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# City of Grand Island



## Tuesday, March 26, 2019 Council Session Agenda

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### **City Council:**

**Jason Conley**  
**Michelle Fitzke**  
**Chuck Haase**  
**Julie Hehnke**  
**Jeremy Jones**  
**Vaughn Minton**  
**Mitchell Nickerson**  
**Mike Paulick**  
**Clay Schutz**  
**Mark Stelk**

### **Mayor:**

**Roger G. Steele**

### **City Administrator:**

**Brent Clark**

### **City Clerk:**

**RaNae Edwards**

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**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.

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**Invocation - Pastor Mark Oberbeck, Northridge Assembly of God, 3025 Independence Avenue**

**Pledge of Allegiance**

**Roll Call**

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### **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.

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### **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, March 26, 2019

Council Session

## Item E-1

**Public Hearing on Request from Arts & Drafts, LLC dba Arts & Drafts, 214 & 216 North Locust Street for a Change of Location for Class “I-110067” Liquor License to 411 West 3rd Street, Unit 1**

*Council action will take place under Consent Agenda item G-5.*

Staff Contact: RaNae Edwards

# Council Agenda Memo

**From:** RaNae Edwards, City Clerk

**Meeting:** March 26, 2019

**Subject:** Public Hearing on Request from Arts & Drafts, LLC dba Arts & Drafts, 214 & 216 North Locust Street for a Change of Location for Class “I-110067” Liquor License to 411 West 3<sup>rd</sup> Street, Unit 1

**Presenter(s):** RaNae Edwards, City Clerk

## Background

Arts & Drafts, LLC dba Arts & Drafts, 214 & 216 North Locust Street has submitted an application for a Change of Location for their Class “I-110067” Liquor License to 411 West 3<sup>rd</sup> Street, Unit 1.

## Discussion

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Health, and Police Departments. The building is currently under construction so we would recommend approval contingent upon final inspections.

## Alternatives

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

1. Approve the application.
2. Forward to the Nebraska Liquor Control Commission with no recommendation.
3. Forward to the Nebraska Liquor Control Commission with recommendations.
4. Deny the application.

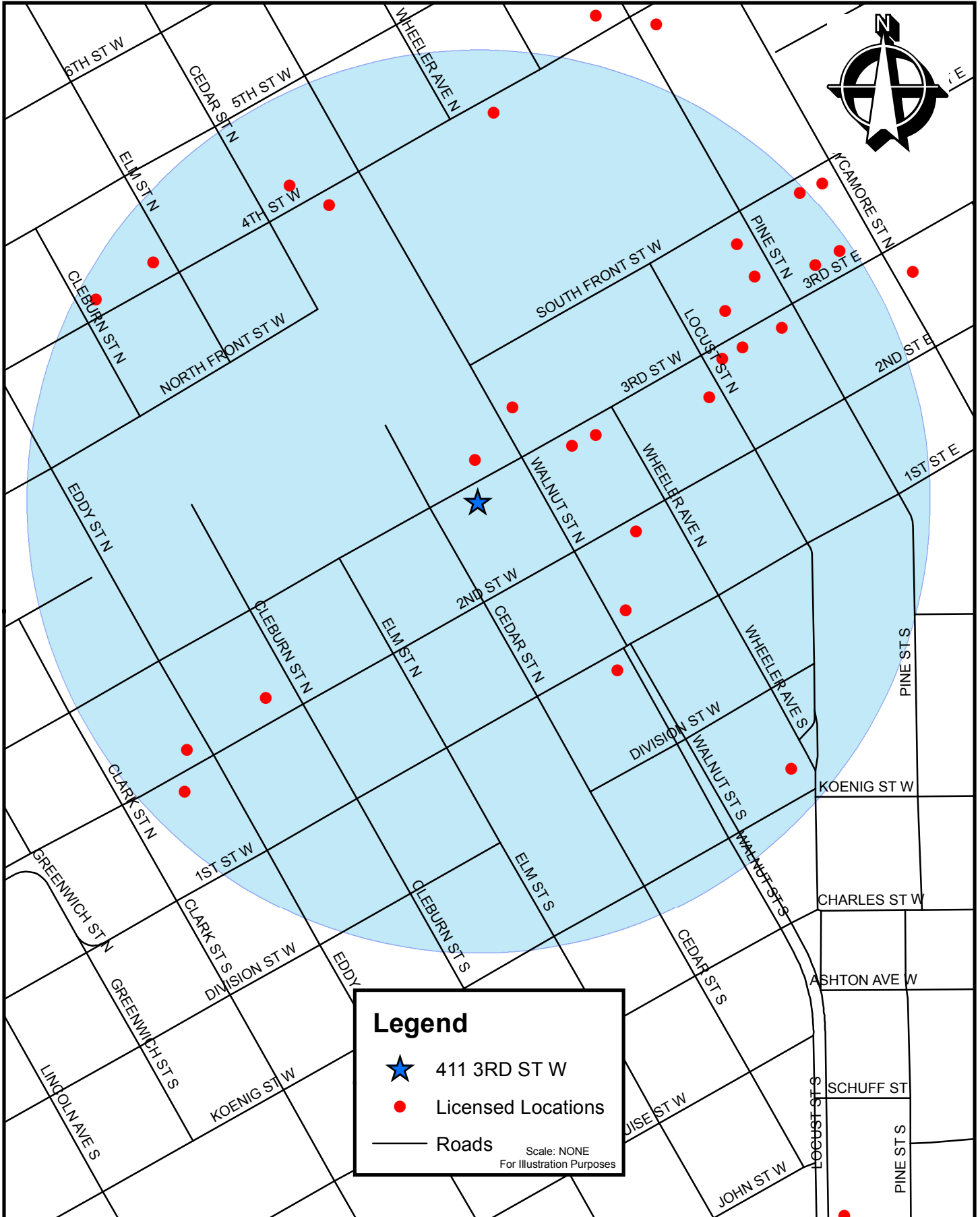
## **Recommendation**

Based on the Nebraska Liquor Control Commission's criteria for the approval of Liquor Licenses, City Administration recommends that the Council approve the application contingent upon final inspections.

## **Sample Motion**

Move to approve the application for a change of location requested by Arts & Drafts, LLC dba Arts & Drafts, 214 & 216 North Locust Street to 411 West 3<sup>rd</sup> Street for Liquor License "I-110067" contingent upon final inspections.

# Liquor License Application: Class "I": Arts & Drafts





# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item E-2

### **Public Hearing on Acquisition of Utility Easement - 3579 North U.S. Highway 281 - Stevensen**

*Council action will take place under Consent Agenda item G-11.*

Staff Contact: Tim Luchsinger, Stacy Nonhof

# **Council Agenda Memo**

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

**Meeting:** March 26, 2019

**Subject:** Acquisition of Utility Easement – 3579 North U.S.  
Highway 281 - Stevensen

**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 Robert D. and Michelle J. Stevensen, through a part of Lot Two (2), Pulte Second Subdivision in Hall County, Nebraska (3579 North U.S. Highway 281) in order to have access to install, upgrade, maintain, and repair power appurtenances, including power lines and transformers.

## **Discussion**

Grones Outdoor Power is upgrading an existing facility located at 3551 North U.S. Highway 281. As part of the work the Utilities Department needs to re-route the existing 3-phase overhead power line and install a pad-mounted transformer to provide service to the upgraded building. The proposed easement will allow the department to install, access, operate and maintain the electrical infrastructure 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

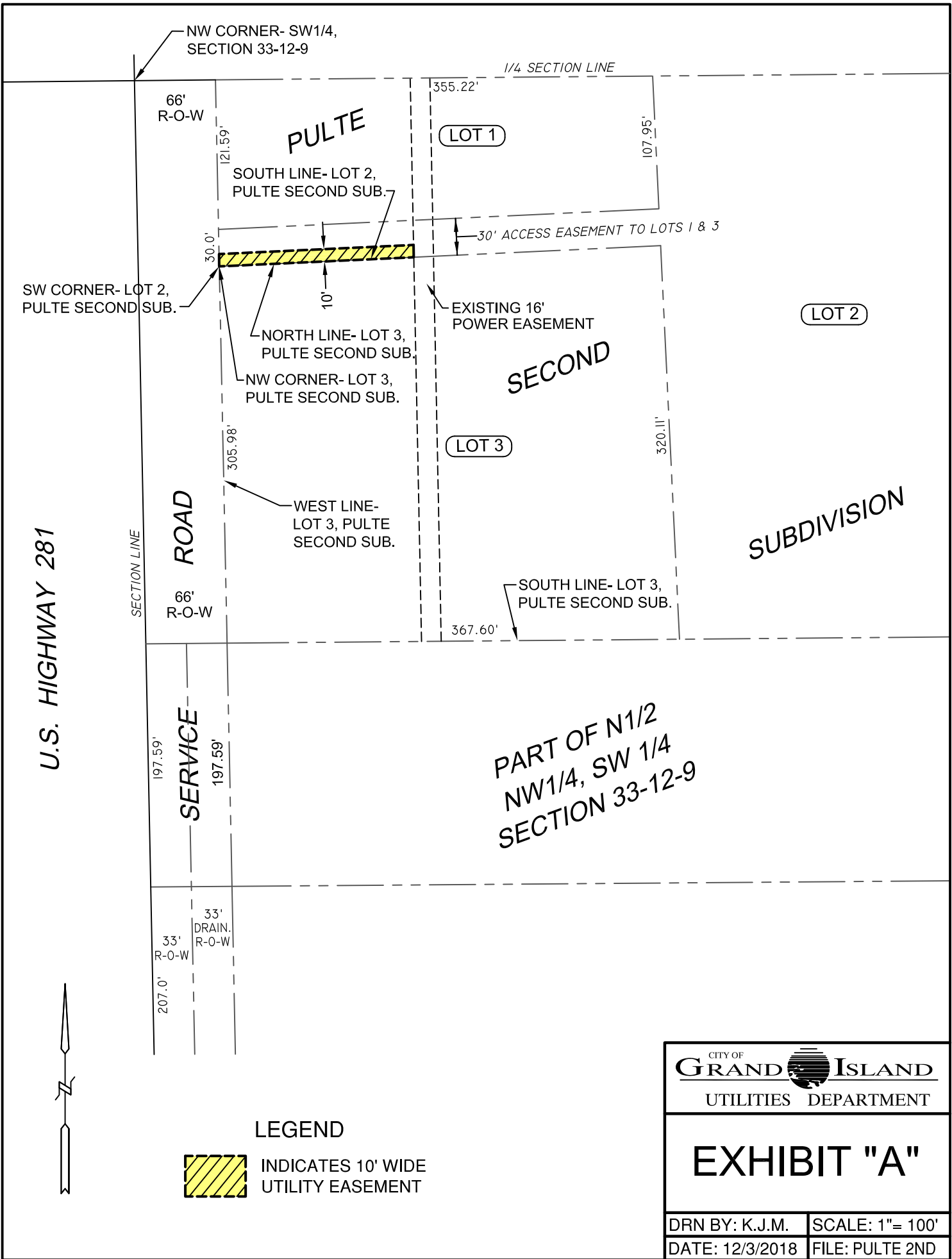
## **Recommendation**

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



## **Sample Motion**

Motion to approve acquisition of the Utility Easement.



**LEGEND**



INDICATES 10' WIDE UTILITY EASEMENT



CITY OF <b>GRAND ISLAND</b> UTILITIES DEPARTMENT	
<h1>EXHIBIT "A"</h1>	
DRN BY: K.J.M.	SCALE: 1"= 100'
DATE: 12/3/2018	FILE: PULTE 2ND



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item E-3

**Public Hearing on Request to Rezone Property located at 200 East Hwy 34 from RD – Residential Development to Amended RD Residential Development (Talon Apartments).**

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

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** March 26, 2019  
**Subject:** Rezone from RD Zone to Amended RD Zone  
**Presenter(s):** Chad Naby AICP, Regional Planning Director

## Background

An application has been made to rezone the east side of the Talon Apartments Subdivision from RD Zone to Amended RD Zone and approve a modified development plan.

## Discussion

At the regular meeting of the Regional Planning Commission, held March 13, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Naby explained the original layout proposed with 4 (32 unit) apartment buildings. They are now proposing to amend this to 6 (22 unit) buildings instead of 4 buildings. The buildings will contain a mixture of 1 and 2 bedroom apartments with some attached garages. The new layout will include 2 buildings along the north end and clubhouse and pool central and a quad of 4 units where they had 2 units. Naby recommended approval. This plat of this does include a piece of CRA property where the Desert Rose was along the north edge of the CRA property where the drive into the apartments is located. CRA has agreed to sell that property as it is already covered by an access easement.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to approve the rezone of Talon Apartments First Subdivision as shown on the proposed development plan from RD Residential Development Zone to Amended RD Residential Development Zone including the preliminary and Final Plat finding that the proposed development is consistent with the Comprehensive Development Plan for the City of Grand Island.

The motion carried with ten members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth and Kjar) no members voting no.

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

### **Alternatives**

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

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

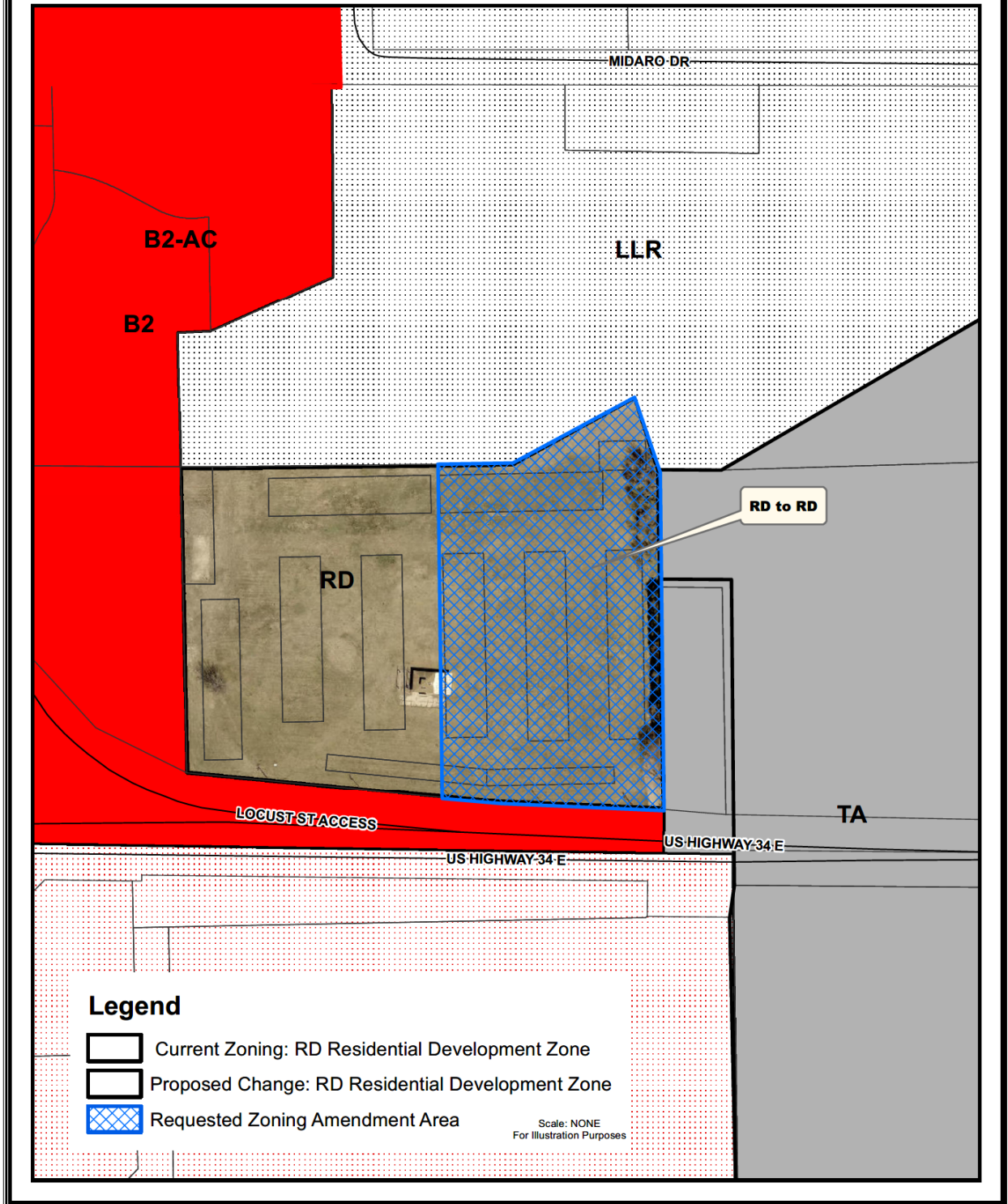
### **Recommendation**

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

### **Sample Motion**

Move to approve the ordinance and development plan as presented.

# PROPOSED AREA LOCATION MAP



## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 1, 2019

**SUBJECT:** *Zoning Change (C-14-2019GI)*

**PROPOSAL:** An application has been made a portion of Talon Apartments First Subdivision including lots 6-9 and a portion of Lot 10 and Outlot A from RD Residential Development Zone to Amended RD Residential Development Zone. The developers originally proposed to build four 36 unit buildings and detached garage space within this area and are proposing to build 6 twenty two unit buildings with some attached garages, a club house and pool and some detached garage space. The total number of units in this section would drop from 144 units to 132 units and 30 indoor parking spaces would be added.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:* **RD** Residential Development Zone. This portion of the property as approved for an additional 144 units of apartments in four 36 unit building.

*Permitted and conditional uses:* **RD** This portion of the property as approved for an additional 144 units of apartments in four 36 unit building.

*Comprehensive Plan Designation:* Designated for future development as low to medium density residential from the south edge of the lake to the north property line and highway commercial from the south edge of the lake to U.S. Highway 34. (See the attached future land use map)

*Existing land uses.* Vacant (this is planned for additional apartment development)

*Proposed Zoning Designation* **Amended RD.** The developers originally proposed to build four 36 unit buildings and detached garage space within this area and are proposing to build 6 twenty two unit buildings with some attached garages, a club house and pool and some detached garage space. The total number of units in this section would drop from 144 units to 132 units and 30 indoor parking spaces would be added

##### Adjacent Properties Analysis

*Current zoning designations:* **North: LLR-** Large Lot Residential  
**East TA-** Transitional Agriculture,

**West: B2-AC** General Business with an Arterial Commercial Overlay and **RD** Residential Development Zone  
**South: CD**-Commercial Development Zone

*Permitted and conditional uses:* **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** — Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **B2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC**- An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust. **RD** this is the first 4 buildings in the Talon Apartment development with 144 units. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

*Comprehensive Plan Designation:* **North:** Designated for Low to Medium Density Residential.  
**West:** Designated for General and Highway Commercial  
**East:** Designated for Medium Density Residential to Office  
**South:** Designated for Highway Commercial

*Existing land uses:* **North Lake front residential on very large lots**  
**South: Walmart**  
**East:** Residential and Farm Ground  
**West:** The first phase of the Talon Apartment development and vacant property owned by CRA (formerly The Desert Rose)

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Commercial and Residential uses. Apartments are allowed within the commercial districts of Grand Island.
- *Would allow for additional development at this key intersection on the entrance to Grand Island:* This would allow the property owners to develop this site.



- *New residential development may spur additional commercial development:* Most of the new commercial development has occurred in northwest Grand Island along the U.S. Highway 281 corridor because that is the largest new population center. The lots in front of Wal-Mart just to the south of this project have been available for more than 10 years and there has not been any additional development at that location. One possible reason for this may be that there has not been much new housing developed in southeast Grand Island. This is a chance to change that and potentially encourage additional commercial development in the area as well.
- *New Market Rate Rental Housing:* This is a proposal reduces the number of apartments slightly but includes additional garage space and amenities for the complex including a club house and pool.

**Negative Implications:**

- *Potential Impact to Schools:* This project is not designed to appeal to families with school age children but if some families live in the apartments it would have an impact on schools, most especially Star elementary. This proposal decreases the total number of units in this development by 12.

**Other Considerations**

The this property is already intended for possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.

As this is an RD zone the rezoning approval includes approval of the enclosed development plan, preliminary and final plat. The proposed plan as amended would swap four 3 story 36 unit buildings each on their own lot, a single lot for garage structures and a lot at the northeast corner of the property for a maintenance building for six 3 story, 22 unit buildings with some attached garages and a lot for existing garage structures.

A copy of the proposed building elevations is attached.

# PROPOSED AREA LOCATION MAP

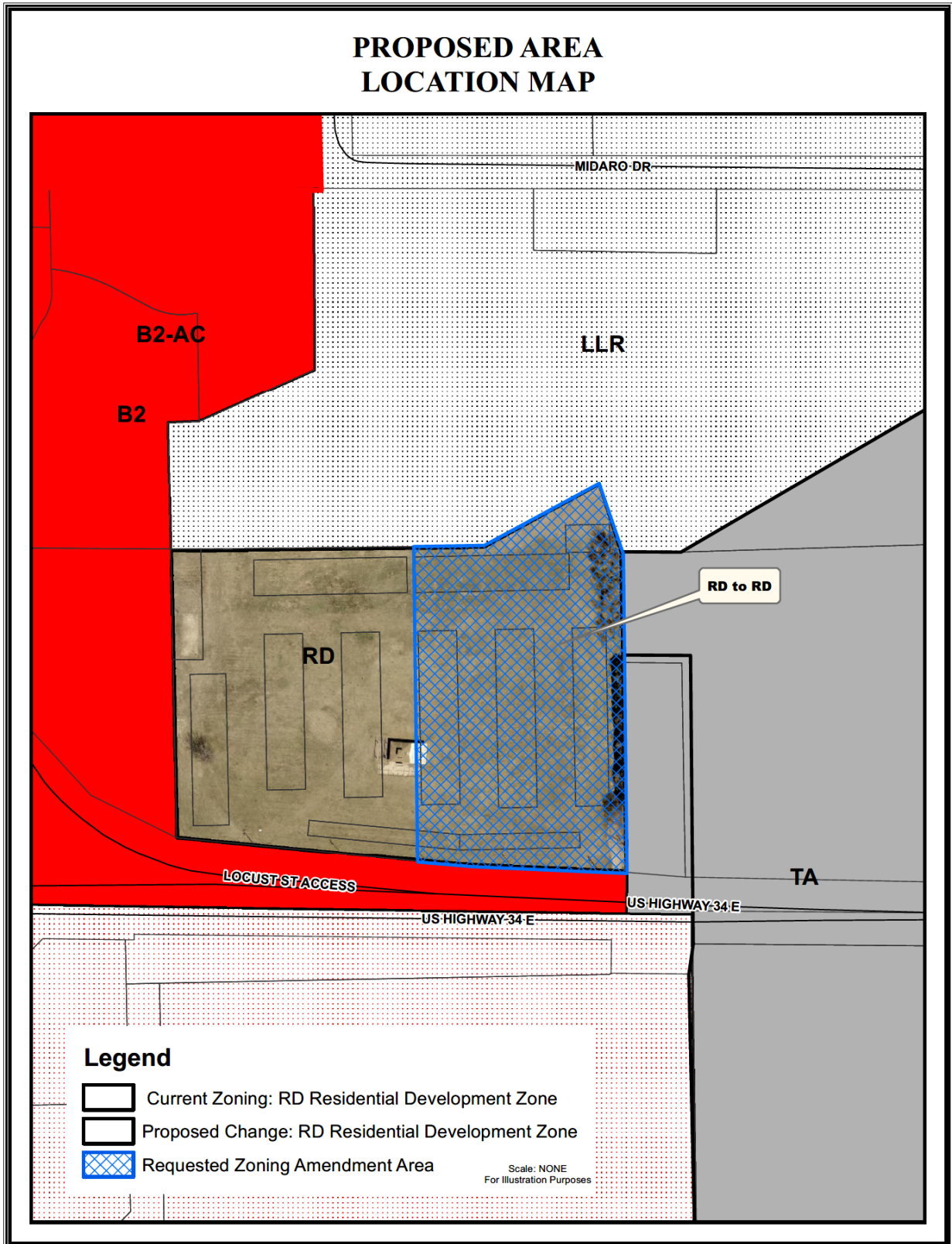


Figure 1 Requested Zoning Change

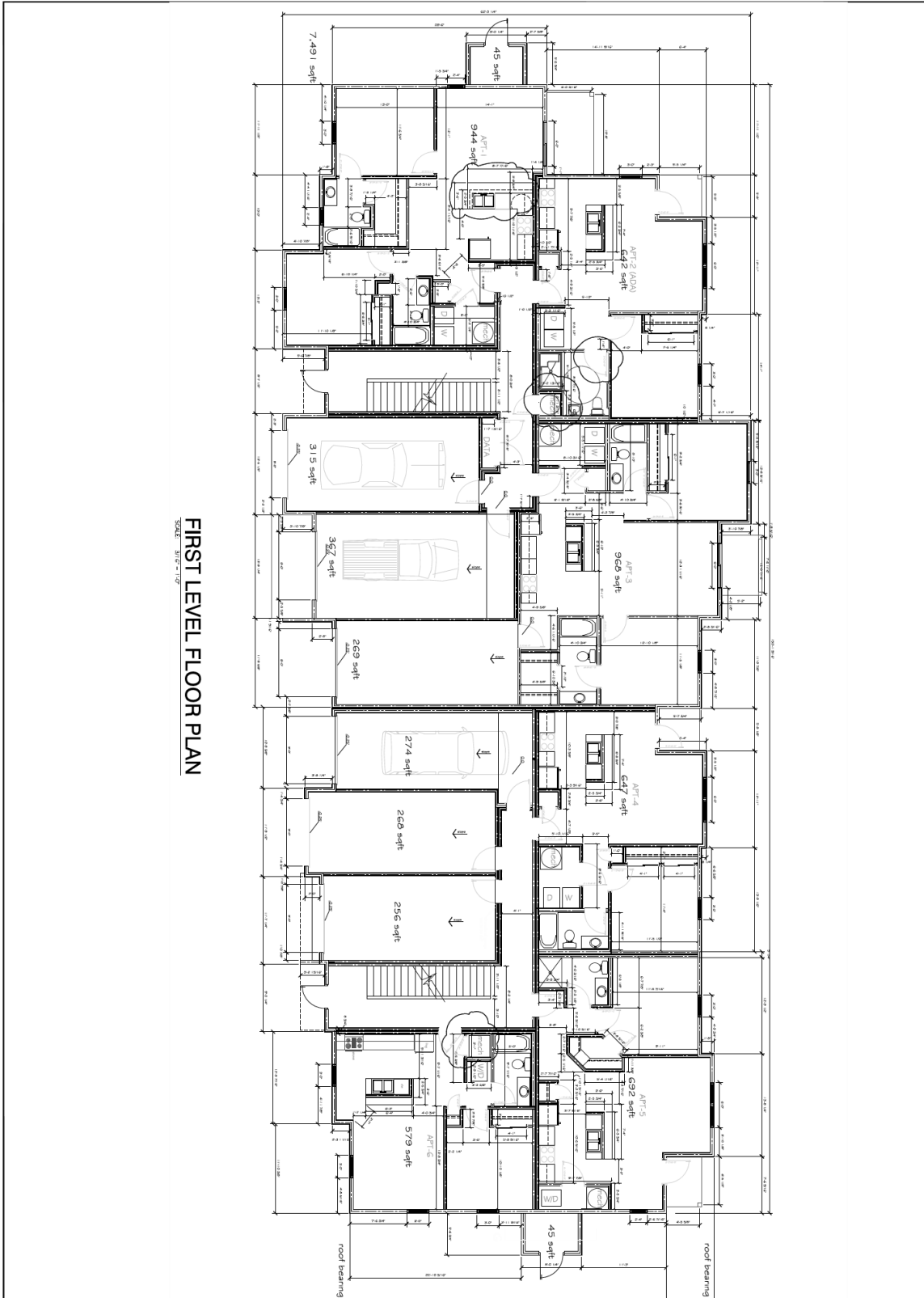
**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RD Residential Development Zone to Amended RD Residential Development Zone and approve the proposed development plan as submitted.



