1-1 to customer provided local Asterisk PBX
 - ◆ SMS MSRP TCC Connectivity access license for a direct connection to a TCC. Customer is responsible for the TCC text service and connectivity costs.
 - **Existing City Hall Site:**
 - ◆ Reuse current hardware to create existing (4) position site as a backup site
 - ◆ (4) limited use/dark licenses
 - ◆ (16) FXS Ports for CAMA Trunks (includes room for growth)
 - ◆ (24) FXO Ports for Admin Lines (includes room for growth)
 - ◆ Providing a Hardware Refresh of the following:
 - (2) Cisco 24-port POE
 - (1) ISR 4331 Router
 - (4) Dell Workstations
 - (4) VoIP Phones
 - **Columbus WT Site:**
 - ◆ Decommission Site as a Host, and move to Grand Island North Road Site as Host one
- Customer provided IP network to back up remote location to CallWorks specifications.
- Designed to support up to fifty (50) concurrent Call Taker positions
- Basic GIS management services to support the hosted Mapping capabilities in Call Handling
- Optional utilization of the integrated CallWorks Mapped ALI solution as a browser tab to see calls ringing into the PSAP before answer with integrated call control, offered at no cost.



Customer must supply a complete ESRI-based GIS formatted map (shapefile) thirty to sixty days prior to onsite system installation.

- Serial Interfaces to CAD, Mapping, LTR, other as required
- Support for NGCS i3 based Text-to-9-1-1
- NG9-1-1, i3 core functions and capabilities for future ESInet deployment. A single standard i3 connection to the ESInet per PSAP is included.
- Call management and reporting services
- Data collection and reporting services on all 9-1-1 transactions
- Continuous workstation performance monitoring and enterprise workstation antivirus protection
- System and component level monitoring, alarming, diagnostics and reporting services
- All-inclusive software support, updates, and upgrades for the contract term, no surprise charges
- 24/7/365 Help desk, trouble ticketing and customer support services
- Installation, testing, training, maintenance and on-site support services by CallWorks and Motorola Solutions
- Project management services for the planning, design, testing, installation and operation of the systems for contract term

2.3 EQUIPMENT LIST

Below is the equipment list that details the end user hardware proposed.

2.3.1 North Road - Host Site 1

Qty	Part Number	Hardware and Software Components
5	ECX100101-2	WKS PC, Dual Video, 4G RAM, with Dual NIC
10	ECX100103	MONITOR, 22WM" FP, BLK
5	ECX100001-NS	AUDIO INTERFACE UNIT (AIU)
5	ECX100201-1	Polycom VVX410 VoIP Phone
5	ECX100204	Keypad, Genovation 24 Keypad
4	ECX200001	CALLSTATION License **Reusing these from original purchase, no charge
1	ECX200001-LU	CALLSTATION License
1	ECX200004	DECISIONSTATION, SITE License
1	ECX200006	ADMINISTRATION, SITE License
1	ECX200007	MESSAGEWORKS, SITE License
1	ECX200008	SIPWORKS, i3/IP INTERFACE, PSAP License
1	ECX200020	SMS - MSRP TCC Connectivity Lic. (Access License Only)
1	ECX500001-24CH	CABINET ASSM, 24 RU, COMPLETE
2	ECX500003	SWITCH, CISCO (X SERIES), 24-POE, 1/10/100
1	ECX500005-1	ROUTER, ISR 4331 (Remote, 3rd party)
1	ECX500005-2	ROUTER, ISR 4331 (Enterprise)
1	ECX500007	MISC. MAT., CABLES, LOT
2	ECX500008	ALI MODEM, E911 CSU/DSU
1	ECX500009-1	PRINTER, HP LaserJet Pro M252
1	ECX500017	IP to Serial Dist., 16 port
1	ECX500103	UPS - Smart-UPS X 3000VA

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System Description 2-3

2.3.2 City Hall – Backup Site

Qty	Part Number	Hardware and Software Components
4	ECX200001-LU	CALLSTATION License, Limited Use / Dark
2	ECX100305-2	Mediant 1000 Chassis (CAMA), M1KB-2AC (Capacity Max- 6 Cards)
4	ECX100305-3	Mediant 1000 Gateway FXS Card (CAMA), M1KB-VM-4FXS (1 card per 4 Ports)
3	ECX100311	Media Gateway, 8 port FXO to SIP
1	ECX100315**	Rack Shelf, Media Gateway, 2 GW per Shelf
2	ECX500003	SWITCH, CISCO (X SERIES), 24-POE, 1/10/100
1	ECX500005-1	ROUTER, ISR 4331 (Remote, 3rd party)
1	ECX500005-2	ROUTER, ISR 4331 (Enterprise)

2.3.3 Optional Spare Equipment

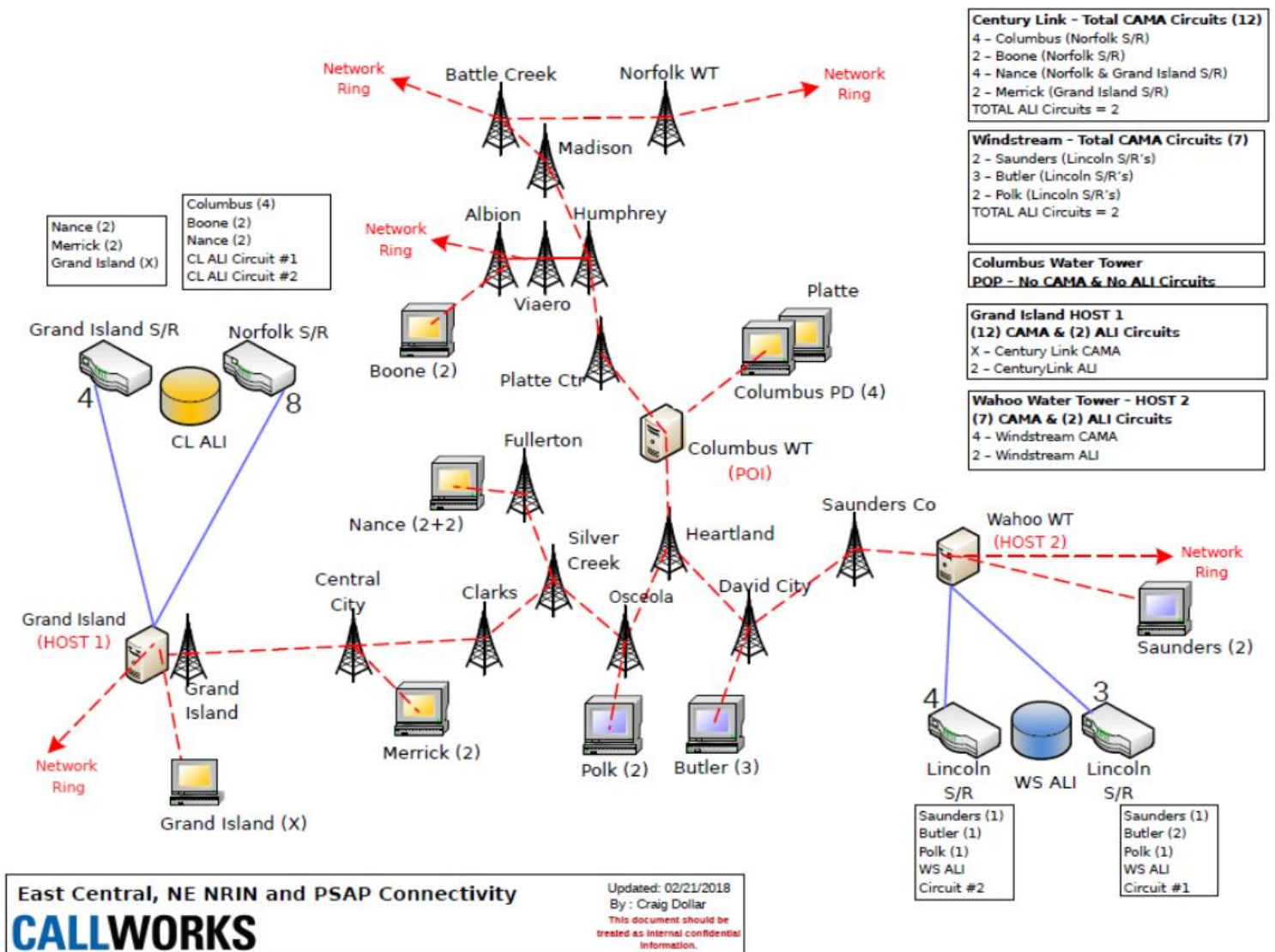
Qty	Part Number	Hardware and Software Components
1	ECX100001-NS	AUDIO INTERFACE UNIT (AIU)
1	ECX100201-1	Polycom VVX410 VoIP Phone
1	ECX100305-3	Mediant 1000 Gateway FXS Card (CAMA), M1KB-VM-4FXS (1 card per 4 Ports)
1	ECX100311	Media Gateway, 8 port FXO to SIP

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2-4 System Description

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Geo-Diverse PSAP D

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System Description 2-5

SECTION 3

PRICING

3.1 PRICING SUMMARY

3.1.1 Primary PSAP

CallWorks Base Pricing Summary		
	LIST PRICE	OFFER PRICE
North Road Site	\$173,943.37	\$100,903.89
City Hall Back Up Site	\$98,376.61	\$40,024.98
Decommission & Move	\$4,179.45	\$3,970.48
Turn-Key Base System Total:	\$276,499.43	\$144,899.35
Primary System Options		
Software Support - Year 2	\$17,089.84	\$17,089.84
Software Support - Year 3	\$17,089.84	\$17,089.84
Software Support - Year 4	\$17,089.84	\$17,089.84
Software Support - Year 5	\$17,089.84	\$17,089.84
Primary System Options		
Extended Hardware Warranty - Year 2	\$1,976.48	\$1,976.48
Extended Hardware Warranty - Year 3	\$1,976.48	\$1,976.48
Extended Hardware Warranty - Year 4	\$1,976.48	\$1,976.48
Extended Hardware Warranty - Year 5	\$1,976.48	\$1,976.48
System Spares		
Recommended System Spares	\$3,137.00	\$2,35.275

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CallWorks



Accepted by:

MOTOROLA SOLUTIONS, INC.

