
City of Grand Island



Tuesday, April 23, 2019 Council Session Agenda

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

7:00 PM

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

Call to Order

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

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

Invocation - Pastor Scott Jones, Third City Christian Church, 4100 West 13th Street

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item E-1

Public Hearing on Request from Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street for a Class “IK” Liquor License

Council action will take place under Consent Agenda item G-3.

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: April 23, 2019

Subject: Public Hearing on Request from Spirit in the Sky, LLC
dba 40 North Tap & Grille, 520 West 3rd Street for a
Class “IK” Liquor License

Presenter(s): RaNae Edwards, City Clerk

Background

Section 4-2 of the Grand Island City Code declares the intent of the City Council regarding liquor licenses and the sale of alcohol.

Declared Legislative Intent

- It is hereby declared to be the intent and purpose of the city council in adopting and administering the provisions of this chapter:
- (A) To express the community sentiment that the control of availability of alcoholic liquor to the public in general and to minors in particular promotes the public health, safety, and welfare;
 - (B) To encourage temperance in the consumption of alcoholic liquor by sound and careful control and regulation of the sale and distribution thereof; and
 - (C) To ensure that the number of retail outlets and the manner in which they are operated is such that they can be adequately policed by local law enforcement agencies so that the abuse of alcohol and the occurrence of alcohol-related crimes and offenses is kept to a minimum.

Discussion

Spirit in the Sky, LLC dba 40 North Tap & Grille, 420 West 3rd Street has submitted an application for a Class “IK” Liquor License. A Class “I” Liquor License allows for the sale of alcohol on sale only inside the corporate limits of the city. The Class “K” allows for catering one day events. This request would allow 40 North Tap & Grille to deliver, sell or dispense alcoholic liquors, including beer, for consumption at a location designated on a Special Designated Liquor License (SDL).

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. See attached Police Department report.

Also submitted was a request for Liquor Manager Designation for Joseph Vavricek, 2729 Brentwood Blvd. Mr. Vavricek has completed a state approved alcohol server/seller training program. Staff recommends approval of the liquor license contingent upon final inspections and liquor manager designation for Joseph Vavricek.

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 this application.

Sample Motion

Move to approve the application for Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street for a Class "IK" Liquor License contingent upon final inspections and Liquor Manager Designation for Joseph Vavricek, 2729 Brentwood Blvd.

04/04/19
08:33

Grand Island Police Department
LAW SUPPLEMENTAL NARRATIVE

450
Page: 1

Incident number : L19040109
Sequence number : 1
Name : Vitera D
Date : 11:02:35 04/02/2019
Narrative : (see below)
318

Grand Island Police Department
Supplemental Report

Date, Time: Tue Apr 02 11:02:48 DT 2019
Reporting Officer: Vitera
Unit- CID

Joseph "Jay" Vavricek and Janet Vavricek are applying for a Class I (beer, wine, distilled spirits, on sale only) LLC Retail liquor license along with a catering license for a business called 40 North Tap & Grille. Jay is also applying to become the liquor manager.

According to the application, the front part of the building will be a restaurant/bar. The back portion of the building will be a sports lounge/events center. There will be an outdoor patio on the west side of the building, and the rooftop will also be a liquor-licensed area. While perusing the rest of the application, I noticed that: Jay disclosed a conviction for reckless driving and speeding, Janet didn't disclose any convictions, the Vavricek's have never had a liquor license before, they have lived in Grand Island since at least 1985, and they own 100% of the company.

I checked Jay and Janet through Spillman and NCJIS, and neither database showed any undisclosed convictions. Jay and Janet each have a valid Nebraska driver's license, and neither one has any outstanding arrest warrants. I also checked the Vavricek's through a paid online law enforcement-only database which tends to provide mostly personal identifying information and information about civil issues. I did not find anything out of the ordinary.

I called Jay on 4/3/19 and set up a meeting for 2 PM that afternoon. Nebraska State Patrol (NSP) Investigator Joe Hansen and I met with Jay and the contractor doing the construction work. Since Jay and Janet didn't have any undisclosed convictions and the application appeared to be filled out properly, I didn't have many questions. While Investigator Hansen was filling out his checklist of questions for the State, Jay advised that he will not be using the rooftop as a licensed area. He also brought up the topic of a video surveillance system. It sounds like he will be installing one. Jay said he may occasionally have some form of entertainment, but if it's in the back portion of the building where the sports bar/events center is, he doesn't want to disturb the dining experience of the customers in the front. Jay asked some other thought-provoking questions which indicated that he is taking the matter of having a liquor license seriously.

All in all, the Grand Island Police Department has no objection to 40 North Tap & Grille receiving a liquor license (with catering) or to Jay Vavricek becoming the liquor manager.

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FOR IMMEDIATE RELEASE

40 North Tap + Grille
Jay Vavricek
(308) 380-4913
jvavricek@krgi.com

April 1, 2019

40 NORTH TAP + GRILLE COMING SOON TO DOWNTOWN GRAND ISLAND *Locally owned. Locally grown. Locally enjoyed.*

40 North Tap + Grille, a New Upscale American restaurant in Downtown Grand Island, is in its final stages of renovation. In what was once an auto dealership in 1920 and most recently Billie Berta's Antique Warehouse, its historical red brick and rustic décor at 520 West 3rd Street is being transformed to become a multidimensional customer destination.

Owned by Jay and Jan Vavricek, 40 North Tap + Grille and its 9,000 square feet historic building with arched ceiling rafters are being recreated into a contemporary rustic setting that will welcome customers with true Nebraska hospitality from chef created dining upfront, a west side patio, and a sports lounge and event venue.

Grand Island's geographical location is 40 degrees North and 98 degrees West. "The 40 North name is derived from those coordinates, to pinpoint where we are from. "We want to celebrate the communities and the people that make living in central Nebraska so great," said Vavricek. "Our mission is to be locally owned, locally grown, and locally enjoyed. Keeping in mind the 'scratch kitchen' philosophy, we will feature local, wholesome and fresh ingredients."

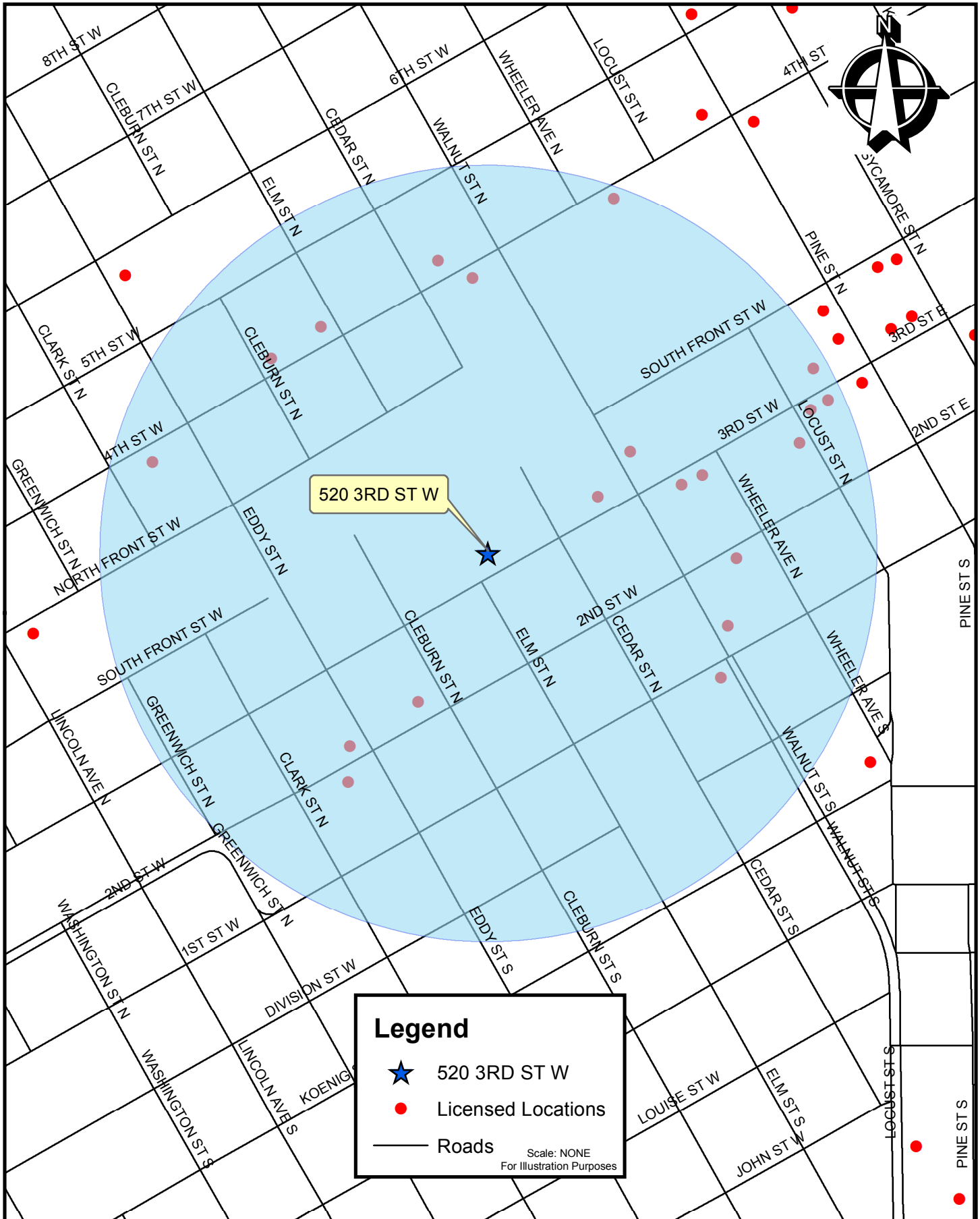
40 North Tap + Grille will feature a fine-dining experience in the front section of the newly renovated restaurant. Guests will enjoy fireside dining, a signature waterfall feature and a vast wine and beer selection. A crimson draft beer dispenser will feature its share of 40 draft beer selections. A west side covered patio will offer street-side experience, comfortable for all seasons. The back section of 40 North will consist of an upscale sports lounge where you can catch the big game in a room full of screens, including "Big Red," the largest sports television screen in the Tri-Cities. Patrons will have the opportunity to rent the sports lounge with its video screens for private parties, conferences, meetings, receptions or more.

"We are excited to become a part of the Downtown entertainment and food offerings in the historic Railside district of Grand Island." Whether creating unique dining selections or helping you celebrate in a sports lounge like none other, our careful attention to detail is for the great people of Central Nebraska. "We hope you find 40 North Tap + Grille to

be the place to enjoy a delicious meal, unique atmosphere and a great time with your friends and family.”

The renovation of 40 North Tap + Grille is in full swing in old Antique Warehouse building at 520 W 3rd Street. While there is not a Grand Opening date set at this point, updates on employment information, the cuisine, chef and more will become available over the next few months at www.40NorthTapAndGrille.com and on the 40 North Facebook page.

Liquor License Application: Class "IK": 40 North Tap & Grille





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item E-2

Public Hearing on Request to Rezone Property located South of Wildwood Drive and East of US Highway 281 from TA – Transitional Agriculture to B2 – General Business (GIAEDC Station 31, LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 23, 2019

Subject: Rezone 19 Acres of Land South of Wildwood Drive and East of U.S. Highway 281 from TA Transitional Agriculture to B2 General Business

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

Background

Station 31 LLC has purchased Lewis Greenscape, the house to the west of the green house and all of the property in the northwest quarter of the northwest quarter of that section except the road right of way and Graham Tire with the hopes of redeveloping this property and extending commercial development closer to Interstate 80. They are requesting that Council extend the B2 General Business Zoning District across the remainder of the 40 acres. More than half of this property is already zoned B2.

Discussion

Station 31 LLC has submitted a plat that combines the Lewis Greenscape property with the house and the farm ground into a single lot for development.

At the regular meeting of the Regional Planning Commission, held April 3, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity explained the property in question was purchased by the Grand Island Area Economic Development Corporation and Chief Industries for redevelopment. The property is a farm field that is located behind Graham Tire and Lewis Greenscape. The property is shown in the future land use map as manufacturing but has been commercial for many years. Nabity also explained the property is not in the city limits; Lewis Greenscape is in the city limits. A request to annex the rest of the property will be going to council at the end of the month. It will be a voluntary annexation.

O'Neill closed the public hearing.

A motion was made by Hedricksen and second by Ruge to rezone a portion of the NW1/4 of the NW1/4 of 8-10-9 from TA Transitional Agriculture District to B2 General Business.

The motion carried with ten members in favor (O'Neill Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) 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

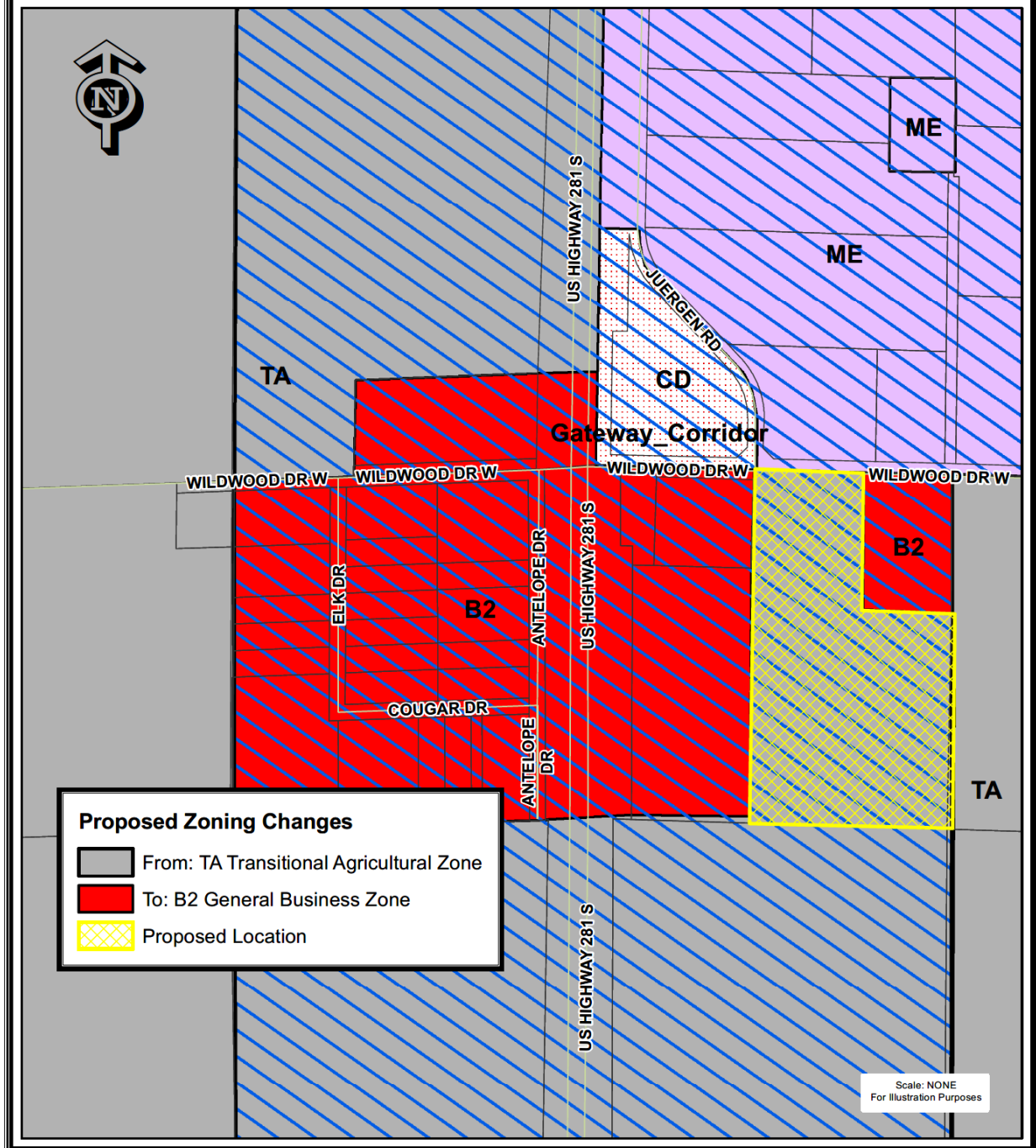
City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance as presented.

Proposed Zoning Change Location Map

NW1/4,NW1/4, Section 8, Township10, Range 9, West 6 PM



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 26, 2019

SUBJECT: *Zoning Change (C-18-2019GI)*

PROPOSAL: This application is requesting a rezoning of approximately 19 acres of land south of Wildwood Drive and east of U.S. Highway 281. This is the vacant property located immediately east of a property zoned B-2 General Business on the corner of U.S. Highway 281 and Wildwood Drive. The property is located within the two-mile extra-territorial zoning jurisdiction of the City of Grand Island and a request has been made by the owners to consider it for annexation.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	TA: Transitional Agriculture Zone
<i>Intent of zoning district</i>	TA: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.
<i>Permitted and conditional uses:</i>	TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture
<i>Existing land uses.</i>	Undeveloped property
<i>Proposed Zoning Designation</i>	B-2 General Business Zone
<i>Intent of zoning district:</i>	B-2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.
<i>Permitted and conditional uses:</i>	B2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

Adjacent Properties Analysis

Current zoning designations:

North: ME- Industrial Estates Zone & **B-2** General Business Zone,

South: TA-Transitional Agriculture Zone,

East: B-2 General Business Zone & TA-Transitional Agriculture Zone,

West: B-2 General Business Zone

Intent of zoning district:

B-2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

ME: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

TA: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

Permitted and conditional uses:

B2: Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.

ME: Industrial Manufacturing, Administrative offices, Trade schools, Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant, Bus Garaging and Equipment Maintenance.

TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture

Existing land uses:

North: Industrial

South and East: Vacant

West: Vacant/Graham Tire

EVALUATION:

Positive Implications:

- *Largely Consistent with the City of Grand Island's current and historic zoning regulations.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area.*
- *Would provide additional commercial space along the 281 Corridor. One of the long term goals for the City is to expand toward I-80.*
- *Monetary Benefit to Applicant: Would allow the applicant to develop the property for commercial uses.*

Negative Implications:

- *None foreseen:*

Other Considerations

The majority of this property is planned for manufacturing uses on the Future Land Use Map for the City of Grand Island though it has been used for general business and agricultural uses and

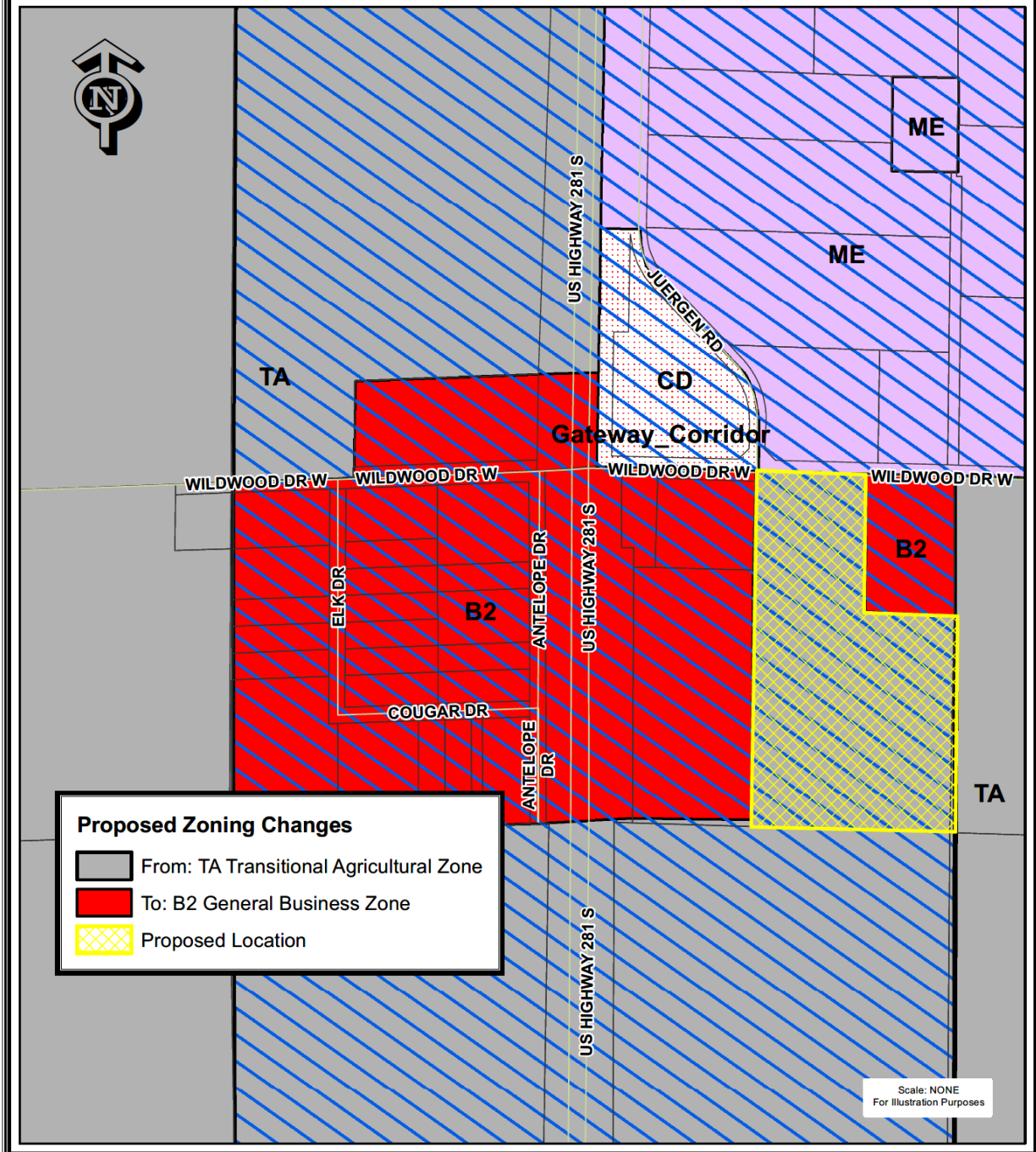
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA Transitional Agriculture Zone to B2 General Business Zone.

_____ Chad Nabity, AICP

Proposed Zoning Change Location Map

NW1/4,NW1/4, Section 8, Township10, Range 9, West 6 PM





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item E-3

Public Hearing on Request to Rezone Property located North of the Wood River between Ponderosa Drive and US Highway 281 from RD – Residential Development to RO – Residential Office (Prataria Ventures, LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 23, 2019

Subject: Rezone 1.4 Acres of Land between U.S. Highway 281 and Ponderosa Drive North of the Wood River (Ponderosa Estates Fourth Subdivision Outlot C1) from RD Residential Development Zone to RO Residential Office

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

Background

Prataria Ventures, LLC has purchased Outlot C1 of Ponderosa Estates Fourth Subdivision from the Ponderosa Estates Lake Association and is the owner of the property immediately to the north of this property. They are requesting that this Outlot be rezoned from RD Residential Development Zone, the same zoning district as Ponderosa Estates, to RO Residential Office Zone, the same zoning district as the property immediately north of Outlot C1. Prataria Ventures has also submitted a final plat for this property that would incorporate Outlot C1 into a single lot with the other Prataria property.

Discussion

At the regular meeting of the Regional Planning Commission, held April 3, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity mentioned 1.4 acre lot was part of the Ponderosa Subdivision. It was owned by the same people and largely covered by an easement from the NRD for flood control. It has been acquired by the Chief Industries that currently own the property to the north and would like to develop the property consistent with the easement. Mona Sood, 224 Ponderosa; mentioned she lives across from there. Mona stated there is not enough room. With the floods Schimmer had water on both sides. She would like to know what going to go in there. She would like to know if it's going to be a parking lot or garbage bins. Chad stated there are limitations on what they can do based on the easements. Don Mehring; 102 Ponderosa Dr; stated he serves on the board for the Home Owners Association for Ponderosa. He said when they sold the ground to Chief Industries they said it was

going to be a detention cell. Lori Harkinson; 302 Ponderosa; stated her concern is why are they interested in that piece of land. Lori also asked if the residents of Ponderosa can change anything that Chief Industries decides to do. Chairman O'Neill explained that the board cannot change anything they do as long as it fits under the zoning guidelines. Aaron Krahft; 208 Ponderosa, asked if there was a way to delay the approval. Chairman O'Neill explained the vote for tonight was for land use and the actual decision would be made at the City Council Meeting on April 23, 2019. Nancy Ruben, 212 Ponderosa Dr; wanted to know what height restrictions are there for the buildings. Nabity said the height restrictions are 165 feet in the RO Residential Office Zone. Chairman O'Neill explained this particular property is still subject to codes, and covenants and restrictions of Ponderosa. Nancy Ruben also asked if the neighborhood would be notified when development starts. Chairman O'Neill stated the only one they have control over is the property that is being discussed. Aaron Krahft, 208 Ponderosa Dr; wanted to clarify that the covenants only applied to the one parcel only.

O'Neill closed the public hearing.

A motion was made by Robb and second by Rainforth to approve Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone.

The motion carried with ten members in favor (O'Neill, Ruge, Nelson, Monter, Maurer, Robb, Rubio, Rainforth, Hedricksen and Randone) 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

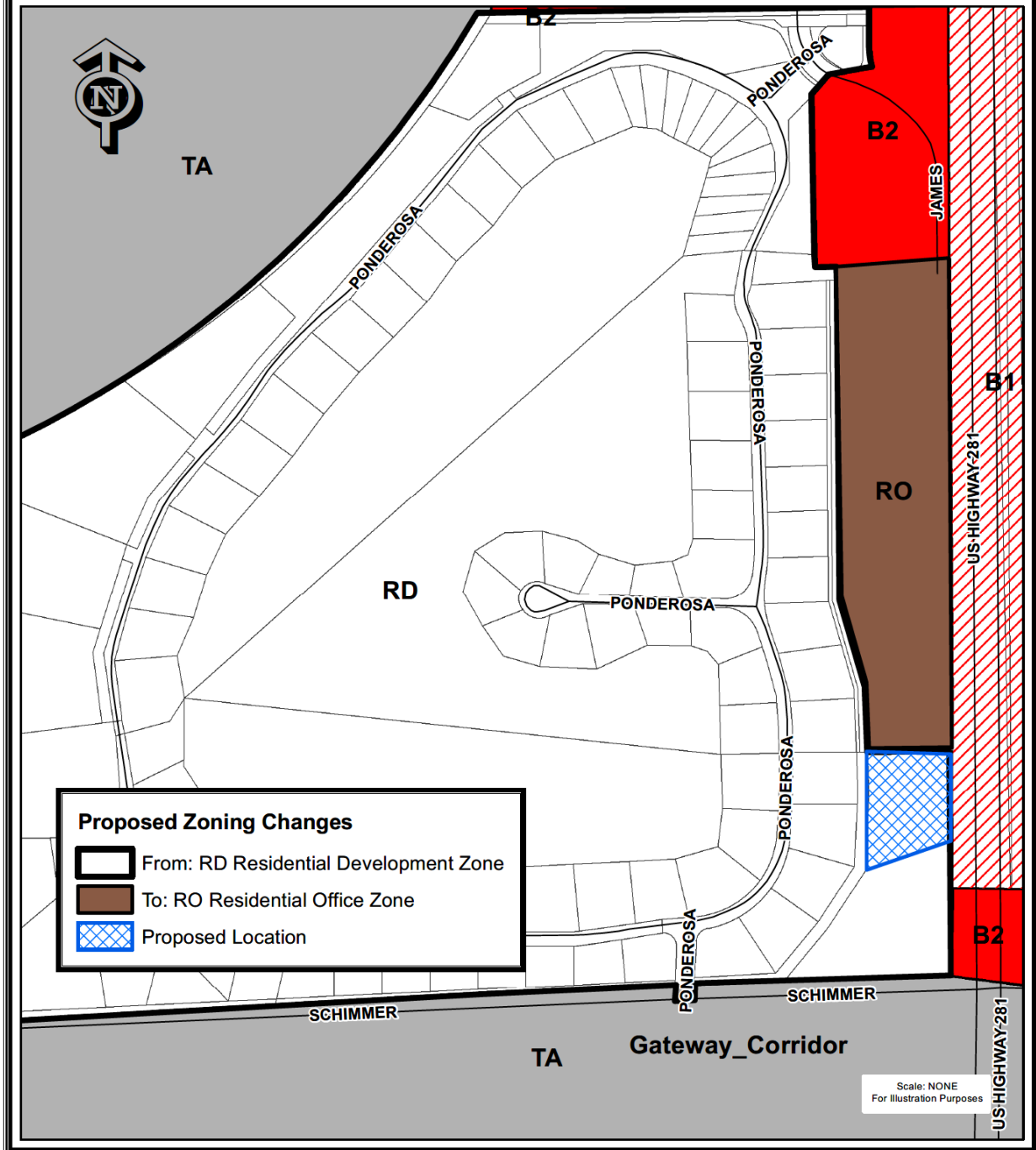
City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance as presented.

Proposed Zoning Change Location Map

Ponderosa Lake Estates Fourth Subdivision



Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 26, 2019

SUBJECT: *Zoning Change (C-17-2019GI)*

PROPOSAL: To rezone approximately 1.4 acres of land north of Schimmer Drive and the Wood River and west of US highway 281 from RD Residential Development Zone to RO Residential Office, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the southern portion of the proposed Ponderosa Village 2nd Subdivision.

OVERVIEW:

Site Analysis

Current zoning designation:

RD- Residential Development Zone

Intent of zoning district:

RD: The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use. No uses were shown on the approved development plan.

Permitted uses and uses:

Uses as listed under permitted principal uses of the (TA) Transitional Agricultural Zone, (R-1) Suburban Residential Zone, (R-2) Low Density Residential Zone, (R-3) Medium Density Residential Zone, and (R-4) High Density Residential Zone except as listed under specifically excluded uses. Development Zone lots must meet the minimum size of 1.5 acres. Towers, Nursing, Convalescent & rest home services, Residential assisted living, Retirement or assisted living and Restaurants and cafes, with or without drive-in facilities.

Existing land uses.

Vacant property

Proposed Zoning Designation

RO- Residential Office

Intent of zoning district:

RO: The intent of this zoning district is to provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.

<i>Permitted and conditional uses:</i>	RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.
<i>Comprehensive Plan Designation:</i>	North, West and South: Designated for Low to Medium Density Residential East: Designated for Parks and Recreation & Manufacturing
<i>Existing land uses:</i>	North: Vacant Property South: Vacant Property West: Single family residential East: Stuhr Museum
<u>Adjacent Properties Analysis</u>	
<i>Current zoning designations:</i>	North: RO- Residential Office Business Zone South: RD- Residential Development Zone East: B-1 Light Business Zone West: RD- Residential Development Zone
<i>Intent of zoning district:</i>	B-1: To provide for neighborhood shopping and service facilities this will serve the needs of the surrounding residential area. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District. RD: The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use. RO: The intent of this zoning district is to provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones.
<i>Permitted and conditional uses:</i>	B-1: Residential uses, recreational uses, boarding and lodging houses, educational uses (museums) and towers. RD: <i>Uses as listed under permitted principal uses of the (TA) Transitional Agricultural Zone, (R-1) Suburban Residential Zone, (R-2) Low Density Residential Zone, (R-3) Medium Density Residential Zone, and (R-4) High Density Residential Zone except as listed under specifically excluded uses. Development Zone lots must meet</i>

the minimum size of 1.5 acres. Towers, Nursing, Convalescent & rest home services, Residential assisted living, Retirement or assisted living and Restaurants and cafes, with or without drive-in facilities.

RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

EVALUATION:

Positive Implications:

- *Largely Consistent with the City of Grand Island's current and historic zoning regulations.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services have been extended to serve the rezoning area.*
- *Would provide additional commercial and office space; this would provide for more modernized commercial/ office spaces to the City of Grand Island.*
- *Enhances the buffer between the single family homes and a major highway to the east of the property where US Highway 281 is located.*
- *Monetary Benefit to Applicant: Would allow the applicant to develop the property as extension or compliment to the new medical development to the north.*
- *Allow for development of an inaccessible piece of property: As currently zoned and platted this property does not have access to a public road. The open space uses currently permitted under the development plan would not require such access but this change will allow it to be developed with the adjacent property that does have access.*

• **Negative Implications:**

- *None foreseen:*

Other Considerations

The majority of this property is already intended for low to medium density residential to office uses as shown below on the Future Land Use Map for the City of Grand Island but is adjacent to a major highway and the zoning of the property to the north has anticipated residential office development for more than 25 years.

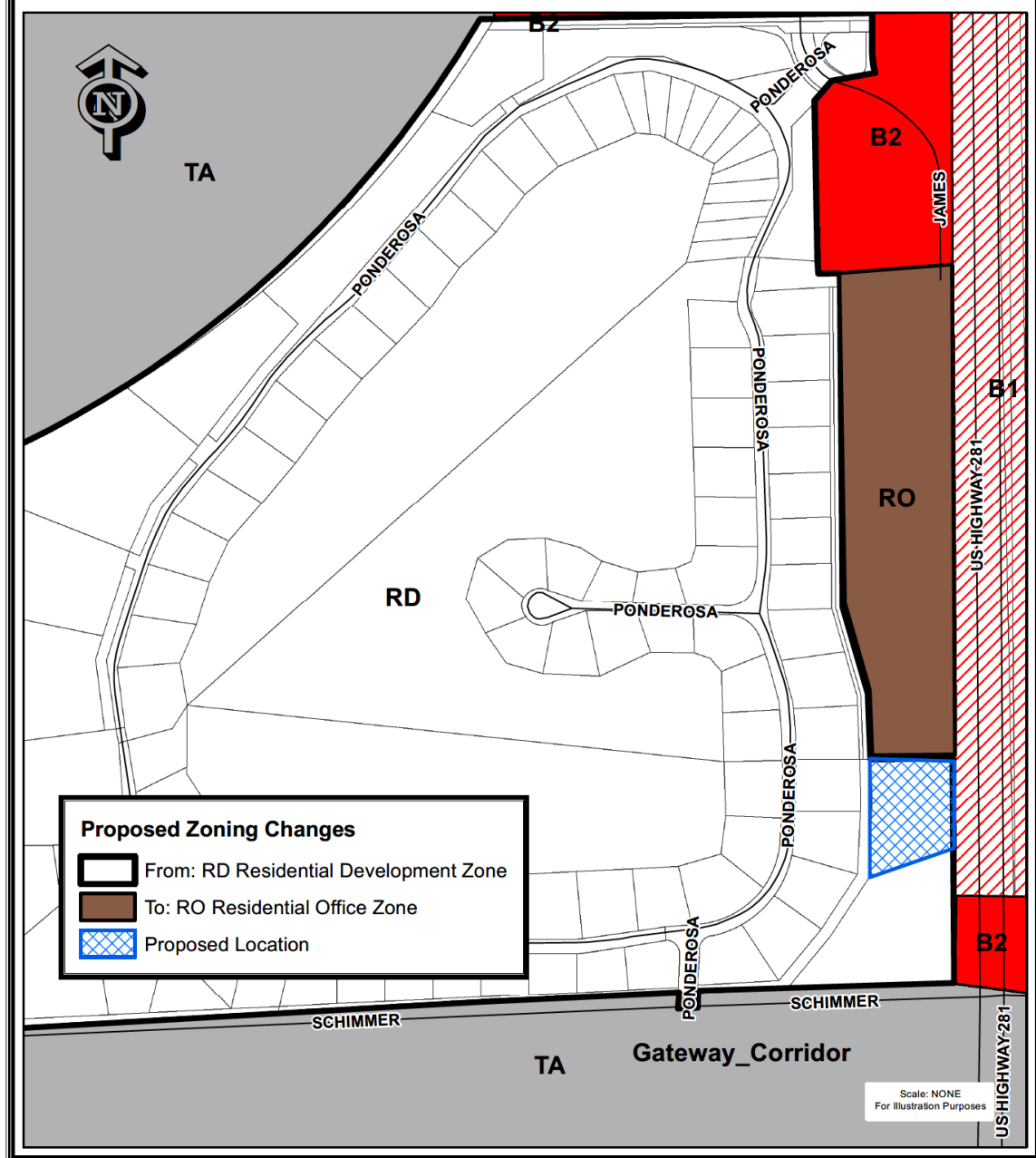
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD Residential Development Zone to RO Residential Office Zone.

_____ Chad Nabity, AICP

Proposed Zoning Change Location Map

Ponderosa Lake Estates Fourth Subdivision





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item E-4

**Public Hearing on Amendment to the Redevelopment Plan for
CRA No. 1 located at 221-223 West Third Street – Greenburgers
Building (Wald Properties, LLC)**

Council action will take place under Resolutions item I-2.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: April 23, 2019

Subject: Site Specific Redevelopment Plan for CRA Area #1

Presenter(s): Chad Nabity, AICP CRA Director

Background

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

Wald 12 Properties LLC has submitted an application for tax increment financing to aid in the redevelopment of property on the 221-223 W 3rd Street the Greenburgers Building. The proposal would redevelop commercial space in the basement, main floor and rooftop with five one bedroom apartments on the second floor. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on March 20, 2019 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on April 3, 2019. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on April 3, 2019. The Planning Commission approved Resolution 2019-08 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 307 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

Tonight, Council will hold a public hearing to take testimony on the proposed plan (including the cost benefit analysis that was performed regarding this proposed project) and to enter into the record a copy of the plan amendment that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #1 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that the TIF will be used to offset allowed costs for redevelopment for improvements to and rehabilitation of this building for commercial and residential purposes. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for an eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 15 years. The proposed bond for this project will be issued for the amount of \$530,004.

The developer has indicated that, if the project moves forward, it is anticipated that it will be financed at 5.75% fixed for 5 years. The loan would consist of a construction loan, converted (after completion) to a 60 month note. This interest rate is anticipated to be fixed for 5 years. It is further anticipated that payments on the loan will be amortized over 20 years and with a balloon payment at the end of the 5 years.

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve the resolution as submitted.

Redevelopment Plan Amendment Grand Island CRA Area 1 March 2019

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

Executive Summary:

Project Description

THE REDEVELOPMENT OF A PORTION OF THE GREENBURGERS BUILDING LOCATED AT 221-223 W. 3RD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the entire Greenburgers building located at 221-223 W. 3rd street for 5,588 square foot of space on each floor including the basement and roof. This project would not be feasible without the use of TIF.