\_\_\_\_\_ Chad Nabity

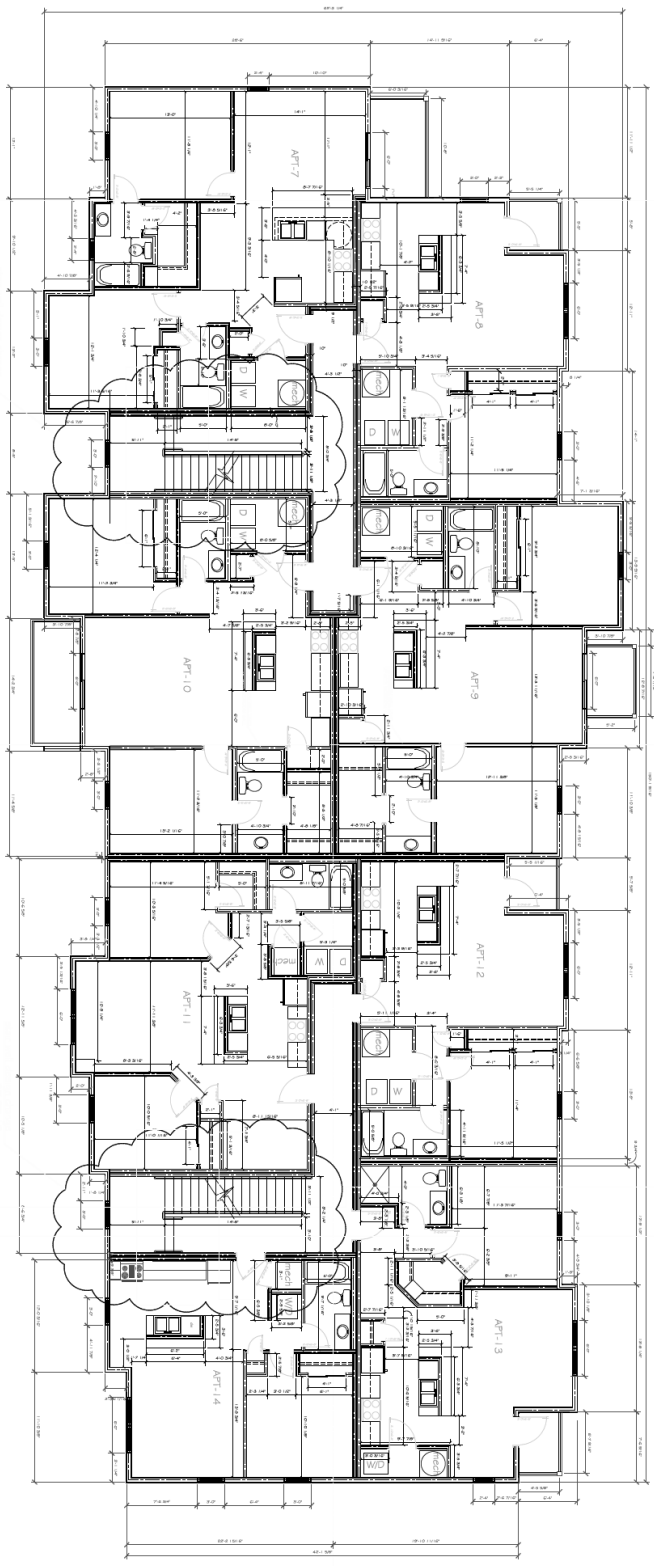






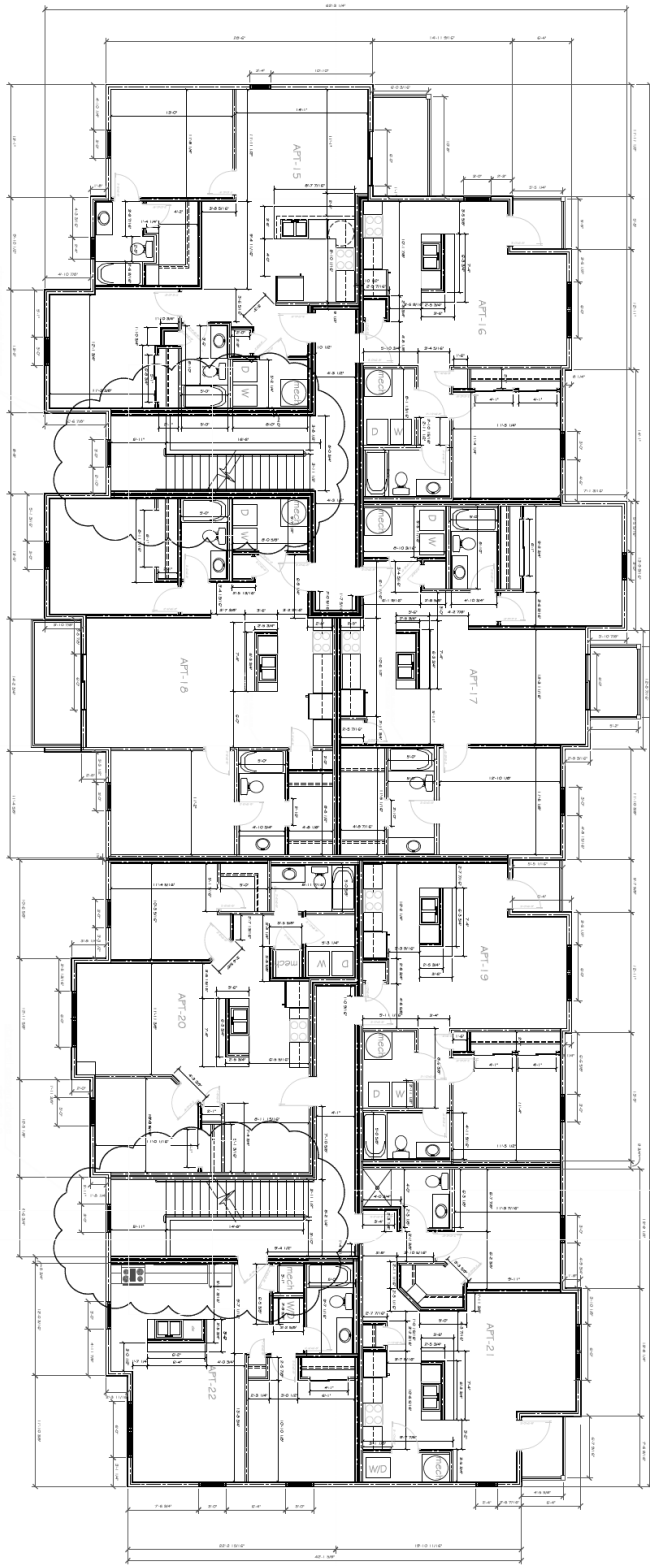
**FIRST LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

	<p><b>TITLE</b> 1st Level Plan</p> <p><b>PROJECT</b> Apartment Floor Plan Norfolk, NE</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS			
NO.	DATE	REVISIONS							
<p><b>GRANDIS ARCHITECTURE</b> 1000 W. 11TH STREET, SUITE 100 NORFOLK, NE 68701 PHONE: 402.633.8728 WWW.GRANDISARCHITECTURE.COM</p> <p><b>PROJECT NUMBER</b> 100000000</p> <p><b>DRAWN BY</b> SPD</p> <p><b>CHECKED BY</b> SPD</p> <p><b>DATE</b> 4-1-18</p> <p><b>SHEET NUMBER</b> A-100</p>									




2ND FLOOR PLAN  
SCALE: 3/8" = 1'-0"

<b>A-101</b> <small>REVISION NUMBER</small>		<b>TITLE</b> <b>2nd Floor Plan</b>			<b>NO.</b> <b>DATE</b> <b>REVISIONS</b>
		<b>PROJECT</b> <b>Legacy Bend Apartments</b> <b>Sunrise Drive</b> <b>Norfolk, NE</b>			
<small>           GRAHAM ARCHITECTURE            1025 SHERWOOD AVENUE, SUITE 100            NORFOLK, VA 23502            PHONE: 757.623.9788            PROJECT NUMBER: 18-0390            DRAWN BY: SPG            CHECKED BY: SPG            DATE: 1-11-19            SHEET NUMBER:         </small>					



**3RD FLOOR PLAN**  
SHEET 312 OF 317

	<b>TITLE</b> 3rd Floor Plan	<b>NO.</b>	<b>DATE</b>	<b>REVISIONS</b>
	<b>PROJECT</b> Apartment Floor Plan Norfolk, NE			
<b>GRANDIS ARCHITECTURE</b> 1000 NORTH PLATTE, NE NORFOLK, NE 68701 PHONE: 402-646-9798 FAX: 402-646-9799 PROJECT NUMBER 14-0200 DRAWN BY SPG CHECKED BY SPG DATE 4-1-18 SHEET NUMBER <b>A-102</b> TOTAL SHEETS 317				

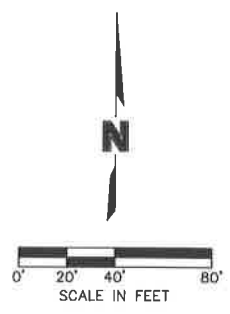
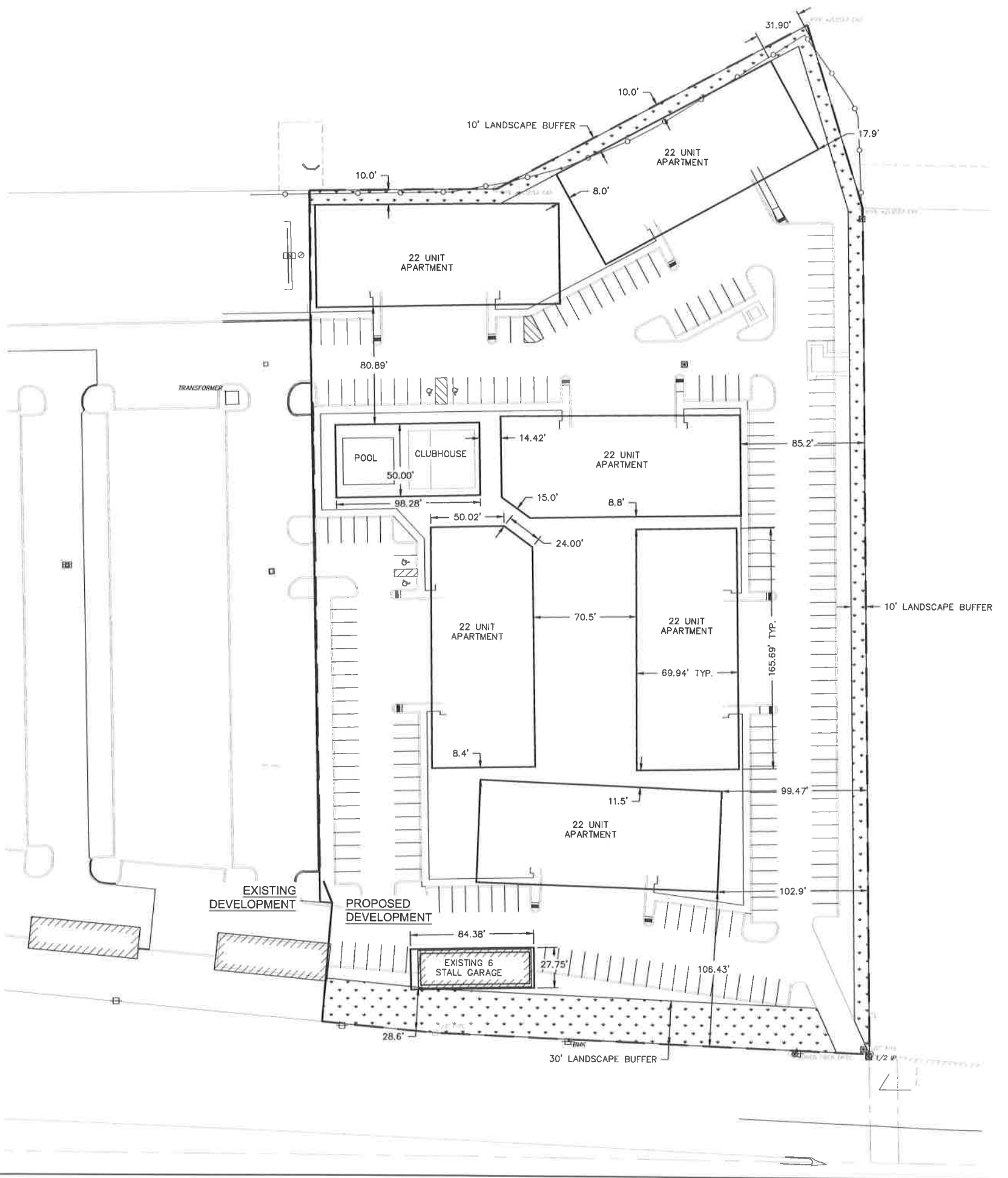


# TALON APARTMENTS 2ND SUBDIVISION DEVELOPMENT PLAN

JANUARY 2019

DEVELOPMENT PLAN  
EXHIBIT A

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 V\_XTPO\_019-0094



**olsson**

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

REV. NO.	DATE	REVISIONS DESCRIPTION

DEVELOPMENT PLAN	2019
TALON APARTMENTS PHASE 3	
GRAND ISLAND, NEBRASKA	

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 QA/QC by: \_\_\_\_\_  
 project no.: 017-0218  
 drawing no.: \_\_\_\_\_  
 date: 01.10.19

**SHEET  
EXHIBIT A**

# TALON APARTMENTS 2ND SUBDIVISION PRELIMINARY PLAT

JANUARY 2019

SHEET 1 OF 3  
LOT LAYOUT

**SUBDIVISION AREA**  
5.42 ACRES  
**ZONING**  
EXISTING ZONE: RD  
PROPOSED ZONE: RD

**DEVELOPER/OWNER**  
TALON APARTMENTS  
INC.  
705 N. WEBB ROAD  
GRAND ISLAND, NE  
68803

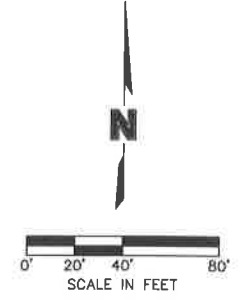
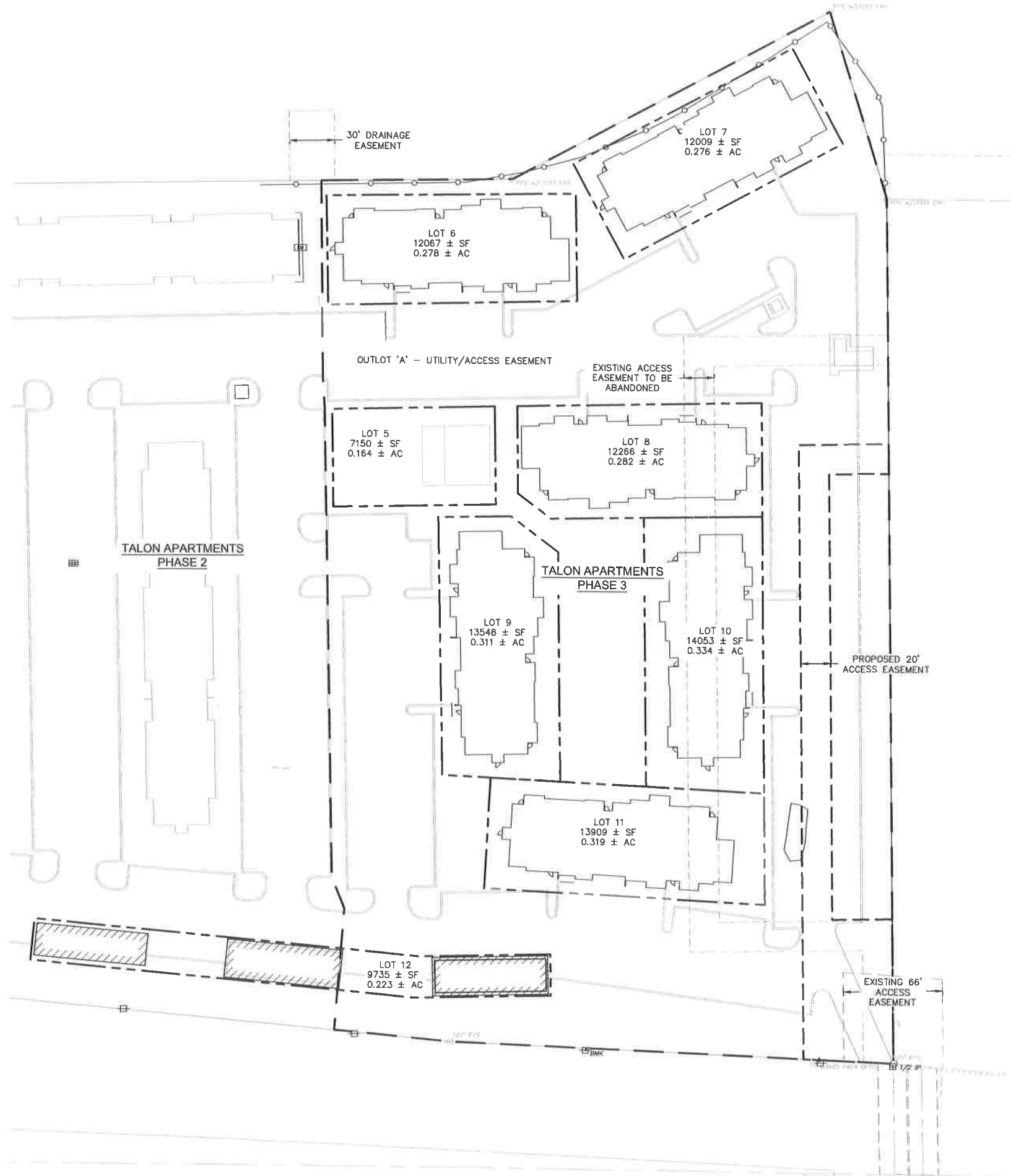
**ENGINEER/LAND SURVEYOR**  
OLSSON ASSOCIATES  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802

### LEGAL DESCRIPTION

A REPLAT OF TALON APARTMENTS FIRST SUBDIVISION,  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF  
236,250.12 SQUARE FEET OR 5.42 ACRES MORE OR  
LESS.

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 V\_XTPC\_019-0094



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

REV. NO.	DATE	REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS

2019

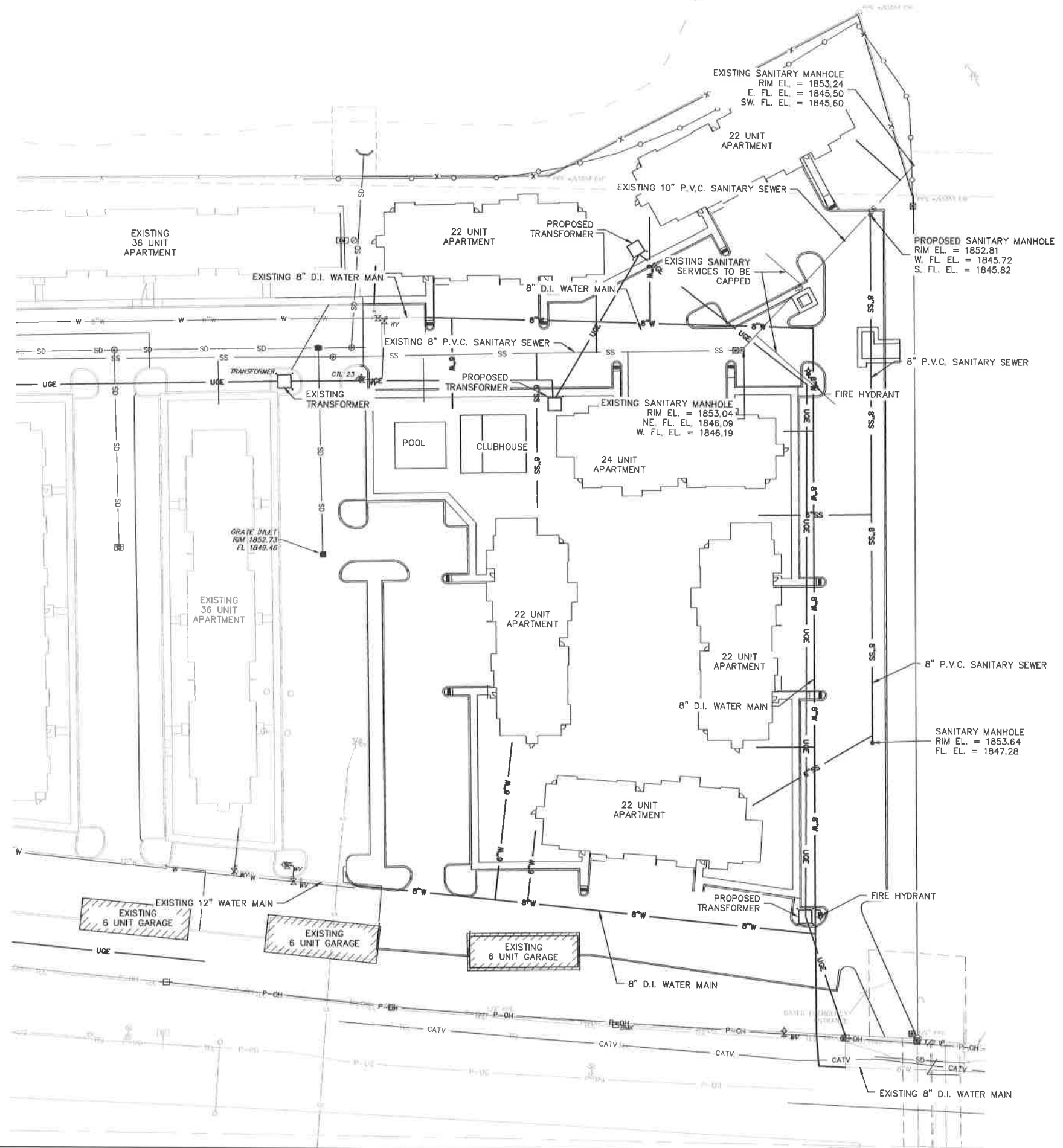
drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 OAVOC by: \_\_\_\_\_  
 project no.: **017-0218**  
 drawing no.: \_\_\_\_\_  
 date: **01.10.19**

SHEET  
1 of 3

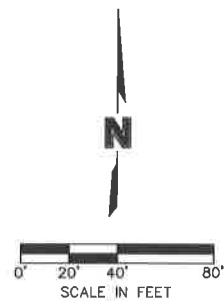
# TALON APARTMENTS 2ND SUBDIVISION PRELIMINARY PLAT

JANUARY 2019

SHEET 2 OF 3  
UTILITY LAYOUT



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 USER: sgnogy  
 V\_XTPO\_019-0094



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TEL 308.364.8750  
FAX 308.364.8752  
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REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY LAYOUT	2019
TALON APARTMENTS PHASE 3	
GRAND ISLAND, NEBRASKA	

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 GA/GC by: \_\_\_\_\_  
 project no.: 017-0218  
 drawing no.: \_\_\_\_\_  
 date: 01.10.19

SHEET  
2 of 3

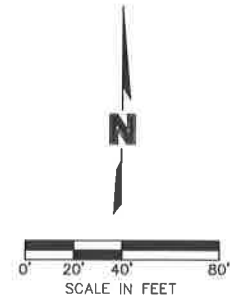
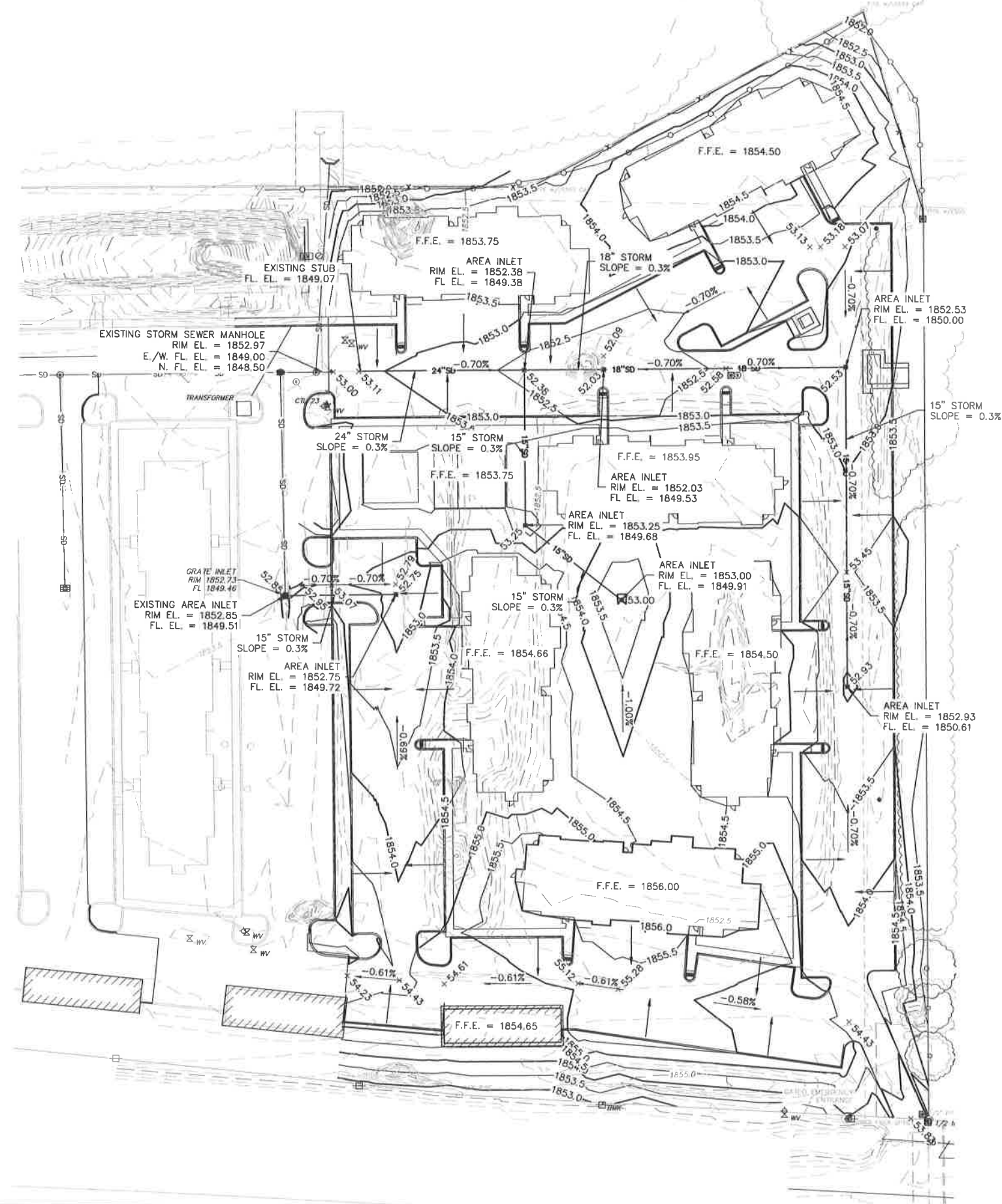
# TALON APARTMENTS 2ND SUBDIVISION PRELIMINARY PLAT

JANUARY 2019

SHEET 3 OF 3  
GRADING & DRAINAGE LAYOUT

10 YEAR PRE-DEVELOPMENT RUNOFF  
AREA = 5.42 ACRES  
C = 0.37  
PEAK RUNOFF = 9.22 CFS

10 YEAR POST-DEVELOPMENT RUNOFF  
AREA = 5.42 ACRES  
C = 0.63  
PEAK RUNOFF = 23.21 CFS



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 USER: sgracy V\_XREF\_019-0094

**olsson**

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

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING & DRAINAGE LAYOUT

TALON APARTMENTS  
PHASE 3

2019

GRAND ISLAND, NEBRASKA

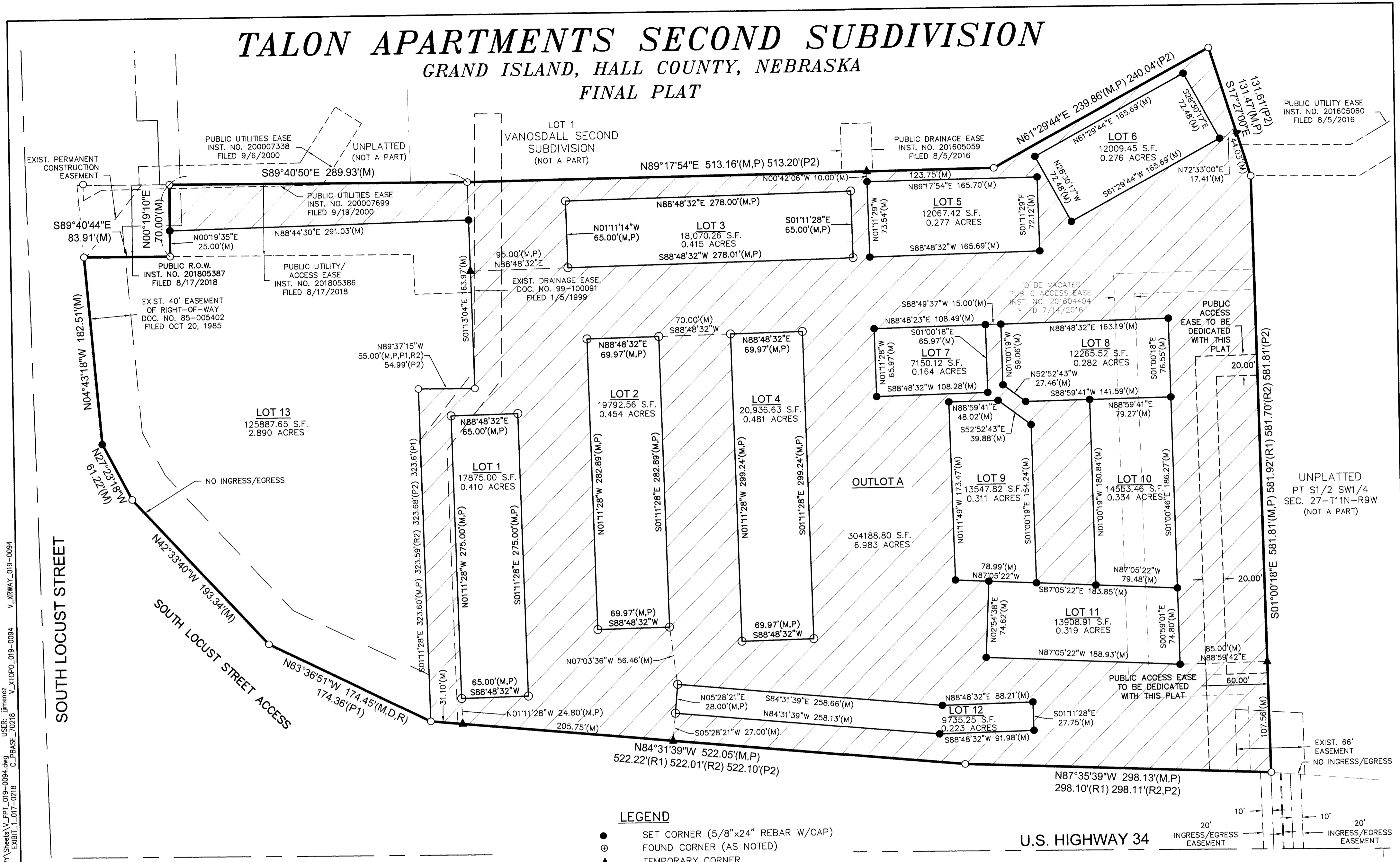
drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
project no.: 017-0218  
drawing no.: \_\_\_\_\_  
date: 01.10.19

SHEET  
3 of 3

# TALON APARTMENTS SECOND SUBDIVISION

## GRAND ISLAND, HALL COUNTY, NEBRASKA

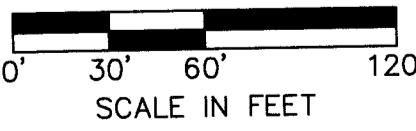
### FINAL PLAT



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 E:\SIT\_1\_017-0218  
 C:\P\ASE\_70218  
 V\_XRWAY\_019-0094  
 V\_XTOPD\_019-0094

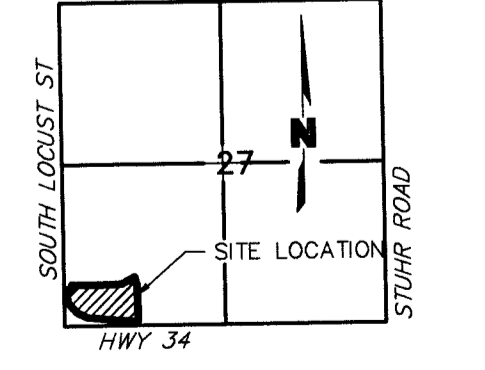
#### LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER (AS NOTED)
- ▲ TEMPORARY CORNER
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- SECTION LINE
- EASEMENT LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P TALON APARTMENTS FIRST SUBDIVISION
- P1 DESERT ROSE SUB
- P2 VANOSDALL SECOND SUB
- R CHARLES B. BEER LS#192 DATED JAN. 27, 1969
- R1 CHARLES B. BEER LS#192 DATED SEPT. 12, 1984
- R2 LEE D. WAGNER LS#557 DATED SEPT. 21, 2009
- ▨ PROPOSED DRAINAGE/ACCESS EASEMENT (OUTLOT A)



U.S. HIGHWAY 34

#### LOCATION MAP



SHEET 1 OF 2

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

PROJECT NO. 2019-0094  
**TALON APARTMENTS SURVEY**  
 FB © 2016-1

# TALON APARTMENTS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

## FINAL PLAT

### LEGAL DESCRIPTION

A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TALON APARTMENTS FIRST SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N87°35'39"W, ALONG THE SOUTH LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34, A DISTANCE OF 298.13 FEET; THENCE N84°31'39"W, ALONG SAID SOUTH LINE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 522.05 FEET TO THE SOUTHEAST CORNER OF DESERT ROSE SUBDIVISION; THENCE N63°36'51"W, ALONG THE SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND ALSO BEING THE NORTHEASTERLY SOUTH LOCUST RIGHT-OF-WAY, A DISTANCE OF 174.45 FEET; THENCE N42°33'40"W, ALONG SAID SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.34 FEET; THENCE N27°23'18"W, ALONG SAID SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 61.22 FEET; THENCE N04°43'18"W, ALONG THE WEST LINE OF SAID DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 182.51 FEET TO THE SOUTHWEST CORNER OF A PUBLIC RIGHT-OF-WAY, INST. NO. 201805387, FILED 8/17/2018; THENCE S89°40'44"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 83.91 FEET; THENCE N00°19'10"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET; THENCE S89°40'50"E A DISTANCE OF 289.93 FEET TO THE NORTHEAST CORNER OF LOT 1, DESERT ROSE SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF SAID TALON APARTMENTS FIRST SUBDIVISION; THENCE N89°17'54"E, ALONG THE SOUTH LINE OF VANOSDALL SECOND SUBDIVISION AND THE NORTH LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 513.16 FEET; THENCE N61°29'44"E, ALONG SAID SOUTH LINE OF VANOSDALL SECOND SUBDIVISION AND SAID NORTH LINE OF TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 239.86 FEET TO THE NORTHEAST CORNER OF SAID TALON APARTMENTS FIRST SUBDIVISION; THENCE S17°27'00"E, ALONG THE EAST LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 131.47 FEET; THENCE S01°00'18"E, ALONG SAID EAST LINE OF TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 581.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 601,988.96 SQUARE FEET OR 13.820 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

### APPROVAL

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

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

SHEET 2 OF 2

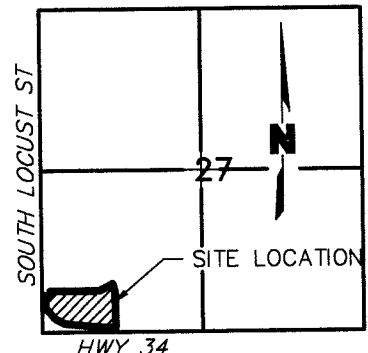


201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2019-0094  
TALON APARTMENTS SURVEY  
FB G 2016-1

### LOCATION MAP

SEC. 27, T11N, R9W  
NOT TO SCALE



### DEDICATION OF PLAT

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

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MARK OTTO, ORGANIZER  
TALON APARTMENTS, INC.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY TOM GDOWSKI, CHAIRPERSON  
COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

### ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MARK OTTO, ORGANIZER - TALON APARTMENTS, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM GDOWSKI, CHAIRPERSON, COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

OWNERS: TALON APARTMENTS, INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND  
SUBDIVIDER: TALON APARTMENT INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND

SURVEYOR: OLSSON  
ENGINEER: OLSSON

NUMBER OF LOTS: 13

NUMBER OF OUTLOTS: 1



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item E-4

### **Public Hearing on Acquisition of Public Right-of-Way in Section 25, Township 11, Range 10 (Parcel No. 400201089- Schoel)**

*Council action will take place under Consent Agenda item G-21.*

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

# **Council Agenda Memo**

**From:** Keith Kurz PE, Assistant Public Works Director

**Meeting:** March 26, 2019

**Subject:** Public Hearing on Acquisition of Public Right-of-Way in Section 25, Township 11, Range 10 (Parcel No. 400201089- Schoel)

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

## **Background**

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council. The developer of the Grand Island Regional Hospital location has worked with the affected property owner for dedication of necessary public right-of-way to allow public access to such area.