CITY OF GRAND ISLAND, NE

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

CallWorks

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Pricing 3-7

RESOLUTION 2018-332

WHEREAS, the City of Grand Island, Nebraska, operates an emergency 911 call center through interlocal agreement with Hall County; and

WHEREAS, the Grand Island Emergency Center, managed by the Grand Island Emergency Management Department is the Public Safety Answering Point for all of Hall County; and

WHEREAS, the current 911 telephone system, Call Works, requires an upgrade for the soon-to-be constructed 911 Center as well as maintaining updated consoles in City Hall for an Alternate 911 Center; and

WHEREAS, Council has budgeted for the installation of a replacement 911 telephone system to include a 5 year support agreement through landline and wireless E911 Funds, and

WHEREAS, a quote was provided by Motorola Solutions Inc. for the upgraded Call Works equipment, including 4 upgraded consoles in the City Hall Alternate and 5 new consoles in the new facility was received by the City for \$166,318.42 in year one and subsequent 4 years of software support and hardware warrantee for an annual cost of \$19,066.32, for a total contract cost of \$242,583.70.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized and directed to approve this contract with Motorola Solutions Inc. on behalf of the City of Grand Island in the amount of \$242,583.70.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item H-1

**Consideration of Forwarding Blighted and Substandard Study for
Proposed Area #28 to the Hall County Regional Planning
Commission (Tunnel Wash I LLC)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: November 20, 2018

Subject: Proposed Blighted and Substandard Area #28

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

Background

Attached you will find a copy of a Blighted and Substandard Study as prepared for Tunnel Wash I LLC by Marvin Planning Consultants. This study is approximately 78.45 acres of property in northwest Grand Island located between U.S. Highway 281 and Webb Road; and State and 13th 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.

Tunnel Wash I LLC 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 redevelopment of property within the study area. 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 December 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 Tunnel Wash I LLC will submit an application for TIF to assist with the costs associated with redeveloping some portion of this property.

Discussion

The action item tonight relates to the study for proposed CRA Area No. 28 in northwest Grand Island as shown below. The study was prepared for 78.45 acres, all of which are in the Grand Island City Limits.



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 of 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 November 1, 2018, 20.11% of the City has been declared blighted and substandard. Area 28 (this study) would add another 0.41% bringing the total area declared to 20.52%. 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, 23.28% of the city would be declared blighted and substandard.

It does not appear that the declaration of Area 28 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:

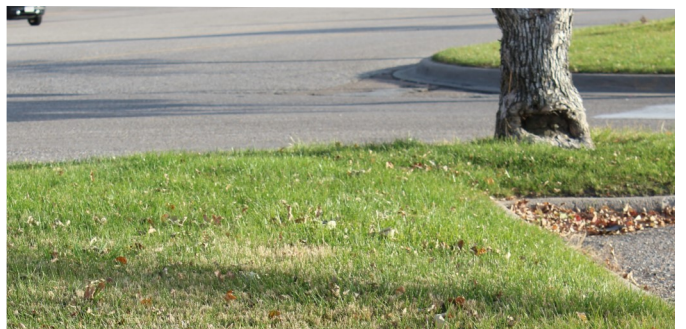
1. Move to forward the Study to the Planning Commission for its recommendation.
2. Move to not forward the Study to the Planning Commission for its recommendation.
3. Refer the issue to a committee.
4. Postpone the issue to future date.
5. Take no action on the issue.

Recommendation

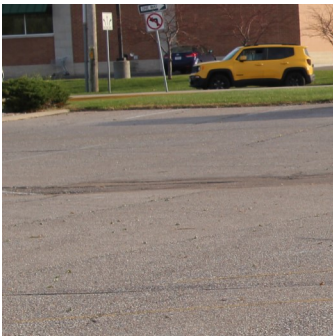
City Administration recommends that the Council move to forward the study to the Planning Commission if Council wishes to consider the use of Tax Increment Financing as a redevelopment tool for this property.

Sample Motion

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



Grand Island, Nebraska **Blight and Substandard Study - Area 28** **Prepared for: Tunnel Wash I LLC**



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. Tunnel Wash I LLC commissioned the study to analyze the possibility of declaring the area as blighted and substandard.

The City of Grand Island, when considering conditions of Blight and Substandard, look 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 the 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 Blighted and Substandard Area 28. 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 are existing within the City's jurisdiction and as allowed under Chapter 18. Through this process, the City and property owners will attempt to address economic and/or social liabilities which are harmful to the well-being of the entire community.

Figure 1 shows the study area of this report. A Redevelopment Plan to be submitted in the future containing, by 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.

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.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area indicated in Figure 1 of this report. The findings are presented in the coming pages of the report.

Study Area

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

Point of beginning is the intersection of the centerlines of US Highway 281 and West State Street; thence bearing easterly along the centerline of West State Street to the intersection of the centerline of North Webb Road; thence, southerly along the centerline of North Webb Road to the intersection with the centerline of West 13th Street; thence, westerly along the centerline of West 13th Street to the intersection with the centerline of US Highway 281; thence, northerly along the centerline of US Highway 281 to the point of beginning.

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 some 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.

The study area is within a highly commercial part of Grand Island. There are commercial uses to all sides of the study, including the redeveloping area of Blight and Substandard Area 9 from 2012.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey 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 found in the following paragraphs.

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2018

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	0	0.0%	0.0%
Single-family	0	0.0%	0.0%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	63.45	87.3%	80.9%
Industrial	0	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	9.22	12.7%	11.7%
Total Developed Land	72.67	100.0%	-
Vacant/Agriculture	5.78		7.4%
Total Area	78.45		100.0%

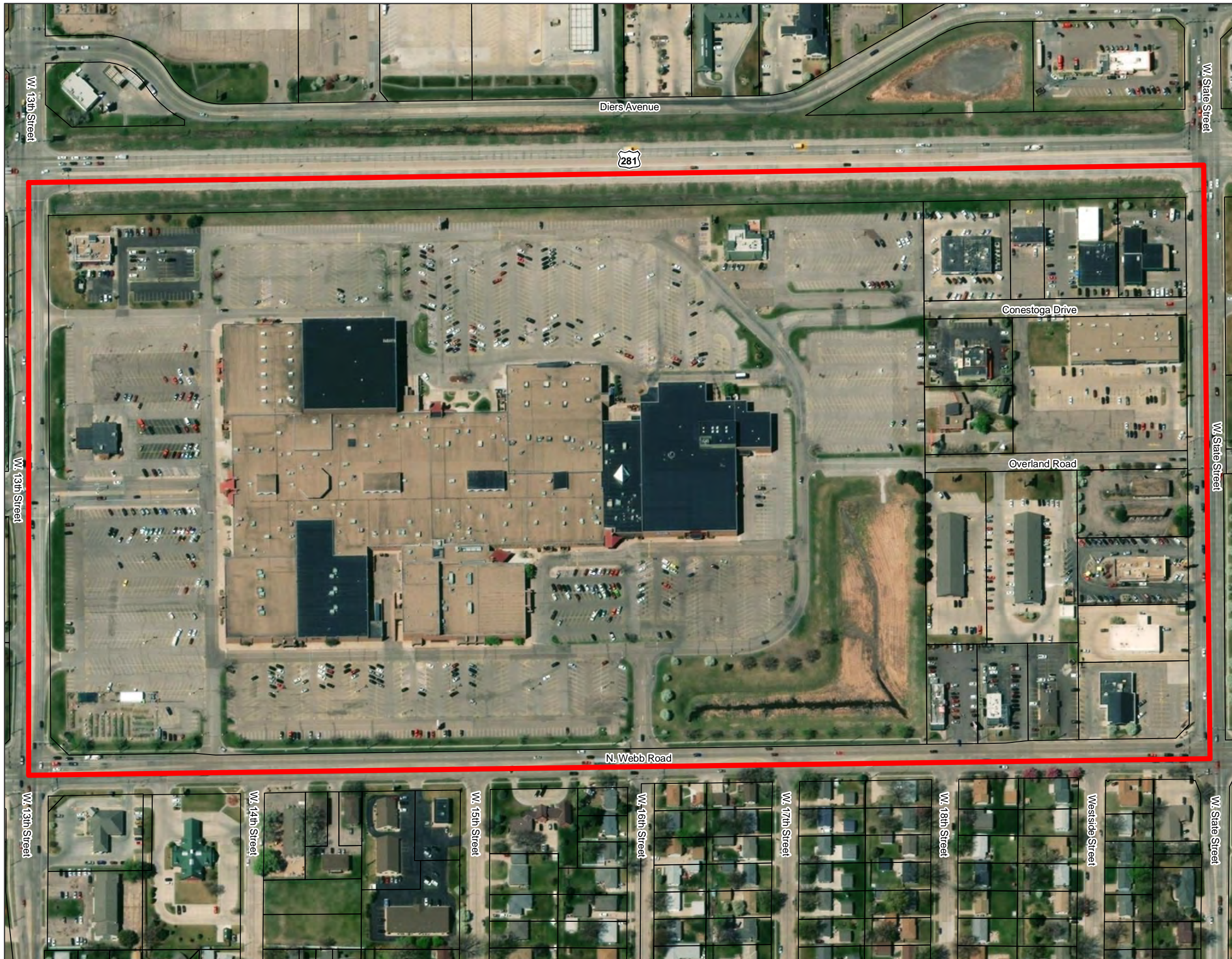
Source: Marvin Planning Consultants 2018

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 Commercial (80.9%), Open Space (7.4%), and Transportation oriented land (street and R.O.W)(11.7%). The entire area considered completely developed.