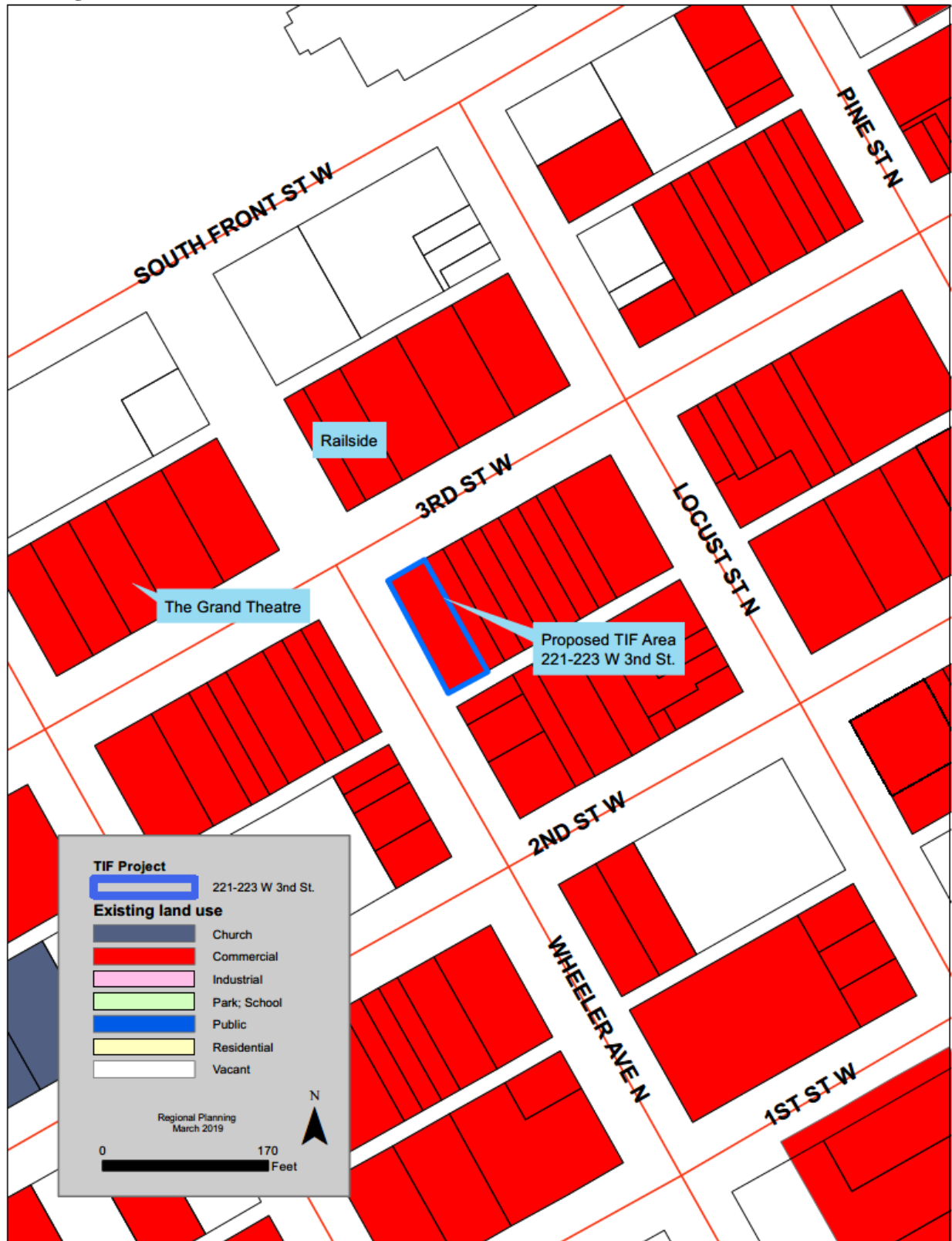
Wald 12 Properties LLC is purchasing this building. They are purchasing the property for \$165,000. The purchase price is included as an eligible TIF activity. The building is currently being vacated by the previous occupant. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

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

The second floor and necessary first floor exits and entrances at 411 W. 3rd Street in Grand Island Nebraska. The actual legal will be provided with the master deed for the condominium.

Legal Descriptions: The west 2/3 of Lot Four (4) in Block Sixty-Five (65) in the Original Town, now City of Grand Island, Hall County, Nebraska.

Existing



Land Use and Subject Property

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

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this portion of the building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

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

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on April 3, 2019 and passed Resolution 2019-08 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

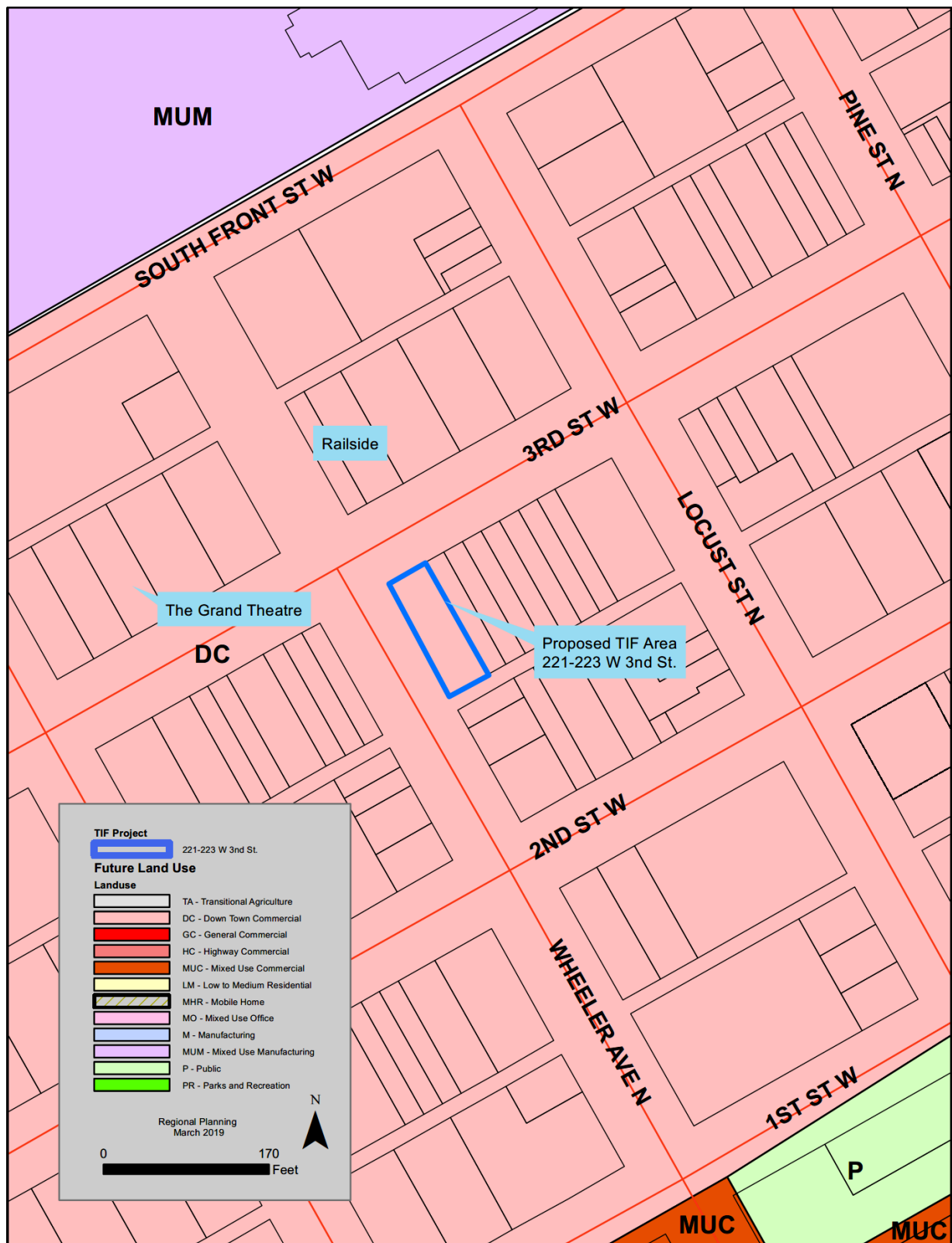
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

c. Future Land Use Plan

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



City of Grand Island Future Land Use Map

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

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

e. Site Coverage and Intensity of Use

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

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. .

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

No other utilities would be impacted by the development.

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

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has not been used for any residential purposes. [§18-2103.02]

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

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

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

The developer purchased the property through for \$165,000. The estimated costs of rehabilitation of this property is \$1,704,929, planning related expenses for Architectural and Engineering services of \$85,246 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$5,600 for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development are

included in the eligible expenses. . The total of eligible expenses for this project exceeds \$1,950,000.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$530,004 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2034.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area and refurbish street level commercial space that has been underutilized for several years as well as encouraging new roof top development that will add to the ambiance of Railside.

8. Time Frame for Development

Development of this project is anticipated to be completed between February 2019 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of new residential units is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown. The addition of rooftop space will further enhance the Railside experience.

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

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

Project Sources and Uses. Approximately \$530,004 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. The Authority has also been asked to provide a life safety grant of \$75,000 the amount approved was reduced to \$50,000 due to budget constraints. This investment by the Authority will leverage \$1,599,534 in private sector financing; a private investment of \$2.74 for every TIF or grant dollar invested.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	\$165,000	—		\$165,000
Legal and Plan*	\$5,600			\$5,600
Engineering/Arch	\$85,246			\$85,246
Other*			\$87,517	\$87,517
Renovation	\$274,158		\$1,430,771	\$1,704,929
Life Safety		\$50,000		\$50,000
Façade				\$0
Contingency			\$85,246	\$85,246
TOTALS	\$530,004	\$50,000	\$1,603,534	\$2,183,538

*Other includes soft costs for private legal services, consulting on the TIF and construction, environmental review accounting, interest, financing fees, appraisal, title and hazard insurance and marketing.

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$100,943. Based on the 2017 levy this would result in a real property tax of approximately \$2,274. It is anticipated that the assessed value will increase by \$1,568,647 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$35,344 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value:	\$ 100,943
Estimated value after completion	\$ 1,669,590
Increment value	\$ 1,568,647
Annual TIF generated (estimated)	\$ 35,334
TIF bond issue	\$ 530,004

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

The redevelopment project area currently has an estimated valuation of \$100,943. The proposed redevelopment will create additional valuation of \$1,669,590. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

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

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

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

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

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

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The unit to be developed with this project is a one bedroom unit and unlikely to be a family unit, especially for families with school age children.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. Each additional household in a one bedroom unit would likely house a maximum of two people. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that there would be two school age children generated by this development thought that is mitigated by the fact that these are 1 bedroom units.. According to the National Center for Educational Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. It is unlikely that there will be any school age children associated with this project.

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

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

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2019 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$530,004 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$1,950,000 on TIF eligible activities in excess of other grants given.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Wald 12 Properties LLC

Address: 221-223 West 3rd st, Grand Island Ne 68801, Parcel 400005492

Telephone No.: 308-382-8622

Fax No.: _____

Contact: Tom Wald

Brief Description of Applicant's Business:

Wald 12 Properties is a real estate development company.

Present Ownership Proposed Project Site: Wald 12 Properties LLC

Proposed Project: Building square footage, size of property, description of buildings – materials, etc.

Please attach site plan, if available.

5,588 s.f. basement, 5,588 s.f. main floor 5,588 s.f. second floor & 5,588 s.f. roof, wood framed/
brick two story mixed use building, known as the Greenburger building.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 165,000

Construction Costs:

A. Renovation or Building Costs:	\$1,704,929
B. On-Site Improvements:	\$
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$85,246
B. Financing Fees:	\$
Closing costs, filing fees	
C. Legal/Developer/Audit Fees:	\$
D. Contingency Reserves:	\$ 85,246
E. Other (Please Specify)	\$87,517
See attached	
TOTAL	\$2,127,939

Total Estimated Market Value at Completion: \$ 1,930,101

Source of Financing:

A. Developer Equity:	\$ 165,000
B. Commercial Bank Loan:	\$ 1,533,366
Tax Credits:	
1. N.I.F.A.	\$ 0
2. Historic Tax Credits	\$ 0
D. Industrial Revenue Bonds:	\$ 0
E. Tax Increment Assistance:	\$ 354,573
F. Other	
Life Safety Grant	\$75,000

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

General Contractor: Amos Anson, FAmos Construction Inc, PO Box 1665 Grand Island, NE 68802 308-390-2455

Structural Engineer: Mike Spilinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750

Architect: Toby Gay, Gay and Associates, 1470 31st ave. Columbus Ne 68601

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

(Please Show Calculations)

See attached

Project Construction Schedule:

Construction Start Date: Q1 2019

Construction Completion Date: Q4 2019

If Phased Project:

_____ Year 50 % Complete

_____ Year 50% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Wald 12 Properties is asking for \$530,004 in TIF. The purpose for the request is to get a loan against the TIF bond for construction. This will allow the project to cash flow and therefore be a success.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed
Project: Without TIF assistance the project will not cash flow enough to justify the massive investment
and therefore will not be a successful business venture. See attached pro forma.

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

NA

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

TIF CALCULATIONS

2017 Assessed Value
\$ 100,943

Finished Value
\$ 1,669,590

Increment
\$ 1,568,647

Tax Entity	Bond	2017 Levy	2017 Base Taxes	Total
City Levy	City Bond	0.349845	\$353	\$379
		0.025768	\$26	
CRA		0.02243	\$23	\$23
Hall County		0.390571	\$394	\$394
Rural Fire	Fire Bond*		\$0	\$0
			\$0	
GIPS School	2nd Bond 4th Bond 5th Bond	1.08	\$1,090	\$1,304.67
		0.06834	\$69	
		0.034813	\$35	
		0.109327	\$110	
ESU 10		0.012375	\$12	\$12
CCC		0.094302	\$95	\$95
CPNRD		0.03239	\$33	\$33
Ag Society		0.002828	\$3	\$3
Airport		0.009564	\$10	\$30
	Airport Bond	0.019938	\$20	
Total Combined		2.252491	\$2,274	\$2,274

Years

Tax Entity	Bond	2017 Levy	2017 Taxes
City Levy	City Bond	0.349845	\$5,488
		0.025768	\$404
CRA		0.02243	\$352
Hall County		0.390571	\$6,127
Rural Fire	Fire Bond*		\$0
			\$0
GIPS School	2nd Bond 4th Bond 5th Bond	1.08	\$16,941
		0.06834	\$1,072
		0.034813	\$546
		0.109327	\$1,715
ESU 10		0.012375	\$194
CCC		0.094302	\$1,479
CPNRD		0.03239	\$508
Ag Society		0.002828	\$44
Airport		0.009564	\$150
	Airport Bond	0.019938	\$313
Total Combined		2.252491	\$35,334

15 Total Incr

\$530,004

Effective useable percent	66.9%
Loan amount	\$354,573
Annual interest rate	5.750%
Loan period in years	15
Monthly payment	\$ 2,944.41
Total amount paid	\$529,993.80

Construction costs per square foot

	\$/s.f	s.f	
Main	\$86.30	5588	\$ 482,244
Apartments	\$118.81	5588	\$ 663,885
Basement	\$50.00	5588	\$ 279,400
Roof	\$50.00	5588	\$ 279,400
<u>Total</u>			<u>\$1,704,929</u>

WITH TIF LOAN

USE OF FUNDS		TOTAL
PURCHASE OF BUILDING		\$165,000
CONSTRUCTION		\$1,704,929
CONTINGENCY		\$85,246
TENANT ALLOWANCE		\$0
A&E		\$85,246
SOFT COSTS		\$87,517
TOTAL		\$2,127,939
SOURCE OF FUNDS		
BANK		\$1,533,366
TIF LOAN		\$354,573
FEDERAL HISTORIC TAX CREDITS		\$0
STATE HISTORIC TAX CREDITS		\$0
CRA GRANTS		\$75,000
OWNER EQUITY&CASH		\$165,000
TOTAL		\$2,127,939
OPERATING PROFORMA		
ANNUAL RENTAL INCOME		
Rooftop	\$29,040	
5-One Bed apartm	\$72,864	
1st Floor	\$83,820	
Basement	\$50,292	
	GROSS INCOME	\$236,016
	VACANCY	\$7,080
	EXPENSES	\$74,527
		\$81,608
DSCR	1.20	
	NET OPERATING INCOME	\$154,408
	DEBT SERVICE	\$129,186
	CASH FLOW	\$25,222

WITHOUT TIF LOAN

USE OF FUNDS		TOTAL
PURCHASE OF BUILDING		\$165,000
CONSTRUCTION		\$1,704,929
CONTINGENCY		\$85,246
TENANT ALLOWANCE		\$0
A&E		\$85,246
SOFT COSTS		\$87,517
		\$0
TOTAL		\$2,127,939
SOURCE OF FUNDS		
BANK		\$1,784,810
TIF LOAN		\$0
FEDERAL HISTORIC TAX CREDITS		\$0
STATE HISTORIC TAX CREDITS		\$0
CRA GRANTS		\$75,000
OWNER EQUITY&CASH		\$268,129
TOTAL		\$2,127,939
OPERATING PROFORMA		
ANNUAL RENTAL INCOME		
Rooftop	\$29,040	
5-One Bed apartm	\$72,864	
1st Floor	\$83,820	
Basement	\$50,292	
	GROSS INCOME	\$236,016
	VACANCY	\$7,080
	EXPENSES	\$74,527
		\$81,608
DSCR	1.03	
	NET OPERATING INCOME	\$154,408
	DEBT SERVICE	\$150,370
	CASH FLOW	\$4,038

SOFT COSTS

Legal	\$5,000
Consulting	\$6,000
Environmental	\$1,500
Accounting	\$2,000
Interest	\$49,017
Loan fee	\$5,000
Appraisal	\$5,000
Title and recording	\$1,500
Marketing	\$2,500
Insurance	\$10,000
Total	\$87,517

EXPENSES

Property Taxes	\$35,334
BID Taxes	\$9,876
Parking Taxes	\$597
Insurance	\$10,000
Utilities	\$1,200
Management	\$11,801
Maintenance	\$4,720
Elevator	\$1,000
Total	\$74,527



February 15, 2019

To Whom It May Concern,

This letter is to confirm Five Points Bank extended credit to Wald 12 Properties LLC in connection with the renovation of 221-223 W. Third St., Grand Island NE 68801. To date, Five Points Bank has extended the following:

- \$133,000 for the purchase of the building

We believe in the project and continue to work closely with Thomas J. Wald and Wald 12 Properties LLC. If you have any questions or concerns, please feel free to contact me directly at 308.389.8718

Sincerely,

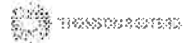
Kevin R. Werner
Vice President

KRW/df.

HALL COUNTY ASSESSOR'S OFFICE



Commercial Property Record Card



Data Provided By: KRISTI WOLD County Assessor. Printed on 02/12/2019 at 03:17:58P

Parcel Information

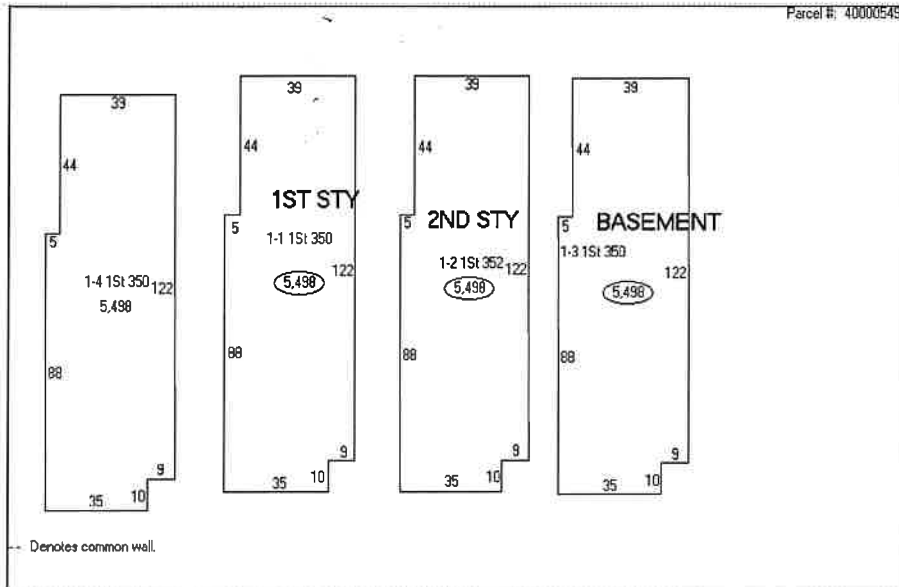
Parcel Number 400005492
Map Number 3315-00-0-10001-065-0009
Situs 221-00223 W 3RD
Legal ORIGINAL TOWN W 2/3 LT 4 BLK 65

Ownership Information

Current Owner WALD 12 PROPERTIES LLC
Address 4061 SANDALWOOD DR
City St. Zip GRAND ISLAND NE 68803-
Cadastral # 0001-0050-0152

Property Data

Neighborhood	105	Topography		Number of Units	5808
Lot Width	44	Street		Unit Value	2.68
Lot Depth	132	Utilities		Adjustment	
Units Buildable	5808	Amenities 1		Lot Value	15,561
Value Method	SF	Amenities 2			



Building Data

Bldg.	Sec.	Code	Description	Year	Cts.	Qual.	Cond.	Area	Perm.	Stor.	Hght.	Sec. RCN	Phys.	Func.	RCNLD
			ELEV, ELEC, PASSNG	2019				1				110,100			110,100
1	1	350	RESTAURANT	1890	C	200	40	5,498	352	1	16	634,194	35%		412,226
1	2	352	RESIDENCE, MULTIPLE	1890	C	200	40	5,498	352	1	14	351,762	35%		228,645
1	3	350	RESTAURANT	1890	C	200	40	5,498	352	1	14	610,113	35%		396,573
1	4	350	RESTAURANT - Roof	1890	C	200	30	5,498	352	1		547,876	35%		356,119

Cost Approach From Marshall & Swift

Total Building Area	21,992
Total Building RCN	2,143,945
Total Refinements	110,100
Total Replacement Cost New	2,254,045
Total Phys. & Func. Depreciation	(750,382)
RCN Less Phys. & Func.	1,503,663
Economic Depreciation	-10%
Accrued Economic Depreciation	150,366
Total RCN Less Depreciation	1,654,029
Additional Lump Sums	
Land Value	15,561
Total Cost Value	1,669,590
Value Per Res Unit	
Value Per Sq. Ft.	75.92

Potential Gross Income

Contract	Market
Vacancy & Collection Loss	10.00% 1,429
Effective Income	12,866
Total Expenses	35.00% 4,503
Net Operating Income	8,363
Capitalization Rate	12.00%
Income Approach	69,692
Final Value Reconciliation	1,669,590

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

HALL COUNTY ASSESSOR'S OFFICE

TerraScan Sketch Form

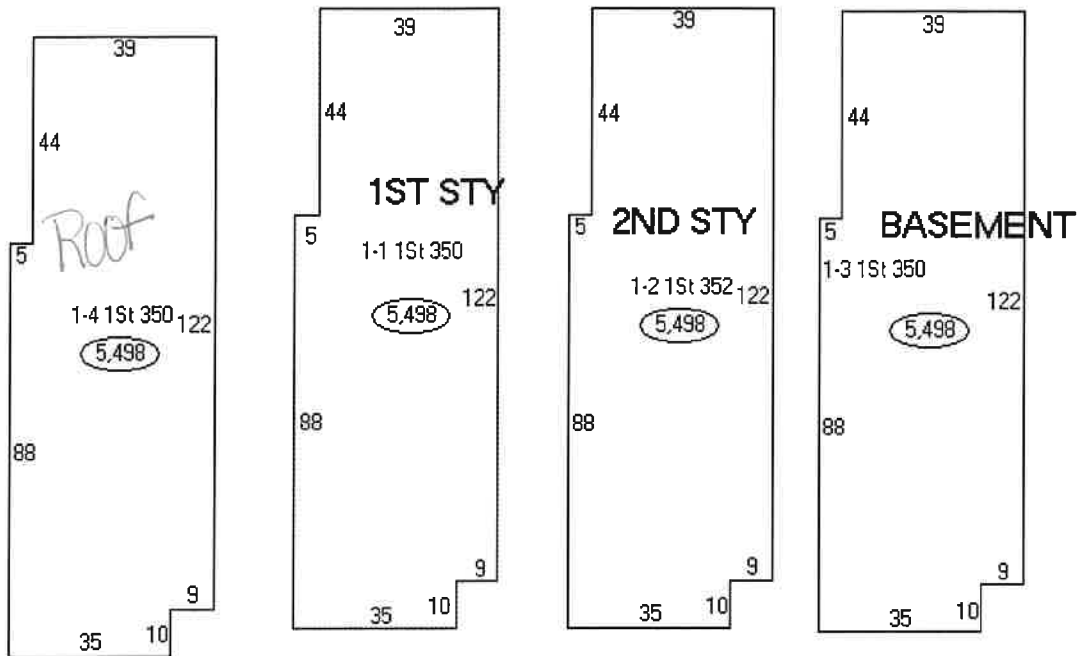


Data Provided By: KRISTI WOLD County Assessor. Printed on 02/12/2019 at 03:18:46P

Parcel # 400005492
Owner WALD 12 PROPERTIES LLC
Address 4061 SANDALWOOD DR
 GRAND ISLAND NE 68803-

Map # 3315-00-0-10001-065-0009
Situs 221-00223 W 3RD
Legal ORIGINAL TOWN W 2/3 LT 4 BLK 65

Parcel #: 400005492



-- Denotes common wall.

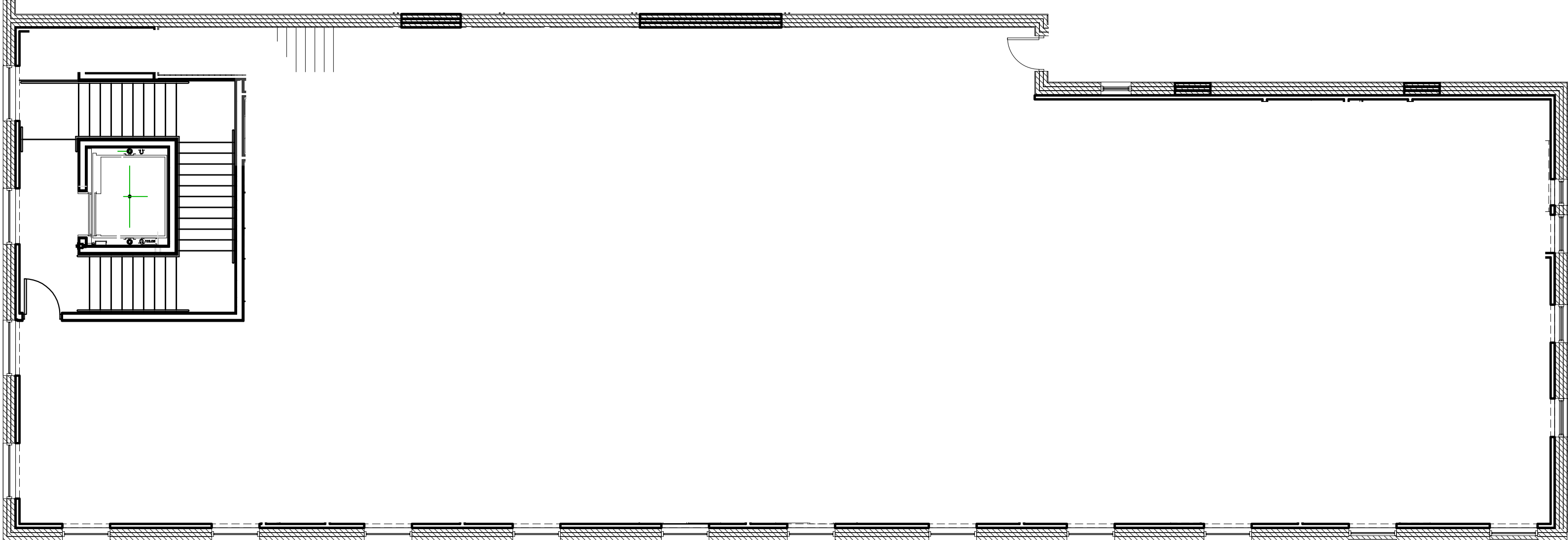
Description	Base Area	Total Area
Restaurant	5,498	5,498
Residence, Multiple	5,498	5,498
Restaurant	5,498	5,498
Restaurant	5,498	5,498
Area Summary		
Base Area		21,992
Total Area		21,992
Basement Area		0
Garage Area		0
Porches/Other		0

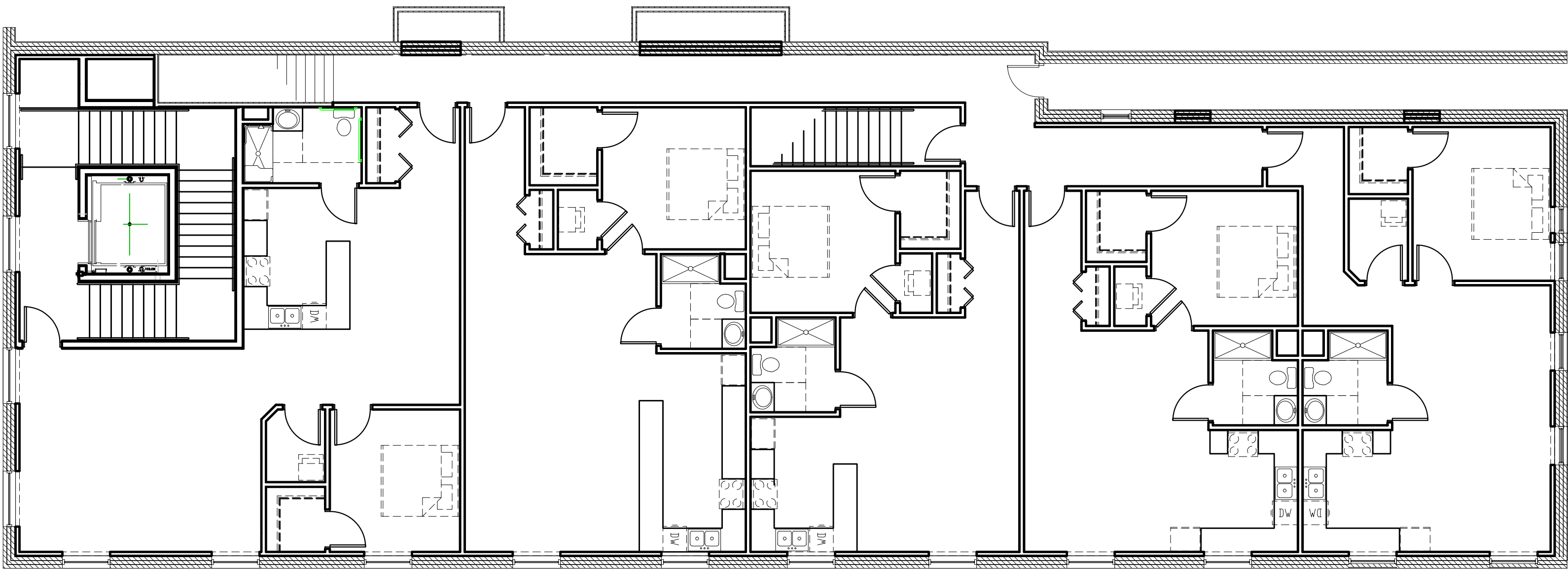
Scale : 1" = 40'

----- Denotes Upper Floor

Page 1 of 1

SKETCH-html-2001





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

RESOLUTION NO. 305

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 20th day of March, 2019

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

By 
Chairperson

ATTEST:


Secretary

Wald 12 Properties, LLC 221-223 W 3rd

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

RESOLUTION NO. 306

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 1, from Wald 12 Properties, LLC., (The "Developer") for redevelopment of property located at 304 W 3rd Street, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 20th day of March, 2019.

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

By 
Chairperson

ATTEST:


Secretary

Wald 12 Properties LLC 221-223 W 3rd

Resolution Number 2019-08

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred the **amendment of the Redevelopment Plan for CRA Area 1 requested by Wald 12 Properties LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on April 3, 2019, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday March 15th and Friday March 22nd, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

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

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

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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

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

DATED: April 3, 2019

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: 
Chair

By: 
Secretary



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item E-5

**Public Hearing on Request from Stephen & Deborah Spaulding for
an Extension of a Conditional Use Permit to Allow for
Construction of a House while living in the Existing Double-wide
Trailer located at 3204 So. Shady Bend Road**

Council action will take place under Requests and Referrals Item H-1.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: April 23, 2019

Subject: Request of Stephen & Deborah Spaulding for Approval of a Conditional Use Permit to Allow Additional Time for the Construction of a New Single Family Dwelling while Occupying the Existing Dwelling at 3204 S. Shady Bend Road

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow additional time for the construction of a new single family dwelling while continuing to occupy the existing dwelling on the site.

The property is currently zoned LLR, Large Lot Residential and is approximately 12 acres in size.

City Code provides that only one principal building shall be permitted on one zoning lot. A Conditional use permit was approved by the City Council on March 28, 2017 with the time limit of April 15, 2019, as construction has taken more time than originally anticipated it is requested to extend the time allowed for construction and removal of the existing dwelling to June 1, 2019.

Discussion

To facilitate this request City Council approval of a temporary use is necessary. Approval will allow the owners to continue to occupy the existing dwelling during construction of the new dwelling and allow time to remove or demolish the existing dwelling. The Building Department issued a building permit for the new dwelling in November of 2018 while allowing the existing dwelling to remain and be utilized during the construction process. After the new dwelling is completed and a certificate of occupancy issued the existing dwelling is then required to be removed. The proposed construction is anticipated to take up to an additional 60 days to complete and then begin the process to remove the existing dwelling. An expiration date for the new conditional use permit

appears reasonable for August 15, 2019 or within 90 days after a certificate of occupancy is issued for the new dwelling.

Alternatives

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

1. Approve the request for the conditional use permit finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or Deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue.

Recommendation

Approve the request to extend the temporary use allowing construction to continue on the new dwelling and the existing dwelling to be utilized and allowing two principal buildings on the site for the time specified.

Sample Motion

Move to approve the requested extension of time to allow construction to continue for a new single family dwelling with the existing dwelling to remain until August 15, 2019 or until 90 days after a certificate of occupancy is issued for the new dwelling, whichever occurs first.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Extension of existing permit - 6 months
2. The owner(s) of the described property is/are: Stephen + Deborah Spaulding
3. The legal description of the property is: Parcel # 400207745 WA Twp
PT E 1/2 SE 1/4 26-11-9
4. The address of the property is: 3204 S Shady Bend Rd, GI 68801
5. The zoning classification of the property is: LLR
6. Existing improvements on the property is: 45 yr old Double Wide Trailer, Building
new home, will disassemble or move.
7. The duration of the proposed use is: trailer off property when we move in
8. Plans for construction of permanent facility is: Completion by June 1
9. The character of the immediate neighborhood is: Existing subdivision, farmland, some new
construction.
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: Existing trailer^{home} will be removed when house is
finished. Because of problems with new house plans, did not
begin work on new home until June 2018. Dan Kuzze is the
builder, but I am doing some of the work. Expect to be
completed by June 1 and trailer removed and ready for move-in.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

April 5, 2019
Date

Stephen A. Spaulding
Deborah G. Spaulding
Owners(s)

913-544-9916
Phone Number

3204 S Shady Bend Rd
Address

Grand Island, NE 68801
City State Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.



Address

Address: 3204 SHADY BEND RD S
(
Type: Single Family
Sub Type:
BHID: 18729



Parcel

Assessor
(
Treasurer
(
District Information
(
Photos/Sketches
(
Pictometry Online
(
Parcel: 400207745
Owner: SPAULDING/STEPHEN J &
DEBORAH A
Situs: 03204 \S SHADY BEND RD





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item F-1

#9726 - Consideration of Approving Request to Rezone Property located South of Wildwood Drive and East of US Highway 281 from TA – Transitional Agriculture to B2 – General Business (GIAEDC Station 31, LLC)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9726

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a portion of the northwest quarter (NW 1/4) of the NW (1/4) of Section Eight (8), Township Ten (10) North, Range Nine (9) west of the 6th P.M. in the jurisdiction of the City of Grand Island, Hall County, Nebraska, from TA Transitional Agriculture to B2 General Business Zone as more particularly described below; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on April 3, 2019, held a public hearing 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 Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on April 23, 2019, 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, reclassified and changed from TA Transitional Agriculture to B2 General Business Zone;

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Approved as to Form	by _____
April 19, 2019	City Attorney

ORDINANCE NO. 9726 (Cont.)

COMMENCING AT THE NORTHEAST CORNER OF GREENSCAPE INC. SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°31'22"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 740.22 FEET TO A POINT BEING THE EXTENSION OF THE EAST LINE OF GREENSCAPE INC. SUBDIVISION; THENCE N00°46'49"W, ALONG SAID EXTENSION OF SAID EAST SUBDIVISION LINE, A DISTANCE OF 947.65 FEET TO THE SOUTHEAST CORNER OF LOT 1, GREENSCAPE INC. SUBDIVISION; THENCE CONTINUING N00°46'49"W, ALONG SAID EAST SUBDIVISION LINE, A DISTANCE OF 373.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 802,680.61 SQUARE FEET OR 18.427 ACRES MORE OR LESS.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

SECTION 3. 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: April 23, 2019

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item F-2

#9727 - Consideration of Approving Request to Rezone Property located North of the Wood River between Ponderosa Drive and US Highway 281 from RD – Residential Development to RO – Residential Office (Prataria Ventures, LLC)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9727

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of Outlot C1 of Ponderosa Lake Estates Fourth Subdivision in the City of Grand Island, Hall County, Nebraska, from RD Residential Development Zone to RO Residential Office Zone; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on April 3, 2019, held a public hearing 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 Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on April 23, 2019, 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, reclassified and changed from RD Residential Development Zone to RO Residential Office Zone;

ALL OF OUTLOT C1 PONDEROSA FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

Approved as to Form	▣ _____
April 19, 2019	▣ City Attorney

ORDINANCE NO. 9727 (Cont.)

SECTION 3. 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: April 23, 2019

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item F-3

**#9728 - Consideration of Approving Annexation of Property
Located East of U.S. Highway 281 and South of Wildwood Drive
(Lewis Greenscape) (First Reading)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, Regional Planning Director

Meeting: April 23, 2019

Subject: An Ordinance to Annex property located east of U.S. 281, south of Wildwood Drive and all joining right-of-way and/or easements for road or trail purposes (First Reading)

Presenter(s): Chad Nabity, Regional Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that: County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation and that all areas encompassed by the Corporate Limits of Grand Island should be considered for annexation.

Station 31 LLC, owner of property has petitioned the City of Grand Island to consider annexation of this property and submitted the attached annexation plat.

This property is adjacent to and contiguous with the municipal limits of the city on the north and west sides.

Based on the request from Station 31 LLC, the owner of the property, staff has prepared an ordinance for annexation that would become effective 15 days after passage on third and final reading. Council will consider this on its first reading on April 23, 2019. Based on the requirements outlined in §16-117 (7) the City can consider an ordinance for annexation and pass that ordinance after three readings by Council. Also based on §16-117 (7) there is no requirement for a public hearing on this annexation. Annexation ordinances must be passed on three separate readings.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117 (7). Annexation ordinances must be read on three separate occasions.

This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of those properties.

There is no impact to the extraterritorial zoning jurisdiction of with this annexation.

One existing residence and one vacant commercial site would be added to the City as a result of this annexation. It is anticipated that both will be razed for redevelopment.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on first reading.