## **Discussion**

To allow for public access to the Grand Island Regional Hospital additional public right-of-way is required (see attached sketch).

## **Alternatives**

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

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

## **Recommendation**

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

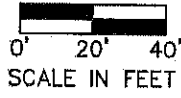
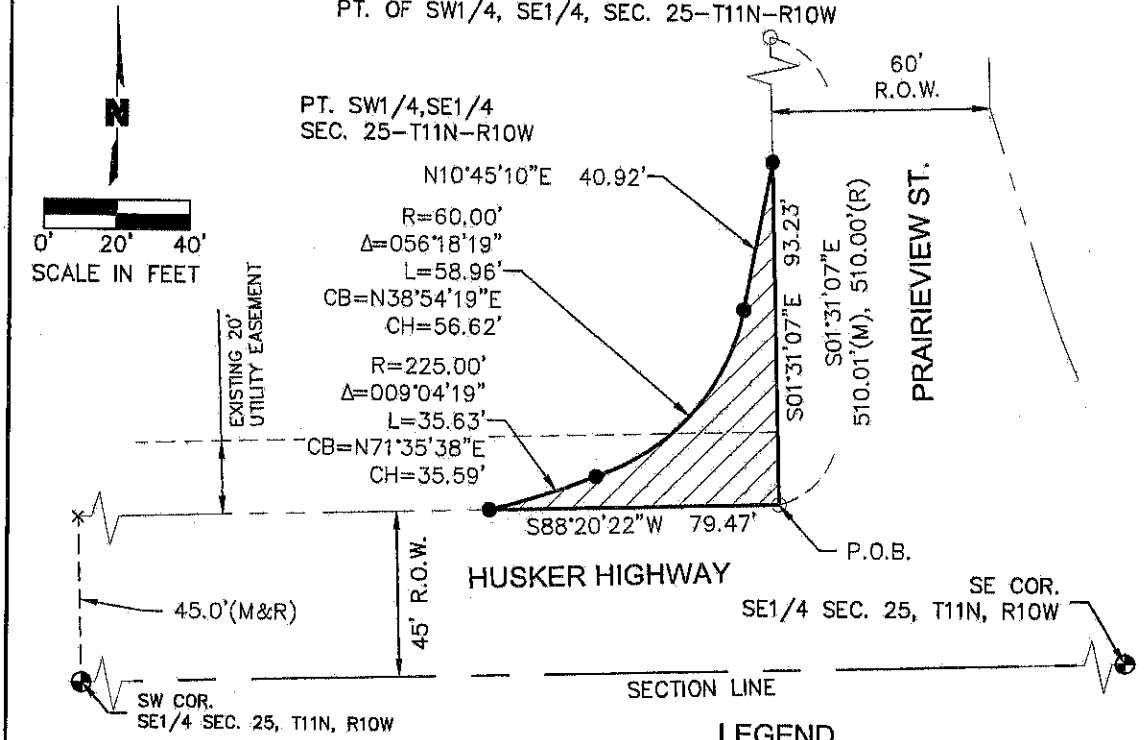


## **Sample Motion**

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

# SURVEY RECORD

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
PT. OF SW1/4, SE1/4, SEC. 25-T11N-R10W



### LEGEND

- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- NEW RIGHT OF WAY

### SECTION CORNER TIES

#### SOUTHWEST COR. SE1/4, SECTION 25, T11N, R10W

FOUND 1" VALVE CAP, ±0.4" BELOW ASPHALT  
NNW 43.41' TO SOUTH NUT OF FIRE HYDRANT  
(AMERICAN DARLING 1996)  
NW 51.11' TO EXISTING NAIL IN POWER POLE  
SW 46.47' TO EXISTING NAIL IN FENCE POST  
S 43.05' TO EXISTING NAIL IN FENCE POST  
SE 56.49' TO PK NAIL W/WASHER STAMPED  
LS-458 ON FENCE POST

#### SOUTHEAST COR. SE1/4, SECTION 25, T11N, R10W

FOUND BRASS CAP  
NE 91.38' TO CHISELED "X" IN SIGNAL POLE BASE  
E 39.56' TO CHISELED "X" IN NOSE OF ISLAND  
SE 114.98' TO CHISELED "X" IN SOUTH END OF  
CONCRETE HEADWALL  
SW 125.41' TO CHISELED "X" IN SOUTH END OF  
CONCRETE HEADWALL

### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF PRAIRIEVIEW STREET AND THE NORTH R.O.W. LINE OF HUSKER HIGHWAY AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°20'22"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 79.47 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 09°04'19", AN ARC LENGTH OF 35.63 FEET AND A CHORD BEARING N71°35'38"E FOR A DISTANCE OF 35.59 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 56°18'19", AN ARC LENGTH OF 58.96 FEET AND A CHORD BEARING N38°54'19"E FOR A DISTANCE OF 56.62 FEET; THENCE N10°45'10"E A DISTANCE OF 40.92 FEET TO A POINT ON THE WEST R.O.W. LINE OF PRAIRIEVIEW STREET; THENCE S01°31'07"E ALONG SAID WEST R.O.W. LINE A DISTANCE OF 93.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1690 SQUARE FEET MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION.

USER: zloomis  
 F:\2016\1001-1500\016-1176\40-Design\AutoCAD\Final Plans\Sheets\PRIN\ROW & Easements\C\_ROS\_61176.dwg  
 V\_XTP0\_61176  
 XREFS: C\_RWAY\_61176  
 DATE: Aug 29, 2018 11:53am

*Jai Jason Andr*  
 JAI JASON ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630



8/23/18  
 DATE

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



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item F-1

**#9724 - Consideration of Approving Request to Rezone Property located at 200 East Hwy 34 from RD – Residential Development to Amended RD Residential Development (Talon Apartments)**

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9724

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising a portion of Talon Apartments First Subdivision including lots 6-10 and Outlot A from RD Residential Development Zone to Amended RD Residential Development Zone in Grand Island, Hall County, Nebraska. directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on March 13, 2019, held a public hearing and made a recommendation on the proposed zoning of such area; and

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

WHEREAS, after public hearing on March 26, 2016, the City Council found and determined the change in zoning be approved and made.

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

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

all of lots 6-10 and Outlot A Subdivision in the City of Grand Island, Hall County, Nebraska,

SECTION 2. That the proposed development plan for the above described real estate, as shown on the plan submitted with the rezoning request is approved.

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney

ORDINANCE NO. (Cont.)

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance and that the approved development plan be kept in the records of the Hall County Regional Planning Department.

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

Enacted: March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, March 26, 2019**

**Council Session**

## **Item G-1**

### **Approving Minutes of March 12, 2019 City Council Regular Meeting**

**Staff Contact: RaNae Edwards**

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

March 12, 2019

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 March 12, 2019. Notice of the meeting was given in *The Grand Island Independent* on March 6, 2019.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Michelle Fitzke, Jeremy Jones, Mark Stelk, Jason Conley, Vaughn Minton, Clay Schultz, Julie Hehnke, Mitch Nickerson, and Chuck Haase. The following City Officials were present: City Administrator Brent Clark, City Clerk RaNae Edwards, Finance Director Patrick Brown, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

INVOCATION was given by Pastor Daniel Longmore, Evangelical Free Church, 2609 South Blaine Street followed by the PLEDGE OF ALLEGIANCE.

ORDINANCES:

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

#9723 - Consideration of Repealing Grand Island City Code Chapter 22, Sections 147 to 158 Relative to Annual Motor Vehicle Fee (Wheel Tax)

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

City Attorney Jerry Janulewicz reported that City Councilmember Church Haase requested this item be brought before council to repeal the ordinance creating the motor vehicle wheel tax. If approved the effective date would be May 1, 2019.

Brian Schultz, 812 West 15<sup>th</sup> Street and Shelby Huss, 2010 West 1<sup>st</sup> Street spoke in opposition.

Comments were made concerning the passage of the 1/2 cent sales tax and the ending of the wheel tax.

Motion by Haase, second by Stelk to approve Ordinance #9723.

Motion by Paulick, second by Fitzke to add the date of June 1, 2019. Upon roll call vote, Councilmembers Conley, Fitzke, and Paulick voted aye. Councilmembers Haase, Nickerson, Schutz, Hehnke, Minton, Stelk, and Jones voted no. Motion failed.

City Clerk: Ordinance #9723 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Haase, Nickerson, Hehnke, Stelk, Jones, Fitzke, and Paulick voted aye. Councilmembers Schutz, Minton, and Conley voted no. Motion adopted.

City Clerk: Ordinance #9723 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, Councilmembers Haase, Nickerson, Hehnke, Stelk, Jones, Fitzke, and Paulick voted aye. Councilmembers Schutz, Minton, and Conley voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9723 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of February 26, 2019 City Council Regular Meeting.

Approving Minutes of March 5, 2019 City Council Retreat.

#2019-85 - Approving Revised Memorandum of Understanding with Nebraska Emergency Management Agency (NEMA) for Hazardous Material Response Team.

#2019-86 - Approving Engineering Consulting Agreement for North Road- Old Potash Highway to 13th Street Roadway Improvements; Project No. 2019-P-6 with Alfred Benesch & Company of Lincoln, Nebraska in an Amount of \$96,524.00.

#2019-87 - Approving 2nd Renewal of the 2017 Contract for Annual Pavement Markings for the Street Division of the Public Works Department with Straight-Line Striping, Inc. of Grand Island, Nebraska in an Amount of \$108,387.25.

#2019-88 - Approving Continuation of Sanitary Sewer District No. 543; Willow Street.

#2019-89 - Approving Acquisition Contract with Nebraska Department of Transportation (NDOT) to Acquire Right-of-Way and Temporary Easement for Improvements to US Highway 30 Bridges in Grand Island; Project No. NH-30-4(162); Control No. 42776.

#2019-90 - Approving Engineering Consulting Agreement for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 with JEO Consulting Group of Grand Island, Nebraska in an Amount of \$676,820.00.

#2019-91 - Approving Bid Award - Boiler Chemical Clean Piping at Platte Generating Station - Spring, 2019 with Rasmussen Mechanical Services of Kearney, Nebraska in an Amount of \$55,502.00.



#2019-92 - Approving the Purchase of a 2019 Compact Excavator and Trailer for the Utilities Water Department through State Contract with Central Nebraska Bobcat in an Amount of \$86,472.24.

#2019-93 - Approving Bid Award - Water Main Project 2018-W-10 - Custer Avenue between State Street and Capital Avenue with Van Kirk Brothers Contracting of Sutton, Nebraska in an Amount of \$395,372.35.

#2019-94 - Approving Purchase of 2019 Backyard Digger Derrick for the Utilities Overhead Division through Sourcewell Contract with Altec Industries, Inc. of St. Joseph, Missouri in an Amount of \$132,508.00.

#2019-95 - Approving Termination of Parking Lot Lease with Senior Citizens Inc.

#2019-96 - Approving Purchase of a 2019 1/2 Ton Pickup for the Parks & Recreation Department Parks Division through State Contract with Husker Auto Group of Lincoln, Nebraska in an Amount of \$30,656.00.

#2019-97 - Approving Purchase of a Compact Excavator for the Parks & Recreation Department Parks Division through State Contract with Central Nebraska Bobcat of Grand Island, Nebraska in an Amount of \$22,792.18.

#2019-98 - Approving Purchase of a 128" Commercial Turf Mower for the Parks & Recreation Department Parks Division through State Contract with Green Line Equipment Co. of Grand Island, Nebraska in an Amount of \$55,371.33.

#2019-99 - Approving Bid Award for the Purchase of Two Heavy Duty Utility Vehicles and Two Tee Mowers for the Parks & Recreation Department Golf Division with Turfwerks of Johnston, Iowa in an Amount of \$63,000.00.

#2019-64 - Approving Final Plat and Subdivision Agreement for Gloor Subdivision. It was noted that Michael R. Gloor and Marie De Martinez, owners, had submitted the Final Plat and Subdivision Agreement for Gloor Subdivision located north of Barbara Avenue and east of Ando Avenue for the purpose of creating 1 lot on 0.37 acres of land.

PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of February 27, 2019 through March 12, 2019 for a total amount of \$2,111,143.94. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:40 p.m.

RaNae Edwards  
City Clerk



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-2

### **Approving Appointment of Jason Morledge to the Citizens Advisory Review Committee**

*Mayor Steele has submitted the appointment of Jason Morledge to the Citizens Advisory Review Committee to replace Russell Rerucha. The appointment would become effective immediately upon approval by the City Council and would expire on September 30, 2020.*

Staff Contact: Mayor Roger Steele



# **City of Grand Island**

**Tuesday, March 26, 2019**

**Council Session**

## **Item G-3**

**Approving Request from Henry Moreno, 1208 Cork Drive,  
Papillion, Nebraska for Liquor Manager Designation for Fresh  
Thyme Farmers Market, 3535 West 13th Street, Suite 113**

**Staff Contact: RaNae Edwards**

# Council Agenda Memo

**From:** RaNae Edwards, City Clerk

**Meeting:** March 26, 2019

**Subject:** Request from Henry Moreno, 1208 Cork Drive, Papillion, Nebraska for Liquor Manager Designation with Fresh Thyme Farmers Market, 3535 West 13<sup>th</sup> Street, Suite 113

**Presenter(s):** RaNae Edwards, City Clerk

## Background

Henry Moreno, 1208 Cork Drive, Papillion, Nebraska has submitted an application with the City Clerk's Office for a Liquor Manager Designation in conjunction with Fresh Thyme Farmers Market, 3535 West 13<sup>th</sup> Street, Suite 113.

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

## **Recommendation**

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

## **Sample Motion**

Move to approve the request from Henry Moreno, 1208 Cork Drive, Papillion, Nebraska for Liquor Manager Designation in conjunction with the Class "C-122214" Liquor License for Fresh Thyme Farmers Market, 3535 West 13<sup>th</sup> Street, Suite 113 with the stipulation that Mr. Moreno complete a state approved alcohol server/seller training program.

03/15/19  
13:24

Grand Island Police Department  
LAW SUPPLEMENTAL NARRATIVE

450  
Page: 1

Incident number : L19031093  
Sequence number : 1  
Name : Vitera D  
Date : 12:51:37 03/15/2019  
Narrative : (see below)  
318

Grand Island Police Department  
Supplemental Report

Date, Time: Fri Mar 15 12:51:47 CDT 2019  
Reporting Officer: Vitera  
Unit- CID

Henry Moreno is applying to become the new liquor manager at Fresh Thyme Farmers' Market. According to his application, Henry was born and raised in Arizona. He moved to Nebraska in 2017 and lives in Papillion. His wife signed a Spousal Affidavit of Non-Participation form. Henry didn't disclose any criminal convictions.

I could not locate Henry in Spillman or NCJIS. I called and spoke to Henry on 3/15/19. I asked Henry why he doesn't have a Nebraska driver's license yet. He was apologetic and basically said he didn't really think about it. I also asked Henry if he has any criminal convictions (including traffic citations). Henry said he was convicted of not wearing a seatbelt when he was 16 years old and was convicted of speeding (He thought that occurred in 2011). Henry said he didn't really read the fine print on the question concerning convictions to know that it included infractions.

Henry advised that he is a "regional specialist" with Fresh Thyme and is responsible for eight stores. Henry advised that he tries to get to Grand Island every week, but sometimes it's every other week. Henry is applying to become the liquor manager at all the Fresh Thyme stores in Nebraska. In the recent past, we've had several larger businesses go to just having one liquor manager for all of their stores.

After not finding Henry in NCJIS, I found that he does have a valid Arizona driver's license and doesn't have any outstanding warrants for his arrest. I also checked him through a paid online law enforcement-only database which tends to provide mostly personal identifying information and information about civil cases. I didn't find anything out of the ordinary.

With the prohibition of running national criminal history searches on liquor license applicants and Henry living the majority of his life in Arizona, it makes it difficult to get a clear and complete picture of Henry's documented convictions. As long as Henry's potential criminal convictions associated with his fingerprints don't contain anything that would preclude him from becoming a liquor manager, the Grand Island Police Department has no objection to Henry becoming the liquor manager at Fresh Thyme.

= = = = =



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-4

**#2019-100 - Approving Request from Arts & Drafts, LLC dba Arts & Drafts, 214 & 216 North Locust Street for a Change of Location for Class “I-110067” Liquor License to 411 West 3rd Street, Unit 1**

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

Staff Contact: RaNae Edwards

RESOLUTION 2019-100

WHEREAS, an application was filed by Arts & Drafts, LLC, doing business as Arts & Drafts, 214 & 216 North Locust Street for a Change of Location to their Class "I-110067" Liquor License to 411 West 3<sup>rd</sup> Street, Unit 1; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on March 16, 2019; such publication cost being \$; and

WHEREAS, a public hearing was held on March 26, 2019 for the purpose of discussing such liquor license application.

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

\_\_\_\_\_ The City of Grand Island hereby recommends approval of the above-identified liquor license application contingent upon final inspections.

\_\_\_\_\_ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application.

\_\_\_\_\_ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application with the following stipulations:

\_\_\_\_\_

\_\_\_\_\_ The City of Grand Island hereby recommends denial of the above-identified liquor license application for the following reasons: \_\_\_\_\_

\_\_\_\_\_

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form    ☐ \_\_\_\_\_  
March 22, 2019         ☐ City Attorney





# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-5

**#2019-101 - Approving Preliminary Plat, Final Plat and  
Subdivision Agreement for Talon Apartments Second Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** March 26, 2019

**Subject:** Talon Apartments Second Subdivision – Preliminary and Final Plat

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

## Background

This property is located north of U.S. Highway 34 and east of Locust Street in Grand Island, Nebraska. (14 lots, 13.820 acres). A replat of Part of Lot 1, Dessert Rose Subdivision, and all of Talon Apartments First Subdivision, Grand Island, Hall County, Nebraska. This property is zoned RD Residential Development Zone.

## Discussion

The preliminary and final plats for Talon Apartments Second Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

A motion was made by Ruge and second by Rainforth to approve the rezone of Talon Apartments First Subdivision as shown on the proposed development plan from RD Residential Development Zone to Amended RD Residential Development Zone including the preliminary and Final Plat.

The motion carried with ten members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Rubio, Monter, Rainforth and Kjar) no members voting no.

## Alternatives

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

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

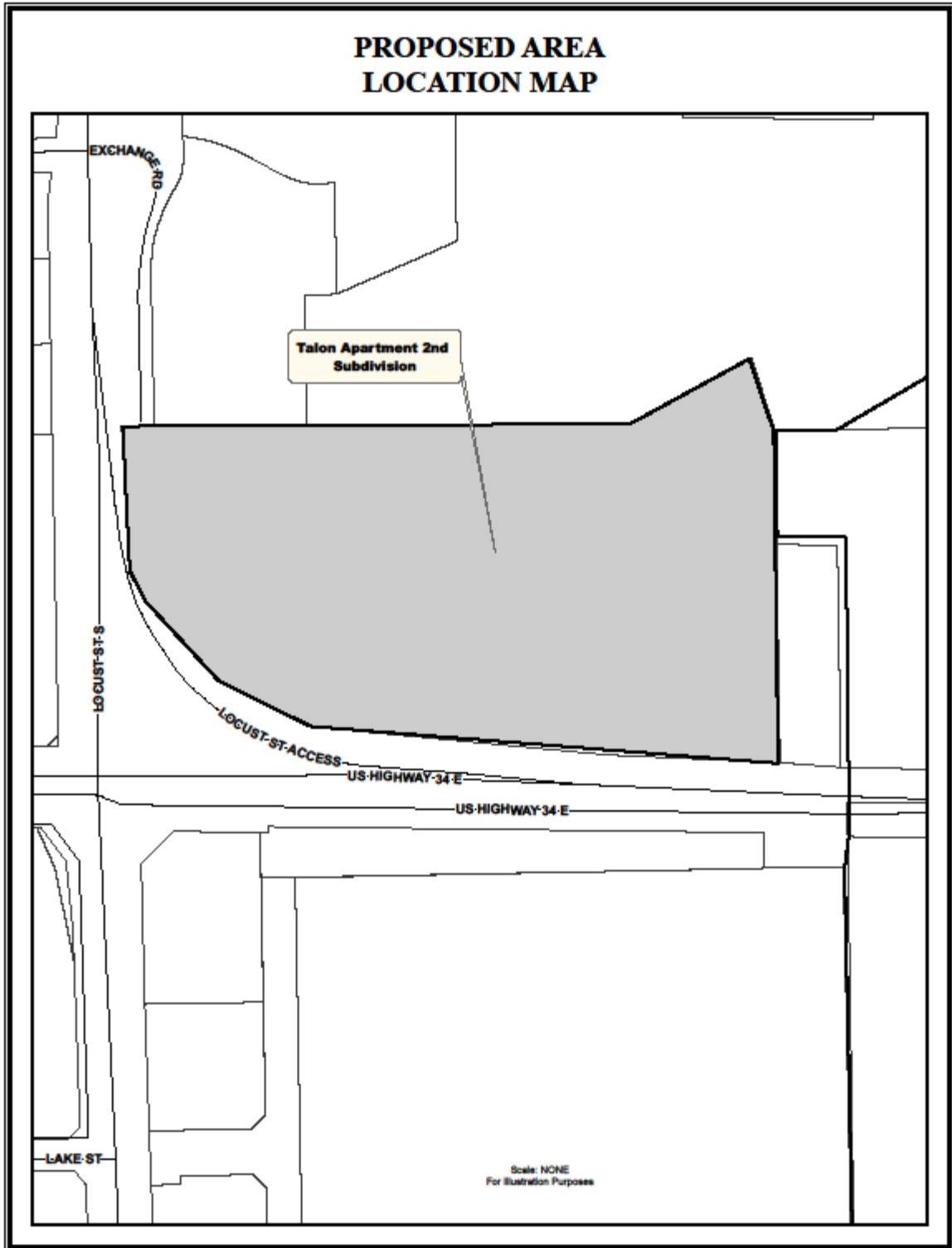
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

# PROPOSED AREA LOCATION MAP



**Developer/Owner**  
Talon Apartments INC.

1603 Coventry Lane  
Grand Island, NE 68801

To create reconfigure 6 lots into 7 lots and Outlot A lots west of Locust Street and north of Husker Highway in the Grand Island, Nebraska.

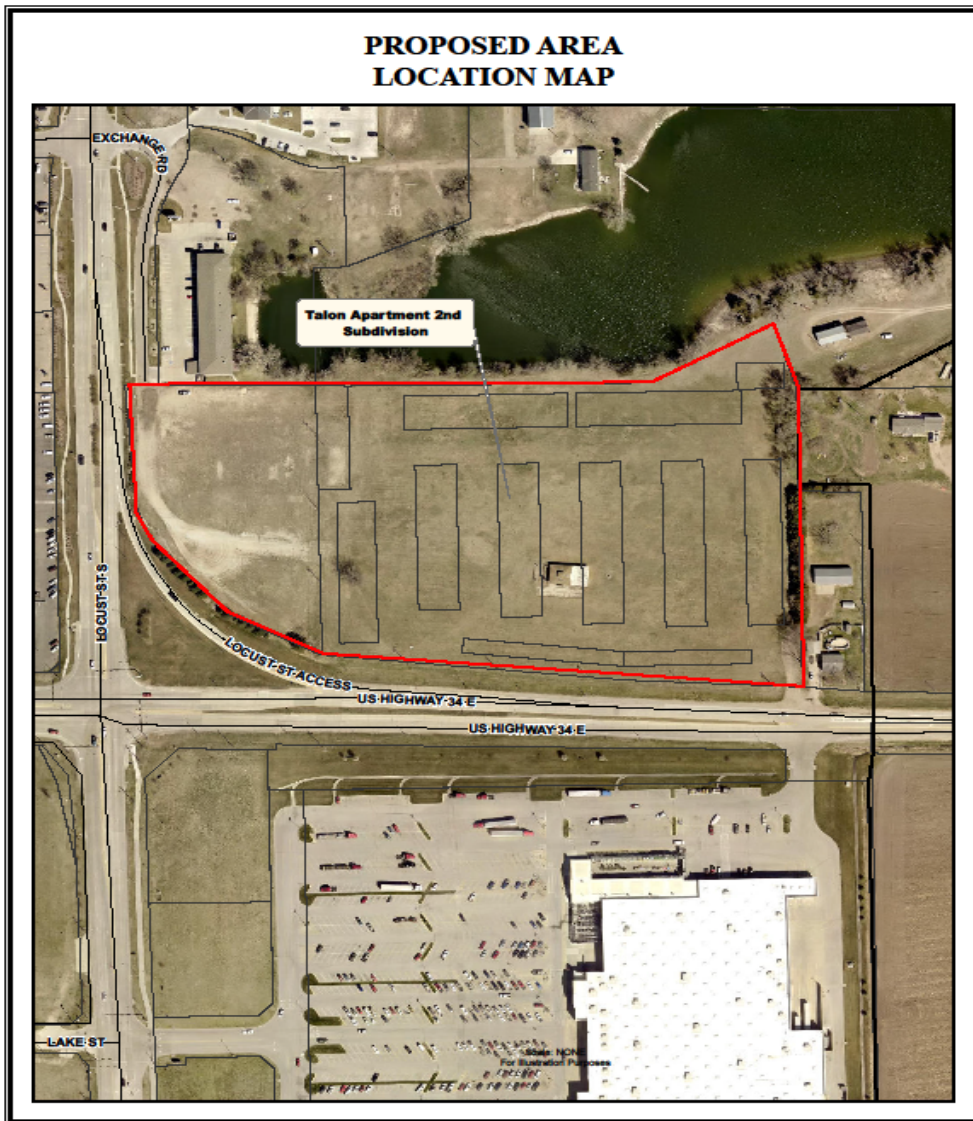
**Size:** 14 lots 13.820 acres

**Zoning:** RD Residential Development

**Road Access:** All Access is from existing City Streets and internal private drives.

**Water Public:** City water is available.

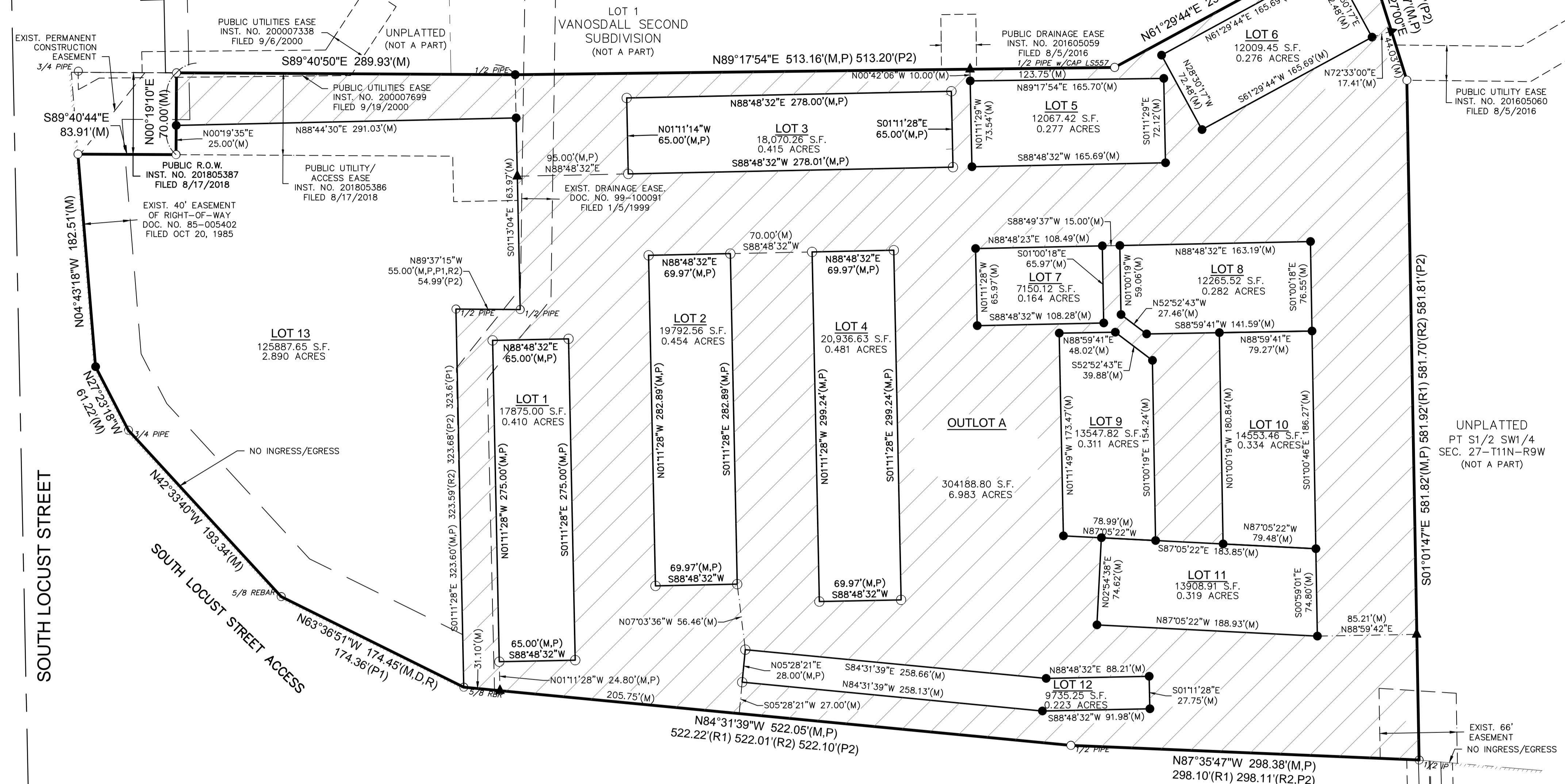
**Sewer Public:** City sewer is available.