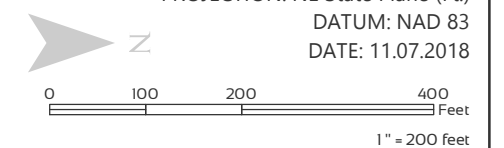
CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
STUDY AREA MAP
FIGURE 1

LEGEND

 Blight Study Area



PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 11.07.2018




CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
EXISTING LAND USE MAP
FIGURE 2


LEGEND

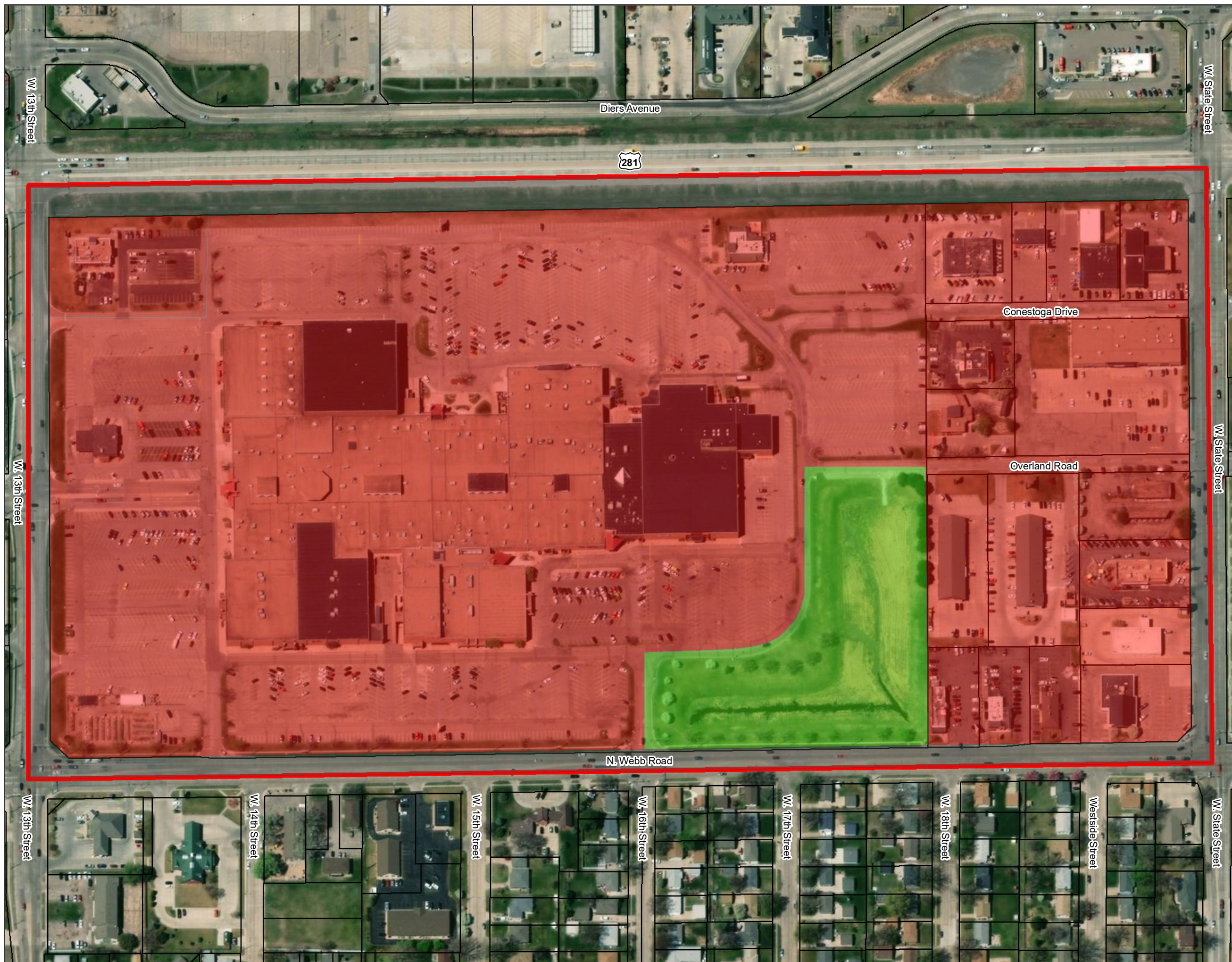
 Blight Study Area

Existing Land Use

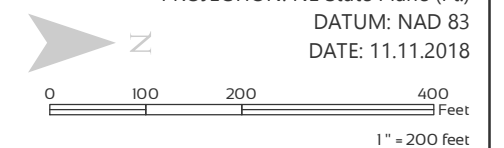
 Commercial

 Open Space

 Transportation



PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 11.11.2018



FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found within the study area. The Findings Section reviews the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS UNDER PART A OF THE BLIGHT DEFINITION

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

Structural Conditions

Existing structural conditions of buildings in the study area were determined using the Hall County Assessor's database. Structures rated out as either Very Good, Good, Fair, Average, or badly worn.

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
- 2 (5.3%) structures rated as good
- 0 (0.0%) structure rated as fair
- 36 (94.7%) structures rated as average
- 0 (0.0%) structures rated as badly worn



The exterior portion of the mall is beginning to show considerable wear, likely to deferred maintenance. In the photos above there are examples of where masonry construction has been compromised and is in danger of falling from the building onto the ground. Base upon a visual ground inspection, it appears like there is considerable water penetration in the brick and mortar system.

An assumption was made, based upon the data, that an average condition or less would constitute less than desirable conditions due to age and condition of the structure/building. It is common for older structures to get more maintenance and upkeep to maintain a good or higher condition. Even an average structure shows some signs of deteriorating which in turn can become a dilapidated structure in the future if not maintained. Overall, 94.7% of the structures in this study area are an average condition or worse.

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

Deterioration of Site or Other Improvements

Site Improvements Conditions

The site improvements include the areas determined to be common areas for public ingress and egress to the study area as well as the area designed to move vehicular traffic through the site. Also, this includes the actual surface parking areas. The condition of the site improvements varies greatly.

The Study Area contains a major deteriorated condition; the parking areas throughout the area, as well as the demarcated driving areas.

The parking areas throughout the entire Study Area are in a serious state of deterioration. They are not yet in a dilapidated condition. The parking surface and driving areas contain major surface cracking, small break-ups and spawling. These conditions have been likely caused by several circumstances over the years, including:

- Lack of maintenance
- Sub-soil conditions
- Heavier than expected traffic
- Freeze/thaw cycles

Preventing a number of these items are possible through proper design, enforcement, and maintenance, with maintenance being a key.

Photos 1 through 10 indicate examples of different deteriorated conditions within the parking and driving areas across the entire site.

Due to a large amount of broken pavement in the Study Area, the parking areas are considered to be deteriorated or in a state of deteriorating; therefore, they are a direct contributing factor to the conditions of blight.





Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

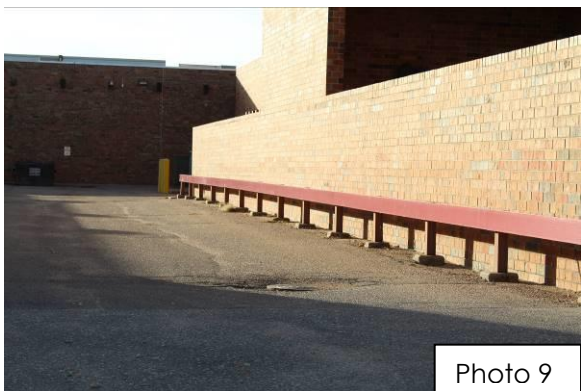


Photo 9

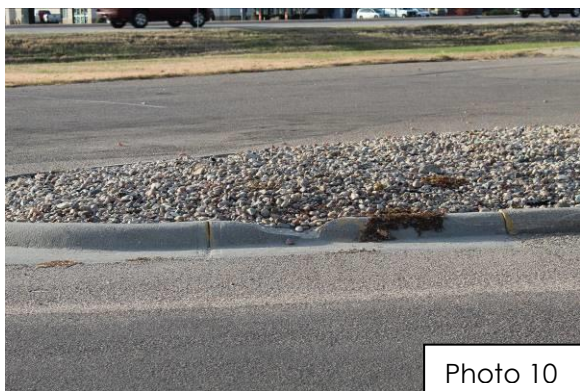


Photo 10

Diversity of Ownership

Throughout the study area, there are 12 different property owners. However, in most cases, the difference is that one company owns the structure on the site; while, another entity, usually, Conestoga North or Conestoga Realty owns the ground underneath the structure.

This creates potential issues with future redevelopment of structures and property if the different ownership groups disagree. Also, the fact structures sit on land owned by another party will create a potential detriment to future redevelopment. Due to this factor, it may be necessary for a public intervention to guide future redevelopment activities in this specific study area.

Based upon the analysis, sufficient ownership issues present to make Diversity of Ownership a contributing factor for Blighting.

Improper Subdivision or Obsolete Platting

Improper Subdivision or Obsolete Platting is present in several ways. These factors are bulleted below:

- First and foremost are the private streets on the north side of the study area, Conestoga Drive and Overland Road.
- The developed area in the northeast corner of the study area has been built out in a clustered manner, making traffic circulation difficult.
- The positioning of lots along West State Street and North Webb Road have access drives in a manner that makes traffic control and congestion problematic.

See Figure 5 for specific locations of the discussed items above. Based upon the analysis, sufficient ownership issues present to make Improper Subdivision or Obsolete Platting a contributing factor for Blighting.

Faulty Lot Layout

Similar to Improper Subdivision or Obsolete Platting, Faulty Lot Layout is present in similar ways. These factors are bulleted below:

- The developed area in the northeast corner of the study area has been built out in a clustered manner, making traffic circulation difficult.
- The positioning of lots along West State Street and North Webb Road have access drives in a manner making traffic control and congestion problematic.

See Figure 6 for specific locations of the discussed items above. Based upon the analysis, sufficient ownership issues present to make Faulty Lot Layout a contributing factor for Blighting.

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

There are several factors present within the study area meeting this criterion are discussed in the following paragraphs.

Functional Obsolescence

The primary structure within the study area is the Conestoga Mall. The mall was constructed in the mid-1970's and was designed using common mall layouts and concepts. However, as the retail markets have been changing, these types of facilities have been losing popularity. It is a similar issue seen by the Grand Island Mall which was declared Blighted and Substandard in 2012 and has been the focus of several redevelopment projects since the declaration.

Malls and retail use constructed in today's economy are more open air, even in colder climate regions. The newer mall models are doing more to make the shopping experience more than "just shopping." These older regional malls have lost favor with consumers across the United States. Some examples within the region include the Imperial Mall in Hastings, the mall in North Platte, the mall in Hutchinson, KS. The phenomena have also affected larger cities such as Omaha; Kansas City, MO; Overland Park, KS; and more.

The survival of this mall into the future, including survival of its Functional Obsolescence, will be dependent on ownership willing to re-focus the mall itself.

CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
STRUCTURE
CONDITION MAP
FIGURE 3

LEGEND

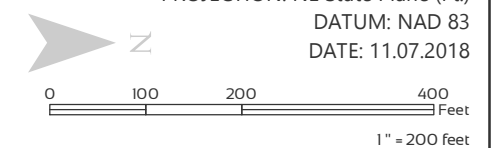
 Blight Study Area

Structure Condition

-  Good
-  Average
-  Poor



PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 11.07.2018

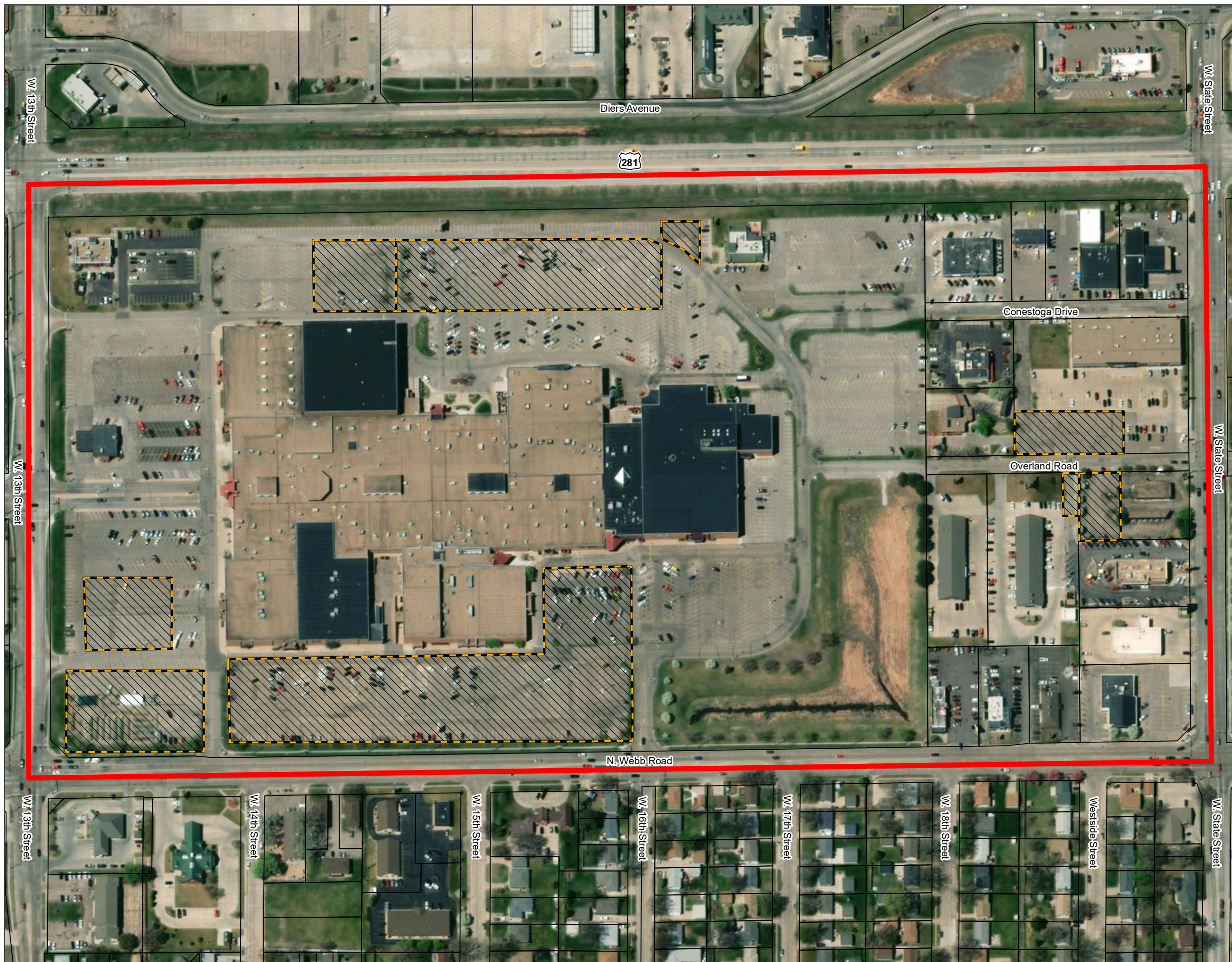


DETERIORATION OF
SITE OR OTHER
IMPROVEMENTS MAP

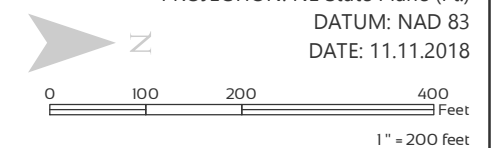
FIGURE 4

LEGEND

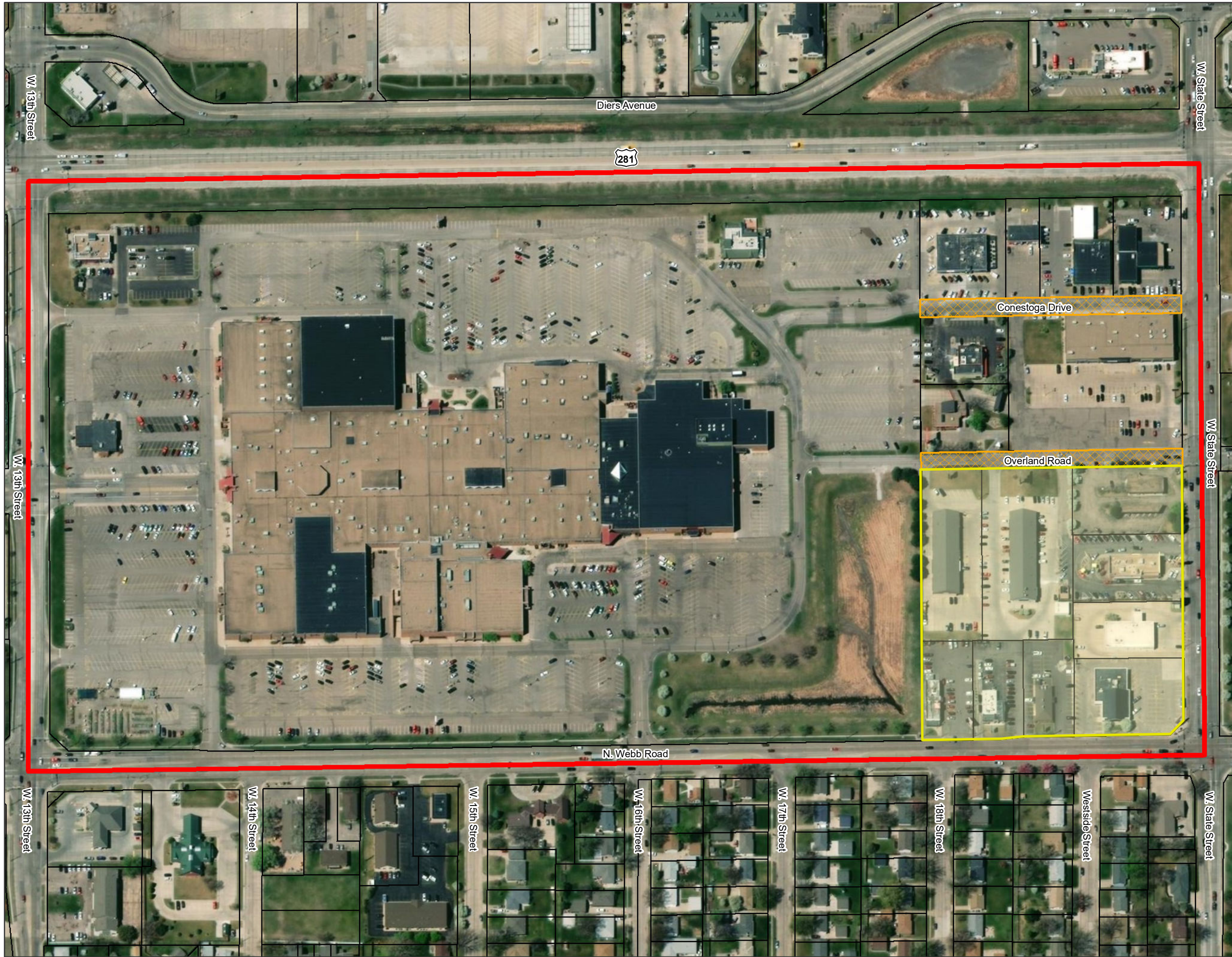
- Blight Study Area
- Location of Parking Lot
Deterioration



PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 11.11.2018




CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
 IMPROPER SUBDIVISION OR
 OBSOLETE PLATTING MAP
FIGURE 5



LEGEND

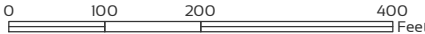
- Blight Study Area
- Congested Clustering
- Private Street



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 DATE: 11.11.2018

N



0 100 200 400 Feet

1" = 200 feet

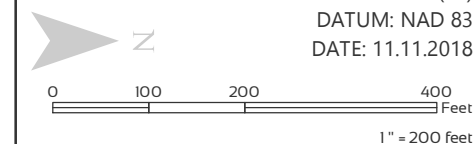
CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
FAULTY LOT LAYOUT MAP
FIGURE 6