Exhibit A

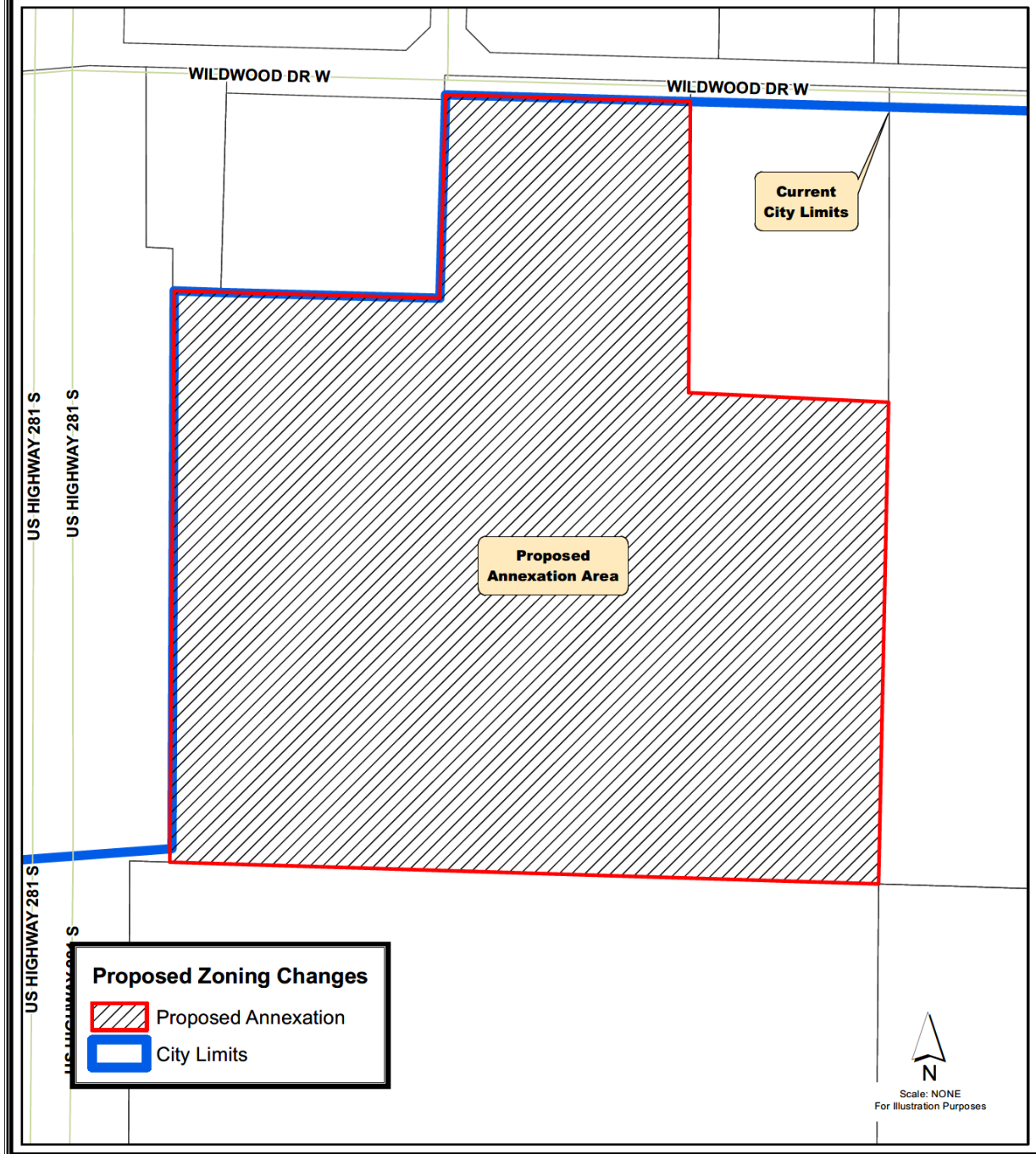
Legal description as follows:

ANNEXATION TRACT DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GREENSCAPE INC. SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°31'22"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1257.59 FEET TO A POINT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE N00°45'25"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 946.78 FEET TO A POINT BEING THE EXTENSION OF THE SOUTH LINE OF GREENSCAPE INC. SUBDIVISION; THENCE S89°32'09"E, AND ALONG SAID EXTENSION LINE AND THE SOUTH LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 516.96 FEET TO THE SOUTHEAST CORNER OF LOT 1, GREENSCAPE INC. SUBDIVISION; THENCE N00°46'49"W, ALONG SAID EAST SUBDIVISION LINE, A DISTANCE OF 373.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,292,425.84 SQUARE FEET OR 29.670 ACRES MORE OR LESS.

Propozed Annexation Location Map



* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9728

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of property in Northwest Quarter of the Northwest Quarter of Section 8, Township 10 north, Range 9 west of the 6th P.M. in Hall County, Nebraska as more particularly described hereinafter and as shown on the annexation plat Exhibit “A” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, the Station 31 LLC as owner of the property petitioned the City of Grand Island to consider annexation of said property into the City of Grand Island; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island encourages the annexation of adjacent property when request by the property owner; and

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

Approved as to Form	<input type="checkbox"/>	_____
April 19, 2019	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9728 (Cont.)

WHEREAS, on April 23, 2019 the City Council of the City of Grand Island considered such annexation and approved such annexation on first reading and on May 14, 2019 approved such annexation on second reading and on May 28, 2019 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

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

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

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

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

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

- 2 -

ORDINANCE NO. 9728 (Cont.)

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

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

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

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

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

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

Enacted: May 28, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

ORDINANCE NO. 9728 (Cont.)

Exhibit A

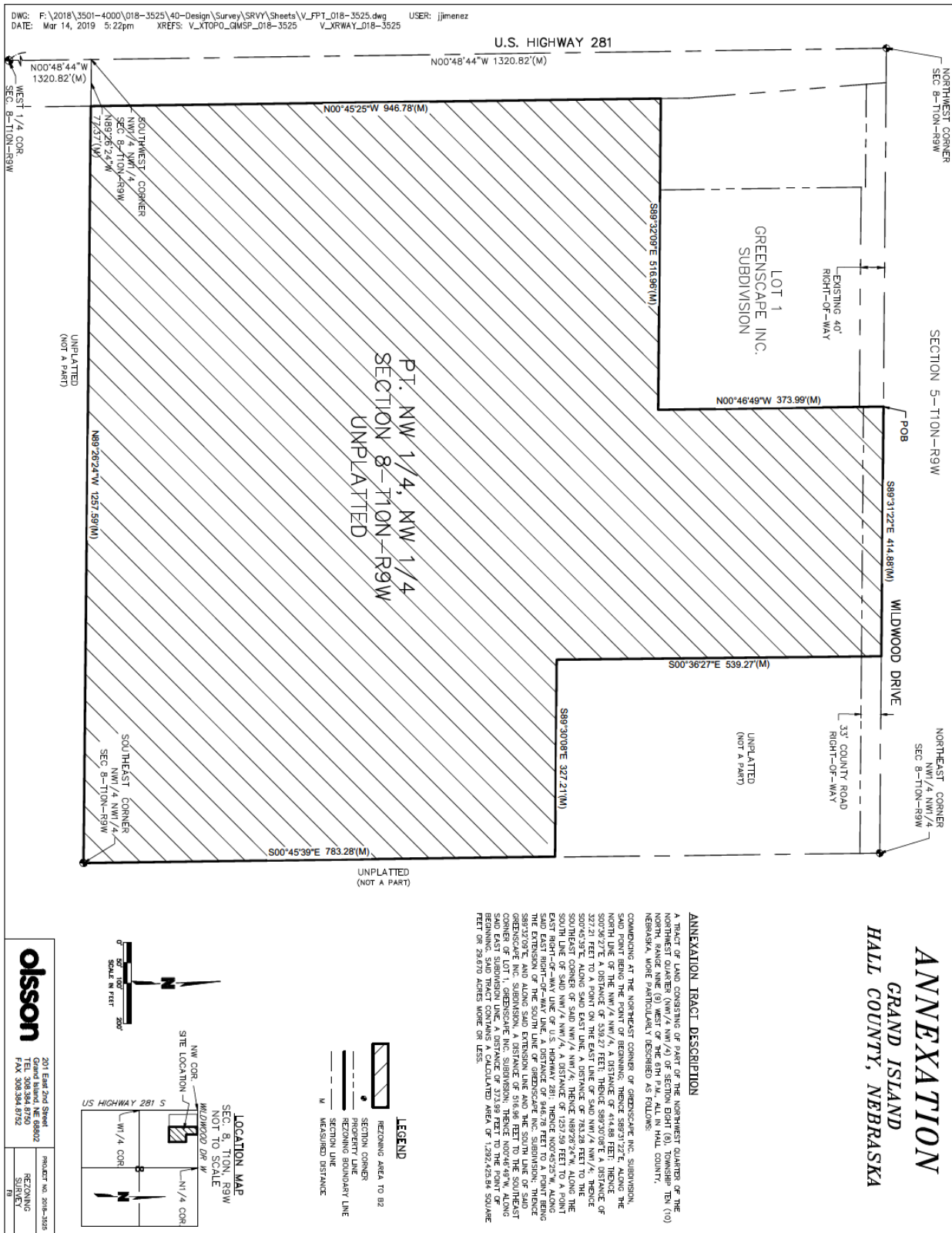
ANNEXATION TRACT DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GREENSCAPE INC. SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°31'22"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1257.59 FEET TO A POINT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE N00°45'25"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 946.78 FEET TO A POINT BEING THE EXTENSION OF THE SOUTH LINE OF GREENSCAPE INC. SUBDIVISION; THENCE S89°32'09"E, AND ALONG SAID EXTENSION LINE AND THE SOUTH LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 516.96 FEET TO THE SOUTHEAST CORNER OF LOT 1, GREENSCAPE INC. SUBDIVISION; THENCE N00°46'49"W, ALONG SAID EAST SUBDIVISION LINE, A DISTANCE OF 373.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,292,425.84 SQUARE FEET OR 29.670 ACRES MORE OR LESS.

ORDINANCE NO. 9728 (Cont.)

Exhibit B





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item F-4

**#9729 - Consideration of Approving Annexation of Property
Located West of North Road and South of 13th Street (Ray
Stander) (First Reading)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, Regional Planning Director

Meeting: April 23, 2019

Subject: An Ordinance to Annex property described as Lot 2 of Hanover Second Subdivision located west of North Road and south of 13th Street and all joining right-of -way and/or easements for road or trail purposes (First Reading)

Presenter(s): Chad Nabity, Regional Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that: County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation and that all areas encompassed by the Corporate Limits of Grand Island should be considered for annexation.

Ray Stander, owner of property has petitioned the City of Grand Island to consider annexation of this property.

This property is adjacent to and contiguous with the municipal limits of the city on the north, south and west sides.

Based on the request from Ray Stander, the owner of the property, staff has prepared an ordinance for annexation that would become effective 15 days after passage on third and final reading. Council will consider this on its first reading on April 23, 2019. Based on the requirements outlined in §16-117 (7) the City can consider an ordinance for annexation and pass that ordinance after three readings by Council. Also based on §16-117 (7) there is no requirement for a public hearing on this annexation. Annexation ordinances must be passed on three separate readings.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117 (7). Annexation ordinances must be read on three separate occasions.

This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of those properties.

There is no impact to the extraterritorial zoning jurisdiction of with this annexation.

One existing residences would be added to the City as a result of this annexation.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

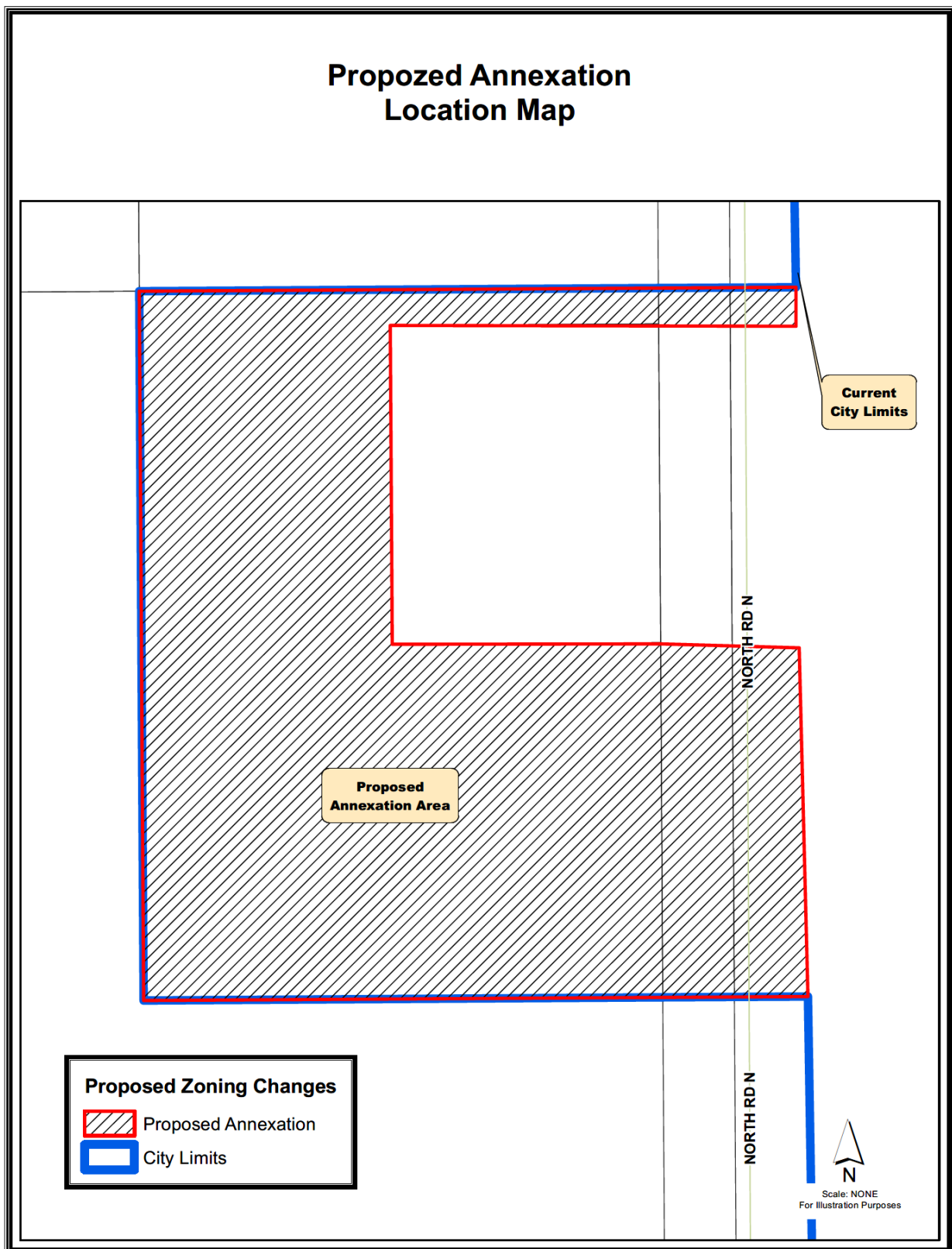
Move to approve the annexation ordinance on first reading.

Exhibit A

Legal description as follows:

Lot 2 of Hanover Second Subdivision in Hall County, Nebraska.

Exhibit B



* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9729

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of property Lot 2 of Hanover Second Subdivision in Hall County, Nebraska on the annexation plat Exhibit “B” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, the Ray Stander as owner of the property petitioned the City of Grand Island to consider annexation of said property into the City of Grand Island; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island encourages the annexation of adjacent property when request by the property owner; and

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

WHEREAS, on April 23, 2019 the City Council of the City of Grand Island considered such annexation and approved such annexation on first reading and on May 14, 2019

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney

ORDINANCE NO. 9729 (Cont.)

approved such annexation on second reading and on May 28, 2019 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

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

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

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

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

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

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject

ORDINANCE NO. 9729 (Cont.)

to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

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

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

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

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

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

Enacted: May 28, 2019.

Roger G. Steele, Mayor

Attest:

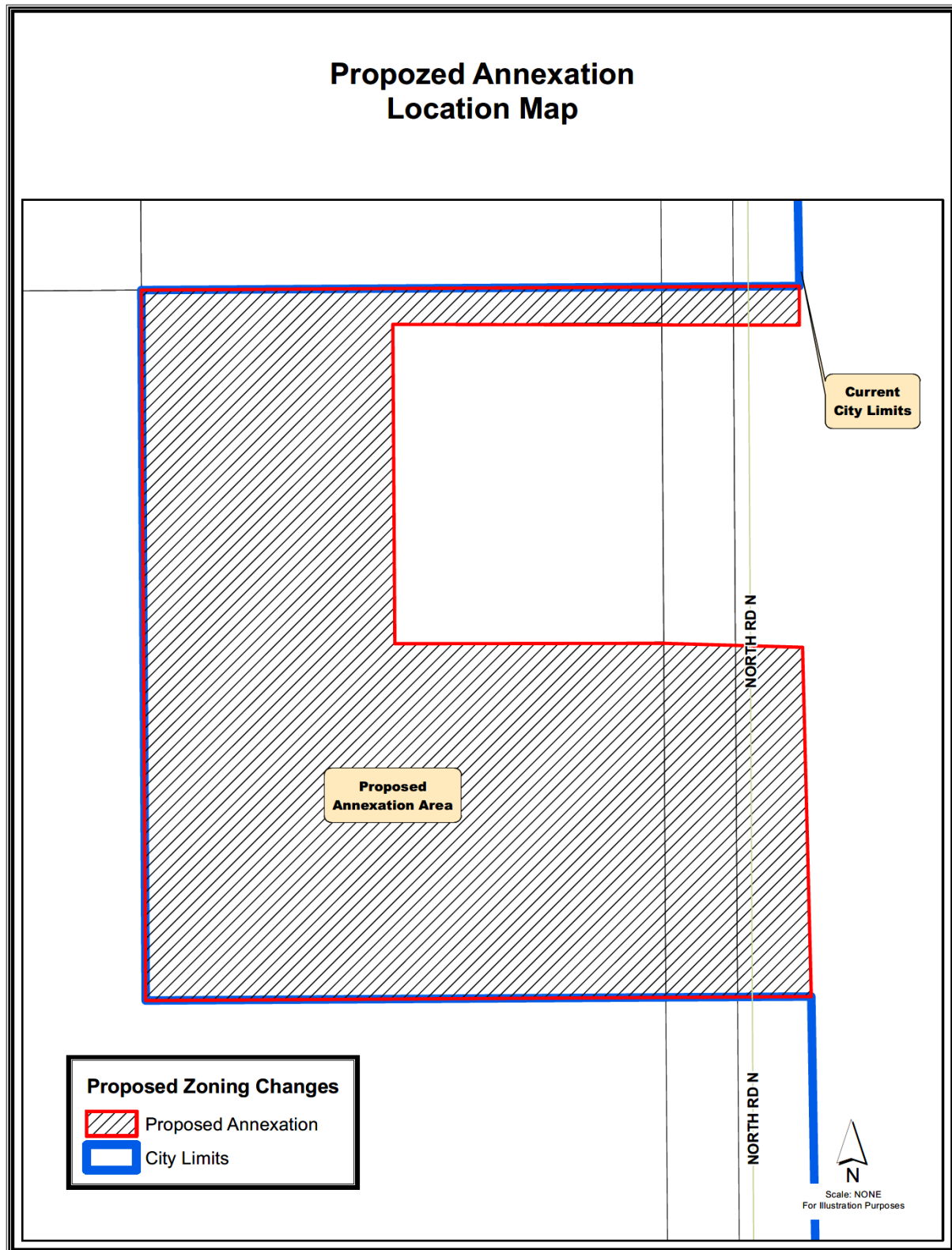
RaNae Edwards, City Clerk

ORDINANCE NO. 9729 (Cont.)

Exhibit A

Lot 2 of Hanover Second Subdivision in Hall County, Nebraska

Exhibit B





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item F-5

**#9730 - Consideration of Approving Annexation of Property
Located between U.S. Highway 281 and Old Nebraska Highway 2,
West of Eagle Scout Park (City of Grand Island) (First Reading)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, Regional Planning Director

Meeting: April 23, 2019

Subject: An Ordinance to Annex property located south of U.S. 281, north of Old Nebraska Highway 2 and east of Eagle Scout Park all adjoining right-of-way and/or easements for road or trail purposes (First Reading)

Presenter(s): Chad Nabity, Regional Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that: County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation and that all areas encompassed by the Corporate Limits of Grand Island should be considered for annexation.

The City of Grand Island, owner of property has petitioned the City of Grand Island to consider annexation of this property.

This property is adjacent to and contiguous with the municipal limits of the city on the south and east sides and part of the west side.

Based on the request from the City, staff has prepared an ordinance for annexation that would become effective 15 days after passage on third and final reading. Council will consider this on its first reading on April 23, 2019. Based on the requirements outlined in §16-117 (7) the City can consider an ordinance for annexation and pass that ordinance after three readings by Council. Also based on §16-117 (7) there is no requirement for a public hearing on this annexation.. Annexation ordinances must be passed on three separate readings.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117 (7). Annexation ordinances must be read on three separate occasions.

This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of those properties.

There is no impact to the extraterritorial zoning jurisdiction of with this annexation.

No existing residences would be added to the City as a result of this annexation.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

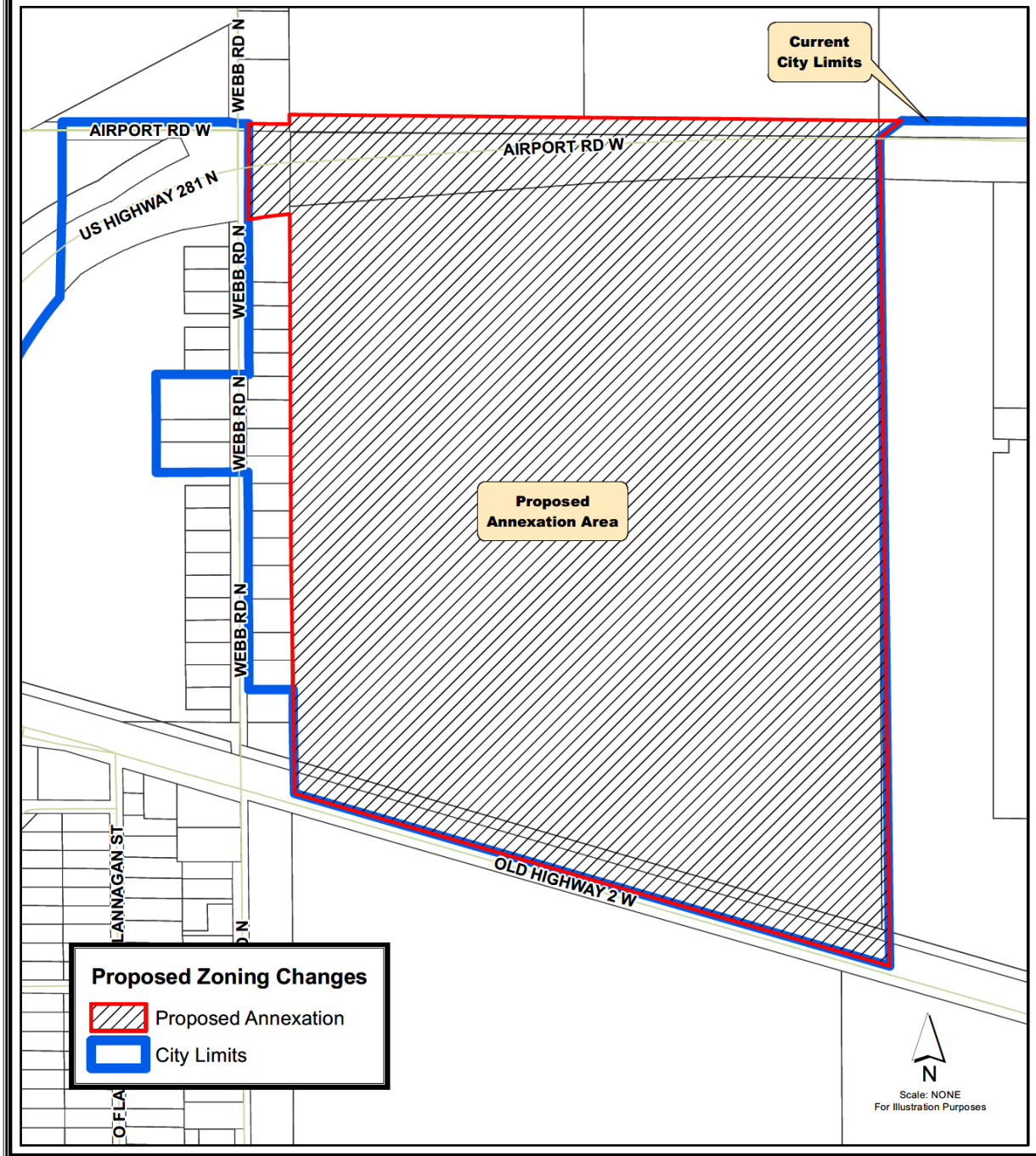
Move to approve the annexation ordinance on first reading.

Exhibit A

Legal description as follows:

Beginning at the northeast property corner of Lot 2 Schumman Subdivision and proceeding in a northerly direction along the west line of Section 5, Township 11 north, Range 9 west of the 6th P.M. to the northeast corner of Lot 1 Lawton Subdivision, thence in a westerly direction to the northwest corner of Lot 1 Lawton Subdivision the edge of the Webb Road right of way, thence northerly along the Webb Road right of way to the Intersection of the Webb Road and Airport Road right of way, thence easterly to the west line of parcel 400187192 owned by the Nebraska Department of Transportation as right of way for U.S. Highway 281, thence north to the northwest corner of the Nebraska Department of Transportation right of way, thence easterly along the north right of way line to the current municipal limits of the City of Grand Island, thence in a southwesterly direction to a point at the southeast corner of parcel 400187192 owned by the Nebraska Department of Transportation as right of way for U.S. Highway 281, thence in a southerly direction along the municipal limits line of the City of Grand Island to the northerly right of way line of Old Nebraska Highway 2, thence in a northwesterly direction along the north right of way line of Old Nebraska Highway 2 to the west line of Section 5, Township 11 north, Range 9 west of the 6th P.M., thence north along the west line of Section 5, Township 11 north, Range 9 west of the 6th P.M. to the point of beginning.

Propozed Annexation Location Map



* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9730

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of property in Section 5, Township 11 north, Range 9 west of the 6th P.M. and all adjoining right-of-way in Hall County, Nebraska as more particularly described hereinafter and as shown on the subdivision plat Exhibit “A” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, the Grand Island City Council approved Resolution 2019-135 on April 9, 2019, and as owner of the property petition the City of Grand Island to consider annexation of said property into the City of Grand Island; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island encourages the annexation of adjacent property when request by the property owner; and

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

Approved as to Form	<input type="checkbox"/>	_____
April 19, 2019	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9730 (Cont.)

WHEREAS, on April 23, 2019 the City Council of the City of Grand Island considered such annexation and approved such annexation on first reading and on May 14, 2019 approved such annexation on second reading and on May 28, 2019 approved such annexation on third and final reading.

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

SECTION 1. It is hereby found and determined that:

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

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

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

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

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

- 2 -

ORDINANCE NO. 9730 (Cont.)

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

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

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

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

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

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

Enacted: May 28, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

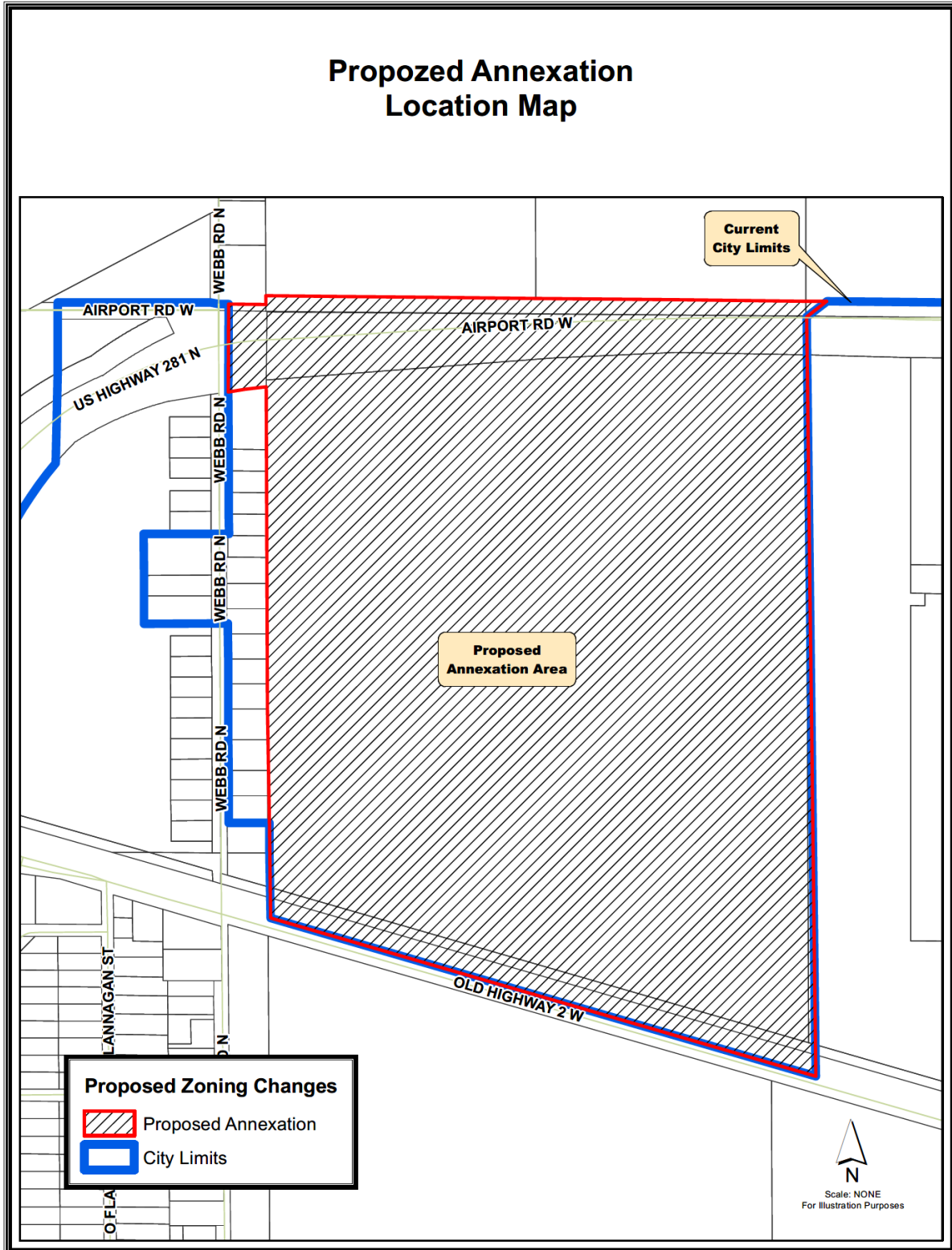
ORDINANCE NO. 9730 (Cont.)

Exhibit A

A description of the property owned by the City of Grand Island located in Section 5, Township 11 north Range 9 west of the 6th P.M. in Hall County Nebraska along with all adjacent road rights-of-way more particularly described as:

Beginning at the northeast property corner of Lot 2 Schumman Subdivision and proceeding in a northerly direction along the west line of Section 5, Township 11 north, Range 9 west of the 6th P.M. to the northeast corner of Lot 1 Lawton Subdivision, thence in a westerly direction to the northwest corner of Lot 1 Lawton Subdivision the edge of the Webb Road right of way, thence northerly along the Webb Road right of way to the Intersection of the Webb Road and Airport Road right of way, thence easterly to the west line of parcel 400187192 owned by the Nebraska Department of Transportation as right of way for U.S. Highway 281, thence north to the northwest corner of the Nebraska Department of Transportation right of way, thence easterly along the north right of way line to the current municipal limits of the City of Grand Island, thence in a southwesterly direction to a point at the southeast corner of parcel 400187192 owned by the Nebraska Department of Transportation as right of way for U.S. Highway 281, thence in a southerly direction along the municipal limits line of the City of Grand Island to the northerly right of way line of Old Nebraska Highway 2, thence in a northwesterly direction along the north right of way line of Old Nebraska Highway 2 to the west line of Section 5, Township 11 north, Range 9 west of the 6th P.M., thence north along the west line of Section 5, Township 11 north, Range 9 west of the 6th P.M. to the point of beginning.

Exhibit B





City of Grand Island

Tuesday, April 23, 2019

Council Session

Item F-6

**#9731 - Consideration of Vacating a Portion of James Road within
Ponderosa Lake Estates Fourth Subdivision**

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: April 23, 2019

Subject: Consideration of Vacating a Portion of James Road within Ponderosa Lake Estates Fourth Subdivision

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

Background

To allow for the continued development of the Grand Island Regional Hospital the City has received a request to vacate a portion of James Road, which is located within Ponderosa Lake Estates Fourth Subdivision; south of Rae Road.

Discussion

Construction of the Grand Island Regional Hospital is currently underway with expected completion Fall 2019. The requested vacation of a portion of James Road will allow for further development of the hospital site.

Alternatives

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

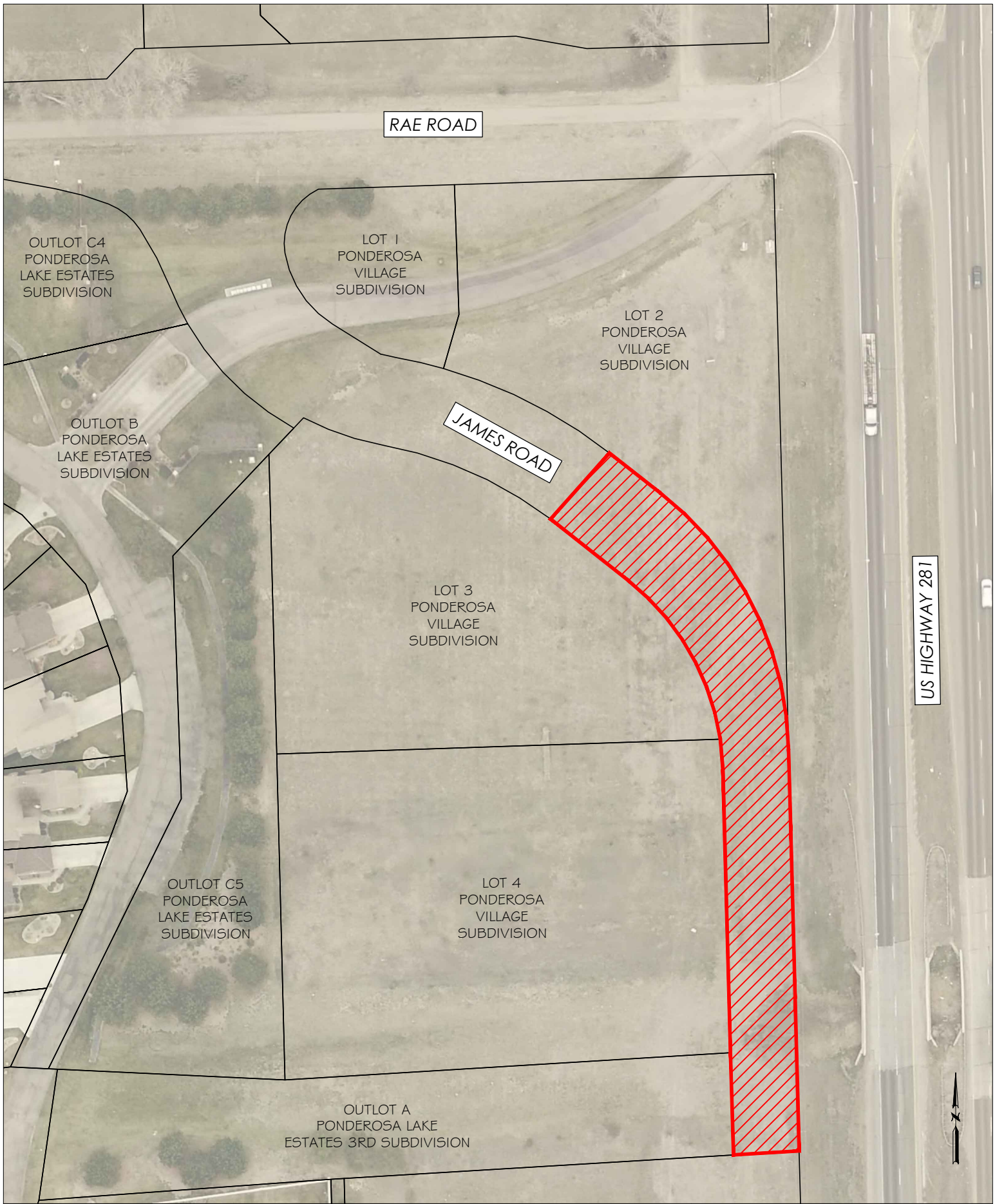
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve vacating a portion of James Road as requested.

Sample Motion

Move to approve the ordinance.



VACATION OF RIGHT-OF-WAY

• THIS SPACE RESERVED FOR REGISTER OF DEEDS •

ORDINANCE NO. 9731

An ordinance to vacate existing right of way and to provide for filing this ordinance in the office of the Register of Deeds of Hall County; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. That existing right-of-way within Ponderosa Lake Estates Fourth Subdivision, more particularly described as follows:

A TRACT OF LAND CONSISTING OF PART OF JAMES ROAD RIGHT-OF-WAY, PONDEROSA LAKE ESTATES FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION AND ALSO BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF JAMES ROAD AND THE WEST R.O.W. LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S86°32'36"W, ALONG SAID NORTH LINE OF LOT 1 AND THE SOUTH R.O.W. LINE OF JAMES ROAD, A DISTANCE OF 45.03 FEET TO THE WEST R.O.W. LINE OF JAMES ROAD; THENCE N01°29'20"W, ALONG SAID WEST R.O.W. LINE OF JAMES ROAD, A DISTANCE OF 263.42 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID R.O.W. LINE AND AROUND A CURVE IN A COUTNER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 25°49'35", HAVING A RADIUS OF 170.00 FEET, AND CHORD BEARING N14°18'41"W A CHORD DISTANCE OF 75.98 FEET; THENCE N88°31'16"E A DISTANCE OF 53.56 FEET TO A POINT ON THE EAST R.O.W. LINE OF SAID JAMES ROAD AND ALSO BEING A POINT OF CURVATURE; THENCE ALONG SAID EAST R.O.W. LINE OF JAMES ROAD AND AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 15°29'40", HAVING A RADIUS OF 230.00 FEET, AND CHORD BEARING S09°13'48"E A CHORD DISTANCE OF 62.01 FEET; THENCE S01°28'46"E, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 274.51 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15400 SQUARE FEET MORE OR LESS.

Approved as to Form	▣ _____
April 19, 2019	▣ City Attorney

ORDINANCE NO. 9731 (Cont.)

SECTION 2. The title to the property vacated by Section 1 of this Ordinance shall revert to the abutting properties.

SECTION 3. This ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, without the plate, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-1

Approving Minutes of April 9, 2019 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

April 9, 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 April 9, 2019. Notice of the meeting was given in *The Grand Island Independent* on April 3, 2019.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Jeremy Jones, Mark Stelk, Jason Conley, Vaughn Minton, Clay Schutz, Julie Hehnke, Mitch Nickerson, and Chuck Haase. Councilmember Michelle Fitzke was absent. 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 Father Jim Golka, St. Mary's Cathedral, 204 South Cedar Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Luisa M. Lovato dba Ritmos Nightclub, 611 East 4th Street for a Change of Location for Class "I-108549" Liquor License to 316 East 2nd Street. City Clerk RaNae Edwards reported that an application for a change of address to Class "I-108549" Liquor License had been received from Luisa M. Lovato dba Ritmos Nightclub, 611 East 4th Street to 316 East 2nd Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on March 26, 2019; notice to the general public of date, time, and place of hearing published on March 30, 2019; notice to the applicant of date, time, and place of hearing mailed on March 26, 2019; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. Tom Wagoner, Attorney for the applicant spoke in support. No further public testimony was heard.