# TALON APARTMENTS SECOND SUBDIVISION

## GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT



#### LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊕ FOUND CORNER (AS NOTED)
- ▲ TEMPORARY CORNER
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- SECTION LINE
- EASEMENT LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P TALON APARTMENTS FIRST SUBDIVISION
- P1 DESERT ROSE SUB
- P2 VANOSDALL SECOND SUB
- R CHARLES B. BEER LS#192 DATED JAN. 27, 1969
- R1 CHARLES B. BEER LS#192 DATED SEPT. 12, 1984
- R2 LEE D. WAGNER LS#557 DATED SEPT. 21, 2009
- ▨ PROPOSED DRAINAGE/ACCESS EASEMENT (OUTLOT A)

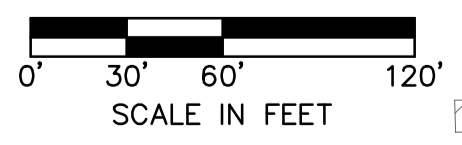
U.S. HIGHWAY 34

OWNERS: TALON APARTMENTS, INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND  
 SUBDIVIDER: TALON APARTMENT INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND  
 SURVEYOR: OLSSON  
 ENGINEER: OLSSON  
 NUMBER OF LOTS: 13  
 NUMBER OF OUTLOTS: 1

SHEET 1 OF 2

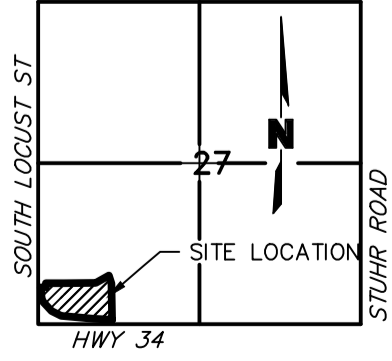
201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752

PROJECT NO. 2019-0094
TALON APARTMENTS SURVEY
FB GI 2016-1



#### LOCATION MAP

SEC. 27, T11N, R9W  
NOT TO SCALE



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 DATE: Mar 04, 2019 4:29pm  
 USER: jfjmenez  
 V\_XRAYWAY\_019-0094  
 V\_XTOPO\_019-0094  
 C\_PBASE\_70218  
 EXHIBIT\_1\_017-0218

# TALON APARTMENTS SECOND SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

## LEGAL DESCRIPTION

A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TALON APARTMENTS FIRST SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N87°35'47"W, ALONG THE SOUTH LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34, A DISTANCE OF 298.38 FEET; THENCE N84°31'39"W, ALONG SAID SOUTH LINE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 522.05 FEET TO THE SOUTHEAST CORNER OF DESERT ROSE SUBDIVISION; THENCE N63°36'51"W, ALONG THE SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND ALSO BEING THE NORTHEASTERLY SOUTH LOCUST RIGHT-OF-WAY, A DISTANCE OF 174.45 FEET; THENCE N42°33'40"W, ALONG SAID SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.34 FEET; THENCE N27°23'18"W, ALONG SAID SOUTHWESTERLY LINE OF DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 61.22 FEET; THENCE N04°43'18"W, ALONG THE WEST LINE OF SAID DESERT ROSE SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 182.51 FEET TO THE SOUTHWEST CORNER OF A PUBLIC RIGHT-OF-WAY, INST. NO. 201805387, FILED 8/17/2018; THENCE S89°40'44"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 83.91 FEET; THENCE N00°19'10"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET; THENCE S89°40'50"E A DISTANCE OF 289.93 FEET TO THE NORTHEAST CORNER OF LOT 1, DESERT ROSE SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF SAID TALON APARTMENTS FIRST SUBDIVISION; THENCE N89°17'54"E, ALONG THE SOUTH LINE OF VANOSDALL SECOND SUBDIVISION AND THE NORTH LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 513.16 FEET; THENCE N61°29'44"E, ALONG SAID SOUTH LINE OF VANOSDALL SECOND SUBDIVISION AND SAID NORTH LINE OF TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 239.86 FEET TO THE NORTHEAST CORNER OF SAID TALON APARTMENTS FIRST SUBDIVISION; THENCE S17°27'00"E, ALONG THE EAST LINE OF SAID TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 131.47 FEET; THENCE S01°01'47"E, ALONG SAID EAST LINE OF TALON APARTMENTS FIRST SUBDIVISION, A DISTANCE OF 581.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 602,059.96 SQUARE FEET OR 13.821 ACRES MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF PART OF LOT 1, DESSERT ROSE SUBDIVISION, AND ALL OF TALON APARTMENTS FIRST SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

## APPROVAL

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

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

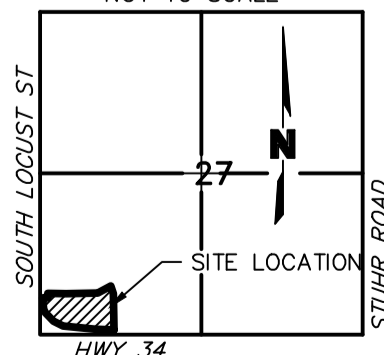
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## LOCATION MAP

SEC. 27, T11N, R9W  
NOT TO SCALE



## DEDICATION OF PLAT

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

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
MARK OTTO, ORGANIZER  
TALON APARTMENTS, INC.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
BY TOM GDOWSKI, CHAIRPERSON  
COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

## ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MARK OTTO, ORGANIZER - TALON APARTMENTS, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM GDOWSKI, CHAIRPERSON, COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

OWNERS: TALON APARTMENTS, INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND  
SUBDIVIDER: TALON APARTMENT INC., AND COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 13  
NUMBER OF OUTLOTS: 1

SHEET 2 OF 2



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

PROJECT NO. 2019-0094  
TALON APARTMENTS SURVEY  
FB GI 2016-1

DWG: F:\2019\0001-0500\019-0094\Design\Survey\SRV\Sheets\V\_FPT\_019-0094.dwg  
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V\_XTOPO\_019-0094  
V\_XRWAY\_019-0094  
USER: jfirmenez

RESOLUTION 2019-101

WHEREAS Talon Apartments, INC, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “TALON APARTMENTS SECOND SUBDIVISION”, a replat of part of lot 1, Dessert Rose Subdivision, and all of Talon Apartments First 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 TALON APARTMENTS SECOND 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, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 25, 2019	☐ City Attorney





# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-6

**#2019-102 - Approving Final Plat and Subdivision Agreement for JGMO**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** March 26, 2019  
**Subject:** JGMO Subdivision – Final Plat  
**Presenter(s):** Chad Naby, AICP, Regional Planning Director

## Background

This property is located west of Blaine Street south of Lake Street and West of Locust Street Grand Island, Nebraska. (3 lots, 11.100 acres). This property is zoned B2 General Business Zone.

## Discussion

The final plat for JGMO Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

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

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Nelson, Ruge, Maurer, Allan, Robb, Monter, Rainforth, Rubio, and Kjar) 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

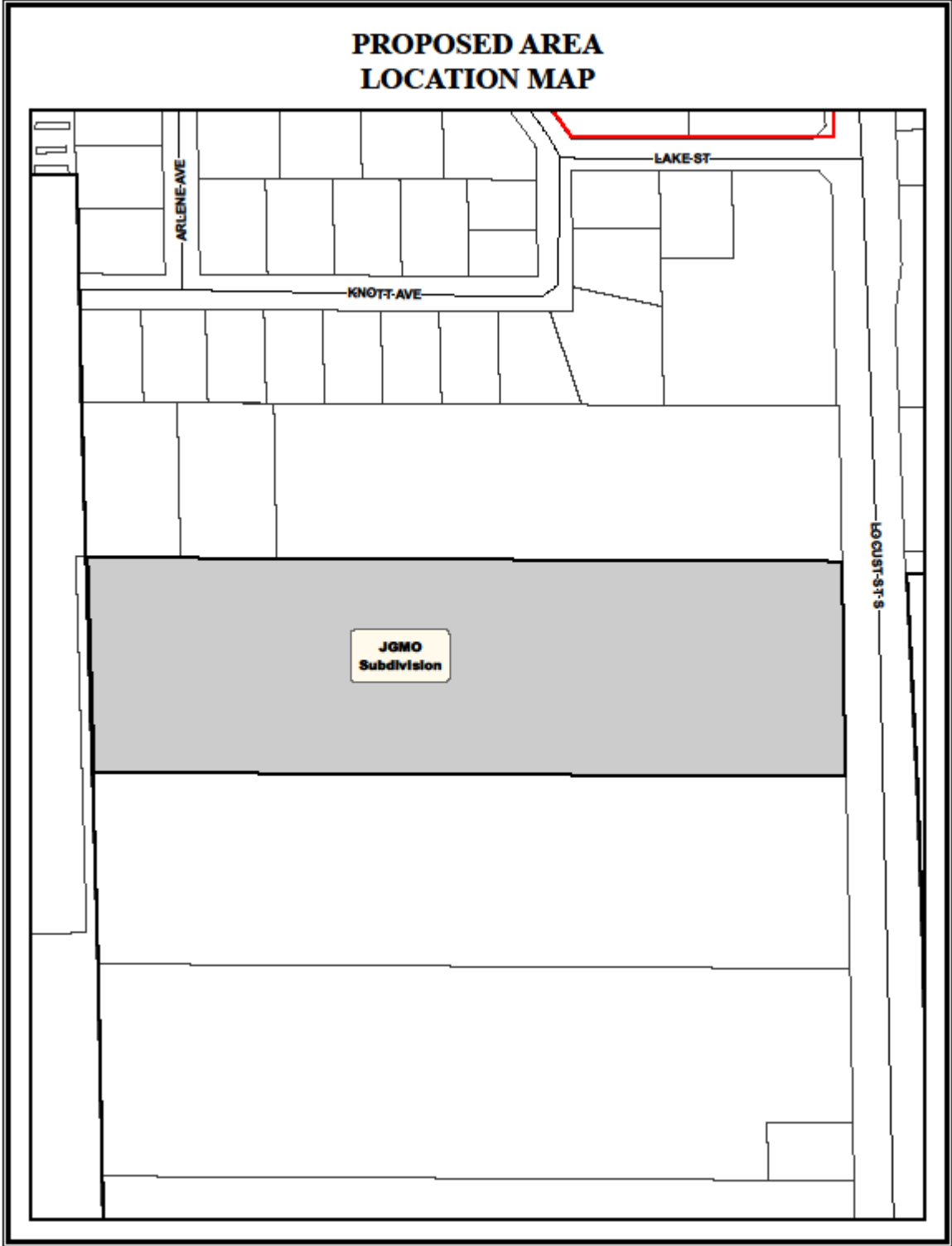
## Recommendation

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

## **Sample Motion**

Move to approve as recommended.

**PROPOSED AREA  
LOCATION MAP**



4  
ne

**Developer/Owner**

Jason Olderbak & Brian McMahon  
3418 S. Blaine  
Grand Island, NE 68801

To create

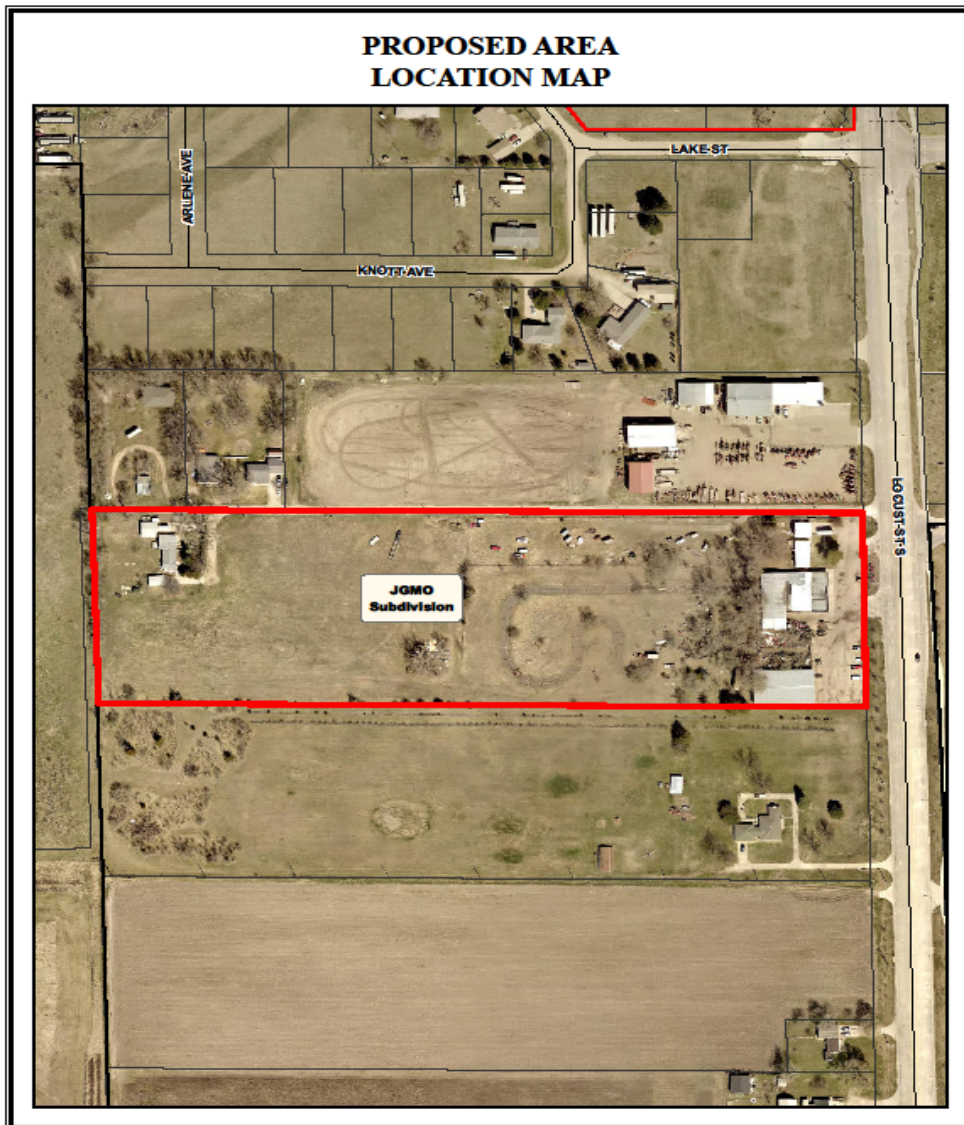
**Size:** 3 lots 11.100 acres

**Zoning:** B2 General Business Zone

**Road Access:** All lots front onto South Locust Street

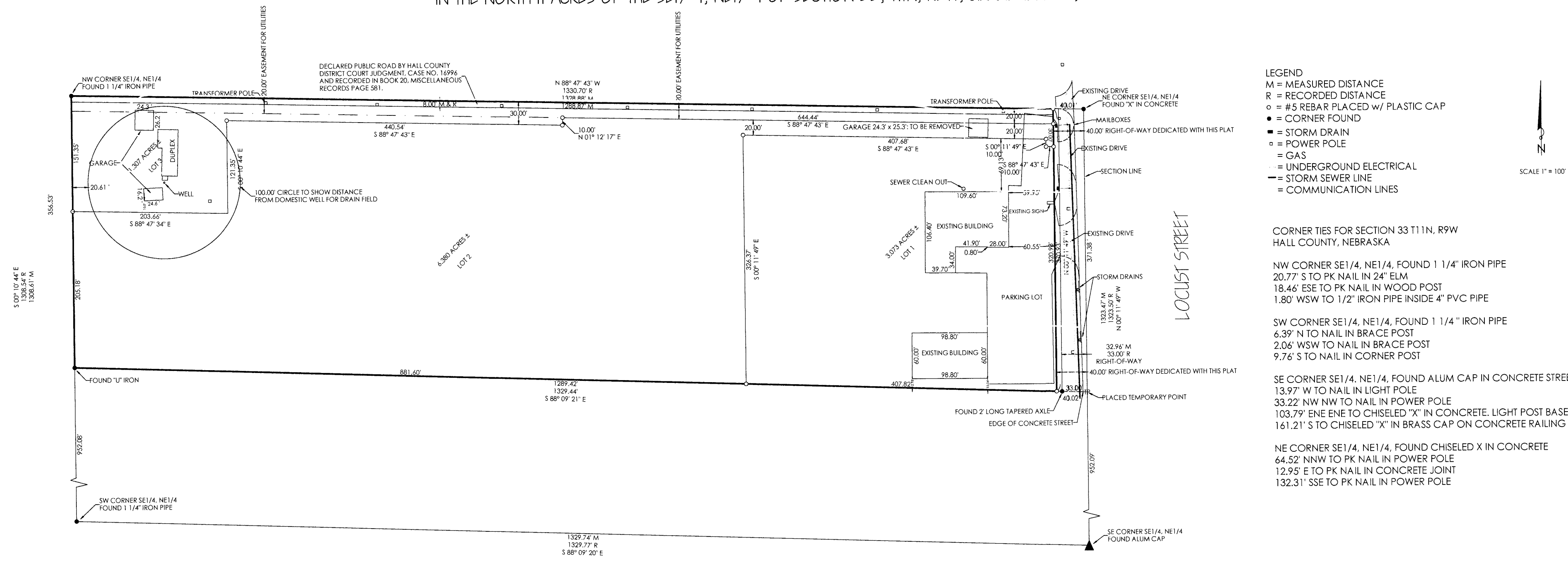
**Water Public:** City water is available to Lot 1.

**Sewer Public:** City sewer is available to Lot 1.



# JGMO SUBDIVISION

IN THE NORTH 11 ACRES OF THE SE1/4, NE1/4 OF SECTION 33, 11N, R9W, GRAND ISLAND, HALL COUNTY NEBRASKA



- LEGEND**
- M = MEASURED DISTANCE
  - R = RECORDED DISTANCE
  - = #5 REBAR PLACED w/ PLASTIC CAP
  - = CORNER FOUND
  - = STORM DRAIN
  - = POWER POLE
  - = GAS
  - = UNDERGROUND ELECTRICAL
  - = STORM SEWER LINE
  - = COMMUNICATION LINES

**CORNER TIES FOR SECTION 33 11N, R9W HALL COUNTY, NEBRASKA**

NW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE  
 20.77' S TO PK NAIL IN 24" ELM  
 18.46' ESE TO PK NAIL IN WOOD POST  
 1.80' WSW TO 1/2" IRON PIPE INSIDE 4" PVC PIPE

SW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE  
 6.39' N TO NAIL IN BRACE POST  
 2.06' WSW TO NAIL IN BRACE POST  
 9.76' S TO NAIL IN CORNER POST

SE CORNER SE1/4, NE1/4, FOUND ALUM CAP IN CONCRETE STREET  
 13.97' W TO NAIL IN LIGHT POLE  
 33.22' NW NW TO NAIL IN POWER POLE  
 103.79' ENE ENE TO CHISELED "X" IN CONCRETE, LIGHT POST BASE  
 161.21' S TO CHISELED "X" IN BRASS CAP ON CONCRETE RAILING

NE CORNER SE1/4, NE1/4, FOUND CHISELED X IN CONCRETE  
 64.52' NNW TO PK NAIL IN POWER POLE  
 12.95' E TO PK NAIL IN CONCRETE JOINT  
 132.31' SSE TO PK NAIL IN POWER POLE

**LEGAL DESCRIPTION**  
 The North 11 acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska.  
 More particularly described as follows:  
 Beginning at the northeast corner of said SE1/4, NE1/4; thence N 88° 47' 43" W on and upon the north line of said SE1/4, NE1/4 a distance of 1328.87 feet to the northwest corner of said SE1/4, NE1/4; thence S 00° 10' 44" E on and upon the west line of said SE1/4, NE1/4 a distance of 356.53 feet to a point; thence S 88° 09' 21" E a distance of 1329.42 feet to a point on the east line of said SE1/4, NE1/4; thence N 00° 11' 49" W a distance of 371.38 feet to the point of beginning. Said tract contains 11.100 acres more or less of which 0.340 acres are public right-of-way.

**SURVEYORS CERTIFICATE**  
 I hereby certify that on February 5, 2019, I completed an accurate survey of 'JGMO SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments. All dimensions are in feet and are accurate to the best of my knowledge and belief and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens R.L.S. 690

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

\_\_\_\_\_  
 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
 Mayor City Clerk

(Seal)

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, that Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described herein have caused same to be surveyed, subdivided, platted and designated as 'JGMO SUBDIVISION', Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors. IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
 Jason C. Olderbak

\_\_\_\_\_  
 Brian J. McMahon

\_\_\_\_\_  
 Lori A. McMahon

**ACKNOWLEDGEMENT**  
 State Of Nebraska  
 County Of Hall ss  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me \_\_\_\_\_  
 a Notary Public within and for said County, personally appeared Jason C. Olderbak, Brian J. McMahon and Lori McMahon to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution hereof to be their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

SURVEY REQUESTED BY JASON OLDERBAK  
 STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

PROJECT NUMBER 17-44 - DATE 7/31/2017 - DRAWN BY K.S. - CHECKED BY AES

RESOLUTION 2019-102

WHEREAS Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "JGMO SUBDIVISION", The North 11 acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6<sup>th</sup> P.M., 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 JGMO 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, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 25, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-7

**#2019-103 - Approving Final Plat and Subdivision Agreement for  
Copper Creek Rodney Leon Subdivision**

Staff Contact: Chad Nabity



# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** March 26, 2019  
**Subject:** Copper Creek Rodney Leon – Final Plat  
**Presenter(s):** Chad Nabity, AICP, Regional Planning Director

## **Background**

This property is located along Little Blue Stem Drive east of Engelman Road in Grand Island, Nebraska. (25 lots, 5.736 acres). This property is zoned R2 Low Density Residential. In part of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) west of the 6<sup>th</sup> P.M., in Grand Island, Hall County, Nebraska.

## **Discussion**

The final plat for Copper Creek Rodney Leon Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

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

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Nelson, Ruge, Allan, Monter Maurer, Rubio, Robb, Rainforth, and Kjar) 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

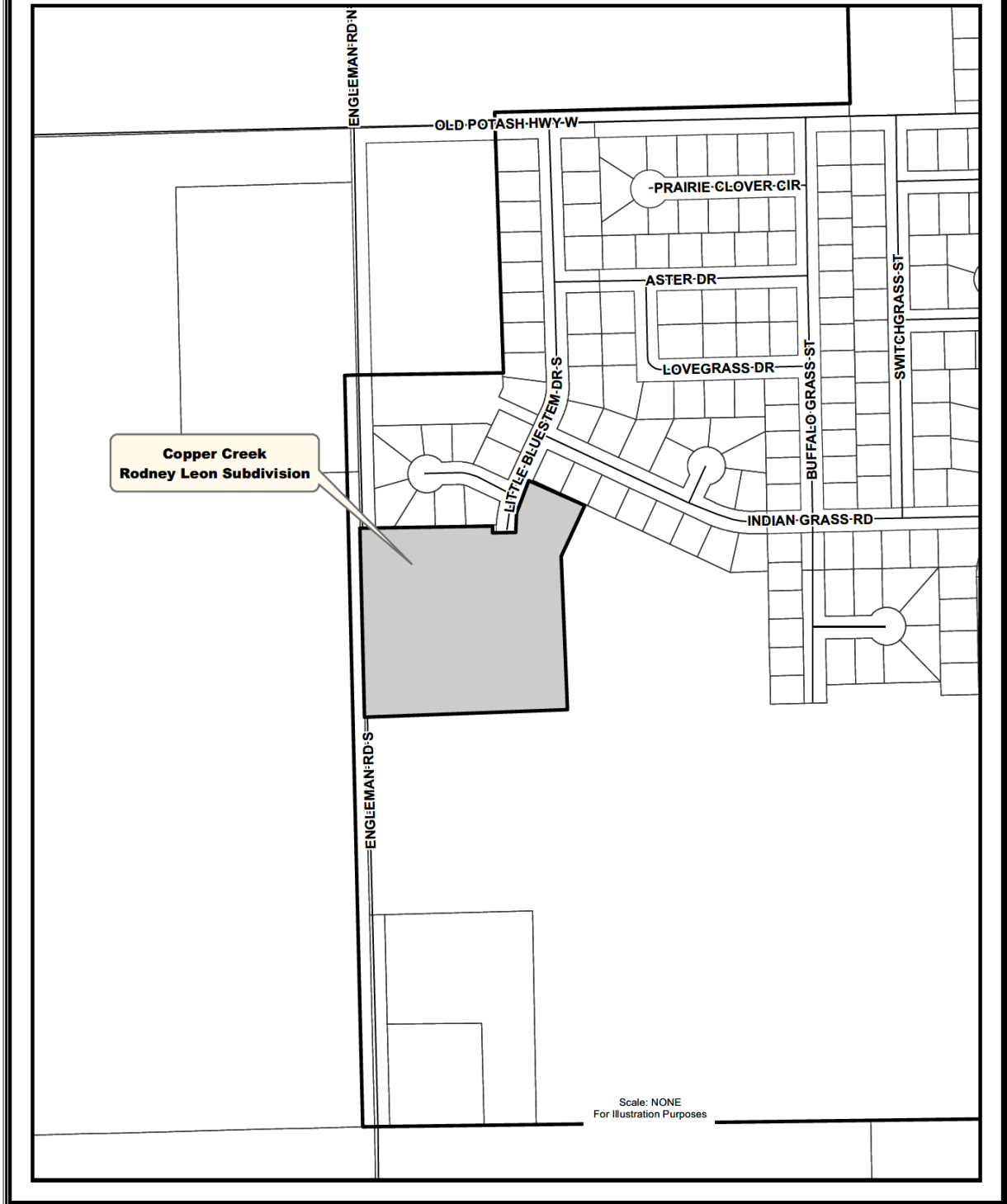
## **Recommendation**

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

**Sample Motion**

Move to approve as recommended.

# PROPOSED AREA LOCATION MAP



**Developer/Owner**

The Guarentee Group, LLC  
P.O. Box 916  
Grand Island, NE 68802

To create 25 lot east Engleman Road along Little Bluestem Drive in Grand Island, Nebraska.

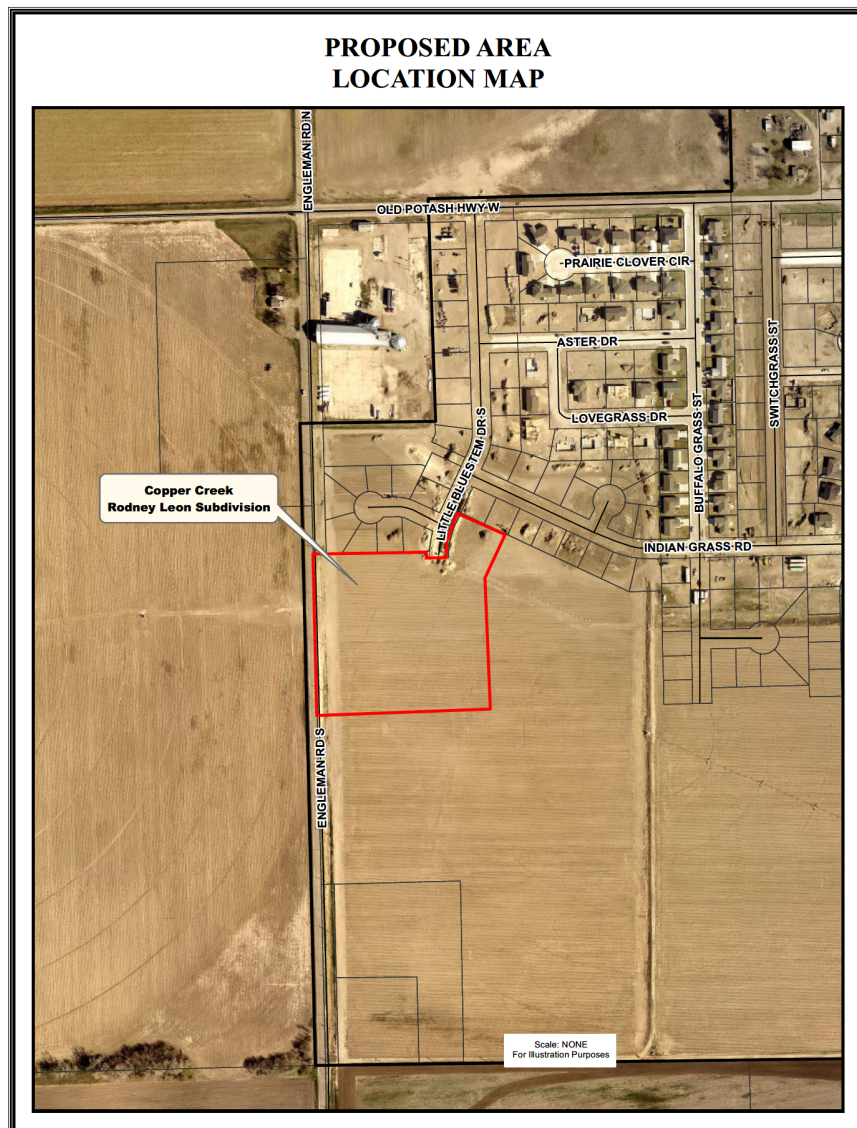
**Size:** 5.736 acres

**Zoning:** R2 Low Density Residential

**Road Access:** 37 foot wide Public Streets will be constructed

**Water Public:** City water is available.

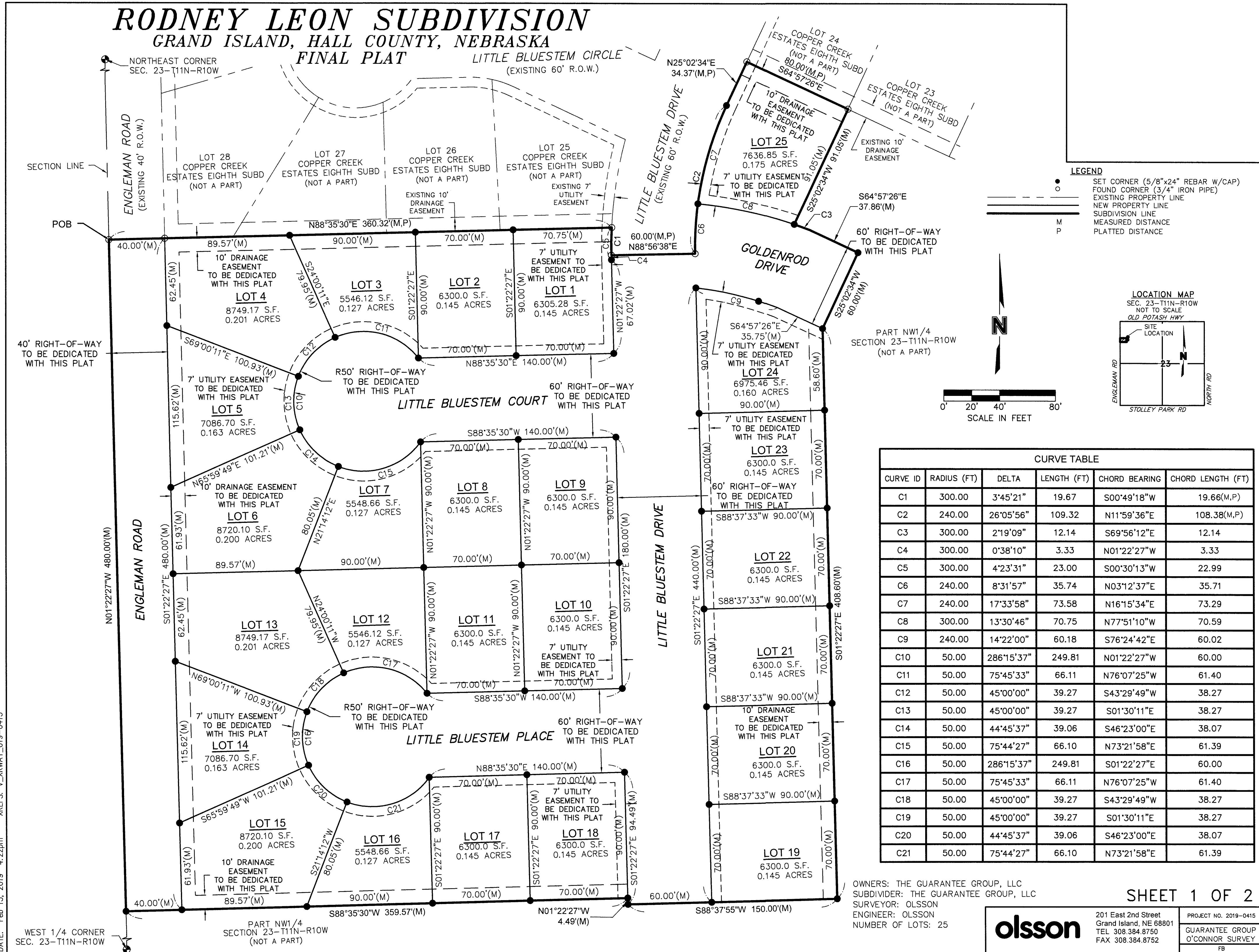
**Sewer Public:** City sewer is available.