LEGEND

- Blight Study Area
- Congested Clustering
- ✱ Access Points too close



PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 11.11.2018



Retail Markets of the 21st Century

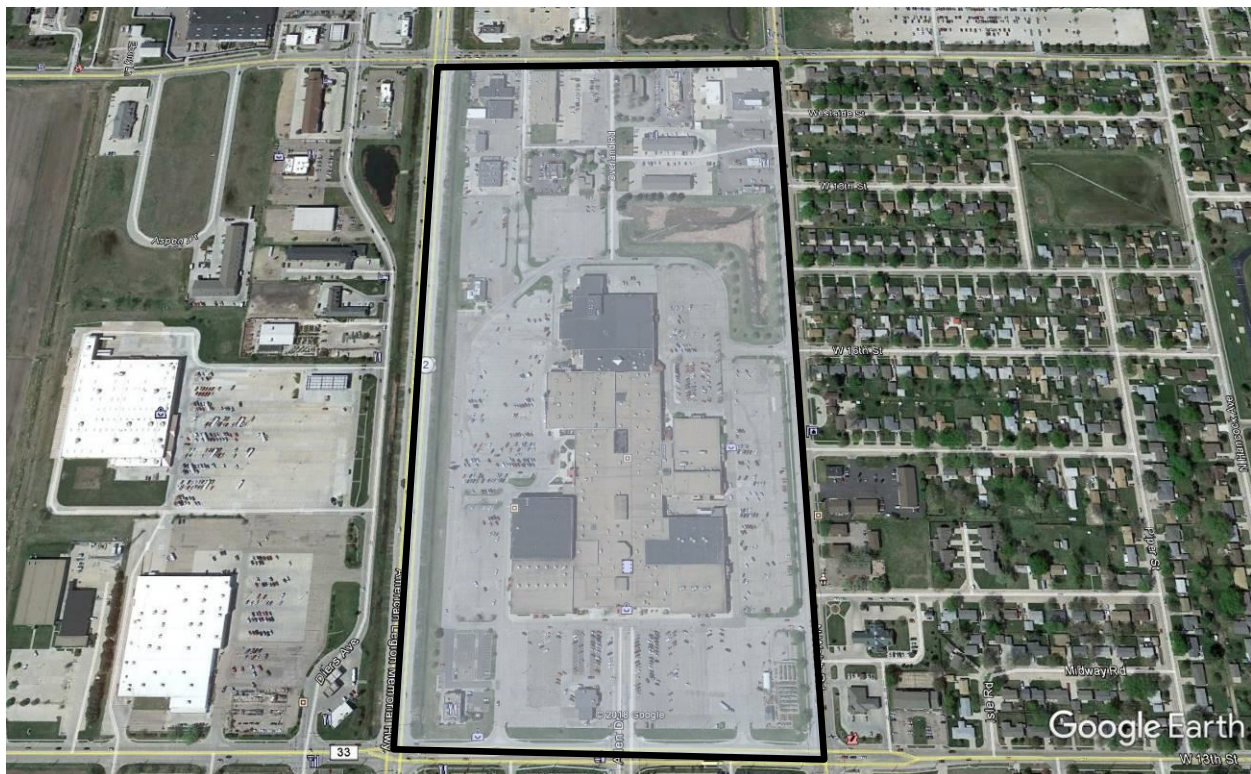
Retail in the 21st Century has been evolving rapidly. The evolution led by consumers wanting more than the 1960 to 1970 malls with their shopping experience has been a big factor; however, the rise of e-commerce and Amazon has also been a major contributing factor to the retail revolution.

With the retail revolution of the 21st Century, several mainstream retailers have had trouble competing. Several retailers, including several anchors at the Conestoga Mall, have had economic issues. The past year saw Bon-Ton declare Chapter 7 bankruptcy which shut down all their retail stores including the Younkers Store at Conestoga Mall. Also, Sears has recently filed for Chapter 11 bankruptcy protection, and the announcement on November 8, 2018 that the Conestoga Mall store will be closing by February. Retail analysts are continually talking about the potential bankruptcy of JC Penny, which is a major anchor of the Conestoga Mall. Once, Sears closes their store in early 2019, two of the five anchors (40%) will have closed their doors.

A lack of major retailers located at Conestoga Mall impairs and arrests sound growth of this facility in the future.

The buildup of the mall area

Looking at the Conestoga Mall on aerials, the mall located on the southernmost location of the land. North of the primary mall was eventual built-out with smaller strip centers. These strip centers to the north impair the future expansion of the primary mall. Also, the location of the primary mall and strip centers creates an issue with expanding parking on the mall property. These factors do impair and arrest sound growth of the study area.



Defective/Inadequate Street Layouts

Under normal blight evaluation, this criteria would apply to public streets. However, in the case of this study are, it applies to the internal traffic circulation of the mall property and the adjoining strip centers to the north. Figure 8 indicates the primary and secondary circulation loops. The Figure also indicates potential concerns with the layouts on the site. There are enough circulation concerns on-site to make Defective/Inadequate Street Layouts a contributing factor to declaring the area as Blighted.

CONTRIBUTING FACTORS UNDER PART B OF THE BLIGHT DEFINITION

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

Age of Structure

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

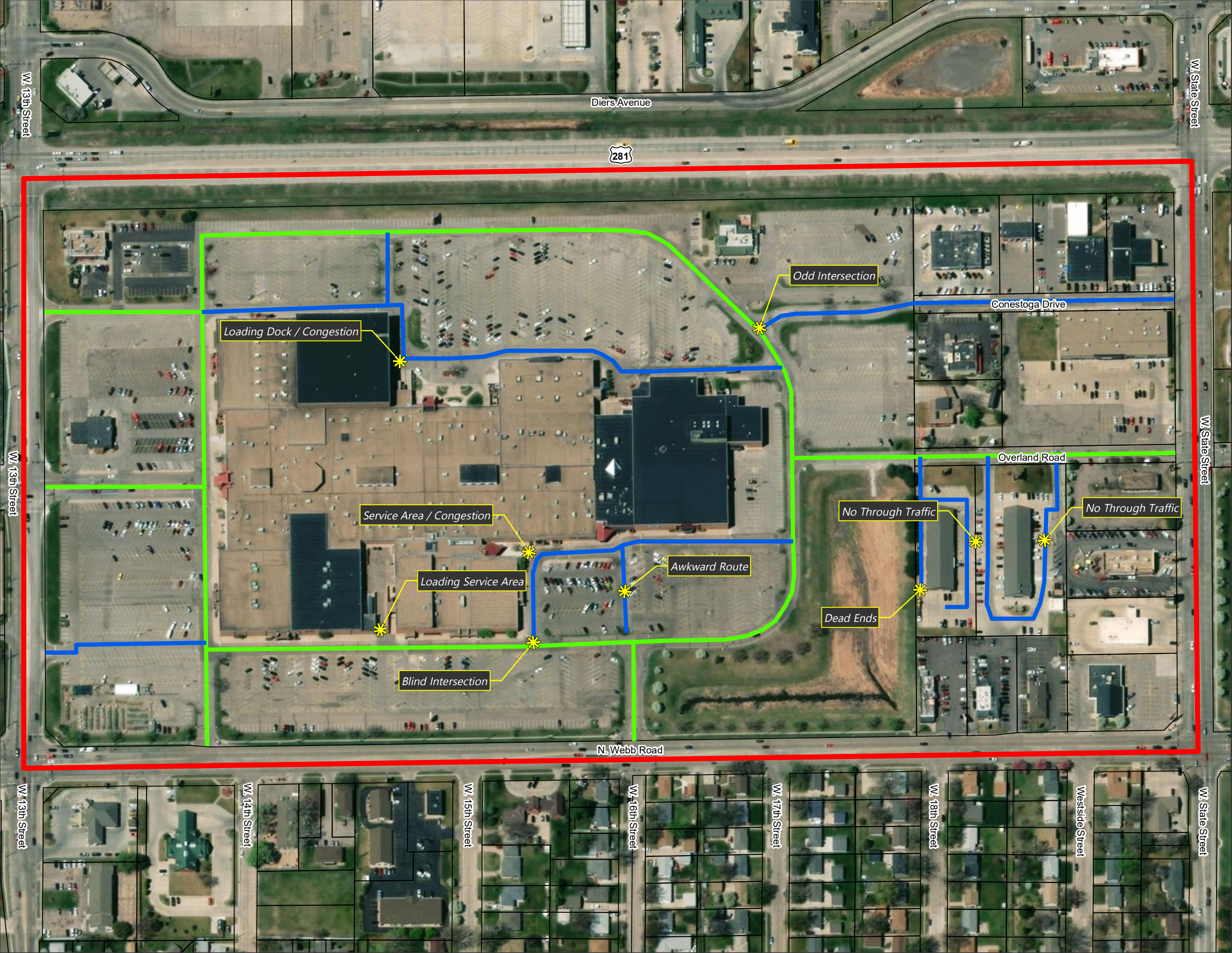
TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2018

Owner	Year Built	Number of Structures	Age	Cumulative Age
Balznailstics	1960	1	59	59
Mehring	1970	1	49	108
Norwest Bank	1974	1	45	153
Conestoga North	1974	3	135	288
Powhein LLC	1974	1	45	333
Conestoga Realty	1975	11	484	817
Conestoga Realty	1975	2	88	905
Pathway Bancorp	1975	3	132	1037
Jomida Inc	1975	2	88	1125
Conestoga Realty	1976	1	43	1168
Conestoga North	1976	1	43	1211
Conestoga North	1978	1	41	1252
Conestoga North	1978	1	41	1293
Runza Drive Inn	1979	1	40	1333
Conestoga Realty	1980	1	39	1372
Home Federal Savings & Loan	1989	1	30	1402
Mehring	1993	1	26	1428
General Mills Restaurants	1995	1	24	1452
Mehring	1996	1	23	1475
Mehring	1996	1	23	1498
Powhein LLC	1998	1	21	1519
McDonalds	2007	1	12	1531
			38	1531
Average Age				40.3


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

Another method to analyze this area is using square footage. State statute discusses commercial units; in the commercial world, it is not about the building as much as it is about square footage. Therefore, this analysis is also examining the age of the built square footage. Based upon data from the Hall County Assessor's office, there is a total of 651,412 built square footage in the area. Of the 651,412 total square footage, 611,965 built square feet are 40 years or old, which is 93.94% of the total build out. Therefore, more than 50% of the square footage is 40 years of age or older.

CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
 DEFECTIVE / INADEQUATE
 STREET LAYOUT MAP
FIGURE 7




- LEGEND**
- Blight Study Area
 - Primary Circulation Loop
 - Secondary Circulation Loop



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PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 11.11.2018




0 100 200 400
 Feet


1" = 200 feet


CITY OF GRAND ISLAND, NEBRASKA
CONESTOGA MALL BLIGHT STUDY
STRUCTURE AGE MAP
FIGURE 8

LEGEND

 Blight Study Area

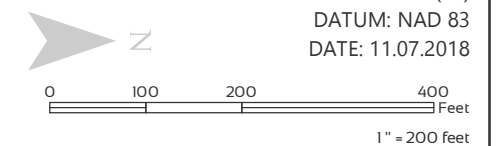
Structure Age

 Less than 40 Years

 40 Years or Older



PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 11.07.2018



The final means to examine the age of structures is the actual number of structures within the 40 years or more or less than 40 years categories. Overall, there are 38 structures within the study area, based upon the Hall County Assessor's data (Hall County Assessor divides the primary mall structure into 11 separate units, thus 38 total). After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 30 (78.9%) unit was determined to be 40 years of age or older
- 8 (21.1%) 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 40.3 years; thus, meeting the requirements of the statutes.