Public Hearing on Request from Jarhead, Inc. dba Texas T-Bone Steakhouse, 1027 E. Bismark Road for a Change of Location for Class "C-111559" Liquor License to 1600 South Locust Street. City Clerk RaNae Edwards reported that an application for a change of address to Class "C-111559" Liquor License had been received from Jarhead, Inc. dba Texas T-Bone Steakhouse, 1027 E. Bismark Road to 1600 South Locust Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on March 22, 2019; notice to the general public of date, time, and place of hearing published on March 30, 2019; notice to the applicant of date, time, and place of hearing mailed on March 26, 2019; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Request from Luis Jacobo dba Tucan Express, 2120-2124 N. Webb Road for a Class "C" Liquor License. City Clerk RaNae Edwards reported that an application Class "C"

Liquor License had been received from Luis Jacobo dba Tucan Express, 2120-2124 N. Webb Road. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on March 22, 2019; notice to the general public of date, time, and place of hearing published on March 30, 2019; notice to the applicant of date, time, and place of hearing mailed on March 26, 2019; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections and completion of an alcohol server/seller training program. No public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan for CRA No. 1 located at 304 West Third Street (Amur Real Estate 1). Regional Planning Director Chad Nabity reported that Amur Real Estate I had submitted an application for tax increment financing to aid in the redevelopment of property on 304-306 West 3rd Street at the Wells Fargo Building. The proposal would redevelop commercial space throughout the building, including the removal of asbestos and update the facade. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 1405 W. Koenig (Bosselman Properties, Inc.). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 1405 W. Koenig was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including power lines and transformers. This easement would allow the Utilities Department to install, access, operate and maintain the electrical infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 2620 W. Faidley Avenue (Saint Francis Medical Center). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 2620 W. Faidley Avenue was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including power lines and transformers. This easement would allow the Utilities Department to install, access, operate and maintain the electrical infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Permanent Utility Easement for Sanitary Sewer District No. 543; Willow Street at 511 Congdon Avenue (Weinrich Development, Inc.) and 515 Congdon Avenue (Galvan). Public Works Director John Collins reported that public utility easements were needed to accommodate the extension of sanitary sewer to serve an area previously unserved north of 4th Street and east of Congdon Avenue. The public utility easements would allow for the construction, operation, maintenance, extension, repair, replacement, and removal of sanitary sewer within the easements. Staff recommended approval. No public testimony was heard.

ORDINANCES:

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

#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) (Second and Final Reading)

#9725 - Consideration of Creation of Sidewalk District No. 1- 2019; 13th Street

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

#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) (Second and Final Reading)

Regional Planning Director reported that this Ordinance was read on first reading at the March 26, 2019 City Council meeting.

Motion by Stelk, second by Schutz to approve Ordinance #9724.

City Clerk: Ordinance #9724 on second reading. All those in favor of the passage of this ordinance on second, answer roll call vote. Upon roll call vote, Councilmembers Haase, Nickerson, Schutz, Hehnke, Minton, Conley, Stelk, and Jones voted aye. Councilmember Paulick voted no. Motion adopted.

City Clerk: Ordinance #9724 on final reading. All those in favor of the passage of this ordinance on final reading, answer roll call vote. Upon roll call vote, Councilmembers Haase, Nickerson, Schutz, Hehnke, Minton, Conley, Stelk, and Jones voted aye. Councilmember Paulick voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on second and final readings, Ordinance #9724 is declared to be lawfully adopted upon publication as required by law.

#9725 - Consideration of Creation of Sidewalk District No. 1- 2019; 13th Street

Public Works Director John Collins reported that the boundary for the proposed district was selected in order to provide a safe walking path for students to Westridge Middle School. The new sidewalk would be approximately 985.00 feet in length. Staff recommended approval.

Motion by Nickerson, second by Paulick to approve Ordinance #9725.

City Clerk: Ordinance #9725 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9725 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9725 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-18 (Resolution #2019-133) was pulled from the agenda at the request of Menards, Inc. Items G-3 and G-16 (Resolution #2019-131) was pulled for further discussion. Motion by Paulick, second by Jones to approve the Consent Agenda excluding items G-3, G-16, and G-18. Upon roll call vote, all voted aye. Motion adopted.

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

Approving Minutes of April 2, 2019 City Council Study Session.

Approving Preliminary Plat for The Orchard Subdivision. It was noted that The Orchard/Hoppe Home PC, owner, had submitted the Preliminary Plat for The Orchard Subdivision located south of Capital Avenue and the outfall ditch and west of the Central Nebraska Railroad line north of 12th Street for the purpose of creating 180 lots on 25 acres.

Discussion was held regarding the 32' streets and offsetting driveways. Fred Hoppe, 1600 Stoneyhill Road, Lincoln, Nebraska answered questions and stated there would be a Homeowners Association and the homes would have basements.

Motion by, Paulick, second by Stelk to approve. Upon roll call vote, all voted aye. Motion adopted.

#2019-119 - Approving Request from Luisa M. Lovato dba Ritmos Nightclub, 611 East 4th Street for a Change of Location for Class "I-108549" Liquor License to 316 East 2nd Street.

#2019-120 - Approving Request from Jarhead, Inc. dba Texas T-Bone Steakhouse, 1027 E. Bismark Road for a Change of Location for Class "C-111559" Liquor License to 1600 South Locust Street.

#2019-121 - Approving Request from Luis Jacobo dba Tucan Express, 2120-2124 N. Webb Road for a Class "C" Liquor License.

#2019-122 - Approving Purchase of Dell Laptops and Docking Stations for Patrol Fleet from Dell, Inc. of Round Rock, Texas in an Amount of \$25,978.50.

#2019-123 - Approving Acquisition of Utility Easement - 1405 W. Koenig - Bosselman Properties, Inc..

#2019-124 - Approving Acquisition of Utility Easement - 2620 W. Faidley Avenue - Saint Francis Medical Center.

#2019-125 - Approving Acquisition of Permanent Utility Easement for Sanitary Sewer District No. 543; Willow Street at 511 Congdon Avenue (Weinrich Development, Inc.) and 515 Congdon Avenue (Galvan).

#2019-126 - Approving Temporary Construction Easement for Sanitary Sewer District No. 543; Willow Street at 511 Congdon Avenue (Weinrich Development, Inc.), 515 Congdon Avenue (Galvan), and 611 Willow Street (JH Holdings, Inc.).

#2019-127 - Approving Berkshire Hathaway Home Services Da-Ly Realty for Real Estate Broker Services for the Sale of 3231 West Schimmer Drive (Parcel No. 400401746).

#2019-128 - Approving Bid Award for Curb Ramp Project No. 2019-CR-2 CDBG with Galvan Construction, Inc. of Grand Island, Nebraska in an Amount of \$152,212.00.

#2019-129 - Approving Bid Award for Curb Ramp Project No. 2019-CR-1 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$119,098.00.

#2019-130 - Approving Agreement for Traffic Engineering Services – Traffic Study Various Locations with Olsson, Inc. of Lincoln, Nebraska in an Amount of \$55,285.59.

#2019-131 - Approving Public Transportation Interlocal Agreement with Hall County. Transit Program Manager Charley Falmlen updated the Council on the Transit Program.

Motion by Nickerson, second by Minton to approve Resolution #2019-131. Upon roll call vote, all voted aye. Motion adopted.

#2019-132 - Approving Purchase of 2019 Chevrolet Malibu for Building Department from Husker Auto Group of Lincoln, Nebraska in an Amount of \$17,457.00.

#2019-133 - Approving Development Agreement with Menard, Inc. for Fire Station No. 4. This item was pulled from the agenda at the request of Menards.

#2019-101 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for Talon Apartments Second Subdivision. It was noted that Talon Apartments, Inc., owners, had submitted the Final Plat and Subdivision Agreement for Talon Apartments Second Subdivision located north of U.S. Highway 34 and east of South Locust Street for the purpose of creating 14 lots on 13.820 acres.

RESOLUTIONS:

#2019-134 - Consideration of Amendment to the Redevelopment Plan for CRA No. 1 located at 304 West Third Street (Amur Real Estate 1). This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Minton to approve Resolution #2019-134. Upon roll call vote, all voted aye. Motion adopted.

#2019-135 - Consideration of Referring Un-annexed Area of the Central Nebraska Veterans Home Property to the City Council for Consideration of Annexation. Regional Planning Director Chad Nabity reported that portions of the Central Nebraska Veteran's Home property had been previously annexed but one portion north of the railroad tracks and west of Eagle Scout Park and the Veteran's Ball Fields remained outside the city limits. The City of Grand Island as the owner of the property in question may petition the City Council to consider annexation. Staff recommended approval of the annexation.

Discussion was held regarding the taxes on the farm ground. City Attorney Jerry Janulewicz explained the cash rent on this property.

Motion by Haase, second by Minton to approve Resolution #2019-135. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Hehnke to approve the payment of claims for the period of March 26, 2019 through April 9, 2019 for a total amount of \$3,856,406.90. 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, April 23, 2019

Council Session

Item G-2

**Receipt of Official Documents – Pawnbroker’s Official Bonds for
G.I. Loan Shop, 1004 West 2nd Street and Express Pawn, 645
South Locust Street**

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk
Meeting: April 23, 2019
Subject: Approving Renewal of Pawnbrokers Official Bond
Presenter(s): RaNae Edwards, City Clerk

Background

Chapter 25 of the Grand Island City Code requires that all persons who shall engage in the business of pawnbroker are required to make application to the Mayor and City Council. Along with the application and fee, a bond is required which is to be approved by the Mayor and City Council. Each license expires on April 30th of each year and must be renewed prior to that date.

Discussion

G.I. Loan Shop, 1004 West Second Street and Express Pawn, 645 South Locust Street have submitted their application, fee, and bond for renewal of their pawnbroker's license. (See attached)

Alternatives

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

1. Move to approve the renewals
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 application and bond for renewal of pawnbroker's license.

Sample Motion

Move to approve the renewal applications and bonds for G.I. Loan Shop, 1004 West 2nd Street and Express Pawn, 645 South Locust Street.



Pawnbroker's License Application

Business Owner Name: Express Pawn, Inc.
Business Owner Address: 11550 I. St., Ste. 150 Omaha, NE 68137
Business Manager Name: Brian Chaney
Business Manager Address: 11550 I. St., Ste. 150 Omaha, NE 68137
Business Street Address: 645 South Locust St. Grand Island, NE 68801
Telephone: 402-551-8888 - store (308) 646-0878

Location of storage of goods if kept at location other than business location:

N/A

List all criminal convictions (except minor traffic infractions) of owner, manager, or all officers and shareholders (if applicant is a corporation):

Offense	Location of Court	Conviction Date
<u>N/A</u>		

If additional space is required, continue on back of the application.

Additional Documents Required:

1. All applicants must include bond to the City of Grand Island in the sum of \$5,000 with the application.
2. All corporate applicants must attach a copy of Articles of Incorporation and list of officers/shareholders.

All licenses expire on April 30th of each year. The City of Grand Island requires payment of an occupation tax in the amount of **\$100.00** when the license is issued as well as a license fee in the amount of **\$100.00** for a total of \$200.00.

All licenses are subject to approval and issuance by the City Council. Be sure you are familiar with the City Code and State Statutes pertaining to pawnbrokers.

Old Republic Surety Company
PO Box 1635
Milwaukee, WI 53201-1635

CONTINUATION CERTIFICATE

BOND NUMBER	BOND DESCRIPTION	BOND AMOUNT	EFFECTIVE DATE	EXPIRATION DATE
W150105461	Pawnbroker's License	5,000.00	09/20/2017	09/20/2020

PRINCIPAL

Express Pawn, Inc. D/B/A Express Pawn
645 South Locust

Grand Island, NE 68801

OBLIGEE

City of Grand Island
100 East 1st Street

Grand Island, NE 68801

ORIGINAL FOR BOND RENEWAL

THIS BOND CONTINUES IN FORCE TO THE ABOVE EXPIRATION DATE CONDITIONED AND PROVIDED THAT THE LOSSES OR RECOVERIES ON IT AND ANY AND ALL ENDORSEMENTS SHALL NEVER EXCEED THE PENALTY SET FORTH IN THE BOND AND WHETHER THE LOSSES OR RECOVERIES ARE WITHIN THE FIRST AND/OR SUBSEQUENT OR WITHIN ANY EXTENSION OR RENEWAL PERIOD, PRESENT, PAST OR FUTURE. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SIGNED AND DATED THIS 17th DAY OF June 2017

0405437

ELLERBROCK-NORRIS, INC.
2203 OSBORNE DRIVE WEST
P O BOX 816
HASTINGS, NE 68902-0816
402-463-2461

Old Republic Surety Company

SURETY

By Rolando S. W. Thompson
ATTORNEY-IN-FACT

ORSC 23054 (8/94)



Pawnbroker's License Application

Business Owner Name: Darlo Beazley
Business Owner Address: 1810 Hwy 58 Dannebrog Ne 68831
Business Manager Name: Patricia Beazley
Business Manager Address: 1810 Hwy 58 Dannebrog Ne 68831
Business Street Address: 1004 W 2nd St Grand Island Ne 68801
Telephone: 308-382-9573

Location of storage of goods if kept at location other than business location:

List all criminal convictions (except minor traffic infractions) of owner, manager, or all officers and shareholders (if applicant is a corporation):

Offense	Location of Court	Conviction Date

If additional space is required, continue on back of the application.

Additional Documents Required:

1. All applicants must include bond to the City of Grand Island in the sum of \$5,000 with the application.
2. All corporate applicants must attach a copy of Articles of Incorporation and list of officers/shareholders.

All licenses expire on April 30th of each year. The City of Grand Island requires payment of an occupation tax in the amount of \$100.00 when the license is issued as well as a license fee in the amount of \$100.00 for a total of \$200.00.

All licenses are subject to approval and issuance by the City Council. Be sure you are familiar with the City Code and State Statutes pertaining to pawnbrokers.



Nationwide Mutual Insurance Company
Bond Department
1100 Locust, Department 2006
Des Moines, IA 50391-2006
Phone: 866-387-0457
Email: bondcomm@nationwide.com

Bond Continuation Certificate

Nationwide Mutual Insurance Company, hereinafter called Company, in consideration of an Agreed Premium hereby continues in force Bond Number 7900369972

Bond Description License and Permit - Compliance
Pawn Broker
in the sum of \$5,000.00

on behalf of G I Loan Shop, Inc.
1004 W 2nd
Grand Island, NE 68802

in favor of City of Grand Island

for the extended term beginning 12:00:00 a.m. May 1, 2019


and ending 11:59:59 p.m. April 29, 2020

subject to all terms, conditions and limitations contained in the original bond.

This continuation certificate is executed upon the express condition that the Company's liability under the bond and all continuation certificates issued shall not be cumulative and shall in no event exceed in the aggregate the largest single amount stated on the original bond, any rider attached thereto, of any continuation certificate.

SIGNED, SEALED AND DATED March 20, 2019

NATIONWIDE MUTUAL INSURANCE COMPANY

By: 
Stephen S. Rasmussen, President



Continuation Certificate
The Original Certificate is to be filed with the Obligee Named.



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-3

#2019-136 - Approving Request from Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street for a Class “IK” Liquor License and Liquor Manager Designation for Joseph Vavricek, 2729 Brentwood Blvd

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

Staff Contact: RaNae Edwards

RESOLUTION 2019-136

WHEREAS, an application was filed by Spirit in the Sky, LLC doing business as 40 North Tap & Grille, 520 West 3rd Street for a Class "IK" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on April 13, 2019; such publication cost being \$18.00; and

WHEREAS, a public hearing was held on April 23, 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: _____

_____ The City of Grand Island hereby recommends approval of Joseph Vavricek, 2729 Brentwood Blvd., Grand Island, Nebraska as liquor manager of such business.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-4

#2019-137 - Approving Interlocal Agreement with Hall County for Ambulance Service

Staff Contact: Cory Schmidt, Fire Chief

Council Agenda Memo

From: Cory Schmidt, Fire Chief

Meeting: April 23, 2019

Subject: Approval of Interlocal Agreement with Hall County for Ambulance Service

Presenter(s): Cory Schmidt, Fire Chief

Background

The City of Grand Island Fire Department (GIFD) has provided ambulance service for Hall County outside the city limits of Grand Island in the past. The current Interlocal agreement stipulates the GIFD will provide ambulance service in exchange for \$206,620 per year. The agreement will expire on June 30, 2019.

Discussion

An ambulance contract committee was formed earlier this year. The committee consisted of Councilmembers Minton and Nickerson, City Administrator Clark, City Attorney Janulewicz and staff from the Grand Island Fire Department. The committee discussed the current contract, call history and the associated cost of providing ambulance service to Hall County. The committee recommended changes to the future contract based on their discussions. The proposed agreement stipulates that the GIFD will provide ambulance service to areas of Hall County not within the boundaries of the City of Grand Island. In exchange for providing ambulance service, the City will receive \$214,375 for the first year and \$218,663 for the second year. If approved, the agreement will commence on July 1, 2019 and end on June 30, 2021. The Hall County Board has already approved the agreement.

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 Interlocal Agreement between the City of Grand Island and Hall County to provide ambulance service to areas of Hall County that are outside the city limits of Grand Island.

Sample Motion

Move to approve the Interlocal Agreement between the City of Grand Island and Hall County to provide ambulance service to the areas in Hall County outside the city limits of Grand Island.

INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF HALL AND THE CITY OF GRAND ISLAND FOR AMBULANCE SERVICE

WHEREAS, pursuant to the Nebraska Interlocal Cooperation Act codified at Article 8, Chapter 13 and §§13-303 and 77-3442 of the Nebraska Revised Statutes, the County of Hall (County) and the City of Grand Island (City) do hereby enter into an Interlocal Cooperation Agreement (Agreement) for the City to provide ambulance service for that part of Hall County not within the boundaries of the City of Grand Island; and

WHEREAS, on August 31, 1967 the Parties entered into an initial agreement for ambulance service for that part of Hall County not within the boundaries of the City of Grand Island; and

WHEREAS, since 1967 the Parties have renewed that agreement periodically; and

WHEREAS, effective July 1, 2017, the Parties renewed that agreement for a period of two (2) years ending on June 30, 2019; and

WHEREAS, the Parties wish to again renew their agreement for the City to provide ambulance service for that part of Hall County not within the boundaries of the City of Grand Island; and

WHEREAS, the County's financial obligations for the two-year term of this Agreement is \$433,038.00, being the sum of \$214,375.00 (year one) plus \$218,663.00 (year two), to be paid in eight equal installment payments of \$54,129.75 each, due as set forth herein.

NOW, THEREFORE, the Parties do hereby set forth the terms of their Interlocal Cooperation Agreement for the City to provide ambulance service for that part of Hall County not within the boundaries of the City of Grand Island as follows:

I.

The duration of this Agreement shall be for two (2) years commencing on July 1, 2019 and ending on June 30, 2021.

II.

The geographic area covered by this Agreement shall be that part of Hall County not within the boundaries of the City of Grand Island. That area is not static and may change during the duration of this Agreement as a result of annexation of portions of the County by the City.

III.

The Parties shall not create any separate legal entity for the purpose of administering this Agreement. The administration of this Agreement is delegated to the City. The City's authority to manage its ambulance service, bill for that service, and retain the revenue generated by that

service remains in full force in all instances unless specifically stated otherwise by the terms of this Agreement.

IV.

There shall be no joint method for the Parties to finance the administration of this Agreement. The Parties shall adopt and maintain appropriations to fund their respective financial obligations under this Agreement.

V.

The Parties shall not create any joint fund or acquire joint property for the administration of this Agreement.

VI.

The Grand Island Fire Chief shall be the Administrator of this Agreement.

VII.

The County's financial obligations to the City pursuant to the two-year term of this Agreement shall be \$433,038.00 paid in eight equal installment payments of \$54,129.75 each, due on the following dates:

August 1, 2019, November 1, 2019, February 1, 2020, May 1, 2020, August 1, 2020, November 1, 2020, February 1, 2021, and May 1, 2021.

Any ambulance service to the Hall County Jail shall be billed to the County separately in accordance with the City's ambulance fee schedule. The County's financial obligation for ambulance service to the Hall County Jail shall be in addition to the quarterly payments listed above.

VIII.

The City may set ambulance rates at its discretion but the rate for calls for that part of Hall County not within the boundaries of the City of Grand Island shall be set according to defined and reasonable factors such as mileage.

IX.

The terms of this Agreement shall not be altered or amended unless done so in writing with the approval of both the governing bodies of the Parties.

X.

This Agreement may be terminated by either Party for any reason or no reason upon the approval of such action by the governing body of either Party with a minimum of thirty (30) days notice to the other Party.

WITNESS OUR HANDS

COUNTY OF HALL

March 19, 2019
Date

By Pamela Lancaster
Pamela Lancaster, Chairperson
Hall County Board of Supervisors

ATTEST:

Marla J. Conley
Marla J. Conley
Hall County Clerk

CITY OF GRAND ISLAND

Date

By _____
Roger G. Steele, Mayor
City of Grand Island

ATTEST:

RaNae Edwards
Grand Island City Clerk

Approved by: _____
Martin Klein, Hall County Attorney

Jerom E. Janulewicz
Jerom E. Janulewicz, City Attorney

RESOLUTION 2019-137

WHEREAS, the City of Grand Island and Hall County currently have an Inter-Local agreement regarding ambulance service for Hall County ; and

WHEREAS, the current agreement will expire as of June 30, 2019; and

WHEREAS, negotiations resulted in a proposed Inter-Local agreement, and

WHEREAS, the City of Grand Island will receive \$214,375 for the first year and \$218,663 for the second year in exchange for the Grand Island Fire Department providing ambulance service to Hall County outside the city limits of Grand Island. The agreement will commence July 1, 2019 and end June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City Council authorized the Mayor to sign the Inter-Local Agreement between the two parties in regards to ambulance service.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-5

**#2019-138 - Approving Final Plat and Subdivision Agreement for
Lewis Acres Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 23, 2019

Subject: Lewis Acres Subdivision – Final Plat

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

Background

This property is located east of U.S. Highway 281 and south of Wildwood Drive in Grand Island, Nebraska. (1 lots, 33.314 acres). This property is zoned B2 General Business and TA Transitional Agriculture. A tract of land consisting of all of lot 1, Greenscape Inc. Subdivision, Grand Island And Part of the Northwest Quarter of the Northwest Quarter (NW1/4,) of Section Eight (8), Township Ten (10) North, Range Nine (10) west of the 6th P.M., in Grand Island, Hall County, Nebraska.

Discussion

The final plat for Lewis Acres Subdivision was considered by the Regional Planning Commission at the April 3, 2019 meeting.

A motion was made by Monter and second by Maurer 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, Monter, Maurer, Rubio, Robb, Rainforth, Randone and Hedricksen) 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

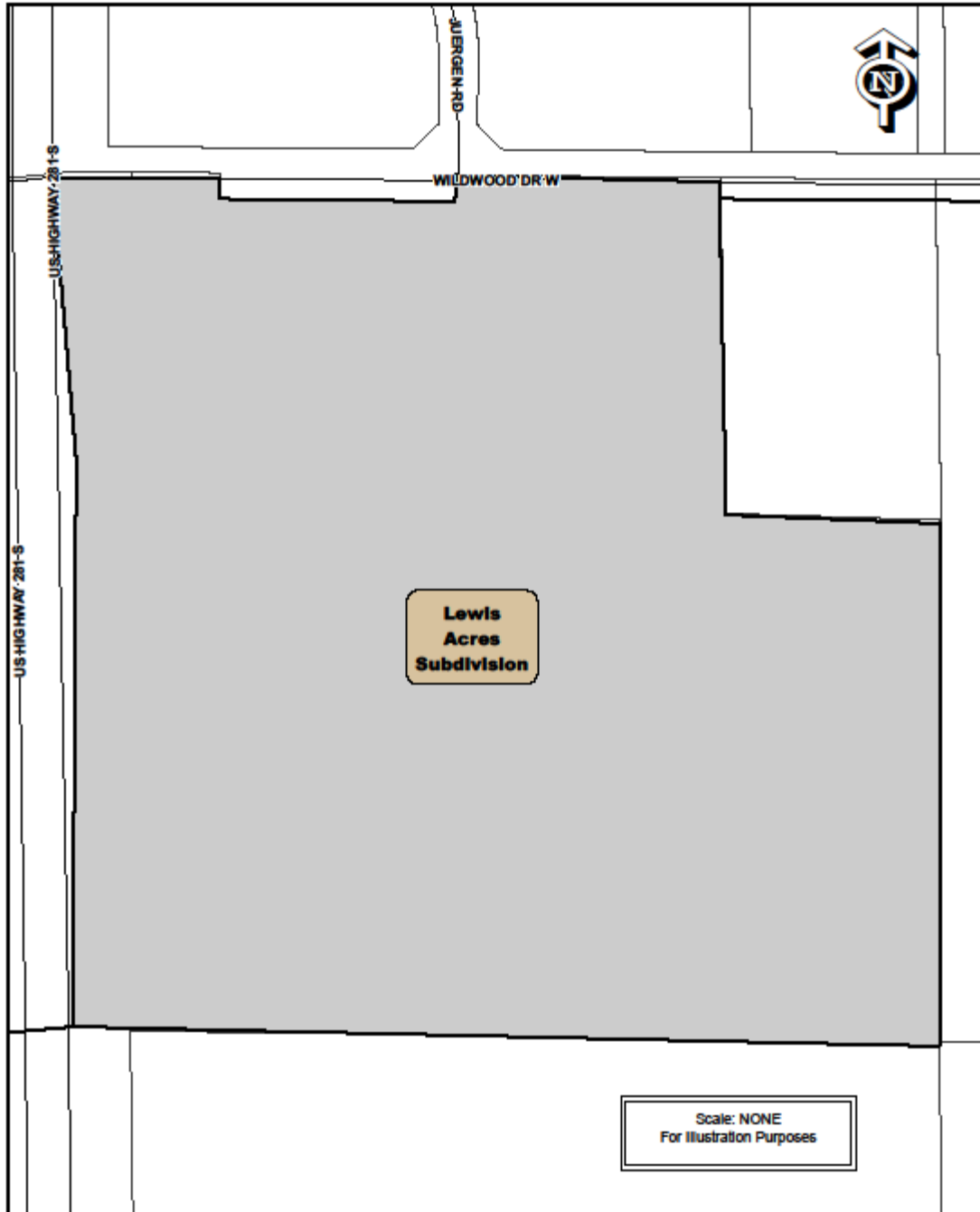
Recommendation

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

Sample Motion

Move to approve as recommended.

PROPOSED AREA LOCATION MAP



Developer/Owner

Station 31 LLC

P.O. Box 1151

Grand Island, NE 68801

To create 1 lot with Lewis Greenscape and the house to the west of the business and the farm ground to the south and east in Grand Island, Nebraska.

Size: 33.852 Acres

Zoning: B2 General Business and TA Transitional Agriculture

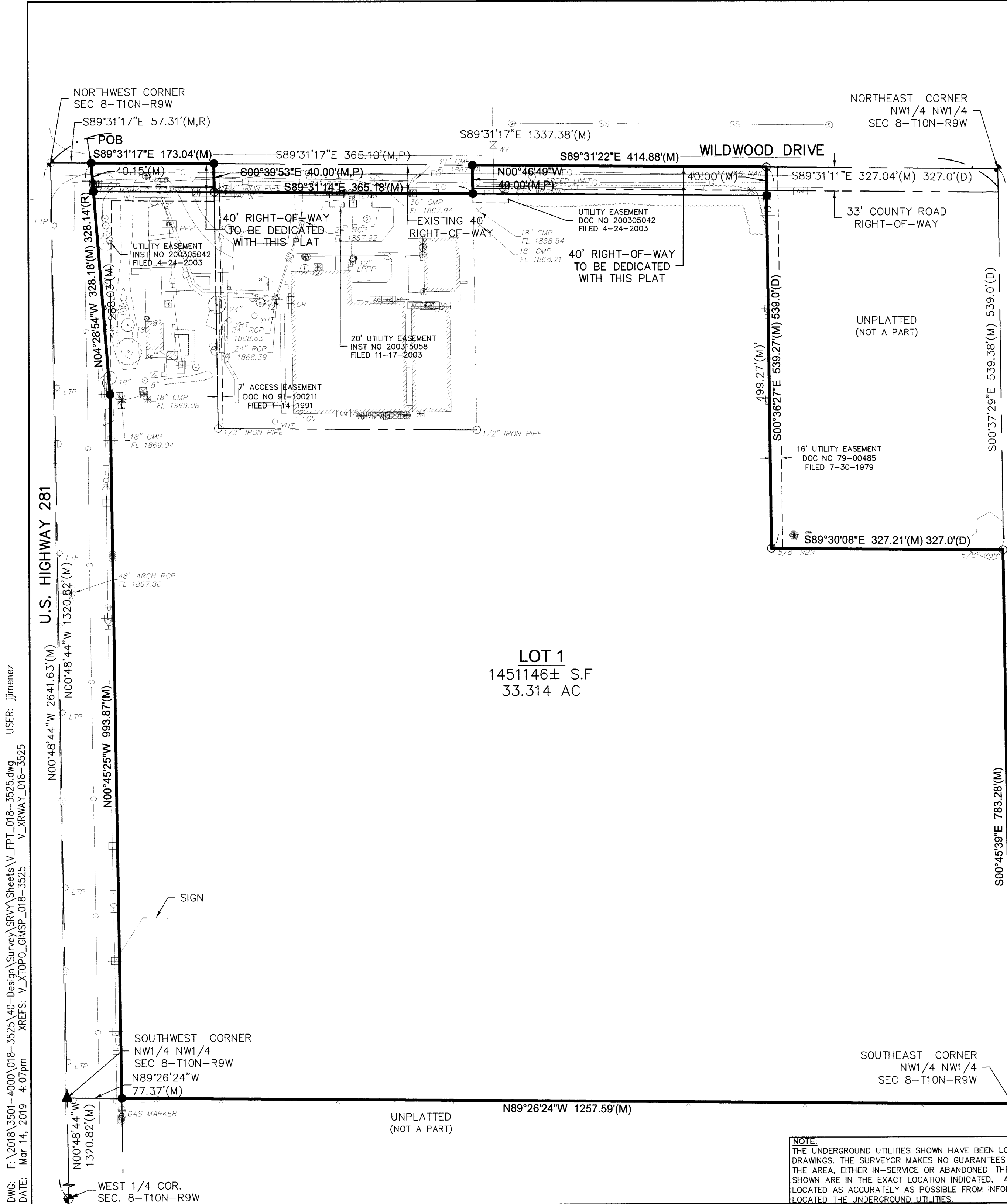
Road Access: Wildwood Drive is rural section county highway.

Water Public: City water is available.

Sewer Public: City sewer is available.



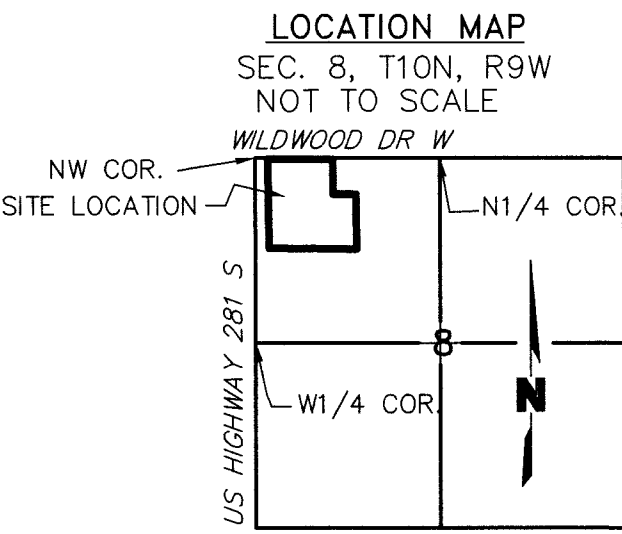
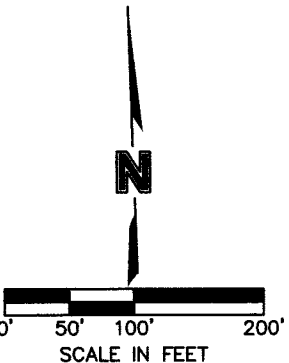
LEWIS ACRES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND
HALL COUNTY, NEBRASKA
SITE PLAT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION, GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8-T10N-R9W; THENCE ON AN ASSUMED BEARING OF S89°31'17"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 57.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°31'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 173.04 FEET TO THE NORTHWEST CORNER OF GREENSCAPE INC. SUBDIVISION; THENCE S00°39'53"E, ALONG THE WEST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'14"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N00°46'49"E, ALONG THE EAST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'22"E, ALONG THE NORTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1257.59 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. HWY 281; THENCE N00°45'25"W, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 993.87 FEET; THENCE N04°28'54"W, ALONG SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 328.18 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,474,608.13 SQUARE FEET OR 33.852 ACRES MORE OR LESS OF WHICH 0.539 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.



LEGEND

- SECTION CORNER
- CORNER FOUND (AS NOTED)
- SET CORNER (5/8" REBAR W/CAP)
- BUSH
- DECIDUOUS TREE
- ANTENNA
- SIGN
- STEEL POST
- FENCE POST
- FIRE HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- GATE VALVE
- WATER WELL
- POWER POLE W/LIGHT
- POWER POLE
- ELECTRIC RISER
- GAS METER
- AIR CONDITIONER
- TELEPHONE RISER
- PROPERTY LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- FENCE
- MEASURED DISTANCE
- RECORDED DISTANCE
- DEEDED DISTANCE

SECTION TIES

NORTHWEST CORNER, SECTION 8 T10N R9W
FOUND SURVEY SPIKE W/WASHER IN ASPHALT EAST RETURN HWY 281 & WILDWOOD DR
S 88.74' TO CHISELED "X" ON LIGHT POLE BASE
ESE 68.03' TO CHISELED "X" TOP OF ROW MARKER
ENE 65.42' TO CHISELED "X" TOP OF ROW MARKER
NE 69.40 TO 3/4 IRON PIN

NORTHEAST CORNER, NW1/4 NW1/4, SECTION 8 T10N R9W
FOUND MAG NAIL IN ASPHALT COUNTY ROAD
NNW 86.31' TO MAG NAIL W/WASHER IN POWER POLE
NE 41.28' TO RED HEAD NAIL IN CORNER FENCE POST
SSE 34.87' TO MAG NAIL W/WASHER IN CORNER FENCE POST ON CENTERLINE E-W ASPHALT COUNTY ROAD

WEST 1/4 CORNER, SECTION 8 T10N R9W
FOUND SURVEY SPIKE W/WASHER IN ASPHALT SHOULDER OF HWY 281
S 89.83' TO CHISELED "X" ON CONCRETE LIGHT POLE BASE
ENE 79.07' TO PLUG ON 2" PIPE OF GAS REGULATOR
NE 69.08' TO NAIL IN POWER POLE
SSE 26.99' TO MAG NAIL IN CONCRETE JOINT

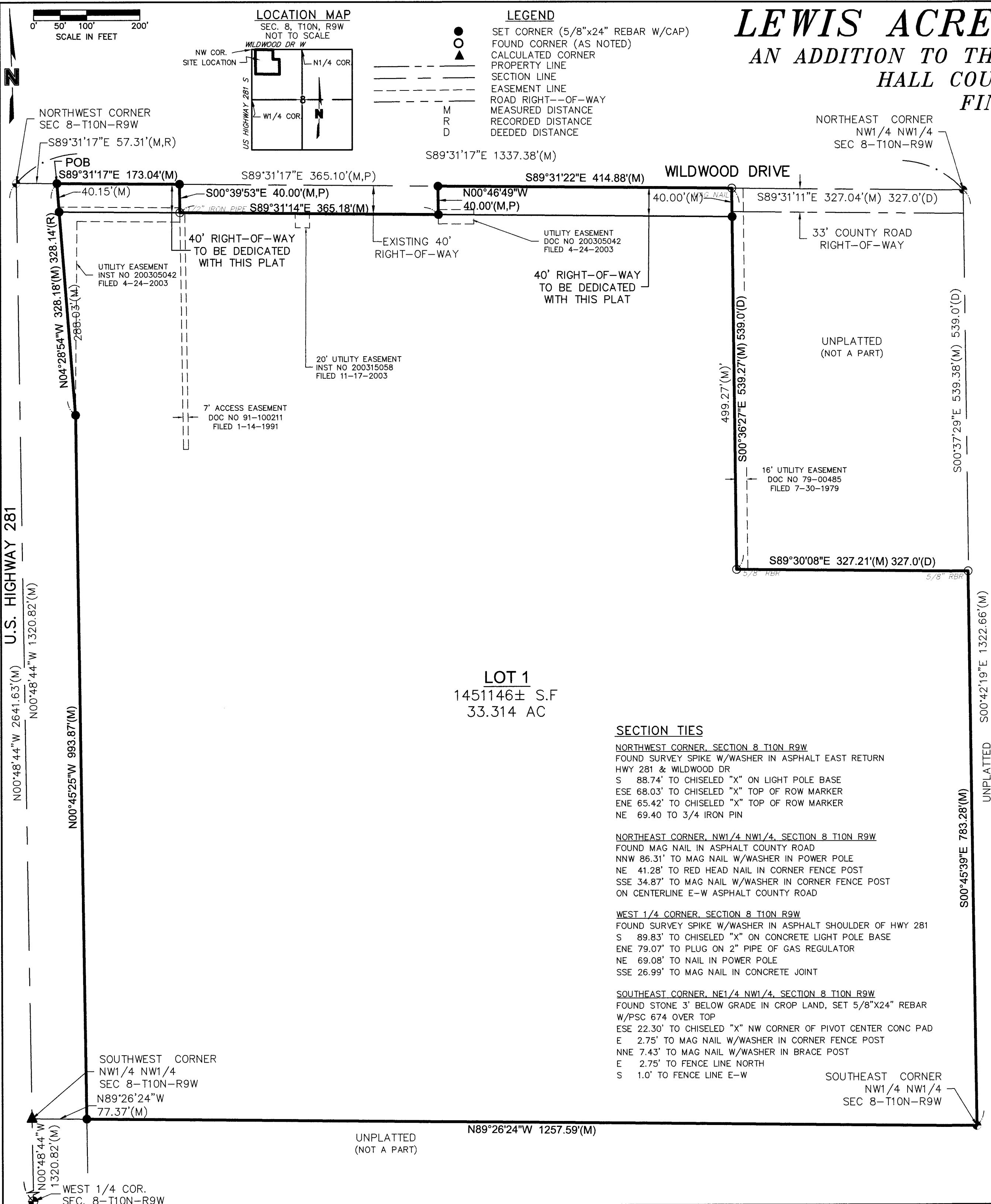
SOUTHEAST CORNER, NE1/4 NW1/4, SECTION 8 T10N R9W
FOUND STONE 3' BELOW GRADE IN CROP LAND, SET 5/8"x24" REBAR W/PSC 674 OVER TOP
ESE 22.30' TO CHISELED "X" NW CORNER OF PIVOT CENTER CONC PAD
E 2.75' TO MAG NAIL W/WASHER IN CORNER FENCE POST
NNE 7.43' TO MAG NAIL W/WASHER IN BRACE POST
E 2.75' TO FENCE LINE NORTH
S 1.0' TO FENCE LINE E-W

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.

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

PROJECT NO. 2018-3525
GIAEDC STATION 31
SURVEY
FB

DWG: F:\2018\3501-4000\018-3525\40-Design\Survey\SRV\Sheets\1_FPT_018-3525.dwg USER: jlmenez
DATE: Mar 14, 2019 4:08pm XREFS: V_XTOPO_GMSP_018-3525 V_XRWAY_018-3525



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION, GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8-T10N-R9W; THENCE ON AN ASSUMED BEARING OF S89°31'17"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 57.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°31'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 173.04 FEET TO THE NORTHWEST CORNER OF GREENSCAPE INC. SUBDIVISION; THENCE S00°39'53"E, ALONG THE WEST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'14"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N00°46'49"E, ALONG THE EAST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'22"E, ALONG THE NORTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1257.59 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. HWY 281; THENCE N00°45'25"W, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 993.87 FEET; THENCE N04°28'54"W, ALONG SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 328.18 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,474,608.13 SQUARE FEET OR 33.852 ACRES MORE OR LESS OF WHICH 0.539 ACRES ARE 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 ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION IN THE CITY OF GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, STATION 31, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**LEWIS ACRES SUBDIVISION**" CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION IN THE CITY OF GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT 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.