# RODNEY LEON SUBDIVISION

## GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	300.00	3°45'21"	19.67	S00°49'18"W	19.66(M,P)
C2	240.00	26°05'56"	109.32	N11°59'36"E	108.38(M,P)
C3	300.00	2°19'09"	12.14	S69°56'12"E	12.14
C4	300.00	0°38'10"	3.33	N01°22'27"W	3.33
C5	300.00	4°23'31"	23.00	S00°30'13"W	22.99
C6	240.00	8°31'57"	35.74	N03°12'37"E	35.71
C7	240.00	17°33'58"	73.58	N16°15'34"E	73.29
C8	300.00	13°30'46"	70.75	N77°51'10"W	70.59
C9	240.00	14°22'00"	60.18	S76°24'42"E	60.02
C10	50.00	286°15'37"	249.81	N01°22'27"W	60.00
C11	50.00	75°45'33"	66.11	N76°07'25"W	61.40
C12	50.00	45°00'00"	39.27	S43°29'49"W	38.27
C13	50.00	45°00'00"	39.27	S01°30'11"E	38.27
C14	50.00	44°45'37"	39.06	S46°23'00"E	38.07
C15	50.00	75°44'27"	66.10	N73°21'58"E	61.39
C16	50.00	286°15'37"	249.81	S01°22'27"E	60.00
C17	50.00	75°45'33"	66.11	N76°07'25"W	61.40
C18	50.00	45°00'00"	39.27	S43°29'49"W	38.27
C19	50.00	45°00'00"	39.27	S01°30'11"E	38.27
C20	50.00	44°45'37"	39.06	S46°23'00"E	38.07
C21	50.00	75°44'27"	66.10	N73°21'58"E	61.39

OWNERS: THE GUARANTEE GROUP, LLC  
 SUBDIVIDER: THE GUARANTEE GROUP, LLC  
 SURVEYOR: OLSSON  
 ENGINEER: OLSSON  
 NUMBER OF LOTS: 25

SHEET 1 OF 2

**olsson**

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2019-0415  
GUARANTEE GROUP  
O'CONNOR SURVEY  
FB

DWG: F:\2019\0001-0500\019-0415\40-Design\SRVY\Sheets\V\_FPT\_019-0415.dwg  
 DATE: Feb 15, 2019 4:22pm  
 USER: jjimenez  
 XREFS: V\_XRWAY\_019-0415

# RODNEY LEON SUBDIVISION

## GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

**LEGAL DESCRIPTION**

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK ESTATES EIGHTH SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE S88°35'30"E A DISTANCE OF 360.32 FEET TO A POINT OF CURVATURE, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 03°45'21", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING S00°49'18"W A CHORD DISTANCE OF 19.67 FEET; THENCE S88°56'38"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE AND ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID LITTLE BLUESTEM DRIVE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 26°05'56", HAVING A RADIUS OF 240.00 FEET, AND CHORD BEARING N11°59'36"E A CHORD DISTANCE OF 108.38 FEET; THENCE N25°02'34"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 34.37 FEET TO THE SOUTHWEST CORNER OF LOT 24, SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE S64°57'26"E, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 23, COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE S25°02'34"W A DISTANCE OF 91.05 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02°19'09", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING S69°56'12"E A DISTANCE OF 12.14 FEET; THENCE S64°57'26"E A DISTANCE OF 37.86 FEET; THENCE S25°02'34"W A DISTANCE OF 60.00 FEET; THENCE S01°22'27"E A DISTANCE OF 408.60 FEET; THENCE N88°37'55"W A DISTANCE OF 150.00 FEET; THENCE N01°22'27"W A DISTANCE OF 4.49 FEET; THENCE S88°35'30"W A DISTANCE OF 359.57 FEET TO A POINT ON SAID WEST LINE OF THE NW 1/4; THENCE N01°22'27"W, ALONG SAID WEST LINE, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 253,140.76 SQUARE FEET OR 5.811 ACRES MORE OR LESS OF WHICH 1.959 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

**APPROVAL**

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

\_\_\_\_\_  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**DEDICATION OF PLAT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**RODNEY LEON SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
SEAN P. O'CONNOR, A MEMBER  
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**

STATE OF NEBRASKA SS  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

OWNERS: THE GUARANTEE GROUP, LLC  
SUBDIVIDER: THE GUARANTEE GROUP, LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 25

SHEET 2 OF 2

<b>olsson</b>	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2019-0415
	GUARANTEE GROUP O'CONNOR SURVEY FB	

USER: jlmenez  
 DMC: F:\2019\0001-0500\019-0415\40-Design\Survey\SRV\Sheets\V\_FPT\_019-0415.dwg  
 DATE: Feb 15, 2019 4:17pm  
 XREFS: V\_XRWAY\_019-0415

RESOLUTION 2019-103

WHEREAS The Guarantee Group, LLC , being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “COPPER CREEK RODNEY LEON SUBDIVISION”, A tract of land consisting of part of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

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

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

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

BE IT FURTHER RESOLVED that the final plat of COPPER CREEK RODNEY LEON 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, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 25, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-8

**#2019-104 - Approving Final Plat and Subdivision Agreement for Schaff's Seventh Subdivision**

Staff Contact: Chad Nabity



# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** March 26, 2019  
**Subject:** Schaff's Seventh Subdivision – Final Plat  
**Presenter(s):** Chad Nabity, AICP, Regional Planning Director

## **Background**

This property is located north of Seedling Mile Road and west of Gun Barrel Road in the two mile jurisdiction of Grand Island, Nebraska. (2 lots, 8.319 acres). This property is zoned LLR Large Lot Residential. A tract of land comprising all of Lot 1; Schaff's Fifth Subdivision in the Northeast Quarter of the Southwest Quarter (NE1/4, SW ¼) of Section Twelve (12), Township Eleven (11) North, Range Nine (9) west of the 6<sup>th</sup> P.M., Hall County, Nebraska. This will create non-conforming buildings on the remaining farm ground the developer or their successor will need to bring the property into compliance within 1 year of filing this plat.

## **Discussion**

The final plat for Schaff's Seventh Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

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

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Nelson, Ruge, Allan, Maurer, Monter, Rubio, Robb, Rainforth, and Kjar) 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

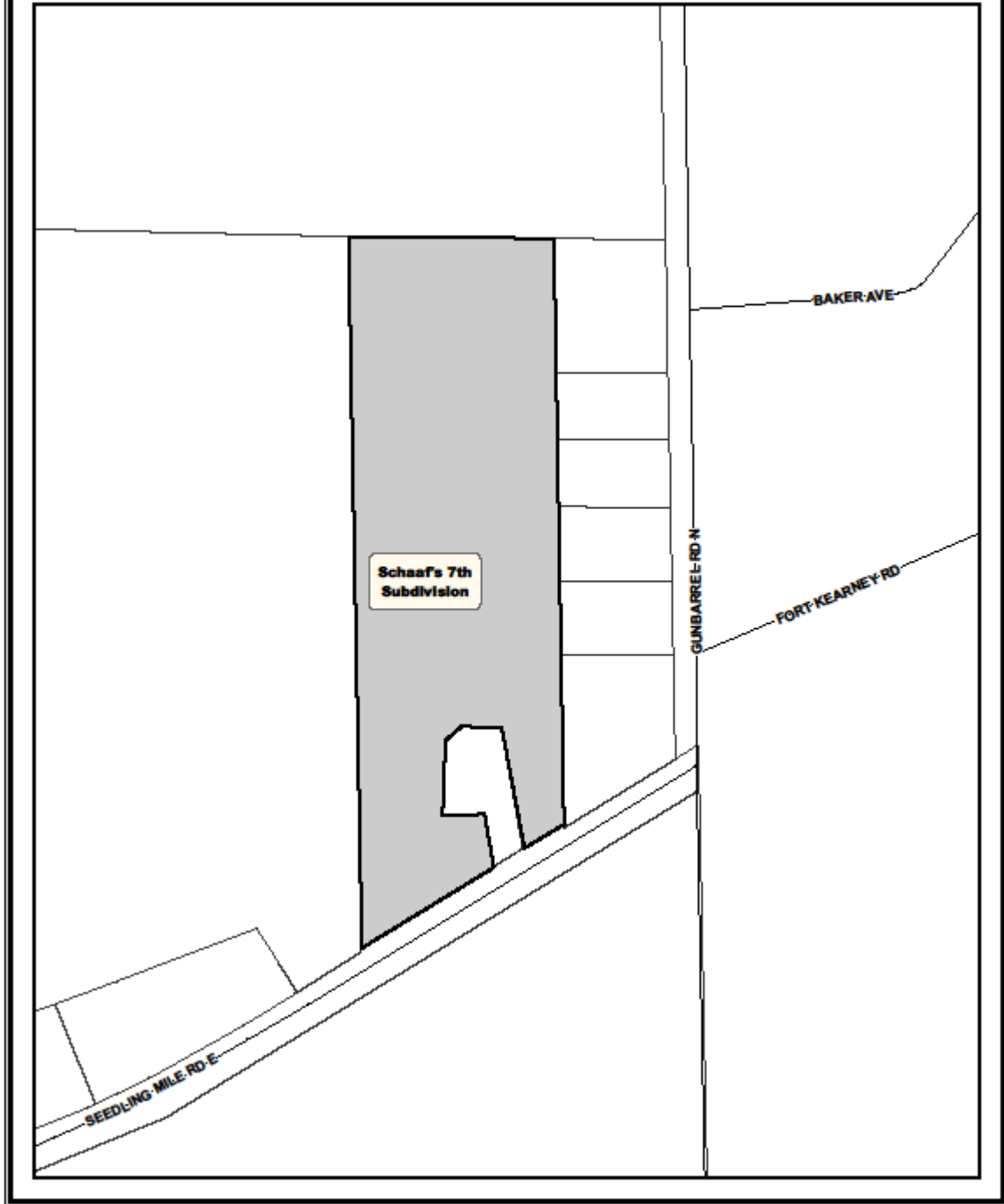
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

**PROPOSED AREA  
LOCATION MAP**



**Developer/Owner**  
Darin D. Jares and Janice L. Jares

4690 E. Seedling Mile  
Grand Island, NE 68801

To create 2 lots west of Gunbarrel Road and north of Seedling Mile Road in the zoning jurisdiction of Grand Island, Nebraska.

**Size:** 2 lot 8.319 acres

**Zoning:** LLR Large Lot Residential

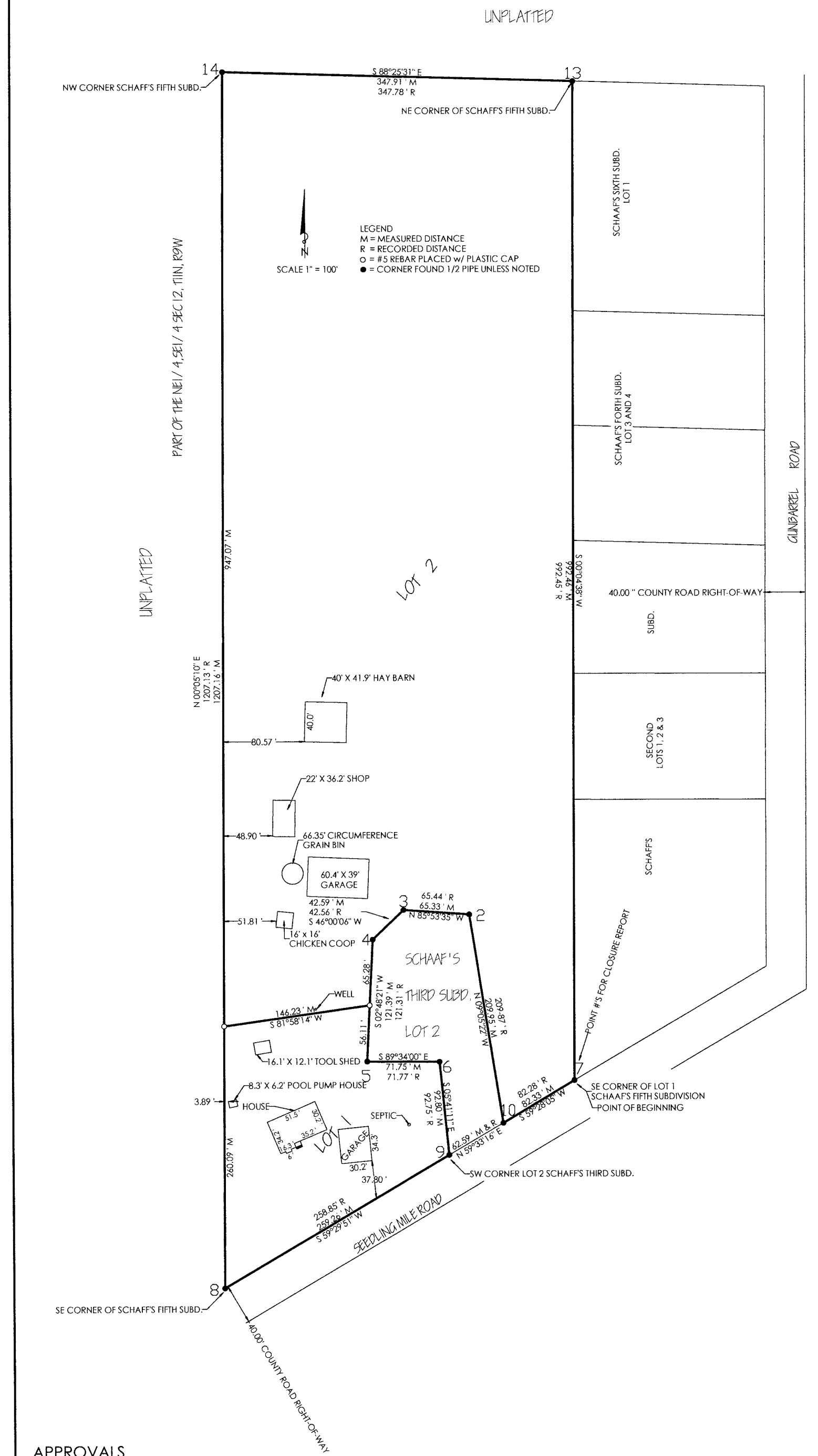
**Road Access:** Seedling mile is a 24 foot rural section county road.

**Water Public:** City water is available.

**Sewer Public:** City sewer is not available.



# SCHAFF'S SEVENTH SUBDIVISION, HALL COUNTY, NEBRASKA



**LEGAL DESCRIPTION**  
 A tract of land comprising all of Lot 1, Schaff's Fifth Subdivision in the NE1/4, SE1/4 Section 12, T11N, R9W, Hall County, Nebraska  
 More particularly described as follows:  
 Beginning at the southeast corner of said Lot 1; thence S 59° 28' 05" W on and upon the south line of said Lot 1 a distance of 82.33 feet to the southeast corner of Lot 2 Schaff's Third Subdivision; thence N 09° 05' 22" W on and upon the east line said Lot 2 a distance of 209.95 feet to a point; thence N 85° 53' 35" W on and upon the north line of said Lot 2 a distance of 65.33 feet to a point; thence S 46° 00' 06" W on and upon the northwest line of said Lot 2 a distance of 42.59 feet to a point; thence S 02° 48' 21" W on and upon the west line of said Lot 2 a distance of 121.39 feet to a point; thence S 89° 34' 00" E on and upon the south line of said Lot 2 a distance of 71.75 feet to a point; thence S 05° 41' 11" E on and upon the west line of said Lot 2 a distance of 92.80 feet to the southwest corner of said Lot 2; thence S 59° 29' 51" W on and upon the south line of said Lot 1 a distance of 259.26 feet to the southwest corner of said Lot 1; thence N 00° 05' 10" E on and upon the west line of said Lot 1 a distance of 1207.16 feet to the northwest corner of said Lot 1; thence S 88° 25' 31" E on and upon the north line of said Lot 1 a distance of 347.91 feet to the northeast corner of said Lot 1; thence S 00° 04' 38" W on and upon the east line of said Lot 1 a distance of 992.46 feet to the Point of Beginning. Said tract contains 8.319 acres more or less.

**DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS, that Darin D. Jares and Janice L. Jares, husband and wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SCHAFF'S SEVENTH SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consents and in accordance with the desires of the undersigned owner and proprietor.  
 IN WITNESS WHEREOF, We have affixed our signature at Grand Island, Nebraska, this day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
 Darin D. Jares  
 \_\_\_\_\_  
 Janice L. Jares

**ACKNOWLEDGEMENT**  
 State Of Nebraska  
 ss  
 County Of Hall  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared DARIN, D. JARES and JANICE L. JARES, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed.  
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public

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

\_\_\_\_\_  
 Chairman  
 \_\_\_\_\_  
 Date

Approved and accepted by the City of Grand Island, Nebraska this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 City Clerk

(Seal)

Approved and accepted by the Hall County Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
 Chairman of the Board  
 \_\_\_\_\_  
 County Clerk

(Seal)

**SURVEYORS CERTIFICATE**  
 I hereby certify that on February 5, 2019 completed an accurate survey under my supervision of (SCHAFF'S SEVENTH SUBDIVISION), Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof; are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments, and I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

\_\_\_\_\_  
 Kelly Stevens, Registered Land Surveyor No. 690

SURVEY REQUESTED BY DARIN D. JARES  
 STEVENS LAND SURVEYING, LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com  
 PROJECT NUMBER 19-02 - DATE 1/17/2019 - DRAWN BY K.S. - CHECKED BY AES

RESOLUTION 2019-104

WHEREAS Darin D. Jares and Janice L. Jares, husband and wife being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "SCHAAF'S SEVENTH SUBDIVISION", A tract of land comprising all of Lot 1, Schaaf's Fifth Subdivision in the NE1/4, SE1/4 Section 12, T11N, R9W, 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 SCHAAF'S 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, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 25, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-9

**#2019-105 - Approving Final Plat and Subdivision Agreement for Rhoads Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** March 26, 2019  
**Subject:** Rhoades Subdivision – Preliminary and Final Plat  
**Presenter(s):** Chad Nability, AICP, Regional Planning Director

## **Background**

This property is located north of 13<sup>th</sup> Street and east of Mansfield Road in Grand Island, Nebraska. (6 lots, 6.866 acres). A replat of all of Lot 2, B and M Estates Subdivision, Grand Island, Hall County, Nebraska. Said tract contains a calculated area of 299,087.13 square feet or 6.866 acres more or less of which 0.411 acres is new dedicated road right-of-way. This property is zoned R2 Low Density residential and R3 Medium Density Residential. Based on the plat submitted City Staff will be recommending a zoning change with the upcoming readoption of the Grand Island Zoning map to make all of this property R2 Low Density Residential.

## **Discussion**

The final plat for Rhoades Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

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

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Nelson, Ruge, Allan, Maurer, Rubio, Robb, Rainforth, Monter, and Kjar) 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



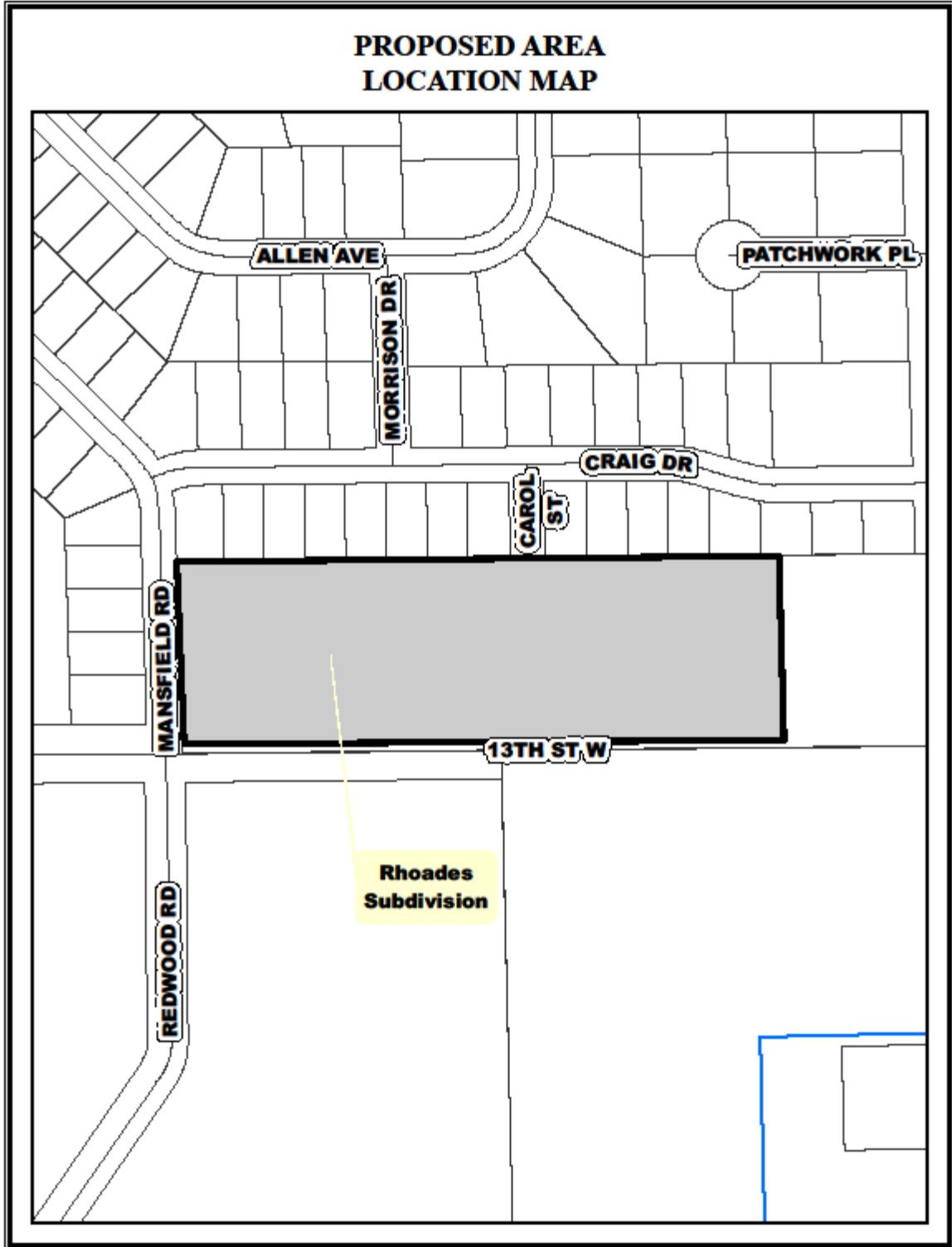
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

**PROPOSED AREA  
LOCATION MAP**



**Developer/Owner**

Josh Rhoads Rhoads Enterprises Inc.

To create 6 lots west of North Road and north of 13<sup>th</sup> Street in the Grand Island, Nebraska.

**Size:** 6 lots 6.866 acres

**Zoning:** R2 Low Density Residential and R3 Medium Density Residential

**Road Access:** All Access will be provided from the extension of Carol St. as a 37 foot wide public street.

**Water Public:** City water is available.

**Sewer Public:** City sewer is available.



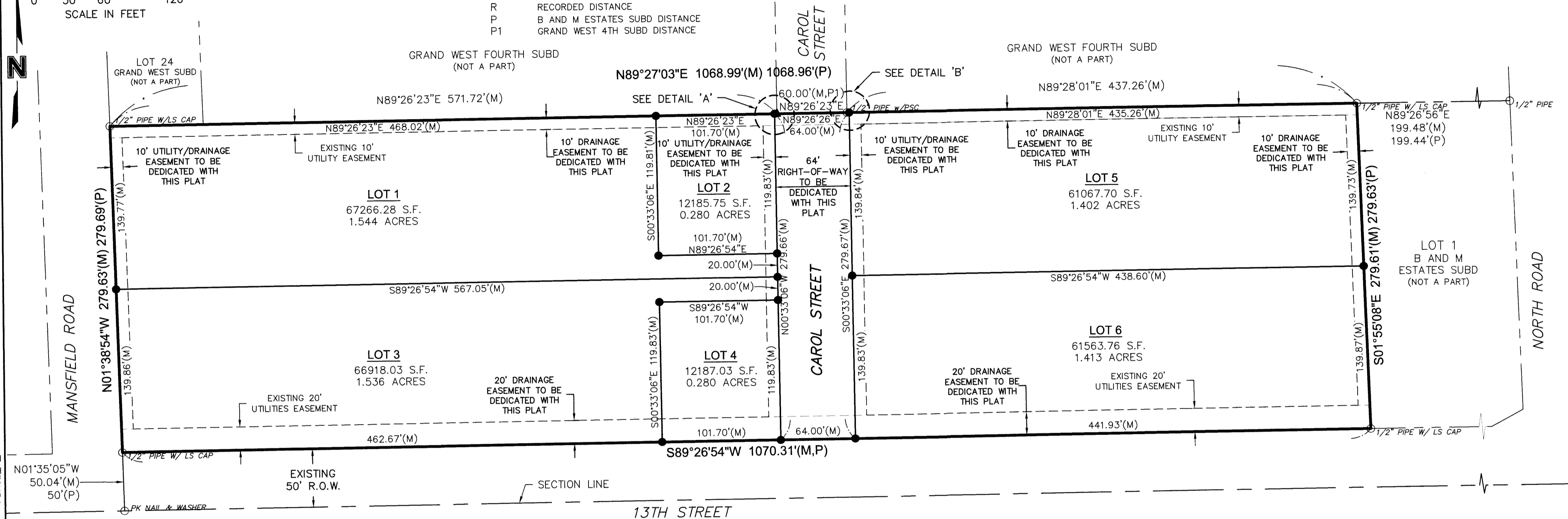
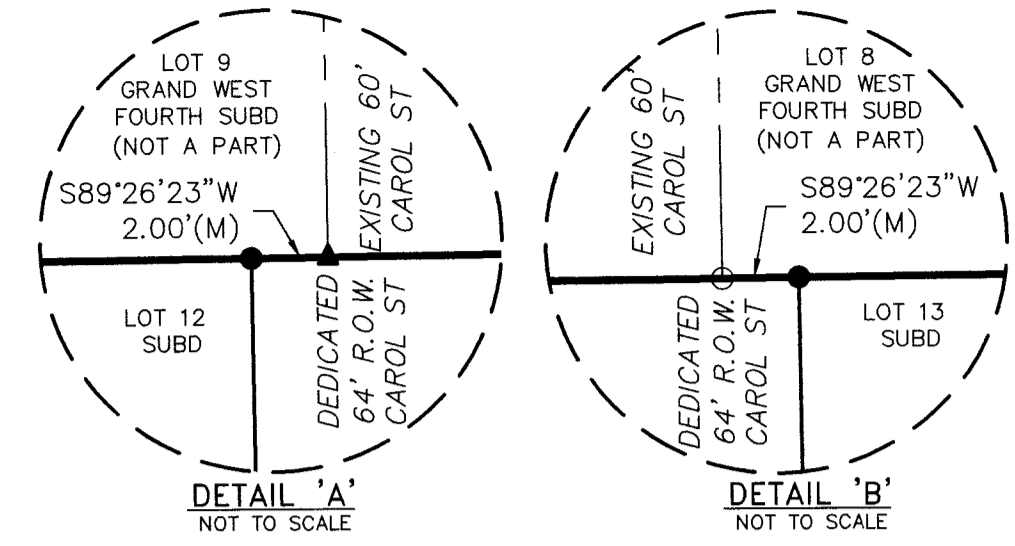
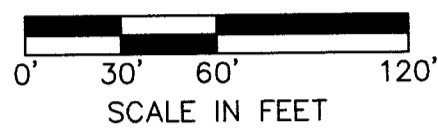
# RHOADS SUBDIVISION

## IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P B AND M ESTATES SUBD DISTANCE
- P1 GRAND WEST 4TH SUBD DISTANCE



#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, B AND M ESTATES SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 299,087.13 SQUARE FEET OR 6.866 ACRES MORE OR LESS OF WHICH 0.411 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 2, B AND M ESTATES SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

#### APPROVAL

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

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MITCHEL PEDERSEN AND BRANDI PEDERSEN, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "RHOADS SUBDIVISION" A REPLAT OF ALL OF LOT 2, B AND M ESTATES SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MITCHEL PEDERSEN \_\_\_\_\_ BRANDI PEDERSEN \_\_\_\_\_

#### ACKNOWLEDGMENT

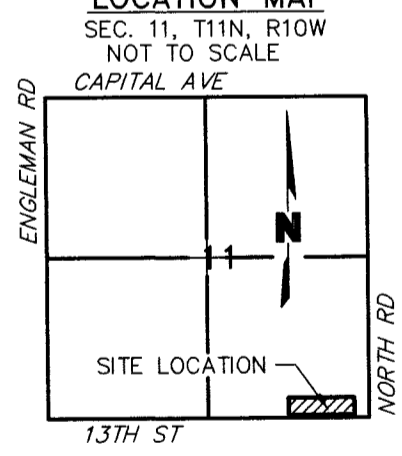
STATE OF NEBRASKA  
COUNTY OF HALL SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MITCHEL PEDERSEN AND BRANDI PEDERSEN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

#### LOCATION MAP



OWNERS: MITCHEL PEDERSEN  
& BRANDI PEDERSEN

SUBVIDER: MITCHEL PEDERSEN  
& BRANDI PEDERSEN

SURVEYOR: OLSSON

ENGINEER: OLSSON

NUMBER OF LOTS: 6

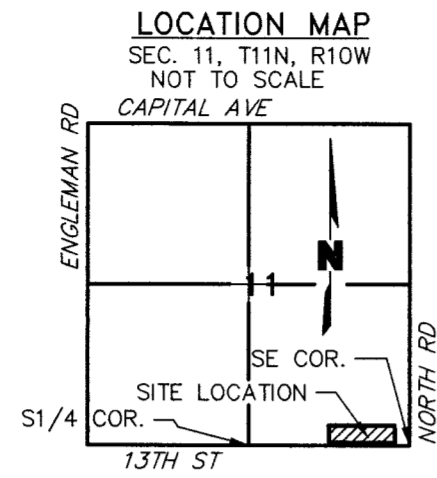
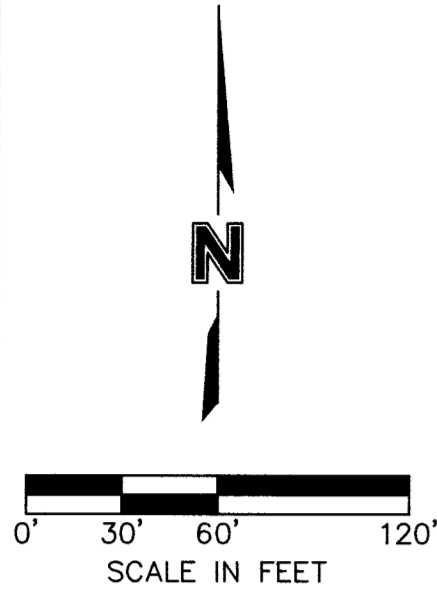
olsson	201 East 2nd Street Grand Island, NE 68802 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2018-3684
	RHOADS ENTERPRISES SURVEY FB	

USER: jjimenez  
 PBASE\_3\_83684  
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# RHOADS SUBDIVISION

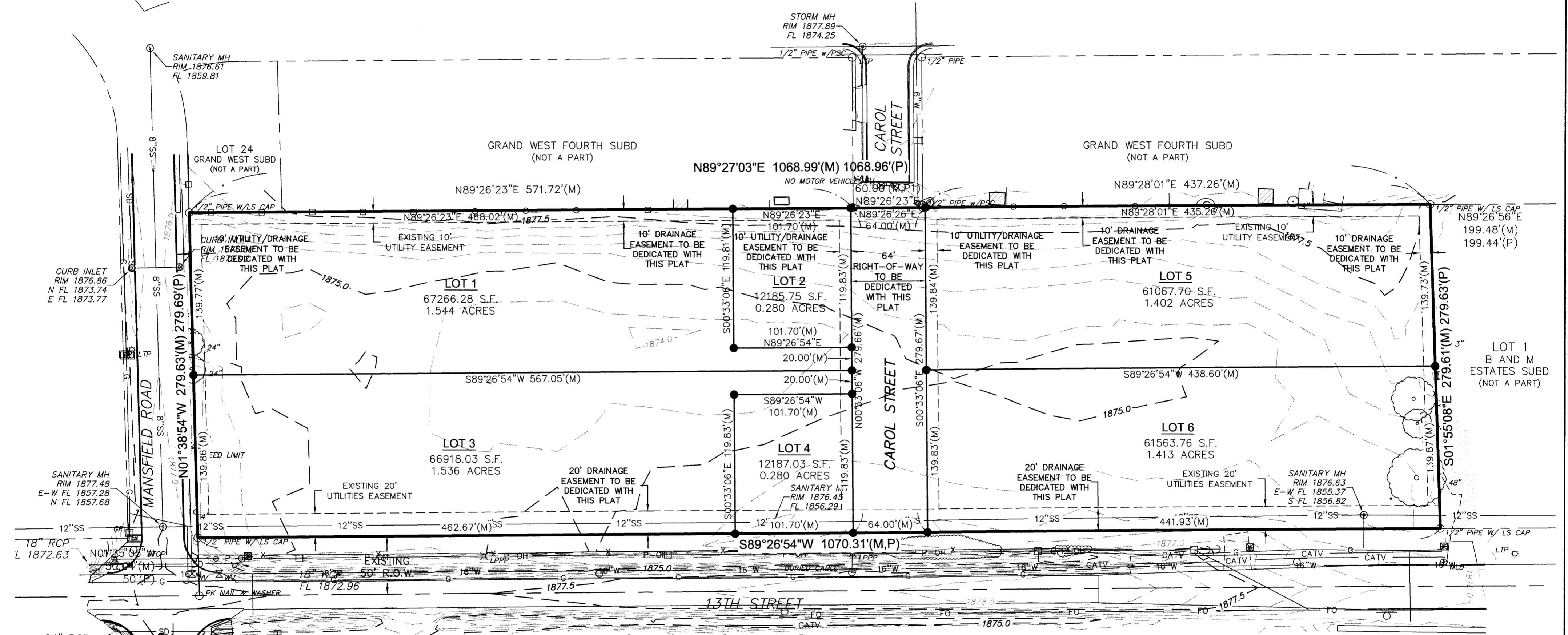
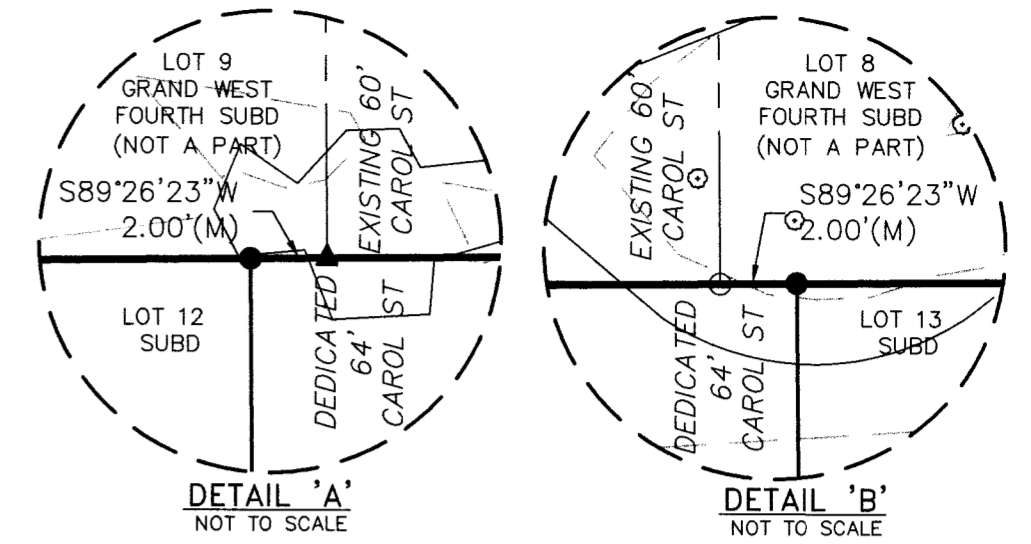
## IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### SITE PLAT



#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, B AND M ESTATES SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 299,087.13 SQUARE FEET OR 6.866 ACRES MORE OR LESS OF WHICH 0.411 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.