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

Stable or decreasing population based upon the last two decennial census

The population of the study area has seen a stable population based upon the last two decennial census'. Over the course of the past 40 years there have not been any residential units within this study area.

Therefore, stable or decreasing population based upon the last two decennial censuses is a contributing factor to the blighted conditions of the area.

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 are 94.7% of the structures were deemed to be in either average or badly worn condition.
 - Two (5.3%) structures has been deemed as being in good condition.
 - Several locations around the primary mall are indicating moisture damage to the brick façade, with some locations
- **Deterioration of site or other improvements**
 - The majority of the asphalt parking areas around the primary mall is in a deteriorating state and appears to have forgone updating for a considerable time.
 - There are several places where the parking surfaces are in a worse than deteriorated state based upon the photographs in the report.
- **Diversity of Ownership**
 - There are 12 different property owners within the study area.
 - The majority of the buildings owned by corporations, sit on top of ground owned by another party, typically, Conestoga Realty or Conestoga North.
- **Improper Subdivision or Obsolete Platting**
 - First and foremost are the private streets on the north side of the study area, Conestoga Drive and Overland Road.
 - The developed area in the northeast corner of the study area has been built out in a clustered manner, making traffic circulation difficult.
 - The positioning of lots along West State Street and North Webb Road have access drives in a manner that makes traffic control and congestion problematic.
- **Faulty Lot Layout**
 - The developed area in the northeast corner of the study area has been built out in a clustered manner, making traffic circulation difficult.
 - The positioning of lots along West State Street and North Webb Road have access drives in a manner making traffic control and congestion problematic.

- **Combination of factors which are impairing and/or arresting sound growth**
 - Functional Obsolescence is a contributing factor to sound growth
 - Retail markets of the 21st Century are impairing growth of the area
 - The buildup of the outlots of the mall area
- **Defective/Inadequate street layouts**
 - The layout of the primary and secondary thoroughfares on site are in conflict with key functional areas such as deliveries and loading docks
 - The two primary streets entering the mall property from the north are private streets
 - There are several points along the outer travel route that comes into conflict with secondary travel paths.

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**
 - 30 (78.9%) buildings or improvements were determined to be 40 years of age or older
 - 8 (21.1%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 40.3 years.
 - 93.94% of the built square footage in the study area is 40 years of age or older.
- **Stable or decreasing population based upon the last two decennial census**
 - The study area has had a stable or decreasing population over the last two decennial census.

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

- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- 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 is at least 40 years

Age of structures can be a contributing factor to the 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

Owner	Year Built	Number of Structures	Age	Cumulative Age
Balznailstics	1960	1	59	59
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Conestoga North	1978	1	41	1293
Runza Drive Inn	1979	1	40	1333
Conestoga Realty	1980	1	39	1372
Home Federal Savings & Loan	1989	1	30	1402
Mehring	1993	1	26	1428
General Mills Restaurants	1995	1	24	1452
Mehring	1996	1	23	1475
Mehring	1996	1	23	1498
Powhein LLC	1998	1	21	1519
McDonalds	2007	1	12	1531
			38	1531
Average Age				40.3

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

Another method to analyze this area is using square footage. State statute discusses commercial units; in the commercial world, it is not about the building as much as it is about square footage. Therefore, this analysis is also examining the age of the built square footage. Based upon data from the Hall County Assessor's office, there is a total of 651,412 built square footage in the area. Of the 651,412 total square footage, 611,965 built square feet are 40 years or old, which is 93.94% of the total build out. Therefore, more than 50% of the square footage is 40 years of age or older.

The final means to examine the age of structures is the actual number of structures within the 40 years or more or less than 40 years categories. Overall, there are 38 structures within the study area, based upon the Hall County Assessor's data. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 30 (78.9%) unit was determined to be 40 years of age or older
- 8 (21.1%) 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 40.3 years; thus, meeting the requirements of the statutes.

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

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 #28

Blight Study Area #28 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**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Defective/Inadequate street layouts**

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**
- **Stable or decreasing population based upon the last two decennial census**

Substandard Conditions

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



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item I-1

#2018-354 - Consideration of Approving Resolution of Intent to Create Parking District #3 and for the Dissolution of Parking District #1

Staff Contact: Jerry Janulewicz, Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director
Jerry Janulewicz, City Attorney

Meeting: November 20, 2018

Subject: Resolution of Intent to Establish Vehicle Off-Street Parking District No. 3 and Disestablishment of the Downtown Improvement and Parking District (District #1)

Presenter(s): William Clingman, Assistant Finance Director

Background

Ordinance No. 5854 established the Downtown Improvement and Parking District, or “Parking District #1,” in 1975. This original ordinance in its entirety has been included. This ordinance used the following method to collect the license and occupation tax:

License and occupation tax shall be collected from each user of space within the district based upon the square foot space wherein customers, patients, or clients, or other invitees, are received, and space from time to time used or available for use in connection with the business or profession of the user. Rooms or floor space not open to and not used by customers, patients, clients, or other invitees, shall be excluded from computation of floor space, to wit...

The ordinance also included a list of exclusions from the tax, the three we have focused most on are:

- Religious organization property excluded from paying general real estate taxes by Hall County Board of Equalization.
- Space owned or used by political subdivisions.
- Residences used for residential purposes for more than 30 days prior to the effective date of this ordinance, or the date of any taxes due under this ordinance.

Discussion

The goal of the new Parking District #3 is to better balance those paying into the Parking District with those who are using and/or most benefit from the Parking District. The first change for the new district is changing from an occupation tax to a special assessment.

This allows those who utilize the parking to pay into the district with no exceptions. The second change is how the charge is calculated. The original district was effectively charged based upon space open to the public and at the time this was effective since downtown was primarily retail businesses. District #3 will charge the assessment based upon square footage of the entire building, which is more appropriate for the current district as the downtown area has shifted from primarily retail to a mix of office buildings and retail. Both of whom get benefit from the parking the district provides.

Alternatives

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

1. Move to approve
2. Amend the resolution
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 approve the resolution of intent to establish Vehicle Off-Street Parking District No. 3 and the disestablishment of the Downtown Improvement and Parking District (District #1).

Sample Motion

Move to approve the resolution as presented.

CITY OF

Grand Island

NEBRASKA

Parking District Creation and Dissolution

District Map



Parking District 3 Assesment

Legend

- City of Grand Island Owned Lots
- Parking District 3
- Parcels

Downtown Improvement and Parking District (#1)

- Occupation Tax
- Based on space open to the public
- Excludes the following:
 - Non-profits
 - Political subdivisions
 - Residences

(New) Parking District #3

- Special Assessment
- Based on square footage of the building
- No exclusion for who has to pay

Why change now?

- 🌅 Business mix has changed since 1975
- 🌅 Better alignment with users
- 🌅 Opportunity for parking improvements

Timeline for Change

- 🌊 Resolution of intent approved by Council on 11/20/18
- 🌊 Publication in the paper for 4 consecutive weeks 30 days
- 🌊 Public hearing held on 1/8/2019 for (potential) final creation of District #3 and dissolution of District #1
- 🌊 Protest can be received up until the meeting on 1/8/2019
- 🌊 Protest calculated based on assessed value of the property

ORDINANCE NO. 5854

An ordinance to amend the Grand Island City Code by adding a new chapter to be number 40, pertaining to the establishment of a downtown improvement and parking district; to describe the boundaries thereof; to impose the general license and occupation tax upon the businesses and professions in such district; to establish the rates of such additional tax; to provide for assessment, collection, and uses thereof; to provide for a penalty; to provide for severability; and to provide the effective date of this ordinance.

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

SECTION 1. On June 16, 1975, the Mayor and City Council of the City of Grand Island, Nebraska, duly adopted a Resolution of Intention to establish a downtown improvement and parking district as provided in the Downtown Improvement and Parking District Act of 1969.

SECTION 2. Pursuant to said Resolution of Intent, and after due and legal notice having been published and mailed as provided by law, a hearing thereon was held by said City Council at the city council chambers in the City Hall of Grand Island, Nebraska, at 7:00 p.m., on June 30, 1975.

SECTION 3. That the Grand Island City Code is hereby amended by adding thereto Chapter 40, entitled "Downtown Improvement and Parking District" to read as follows:

CHAPTER 40

DOWNTOWN IMPROVEMENT AND PARKING DISTRICT

Section 40-1. CREATION OF DISTRICT

That there is hereby created and established a Downtown Improvement and Parking District in the City of Grand Island, Nebraska, with the following boundaries, to wit:

Beginning at the intersection of Sycamore Street and First Street; thence westerly on First Street to Pine Street; thence southerly on Pine Street to the southerly boundary of Courthouse Addition; thence westerly along the southerly boundary of Courthouse Addition to Locust Street; thence westerly on Division Street to Walnut Street; thence northerly on Walnut Street to the alley between Division Street and First Street; thence westerly on said alley to Cedar Street; thence northerly on Cedar Street to the alley between Second Street and Third Street; thence westerly on said alley to Elm Street; thence northerly on Elm Street to a point 40 feet north of the southerly right-of-way line of the Union Pacific Railroad; thence easterly parallel to and 40 feet from said right-of-way line to Walnut Street; thence northerly on Walnut Street to a point 100 feet north of the northerly right-of-way of South Front Street; thence easterly parallel to and 100 feet from said right-of-way line to Kimball Avenue extended; thence southerly on Kimball Avenue extended and Kimball Avenue to the alley between Third Street and Second Street; thence westerly on said alley to Sycamore Street; thence southerly on Sycamore Street to the point of beginning.

Section 40-2. TAX

Business and professional offices located within the boundaries of the Downtown Improvement and Parking District shall be subject to the additional tax as provided herein.

Section 40-3. TAX RATE

The initial annual rate of the general license and occupation tax and classification of businesses are as follows:

- (1) $6\frac{1}{2}\%$ square foot floor space upon all space used for business and professional offices in the district, Provided;
- (2) \$40.00 minimum annual tax for any single business or professional office, should the tax rate under (1) above be less than \$40.00;
- (3) Any business or professional office operating and maintaining any off-street parking place within said downtown improvement and parking district which is hereby defined as 180 square feet which may be reasonably used for parking a motor vehicle shall receive \$5.00 credit in computing the tax due under (1) above, but in no event shall pay less than the minimum annual tax as set forth in (2) above.