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 WILLIAM B. WESTERING, MANAGER, STATION 31, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

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

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2019.

MAYOR

CITY CLERK

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2018-3525
		GIAEDC STATION 31 SURVEY
		FB

RESOLUTION 2019-138

WHEREAS Station 31 LLC, the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “LEWIS ACRES SUBDIVISION”, A tract of land comprising all of Lot 1, Greenscape Inc. Subdivision, Grand Island and part of the Northwest Quarter of the Northwest Quarter (NW1/4,NW1/4) of Section 8, Township Ten (10) North, Range Nine (9) West of the 6th P.M., 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 LEWIS ACRES 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, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
April 4, 2019	▣ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-6

#2019-139 - Approving Final Plat and Subdivision Agreement for Ponderosa Village Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 23, 2019

Subject: Ponderosa Village Second Subdivision – Final Plat

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

Background

This property is located west of U.S. Highway 281 south of Ray Road and north of the Wood River in Grand Island, Nebraska. (3 lots, 15.205 acres). This property is zoned B2 General Business, RO Residential Office and RD Residential Development Zone. A replat of all of Outlot “A”, Ponderosa Lake Estates Third Subdivision; Part of vacated James Road and all of Outlot “C1” Ponderosa Lake Estates Fourth Subdivision all of Lot 1 and all of Outlot “A”, Ponderosa Lake Estates Seventh Subdivision; and Part of Lot 1, all of Lots 2, 3, and 4, Ponderosa Village Subdivision, all in the southeast quarter (SE1/4) of Section Thirty-six (36), Township Eleven (11) North, Range Ten (10) West, of the 6th P.M.

Discussion

The final plat for Ponderosa Village Second Subdivision was considered by the Regional Planning Commission at the April 3, 2019 meeting.

A motion was made by Monter and second by Maurer 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, Monter, Maurer, Rubio, Robb, Rainforth, Randone and Hedricksen) and no members present voting no.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee

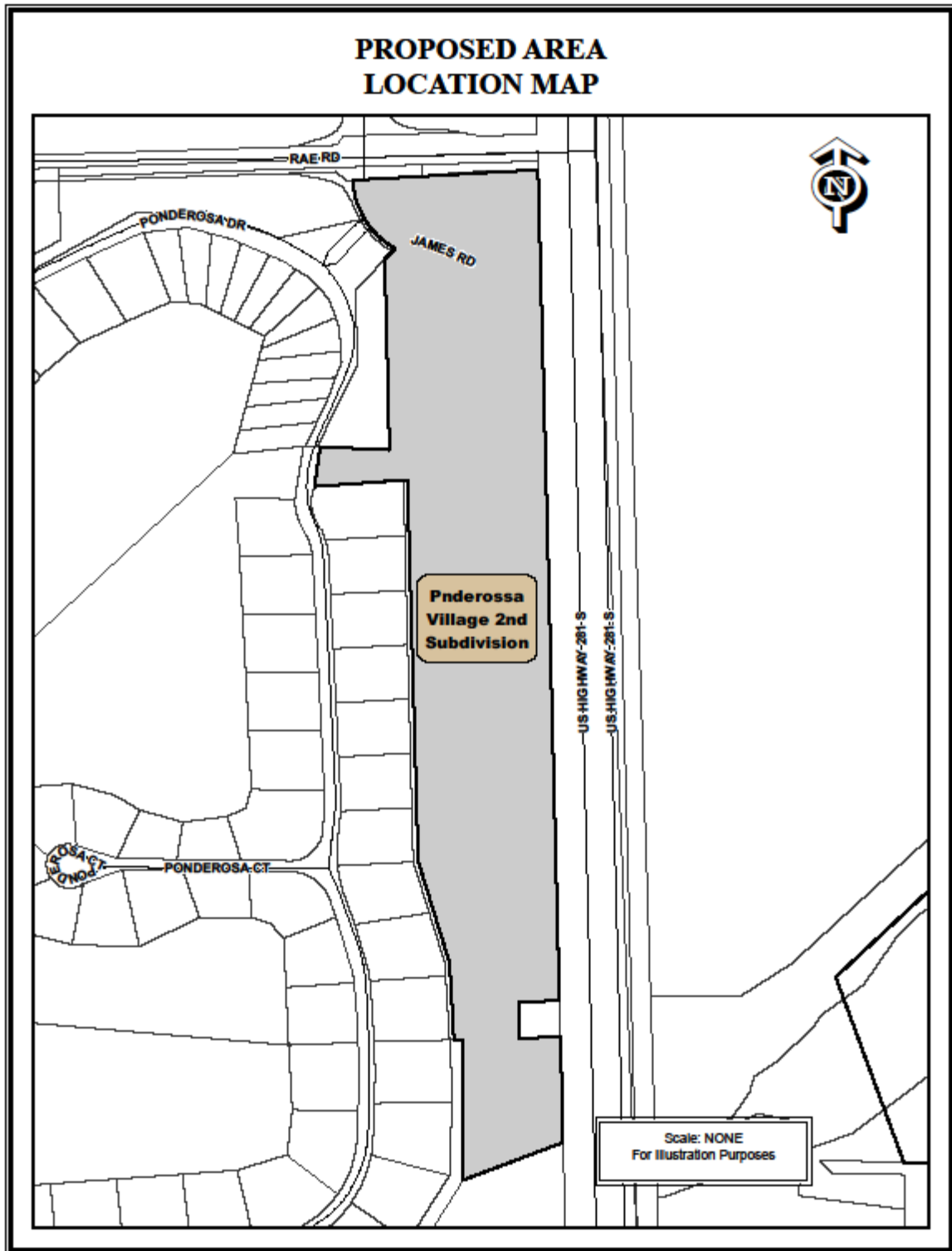
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Prataria Ventures, LLC
P.O. Box 2078
Grand Island, NE 68802

To create 3 lots between Ponderosa Estates Subdivision and U.S. Highway 281 in Grand Island, Nebraska.

Size: 3 Lots 15.205 acres

Zoning: B2 General Business, RO Residential Office and RD Residential Development Zone

Road Access: James Road will be constructed as 41 foot commercial street with a cul-de-sac.

Water Public: City water is available.

Sewer Public: City sewer is available.

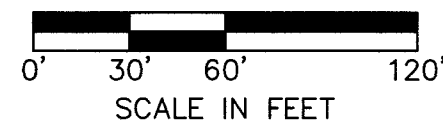




PONDEROSA VILLAGE SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

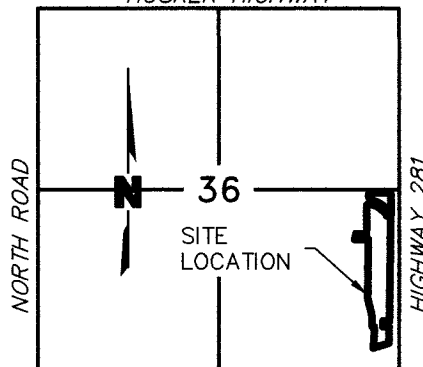


LOCATION MAP

SECTION 36, T11N, R10W

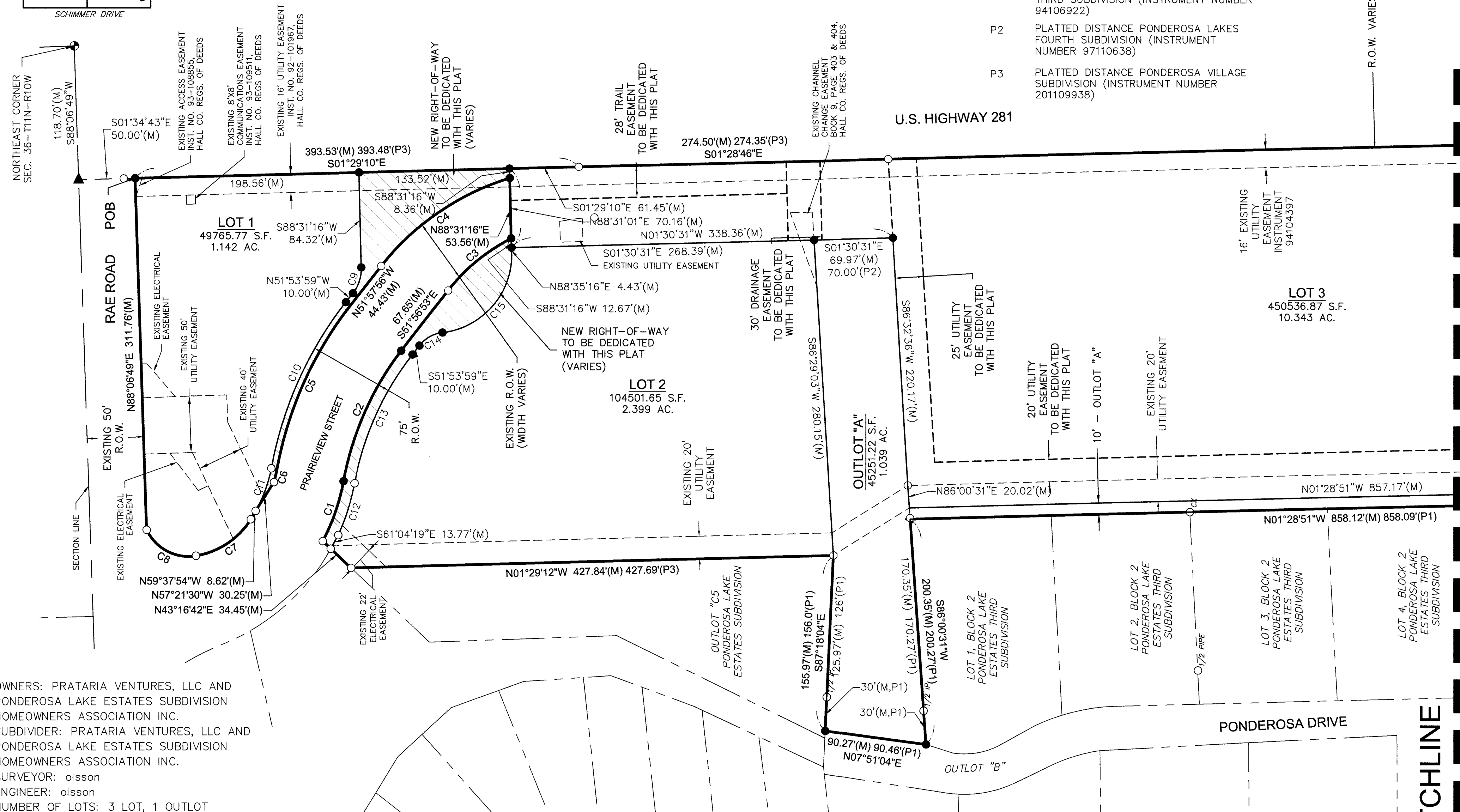
NOT TO SCALE

HUSKER HIGHWAY



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- ▲ CALCULATED CORNER
- PROPOSED SUBDIVISION LINE
- - - PROPOSED PROPERTY LINE
- - - EXIST. PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- [Hatched Box] NEW DEDICATED RIGHT-OF-WAY AREA
- M MEASURED DISTANCE
- R RECORDED DISTANCE INST. NO. 200102659
- P1 PLATTED DISTANCE PONDEROSA LAKES THIRD SUBDIVISION (INSTRUMENT NUMBER 94106922)
- P2 PLATTED DISTANCE PONDEROSA LAKES FOURTH SUBDIVISION (INSTRUMENT NUMBER 97110638)
- P3 PLATTED DISTANCE PONDEROSA VILLAGE SUBDIVISION (INSTRUMENT NUMBER 201109938)



OWNERS: PRATARIA VENTURES, LLC AND PONDEROSA LAKE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC.
SUBDIVIDER: PRATARIA VENTURES, LLC AND PONDEROSA LAKE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC.
SURVEYOR: olsson
ENGINEER: olsson
NUMBER OF LOTS: 3 LOT, 1 OUTLOT

olsson

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

PROJECT NO. 2019-0465
SURVEY
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SHEET 1 OF 3

MATCHLINE

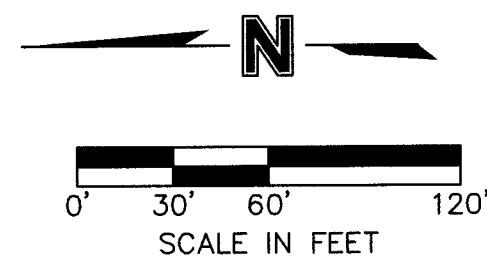
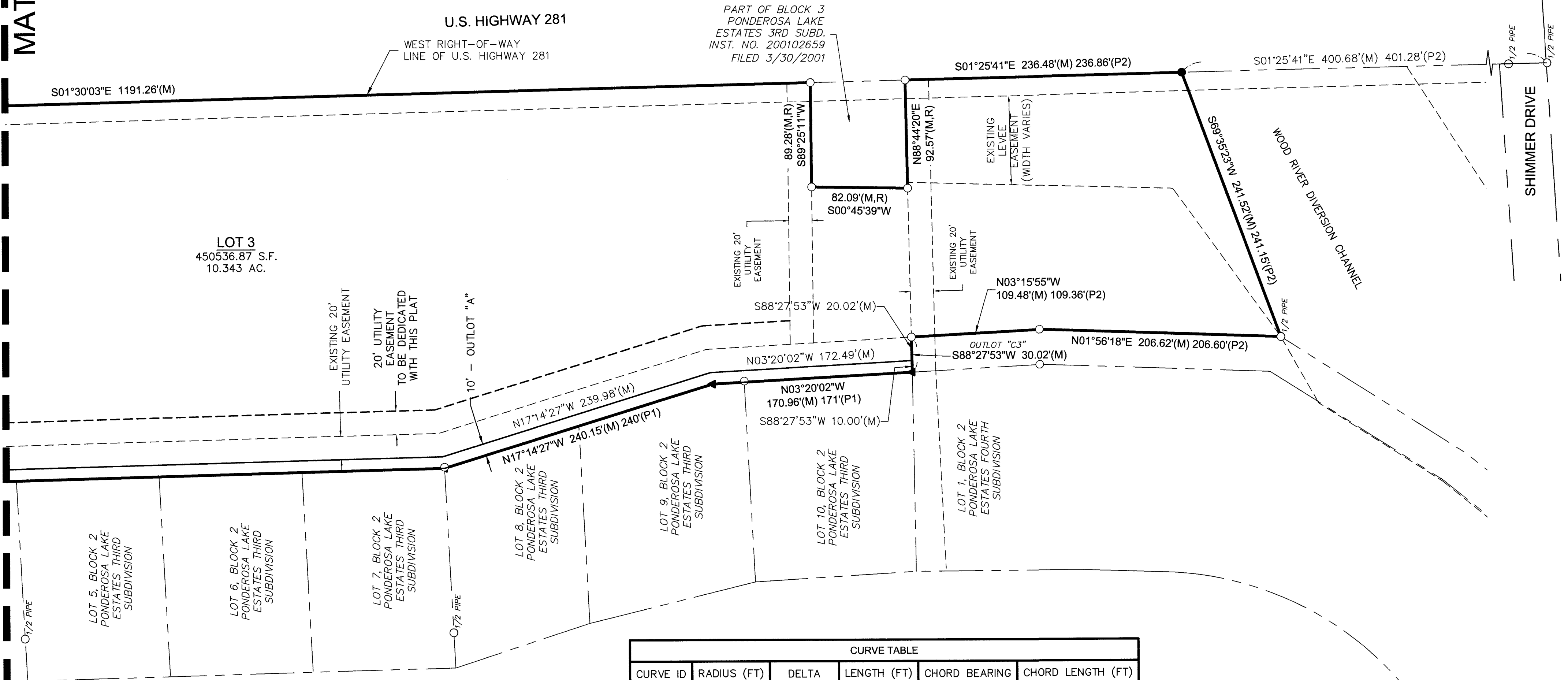
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MATCHLINE

PONDEROSA VILLAGE SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



OWNERS: PRATARIA VENTURES, LLC AND
PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
SUBDIVIDER: PRATARIA VENTURES, LLC AND
PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
SURVEYOR: olsson
ENGINEER: olsson
NUMBER OF LOTS: 3 LOT, 1 OUTLOT

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	180.00	017°56'45"	56.38	S70°48'43"E	56.15
C2	270.00	027°05'54"	127.70	S66°14'09"E	126.51
C3	170.00	024°38'47"	73.13	S39°32'53"E	72.57
C4	230.00	034°55'27"	140.19	N34°26'21"W	138.03
C5	330.00	027°53'07"	160.61	N65°50'32"W	159.03
C6	120.00	005°34'57"	11.69	N76°59'37"W	11.69
C7	71.00	048°34'03"	60.18	N33°34'42"W	58.40
C8	41.00	073°56'10"	52.91	N27°40'24"E	49.31
C9	35.50	039°34'46"	24.52	N71°41'21"W	24.04
C10	335.00	027°52'15"	162.96	N65°50'06"W	161.35
C11	115.00	020°08'20"	40.42	N69°42'03"W	40.21
C12	190.00	014°32'27"	48.22	S72°30'00"E	48.09
C13	260.42	027°49'28"	126.47	S65°50'06"E	125.23
C14	30.50	045°10'14"	24.05	S29°18'52"E	23.43
C15	69.50	084°44'59"	102.80	S49°06'15"E	93.68

SHEET 2 OF 3

olsson

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

PROJECT NO. 2019-0465
SURVEY
FB

PONDEROSA VILLAGE SECOND SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES THIRD SUBDIVISION; PART OF VACATED JAMES ROAD AND ALL OF OUTLOT "C1", PONDEROSA LAKE ESTATES FOURTH SUBDIVISION; ALL OF LOT 1 AND ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; AND PART OF LOT 1, ALL OF LOT 2, 3, AND 4, PONDEROSA VILLAGE SUBDIVISION, ALL IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36), 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 THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 36-T11N-R10W; THENCE ON AN ASSUMED BEARING OF S88°06'49"W, ALONG THE NORTH LINE OF SAID SE 1/4, A DISTANCE OF 118.70 FEET; THENCE S01°34'43"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, PONDEROSA VILLAGE SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°29'10"E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 393.53 FEET TO A SOUTHEAST CORNER OF SAID LOT 2; THENCE S01°28'46"E, ALONG THE EAST LINE OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION, A DISTANCE OF 274.50 FEET TO THE NORTHEAST CORNER OF LOT 1, PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; THENCE S01°30'03"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1191.26 FEET TO THE NORTHEAST CORNER OF A TRACT AS DESCRIBED AS PART OF BLOCK 3, PONDEROSA LAKE ESTATES THIRD SUBDIVISION IN INSTRUMENT NUMBER 200102659, FILED MARCH 30, 2001; THENCE S89°25'11"W, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 89.28 FEET; THENCE S00°45'39"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 82.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N88°44'20"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 92.57 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF SAID OUTLOT "C1" AND ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE S01°25'41"E, ALONG THE EAST LINE OF SAID OUTLOT "C1" AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 236.48 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "C1"; THENCE S69°35'23"W, ALONG THE SOUTHERLY LINE OF SAID OUTLOT "C1", A DISTANCE OF 241.52 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "C1"; THENCE N01°56'18"E, ALONG THE WEST LINE OF SAID OUTLOT "C1", A DISTANCE OF 206.62 FEET; THENCE N03°15'55"W, ALONG SAID WEST LINE OF OUTLOT "C1", A DISTANCE OF 109.48 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C1"; THENCE S88°27'53"W, ALONG THE NORTH LINE OF SAID OUTLOT "C3" AND THE SOUTH LINE OF SAID PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION, A DISTANCE OF 30.02 FEET TO THE SOUTHEAST CORNER OF LOT 10, PONDEROSA LAKE ESTATES THIRD SUBDIVISION; THENCE N03°20'02"W, ALONG THE WEST LINE OF OUTLOT C, PONDEROSA LAKE ESTATES THIRD SUBDIVISION A DISTANCE OF 170.96 FEET; THENCE N17°14'27"W, ALONG SAID WEST LINE OF OUTLOT C, A DISTANCE OF 240.15 FEET TO THE SOUTHEAST CORNER OF LOT 7, SAID PONDEROSA LAKE ESTATES THIRD SUBDIVISION; THENCE N01°28'51"W, ALONG SAID WEST LINE OF OUTLOT C, A DISTANCE OF 858.12 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID PONDEROSA LAKE ESTATES THIRD SUBDIVISION AND A POINT ON THE SOUTH LINE OF OUTLOT "A", SAID PONDEROSA LAKE ESTATES THIRD SUBDIVISION; THENCE S86°00'31"W, ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 200.35 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A" AND ALSO BEING ON THE EAST LINE OF OUTLOT B; THENCE N07°51'04"E, ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 90.27 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE S87°18'04"E, ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 155.97 FEET THE SOUTHEAST CORNER OF SAID OUTLOT C5; THENCE N01°29'12"W, ALONG THE EAST LINE OF SAID OUTLOT C5, A DISTANCE OF 427.84 FEET TO A NORTHWEST CORNER OF LOT 3, SAID PONDEROSA VILLAGE SUBDIVISION; THENCE N43°16'42"E, ALONG A NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 34.45 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JAMES ROAD, POINT ALSO BEING ON A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 17°56'45", HAVING A RADIUS OF 180.00 FEET, AND CHORD BEARING S70°48'43"E A CHORD DISTANCE OF 56.15 FEET TO A POINT OF CONTINUING CURVATURE AND ALSO ON SAID RIGHT-OF-WAY LINE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 27°05'54", HAVING A RADIUS OF 270.00 FEET, AND CHORD BEARING S66°14'09"E A CHORD DISTANCE OF 126.51 FEET; THENCE S51°56'53"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 67.65 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 24°38'47", HAVING A RADIUS OF 170.00 FEET, AND CHORD BEARING S39°32'53"E A DISTANCE OF 72.57 FEET; THENCE N88°31'16"E A DISTANCE OF 53.56 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMES ROAD AND ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 34°55'27", HAVING A RADIUS OF 230.00 FEET, AND CHORD BEARING N34°26'21"W A CHORD DISTANCE OF 138.03 FEET; THENCE N51°57'56"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.43 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 27°53'07", HAVING A RADIUS OF 330.00 FEET, AND CHORD BEARING N65°50'32"W A CHORD DISTANCE OF 159.03 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 05°34'57", HAVING A RADIUS OF 120.00 FEET, AND CHORD BEARING N76°59'37"W A CHORD DISTANCE OF 11.69 FEET; THENCE N57°51'44"W A DISTANCE OF 38.86 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 48°34'03", HAVING A RADIUS OF 71.00 FEET, AND CHORD BEARING N33°34'42"W A DISTANCE OF 58.40 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 73°56'10", HAVING A RADIUS OF 41.00 FEET, AND CHORD BEARING N27°40'24"E A DISTANCE OF 49.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RAE ROAD; THENCE N88°06'49"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 311.76 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 662344.83 SQUARE FEET OR 15.205 ACRES MORE OR LESS OF WHICH 0.282 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 OUTLOT "A", PONEROSA LAKE ESTATES THIRD SUBDIVISION; PART OF VACATED JAMES ROAD AND ALL OF OUTOT "C1", PONDEROSA LAKE ESTATES FOURTH SUBDIVISION; ALL OF LOT 1 AND ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; AND PART OF LOT 1, ALL OF LOT 2, 3, AND 4, PONDEROSA VILLAGE SUBDIVISION, ALL IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36), 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND PONDEROSA LAKE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC., A NEBRASKA NON-PROFIT CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVDED, PLATTED AND DESIGNATED AS "PONDEROSA VILLAGE SECOND SUBDIVISION" BEING A REPLAT OF ALL OF OUTLOT "A", PONEROSA LAKE ESTATES THIRD SUBDIVISION; PART OF VACATED JAMES ROAD AND ALL OF OUTOT "C1", PONDEROSA LAKE ESTATES FOURTH SUBDIVISION; ALL OF LOT 1 AND ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; AND PART OF LOT 1, ALL OF LOT 2, 3, AND 4, PONDEROSA VILLAGE SUBDIVISION, ALL IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36), 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 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.

AT _____, NEBRASKA,
THIS _____ DAY OF _____, 2019.

PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: DAVID OSTDIEK, MANAGER

PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
BY: PAMELA JARDINE, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, 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 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
COUNTY OF _____ SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PONDEROSA LAKE ESTATES HOMEOWNERS ASSOCIATION INC., A NEBRASKA NON-PROFIT CORPORATION, BY: PAMELA JARDINE, PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

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

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA


THIS _____ DAY OF _____, 2019.

MAYOR

CITY CLERK

OWNERS: PRATARIA VENTURES, LLC AND
PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
SUBDIVIDER: PRATARIA VENTURES, LLC AND
PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
SURVEYOR: olsson
ENGINEER: olsson
NUMBER OF LOTS: 3 LOT, 1 OUTLOT

SHEET 3 OF 3

	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2019-0465
		SURVEY
		FB

RESOLUTION 2019-139

WHEREAS, know all men by these presents, that Prataria Ventures, LLC, A Nebraska Limited Liability Company and Ponderosa Lake Estates Subdivision Homeowners Association Inc., A Nebraska Non-profit Corporation, being owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "PONDEROSA VILLAGE SECOND SUBDIVISION", Being a replat of all of Outlot "A" Ponderosa Lake Estates Third Subdivision, Part of Vacated James Road and all of Outlot "C1" Ponderosa Lake Estates Fourth Subdivision: all of Lot 1 and all of Outlot "A", Ponderosa Lake Estates Seventh Subdivision; and part of Lot 1, all of Lot 2, 3, and 4, Ponderosa Village Subdivision all in the Southeast Quarter of Section 36, Township 11, North, Range Ten West of the 6th P.M., 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 PONDEROSA VILLAGE 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, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 4, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-7

#2019-140 - Approving Bid Award for Burdick Generating Station Cooling Tower Demolition

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: April 23, 2019

Subject: Burdick Generating Station Cooling Tower Demolition

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

Background

The Burdick Station Steam Units #1 and #2 were decommissioned in 2016, and Steam Unit #3 was decommissioned in 2017. The cooling tower was used to condense steam for Steam Unit #3. In 2015, Black & Veatch was hired to conduct an engineering study. They looked at the feasibility of utilizing the existing steam unit building for future generation. It was concluded that it is more cost effective to raze the existing building than try to retrofit it. The Burdick Steam unit building will be razed in 2020, eliminating the cost associated with maintaining the building.

The three gas turbines will remain operational at Burdick Station and provide peaking and emergency backup power to the City of Grand Island. To conduct maintenance on the gas turbines, a maintenance building will be constructed in the location of the cooling tower.

Discussion

Specifications for the Burdick Generating Station Cooling Tower Demolition were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on April 16, 2019. The engineer's estimate for this project was \$75,000.00.

Bidder	Bid Price
Hayden Wrecking Corporation, Washington Park, IL	\$ 44,875.00
Cooling Tower Depot, Inc., Golden CO	\$ 112,493.00
Myers Construction, Inc., Broken Bow, NE	\$ 189,480.00

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

Alternatives

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

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

Recommendation

City Administration recommends that Council award the Contract for the Burdick Generating Station Cooling Tower Demolition to Hayden Wrecking Corporation of Washington Park, Illinois, as the low responsive bidder, with the bid in the amount of \$44,875.00.

Sample Motion

Move to approve the bid in the amount of \$44,875.00 from Hayden Wrecking Corporation for the Burdick Generating Station Cooling Tower Demolition.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: April 16, 2019 at 2:00 p..m.
FOR: Burdick Generating Station Cooling Tower Demo
DEPARTMENT: Utilities
ESTIMATE: \$75,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: March 27, 2019
NO. POTENTIAL BIDDERS: 2

SUMMARY

Bidder:	<u>Cooling Tower Depot, Inc.</u> Golden, CO	<u>Hayden Wrecking Corporation</u> Washington Park, IL
Bid Security:	Argonaut Insurance Co.	North American Specialty Ins. Co.
Exceptions:	None	Noted

Bid Price:		
Material:	No Bid	\$33,692.00
Labor:	\$111,368.00	\$11,183.00
Sales Tax:	\$ 1,125.00	<u>No Bid</u>
Total Bid:	\$112,493.00	\$44,875.00

Bidder:	<u>Myers Construction, Inc.</u> Broken Bow, NE
Bid Security:	Inland Insurance Co.
Exceptions:	None

Bid Price:	
Labor:	\$189,480.00
Sales Tax:	<u>No Bid</u>
Total Bid:	\$189,480.00

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

Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Lynn Mayhew, Assist. Utilities Director

P2120

RESOLUTION 2019-140

WHEREAS, the City of Grand Island invited sealed bids for Burdick Station Cooling Tower Demolition, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on April 16, 2019, bids were received, opened and reviewed; and

WHEREAS, Hayden Wrecking Corporation of Washington Park, Illinois 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 \$44,875.00; and

WHEREAS, the bid of Hayden Wrecking Corporation is less than the estimate for Burdick Generating Station Cooling Tower Demolition.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Hayden Wrecking Corporation, in the amount of \$44,875.00 for Burdick Generating Station Cooling Tower Demolition, is hereby approved as the lowest responsive bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-8

#2019-141 - Approving Purchase of Police Fleet Vehicles

Staff Contact: Robert Falldorf, Police Chief

Council Agenda Memo

From: Robert Falldorf, Police Chief

Meeting: April 23, 2019

Subject: 2019 Police Fleet Vehicle Purchases

Presenter(s): Robert Falldorf, Police Chief

Background

The Police Department has \$121,000 budgeted in Capital expenditures for the purchase of fleet vehicles. We would like to purchase three (3) Police fleet vehicles at this time. These vehicles will be for the Patrol Division. The Police Department is requesting to purchase on State of Nebraska contract #15096 OC, the three (3) 2020 Ford Police Interceptor Utility vehicles (Explorers) from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska. Two (2) of the Police fleet vehicles will be purchased with the 3.3L V6 engine for a total of \$34,279 per each vehicle. The one (1) remaining Police fleet vehicle will be purchased with the Hybrid engine for a total of \$37,674. Total purchase for all three (3) Patrol fleet vehicles will be \$106,232. Ford has estimated a fairly substantial cost savings in fuel consumption with the Hybrid engine so that is the reason we are purchasing one of the vehicles with a Hybrid engine so we can test for fuel cost savings over the life of the vehicle. Ford discontinued manufacture of their Police sedans in 2018 and the Police Department has moved to purchasing the Ford Police Interceptor Utility vehicles a couple of years ago due to the fact that they are more practical for our operations, allowing for more cabin space for officers and equipment and more cargo space for equipment.

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 three (3) 2020 Ford Police Interceptor Utility vehicles, two (2) with 3.3L V6 engines at \$34,279 each and one (1) with Hybrid engine at \$37,674 under State contract from Anderson Auto Group, Lincoln, NE for a total cost of \$106,232.

Sample Motion

Move to purchase three (3) 2020 Ford Police Interceptor Utility vehicles, two (2) with 3.3L V6 engines at \$34,279 each and one (1) with Hybrid engine at \$37,674, under State contract from Anderson Auto Group, Lincoln, NE for a total cost of \$106,232.

STATE OF NEBRASKA CONTRACT AWARD

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

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

CONTRACT NUMBER
15096 OC

SECONDARY AND
E85 AWARD

PAGE 1 of 5	ORDER DATE 02/26/19
BUSINESS UNIT 9000	BUYER CHRISTIE KELLY (AS)
VENDOR NUMBER: 503856	
VENDOR ADDRESS: AFL, LLC DBA ANDERSON FORD LINCOLN MERCURY MAZDA 2500 WILDCAT DR PO BOX 83644 LINCOLN NE 68501-3644	

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

MARCH 11, 2019 THROUGH MARCH 10, 2020

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

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

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

Original/Bid Document 5993 OF

Contract to supply and deliver 2019 or Current Production Year Police Midsize Utility Vehicle All Wheel Drive 5 Passenger as per the attached specifications, for the contract period March 11, 2019 through March 10, 2020. The contract may be renewed for one (1) additional one (1) year period when mutually agreeable to the vendor and the State of Nebraska.

See attached Master Agreement Terms and Conditions page for approximate units to be purchased. The Unit Price is equal to the Base Price for items before the Option Bid List.

Secondary Award Make/Model: FORD POLICE INTERCEPTOR UTILITY 2020
E85 Award Make/Model: POLICE INTERCEPTOR UTILITY 2020

IMPORTANT NOTE: Purchase Orders must have a paint line selected providing Exterior Color, Interior Color, and Seat Color. The colors and color codes are provided on a color chart attached to the contract.

DELIVERY ARO: 120 DAYS

Vendor Contact: Bobby Colclasure
Phone: 402-617-4521
E-Mail: bobbyc@andersonautogroup.com

(bs02/26/19)

Line	Description	Estimated Quantity	Unit of Measure	Unit Price
1	POLICE MID SIZE UTILITY VEHICLE AWD 5 PASSENGER 2019 OR CURRENT PRODUCTION YEAR MINIMUM WHEELBASE: 112.6" MINIMUM ENGINE SIZE: 3.3L	20.0000	EA	34,043.0000

2-28-19
m
Christie Kelly 2/28/19
BUYER
2/28/19
MATERIEL ADMINISTRATOR

R4350Q[NISC0001]NISC0001 20150801



March 19th, 2019

2020 Ford Police Interceptor Utility—State Contract 15096

1. 2020 Police Utility Vehicle with 3.3L V6: \$34,043

2. Cloth rear seats: included

3. Courtesy lamp inoperable: included

4. Deep Tint Glass: included

5. Driver LED side spotlight: included

6: Dome Light: included

7: Deduct under hood light -\$10.00-

8: Drop ship \$100.00

9: LED's rear plate: included

10: Deduct Siren speaker on push bar -\$100.00-

11: Deduct Setina Push Bumper -\$299

17: Aux Battery: included

Add Blind Spot/cross traffic alert rear back-up camera: \$545.00

Total price: \$34,279 each.

****Option to Consider****Hybrid engine: \$3,395—total price: \$37,674 each.

Bobby Colclasure

Anderson Auto Group

Commercial & Fleet Director

2500 Wildcat Dr., Lincoln, NE 68521

Cell-402-617-4521

Because People Matter...

We will serve your needs by always doing what is right.



LINCOLN NORTH

2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

LINCOLN SOUTH

3201 Yankee Hill Road
Lincoln, NE 68512
402 464 0661
(Opening Fall 2011)

GRAND ISLAND

120 Diers Avenue
Grand Island, NE 68803
308 384 1700

ST. JOSEPH

2207 North Belt Highway
St. Joseph, MO 64506
816 383 8000

RESOLUTION 2019-141

WHEREAS, the City has budgeted \$121,000 for the purchase of Police Department fleet vehicles; and

WHEREAS, the State of Nebraska has released the State contracts for vehicle purchases which include the vehicles the Police Department wants to purchase, State Contract #15096 OC; and

WHEREAS, the Police Department wishes to purchase two (2) 2020 Ford Police Interceptor Utility vehicles with 3.3L V6 engines for \$34,279 each and one (1) 2020 Ford Police Interceptor Utility vehicle with Hybrid engine for \$37,674, all under State contract #15096 OC, for a total cost of \$106,232.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve the purchase of two (2) 2020 Ford Police Interceptor Utility vehicles with 3.3L V6 engines for \$34,279 each and one (1) 2020 Ford Police Interceptor Utility vehicle with Hybrid engine for \$37,674, all under State contract #15096 OC, from Anderson Auto Group of Lincoln, Nebraska for a total cost of \$106,232.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
April 19, 2019	▣ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-9

#2019-142 - Approving Bid Award for Crushed Rock for 2019

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

Council Agenda Memo

From: Jeff Wattier, Solid Waste Superintendent

Meeting: April 23, 2019

Subject: Approving Bid Award for Crushed Rock for 2019

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

Background

On April 3, 2019 the Solid Waste Division of the Public Works Department advertised for bids for the purchase of Crushed Rock for 2019 to be used as stabilization for the roadway at the landfill throughout the 2019 calendar year.

A primary and secondary bid award is being recommended which sets prices for more than one producer so material can be purchased in the event the other producer(s) are not delivering due to larger job demands or lack of material.

Discussion

Two (2) bids were received and opened on April 11, 2019. The bids were submitted in accordance with the terms of the advertisement of bids and specifications and all other statutory requirements contained therein with no exceptions.

Crushed Rock for 2019
Bid Award Recommendation

Material	Primary Award	Secondary Award
3" Minus Crushed Concrete Delivered	Dobesh Land Leveling, LLC \$25.85 per ton	Blessing Construction \$28.00 per ton
4" - 6" Coarse Crushed Concrete Delivered	Dobesh Land Leveling, LLC \$32.35 per ton	Blessing Construction \$34.00 per ton
47-B Limestone Rock Delivered	Blessing Construction \$24.00 per ton up to 300 ton	None

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the purchase of Crushed Rock for 2019 according to the bid award recommendation.

Sample Motion

Move to approve the purchase of Crushed Rock for 2019 according to the bid award recommendation.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: April 11, 2019 at 2:00 p.m.

FOR: Crushed Rock for 2019

DEPARTMENT: Public Works

ESTIMATE:

3" Minus Crushed Concrete Delivered	\$30.00/ton
4" – 6" Coarse Crushed Concrete Delivered	\$37.00/ton
47-B Limestone Rock Delivered	\$36.00/ton

FUND/ACCOUNT: 50530043-85545

PUBLICATION DATE: April 3, 2019

NO. POTENTIAL BIDDERS: 4

SUMMARY

Bidder:	<u>Blessing Construction</u> Kearney, NE	<u>Dobesh Land Leveling, LLC</u> Grand Island, NE
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Bid Price:

3" Minus Crushed:	\$28.00 per ton	\$25.85 per ton
4"-6" Coarse:	\$34.00 per ton	\$32.35 per ton
47-B Limestone:	\$24.00 per ton up to 300 ton	No Bid

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

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

P2122

RESOLUTION 2019-142

WHEREAS, the City of Grand Island invited sealed bids for furnishing and delivering Crushed Rock for 2019 for the Solid Waste Division of the Public Works Department, according to specifications on file with the Public Works Department; and

WHEREAS, on April 11, 2019, bids were received, opened and reviewed; and

WHEREAS, Dobesh Land Leveling, LLC and Blessing Construction, submitted a bid in accordance with the terms of the advertisement of bids and specifications and all other statutory requirements contained therein.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the below bids for crushed rock purchased in the 2019 calendar year, are hereby approved:

Crushed Rock for 2019
Bid Award Recommendation

Material	Primary Award	Secondary Award
3" Minus Crushed Concrete Delivered	Dobesh Land Leveling, LLC \$25.85 per ton	Blessing Construction \$28.00 per ton
4" - 6" Coarse Crushed Concrete Delivered	Dobesh Land Leveling, LLC \$32.35 per ton	Blessing Construction \$34.00 per ton
47-B Limestone Rock Delivered	Blessing Construction \$24.00 per ton up to 300 ton	None

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	by _____
April 19, 2019	City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-10

#2019-143 - Approving Bid Award for Downtown Sanitary Sewer Rehabilitation - 2019; Project No. 2019-S-1

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: April 23, 2019

Subject: Approving Bid Award for Downtown Sanitary Sewer Rehabilitation- 2019; Project No. 2019-S-1

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

Background

On February 26, 2019 the Engineering Division of the Public Works Department advertised for bids for Downtown Sanitary Rehabilitation - 2019; Project No. 2019-S-1.

Public Works is taking a proactive approach in rehabilitating sanitary sewer in the downtown area to avoid failures. Cured in Place Pipe (CIPP) lining with manhole rehabilitation will be the focus of this project to reinforce structural integrity of the collection system. Existing pipe segments are within constricted alleyways of the project boundary, which is Clark Street to the west, South Front Street to the north, Plum Street to the east, and First Street to the south. Additional failing pieces in the area may be assessed to determine the best rehabilitation method. Segments are mostly 8-inch pipe, with total length of approximately 13,000 linear feet.