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 DATE: Feb 22, 2019 11:19am  
 USER: jjimenez  
 PBASE\_3\_83684

OWNERS: MITCHEL PEDERSEN  
 & BRANDI PEDERSEN  
 SUBDIVIDER: MITCHEL PEDERSEN  
 & BRANDI PEDERSEN  
 SURVEYOR: OLSSON  
 ENGINEER: OLSSON  
 NUMBER OF LOTS: 6

#### NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND	
	SECTION CORNER
	SET CORNER (5/8"x24" REBAR W/CAP)
	FOUND CORNER (AS NOTED)
	CALCULATED CORNER
	ROW LINE
	NEW ROW LINE
	SECTION LINE
	PROPERTY LINE
	MEASURED DISTANCE
	B AND M ESTATES SUBD DISTANCE
	GRAND WEST 4TH SUBD DISTANCE
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE
	UNDERGROUND CABLE
	STORM SEWER LINE
	POWER POLE
	ELECTRIC BOX
	ELECTRICAL RISER
	TELEPHONE RISER
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	SIGN
	WOOD POST
	BILLBOARD
	STORM DRAIN MANHOLE
	SANITARY MANHOLE
	WIRE FENCE
	WOODEN FENCE
	BUILDING LINE
	GRAVEL
	BUSH
	DECIDUOUS TREE
	CONIFEROUS TREE

<b>olsson</b>	201 East 2nd Street Grand Island, NE 68802 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2018-3684
	RHOADS ENTERPRISES SURVEY FB	

RESOLUTION 2019-105

WHEREAS Rhoads Enterprises Inc, a Nebraska Corporation, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "RHOADS SUBDIVISION", a replat of all of lot 2, B AND M ESTATES 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 RHOADS 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, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☒ _____
March 25, 2019	☒ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-10

**#2019-106 - Approving Acquisition of Utility Easement - 3579  
North US Highway 281 - Stevensen**

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2019-106

WHEREAS, a public utility easement is required by the City of Grand Island from Robert D. and Michelle J. Stevensen, to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including power lines and;

WHEREAS, a public hearing was held on March 26, 2019, for the purpose of discussing the proposed acquisition of a ten (10.0) foot utility easement located through a part of Lot Two (2), Pulte Second Subdivision in Hall County, Nebraska; and more particularly described as follows:

Beginning at a particular Southwest corner of Lot Two (2), Pulte Second Subdivision, Hall County, Nebraska, said point also being the Northwest corner of Lot Three (3), said Pulte Second Subdivision; thence easterly along a southerly line of said Lot Two (2) and the northerly line of said Lot Three (3), a distance of one hundred fifty eight and twenty eight hundredths (158.28) feet to a point on the westerly line of an existing sixteen (16.0) foot wide power easement as shown on original plat of said Pulte Second Subdivision.

The above-described easement and right-of-way containing a total of 0.036 acres, more or less, as shown on the plat dated 12/3/2018, 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 Robert D. and Michelle J. Stevensen, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

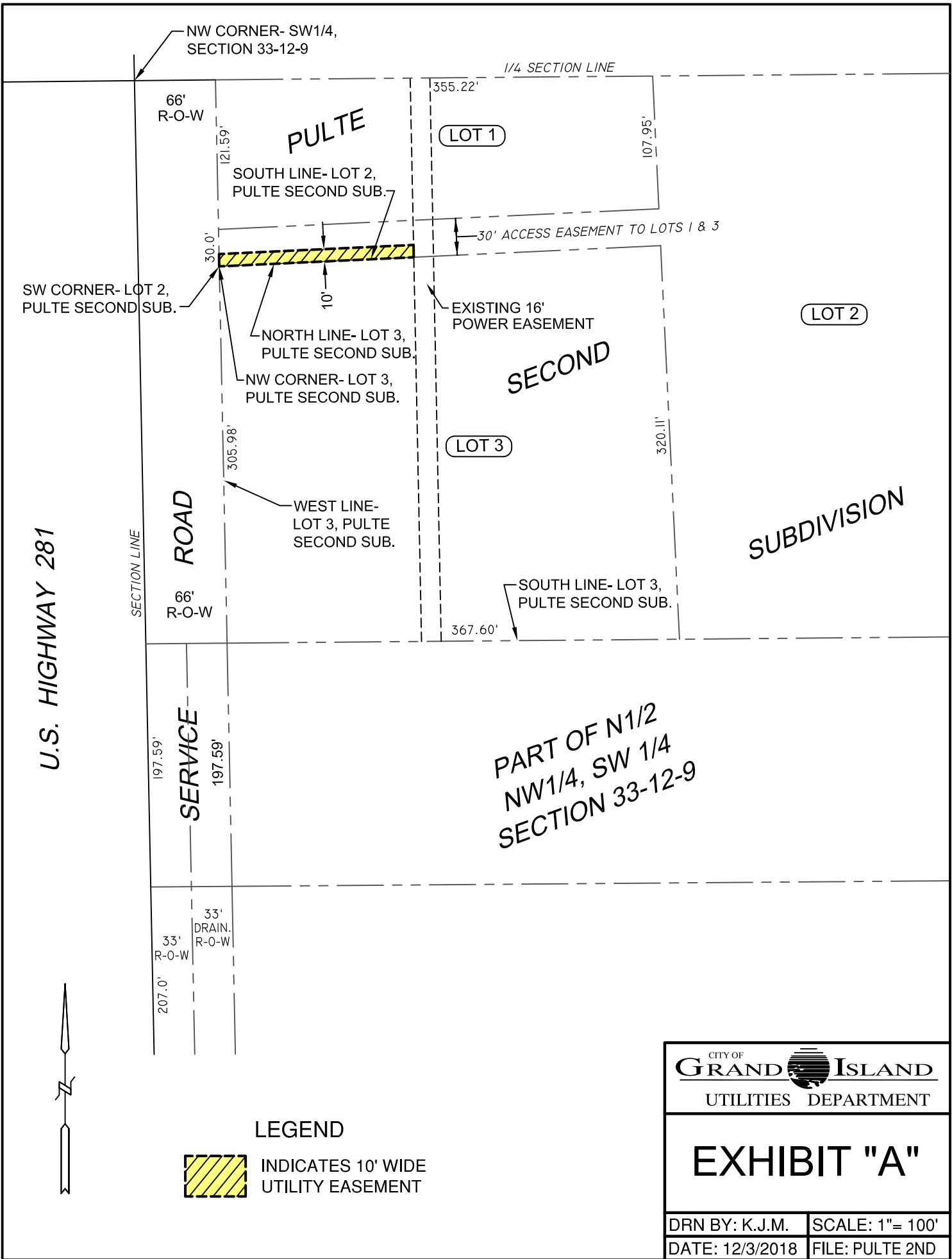
\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney







# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-11

**#2019-107 - Approving Bid Award - Water Main Project 2018-W-8  
- Within the intersection at Riverside Drive and Holcomb Street**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# Council Agenda Memo

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

**Meeting:** March 26, 2019

**Subject:** Water Main Project 2018-W-8 – Riverside Drive and  
Holcomb Street Intersection

**Presenter(s):** Timothy Luchsinger, Utilities Director

## Background

The Utilities Department Engineering Division discovered that the piping network in the Riverside Drive and Holcomb Street Intersection does not meet current standards for clearances between water main and storm sewer. Water Main Project 2018-W-8 will resolve the previously unknown conflict. A site map of the work area is attached for reference.

## Discussion

Bidding documents were prepared and advertised in accordance with City Procurement Codes. Five plan service firms and eleven construction companies were notified of the project. Two bids were received and publicly opened on Marcy 13, 2019. The engineer's estimate for the project was \$150,000.00.

Tabulated below are the Evaluated Bid Prices:

<u>Bidder</u>	<u>Bid Security</u>	<u>Exceptions</u>	<u>Evaluated Bid Price</u>
Diamond Engineering Company Grand Island, NE	Universal Surety Co.	None	\$79,171.20
Starostka Group Unlimited, Inc. Grand Island, NE	Universal Surety Co.	None	\$99,717.50

The bids were reviewed and evaluated. Each bid contained miscalculations in the extension of the material quantity times the unit price. The corrections are shown on the attached spreadsheet. The evaluation did not change the total bid from The Diamond Engineering Company. The bid from Starostka Group Unlimited, Inc., increased by \$518.00 for a total evaluated bid price of \$99,717.50.

## **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 award the contract for Water Main Project 2018-W-8 to the Diamond Engineering Company of Grand Island, Nebraska, in the amount of \$79,171.20.

## **Sample Motion**

Move to approve the bid from The Diamond Engineering Company for Water Main Project 2018-W-8 in the amount of \$79,171.20.



Stacy Nonhof, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** March 12, 2019 at 2:00 p.m.  
**FOR:** Water Main Project 2018-W-8  
Riverside Drive and Holcomb Street  
**DEPARTMENT:** Utilities  
**ESTIMATE:** \$150,000.00  
**FUND/ACCOUNT:** 525  
**PUBLICATION DATE:** February 26, 2019  
**NO. POTENTIAL BIDDERS:** 11

**SUMMARY**

<b>Bidder:</b>	<b><u>Diamond Engineering Co.</u></b> Grand Island, NE	<b><u>Starostka Group Unlimited, Inc.</u></b> Grand Island, NE
<b>Bid Security:</b>	Universal Surety Co.	Universal Surety Co.
<b>Exceptions:</b>	None	None
<b>Bid Price:</b>	<b>\$79,171.20</b>	<b>\$99,199.50</b>

cc: Tim Luchsinger, Utilities Director  
Brent Clark, City Administrator  
Stacy Nonhof, Purchasing Agent  
Christy Lesher, Utilities Secretary

Pat Gericke, Utilities Admin. Assist.  
Patrick Brown, Finance Director  
Jamie Royer, Civil Engineer I

**P2117**



Stacy Nonhof, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** March 12, 2019 at 2:00 p.m.  
**FOR:** Water Main Project 2018-W-8  
Riverside Drive and Holcomb Street  
**DEPARTMENT:** Utilities  
**ESTIMATE:** \$150,000.00  
**FUND/ACCOUNT:** 525  
**PUBLICATION DATE:** February 26, 2019  
**NO. POTENTIAL BIDDERS:** 11

**SUMMARY**

<b>Bidder:</b>	<b><u>Diamond Engineering Co.</u></b> Grand Island, NE	<b><u>Starostka Group Unlimited, Inc.</u></b> Grand Island, NE
<b>Bid Security:</b>	Universal Surety Co.	Universal Surety Co.
<b>Exceptions:</b>	None	None
<b>Bid Price:</b>	\$79,171.20	<del>\$99,199.50</del> \$99,717.50 *Corrected Total Bid Price

cc: Tim Luchsinger, Utilities Director  
Brent Clark, City Administrator  
Stacy Nonhof, Purchasing Agent  
Christy Leshner, Utilities Secretary

Pat Gericke, Utilities Admin. Assist.  
Patrick Brown, Finance Director  
Jamie Royer, Civil Engineer I

**P2117**

**WMP 2018-W-8 Bids Received**  
**RIVERSIDE DRIVE AND HOLCOMB STREET**

Bids = 03/12/2019

Item	Description	Est. Qty	Unit	Diamond Engineering Co.		Starostka Group Unlimited	
				Grand Island, NE		Grand Island, NE	
1.01	12" s.j. d.i. pipe	28.80	l.f.	115.00	3,312.00	135.00	3,888.00
1.02	8" s.j. d.i. pipe	3.00	l.f.	102.00	306.00	341.00	1,023.00
1.03	6" s.j. d.i. pipe	3.00	l.f.	96.00	288.00	298.00	894.00
1.04	12"x45° m.j. bend	4.00	ea.	480.00	1,920.00	565.00	2,260.00
1.05	12" solid sleeve	1.00	ea.	450.00	450.00	1,297.00	1,297.00
1.06	12" retainer gland	8.00	ea.	140.00	1,120.00	157.00	1,256.00
1.07	12" team insertvalve	1.00	ea.	20,150.00	20,150.00	23,254.00	23,254.00
1.08	12" gate valve	1.00	ea.	2,325.00	2,325.00	2,341.00	2,341.00
1.09	8" solid sleeve	2.00	ea.	365.00	730.00	943.00	1,886.00
1.10	8" team insertvalve	1.00	ea.	12,800.00	12,800.00	14,763.00	14,763.00
1.11	6" gate valve with alpha connections	1.00	ea.	1,000.00	1,000.00	841.00	841.00
1.12	polywrap	34.80	l.f.	2.30	80.04	10.00	348.00
1.13	valve box	4.00	ea.	195.00	780.00	207.00	828.00
1.14	fire hydrant with alpha connections	1.00	ea.	435.00	435.00	632.00	632.00
1.15	thrust block	4.00	ea.	865.00	3,460.00	460.00	1,840.00
1.16	temporary water service	2.00	ea.	970.00	1,940.00	1,615.00	3,230.00
1.17	15" rc pipe	18.00	lf	155.00	2,790.00	155.00	2,790.00
1.18	15" joint encasement per std plan 133	2.00	ea.	510.00	1,020.00	317.00	634.00
1.19	15" concrete pipe cap per std plan 150	1.00	ea.	120.00	120.00	108.00	108.00
1.20	42" conc storm pipe	7.00	l.f.	240.00	1,680.00	214.00	1,498.00
1.21	42" conc collar	2.00	ea.	1,100.00	2,200.00	1,025.00	2,050.00
1.22	remove and salvage existing fire hydrant to city	1.00	ea.	310.00	310.00	749.00	749.00
1.23	remove and salvage existing valve to city	2.00	ea.	195.00	390.00	626.00	1,252.00
1.24	remove existing water main	34.80	l.f.	18.00	626.40	14.00	487.20
1.25	remove and dispose manhole	2.00	ea.	1,150.00	2,300.00	657.00	1,314.00
1.26	remove existing storm pipe	18.00	l.f.	30.00	540.00	52.00	936.00
1.27	remove sidewalk	148.80	s.f.	1.30	193.44	0.42	62.50
1.28	replace sidewalk	148.80	s.f.	9.00	1,339.20	20.00	2,976.00
1.29	remove driveway	0.90	s.y.	9.50	8.55	231.00	207.90
1.30	replace driveway	0.90	s.y.	48.00	43.20	359.00	323.10
1.31	remove existing roadway	185.70	s.y.	9.50	1,764.15	17.00	3,156.90
1.32	replace existing roadway	185.70	s.y.	52.00	9,656.40	81.00	15,041.70
1.33	remove curb	53.10	l.f.	0.65	34.52	12.00	637.20
1.34	replace curb	53.10	l.f.	3.00	159.30	50.00	2,655.00
1.35	sod	300.00	sf	3.00	900.00	1.00	300.00
1.36	traffic control	1.00	l.s.	2,000.00	2,000.00	1,958.00	1,958.00
				<b>\$79,171.20</b>		<b>\$99,717.50</b>	
Exceptions				none		Exceptions none	

RESOLUTION 2019-107

WHEREAS, the City of Grand Island invited sealed bids for Water Main Project 2018-W-8, within the intersection of Riverside Drive and Holcomb Street, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on March 12, 2019, bids were received, opened and reviewed; and

WHEREAS, The Diamond Engineering Company of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$79,171.20; and

WHEREAS, the bid of The Diamond Engineering Company is less than the estimate for Water Main Project 2018-W-8 – within the intersection of Riverside Drive and Holcomb Street.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of The Diamond Engineering Company, the amount of \$79,171.20 for the construction of Water Main Project 2018-W within the intersection of Riverside Drive and Holcomb Street, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

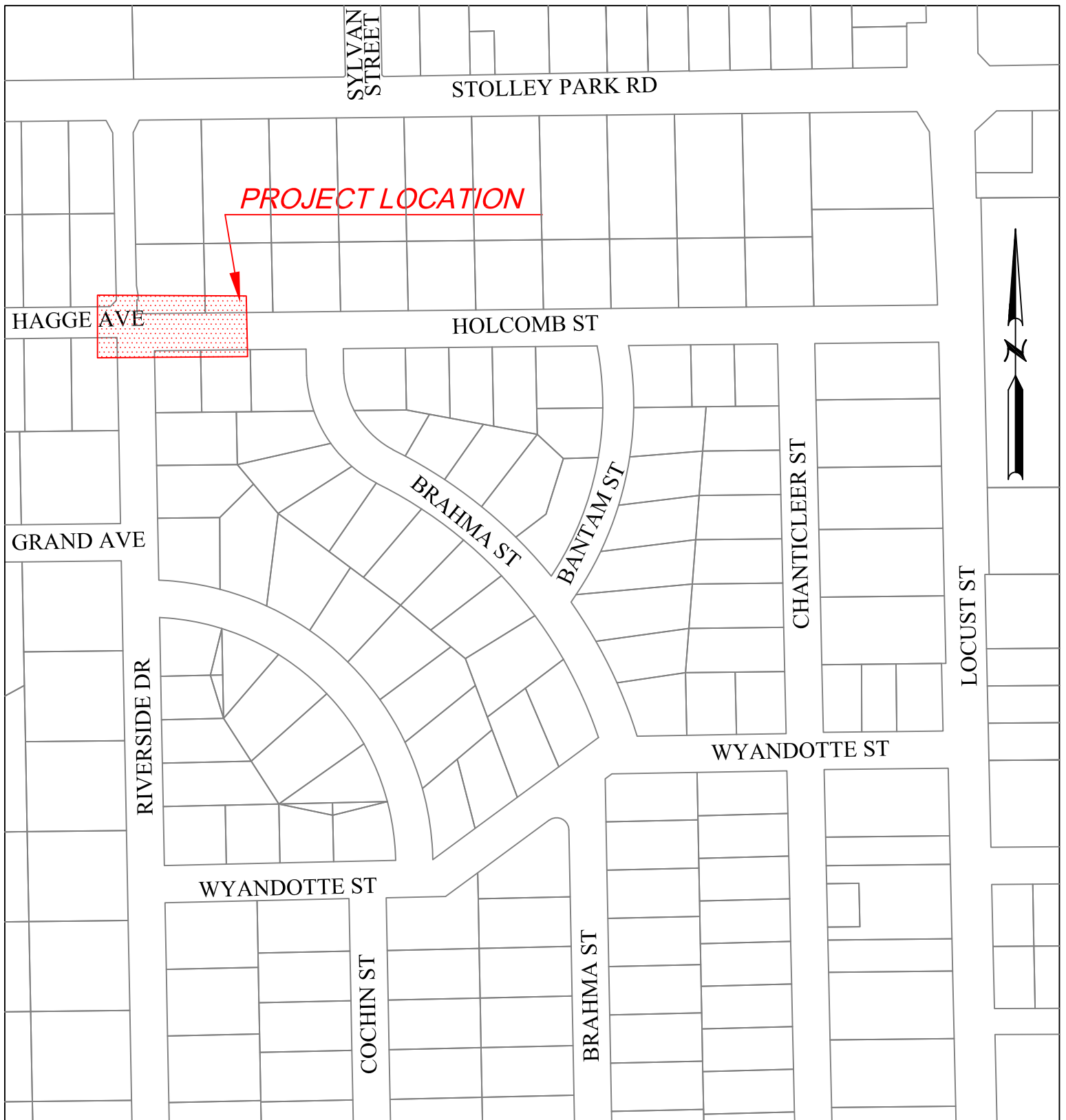
\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney







# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-12

**#2019-108 - Approving Bid Award - Phelps Control HVAC Replacement**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# Council Agenda Memo

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

**Meeting:** March 26, 2019

**Subject:** Contract for Phelps Control Center HVAC replacement.

**Presenter(s):** Tim Luchsinger, Utilities Director

## Background

Phelps Control Center original building section was constructed in 1968. The heating, ventilating, and air conditioning (HVAC) system consists of the original, 50-year-old, heating and air handling units, and a 1996 vintage, 23-year-old, air conditioning unit. Reliability and maintenance have become issues for this facility that is staffed 24/7. In addition, how the building is used has changed over the years. The current single thermostat control system results in comfort variations throughout the building.

An engineering study was performed by Alvine and Associates of Lincoln, Nebraska. Alvine recommended the system be replaced with a modern, efficient, zone control system. Alvine also determined the new system could be significantly smaller, saving capital costs, and consuming less energy monthly.

## Discussion

The bid package was sent directly to five potential bidders and advertised. The following bid was received by the City on February 26, 2019 for providing and installing the new HVAC system. The engineer's estimate for this work was \$200,000.00.

Bidder	Bid Price	Exceptions
Mid Plains Construction	\$180,300.00	See * below.

\*Alternate 1 from bidder accepted. Price reduction included in Bid Price above.  
Alternate 2 from bidder not accepted.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council award the contract for the Phelps Control Center HVAC replacement to the low bidder, Mid Plains Construction Company of Grand Island, Nebraska, in the amount of \$180,300.00.

## **Sample Motion**

Move to approve the contract for the Phelps Control Center HVAC replacement to Mid Plains Construction Company of Grand Island, Nebraska, in the amount of \$180,300.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** February 26, 2019 at 2:00 p.m.  
**FOR:** Phelps HVAC Project  
**DEPARTMENT:** Utilities  
**ESTIMATE:** \$200,000.00  
**FUND/ACCOUNT:** 520  
**PUBLICATION DATE:** January 31, 2019  
**NO. POTENTIAL BIDDERS:** 4

**SUMMARY**

**Bidder:** Mid Plains Construction Co.  
Grand Island, NE  
**Bid Security:** Universal Surety Co.  
**Exceptions:** Noted  
**Base Price:** \$179,669.00  
**Sales Tax:** \$ 5,131.00  
**Total Bid:** \$184,800.00

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

Pat Gericke, Utilities Admin. Assist.  
Patrick Brown, Finance Director  
Jeffrey Mead, Senior Engineer

**P2107**

RESOLUTION 2019-108

WHEREAS, the City of Grand Island invited sealed bids for HVAC replacement at Phelps Control Center, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on February 26, 2019, bids were received, opened and reviewed; and

WHEREAS, Mid Plains Construction Company of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$184,300.00; and

WHEREAS, the bid of Mid Plains Construction Company is less than the estimate for HVAC replacement at Phelps Control Center.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Mid Plains Construction Company, in the amount of \$184,300.00, for HVAC Replacement at Phelps Control Center, is hereby approved as the lowest responsible bid.

---

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-13

### **#2019-109 - Approving Bid Award - Transmission Line Work OPGW Upgrade**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# Council Agenda Memo

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

**Meeting:** March 26, 2019

**Subject:** Transmission Line Work OPGW Upgrade

**Presenter(s):** Tim Luchsinger, Utilities Director

## Background

The Grand Island Utilities Department utilizes a 115,000 Volt transmission loop around the City to connect the substations together as well as provide interconnections with Nebraska Public Power District (NPPD) in five locations.

In 1998, the shield wire on the transmission loop was replaced with a twelve fiber Optical Ground Wire (OPGW). This OPGW provides shielding and grounding for the transmission system as well as twelve fiber optic connections between substations and the Phelps Control Center. More recently, fibers have been used for additional City communications.

With the dramatic increase in data transfer requirements over the past decade, twelve fibers are no longer adequate. Current standard OPGW installations typically include, at a minimum, forty-eight fibers and commonly ninety-six fibers. It was decided by Department staff that upgrading the OPGW to ninety-six fibers was necessary to meet current and future needs.

## Discussion

The request for bids was advertised in accordance with City procurement requirements. Specifications were sent to five regional providers. Bids were publicly opened on March 14, 2019. Three bids were received as shown below:

Bidder	Amount	Exceptions
Watts Electric Company, Waverly, Nebraska	\$ 934,582.11	None
IES Commercial, Inc., Holdrege, Nebraska	\$ 962,615.00	None
Wolf Line Construction, Lexington, South Carolina	\$1,219,610.65	None



The engineer's estimate was \$750,000.00. Upon investigation into why the bids received were significantly higher than the engineer's estimate, it was discovered that budgetary pricing obtained prior to going out for bids was a labor price only. The following is the labor component of the bids:

<b>Bidder</b>	<b>Labor</b>	<b>Total Bid</b>	<b>% Labor</b>
Watts Electric Company	\$628,857.04	\$ 934,582.11	67.3%
IES Commercial, Inc.	\$672,586.00	\$ 962,615.00	69.9%
Wolf Line Construction	\$890,247.34	\$1,219,610.65	73.0%

The labor component of two out of the three bids received is below the engineer's estimate and two bids were very close to each other indicating that they are competitive.

### **Alternatives**

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

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

### **Recommendation**

City Administration recommends that the Council approve the bid for Transmission Line Work OPGW Upgrade to Watts Electric Company of Waverly, Nebraska, in the amount of \$934,582.11.

### **Sample Motion**

Move to approve the bid for Transmission Line Work OPGW Upgrade to Watts Electric Company of Waverly, Nebraska, in the amount of \$934,582.11.



Stacy Nonhof, Purchasing Agent

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Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** March 14, 2019 at 2:00 p.m.  
**FOR:** Transmission Line Work OPGW Upgrade  
**DEPARTMENT:** Utilities  
**ESTIMATE:** \$750,000.00  
**FUND/ACCOUNT:** 520  
**PUBLICATION DATE:** February 15, 2019  
**NO. POTENTIAL BIDDERS:** 5

**SUMMARY**

<b>Bidder:</b>	<u>Watts Electric Company</u> Waverly, NE	<u>IES Commercial, Inc.</u> Holdrege, NE
<b>Bid Security:</b>	Universal Surety Co.	Everest Reinsurance Co.
<b>Exceptions:</b>	None	None
<b>Bid Price:</b>	\$934,582.11	\$962,615.00.00

<b>Bidder:</b>	<u>Wolf Line Construction</u> Lexington, SC
<b>Bid Security:</b>	Cashier's Check
<b>Exceptions:</b>	None
<b>Bid Price:</b>	\$1,219,610.65

cc: Tim Luchsinger, Utilities Director  
Brent Clark, City Administrator  
Stacy Nonhof, Purchasing Agent

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

**P2113**

RESOLUTION 2019-109

WHEREAS, the City of Grand Island invited sealed bids for Transmission Line Work OPGW Upgrade, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on March 14, 2019, bids were received, opened and reviewed; and

WHEREAS, Watts Electric Company of Waverly, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$934,582.11, including Labor and Materials; and

WHEREAS, the bid of Watts Electric Company presented the lowest bid for Transmission Line Work OPGW Upgrade including Labor and Materials.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Watts Electric Company in the amount of \$934,582.11, for Transmission Line Work OPGW Upgrade, is hereby approved as the lowest responsible bid.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-14

**#2019-110 - Approving Repair of the Coal Unloading Chute at  
Platte Generating Station**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# Council Agenda Memo

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

**Meeting Date:** March 26, 2019

**Subject:** Platte Generating Station Coal Unloading Chute

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

## Background

On January 15, 2019, the coal unloading chute at Platte Generating Station had a cable break which allows the chute to move up and down. The chute was temporarily locked in place to allow personnel to unload the train and continue operation of the power plant. During further inspections, it was found that a section of the chute, including the cable and pulleys, had worn out and needs to be replaced. A budgetary proposal for this work was received from the Original Equipment Manufacturer (OEM) to replace the cable, pulleys, and chute sections.

The Platte Generating Station is going into an 18-day outage starting March 28, 2019. This would allow the chute to be repaired while the plant is shut down. The OEM is the only manufacturer that has the design drawings to manufacture the replacement chute piece in time to make the repairs during the outage. Another manufacturer would have to disassemble the chute to get the correct measurements extending the time to make the repairs. The disassembly and repair is estimated to take one week by the OEM. Each day the outage is extended would require the purchase of transmission and power at an additional cost estimate of \$18,000 a day above what Platte Generating Station can produce power. The coal unloading chute is also part of our air permit to minimize dust, it could cause a violation if the chute is not repaired as soon as possible.

## Discussion

To restore the coal unloading chute for use during the summer peak electrical season, the Utilities Department requests to use section 27-12 Sole Source Procurements of the Procurement Code. Bedeschi Mid-West Conveyor Company provided a bid of \$78,650.00.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that Council approve the bid from Bedeschi Mid-West Conveyor Company for \$78,650.00 to repair the coal unloading chute at Platte Generating Station.

## **Sample Motion**

Motion to approve the bid from Bedeschi Mid-West Conveyor Company for \$78,650.00 to repair the coal unloading chute at Platte Generating Station.



RESOLUTION 2019-110

WHEREAS, on January 15, 2019, the coal unloading chute at Platte Generating Station had a cable break, and this cable allows the chute to move up and down; and

WHEREAS, a temporary solution was found to allow personnel to unload the train and continue operation of the power plant; and

WHEREAS, upon further inspection, it was found that a section of the chute, including the cable and pulleys, had worn out and needs to be replaced; and

WHEREAS, Platte Generating Station will be going into a planned 18-day outage starting March 28, 2019, and the chute can be repaired during this time to avoid further outage; and

WHEREAS, to allow for repairs of the coal chute during the outage, the Utilities Department requests to use Section 27-12, Sole Source Procurements of the Procurement Code to allow for repairs during the planned outage schedule at a cost estimated to be \$78,650.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Utilities Department may use Section 27-12, Sole Source Procurements of the Procurement Code to allow for repairs to the coal chute at Platte Generating Station during the planned outage to avoid further outages.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-15

**#2019-111 - Approving Certificate of Final Completion for WAS  
Tank Blower Replacement; Project No. 2018-WWTP-1**

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



# Council Agenda Memo

**From:** Jon Menough PE, Wastewater Plant Engineer  
**Meeting:** March 26, 2019  
**Subject:** Approving Certificate of Final Completion for WAS Tank Blower Replacement; Project No. 2018-WWTP-1  
**Presenter(s):** John Collins PE, Public Works Director

## Background

The WAS Tank Blower Replacement; Project No. 2018-WWTP-1 allowed for removal and replacement of process aeration blowers, building ventilation, and an electrical and heating system. Andrews Electric Co., Inc. of Geneva, Nebraska was awarded the contract of such project on August 14, 2018, via Resolution No. 2018-233, in the amount of \$111,298.00.

## Discussion

The project was completed in accordance with the terms, conditions, and stipulations of the contract, plans and specifications. Construction was completed on budget, for a total cost of \$111,298.00. Additional project costs are shown below.

### ***ADDITIONAL COSTS***

The Grand Island Independent (City expense)	Advertising	\$ 125.31
City of Grand Island Public Works (City expense)	Engineering Services	\$ 8,705.04
<b>Additional Costs =</b>		<b>\$ 8,830.35</b>

## Alternatives

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

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

## **Recommendation**

City Administration recommends that the Council approve the Certificate of Final Completion for the WAS Tank Blower Replacement; Project No. 2018-WWTP-1.

## **Sample Motion**

Motion to approve the Certificate of Final Completion for the WAS Tank Blower Replacement; Project No. 2018-WWTP-1.