APPROVED AS TO FORM

JUN 4 1975

LEGAL DEPAR

ORDINANCE NO. 5854 (Cont'd)

Section 40-4. USE OF REVENUE

The proposed uses to this additional revenue derived from the imposition of a general business license and occupation tax on businesses and users of the space within the district, are as follows:

- (1) The acquisition, construction, maintenance, and operation of public off-street parking facilities for the benefit of the district area on which no charge for use shall be made.
- (2) Improvement and decoration of any public place in the district area.
- (3) Promotion of public events which are to take place on or in public places in the district area.
- (4) Creation and implementing of a plan for improving the general architectural design of public areas in the district area.
- (5) The development of any public activities in the district area.
- (6) Any other project or undertaking for the betterment of the public facilities in the district area, whether the project be capital or noncapital in nature.

Section 40-5. OCCUPATIONS TAXED

The license and occupation tax shall be fair, equitable, and uniform as to class and shall be based primarily on the square footage of the owner's or user's place of business or professional office space. License and occupation tax shall be collected from each user of space within the district based upon the square foot space wherein customers, patients, or clients, or other invitees, are received, and space from time to time used or available for use in connection with the business or profession of the user. Rooms or floor space not open to and not used by customers, patients, clients, or other invitees, shall be excluded from computation of floor space, to wit:

- (1) Hallways used by the public to gain access to more than one user of space within a building.
- (2) Elevators.
- (3) Stairways.
- (4) Employees lounges and coffee rooms.
- (5) Warehouse and storage areas, including used car lots.
- (6) Private parking spaces and driveways.
- (7) Furnace rooms.
- (8) Religious organization property excluded from paying general real estate taxes by Hall County Board of Equalization.
- (9) Space owned or used by political subdivisions.
- (10) Residences used for residential purposes for more than 30 days prior to the effective date of this ordinance, or the date of any taxes due under this ordinance.
- (11) Private kitchens.
- (12) Utilities areas.
- (13) Maintenance closets.
- (14) Shipping and receiving areas.
- (15) Restrooms.
- (16) Restricted manufacturing areas.
- (17) Restricted equipment areas.

ORDINANCE NO. 5854 (Cont'd)

Section 40-6. TAX COMPUTATION

The city clerk-finance director is authorized and directed, with the advice and recommendations of the Downtown Improvement Board, to determine and compute the tax in accordance herewith.

Section 40-7. OBJECTION TO TAXES

Objections to the determination of amount of additional tax may be made in writing to the city clerk, specifying the basis of such objection. All such objections shall be made within 20 days after the due date thereof, or shall be deemed waived. All timely objections shall be submitted to the Downtown Improvement Board for its consideration, review, and recommendations. The Mayor and City Council shall make the final determination of all such objections, at any regular or special meeting, after notice thereof to said objector.

Section 40-8. ANNUAL TAX

The license and occupation tax imposed by the preceding sections is an annual tax and shall be due and payable on the first day of May each year, commencing May 1, 1976, for the year in advance; Provided, the initial tax shall be one full annual tax payment due on the first day of August 1975 which shall be for the period from August 1, 1975, until April 30, 1976. Businesses and professional offices starting after any tax due date of any year shall pay a prorata tax for the balance of that tax year. Upon payment thereof to the city clerk, the clerk shall give a receipt therefor, properly dated and specifying the person paying, the name of the business or profession on whose behalf the tax is being paid, the amount thereof, and for what period the tax is paid. It is hereby made the duty of every person, partnership, firm, or corporation, engaged in carrying on any business or occupation within the limits of the district as provided on which a license and occupation tax is levied by this ordinance, to pay said tax at the times provided for its payment herein.

Section 40-9. SEGREGATION OF FUNDS

The city clerk-finance director shall place all taxes collected hereunder in a special fund to be used exclusively for the purposes described in this chapter.

Section 40-10. PENALTY

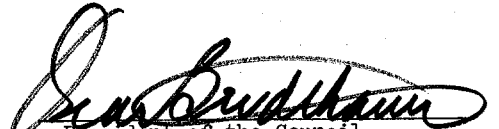
Any person who shall refuse or neglect to pay the general license or occupation tax levied by this chapter, or who transacts or engages in any profession within the district herein established without having complied with the provisions of this chapter shall be guilty of a violation of this Code and may be punished as provided in Section 1-7 of this Code. Any person, partnership, or corporation whose duty is made by this chapter to pay any license tax and who does not pay the same shall be liable for an action for the recovery of the amount of such license tax, Provided, such remedy shall not be deemed as being concurrent with other remedies herein provided.

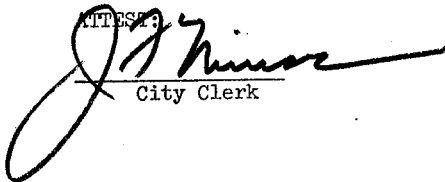
ORDINANCE NO. 5854 (Cont'd)

SECTION 4. In case any section of this ordinance or any part or any section shall be declared invalid or unconstitutional, such declaration of invalidity shall not affect the validity of any remaining portion thereof.

SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval, and publication within fifteen days, as provided by law.

Enacted JUN 30 1975


President of the Council

ATTEST:

City Clerk

RESOLUTION 2018-354

A RESOLUTION OF INTENT TO ESTABLISH VEHICLE OFFSTREET PARKING DISTRICT NO. 3 OF THE CITY OF GRAND ISLAND, NEBRASKA AND THE BOUNDARIES THEREOF; INVITING PRIVATE OWNERSHIP AND OPERATION OF OFFSTREET PARKING FACILITIES AND NOTICE OF PUBLIC HEARING THEREON; PROVIDING FOR NOTICE AND PUBLIC HEARING ON CREATION OF SAID DISTRICT; TO PROVIDE NOTICES IN RELATION THERETO; AND TO PROVIDE NOTICE AND PUBLIC HEARING ON THE DISESTABLISHMENT OF THE DOWNTOWN IMPROVEMENT AND PARKING DISTRICT CREATED BY ORINANCE NO. 5854 CONCURRENT WITH THE ESTABLISHMENT OF PROPOSED VEHICLE OFFSTREET PARKING DISTRICT NO. 3.

WHEREAS, pursuant to the authority granted by the Offstreet Parking District Act, R.R.S. Nebraska §§ 19-3301 through 19-3327, as amended, the Mayor and Council of the City of Grand Island intend to establish Vehicle Offstreet Parking District No. 3 of the City of Grand Island, Nebraska; and

WHEREAS, concurrent with the establishment of Vehicle Offstreet Parking District No. 3, the Mayor and City Council intend to disestablish the currently existing Downtown Improvement and Parking District created and established on June 30, 1975 by Ordinance No. 5854; and

WHEREAS, notice inviting private ownership and operation of parking facilities within the proposed district and public hearing on proposals received is required prior to establishment of a Vehicle Offstreet Parking District pursuant to the Offstreet Parking District Act; and

WHEREAS, public hearings are required on the establishment of a Vehicle Offstreet Parking District and on the disestablishment of a Business Improvement and Parking District.

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

1. The City of Grand Island intends to establish Vehicle Offstreet Parking District No. 3 of the City of Grand Island, Nebraska (hereinafter referred to as the "District"). The boundaries of the proposed District, which boundaries include all the land in the District which will be specially benefited thereby and which are currently included within

Approved as to Form	▣ _____
November 16, 2018	▣ City Attorney

the existing Downtown Improvement and Parking District created and established on June 30, 1975 by Ordinance No. 5854, are as follows:

Beginning at the intersection of Sycamore Street and First Street; thence westerly on First Street to Pine Street; thence southerly on Pine Street to the southerly boundary of Courthouse Addition; thence westerly along the southerly boundary of Courthouse Addition to Locust Street; thence westerly on Division Street to Walnut Street; thence northerly on Walnut Street to the alley between Division Street and First Street; thence westerly on said alley to Cedar Street; thence northerly on Cedar Street to the alley between Second Street and Third Street; thence westerly on said alley to Elm Street; thence northerly on Elm Street to a point 40 feet north of the southerly right-of-way line of the Union Pacific Railroad; thence easterly parallel to and 40 feet from said right-of-way line to Walnut Street; thence northerly on Walnut Street to a point 100 feet north of the northerly right-of-way of South Front Street; thence easterly parallel to and 100 feet from said right-of-way line to Kimball Avenue extended; thence southerly on Kimball Avenue extended and Kimball Avenue to the alley between Third Street and Second Street; thence westerly on said alley to Sycamore Street; thence southerly on Sycamore Street to the point of beginning.

2. The purpose of the District is to provide for the maintenance, repair, reconstruction and operation of the currently existing, City-owned, offstreet public parking facilities located within the District excepting and excluding parking facilities located upon Lots One (1), Two (2), and Three (3), Parking Ramp Subdivision, a replat of Lots 5, 6, and 7, Block 79, Original Town of Grand Island, Hall County, Nebraska.

3. Application is invited for private ownership and operation of offstreet parking facilities within the District. A public hearing on any application received shall be held on January 8, 2019 at 7:00 p.m. in the City Council Chambers, 100 East First Street, Grand Island, Nebraska. Applications must be physically received no later than 5:00 p.m. local time on January 8, 2019, at the office of the City Clerk, 100 East First Street,

Grand Island, Nebraska, to be considered at said public hearing.

4. No funds are currently proposed to be expended for property acquisition or new construction of offstreet parking facilities within the District.

5. A public hearing on establishment of the District and on disestablishment of the Downtown Improvement and Parking District created and established on June 30, 1975 by Ordinance No. 5854 shall be held on January 8, 2019 at 7:00 p.m., in the City Council Chambers, 100 East First Street, Grand Island, Nebraska. Not later than the hour set for the hearing any owner or any person interested in any real estate within the proposed district may severally or with other owners file with the city clerk written objections to the thing proposed to be done, the extent of the proposed district, or both, and every person so interested shall have a right to protest on any grounds and to object to his real estate being included in the district, and at such hearing all objections and protests shall be heard and passed upon by the mayor and city council.

6. If the owners of the record title representing more than fifty percent of the taxable valuation of all of the taxable real property included in such proposed district or districts and who were such owners at the time the notice of hearing on objections to the creation of the district was first published file with the city clerk within twenty days of the first publication of the notice written objections to the formation of the district, such district shall not be formed and Downtown Improvement and Parking District created and established by Ordinance No. 5854 shall not be disestablished. If objections are not filed by owners of such fifty percent of the taxable valuation of all of the taxable real property and if the mayor and city council find, after considering any other protests and objections that may be filed and after considering the evidence presented at the hearing, that the public health, welfare, convenience, or necessity requires the formation of such an offstreet parking district and facilities, then such district shall be formed by ordinance and the Mayor and Council shall consider and take action on the disestablishment of Downtown Improvement and Parking District created and established by Ordinance No. 5854.