There are approximately 230 miles of gravity sewer within the City of Grand Island's collection system. The majority of this infrastructure is between 26 and 75 years old, and between 8 and 18 inches in diameter. The majority of the sanitary sewer rehabilitations are for old clay tile pipe and or damaged/dilapidated manholes.

Discussion

Three (3) bids were received and opened on March 21, 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>BID SECTION</i>	<i>MUNICIPAL PIPE TOOL CO., LLC OF HUDSON, IA</i>	<i>MIDLANDS CONTRACTING, INC. OF KEARNEY, NE</i>	<i>SAK CONSTRUCTION, LLC OF O'FALLON, MO</i>
Base Bid	\$554,538.50	\$581,401.10	\$648,977.00
Alternate "A" Bid	\$79,870.50	\$54,086.50	\$55,316.00
Alternate "B" Bid	\$33,630.00	\$94,164.00	\$26,904.00
TOTAL BID	\$668,039.00	\$729,651.60	\$731,197.00

It is recommended to award the Base Bid and Alternate “A” Bid to Municipal Pipe Tool Co, LLC of Hudson, Iowa, which will rehabilitate sanitary sewer in the downtown area, as well as 30’ and 2 manholes within a portion of the West Interceptor that is critically deteriorated.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the bid award to the low compliant bidder, Municipal Pipe Tool Co., LLC of Hudson, Iowa in the amount of \$634,409.00.

Sample Motion

Move to approve the bid award.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: March 21, 2019 at 2:00 p.m.

FOR: Downtown Sanitary Sewer Rehabilitation-2019;
Project No. 2019-S-1

DEPARTMENT: Public Works

ESTIMATE: \$850,000.00

FUND/ACCOUNT: 53030055-85213-53009

PUBLICATION DATE: February 26, 2019

NO. POTENTIAL BIDDERS: 10

SUMMARY

Bidder: Midlands Contracting Inc.
Kearney, NE

Bid Security: Travelers Casualty & Surety Company of America

Exceptions: None

Base Bid: \$581,401.10

Alternate "A": \$ 54,086.50

Alternate "B": \$ 94,164.00

Bidder: SAK Construction, LLC
O'Fallon, MO

Bid Security: Travelers Casualty & Surety Company of America

Exceptions: None

Base Bid: \$648,977.00

Alternate "A": \$ 55,316.00

Alternate "B": \$ 26,904.00

Bidder: Municipal Pipe Tool Co., LLC

Bid Security: Hudson, IA
Exceptions: Merchants Bonding Company (Mutual)
None

Base Bid: \$554,538.50
Alternate "A": \$ 79,870.50
Alternate "B": \$ 33,630.00

cc: John Collins, Public Works Director
Brent Clakr, City Administrator
Stacy Nonhof, Purchasing Agent
Keith Kurz, Assist. PW Director

Catrina DeLosh, PW Admin. Assist.
Patrick Brown, Finance Director
Tara Bevard, WW Engineer 1

P2115

RESOLUTION 2019-143

WHEREAS, the City of Grand Island invited sealed bids for Downtown Sanitary Sewer Rehabilitation - 2019; Project No. 2019-S-1, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on March 21, 2019 bids were received, opened, and reviewed; and

WHEREAS, Municipal Pipe Tool Co., LLC of Hudson, Iowa submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$634,409.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Municipal Pipe Tool Co., LLC of Hudson, Iowa in the amount of \$634,409.00 for Downtown Sanitary Sewer Rehabilitation - 2019; Project No. 2019-S-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, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-11

#2019-144 - Approving Request from the YMCA for Permission to Use City Streets, Hike/Bike Trail, and State Highway for the 2019 Nebraska State Fair Marathons

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: April 23, 2019

Subject: Consideration of Approving Request from the YMCA for Permission to Use City Streets, Hike/Bike Trail, and State Highway for the 2019 Nebraska State Fair Marathons

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

Background

The YMCA is seeking Council approval and notice to the Nebraska Department of Transportation (NDOT) for the routes involved in the Nebraska State Fair Marathons.

Discussion

The 2019 Nebraska State Fair Marathon is proposed for the morning of Saturday, August 24, 2019. The Marathon routes will require the use of City streets and bike trails, crossing US Highway 34 and running in one lane of US Highway 30. Please see the attached maps for the Kids Fun Run, 5K, half marathon, and full marathon routes.

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

The Marathon planners from the YMCA and Nebraska State Fair have met with Public Safety, Public Works, County Highway Department, and other affected agencies in planning for the event. The routes being presented to the Council for approval have been agreed upon as the best identified, with changes made to the routes for this year.

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 YMCA's presented routes for the 2019 Nebraska State Fair Marathons and direct that the Nebraska Department of Transportation (NDOT) be notified of this action.

Sample Motion

Move to approve the resolution.

RESOLUTION 2019-144

WHEREAS, the YMCA and Nebraska State Fair have proposed routes for the 2019 Nebraska State Fair Kids Fun Run, 5K, half marathon and full marathon routes; and

WHEREAS, the YMCA has worked with City and County departments in planning the marathon race routes and developed acceptable routes; and

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

WHEREAS, the City accepts the duties set out in neb. Rev. Stat. §39-1359, and that if a claim is made against the State, the City shall indemnify, defend, and hold harmless the State from all claims, demands, actions, damages, and liability, including reasonable attorney's fees, that may arise as a result of the special event, more specifically defined as the 2019 Nebraska State Fair Marathon to be held on August 24, 2019; and

WHEREAS, the route for the special event necessitates the usage of US Highway 34; crossing at Locust Street and Suhr Museum Entrance, and US Highway 30; Plum Street to Seedling Mile Access Road, Grand Island, Nebraska; and

WHEREAS, the special event will be held on August 24, 2019, with the control of US Highway 34 and US Highway 30 being assumed by the City at 6:00 am on August 24, 2019 and ending at 1:30 pm on August 24, 2019, at which time control of US Highway 34; crossing at Locust Street and Suhr Museum Entrance, and US Highway 30; Plum Street to Seedling Mile Access Road, shall revert to the State.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Notice of Use of City Streets and State Highways to accommodate the 2019 Nebraska State Fair Marathon to be held on August 24, 2019 is hereby approved.

BE IT FURTHER RESOLVED, that the Nebraska Department of Transportation (NDOT) shall be notified of the approved route and this Notice.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



Nebraska State Fair 5K



PIER PARK

ISLAND OASIS

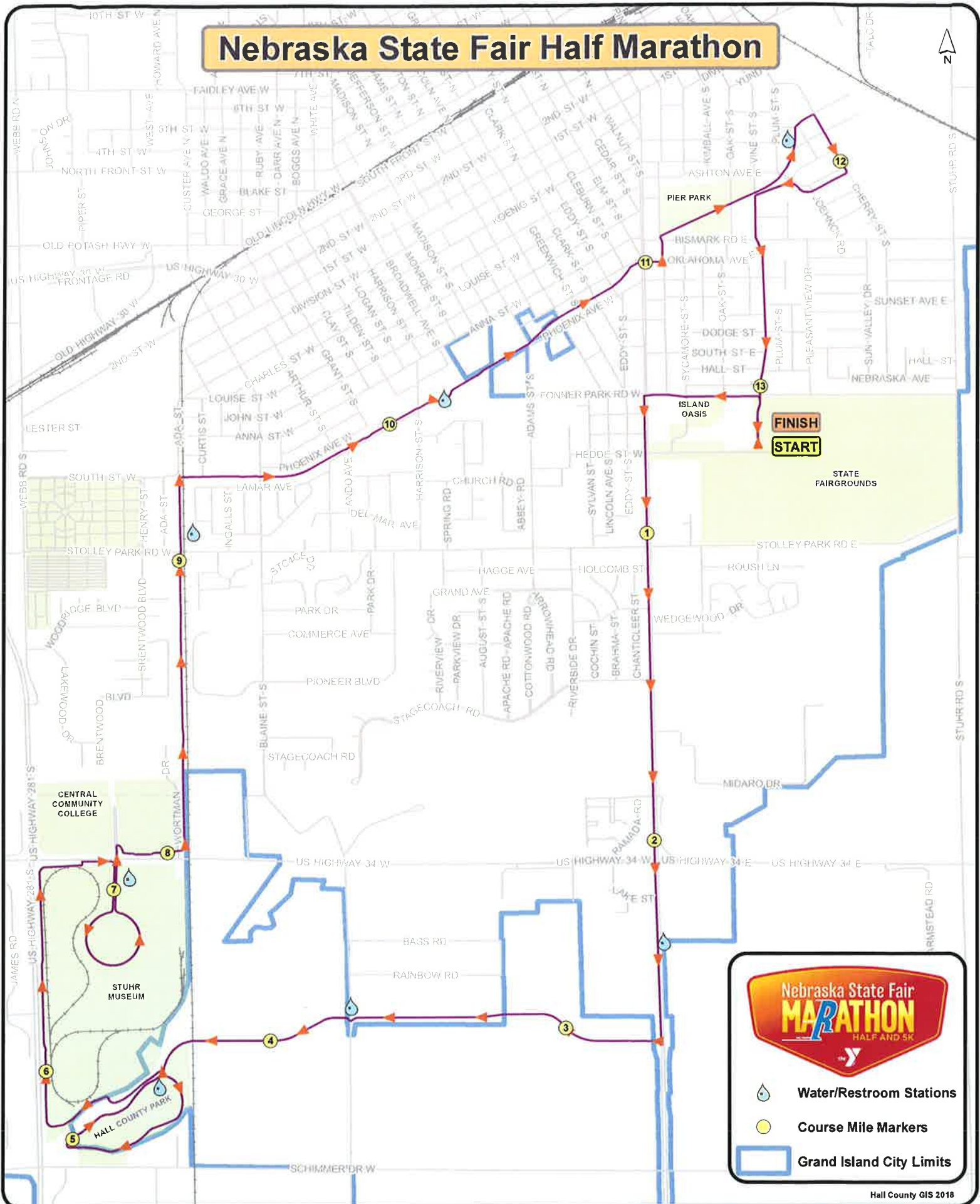
STATE FAIRGROUNDS



-  **Water/Restroom Stations**
-  **Course Mile Markers**
-  **Grand Island City Limits**

Hall County GIS 2018

Nebraska State Fair Half Marathon



Hall County GIS 2018



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-12

#2019-145 - Approving Subordination Request for FAmos Construction

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development

Council Meeting: April 23, 2019

Subject: Approving Subordination Agreement for 116/118 West 3rd Street Grand Island, Nebraska

Presenter(s): Amber Alvidrez, Community Development Administrator

Background

The City of Grand Island has a Deed of Trust filed on property owned by FAMOS CONSTRUCTION, INC a Nebraska corporation and THE CHOCOLATE BAR, INC., a Nebraska corporation located at 116/118 West 3rd Street, in the amount of \$159,200. On May 25, 2016, Community Development Block Grant funds in the amount of \$159,200 were loaned to FAMOS CONSTRUCTION INC., a Nebraska Corporation and THE CHOCOLATE BAR, INC, a Nebraska Corporation to assist in the revitalization of downtown. The legal description is:

THE WESTERLY TWO THIRDS (W 2/3 OF LOT SIX (6), IN BLOCK FIFTY FIVE (55), OF THE ORIGINAL TOWN, NOW CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

The owner is requesting permission from the City to subordinate to the new Loan amount and accept and remain in third position. The equity in the property is in excess of the lien amounts held by both the City and the bank.

Discussion

A new lien in the amount of \$60,000 with Pinnacle Bank would by law be junior in priority to the City's lien; however, Pinnacle Bank has asked the City to subordinate its Deed of Trust to the new Deed of Trust.

The property's appraised value is \$1,066,594.91 and is sufficient to secure the loan of \$125,000 from Pinnacle Bank, a second construction loan of \$60,000 from Pinnacle Bank and the City's note of \$159,200.

ALTERNATIVES

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

1. Approve the Subordination Agreement
2. Refer the issue to a Committee
3. Postpone the issue to a later date
4. Take no action on the issue

RECOMMENDATION

Community Development Division recommends that the Council approves the Subordination Agreement with Home Federal Savings and Loan placing the City in the third position to the new Deed of Trust.

Sample Motion

Move to recommend approval of the Subordination Agreement with Pinnacle Bank, placing the City in the Third position to the new Deed of Trust.

SUBORDINATION AGREEMENT

COMES NOW the City of Grand Island, Nebraska, secured party/beneficiary and hereby partially subordinates its trust deed/real estate lien recorded May 25, 2016, on the following described real estate:

THE WESTERLY TWO THIRDS (W 2/3) OF LOT SIX (6), IN BLOCK FIFTY FIVE (55) OF THE ORIGINAL TOWN, NOW CITY OF GRAND ISLAND, HALL COUNT, NEBRASKA.

It is the intent of this Agreement that the trust deed for amounts loaned by Pinnacle Bank to FAmos Construction Inc., a Nebraska corporation and The Chocolate Bar Inc., a Nebraska corporation (Borrower) that was filed March 29, 2019 as Instrument Number 201901813 shall be superior to the trust deed/real estate lien of the City of Grand Island, its successors and assigns recorded September 29, 2016, up to the amount of \$175,000.00 plus interest and amounts advanced to protect the collateral. Thereafter, the City of Grand Island's lien shall have priority. It is further understood that this subordination shall include all current obligations, extensions, renewals, advances or modifications made by the City of Grand Island, Nebraska to Borrowers which is secured by the trust deed/real estate lien recorded September 29, 2016 as Document Number 201606457 in the records of the Register of Deeds of Hall County, Nebraska. Nothing in this Subordination Agreement is intended as a promise to provide financing or make advances to Borrowers by the City of Grand Island, Nebraska and it is not the intention of the City of Grand Island, Nebraska to warrant or guarantee the obligations of Borrowers but merely to partially subordinate its lien interests under the instrument recorded at Document Number 201606457. It is understood that Pinnacle Bank intends to lend funds to Borrowers but that the subordinated amount is not to exceed \$175,000.00 plus interest and amounts advanced to protect the collateral.

Nothing in this instrument is intended to relieve Borrowers of their obligation to the City of Grand Island, Nebraska or to subordinate any other lien interests including, but not limited to, real estate taxes and special assessments.

Dated: _____

City of Grand Island, Nebraska

By _____
Roger G. Steele, Mayor

STATE OF NEBRASKA)
)ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me on _____, 2019, by Roger G. Steele, Mayor of the City of Grand Island, Nebraska.

Notary Public

RESOLUTION 2019-145

WHEREAS, the City of Grand Island, is the lender and secured party of a Deed of Trust dated May 25, 2016 and recorded on September 29, 2016, as Instrument No.201606457, in the amount of One-Hundred and Fifty-Nine Thousand and Two-Hundred Dollars and zero Cents.(\$159,200), secured by property located at 116/118 West Third Street and owned by FAMOS CONSTRUCTIONS INC., a Nebraska Corporation and THE CHOCOLATE BAR INC, a Nebraska corporation, said property being described as follows:

THE WESTERLY TWO THIRDS (W 2/3) OF LOT SIX (6), IN BLOCK FIFTY FIVE (55), OF THE ORIGINAL TOWN, NOW CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

WHEREAS, FAMOS CONSTRUCTION INC, a Nebraska corporation, and THE CHOCOLATE BAR, a Nebraska corporation wishes to execute a Deed of Trust and Note in the amount of \$60,000 with Pinnacle Bank, to be secured by the above-described real estate conditioned upon the City subordinating its Deed of Trust to their lien priority; and

WHEREAS, the value of the above-described real estate is sufficient to adequately secure both loans.

WHEREAS, the requested subordination of the City's lien priority is in the best interests of all parties.

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized and directed to execute an agreement subordinating the lien priority of the above described Deeds of Trust from FAMOS CONSTRUCTION INC., a Nebraska corporation and THE CHOCOLATE BAR INC., a Nebraska corporation to the City of Grand Island, as beneficiary to that of the new loan and Deed of Trust of Pinnacle Bank, Beneficiary, as more particularly set out in the subordination agreement.

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-13

#2019-146 - Approving Pheasants Forever/Nebraska Natural Resources Districts Agreement to Enroll Areas of Heartland Public Shooting Park in the “Corners For Wildlife” Habitat Program

Staff Contact: Todd McCoy

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: April 23, 2019

Subject: Approving Agreement to Enroll Areas of Heartland Public Shooting Park in the “Corners For Wildlife” Habitat Program

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

Background

Heartland Public Shooting Park (HPSP) consists of 420 acres of land. Improvements to the site include six skeet ranges, eight trap ranges, a ten station sporting clays course, rifle and pistol ranges, a seven acre lake, RV campground, archery venue, and a new bunker trap. HPSP host numerous regional and national shooting sports event which includes the National 4H Championships, Zombies in the Heartland, USPSA Area 3 Championships, and more. Volunteers play a major role in the operation of the facility.

Discussion

HPSP has been supportive or participated in a number of wildlife habitat programs. HPSP qualifies for the Corners For Wildlife program administered by Pheasants Forever and Nebraska’s Natural Resources Districts. Corners For Wildlife is a five year program in which the City will receive \$100/acre per year to plant and maintain areas of native grasses and shrubs that will benefit wildlife habitat. Staff estimates the initial cost to HPSP for spraying unwanted weeds and seeding 68 acres at approximately \$4,500.00. By the end of five years HPSP will receive \$34,000.00 for participating in the program.

Staff recommends approval of the agreement.

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 agreement to enroll 68 acres located at HPSP in the Corners For Wildlife program administered by Pheasants Forever and Nebraska's Natural Resources Districts.

Sample Motion

Move to approve the Corners For Wildlife agreement.

Corners For Wildlife



Corners For Wildlife provides landowners with the option of enrolling in a program to help establish wildlife habitat on center pivot corners. Pivot corners already containing wildlife habitat are not eligible for the program as the object of the program is to establish new wildlife habitat.

Cover Practice #1

Landowners will establish nesting and brood-rearing habitat from a highly diverse PF Biologist designed seed mixture. This cover practice will be **seeded by May 10th** of the first year of the contract. Yearly contract payment is a maximum of \$60 per acre.

Cover Practice #2

Landowners establishing nesting and brood-rearing habitat and adding wildlife shrub thickets will receive a maximum contract payment of \$100 per acre. Number of shrub thickets will be determined by a PF Biologist based on each project size. Typically 2 thickets per every 7 acres is needed. Grass mixtures are to be **seeded by May 10th** and shrub thickets are to be **established by May 30th** of the first year of the contract.

Project Payments:

Projects will be inspected at least one-time per year to ensure compliance with project requirements. Following project inspection, contract payments will be made in five payments starting one year after the planting and establishment of the project (Planting in May 2019 will mean payment #1 is made in June of 2020 & the final payment being made in June of 2024). Payments will be mailed from PF to the NRD and the NRD will issue the individual landowner payments.

Project Requirements:

1. Grass seed mixtures are cost-shared at a rate of 75% by Pheasants Forever. See Program Guidelines for details.
2. Shrub and tree material costs are cost-shared at a rate of 75% by Pheasants Forever.
3. Shrub and tree planting costs are cost-shared at a rate of 100% by the NRD.
4. Site preparation and seed drilling costs are the landowner's responsibility.
5. Fabric weed barrier for tree plantings is cost shared at a rate of 50% by Pheasants Forever. FWB is not needed for shrub thicket plantings.
6. Landowner agrees to pay 25% of the seed mixture cost and 25% of the shrub material cost.
7. Landowners are responsible for site or ground preparation as outlined in the CFW Program Guidelines.
8. Landowners are responsible for planting of the grass seed, including all prep, drill rental, and drilling costs.
9. Project must be maintained until the contract end date (after the 5th annual contract payment) and may not be grazed, hayed or mowed.
10. Two Corners For Wildlife signs are required to be posted on each project.
11. Landowners are responsible for performing chemical weed control of shrub thickets and/or trees according to the Program Guidelines
12. Violation of contract requirements results in forfeiture of past and future contract payments and reimbursement of all cost shared funds for grass seed, trees, shrubs, tree/shrub planting, and project signs from PF and the NRD.

Corners For Wildlife



Nebraska's
Natural Resources
Districts
www.nrdnet.org
Protecting Lives • Protecting Property • Protecting the Future



NRD: Central Platte

Landowner Name: City of Grand Island

*Name listed should be the payee and match the W9 form

Mailing Address: PO Box 1968

City, State, Zip: Grand Island, NE 68802

Phone: 308-385-5048

County: Hall S: 29 T: 11 R: 10W

Practice (grass only, grass and shrub thickets, tree rows): grass and shrubs

Total Acres: 68

Payment Rate: \$100 per acre

*up to \$60 for grass only, up to \$100 for grass and shrub thickets, up to \$75 for tree rows

Total Annual Payment (acres x payment rate): \$6,800.00

Landowner Signature and Date

NRD Representative Signature and Date

Pheasants Forever Signature and Date

Supporting Documents Needed:

Signed contract
Aerial photo
Shrub plan

Return Supporting Documents To:

Pheasants Forever
1202 Clover Ridge Court
Rapid City, SD 57701

mpatten@pheasantsforever.org, 308-428-3062

CFW Plan Map

Date: 1/25/2019

Customer(s): City of Grand Island HPSP
District: CENTRAL PLATTE NRD

Field Office: GRAND ISLAND
Agency: USDA - NRCS
Assisted By: Bryan O'Connor

Legal Description: SE1/4 16 - 12N - 10W

Land Units:



Prepared with assistance from USDA-Natural Resources Conservation Service



480 0 480 960 1,440 1,920 Feet



RESOLUTION 2019-146

WHEREAS, the Heartland Public Shooting Park (HPSP) consists of 420 acres of land; and

WHEREAS, HPSP qualifies for the Corners For Wildlife program administered by Pheasants Forever and Nebraska's Natural Resources Districts; and

WHEREAS, Corners For Wildlife is a five year program in which the City will receive \$100/acre per year to plant and maintain areas of native grasses and shrubs that will benefit wildlife habitat. Staff estimates the initial cost to HPSP for spraying unwanted weeds and seeding 68 acres at approximately \$4,500.00. By the end of five years HPSP will receive \$34,000.00 for participating in the program.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, approve the agreement to enroll 68 acres located at HPSP in the Corners For Wildlife program administered by Pheasants Forever and Nebraska's Natural Resources Districts.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-14

#2019-147 - Approving Letter of Support for Essential Air Service (EAS) to the Department of Transportation (DOT)

Staff Contact: Mayor Roger Steele

Council Agenda Memo

From: Mayor Roger G. Steele

Meeting: April 23, 2019

Subject: Essential Air Service Recommendation

Presenter(s): Mike Olson, AAE, Executive Director
Hall County Airport Authority

Background

The Department of Transportation developed a program entitled Essential Air Service (EAS) several years ago to assure that smaller rural communities would be provided with passenger air service. The program provides subsidies to commercial air carriers to offset the cost of offering such service in areas where ridership cannot be to the level to achieve profitability. This program is intended to help small communities in economic development, community development and population stabilization. Hall County has benefited from this program over the last few years by assuring that the area continued flight service for citizens and businesses.

Every two years the Department of Transportation asks for proposals from air carriers for the various EAS communities for the continuation of air service. One proposal from American Airlines was submitted for the Central Nebraska Regional Airport. A summary of the proposal is attached for City Council review.

Discussion

The Airport Authority Board, in a letter to Mayor Jensen, is requesting concurrence from the City for the formal request to the Department of Transportation for the Essential Air Service. This is a requirement of the DOT on matters such as this.

On April 10, 2019 the Hall County Airport Authority conducted a public meeting to discuss the bids for Essential Air Service to Grand Island, NE. The Hall County Airport Authority is recommending American Airlines to the Department of Transportation (DOT) for air service for the Central Nebraska Regional Airport under the Essential Air Service Program.

Alternatives

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

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

Recommendation

City Administration recommends that the Council accept the recommendation of the Hall County Airport Authority Board submitted by American Airlines and authorize the Mayor to send a letter to the Department of Transportation expressing support of such proposal.

Sample Motion

Move to accept the recommendation of the Hall County Airport Authority Board submitted by American Airlines and authorize the Mayor to send a letter to the Department of Transportation expressing support of such proposal.

April 10, 2019

Mayor Roger Steele
City of Grand Island
PO Box 1968
Grand Island, NE 68802

Dear Mayor Steele:

Today, the Hall County Airport Authority adopted Resolution 19-29 being the Hall County Airport Authority Board will make the following recommendation to the Department of Transportation (DOT) for air service in Grand Island under the Essential Air Service program:

American Airlines will provide 13 weekly round trips from the Central Nebraska Regional Airport in Grand Island, NE (GRI) to Dallas/Fort Worth International Airport (DFW) in Dallas/Fort Worth, TX, utilizing a E140 44 seat jet.

The term is for a two-year period from July 1, 2019 through June 30, 2021, with an annual subsidy of \$389,392.00.

The Hall County Airport Authority Board respectfully requests concurrence from the City Council in our support for American Airlines to Dallas/Fort Worth Texas International Airport, and a letter of support from Mayor Steele recommending the same to the Department of Transportation.

Sincerely submitted,

HALL COUNTY AIRPORT AUTHORITY



Michael J. Olson, AAE
Executive Director

MJO:dkp

Enclosures

cc: Brent Clark – City Administrator
RaNae Edwards – City Clerk

Hall County Airport Authority

April 10, 2019

Resolution 19-29

American Airlines Proposal to Provide Essential Air Service at Grand Island, Nebraska.

AUTHORITY ACTION TAKEN: Resolution being the Hall County Airport Authority Board will make the following recommendation to the Department of Transportation (DOT) for air service in Grand Island under the Essential Air Service program:

American Airlines will provide 13 weekly round trips from the Central Nebraska Regional Airport in Grand Island, NE (GRI) to Dallas/Fort Worth International Airport (DFW) in Dallas/Fort Worth, TX, utilizing a E140 44 seat jet.

The term is for a two-year period from July 1, 2019 through June 30, 2021, with an annual subsidy of \$389,392.00

The Hall County Airport Authority agrees to waive the right to hold in American Airlines upon issuance of 120 days-notice to terminate service.



Brian Quandt, Board Chair



Michael J. Olson, Executive Director

ORIGINAL

**BEFORE THE
DEPARTMENT OF TRANSPORTATION
WASHINGTON, DC**

Essential Air Service at
Grand Island, Nebraska

Under 49 U.S.C §41731 et seq.

DOT-OST-2002-13983

**AMERICAN AIRLINES' PROPOSAL TO PROVIDE ESSENTIAL AIR SERVICE AT
GRAND ISLAND, NEBRASKA**

American Airlines, a wholly owned subsidiary of American Airlines Group, Inc., respectfully submits its proposal to continue subsidized Essential Air Service to Grand Island, Nebraska. American Airlines seeks to continue service between American's largest hub, Dallas/Fort Worth International Airport ("DFW"), and the Grand Island Regional Airport ("GRI"), with two daily roundtrips. The service would be operated by American Airlines' regional brand, American Eagle, using a 44 seat ERJ-140 regional jet.

American Airlines regional feed is operated under the American Eagle brand. American Airlines customers have access to 345 cities, 56 countries, and more than 6,900 daily departures. Through our **oneworld** alliance, customers have access to more than 1,010 destinations and 159 countries.

The service proposed by American Airlines continues existing service to American's largest hub, Dallas/Fort Worth International Airport. At DFW, American and American Eagle are growing with the addition of 15 gates. During the summer of 2019, American and American Eagle will offer approximately 900 departures to nearly 225 non-stop destinations from DFW. This direct access provides the community of Grand Island and its visitors unparalleled connecting opportunities across the world.

We have made great progress in developing air-service Grand Island, and see the influence of the current service geographically redefining the local catchment area. Our current bid reflects our belief that the Essential Air Service subsidy is vital, and the market is on a trajectory to one day be self-sustaining. We have continually reduced our bid amount as our service to GRI matures. As part of our bid, we are reducing the annual subsidy requirement by 57% from our previous bid award.

As part of our bid to continue service to GRI, we are changing proposed equipment types to the ERJ-140. This airplane has 6 less seats than the ERJ-145 (which was the equipment awarded in our last bid). We are making this change as we have redistributed equipment types with our regional operators across our network. We may continue to substitute a larger airplane with more capacity or add additional frequencies as we have done recently.

American requests that the DOT and Grand Island waive the right to hold-in American Airlines service upon issuance of 120 days-notice to terminate service. Although our intent is to remain in the GRI market for the long term, we cannot be operationally constrained and kept in a market indefinitely without the ability to adapt to changing circumstances.

We look forward to serving the Grand Island area for many years to come and appreciate the community's and the Department of Transportation's consideration of continued American Airlines service.

Sincerely,



Jason Reisinger
Managing Director
Global Planning – Network Planning
American Airlines

EAS Bid Summary

DFW-GRI @ 1 6/7 Daily RT Frequency with a E140

Prepared March-2019

<u>EAS Market</u>	<u>DFW-GRI</u>
A/C Type	E140
Seats Per Departure	44
Weekly Round Trips	13
Annual Departures (99% completion factor)	1,342
Stage Length (Miles)	561
Block Hours Per Departure	1.9
Annual Block Hours (Factors)	2,411
Estimated Load Factor	78%
<u>Passenger Revenue</u>	
Average Onboard Fare	\$ 136.13
Annual Onboard Pax	\$ 46,063
	\$ 6,270,313
Annual RPMs ('000s)	25,841
Annual ASMs ('000s)	33,129
<u>Revenue Forecast</u>	<u>Annualized</u>
Passenger Revenue	\$ 6,270,313
<u>Other Revenue</u>	\$ 890,340
Total Revenue	\$ 7,160,653
<u>Expense Forecast</u>	
Direct Expense	\$ 5,609,709
Indirect Expense	\$ 729,761
<u>Aircraft Ownership and Overhead</u>	\$ 833,073
Total Expense	\$ 7,172,543
Profit/(Loss)	\$ (11,890)
<u>Profit Element</u>	\$ 377,502
Annual Subsidy Requirement	\$ 389,392
<u>Subsidy Requirement</u>	
Subsidy Per Trip	\$ 290
Subsidy Per Passenger	\$ 8.45

RESOLUTION 2019-147

WHEREAS, the Central Nebraska Regional Airport has been working diligently to improve the air service options available to central Nebraskans and to increase the number of enplanements from the Central Nebraska Regional Airport; and

WHEREAS, on April 10, 2019, the Hall County Airport Authority Board approved Resolution #19-29 authorizing a recommendation to the Department of Transportation to allow American Airlines to provide 13 weekly round trips from Central Nebraska Regional Airport in Grand Island, NE (GRI) to Dallas/Fort Worth International Airport (DFW) in Dallas/Fort Worth, Texas; and

WHEREAS, the recommendation would serve more passengers in central Nebraska, and would be the best use of federal Essential Air Service subsidies, and

WHEREAS, the City of Grand Island supports the efforts to increase affordable, convenient options for air travel for central Nebraska; and

WHEREAS, increased air traffic to serve central Nebraska would be a valuable asset to the community.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor and City Council of the City of Grand Island hereby pledge their full support, endorsement, and cooperation with the efforts of the Hall County Airport Authority in submitting a recommendation to the Department of Transportation seeking Essential Air Service improvement funding to allow American Airlines to provide 13 weekly round trip nonstop flights to Dallas/Fort Worth International Airport in Dallas/Fort Worth, Texas.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to send a letter to the Department of Transportation expressing support of such proposal.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item H-1

Consideration of Approving the Request from Stephen & Deborah Spaulding for an Extension of a Conditional Use Permit to Allow for Construction of a House while living in the Existing Double-wide Trailer located at 3204 So. Shady Bend Road

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

Staff Contact: Craig Lewis



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item H-2

**Consideration of Forwarding Blighted and Substandard Area #16
(Veteran's Home Property and Surrounding Area) to the Hall
County Regional Planning Commission (Community
Redevelopment Authority)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: April 23, 2019

Subject: Proposed Blighted and Substandard Area #16

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

Background

Enclosed you will find a copy of a Substandard and Blight Study as prepared for the Grand Island Community Redevelopment Authority (CRA) by Marvin Planning Consultants. This study is approximately 569.09 acres of property in northern Grand Island north of State Street and east of Webb Road including the all of the Central Nebraska Veterans Home property. The study as prepared and submitted indicates that this property could be considered blighted and substandard. The full study is attached for your review and consideration.

The CRA has submitted this study for the review and consideration of the Grand Island City Council as permitted by Nebraska law. The decision on whether to declare an area blighted and substandard is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission.

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

Once an area has been declared blighted and substandard, the CRA can accept redevelopment proposals for the area. This designation may help attract people interested in redeveloping the Veterans Home Campus.

Discussion

The action item tonight relates to the study for proposed CRA Area No. 16 in northwest Grand Island as shown below. The study was prepared for 560.09 acres, most of which are in the Grand Island City Limits and it is anticipated that all of the property will be in the City Limits prior to approval of this designation.

Figure 1
Study Area Map



Source: Marvin Planning Consultants 2014

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

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

- A request is made to the city council to declare an area to be substandard and blighted and in need of development for purposes of enabling the creation of a redevelopment area or a redevelopment project within a redevelopment area.
- The city council submits the question of whether an area is substandard and blighted to the planning commission for its review and recommendation prior to making its declaration that an area is substandard and blighted.
- The planning commission must hold a public hearing and submit its written recommendations within 30 days holding a public hearing on the request.
- Upon receipt of the recommendations from the planning commission the city council may make its findings and declaration with respect to the property within an area.
- Unless the city council of the city in which such area is located has, by resolution adopted after a public hearing with notice, declared such area to be a substandard and blighted area in need of redevelopment, the Community Redevelopment Agency cannot prepare a redevelopment plan for a redevelopment project area.
- Following a declaration that an area is substandard and blighted, the Community Redevelopment Agency is authorized to prepare or cause to be prepared and recommend redevelopment plans to the governing body of the city and to undertake and carry out redevelopment projects within its area of operation and may enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the authority may deem necessary to prevent a recurrence of substandard and blighted areas or to effectuate the purposes of the Community Development Law, and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. Within the area of operation of the Community Redevelopment Authority, the authority may exercise its statutory powers with respect to the redevelopment project.

Neb. Rev. Stat. §§ 18-2107; 18-2109.

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

A CRA is not authorized to prepare a redevelopment plan for a redevelopment project area unless the governing body of the city first enacts a resolution declaring such area to be “a substandard or blighted area in need of redevelopment.” § 18–2109. After such a declaration has been made and a redevelopment plan has been prepared and approved, a CRA is authorized to enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in

accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the [CRA] may deem necessary to prevent a recurrence of substandard or blighted areas ... and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. § 18-2107(4). The CRA may utilize tax increment financing to pay for redevelopment projects undertaken pursuant to the CDL. § 18-2124.

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

At this point, Council is only making a decision about whether to forward the study to the Planning Commission for its recommendation or not. According to NRSS §18-2109, it is clear that the Planning Commission must hold a public hearing and have the opportunity to review the Blight Study prior to Council declaring the property substandard and blighted. If Council wishes to consider a declaration of substandard and blight, State Statute requires that the question of whether an area is substandard and blighted is submitted to the Planning Commission for hearing, review and recommendation.

Blighted Area of the Community

The city of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of April 1, 2019, 20.11% of the City has been declared blighted and substandard. Area 16 would add 569 acres to the total of blighted and substandard property and would, if approved, add 2.96% to the total area declared blighted and substandard bringing the total to 23.07%. The 31 acres of proposed area 29 also under consideration for referral would add 0.17% bringing the total to 23.24%. Proposed Area 28 (Conestoga Mall) would add another 0.41% bringing the total area declared to 23.65%. Both area 16 and 29 will include property that will be annexed by the City Limits so those number will drop slightly.

It does not appear that the declaration of Area 16 would significantly impact the City’s ability to declare other areas blighted and substandard.

Alternatives

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

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

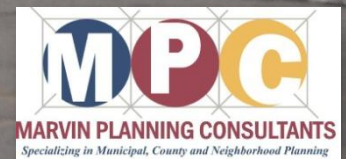
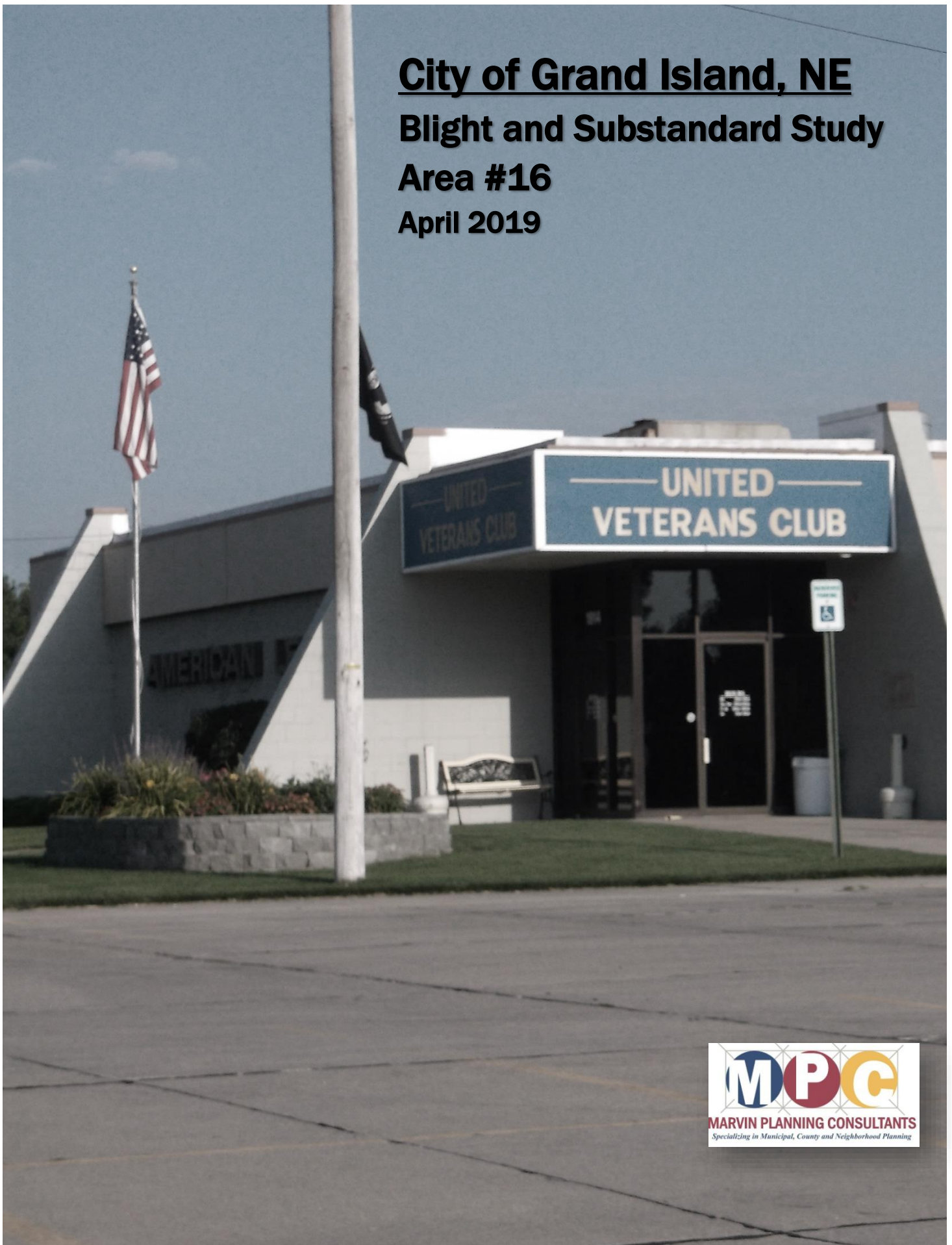
Recommendation

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

Sample Motion

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

City of Grand Island, NE
Blight and Substandard Study
Area #16
April 2019



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within the city of Grand Island as well as surrounding conditions. This study has been commissioned by the Community Redevelopment Authority in order to analyze the possibility of declaring the area as blighted and substandard.