**ENGINEER'S CERTIFICATE OF FINAL COMPLETION**

WAS Tank Blower Replacement; Project No. 2018-WWTP-1  
 CITY OF GRAND ISLAND, NEBRASKA  
 March 26, 2019

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

This is to certify that WAS Tank Blower Replacement; Project No. 2018-WWTP-1 has been fully completed by Andrews Electric Co., Inc. of Geneva, Nebraska under the contract dated August 14, 2018. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provisions of Section 16-650 R.R.S., 1943.

Item No.	Description	Total Quantity	Unit	Unit Price	Total Cost
<b>Base Bid- William Street Paving Improvements; Project No. 2018-P-7</b>					
1	Mobilization/ Demobilization	1.00	LS	\$ 9,440.00	\$ 9,440.00
2	Blower and Existing Process Removals	1.00	LS	\$ 6,100.00	\$ 6,100.00
3	Temporary Air Blowers	2.00	EA	\$ 8,665.00	\$ 17,330.00
4	Install New Blowers	3.00	EA	\$ 11,111.00	\$ 33,333.00
5	Furnish New Ventilation	1.00	LS	\$ 6,480.00	\$ 6,480.00
6	Electrical/ Instrumentation & Control	1.00	LS	\$ 38,615.00	\$ 38,615.00
<b>Total Bid Section "B" =</b>					<b>\$111,298.00</b>

**Additional Costs:**

The Grand Island Independent (City expense)	Advertising	\$ 125.31
City of Grand Island Public Works (City expense)	Engineering Services	\$ 8,705.04
<b>Additional Costs =</b>		<b>\$ 8,830.35</b>

<b>Grand Total =</b>	<b>\$120,128.35</b>
----------------------	---------------------

I hereby recommend that the Engineer's Certificate of Final Completion for WAS Tank Blower Replacement; Project No. 2018-WWTP-1 be approved.

\_\_\_\_\_  
 John Collins – City Engineer/Public Works Director

\_\_\_\_\_  
 Roger G. Steele – Mayor

RESOLUTION 2019-111

WHEREAS, the City Engineer/Public Works Director issued a Certificate of Final Completion for the WAS Tank Blower Replacement; Project No. 2018-WWTP-1 certifying that Andrews Electric Co., Inc. of Geneva, Nebraska, under contract, has completed such project for the total construction amount of \$111,298.00; and

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

WHEREAS, additional project costs equate to \$8,830.35, as shown

**Additional Costs:**

The Grand Island Independent (City expense)	Advertising	\$ 125.31
City of Grand Island Public Works (City expense)	Engineering Services	\$ 8,705.04

**Additional Costs = \$ 8,830.35**

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Certificate of Final Completion for the WAS Tank Blower Replacement; Project No. 2018-WWTP-1 is hereby confirmed for the total amount of \$120,128.35.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 9, 2017	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-16

**#2019-112 - Approving Purchase of New Front-End Loader 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:** March 26, 2019

**Subject:** Approving Purchase of New Front-End Loader for the Streets Division of the Public Works Department

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

## Background

The Streets Division of the Public Works Department has budgeted funds for a new Front End Loader in the 2018/2019 fiscal year.

Unit 236, 2006 Case 621D Front End Loader, will be offered for trade-in. Unit 236 has over 3,300 hours and repair cost to purchase ratio of 0.48 and is currently used primarily for loading/unloading salt trucks at the West Yard. The new front end loader will be used daily as a front-line unit and the next oldest loader will be used at the west yard for loading/unloading salt and as a stand-by unit.

Another benefit of this trade will be the multi-purpose uses of the new loader; The existing Unit 236 is set up to attach to a bucket only but the Streets Division's other two loaders can attach to a bucket, vee plow, or snow heaver. The new loader will be set up to interchange with the currently owned attachments and if new attachments are purchased they will be interchangeable amongst all three loaders.

## Discussion

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. 032515-CAT awarded to Caterpillar, Inc.; with NMC of Omaha, NE assigned as our authorized dealer.

NMC has on-hand a new 2018 model 930M that will require only a few modifications to meet the City's requirements. Per the Sourcewell Contract No. 032515-CAT the price for the new 2018 CAT 930M Front End Loader, that meets the City's requirements, will be \$193,400.00. NMC is offering \$39,500.00 trade value for the 2006 Case 621D (Unit 236) for a net purchase price of \$153,900.00.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve the purchase of a 2018 CAT 930M from NMC of Omaha, NE for a net purchase price of \$153,900.00.

## **Sample Motion**

Motion to approve the purchase of a 2018 CAT 930M from NMC of Omaha, NE for a net purchase price of \$153,900.00.

## Wheel Loaders

# 926M, 930M, 938M



Engine Model*	Cat <sup>®</sup> C7.1 ACERT™	Cat C7.1 ACERT	Cat C7.1 ACERT
Maximum Rated Gross Power:	114 kW (153 hp)	122 kW (164 hp)	140 kW (188 hp)
ISO 14396	114 kW (155 hp)	122 kW (166 hp)	140 kW (190 hp)
ISO 14396 (DIN)	1.9-5.0 m <sup>3</sup> (2.5-6.5 yd <sup>3</sup> )	2.1-5.0 m <sup>3</sup> (2.7-6.5 yd <sup>3</sup> )	2.5-5.0 m <sup>3</sup> (3.3-6.5 yd <sup>3</sup> )
Bucket Capacity	7524 kg (16,587 lb)	8469 kg (18,670 lb)	10 028 kg (22,107 lb)
Full Turn Tip Load	13 050 kg (28,770 lb)	14 007 kg (30,879 lb)	16 427 kg (36,216 lb)
Operating Weight	*Engine meets U.S. EPA Tier 4 Final/EU Stage IV emission standards.		



RESOLUTION 2019-112

WHEREAS, Sourcewell, formerly known as the National Joint Powers Alliance, cooperative purchasing group was utilized to secure competitive bids for a New Front End Loader by the Streets Division of the Public Works Department; and

WHEREAS, Sourcewell Contract No. 032515-CAT was awarded to Caterpillar, Inc. and authorized NMC of Omaha, NE to offer said contract pricing to the City of Grand Island, Nebraska; and

WHEREAS, the Public Works Department has recommended the purchase of a 2018 CAT 930M Front End Loader from NMC of Omaha, NE for a purchase price of \$193,400.00 with a trade in allowance of \$39,500.00 for a net purchase price of \$153,900.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that a purchase order and subsequent payment for the 2018 CAT 930M Front End Loader from NMC of Omaha, NE is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

---

Roger G. Steele, Mayor

Attest:

---

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
March 22, 2019	☒ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-17

**#2019-113 - Approving Bid Award for Final Clarifier No. 3  
Renovation; Project No. WWTP-2019-2**

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

# Council Agenda Memo

**From:** Keith Kurz PE, Assistant Public Works Director

**Meeting:** March 26, 2019

**Subject:** Approving Bid Award for Final Clarifier No. 3 Renovation;  
Project No. WWTP-2019-2

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

## Background

On February 16, 2019 the Engineering Division of the Public Works Department advertised for bids for Final Clarifier No. 3 Renovation; Project No. WWTP-2019-2.

This project involves the renovation of Final Clarifier No. 3, which consists of labor and installation of parts procured, and painting of both existing and new clarifier components.

## Discussion

Three (3) bids were received and opened on March 12, 2019. The Engineering Division of the Public Works Department and the Purchasing Division of the City's Attorney's Office have reviewed the bids that were received. A summary of the bids is shown below.

<i>BIDDER</i>	<i>BID AMOUNT</i>
Fab Tech Wastewater Solutions, LLC of O'Fallon, MO	\$157,000.00
Diamond Engineering Co. of Grand Island, NE	\$191,000.00
Philip Carkoski Construction & Trenching of Loup City, NE	\$208,242.00

There are sufficient funds in Account No. 53030054-85213-53533 to fund this project.

## Alternatives

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

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

## **Recommendation**

City Administration recommends that the Council approve the bid award to Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in the amount of \$157,000.00.

## **Sample Motion**

Motion to approve the bid award.



Stacy Nonhof, Purchasing Agent

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**BID OPENING**

**BID OPENING DATE:** March 12, 2019 at 2:15 p.m.  
**FOR:** Final Clarifier No. 3 Renovation; Project No. WWTP-2019-2  
**DEPARTMENT:** Public Works  
**ESTIMATE:** \$350,000.00  
**FUND/ACCOUNT:** 53030054-85213-53533  
**PUBLICATION DATE:** February 16, 2019  
**NO. POTENTIAL BIDDERS:** 9

**SUMMARY**

<b>Bidder:</b>	<b><u>Fab Tech Wastewater Solutions, LLC</u></b> O'Fallon, MO	<b><u>Philip Carkoski Construction &amp; Trenching</u></b> Loup City, NE
<b>Bid Security:</b>	Employers Mutual Casualty Co.	Farmington Casualty Co.
<b>Exceptions:</b>	Noted	None
<b>Bid Price:</b>	\$149,000.00	\$208,242.00

<b>Bidder:</b>	<b><u>Diamond Engineering Co.</u></b> Grand Island, NE
<b>Bid Security:</b>	Universal Surety Co.
<b>Exceptions:</b>	None
<b>Bid Price:</b>	\$191,000.00

cc: John Collins, Public Works Director  
Brent Clark, City Administrator  
Stacy Nonhof, Purchasing Agent

Catrina DeLosh, PW Admin. Assist.  
Patrick Brown, Finance Director  
Tara Bevard, WW Engineer I

**P2114**

## CONTRACT AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between **FAB TECH WASTEWATER SOLUTIONS, LLC**, hereinafter called the Contractor, and the City of Grand Island, Nebraska, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for bids to be published, for construction of **FINAL CLARIFIER NO. 3 RENOVATION; PROJECT NO. WWTP-2019-2**; and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined, and canvassed the proposals submitted, and has determined the aforesaid Contractor to be the lowest responsive bidder, and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's bid, a copy thereof being attached to and made a part of this contract;

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties have agreed and hereby agree, the City for itself and its successors, and the Contractor for itself or themselves, and its or their successors, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, superintendence, transportation, and other construction materials, services and facilities; (b) furnish, as agent for the City, all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work; (c) provide and perform all necessary labor; and (d) in a good substantial and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the contract documents as listed in the attached General Specifications, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein, perform, execute, construct and complete all work included in and covered by the City's official award of this contract to the said Contractor, such award being based on the acceptance by the City of the Contractor's bid;

ARTICLE II. That the City shall pay to the contractor for the performance of the work embraced in this contract and the contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of **ONE HUNDRED FIFTY SEVEN THOUSAND AND 00/100 (\$157,000.00)** for all services, materials, and work covered by and included in the contract award and designated in the foregoing Article I; payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

ARTICLE III. The contractor hereby agrees to act as agent for the City in purchasing materials and supplies for the City for this project. The City shall be obligated to the vendor of the materials and supplies for the purchase price, but the contractor shall handle all payments hereunder on behalf of the City. The vendor shall make demand or claim for payment of the purchase price from the City by submitting an invoice to the contractor. Title to all materials and supplies purchased hereunder shall vest in the City directly from the vendor. Regardless of the method of payment, title shall vest immediately in the City. The contractor shall not acquire title to any materials and supplies incorporated into the project. All invoices shall bear the contractor's name as agent for the City. This paragraph will apply only to these materials and supplies actually incorporated into and becoming a part of the finished product of **FINAL CLARIFIER NO. 3 RENOVATION; PROJECT NO. WWTP-2019-2**.

ARTICLE IV. That the contractor shall start work as soon as possible after the contract is signed and the required bond is approved. The work shall have a substantial completion date of **September 16, 2019**. Substantial completion shall be defined as Clarifier No. 3 in full operation. Final completion of the work; including site clean-up shall be **October 15, 2019**.

ARTICLE V. It is understood and agreed that time is the essence of the contract. Should the Contractor fail to perform the work within the period of time stipulated in the Contract Agreement, the Contractor shall pay to the City, as liquidated damages and not as a penalty, **\$500.00 per calendar day** of default unless extensions of time granted by the City specifically provide for the waiving of liquidated damages. The City shall have the right to

deduct the liquidated damages from any moneys in its hands, otherwise due, or to become due, to the Contractor, or to sue for and recover compensation for damages for non-performance of this contract within the time stipulated.

ARTICLE VI. Contractor will sandblast and paint according to the Special Provisions at their offsite facility in O'Fallon, Missouri. Contractor must supply sandblasting and painting inspection reports and pictures throughout the process and allow for a City representative to perform an onsite inspection at an agreed upon date and time.

ARTICLE VII. The City of Grand Island, Nebraska operates on a fiscal year beginning October 1st and ending on the following September 30th. It is understood and agreed that any portion of this agreement which will be performed in a future fiscal year is contingent upon the City Council adopting budget statements and appropriations sufficient to fund such performance.

ARTICLE VIII. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska.

ARTICLE IX. During the performance of this contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis of race, color, religion, sex, national origin, age or disability and to comply at all times with all applicable state and federal civil rights acts and executive orders of the President of the United States.

ARTICLE X. Every public contractor and their subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

ARTICLE XI. City Code states that it is unethical for any person to offer, give or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefore. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

ARTICLE XII. The City reserves the right to terminate this contract at any time upon sixty (60) days notice. If the contract is terminated, the contractor will be compensated for any services, not in dispute, rendered to date of termination.

ARTICLE XIII. FAIR EMPLOYMENT PRACTICES: Each proposer agrees that they will not discriminate against any employee or applicant for employment because of age, race, color, religious creed, ancestry, handicap, sex or political affiliation.

ARTICLE XIII. LB 403: Every public consultant and his, her or its subcontractors who are awarded an agreement by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

IN WITNESS WHEREOF, the parties hereto have executed this Contract Agreement as of the date and year first above written.

**FAB TECH WASTEWATER SOLUTIONS, LLC**

By \_\_\_\_\_

Date \_\_\_\_\_

Title \_\_\_\_\_

CITY OF GRAND ISLAND, NEBRASKA,

By \_\_\_\_\_

Date \_\_\_\_\_

Mayor

Attest: \_\_\_\_\_

City Clerk

The contract and bond are in due form according to law and are hereby approved.

\_\_\_\_\_

Date \_\_\_\_\_

Attorney for the City



## APPENDIX A – TITLE VI NON-DISCRIMINATION -

During the performance of this agreement, the consultant, for itself, its assignees and successors in interest (hereinafter referred to as the "consultant") agrees as follows:

- (1) **Compliance with Regulations:** The consultant shall comply with the Regulation relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, and the Federal Highway Administration (hereinafter "FHWA") Title 23, Code of Federal Regulations, Part 200 as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this agreement.
- (2) **Nondiscrimination:** The Consultant, with regard to the work performed by it during the agreement, shall not discriminate on the grounds of race, color, or national origin, sex, age, and disability/handicap in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The consultant shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR, section 21.5 of the Regulations, including employment practices when the agreement covers a program set forth in Appendix B of the Regulations.
- (3) **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the consultant for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor supplier shall be notified by the consultant of the consultant's obligations under this agreement and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin, sex, age, and disability/handicap.
- (4) **Information and Reports:** The consultant shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Grand Island or the FHWA to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a consultant is in the exclusive possession of another who fails or refuses to furnish this information the consultant shall so certify to the City of Grand Island, or the FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
- (5) **Sanctions for Noncompliance:** In the event of the consultant's noncompliance with the nondiscrimination provisions of this agreement, the City of Grand Island shall impose such agreement sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
  - (a.) withholding of payments to the consultant under the agreement until the consultant complies, and/or
  - (b.) cancellation, termination or suspension of the agreement, in whole or in part.
- (6) **Incorporation of Provisions:** The consultant shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The consultant shall take such action with respect to any subcontract or procurement as the City of Grand Island or the FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the consultant may request the City of Grand Island to enter into such litigation to protect the interests of the City of Grand Island, and, in addition, the consultant may request the United States to enter into such litigation to protect the interests of the United States.

RESOLUTION 2019-113

WHEREAS, the City of Grand Island invited sealed bids for Final Clarifier No. 3 Renovation; Project No. WWTP-2019-2, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on March 12, 2019 bids were received, opened, and reviewed; and

WHEREAS, Fab Tech Wastewater Solution, LLC of O'Fallon, Missouri submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$157,000.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in the amount of \$157,000.00 for Final Clarifier No. 3 Renovation; Project No. WWTP-2019-1 is hereby approved as the lowest responsible bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-18

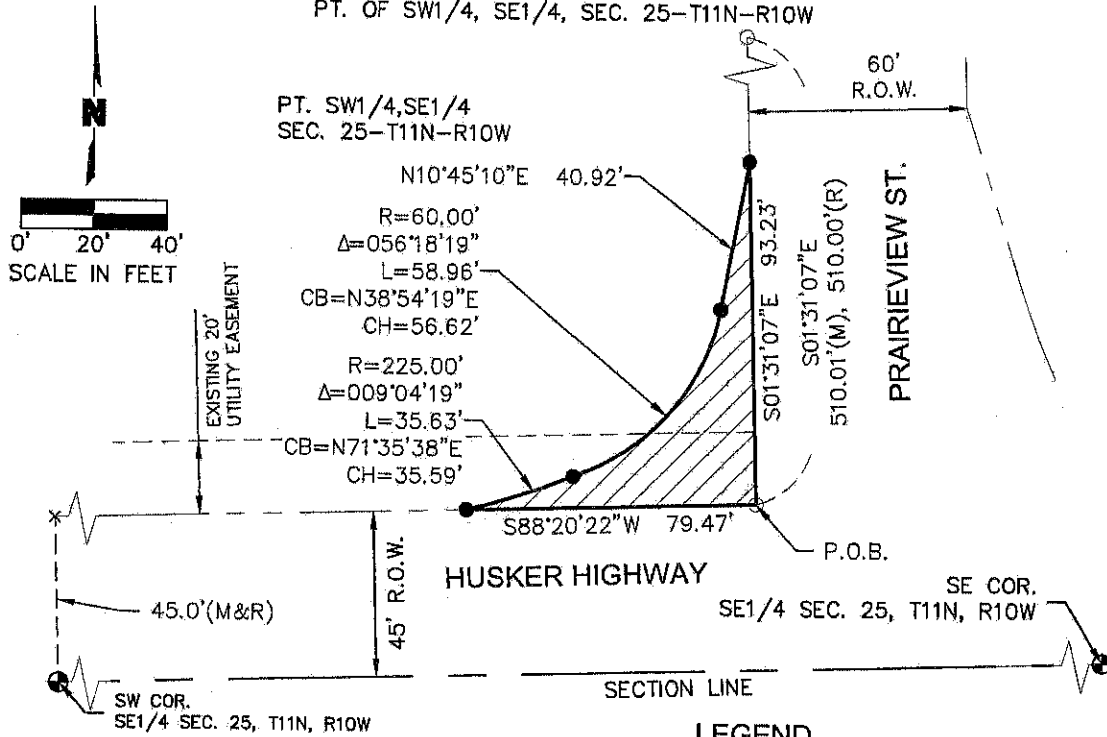
**#2019-114 - Approving Acquisition of Public Right-of-Way in  
Section 25, Township 11, Range 10 (Parcel No. 400201089- Schoel)**

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

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

# SURVEY RECORD

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
PT. OF SW1/4, SE1/4, SEC. 25-T11N-R10W



### LEGEND

- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- NEW RIGHT OF WAY

### SECTION CORNER TIES

#### SOUTHWEST COR. SE1/4, SECTION 25, T11N, R10W

FOUND 1" VALVE CAP,  $\pm 0.4"$  BELOW ASPHALT  
NNW 43.41' TO SOUTH NUT OF FIRE HYDRANT  
(AMERICAN DARLING 1996)  
NW 51.11' TO EXISTING NAIL IN POWER POLE  
SW 46.47' TO EXISTING NAIL IN FENCE POST  
S 43.05' TO EXISTING NAIL IN FENCE POST  
SE 56.49' TO PK NAIL W/WASHER STAMPED  
LS-458 ON FENCE POST

#### SOUTHEAST COR. SE1/4, SECTION 25, T11N, R10W

FOUND BRASS CAP  
NE 91.38' TO CHISELED "X" IN SIGNAL POLE BASE  
E 39.56' TO CHISELED "X" IN NOSE OF ISLAND  
SE 114.98' TO CHISELED "X" IN SOUTH END OF  
CONCRETE HEADWALL  
SW 125.41' TO CHISELED "X" IN SOUTH END OF  
CONCRETE HEADWALL

### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 1D WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF PRAIRIEVIEW STREET AND THE NORTH R.O.W. LINE OF HUSKER HIGHWAY AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°20'22"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 79.47 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 09°04'19", AN ARC LENGTH OF 35.63 FEET AND A CHORD BEARING N71°35'38"E FOR A DISTANCE OF 35.59 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 56°18'19", AN ARC LENGTH OF 58.96 FEET AND A CHORD BEARING N38°54'19"E FOR A DISTANCE OF 56.62 FEET; THENCE N10°45'10"E A DISTANCE OF 40.92 FEET TO A POINT ON THE WEST R.O.W. LINE OF PRAIRIEVIEW STREET; THENCE S01°31'07"E ALONG SAID WEST R.O.W. LINE A DISTANCE OF 93.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1690 SQUARE FEET MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION.

USER: zloomis  
 DWG: F:\2016\1001-1500\016-1176\40-Design\AutoCAD\Final Plans\Sheets\PRIN\ROW & Easements\C\_ROS\_61176.dwg  
 DATE: Aug 29, 2018 11:53am  
 XREFS: C\_RWAY\_61176 V\_XTP0\_61176

JAI JASON ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630  
 DATE: 8/23/18

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

RESOLUTION 2019-114

WHEREAS, public right-of-way is being dedicated for development of the Grand Island Regional Hospital to allow public access to the area, described as follows:

Jerome K. Schoel- Parcel No. 400201089

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4, SE 1/4) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF PRAIRIEVIEW STREET AND THE NORTH R.O.W. LINE OF HUSKER HIGHWAY AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°20'22"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 79.47 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 09°04'19", AN ARC LENGTH OF 35.63 FEET AND A CHORD BEARING N71°35'38"E FOR A DISTANCE OF 35.59 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 56°18'19", AN ARC LENGTH OF 58.96 FEET AND A CHORD BEARING N38°54'19"E FOR A DISTANCE OF 56.62 FEET; THENCE N10°45'10"E A DISTANCE OF 40.92 FEET TO A POINT ON THE WEST R.O.W. LINE OF PRAIRIEVIEW STREET; THENCE S01°31'07"E ALONG SAID WEST R.O.W. LINE A DISTANCE OF 93.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1690 SQUARE FEET MORE OR LESS.

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to enter into the Agreement for the public right-of-way on the above described tract of land.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form    ☐ \_\_\_\_\_  
March 22, 2019            ☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-19

**#2019-115 - Approving Purchase of a New Bucket Truck/Sign 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:** March 26, 2019

**Subject:** Approving Purchase of a new Bucket Truck/Sign Truck for the Streets Division of the Public Works Department

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

## Background

The Streets Division of the Public Works Department has budgeted funds for a new Bucket Truck/Sign Truck in the 2018/2019 fiscal year.

The Streets Division performs a variety of work on traffic control signs, street name signs, overhead street name signs, downtown flags, and banners. The location of this work typically requires the reach and height of a bucket truck. The new bucket truck was specified to provide safety features and components, such as an insulated boom, that would allow the Streets Division to use it as a back-up traffic signal bucket truck.

The new bucket truck will replace Unit 212, a 1999 GMC C3500 with Aftel Armlift body, which has approximately 11,700 hours and a repair cost to purchase price ratio of 1.26. Unit 212 will be offered to all other City Divisions and if there is no interest then it will be sold as surplus at an on-line auction site.

## Discussion

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 Contract No. 012418-ALT awarded to Altec Industries, Inc.

Public Works staff is recommending the purchase of a 2019 Altec AT37G Bucket Truck/Sign Truck from Altec Industries, Inc. in the amount of \$134,814.00.



## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve the purchase of a 2019 Altec AT37G Bucket Truck/Sign Truck from Altec Industries, Inc. in the amount of \$134,814.00.

## **Sample Motion**

Motion to approve the purchase of a 2019 Altec AT37G Bucket Truck/Sign Truck from Altec Industries, Inc. in the amount of \$134,814.00.



RESOLUTION 2019-115

WHEREAS, Sourcewell, formerly known as the National Joint Powers Alliance, cooperative purchasing group was utilized to secure competitive bids for a new Bucket Truck by the Streets Division of the Public Works Department; and

WHEREAS, Sourcewell Contract No. 012418-ALT was awarded to Altec Industries, Inc.; and

WHEREAS, the Public Works Department has recommended the purchase of a 2019 Altec AT37G Bucket Truck/Sign Truck from Altec Industries, Inc. for a purchase price of \$134,814.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that a purchase order and subsequent payment for the 2019 Altec AT37G Bucket Truck from Altec Industries, Inc. is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-20

### **#2019-116 - Approving Purchase of Golf Cars for Heartland Public Shooting Park**

Staff Contact: Todd McCoy, Parks & Recreation Director

# Council Agenda Memo

**From:** Todd McCoy, Parks and Recreation Director

**Meeting:** March 26, 2019

**Subject:** Purchase of Twenty (20) Golf Cars for use at the Heartland Public Shooting Park

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

## Background

The Shooting Park Division budgeted \$75,000.00 this year to purchase additional golf cars. The golf cars are necessary as the existing cars have become less dependable or non-operable. The new golf cars will provide additional years of service and increase the potential for rental revenue for the Heartland Public Shooting Park operation.

## Discussion

On January 29, 2019 the Shooting Park Division requested bids for twenty (20) Yamaha EFI Gas Golf Cars. One bid was received.

Masek Golf Car Company of Gering, Nebraska submitted the lone total bid with two options.

<u>Description</u>	<u>Make/Model</u>	<u>Unit Cost</u>	<u>Total Price</u>
Twenty (20) 2015 year	Yamaha YDRA EFI	\$3,945.00	\$78,900.00
Twenty (20) 2016 year	Yamaha YDRA EFI	\$4,095.00	\$81,900.00

Staff recommends accepting the Masek Golf Car Company bid in the amount of \$81,900.00 with allowance for \$5,900.00 of trade-in for a total purchase amount of \$76,000.00. The purchase will be funded from capital account 410044401-85615.

## Alternatives

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

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

### **Recommendation**

City Administration recommends that the Council approve the purchase of twenty (20) used Yamaha 2016 Golf Cars from Masek Golf Car Company of Gering, Nebraska. The total purchase price minus trade is \$76,000.00.

### **Sample Motion**

Motion to approve the purchase of twenty (20) golf cars for Heartland Public Shooting Park.



Stacy Nonhof, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** February 19, 2019 at 2:15 p.m.  
**FOR:** (20) 2016-18 Model Yamaha YDRA EFI Gas Golf Cars  
**DEPARTMENT:** Parks & Recreation  
**ESTIMATE:** \$75,000.00  
**FUND/ACCOUNT:** 41044401-85615  
**PUBLICATION DATE:** January 29, 2019  
**NO. POTENTIAL BIDDERS:** 4

**SUMMARY**

**Bidder:** Masek Golf Car Company  
Gering, NE  
**Exceptions:** None  
**Bid Price:** \$81,900.00  
**Alternate Bid:** \$78,900.00

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

Patti Buettner, Parks Admin. Assist.  
Patrick Brown, Finance Director  
Bill Starkey, HPSP Supt.

**P2106G**

**BID FORM**  
**CITY OF GRAND ISLAND, NEBRASKA**  
 (All bids must be submitted on this form)

TO THE CITY COUNCIL  
 CITY OF GRAND ISLAND  
 GRAND ISLAND, NE

The undersigned bidder, having examined all specifications and other bidding documents, and all addenda thereto, and being acquainted with and fully understanding all conditions relative to the furnishing of the specified equipment to the City of Grand Island, NE, hereby proposes to furnish and deliver such equipment FOB Grand Island, NE, at the following price:

**ITEM DESCRIPTION**

	<u>UNIT COST</u>	<u>* TOTAL COST</u>
Total Base Bid:		
Twenty (20) each 2016-18 year Yamaha YDRA EFI Gas Golf Cars	\$ 4,095	\$ 81,900

\* The City of Grand Island does not pay sales tax; do not include sales tax in your pricing.

If awarded the bid, the undersigned bidder agrees to deliver the specified golf cars within  
30 days or by \_\_\_\_\_ . (delivery date)

Terms will be Net 30 unless otherwise stated by bidder.

The equipment warranty is as follows: One year of the four year factory remains in effect.  
 Expires February 28, 2020.

Bidder acknowledges that Addenda Number(s) 0 were received and considered in Bid preparation.

Attached to the bid is all supplementary information and affidavits necessary to complete bid evaluation.

The City reserves the right to accept or reject any or all bids, and to waive any informalities and to enter into such contract as it shall deem to be in the City's best interest.

**Please send one (1) original and one (1) copy of bid form.**

MASEK GOLF CAR COMPANY FEBRUARY 8, 2019

Bidder Company Name Date

425 M STREET GERING, NE 69341

Company Address

JUSTIN ALLRED 

Name of Person Completing Bid (please print) / Signature

(308) 436-2100 / (308) 436-2800  
 Telephone Number Fax Number

**NOTE:** Any exceptions to specifications must be noted in the space provided on page one of General Specifications.



425 M. St. Gering, NE 69341 Local: (308) 436-2100 Fax: (308) 436-2800 [www.masekgolfcars.com](http://www.masekgolfcars.com)

"Largest Golf Car Distributor in the United States"

**YAMAHA GOLF CAR BID FOR:  
Twenty (20) 2016-18 model Yamaha YDRA EFI Gas Golf Cars**

For: City of Grand Island  
Heartland Public Shooting Park  
100 East First Street  
Grand Island, NE 68802

February 8, 2019

Proposal Type and Terms:

Straight purchase of 2016 Yamaha EFI gas golf cars.

Description of Yamaha Golf Cars and included equipment:

Twenty (20) 2016 EFI gas golf cars Tanzanite Blue in color equipped with rain-drain top, rear facing flip seat, front cargo basket and two fleet numbers per car.

Pricing:

\$81,900 (\$4,095 x 20)

Delivery:

We can deliver the 2016 EFI's in about 30 days from the time of signed order. Delivery to the Shooting Park is included in the price.

Warranty:

One year of Yamaha's famous four year factory warranty remains on the 2016 EFI's. This 4<sup>th</sup> year warranty expires February 28, 2020. A copy of the warranty statement from 2016 is attached to the bid.

Thank you for the opportunity to be of service to you with YAMAHA, the world's finest golf cars and utility vehicles!

  
Justin Alfred

Sales Manager  
Masek Golf Car Company  
425 M St. Gering, NE 69341  
Office: 800.800.8987 ext. 102  
Cell: 308.765.2836  
[justin@masek.com](mailto:justin@masek.com)



Cc: Joe Masek, Greg Spence

File: Heartland Shooting Park 16EFI prop.2-8-19



425 M. St. Gering, NE 69341 Local: (308) 436-2100 Fax: (308) 436-2800 [www.masekgolfcars.com](http://www.masekgolfcars.com)

**"Largest Golf Car Distributor in the United States"**

**TRADE OFFER and ADDITIONAL CONSIDERATIONS WITH BID:  
Twenty (20) 2016-18 model Yamaha YDRA EFI Gas Golf Cars**

For: City of Grand Island  
Heartland Public Shooting Park  
100 East First Street  
Grand Island, NE 68802

February 8, 2019

Trade Offer:

Masek's is offering to trade for any running and non-running golf car type units that Heartland Shooting Park is currently using. The values are as follows:

\$550 per unit

For: complete good running condition units with no major collision or abuse damage and no major engine or clutch noise.

\$250 per unit

For: non-running units in complete condition with 4 tires and wheels, seats, engine, clutches, transaxle and other major components still on the car.

\$75 per unit

For: non-running and incomplete units.

These values would be taken directly off of our quoted bid pricing and would be picked up at the time of delivery of newer units.

Additional Considerations:

The Heartland Public Shooting Park personnel are invited and encouraged to attend the free factory service school held in four locations around our territory each spring. This year we will have one at Riverside Golf Club in Grand Island, NE on February 26, 2018. A signup sheet is attached to the bid.