7. Revenues for the District are proposed to be raised by annual special assessments against the real property located in the District to the extent of special benefit based upon

total building area or such other means and method as permitted by law.

8. This Resolution shall be published once per week for four consecutive weeks in a legal newspaper published within the City.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item I-2

#2018-355 - Approving Amendment No. 1 to Engineering Consulting Agreement for Old Potash Highway Corridor Study

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: November 20, 2018

Subject: Approving Amendment No. 1 to Engineering Consulting Agreement for Old Potash Highway Corridor Study

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

Background

This project will establish a master plan for the Old Potash Highway corridor from approximately North Road to Webb Road, including intersections to the north and south of Old Potash Highway. The interaction between the various traffic features is complex, making it necessary to create an overall master plan to ensure that the individual projects will function together and address other safety issues in these areas. It is anticipated that this plan will include widening and reconfiguring Old Potash Highway, signal and geometric improvements at each intersection, access management throughout the corridor, and probably improvements to the north and south of the Old Potash Highway corridor. Improvements are needed to allow the corridor to safely handle the ever increasing traffic in this area.

On October 10, 2017, via Resolution No. 2017-280, City Council approved an Engineering Services Agreement with Olsson Associates of Grand Island, Nebraska in the amount of \$249,963.26 for Old Potash Highway Corridor Study. Due to efficiencies in scheduling/planning, \$67,000.00 was unused on the original contract.

Discussion

With the completion of the study it is now time to move forward with final engineering design for the first phase of the overall construction project. Phase I will involve roadway and intersection improvements along the Old Potash corridor from Webb Road on the east to the post office on the west end. An amendment to the original agreement with Olsson, Inc. is requested at this time, in the amount of \$733,500.00, combined with the unused portion of the original contract the revised agreement amount is \$916,463.26.

Alternatives

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

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

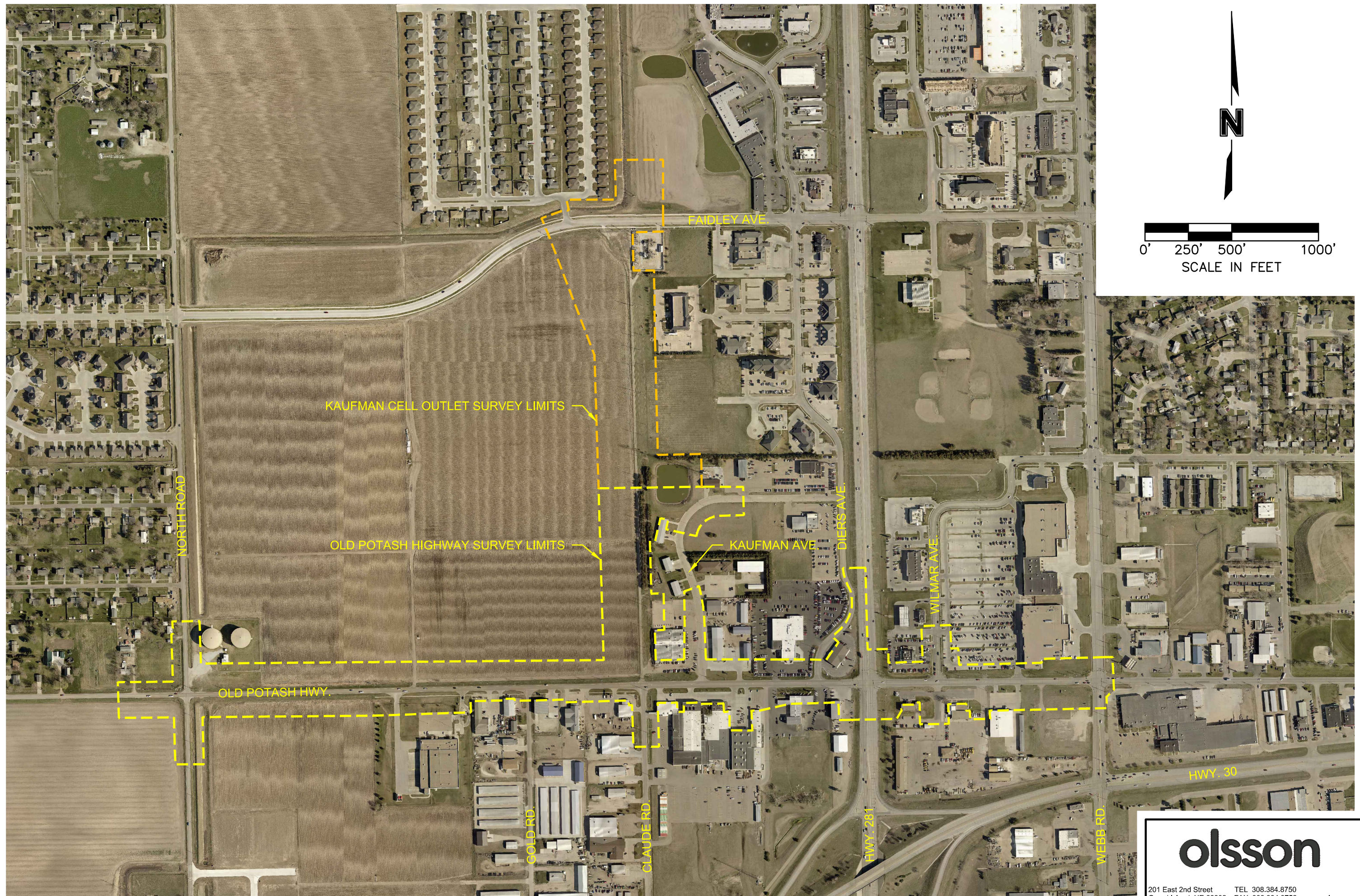
Recommendation

City Administration recommends that the Council approve Amendment No. 1 to the original agreement with Olsson, Inc. of Grand Island, Nebraska, in the amount of \$733,500.00.

Sample Motion

Move to approve the resolution.

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DATE: Nov 13, 2018 8:22am XREFS: C_AER_73110 C_CLAUDE-CONCEPT 1_73110 C_CLAUDE-CONCEPT 4_73110



olsson

201 East 2nd Street TEL 308.384.8750
Grand Island, NE 68802 FAX 308.384.8752 www.olsson.com

RESOLUTION 2018-355

WHEREAS, on October 10, 2017, via Resolution No. 2017-280 the Grand Island City Council approved entering into an agreement with Olsson Associates of Grand Island, Nebraska in the amount of \$249,963.26 for Old Potash Highway Corridor Study; and

WHEREAS, the original agreement is now being amended to include preliminary engineering design for such project, as well as account for an unused amount of \$67,000.00 due to efficiencies in scheduling/planning; and

WHEREAS, such amendment is in the amount of \$733,500.00, for a revised agreement amount of \$916,463.26; and

WHEREAS, Amendment No. 1 to the original agreement with Olsson, Inc. of Grand Island, Nebraska is required to proceed with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 1 with Olsson, Inc. of Grand Island, Nebraska for preliminary engineering design services related to Old Potash Highway Corridor is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	☐ _____
November 16, 2018	☐ City Attorney



City of Grand Island

Tuesday, November 20, 2018

Council Session

Item I-3

#2018-356 - Consideration of Approving the Position of Assistant City Administrator

Staff Contact: Marlan Ferguson

Council Agenda Memo

From: Marlan Ferguson, City Administrator

Meeting: November 20, 2018

Subject: Assistant City Administrator

Presenter(s): Marlan Ferguson, City Administrator
Councilman Roger Steele

Background

Over the last couple years there has been some internal discussion concerning establishing the position of Assistant City Administrator (ACA). This is a good time to consider adding an Assistant Administrator position to the city staff. The Assistant to the Administrator position was established in 2004 and last year when that position became vacant it was not filled due to budget concerns. This past September the Public Information Officer position became vacant and has not been replaced, although funds have been budgeted. This would be an opportune time to combine those two into one position. The ACA could oversee the Media Relations, the GITV, and Website with cooperation from other departments. One of the most urgent forthcoming needs is for the Veterans Property Phase II, transfer of the buildings to the city. We need a point man (person) that works closely with the City Administrator and Mayor on this project. The other duties that would be assigned would be economic development, including working with the utilities department as a liaison for the Mayor and Administrator. Funding could come from the salary of the PIO, Veterans Farm income, and from the Utility department. It is fairly common practice for cities of the First Class to have Assistant Managers or Administrators.

Discussion

Councilman and Mayor Elect Steele has been informed that current City Administrator Marlan Ferguson plans to retire but is willing to serve through a transition period with a target date of March 1st 2019. Mr. Steele would negotiate a contract with a new Administrator and with the intent that they would be in an assistant role until which time Marlan retired. This would allow the new Administrator time to get acquainted with the community, staff and projects and would make a seamless transition.

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 for the position of Assistant City Administrator.

Sample Motion

Move to approve the position of Assistant City Administrator.

RESOLUTION 2018-356

WHEREAS, office of Assistant to the City Administrator for the City of Grand Island, Nebraska, was established in 2004; and

WHEREAS, that position became vacant last year and was not filled, and

WHEREAS, the position of Public Information Officer position became vacant in September of this year and has not been filled, and

WHEREAS, there is an opportunity to combine those two positions into one position under the title of Assistant City Administrator. This position would oversee the Media Relations, the GITV, the Website, and the Veterans Property Phase I and II. Other duties as assigned by the Mayor and City Administrator. The Assistant City Administrator would act on behalf of the City Administrator in his absence.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the position of Assistant Administrator is established.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 20, 2018.

Jeremy L. Jensen, Mayor

Attest:

Aaron Schmid, City Clerk Pro Tem

Approved as to Form	by _____
November 16, 2018	City Attorney



City of Grand Island

Tuesday, November 20, 2018
Council Session

Item J-1

Approving Payment of Claims for the Period of November 7, 2018 through November 20, 2018

The Claims for the period of November 7, 2018 through November 20, 2018 for a total amount of \$5,364,419.67. A MOTION is in order.

Staff Contact: Patrick Brown