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

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

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

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

Blight and Substandard are defined as the following:

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

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

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

This Blight and Substandard Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction. Through this process, the City and property owner will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

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

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area include agricultural, residential, commercial, and public uses. The portion of the study containing the public uses contains the Central Nebraska Veterans Home (CNVH) which is slated to be relocated to Kearney in the coming years. If and when this move takes place, the current site will be vacated and provides an ideal opportunity for redevelopment in northern Grand Island along the frontages of Capital Avenue and Nebraska Highway 2.

Some areas within close proximity to the CNVH are currently agricultural lands, some within the corporate limits and some outside the limits. The thought is these properties may become developed at the same time the CNVH site gets redeveloped. Therefore, those areas have been included in the study area; however, those lands outside the corporate limits must be annexed into the corporate limits prior to the declaration of blight and substandard.

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

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

Study Area

POINT OF BEGINNING IS THE INTERSECTION OF THE INTERSECTION OF THE CENTERLINES OF BROADWELL AVENUE N AND CAPITAL AVENUE W; THENCE WESTERLY ALONG SAID CENTERLINE OF CAPITAL AVENUE W TO THE INTERSECTION OF THE CENTERLINES OF CAPITAL AVENUE W AND HUSTON AVENUE N; THENCE SOUTHERLY ALONG SAID CENTERLINE OF HUSTON AVENUE N TO THE CENTERLINE OF STATE STREET W; THENCE WESTERLY ALONG SAID CENTERLINE OF STATE STREET W TO THE CENTERLINE OF LAFAYETTE AVENUE N; THENCE; NORTHERLY ALONG SAID CENTERLINE OF LAFAYETTE AVENUE N TO THE CENTERLINE OF FORREST STREET; THENCE WESTERLY ALONG SAID CENTERLINE OF FORREST STREET TO THE CENTERLINE OF KRUSE AVENUE N; THENCE NORTHERLY ALONG SAID CENTERLINE OF KRUSE AVENUE N TO THE CENTERLINE OF COTTAGE STREET; THENCE WESTERLY ALONG SAID CENTERLINE OF COTTAGE STREET TO THE CENTERLINE OF HANCOCK AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF HANCOCK AVENUE TO THE CENTERLINE OF CAPITAL AVENUE W; THENCE WESTERLY ALONG SAID CENTERLINE OF CAPITAL AVENUE W TO THE SOUTHERLY EXTENDED WEST PROPERTY LINE OF MISCELLANEOUS TRACTS 5-11-9 OTHERWISE REFERRED TO THE STATE OF NEBRASKA SOLDIERS HOME; THENCE NORTHERLY ALONG SAID WESTERN PROPERTY LINE TO THE NORTHEAST CORNER OF A MISCELLANEOUS TRACT 5-11-9 OTHERWISE REFERRED TO AS THE STATE OF NEBRASKA SOLDIERS HOME (CEMETERY); THENCE WESTERLY ALONG THE NORTHERN BOUNDARY OF THE CEMETERY TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTHERLY ALONG THE EAST PROPERTY LINE OF A MISCELLANEOUS TRACT 6-11-9 REFERRED TO AS THE STATE OF NEBRASKA SOLDIERS HOME TO THE SOUTH RIGHT-OF-WAY OF US HIGHWAY 281; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE WESTERN PROPOERTY LINE OF LAND CONTAINING EAGLE SCOUT PARK; THENCE SOUTHERLY ALONG THE WEST PROPERTY LINE OF EAGLE SCOUT PARK TO THE SOUTHWEST CORNER OF VETERANS BALLFIELD COMPLEX; THENCE EASTERLY ALONG THE SOUTHERN PROPERTY LINE OF SAID COMPLEX TO THE SOUTHEAST CORNER (MOST EASTERLY POINT); THENCE EXTENDING EASTERLY TO THE CENTERLINE OF BROADWELL AVENUE N; THENCE SOUTHERLY ALONG SAID CENTERLINE OF BROADWELL AVENUE N TO THE POINT OF BEGINNING.

UNIQUE CONDITIONS TO THE STUDY AREA

A portion of this describe area is currently outside the corporate limits of the city. In order for this specific area to be declared as blighted and substandard, the City Council will need to annex the property into the corporate limits.

The area is currently owned by the State of Nebraska and is considered part of the Nebraska Veterans Home property. Currently the ground contains crops but would likely meet the urban and suburban test. If this property does not become annexed and declared blighted and substandard, it will be very difficult to declare this area such as a standalone

Figure 1
Study Area Map



Source: Marvin Planning Consultants 2014

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

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

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area.

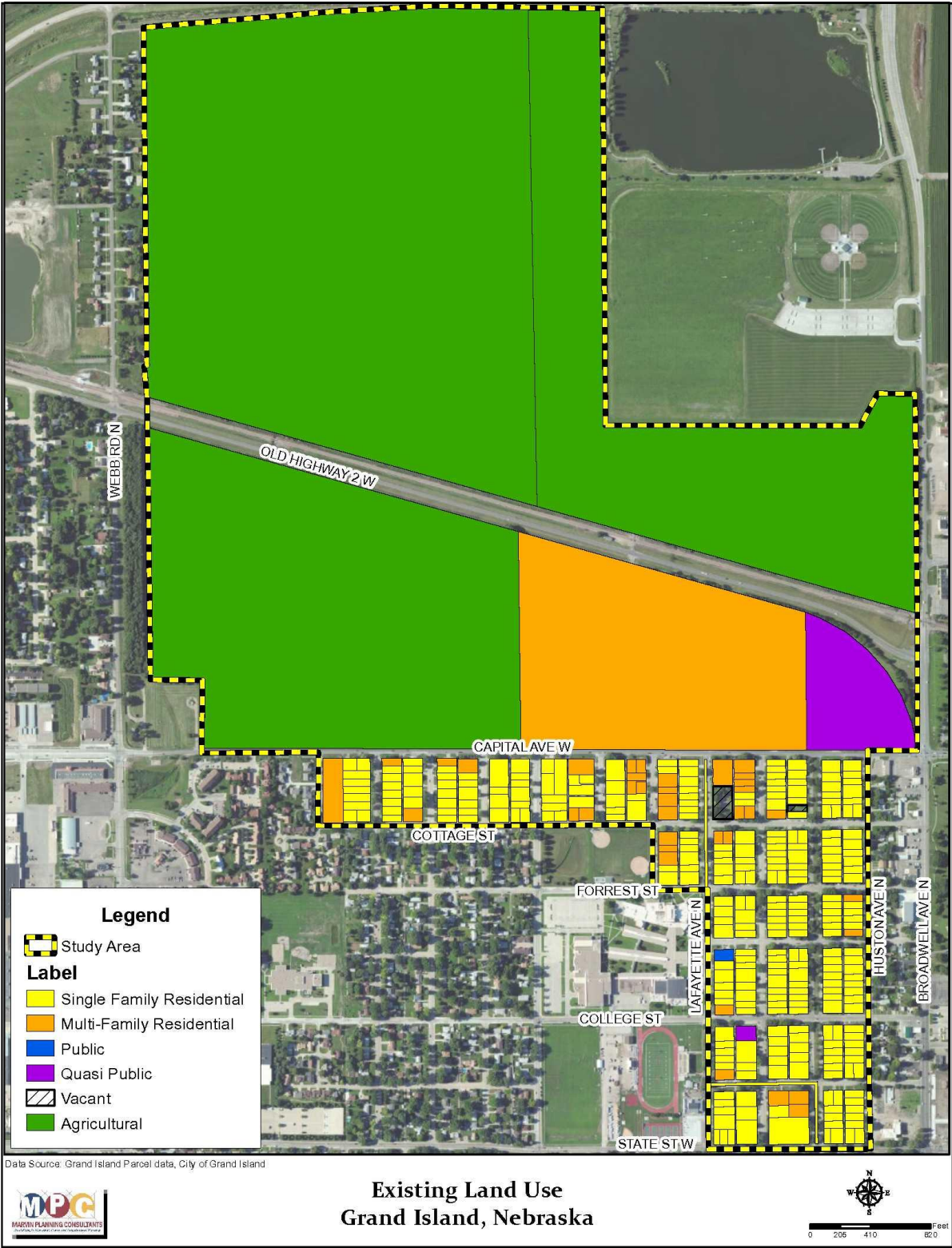
The Study Area is predominately residential and undeveloped areas, including an area of agricultural ground (needing to be annexed). Residential ground made up 59.0% of the developed area and 20.5% of the total study area. However, vacant/agricultural land made up 65.3% of the total study area. Transportation related uses were 34.9% of the developed area and 12.1% of the total study area.

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2014

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	116.5	59.0%	20.5%
Single-family	53.26	27.0%	9.4%
Multi-family	63.24	32.0%	11.1%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0.00	0.0%	0.0%
Quasi-Public/Public	11.98	6.1%	2.1%
Parks/Recreation	0	0.0%	0.0%
Transportation	68.87	34.9%	12.1%
Total Developed Land	197.35	100.0%	
Vacant/Agriculture	371.74		65.3%
Total Area	569.09		100.0%

Source: 2014 Grand Island Blight Study Area 16, Marvin Planning Consultants

Figure 2
Existing Land Use Map



Source: Marvin Planning Consultants, 2014

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

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

Age of Structure

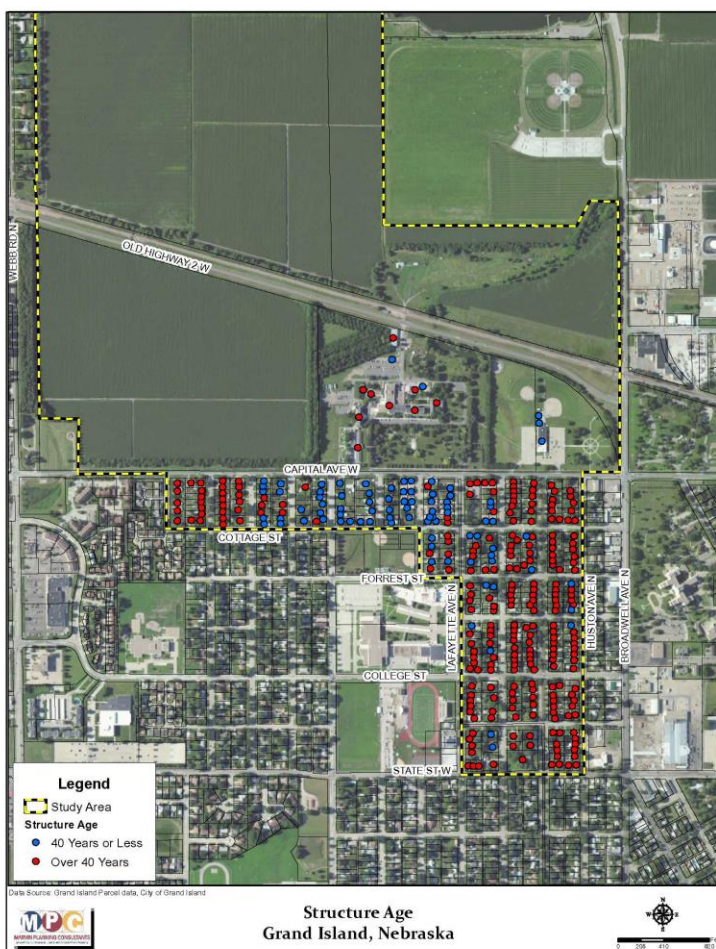
Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures that are 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the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

Within the study area there is a total of 339 primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 254 (74.9%) units were determined to be 40 years of age or older
- 85 (25.1%) units were determined to be less than 40 years in age

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

Figure 3
Unit Age Map



Source: Marvin Planning Consultants, 2014

Structural Conditions

Where structural conditions were evaluated, structures were either rated as: Good, Average, Fair, or badly worn. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area. In addition, our team had to make some assumptions on the Central Nebraska Veterans Home and Legion/VFW Building since they are not addressed by the Assessor's office.

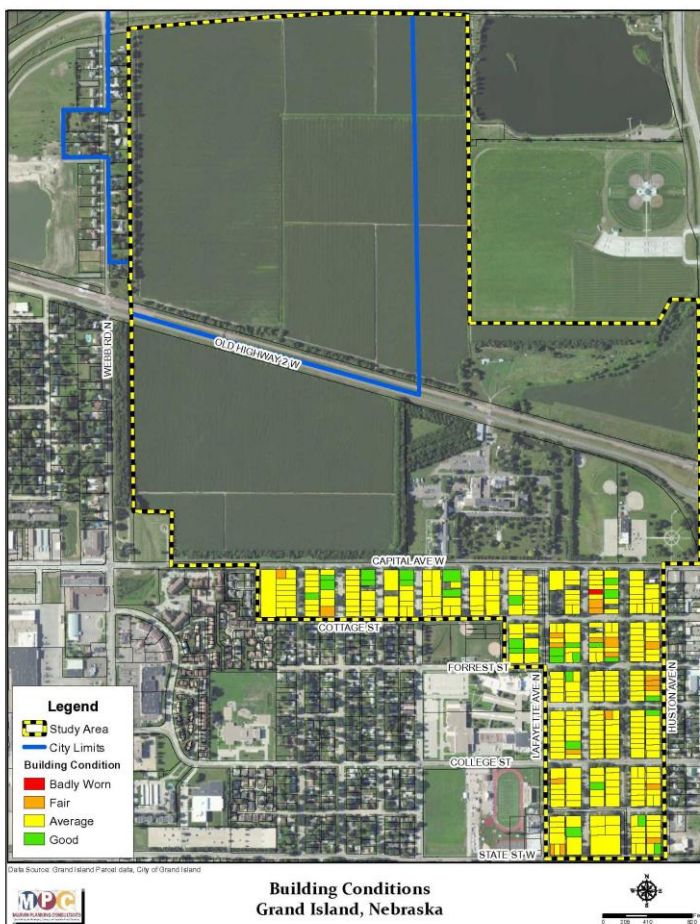
Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 30 (8.8%) structures rated as good
- 277 (81.7%) structures rated as average
- 31 (9.2%) structures rated as fair
- 1 (0.3%) structure rated as badly worn

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

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

Figure 4
Structural Conditions



Source: Marvin Planning Consultants, 2014

Sidewalk Conditions

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

Within the study area there is approximately 53,535 lineal feet of sidewalk possible. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 13,738 (25.7%) lineal feet of adequate sidewalk
- 22,832 (42.6%) lineal feet of deteriorating sidewalk
- 16,965 (31.7%) lineal feet of no sidewalk.
- There was no sidewalk deemed to be dilapidated.

Overall, 74.3% of the sidewalks are in either a deteriorating state or completely missing. Missing sidewalk is as bad as dilapidated or deteriorating sidewalk since there is no safe place to walk other than across someone else's property or in the street. The safest sidewalks appeared to be along routes that ran north and south and directly connected into the Senior High School, just outside the study area. See Figure 5 for the locations of these sidewalks.

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

Street Conditions

The street conditions were analyzed in the Study Area. The streets were also rated on four categories; adequate, deteriorating, dilapidating, and missing completely. The following is the breakdown for the area.

Within the study area there is approximately 42,562 lineal feet of street. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- 5,795 (13.6%) lineal feet of adequate street
- 25,714 (60.4%) lineal feet of deteriorating street
- 11,053 (26.0%) lineal feet of dirt/gravel/unimproved streets.
- There was no street deemed to be dilapidated.

Overall, 86.4% of the streets are in either a deteriorating state or were paved with dirt/gravel, thus an obsolete material for an urban area. See Figure 6 for the locations of these streets.

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

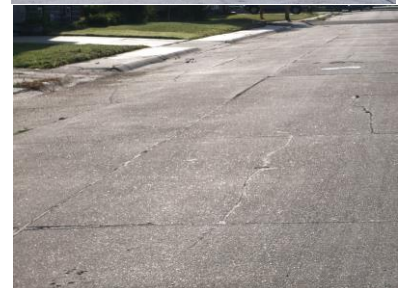
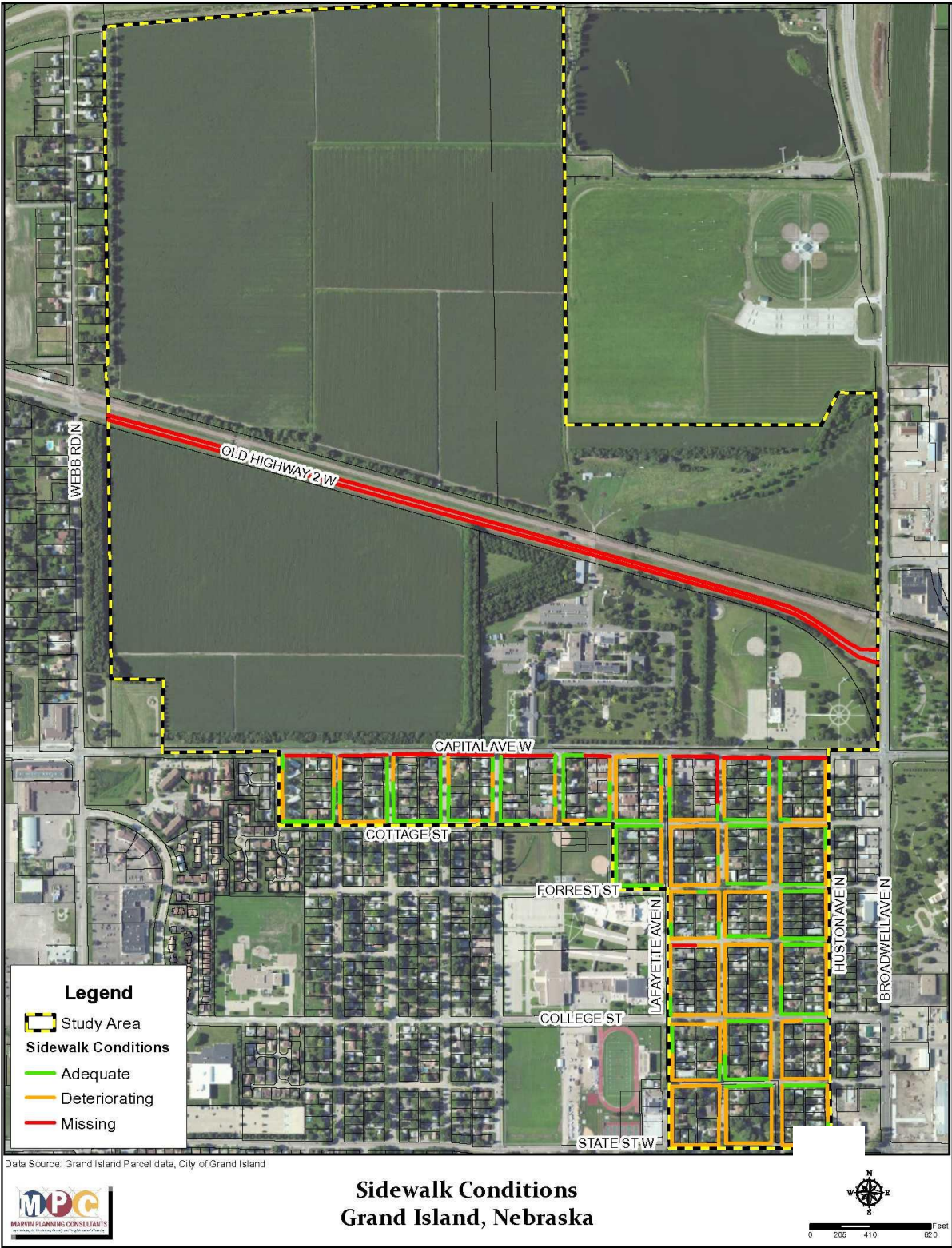
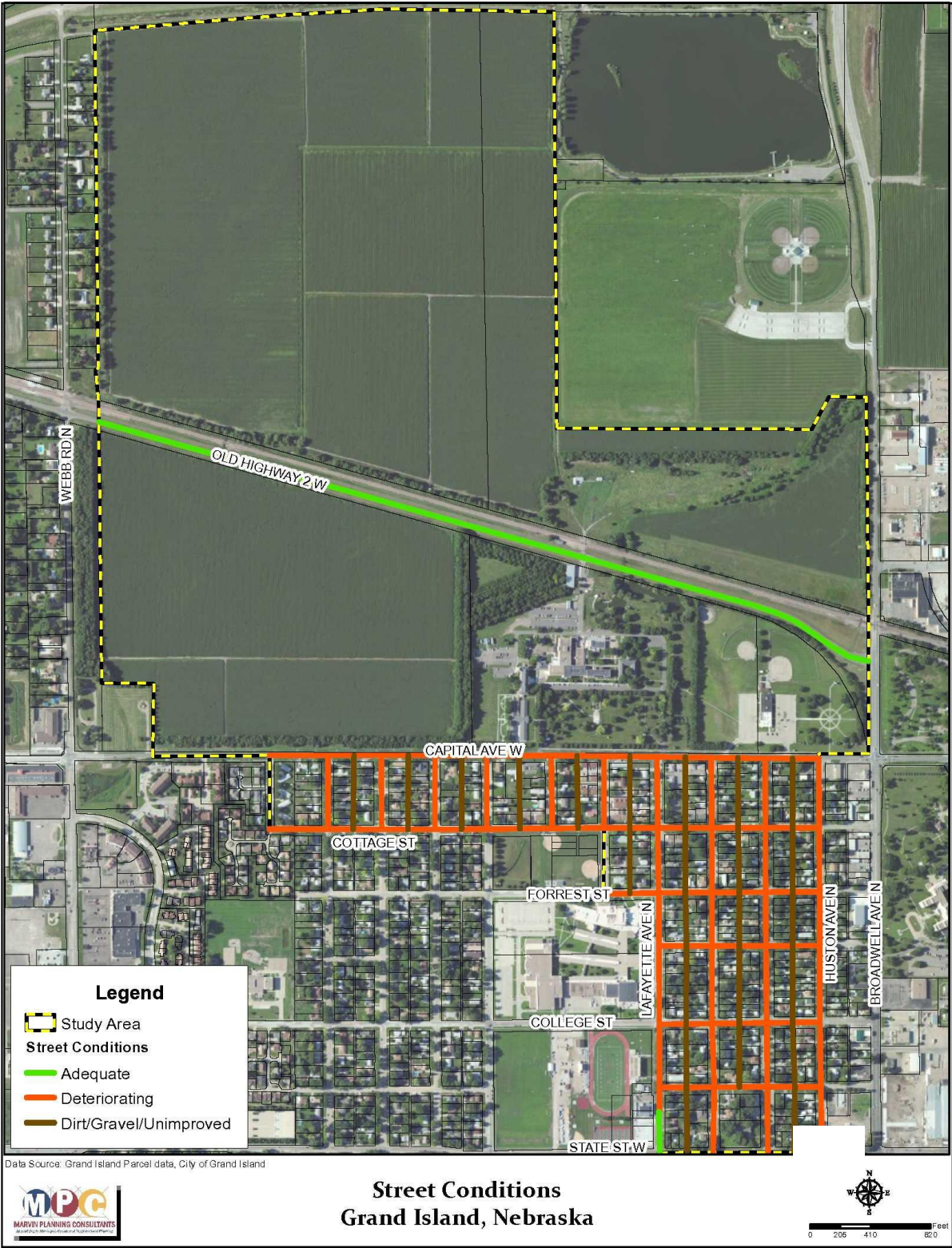


Figure 5
Sidewalk Conditions



Source: Marvin Planning Consultants, 2014

Figure 6
Street Conditions



Source: Marvin Planning Consultants, 2014

Curb and Gutter

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

Curb and gutter for the Study Area were examined similarly to streets and sidewalks. The curb and gutter will be graded as either adequate, deteriorating, dilapidated, or missing. In addition, curb and gutter will be examined based upon their location, within the incorporated area or within the county industrial park.

Within the study area there is approximately 54,408 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- 8,043 (14.8%) lineal feet of adequate curb and gutter
- 27,953 (51.4%) lineal feet of deteriorating curb and gutter
- 18,412 (33.8%) lineal feet of no curb and gutter or rural section.
- There was no curb and gutter deemed to be dilapidated.

In total, 85.2% of the curb and gutters are in either a deteriorating state or are missing. See Figure 7 for the locations of these curb and gutter.

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

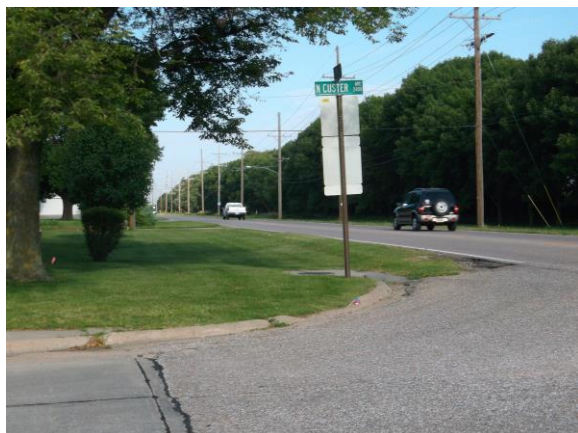
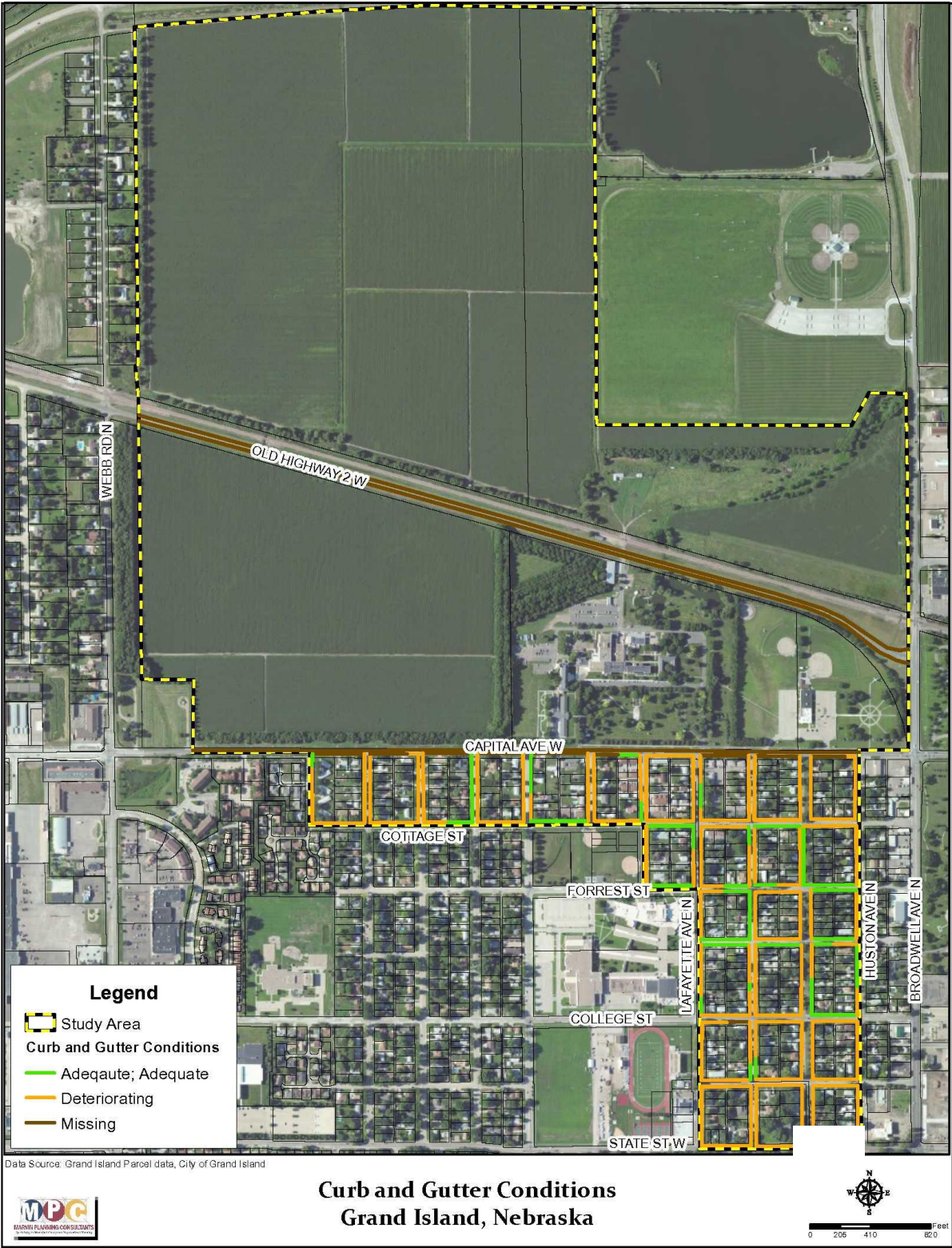


Figure 7
Curb and Gutter Conditions



Source: Marvin Planning Consultants, 2014

Deterioration of site or other improvements

Throughout this Area, there is a large portion of sidewalk that is either deteriorating or missing. In addition, a large portion of the curb and gutter has been determined to be either deteriorating or missing.

Finally, the area has a large amount of deteriorating streets. The streets have been patched over and over due to large amounts of cracking that has been occurring in the pavement.

There are numerous apartment complexes within the study area and nearly all of them have driveways and parking areas that are deteriorating and in some need of repair. In addition the parking areas and driveways within the Central Nebraska Veterans Home and the Legion/VFW have issues with deteriorating pavement.

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



Figure 8
Deterioration of Site or Other Improvements



Source: Marvin Planning Consultants, 2014

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

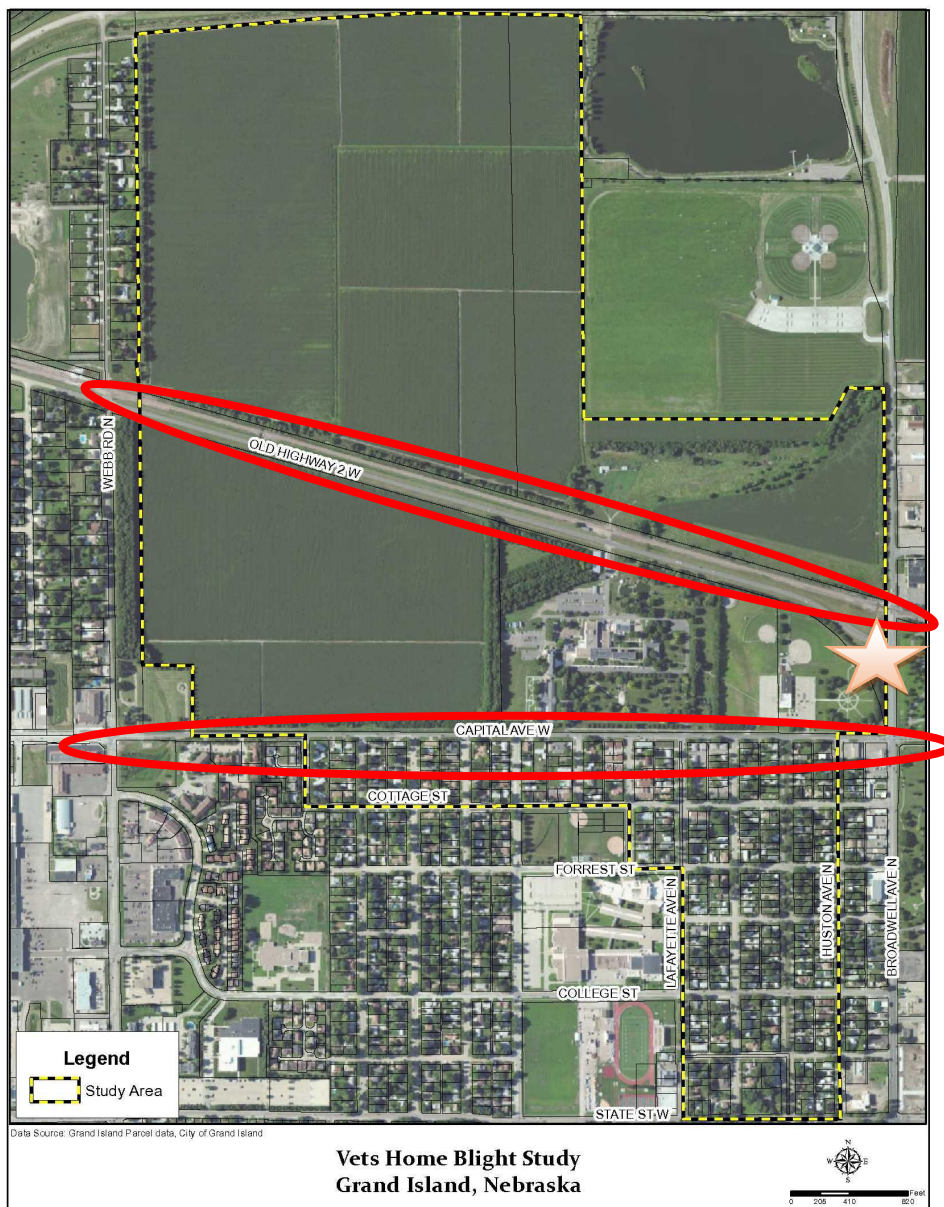
The conditions within this study area are not the typical "Dangerous conditions to and property due to fire or other causes" but they are being deemed relevant in this study. Within the study area there are four major transportation issues that can be dangerous, these are Capital Avenue, Old Nebraska Highway 2, US Highway 281, and the Burlington Northern Santa Fe (BNSF) Railroad mainline. All of these bisect the study area and all are relatively close to one another. In addition, the proximity in which all of these converge are in a very narrow area which can and does create congestion and hazardous conditions.

The major thoroughfares create potential hazards regarding the walkability and "bicycle ability" of the area. The railroad line creates the potential for derailments and potential spills, including hazardous conditions which can be dangerous to life and/or property.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Figure 9

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



Source: Marvin

Planning Consultants, 2014

Improper Platting or Obsolete Platting

The majority of this area was platted, especially south of Capital Avenue, in the late 1800's and early 1890's as the city began to grow. The vast number of the lots, as they are platted today, will be difficult to redevelop.

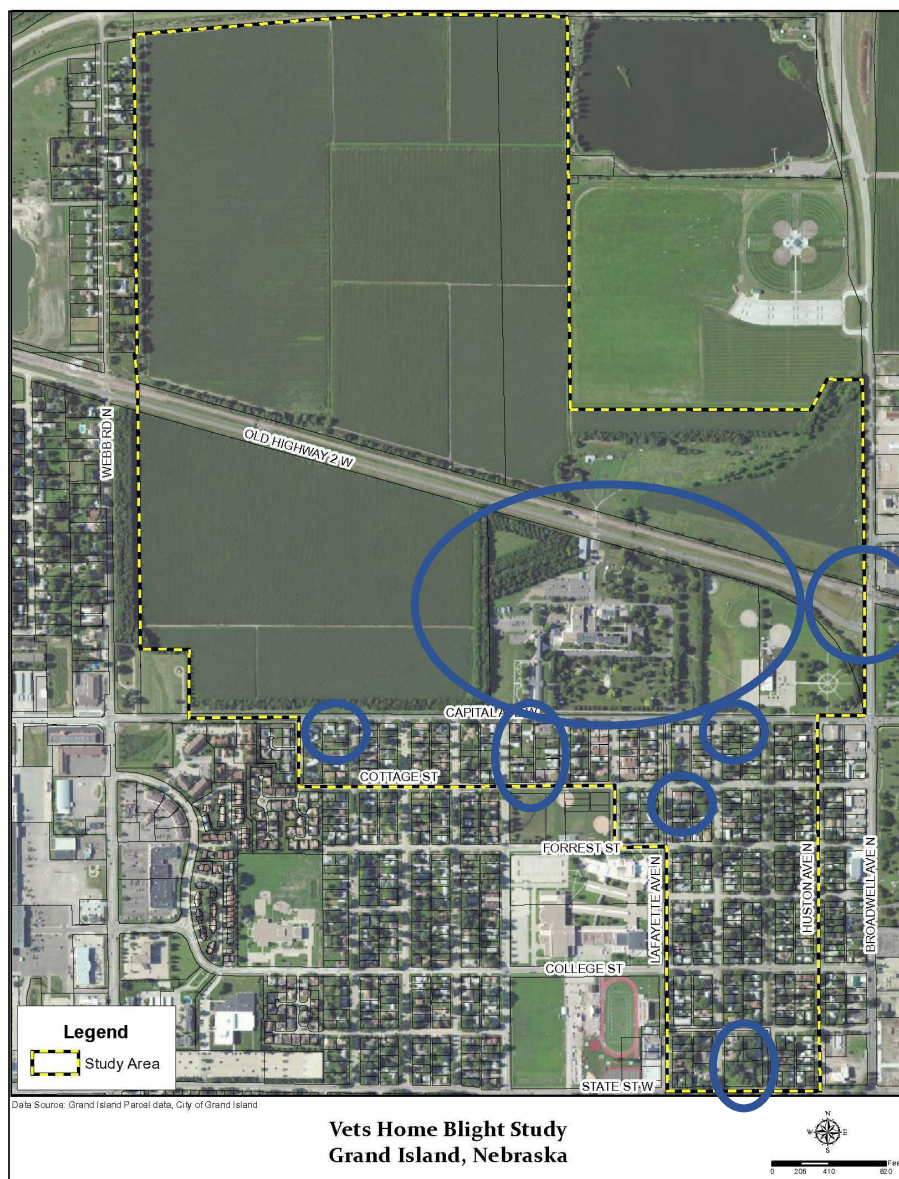
Over the years, lots south of Capital Avenue have been allowed to reconfigure, combine together, or split apart into a fraction of the original layout. Even though they create some issues with platting, they are not as critical as the following areas:

- The land north of Capital Avenue given to the State of Nebraska for the Central Nebraska Veterans Home over 100 years ago
- The configuration of land around old Nebraska Highway 2, the BNSF and Broadwell intersections.

Based upon the review of the plat of the area, there are sufficient elements present to meet the definition of improper platting or obsolete platting within the Study Area.

Figure 10

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



Source: Marvin Planning

Consultants, 2014

Diversity of Ownership

After reviewing the information on the Hall County Assessor's website, the study area was found to have 100's of different property owners. In order for future redevelopment to occur it may require some of these tracts to get into common ownership.

Based upon the fact, so many individuals, corporations, etc. own property in this area, it is determined that the high diversity of property ownership could easily be a barrier to redevelopment.

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

Within this study area there are a number of factors that are impairing or arresting sound growth. A couple of these include:

- The location of the Central Nebraska Veteran's Home
- The carrying capacity of Capital Avenue
- The BNSF Railroad mainline
- Old Nebraska Highway 2
- The inability to construct grade separated intersections between Broadwell Avenue, old Nebraska Highway 2 and the BNSF railroad mainline.
- Large tract of undeveloped (agricultural ground) that is surrounded by the corporate limits and development considered to be urban and suburban in character.

Based upon the review of the area, there are sufficient elements present to meet the definition of combination of factors which are impairing and/or arresting sound growth within the Study Area.

Blighting Summary

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

Average age of structures is over 40 years of age

- Within the Study Area 74.9% of the structures meet the criteria of 40 years of age or older.

Substantial number of deteriorating structures

- 91.2% of the structures identified within the Study Area, were deemed to be in a state less than good as defined by the Hall County Assessor's Office.