Justin Allred

Sales Manager  
Masek Golf Car Company  
425 M St. Gering, NE 69341  
Office: 800.800.8987 ext. 102  
Cell: 308.765.2836  
[justin@masek.com](mailto:justin@masek.com)



Cc: Joe Masek, Greg Spence

File: Heartland Shooting Park trade letter.2-8-19





425 M. St. Gering, NE 69341 Local: (308) 436-2100 Fax: (308) 436-2800 [www.masekgolfcars.com](http://www.masekgolfcars.com)

**"Largest Golf Car Distributor in the United States"**

SERIAL NUMBERS FOR BID:

**Twenty (20) 2016-18 model Yamaha YDRA EFI Gas Golf Cars**

For: City of Grand Island  
Heartland Public Shooting Park  
100 East First Street  
Grand Island, NE 68802

February 8, 2019

**2016 YAMAHA EFI TANAZANITE BLUE**

- JC2-302802
- JC2-302803
- JC2-302891
- JC2-303801
- JC2-303802
- JC2-303812
- JC2-303822
- JC2-303829
- JC2-303831
- JC2-303833
- JC2-303853
- JC2-303863
- JC2-303868
- JC2-303875
- JC2-303877
- JC2-303878
- JC2-303879
- JC2-303880
- JC2-303903
- JC2-303913

These twenty (20) units are available now in Masek's Gering warehouse. If upon inspection one of these units does not pass we are able to replace it with another 2016 EFI Tanzanite Blue.

File: Heartland Shooting Park 16EFI serial list 2-8-19



425 M. St. Gering, NE 69341 Local: (308) 436-2100 Fax: (308) 436-2800 [www.masekgolfcars.com](http://www.masekgolfcars.com)

*"Largest Golf Car Distributor in the United States"*

February 8, 2019

## Company Profile

Masek Golf Car Company is subsidiary of Masek Distributing Inc. We're situated in a small town in western Nebraska. Masek Distributing has proudly been in business since 1930. Masek Golf Car Company has been a Yamaha Golf Car distributor since 1993. We currently have 21 employees.

For more information, please visit us on the web at:

[www.masekgolfcar.com](http://www.masekgolfcar.com)

### Our Team

President: Joe Masek

General Manager: Laura Goss

Sales Manager: Justin Allred

District Sales Manager—Kansas City: Greg Spence, PGA

Golf Car Service Representative: Adam Kampbell

Parts Manager: Brian Fulk

Warranty Manager—Technical Support: Troy Hass

Inventory Controller—Sales: Michelle Hamann

Accounts Payable/Receivable: Cherie Ruffing

Sr. Shop Manager: George Kaufman

Shop Manager: Dustin Fulk

### Home Office

Masek Golf Car Company  
425 M Street  
Gering, NE 69341  
(800) 800-8987



YAMAHA GOLF-CAR COMPANY

**LIMITED 4-YEAR GOLF CAR LIMITED WARRANTY**

Yamaha Golf-Car Company hereby warrants that any new YDRA gas or YDRE electric Yamaha golf car purchased from an authorized Yamaha golf car dealer in the United States will be free from defects in material and workmanship for FOUR years from date of purchase, subject to the stated limitations.

**DURING THE PERIOD OF WARRANTY** any authorized Yamaha golf car dealer will, free of charge, repair or replace, at Yamaha's option, any part adjudged defective by Yamaha due to faulty workmanship or material from the factory. Parts used in warranty repairs will be warranted for the balance of the vehicle's warranty period. All parts replaced under warranty become property of Yamaha Golf-Car Company.

**GENERAL EXCLUSIONS** from this warranty shall include any failures caused by:

- a. Abnormal strain, neglect, or abuse, including lack of proper maintenance, and use contrary to the Owner's/Operator's Manual instructions.
- b. Accident or collision damage.
- c. Installation of parts or accessories that are not original equipment.
- d. Fading, rust, or deterioration due to exposure or ordinary wear and tear.
- e. Modifications or alterations that affect the car's condition, operation, performance, or durability, or which makes the car serve a purpose other than use as a two-person, golf course vehicle.
- f. Damage due to improper transportation.
- g. Acts of God, i.e. lightning, hail damage, flooding, fire, etc.

**WARRANTY COVERAGE:**

- Year 1:** The first year of warranty shall cover the entire vehicle except for the Specific Exclusions below.
- Year 2:** The second year exclusions are the YDRA battery, body parts, seats, mats, bumper assembly, bag carrier, scorecard holder, trim, and the Specific Exclusions below.
- Year 3:** The third year exclusions include the second year exclusions, plus the control cables and electrical system (except electronic speed controller, battery charger, and electric motor), and the Specific Exclusions below.
- Year 4:** The fourth year of the warranty covers only the electric motor, speed controller, battery charger, and transaxle on the YDRE and the engine, clutch system (except drive belt), and transaxle on the YDRA.

EXPIRES FEBRUARY 28, 2020

**SPECIFIC EXCLUSIONS:** Specific exclusions from this warranty shall include the following:

- Electric car batteries, which are covered under a separate warranty.
- Any parts replaced due to normal wear or routine maintenance, including oil and air filter elements, tire wear, spark plugs, starter and clutch drive belts.
- Any charges incurred in transporting a golf car or charger to and from an authorized Yamaha golf car dealer for service or in performing field service are also excluded from this warranty.
- Gasoline powered golf car starting batteries on vehicles equipped with a golf course GPS device, or any other device with a parasitic current draw, unless the vehicle is equipped from the factory with an optional deep cycle starting battery.

**THE CUSTOMER'S RESPONSIBILITY** under this warranty shall be to:

1. Operate and maintain the golf car and charger as specified in the appropriate Owner's/Operator's Manual;
2. Give notice to an authorized Yamaha golf car dealer of any and all apparent defects within ten (10) days after discovery, and make the vehicle or charger available at that time for inspection and repairs by the dealer's authorized representative.

**WARRANTY TRANSFER:** Any transfer of warranty must take place within the first three years of the original in-service date of the vehicle. The vehicle must be re-registered by an authorized Yamaha Golf-Car Dealer within 30 days of transfer. A fee may be charged for the transfer of the warranty.

**YAMAHA GOLF-CAR COMPANY MAKES NO OTHER WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEED THE OBLIGATIONS AND TIME LIMITS STATED IN THIS WARRANTY ARE HEREBY DISCLAIMED BY YAMAHA GOLF-CAR COMPANY AND EXCLUDED FROM THIS WARRANTY.**

**SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. ALSO EXCLUDED FROM THIS WARRANTY IS ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING LOSS OF USE. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE EXCLUSION MAY NOT APPLY TO YOU.**

**THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS, WHICH VARY, FROM STATE TO STATE.**

Yamaha Motor Corporation, USA, KENNESAW, GEORGIA 30144

EFFECTIVE DATE: 6/1/15

LIT-13710-01-15

RESOLUTION 2019-116

WHEREAS, the City of Grand Island invited sealed bids for twenty (20) 2016-18 Model Yamaha YDRA EFI Gas Golf Cars for the Heartland Public Shooting Park, according to plans and specifications on file with the Parks and Recreation Department; and

WHEREAS, on February 19, 2019, one (1) bid was received, opened and reviewed; and

WHEREAS, Masek Golf Car Co. from Gering, Nebraska submitted a bid in accordance with the terms of the advertisement of bids, plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$81,900.00 with an allowance for a \$5,900.00 trade-in for a final purchase amount of \$76,000.00; and

WHEREAS, funding for such equipment is provided in the 2018-2019 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Masek Golf Car Co. from Gering, Nebraska in the final amount of \$76,000.00 for twenty (20) 2016 Model Yamaha YDRA EFI Gas Golf Cars for the Heartland Public Shooting Park is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-21

**#2019-117 - Approving Resurface of Stolley Park Tennis Court and Convert for Pickleball**

Staff Contact: Todd McCoy, Parks & Recreation Director

# Council Agenda Memo

**From:** Todd McCoy, Parks and Recreation Director

**Meeting:** March 26, 2019

**Subject:** Approve Converting Two (2) Tennis Courts to Six (6) Pickleball Courts in Stolley Park

**Presenter(s):** Todd McCoy

## Background

In 1974 the City of Grand Island took ownership of Stolley State Park. Today, Stolley is one of Grand Island most popular parks. Stolley Park offers a wading pool, playground equipment, disc golf, train rides, tennis courts, horseshoe pits, basketball courts, ball fields, picnic areas, and more. Stolley is home to numerous community events such as corporate picnics, Art in the Park, car shows, and more.

In 2015 the City partnered with the Grand Island Tennis Association to build four new tennis courts at Ryder Park. The plan at the time was to make Ryder the city's primary tennis center and potentially repurpose other existing park tennis courts in the future

In recent years pickleball has become a favorite sport for many Grand Island residents. Lines were painted at Stolley and Pier Park tennis courts last year to accommodate portable nets.

Because the demand of pickleball continues to grow, the Parks and Recreation Department is recommending converting the two (2) outdated tennis courts in Stolley Park to six (6) new pickleball courts. The project will include resurfacing, new lines, fence, and permanent nets.



## **Discussion**

On February 24, 2019 the Parks and Recreation Department advertised a Request for Proposal (RFP) to Convert Two (2) Tennis Courts to Six (6) Pickleball Courts. Four firms responded to the RFP.

- American Fence of Grand Island, Nebraska
- Pro Track & Tennis, Inc. of Omaha, Nebraska
- Tennis Courts Unlimited, Inc., of Nebraska City, Nebraska
- Advanced Athletic Surfaces, LLC, of Woodstock, Georgia

Advanced Athletic Surfaces, LLC, of Woodstock, Georgia is recommended by staff because of their best overall experience, approach, warranty, and price. Advanced Athletic Surfaces agrees to provide the service for a contract amount of \$25,980.00.

The project will be paid with Food and Beverage Tax 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 City Council hire Advanced Athletic Surfaces, LLC, of Woodstock, Georgia to Convert Two (2) Tennis Courts to Six (6) Pickleball Courts in Stolley Park.

## **Sample Motion**

Motion to approve hiring Advanced Athletic Surfaces to convert the Stolley tennis courts to pickleball courts in the amount of \$25,980.00.



## Advanced Athletic Surfaces, LLC

850 Paden Street, #8114  
Woodstock, GA 30909  
(706) 834-9781

March 11th, 2019

### Proposal

Ms. RaNae Edwards  
City Clerk  
City of Grand Island  
100 E. First St.  
Grand Island, NE 68801

Ms. Edwards,  
Advanced Athletic Surfaces(AAS) is pleased to offer a proposal for all labor, equipment and materials related to the conversion of two tennis courts to six pickleball courts at Stolley Park. The scope of work will be performed as follows, in this order:

- Clean and prepare courts thru pressure washing, power blowing, hand scraping and application of cleaning solutions as necessary for proper adherence of coatings.
- Install new fencing as specified.
- Install new net post sleeves(12) for the six pickleball courts.
- Fill and sand as necessary any depressions in court and repair areas around new fence posts and net sleeves with ACRYTECH Crack and Leveling Compound to remove standing water spots and fill cracks and level all surfaces in preparation.
- Apply ACRYTECH resurfacer to all surfaces as a base coat.
- Apply 2 finish coats of ACRYTECH Acrylic Color System to all surfaces. Two colors may be chosen for court layout.
- Stripe courts with ACRYTECH white line paint for standard pickleball lines.

AAS guarantees all work to be free from defects in materials and workmanship for two years. (Note - no warranty on structural cracks in the existing pad returning.)

The work schedule will be: mobilization - 1 day; cleaning/prep work - 2 days; fencing and net post installation - 3 days; leveling and crack fill - 1 day; application of coatings - 3 days; striping - 2 days; clean up - 1 day.

**Price: \$25,980.00**

Respectfully submitted,  
Wayne Hawkins  
Advanced Athletic Surfaces  
706-399 - 1586; whawkins13@bellsouth.net  
[www.aascourts.com](http://www.aascourts.com)

**Advanced Athletic Surfaces, LLC**  
**850 Paden St., Unit 8114**  
**Woodstock GA 30188**

**Qualifications**

In business since 2011; Constructed, repaired and resurfaced over 500 courts in 15 states; member of American Sports Builders Association; certified installer thru ACRYTECH sports coatings system.

**References**

Johns Creek GA Recreation and Parks Dept.  
Converted 2 tennis courts into 4 pickleball courts  
Completed February 2019  
Contact: Robbie Newton 678-512-3200

Fortd County Parks - Sugarland TX  
Resurfaced 6 courts  
Completed in 2016-2018  
Contact: Mike Davis 281-835-9419

USAA Recreation Center - San Antonio TX  
10 courts resurfaced  
Completed 2017  
Eddie Thigpen 210-531-8722

Greenville NC Parks and Recreation Dept  
Resurfaced 8 tennis courts  
Completed October, 2016  
Contact: Dean Foy 252-329-4543

Fort Lauderdale FL Parks and Recreation Dept.  
Repaired and resurfaced 2 tennis courts and 8 basketball courts  
Completed in 2015 and 2016  
Contact: Mark Almy 954-828-5869

Pasco County FL Parks and Recreation Dept.  
Resurfaced 3 tennis, 7 basketball and 4 racquetball courts  
Completed in 2017 and 2018  
Contact: Brian Taylor 813-929-2760

Athens TN Parks and Recreation Dept.

Repaired and resurfaced 8 tennis courts  
Completed July, 2016.  
Contact: Austin Fesmire 423-462-5723

Minot ND Parks and Recreation  
Resurfaced 2 tennis courts and 1 basketball court  
Completed August 2018  
Contact: Scott Collins 701-857-4730

Cincinnati Ohio Recreation Commission  
Resurfaced 8 tennis courts  
Completed May 2018  
Contact: Doug Weiss 513-352-4051

Pigeon Forge TN Recreation Dept.  
Repaired and resurfaced 6 tennis/1 volleyball court  
Completed September, 2016  
Contact: Tom Garner 865-429-7373

Troup County Recreation Dept.  
Repaired and resurfaced 6 courts  
Completed June 2018  
Contact: Diana Evans 706-883-1635

Oak Ridge TN Parks and Recreation Dept.  
Repaired and resurfaced 16 tennis courts  
Completed 8 in June, 2017, 8 in October, 2017  
Contact: Billy Pickett 865-425-3450

St. Joseph Missouri Parks  
Repaired and resurfaced 9 courts  
Completed May 2017  
Contact: Jeff Atkins 816-271-5514

Lexrich District 5 Schools - Irmo, SC  
Repaired and resurfaced 24 courts  
Completed September 2015  
Contact: Scott Carlin 803-476-8151

Francis Marion University  
Resurfaced 7 tennis courts  
Completed August 2015  
Contact: Mike Richey 843-661-1565



## Limited Warranty

Effective on products purchased on or after 9/1/15

Stegas, Inc warrants that its ACRYTECH™ products, as described on the face hereof, are free from any defects in material or workmanship and will not fail due to defects for a period of two years. This warranty is applicable when ACRYTECH is properly applied, maintained, and used according to ACRYTECH directions, installation instructions and standard industry practices.

Limited Warranty excludes abuse of ACRYTECH product in any way, including but not limited to non-pedestrian traffic, burns, exposure to corrosive chemicals, sharp or abrasive objects, excessive weights, roots and planters set directly on surface long term, or constant submersion. Limited Warranty is voided if ACRYTECH coating is covered over with any paint or coating product other than ACRYTECH.

LIMITED WARRANTY SPECIFICALLY EXCLUDES ALL LABOR COSTS, PROSPECTIVE PROFITS, and ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND.

As workmanship, product compatibility, weather conditions, application equipment, quality of other materials and other variables affecting results are beyond our control, Stegas, Inc. does not make nor does it authorize any agent or representative to make any warranty of MERCHANTABILITY OR fitness for any purpose or any other warranty, guaranty or representation, expressed or implied.

Project Name: Project CP1704 Tennis and Basketball Court Resurfacing. Six (6) Tennis Courts at BLRC/A.B. Shirmer, Jr. Courts. ½ Courts Basketball resurfacing Moultrie Playground and Hazel Parker Playground

Completion Date(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

\*optional\* For warranty registration, please submit completed form to Stegas, Inc. within 60 days of project completion. Fax: (404) 935-9608 or Email: stegasinc@gmail.com

[www.Tennispaint.com](http://www.Tennispaint.com)  
2988 Angellette Dr. Austell, GA 30106



# *Certificate of Membership*

*This is to certify that*

**Advanced Athletic Surfaces, LLC**  
**Is a Member of the Builder Division**  
**of the**

## *American Sports Builders Association*

*a nonprofit association, is a national organization for builders, designers, and suppliers of materials for tennis courts, running tracks, synthetic turf fields, indoor and outdoor synthetic sports surfaces. It is recognized as a centralized source for technical information, including construction guidelines.*

*The membership hereby conferred entitles the above named to use the name and membership mark of the Association on all proper forms, notices, and advertising subject to the conditions set forth in the By-Laws of the Association.*

*In Witness Whereof, The American Sports Builders Association has caused this certificate to be executed and its seal affixed by the Chairman and Secretary on January 24, 2018.*



*[Signature]*  
Secretary

*[Signature]*  
Chairman

RESOLUTION 2019-117

WHEREAS, the City of Grand Island issued a Request for Proposals (RFP) to Convert Two (2) Tennis Courts to Six (6) Pickleball Courts in Stolley Park; and

WHEREAS, four (4) request for proposals were received; and

WHEREAS, Advanced Athletic Surfaces, LLC, of Woodstock, Georgia, submitted a proposal for such project in accordance with the Request for Proposals; and

WHEREAS, a contract amount of \$25,980.00 has been negotiated; and

WHEREAS, such project will be funded through the Food and Beverage Tax.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal from Advanced Athletic Surfaces, LLC, of Woodstock, Georgia to Convert Two (2) Tennis Courts to Six (6) Pickleball Courts in Stolley Park is hereby approved at a cost of \$25,980.00.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☒ _____
March 22, 2019	☒ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-22

**#2019-118 - Approving Repair of Vertical Turbines at Island Oasis Water Park**

Staff Contact: Todd McCoy, Parks & Recreation Director

# Council Agenda Memo

**From:** Todd McCoy, Parks and Recreation Director  
**Meeting:** March 26, 2019  
**Subject:** Repair of Two (2) Vertical Turbine Pumps at Island Oasis Water Park  
**Presenter(s):** Todd McCoy, Parks and Recreation Director

## Background

Island Oasis Water Park opened to the public in the summer of 1993. The lazy river was added in 1999 and the speed slides added in 2002. Some of the pumps and motors that propel water throughout the sanitation system and filters have aged to the point that the performance and reliability has become a concern.

## Discussion

After the 2018 swim season the Grand Island Utility Department helped the Parks and Recreation staff remove several motors and pumps at Island Oasis for evaluation and potential repair. Two (2) of the vertical turbine pumps that operate the lazy river were sent off to Engineering Pump Service, Inc. of Mukwonago, Wisconsin for cleaning and inspection. The inspection fee was \$1,200.00 each for a total of \$2,400.00. During inspection Engineering Pump Service found that the pumps were in need of a complete overhaul.

Because complete pump overhaul was unanticipated and lengthy lead time, City Procurement Agent Stacy Nonhof has waived the typical practice of a formal bid in this unique situation. Based off the inspection report, three (3) quotes were requested to insure the City was receiving a fair price for the work.

	Pump #1	Pump #2	Total
Engineered Pump Services	\$13,115.00	\$13,215.00	\$26,330.00
JCI Industries of Lincoln, NE	\$13,079.00	\$13,927.00	\$27,006.00
RERpump of Sussex, WI	\$34,214.00	\$35,619.00	\$69,833.00
Hydro Inc. of Chicago, IL	No bid, no response to bid		

Staff recommends accepting the quote from Engineered Pump Services in the amount of \$26,330.00 to overhaul the two (2) vertical turbine pumps.



## **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 repair of two (2) vertical turbine pumps for Island Oasis Water Park from Engineered Pump Services, Inc. of Mukwonago, Wisconsin in the amount of \$26,330.00 including the inspection fee amount of \$2,400.00 for a total purchase price of \$28,730.00.

## **Sample Motion**

Motion to approve the repair of two (2) vertical turbine pumps and inspection fee for Island Oasis Water Park in the final amount of \$28,730.00.



# Engineered Pump Services, Inc.

624 Perkins Dr  
Mukwonago, WI 53149  
Phone: 262-363-9002  
Fax: 262-363-9013

## Quotation

Quote City of Grand Island

To: Platte Generating Station  
1035 West Wildwood Drive  
Grand Island, NE 68801  
United States

Quote Number:	66706	Contact:	Mike Steinke
Quote Date:	03/05/19	Expires:	04/04/19
Customer:	CITYGRANDISL	Terms:	Net 30 Days
Salesman:	Doug Braun-Dex/Tec House	Phone:	(308) 385-5468
Ship Via:	Best Way Truck	FAX:	(308) 385-5353
FOB:	Factory		

City of Grand Island - Parks Dept.: Verti-Line 13 MKEH vertical bowl pump disassemble, clean and inspect with firm price to complete overhaul.

<u>Item</u>	<u>Part Number</u> <u>Description</u>	<u>Revision</u>	<u>Quantity</u>	<u>Price</u>
1	128-601-13MKEH Layne/Verti-Line 13 MKEH Assembly; Complete disassembly, cleaning and inspection.	01	1	\$1,200.0000 /EA
2	128-600-56047 Layne/Verti-Line 13 MKEH Overhaul; Provide new parts and complete repairs to overhaul and assemble the complete pump in accordance with the attached Recommended Repair Specification		1	\$13,215.0000 /EA

**Total: \$14,415.00**

Thank you for the opportunity to submit this quote!

  
By Douglas E Braun  
Engineered Pump Services, Inc.



## **ENGINEERED PUMP SERVICES, INC.**

624 Perkins Drive • Mukwonago, WI 53149-1454  
(262) 363-9002 • (800) 657-0845 • fax (262) 363-9013  
[www.epspumps.com](http://www.epspumps.com) • email: [eps@epspumps.com](mailto:eps@epspumps.com)

# **INSPECTION REPORT**

<b>CUSTOMER</b>	<b>: CITY OF GRAND ISLAND</b>	<b>REPORT DATE</b>	<b>: 2/22/2019</b>
<b>PLANT NAME</b>	<b>: PARKS DEPARTMENT</b>	<b>REPORT NO.</b>	<b>: 56047-IR1</b>
<b>CITY/STATE</b>	<b>: GRAND ISLAND, NE</b>	<b>CUST. ORDER</b>	<b>:</b>
<b>EQUIPMENT</b>	<b>: 13 MKEH SINGLE STAGE</b>	<b>COPY</b>	<b>: MIKE STEINKE</b>
<b>SERVICE</b>	<b>: WATER PARK</b>		
<b>MANF.</b>	<b>: LAYNE/VERTI-LINE</b>	<b>FILE</b>	<b>: 56047</b>
<b>SERIAL NO.</b>	<b>: 97-14987</b>	<b>PAGE</b>	<b>: 1 of 5</b>

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On 1/25/19, the pump as referenced above arrived at the EPS facility. It was disassembled, cleaned, dimensionally and visually inspected. The results of the inspection are outlined in the following report.

### **I. ROTATING COMPONENTS**

- 1) Pump Shaft -
  - a) The pump shaft was found to be in poor condition.
  - b) The TIR of the shaft was found to be .0045.”
  - c) The as-measured fit turns were found to be worn undersize and pitted as seen in photo 1.
  - d) No further inspection was carried out.
- 2) Upper Shaft –
  - a) The upper shaft was found to be in poor condition.
  - b) The TIR of the shaft was found to be .024”, which is excessive.
  - c) The journal turns are worn undersize, as seen in photo 2.
  - d) No further inspection was carried out.
- 3) Impeller –
  - a) The impeller was found with heavy cavitation damage present on each of its vanes, as seen in photograph 3.
  - b) The wear turn is excessively worn as seen in photo 4.
  - c) The fit bore measured round with a 1:16 taper.
  - d) The impeller sleeve was not measurable due to being cut off for disassembly.
- 4) Shaft Couplings –
  - a) The shaft couplings were cut in half for disassembly.

---

**BY:** *Jacob Simon*

# INSPECTION REPORT

CUSTOMER : CITY OF GRAND ISLAND  
REPORT NO. : 56047-IR1

REPORT DATE : 2/22/2019  
PAGE : 2 of 5

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## II. STATIONARY COMPONENTS

- 4) Suction Piece -
  - a) The suction piece is moderately corroded.
  - b) The fit turn measured  $\varnothing$ 10.060-10.065.
  - c) The wear bore is excessively worn as seen in photo 5.
  - d) The bearing ID measured  $\varnothing$ 1.718-1.730.
  
- 5) Diffuser (Bowl) –
  - a) The diffuser casing has presence of heavy corrosion pitting as seen in photo 6.
  - b) The diffuser fit turn measured  $\varnothing$ 10.060-10.065 and the fit bore measured  $\varnothing$ 10.065-10.070.
  - c) The diffuser bearing ID measured  $\varnothing$ 1.714-1.725.
  
- 6) Intermediate Casing –
  - a) The intermediate casing has presence of heavy corrosion pitting as seen in photo 7.
  - b) The intermediate casing fit bore measured  $\varnothing$ 10.077-10.079.
  - c) The bearing ID measured  $\varnothing$ 1.728-1.739.
  
- 7) Column –
  - a) The column is not in serviceable condition. The column had to be cut for disassembly as seen in photo 8.
  - b) The column fit turn measured  $\varnothing$ 10.994-10.997.
  
- 8) Discharge Elbow –
  - a) The discharge elbow is in serviceable condition.
  - b) The discharge fit bore to the column measured  $\varnothing$ 11.002-11.003 and the fit bore for the stuffing box measured  $\varnothing$ 6.005-6.010.
  
- 9) Cap Screws and Nuts –
  - a) The cap screws and nuts will need to be replaced.
  
- 10) Stuffing Box –
  - a) The stuffing box is in serviceable condition.
  - b) The fit turn measured  $\varnothing$ 5.995-6.000.

# INSPECTION REPORT

**CUSTOMER : CITY OF GRAND ISLAND**  
**REPORT NO. : 56047-IR1**

**REPORT DATE : 2/22/2019**  
**PAGE : 3 of 5**

## Summary of Fits and Clearances

Stationary Components	Bore	Turn	Clearance
Diffuser Bore to Suction Turn	10.065 to 10.070	10.060 to 10.065	0.000 to 0.010
Int. Casing Bore to Diffuser Turn	10.077 to 10.079	10.060 to 10.065	0.012 to 0.019
Discharge Head Bore to Column Turn	11.002 to 11.003	10.994 to 10.997	0.005 to 0.009
Discharge Head Bore to Stuffing Box Turn	6.005 to 6.010	5.995 to 6.000	0.005 to 0.015

Stationary to Rotating Components	Bore	Turn	Clearance
Suction Wear Bore to Impeller Wear Turn	7.897 to 7.918	7.713 to 7.793	0.104 to 0.205
Suction Bearing Bore to Shaft Journal	1.718 to 1.730	1.684 to 1.684	0.034 to 0.046
Diffuser Bearing Bore to Shaft Journal	1.714 to 1.725	1.685 to 1.686	0.028 to 0.040
Int. Casing Bearing Bore to Shaft Journal	1.728 to 1.739	1.685 to 1.685	0.043 to 0.054
Stuffing Box Bearing Bore to Shaft Journal	1.515 to 1.518	1.472 to 1.498	0.017 to 0.046

# INSPECTION REPORT

CUSTOMER : CITY OF GRAND ISLAND  
REPORT NO. : 56047-IR1

REPORT DATE : 2/22/2019  
PAGE : 4 of 5

### III. PHOTOGRAPHS



1. Worn and pitted journal turns on pump shaft.



4. Impeller wear turn.



2. Worn and undersize journal turns on upper shaft.



5. Suction piece flange face and wear bore.



3. Heavy cavitation damage present on each of its vanes.



6. Diffuser fit bore and corroded vanes.

# INSPECTION REPORT

CUSTOMER : CITY OF GRAND ISLAND  
REPORT NO. : 56047-IR1

REPORT DATE : 2/22/2019  
PAGE : 5 of 5



7. Diffuser and intermediate casing.



10. Stuffing box.



8. Cut column for disassembly.



11. Pump as delivered.



9. Column fit turn.



**ENGINEERED PUMP SERVICES, INC.**

624 Perkins Drive • Mukwonago, WI 53149-1454  
(262)363-9002 • (800)657-0845 • fax (262) 363-9013  
[www.epspumps.com](http://www.epspumps.com) • email: [eps@epspumps.com](mailto:eps@epspumps.com)

**RECOMMENDED REPAIR SPECIFICATION**

Ref. EPS Order : 56047  
Customer order:  
Page : 1 of 2 pages

Quotation No. : 66706  
Quotation date : 3/5/2019  
Ref. EPS Report : 56047-IR1

**City of Grand Island**  
Parks Department  
Layne/Verti-Line 13 MKEH Water Park Pump

**A) RECOMMENDED NEW PARTS**

Qty.	Part Description	Material
1	Impeller	Bronze
1	Sand Collar	416 SS
1	Pump Shaft	416 SS (PSQ)
1	Upper Shaft	416 SS (PSQ)
1	Collet	416 SS
2	Coupling (Intermediate & Top)	416 SS
1	Column	Carbon Steel
1	Stuffing Box Bearing	Graphalloy
1	Suction Piece Bearing	Graphalloy
1	Diffuser Bearing	Graphalloy
1	Int. Casing Bearing	Graphalloy
Set	Gaskets, As Required	Klinger
Set	O-Rings, As Required	Buna
Set	Hardware, As Required	Grade 5 or Better

**B) RECOMMENDED REPAIRS**

- 1) Stuffing Box –
  - a) Pad weld the fit turn to the discharge elbow.
  - b) Remove the old bearing and inspect the fit bore.
  - c) Finish machine the pad welded turn to reestablish the proper fit to the discharge elbow.
  - d) Install the new bearing and finish machine the bore to the design size specified.
  - e) Coat the stuffing box with one coat of red oxide primer.
  
- 2) Discharge Elbow –
  - a) Set up in the machine and:
    - Machine the fit bore to reestablish the proper fit to the column.
    - Minimum skim cut the mounting faces to true up.
    - Minimum machine the fit bore to the stuffing box to reestablish the fit.
  - b) Coat the discharge elbow with one coat of red oxide primer, and one coat of grey enamel.



**City of Grand Island – Parks Department**  
Layne/Verti-Line 12 RH Water Park Pump

**B) RECOMMENDED REPAIRS (continued)**

3) Diffuser –

- a) Pad weld the fit turn to the column.
- b) Set up in the machine and:
  - Machine fit bore to reestablish the proper fit to suction bell.
  - Machine the pad welded fit turn to reestablish the proper fit to the column.
  - Minimum skim cut mounting faces to true up.
- c) Coat exterior and wetted passages with one coat of marine epoxy.

4) Suction Piece –

- a) Pad weld the fit turn to the diffuser.
- b) Set up in the machine and:
  - Machine the pad welded fit turn to reestablish the proper fit to the column.
  - Minimum skim cut mounting faces to true up.
- c) Coat exterior and wetted passages with one coat of marine epoxy.

5) Intermediate Casing –

- a) Set up in machine and:
  - Machine the fit bore to reestablish the proper fit to the diffuser.
  - Minimum skim cut the mounting faces to true up.
  - Chase threads to clean up.
- b) Coat exterior and wetted passages with one coat of marine epoxy.

6) Assembly –

- a) Assemble the lower element complete in the vertical position and document the float at each stage.
- b) Complete the assembly to include the upper element and touch up the exterior with marine epoxy.
- c) Prepare the pump for shipment and secure to a new shipping skid.
- d) Furnish a closing report to include all pertinent photographs, as-achieved fits and clearances, and balance results.

RESOLUTION 2019-118

WHEREAS, the Island Oasis Water Park is operated by the City Parks & Recreation Department and the vertical turbine pumps are in need of repair/overhauling; and

WHEREAS, three (3) quotes were received and reviewed; and

WHEREAS, the pumps were taken apart and inspected and it was discovered that the pumps needed extensive repair than originally estimated thus taking the repair price over the \$20,000 threshold; and

WHEREAS, due to special circumstances, the nature of the work and the necessity of the work needing done as quickly as possible and the fact that the formal bid process would take us well past the Water Park opening date we were granted permission to forgo the formal bid process.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the vertical turbine pump repairs at Island Oasis Water Park in the amount of \$26,330.00 including the inspection fee of \$2,400.00 for a total purchase price of \$28,730.00 from Engineered Pump Services from Mukwonago, Wisconsin is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 22, 2019	☐ City Attorney



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item J-1

### **Approving Payment of Claims for the Period of March 13, 2019 through March 26, 2019**

*The Claims for the period of March 13, 2019 through March 26, 2019 for a total amount of \$5,081,572.94. A MOTION is in order.*

Staff Contact: Patrick Brown