Deterioration of site or other improvements

- 74.3% of sidewalk was either in a deteriorated state or missing from properties in the area.
- 26.0% of the public streets and alleys were gravel or dirt.
- 60.4% of the streets in the area were showing signs of deterioration.
- 33.8% of the area had rural section (drainage ditches and no curb and gutter)
- 51.4% of the curb and gutter areas were showing signs of deterioration.
- Several properties in the study area have gravel parking areas, deteriorating parking lots, and/or deteriorating driveways.

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

- Major highways and carrying capacity
- BNSF railroad
- Intersection of BNSF, Broadwell Avenue, and old Nebraska Highway 2

Improper Subdivision or obsolete platting

Diversity of ownership

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

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

- Unsanitary / Unsafe conditions
- Defective/Inadequate street layouts,

- Faulty lot layout,
- Defective or unusual condition of title,
- Economic or social liability detrimental to health, safety and welfare,
- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation

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

Substandard Conditions

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

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

Within the study area there is a total of 339 structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 254 (74.9%) units were determined to be less than 40 years of age
- 85 (25.1%) units were determined to be 40 years of age or older

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

Substandard Summary

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

This Study Area in Grand Island meets the definition with the average age of the structures being more than 40 years of age. In addition, the area meets the criteria for the existence of conditions which endanger life or property by fire and other causes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #16

Blight Study Area #16 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Average age of structures is over 40 years of age
- Substantial number of deteriorating structures
- Deterioration of site or other improvements
- Dangerous conditions to life or property due to fire or other causes
- Improper Subdivision or obsolete platting
- Diversity of ownership
- Combination of factors which are impairing and/or arresting sound growth

Substandard Conditions

- Average age of the structures in the area is at least forty years.
- Existence of conditions which endanger life or property by fire and other causes.



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item H-3

**Consideration of Forwarding Blighted and Substandard Area #29
(South of Wildwood and East of U.S. Highway 281) to the Hall
County Regional Planning Commission (Station 31, LLC)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: April 23, 2019

Subject: Proposed Blighted and Substandard Area #29

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

Background

Enclosed you will find a copy of a Substandard and Blight Study as prepared for Station 31 LLC by Marvin Planning Consultants. This study is approximately 33.18 acres of property in southern Grand Island south of Wildwood Drive and east of U.S. Highway 281 including the former Lewis Greenscape property. The study as prepared and submitted indicates that this property could be considered blighted and substandard. The full study is attached for your review and consideration.

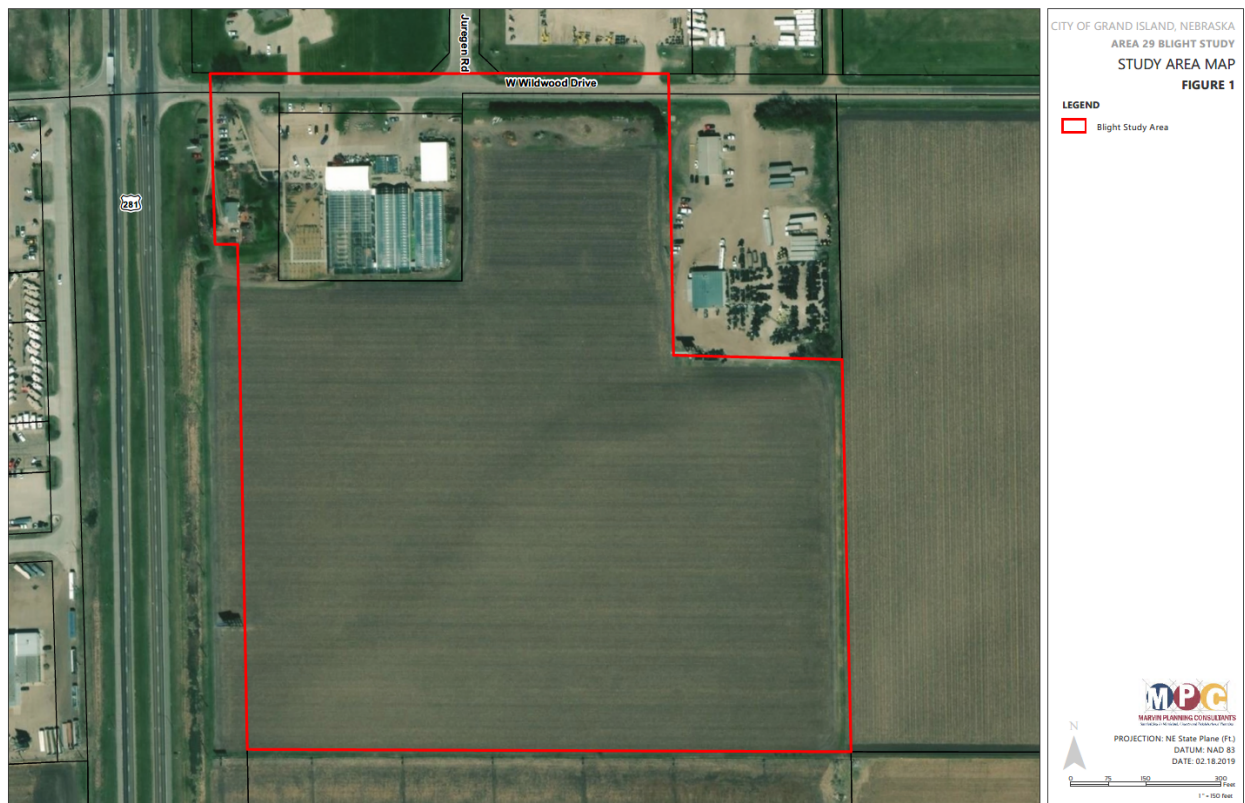
Station 31 LLC has submitted this study for the review and consideration of the Grand Island City Council as permitted by Nebraska law. The decision on whether to declare an area blighted and substandard is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission. If the study is approved it is anticipated that an application for Tax Increment Financing would follow.

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

Once an area has been declared blighted and substandard, the CRA can accept redevelopment proposals for the area. This designation may help Grand Island continue its growth towards Interstate 80 along the 281 corridor.

Discussion

The action item tonight relates to the study for proposed CRA Area No. 28 in southern Grand Island as shown below. The study was prepared for 31.18 acres, some of which are in the Grand Island City Limits and it is anticipated that all of the property will be in the City Limits prior to approval of this designation.



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

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

- A request is made to the city council to declare an area to be substandard and blighted and in need of development for purposes of enabling the creation of a redevelopment area or a redevelopment project within a redevelopment area.
- The city council submits the question of whether an area is substandard and blighted to the planning commission for its review and recommendation prior to making its declaration that an area is substandard and blighted.
- The planning commission must hold a public hearing and submit its written recommendations within 30 days holding a public hearing on the request.
- Upon receipt of the recommendations from the planning commission the city council may make its findings and declaration with respect to the property within an area.
- Unless the city council of the city in which such area is located has, by resolution adopted after a public hearing with notice, declared such area to be a substandard and blighted area in need of redevelopment, the Community Redevelopment Agency cannot prepare a redevelopment plan for a redevelopment project area.
- Following a declaration that an area is substandard and blighted, the Community Redevelopment Agency is authorized to prepare or cause to be prepared and recommend

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

Neb. Rev. Stat. §§ 18-2107; 18-2109.

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

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

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

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

Statute requires that the question of whether an area is substandard and blighted is submitted to the Planning Commission for hearing, review and recommendation.

Blighted Area of the Community

The city of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of April 1, 2019, 20.11% of the City has been declared blighted and substandard. Area 16 would add 569 acres to the total of blighted and substandard property and would, if approved, add 2.96% to the total area declared blighted and substandard bringing the total to 23.07%. The 31 acres of proposed area 29 also under consideration for referral would add 0.17% bringing the total to 23.24%. Proposed Area 28 (Conestoga Mall) would add another 0.41% bringing the total area declared to 23.65%. Both area 16 and 29 will include property that will be annexed by the City Limits so those number will drop slightly.

It does not appear that the declaration of Area 16 would significantly impact the City's ability to declare other areas blighted and substandard.

Alternatives

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

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

Recommendation

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

Sample Motion

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

City of Grand Island, NE
Blight and Substandard Study
Area #29
March 2019



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. Station 31, LLC commissioned the study to analyze the possibility of declaring the area as blighted and substandard.

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

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

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

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

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

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

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

endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

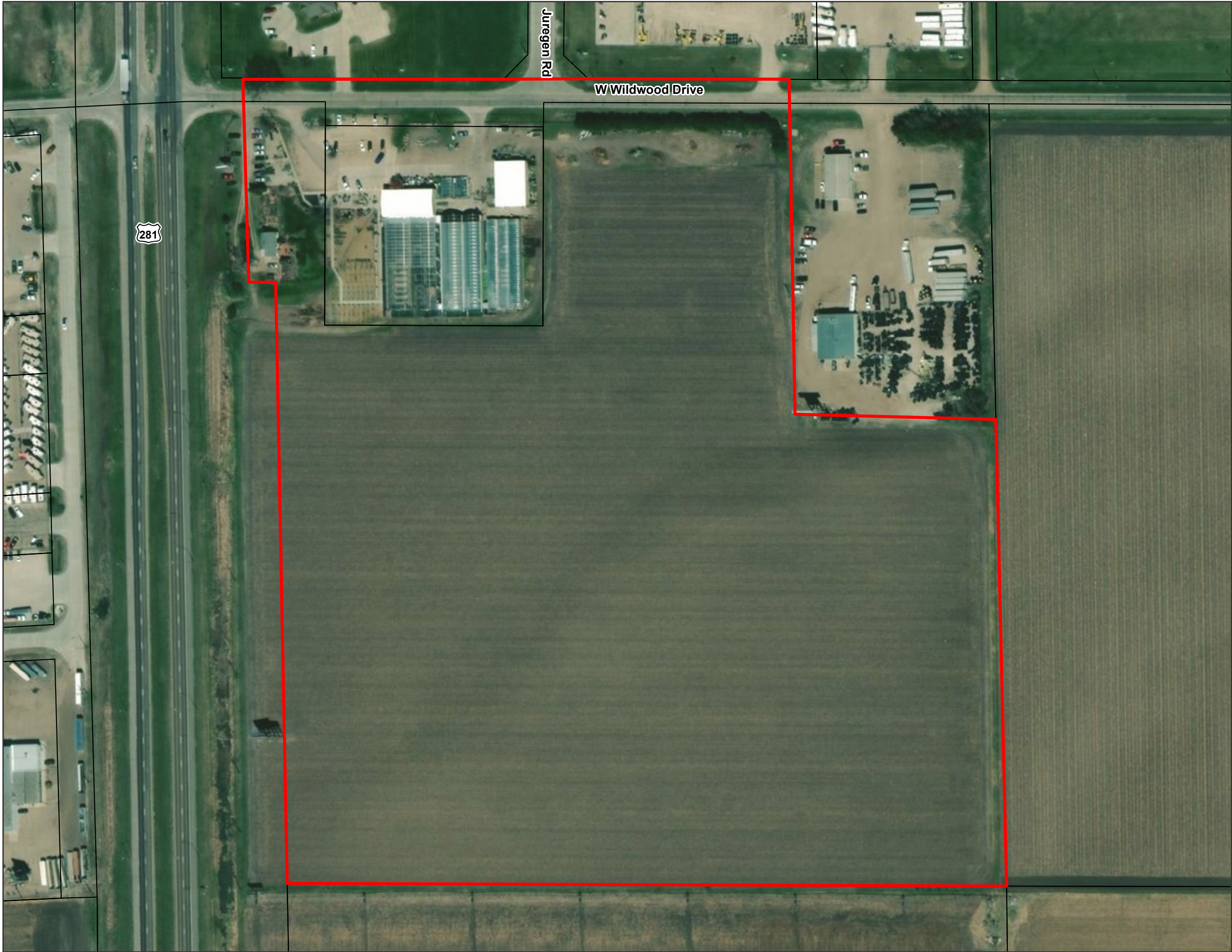
"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and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

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


"Workforce housing means:


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

This Blight and Substandard Study is Blighted and Substandard Area 28. The Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions are existing within the City's jurisdiction and as allowed under Chapter 18. Through this process, the City and property owners will attempt to address economic and/or social liabilities which are harmful to the well-being of the entire community.




CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
STUDY AREA MAP
FIGURE 1

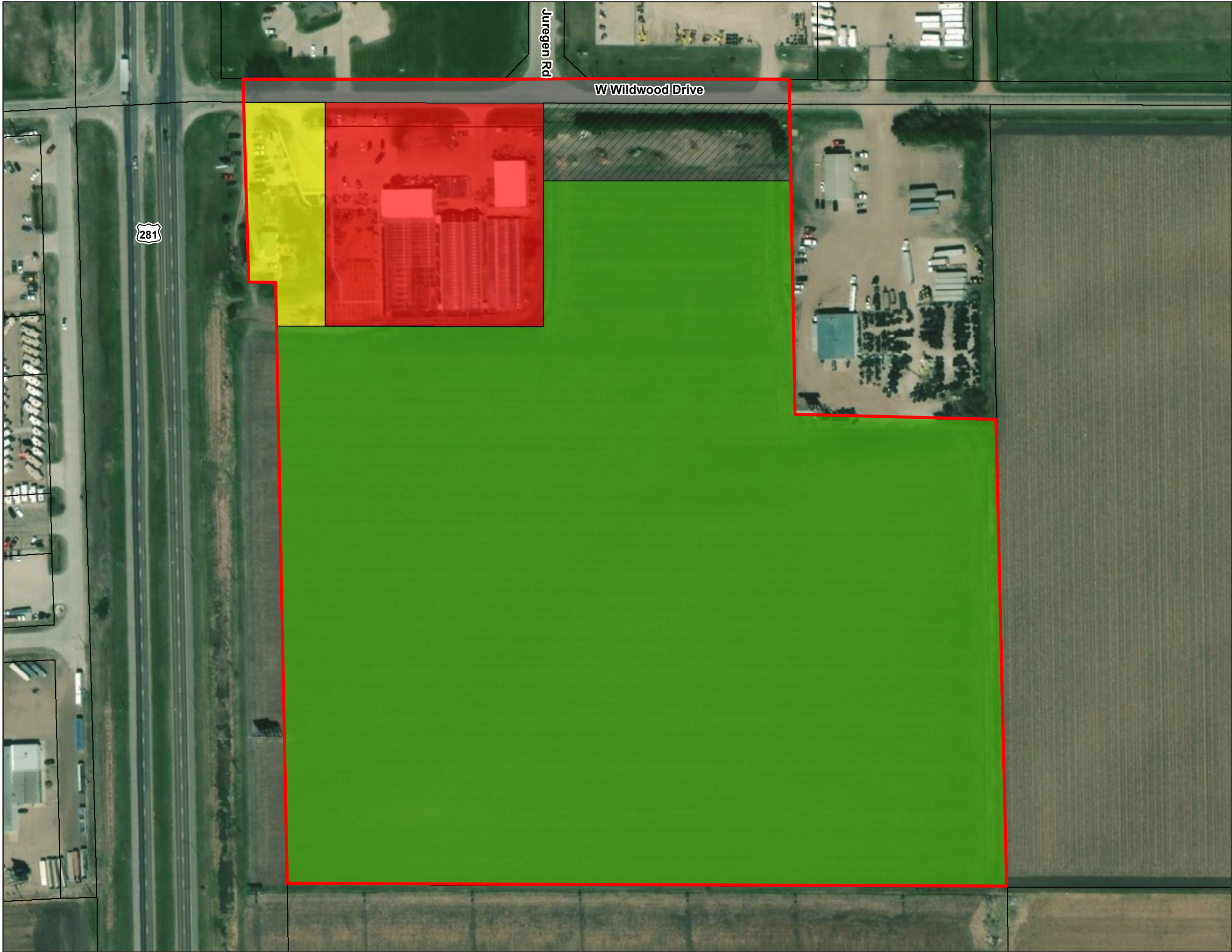
LEGEND
 Blight Study Area



0 75 150 300 Feet
1" = 150 feet



PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 02.18.2019



CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
EXISTING LAND USE MAP
FIGURE 2

LEGEND

Blight Study Area

Existing Land Use

- Agricultural
- Single Family Residential
- Commercial
- Vacant
- Transportation

PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 02.18.2019

1" = 150 feet

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

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

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

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

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area include agricultural, residential, and commercial uses. The study area is bounded on the west by US Highway 281.

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

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

Study Area

Entire NW1/4 NW1/4 of 8-10-9 excluding the tract referred to as Washington TWP PT NW 1/4 NW 1/4 327' X 539' 8-10-9 4.05 AC and 2.27 AC dedicated to highway right-of-way; plus, the corresponding right-of-way along Wildwood Drive West.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts that either benefit or detract from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

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

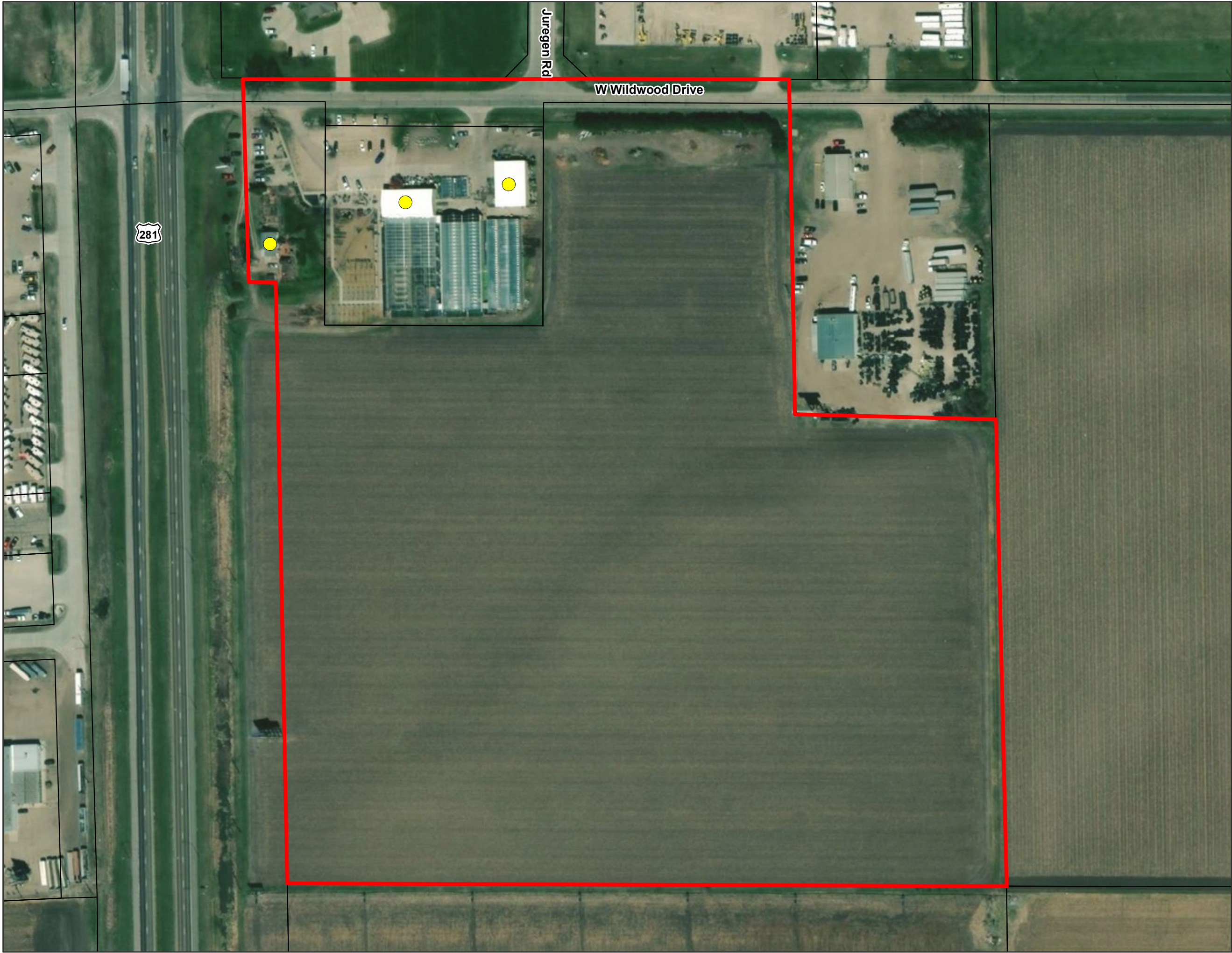
Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area.

The Study Area is predominately undeveloped, including agricultural ground (needing to be annexed). Residential ground made up 21.0% of the developed area and 3.2% of the total study area. However, vacant/agricultural land made up 85.0% of the total study area. Transportation related uses were 16.2% of the developed area and 2.4% of the total study area.

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2019


Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.05	21.0%	3.2%
Single-family	1.05	21.0%	3.2%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	3.13	62.7%	9.4%
Industrial	0.00	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.81	16.2%	2.4%
Total Developed Land	4.99	100.0%	
Vacant/Agriculture	28.19		85.0%
Total Area	33.18		100.0%


Source: 2019 Grand Island Blight Study Area 29, Marvin Planning Consultants



CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
STRUCTURE
CONDITIONS MAP
FIGURE 3

- LEGEND**
- Blight Study Area
- Structure Condition**
- Average


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N

PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019

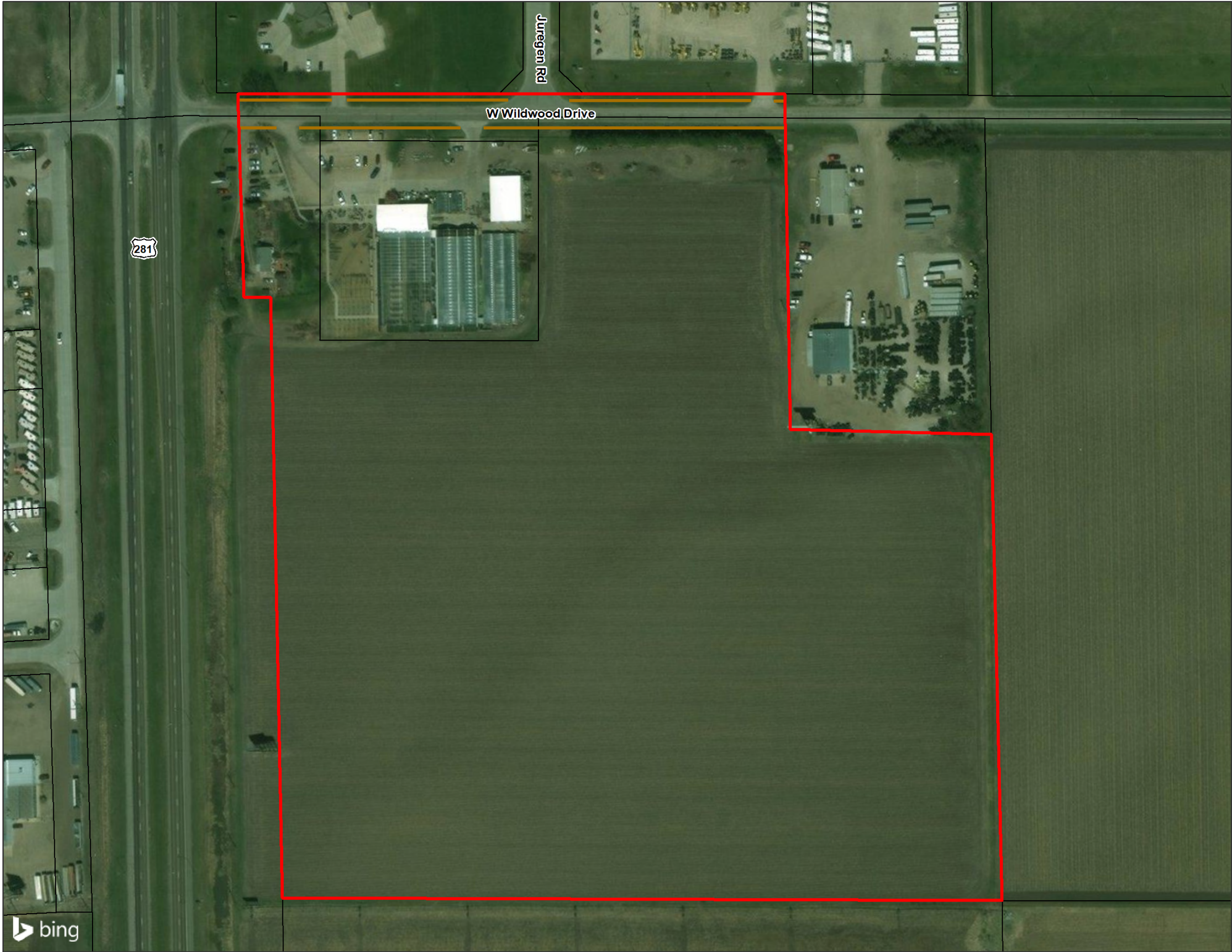
0

300


75150

Feet

1" = 150 feet



LEGEND

 Blight Study Area

Sidewalk Conditions

 Missing



PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019

0 75 150 300 Feet
1" = 150 feet

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

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

Structural Conditions

Where structural conditions were evaluated, structures were either rated as: Good, Average, Fair, or badly worn. The data and rating system come from the Hall County Assessor's database and is the same database used to value properties in the area. There is a total of three structures located in the study area.

Based upon the data, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as good
- 3 (100.0%) structures rated as average
- 0 (0.0%) structure rated as badly worn
- 0 (0.0%)

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



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



Sidewalk Conditions

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

Within the study area there is approximately 1,790 lineal feet of sidewalk possible along Wildwood Drive West. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of good sidewalk
- 0 (0.0%) lineal feet of adequate sidewalk
- 0 (0.0%) lineal feet of deteriorating sidewalk
- 1,790 (100%) lineal feet of no sidewalk.

Overall, there is no sidewalk in the study area; plus, sidewalk to is not anywhere within the surrounding area.

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

Curb and Gutter

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

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

Within the study area there is approximately 1,790 lineal feet of curb and gutter possible. After reviewing the conditions in the field, no curb and gutter was found. The drainage system in place is referred to rural section. Rural section is considered adequate in some rural applications but not typically in more urban settings.

- 0 (0.0%) lineal feet of good curb and gutter
- 0 (0.0%) lineal feet of adequate curb and gutter
- 0 (0.0%) lineal feet of deteriorating curb and gutter
- 1,790 (100.0%) lineal feet of no curb and gutter or rural section.

In total, 100.0% of drainage was rural section and there is no curb and gutters present.

Due to the large amount of rural section drainage and a lack of curb and gutter, this would be a direct contributing factor.

Improper Platting or Obsolete Platting

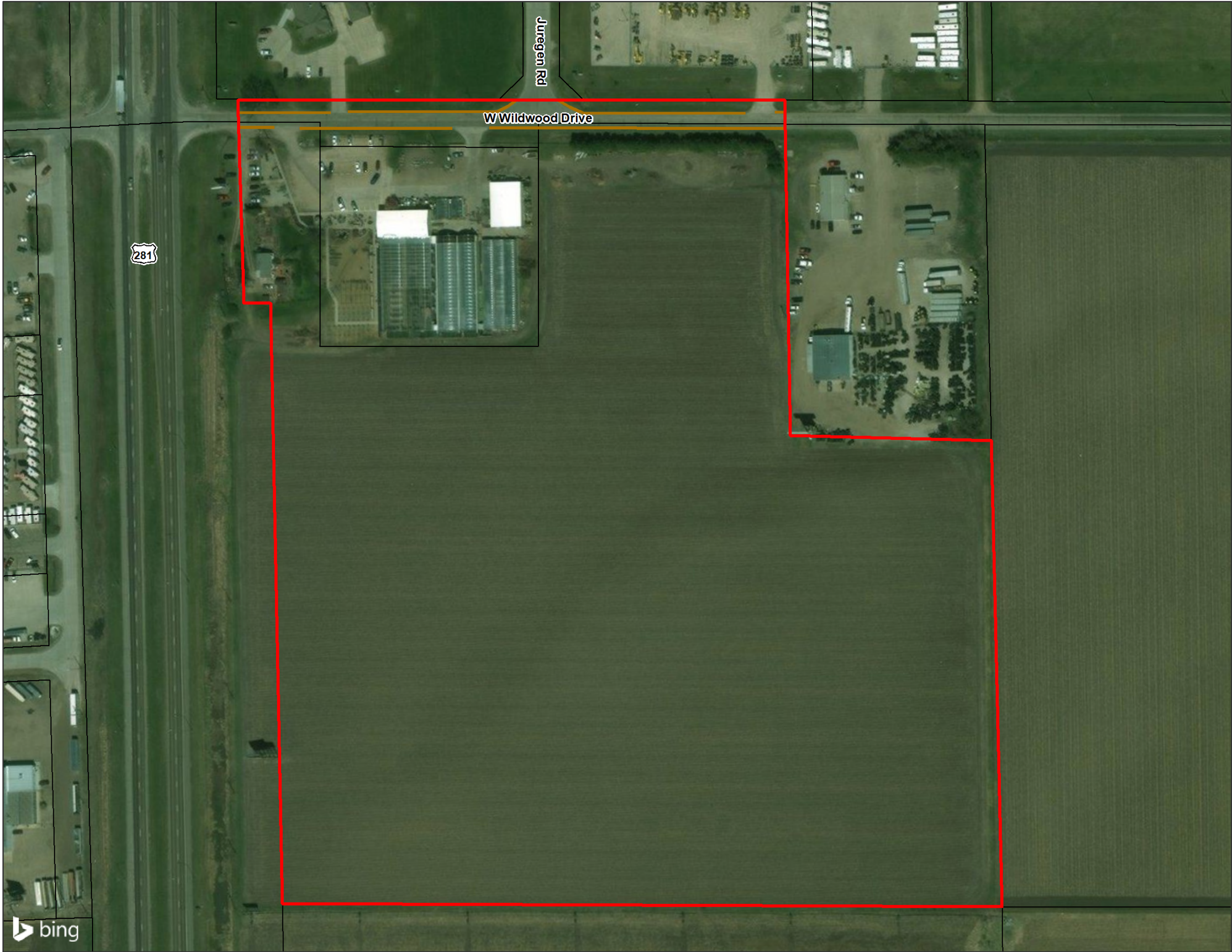
The area has actually had minimal platting in the past. Two of the three tracts, the residential tract and the larger agricultural tract do not have right-of-way platted along Wildwood Drive West. Therefore, only ½ of the required right-of-way is present along the north edge of the study area.

Figure 5
Improper Platting or Obsolete Platting






Source: Marvin Planning Consultants, 2019

Based upon the review of the plat of the area, there are sufficient elements present to meet the definition of improper platting or obsolete platting within the Study Area.




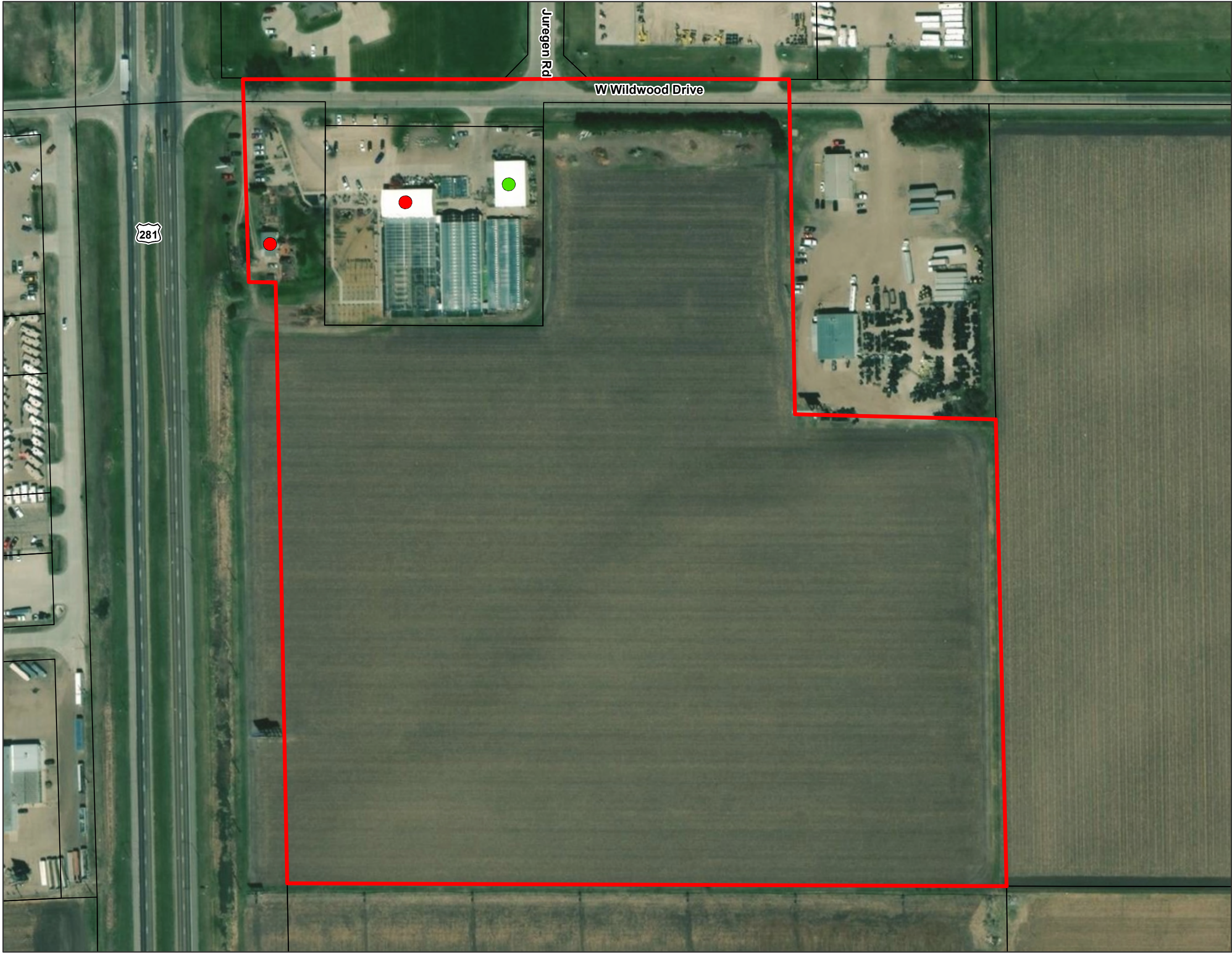
CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
CURB & GUTTER
CONDITION MAP
FIGURE 6

- LEGEND**
-  Blight Study Area
- Curb & Gutter Conditions**
-  Missing


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PROJECTION: NE State Plane (Ft.)
DATUM: NAD 83
DATE: 03.11.2019


0 75 150 300
Feet
1" = 150 feet



CITY OF GRAND ISLAND, NEBRASKA
AREA 29 BLIGHT STUDY
STRUCTURE AGE MAP
FIGURE 7

- LEGEND**
- Blight Study Area
- Structure Age**
- Less than 40 Years
- 40 Years or Older

MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

PROJECTION: NE State Plane (Ft.)
 DATUM: NAD 83
 DATE: 03.11.2019

0 75 150 300

Feet

1" = 150 feet

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2019

Year Built	Number of Structures	Age	Cumulative Age
1950	1	68	68
1972	1	47	115
1993	1	26	141
Totals	3	141	141
Average Age/Structure			47.0 years

Source: Hall County Assessor's Office/MPC 2019

Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data. Table 2 indicates the cumulative approach to average age. Based upon Table 2, there are three primary structures which have a cumulative age of 141 years, or an average of 47.0 years.

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

- 2 (66.7%) units were determined to be 40 years of age or older
- 1 (33.3%) units were determined to be less than 40 years in age

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

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in either average, badly worn or worn out condition.
- **Deterioration of site or other improvements**
 - There is no public sidewalk in the study area.
 - 100.0% of the area is rural section (drainage ditches and no curb and gutter)
 - Several properties in the study area have deteriorating parking lots, and/or deteriorating driveways.
- **Improper Subdivision or Obsolete Platting**
 - Two of the three properties still extend to the northside of Wildwood Drive West and the roadway is within an easement versus being dedicated right-of-way.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 2 (66.7%) buildings or improvements were determined to be 40 years of age or older
 - 1 (33.3%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 47.0 years.

The other criteria for Blight were not present in the area

- Dangerous conditions to life or property due to fire or other causes
- Diversity of Ownership
- Unsanitary / Unsafe conditions
- Combination of factors which are impairing and/or arresting sound growth
- Defective/Inadequate street layouts,
- Faulty lot layout,
- Defective or unusual condition of title,

- Economic or social liability detrimental to health, safety and welfare,
- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation

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

Substandard Conditions

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

Average age of residential and commercial units can be a contributing factor to the substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the average age of residential and commercial units within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data. Table 3 indicates the cumulative approach to average age. Based upon Table 3, there are three primary structures which have a cumulative age of 141 years, or an average of 47.0 years.

TABLE 3: AVERAGE STRUCTURAL AGE, BY METHOD - 2019

Year Built	Number of Structures	Age	Cumulative Age
1950	1	68	68
1972	1	47	115
1993	1	16	131
Totals	3	141	141
Average Age/Structure			47.0 years

Source: Hall County Assessor's Office/MPC 2019

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

- 2 (66.7%) units were determined to be 40 years of age or older
- 1 (33.3%) units were determined to be less than 40 years in age

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

Substandard Summary

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

This Study Area in Grand Island meets the definition with the average age of the residential and commercial units being more than 40 years of age. In addition, the area meets the criteria for the existence of conditions which endanger life or property by fire and other causes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #29

Blight Study Area #29 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

Criteria under Part A of the Blight Definition

- Substantial number of deteriorating structures
- Deterioration of site or other improvements
- Improper Subdivision or Obsolete Platting

Criteria under Part B of the Blight Definition

- The average age of the residential or commercial units in the area is at least forty years

Substandard Conditions

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



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item I-1

#2019-148 - Consideration of Approving Resignation, Separation Agreement and General Release of Brent Clark as City Administrator

Staff Contact: Mayor Roger Steele

Council Agenda Memo

From: Mayor Roger Steele

Meeting: April 23, 2019

Subject: Resignation, Separation Agreement and General Release of Brent Clark as City Administrator

Presenter(s): Mayor Roger Steele

Background

According to Article III – Appointed and Hired Officials, Section 2-30 Officers; Appointive of the Grand Island City Code and Neb. Rev. Stat., §16-308, appointed officers may be removed at any time by the mayor with approval of a majority of the city council.

Discussion

Grand Island Mayor, Roger Steele and City Administrator, Brent Clark agree that differences have arisen in their respective management styles. Due to these differences, both parties desire to terminate the employment agreement. In spirit of a fair and equitable separation, and as required by Sections 4.2 through 4.3.6 of Mr. Clark's Employment Agreement with the City, a Resignation, Separation Agreement and General Release has been prepared for Council consideration.

According to Grand Island City Code Section 2-30, I am requesting approval of the Resignation, Separation Agreement and General Release of Brent Clark as City Administrator.

Alternatives

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

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

Recommendation

The Mayor recommends City Council approve the Resignation, Separation Agreement and General Release of Brent Clark as City Administrator.

Sample Motion

Move to approve the Resignation, Separation Agreement and General Release of Brent Clark as City Administrator.

RESIGNATION, SEPARATION AGREEMENT AND GENERAL RELEASE

THIS RESIGNATION, SEPARATION AGREEMENT AND GENERAL RELEASE, hereinafter referred to as this "Agreement," is made and entered into this 15 day of April, 2019, by and between the City of Grand Island, hereinafter referred to as the "Employer," and Brent E. Clark, hereinafter referred to as the "Employee."

RECITALS

- A. The Employer has employed the services of Employee as City Administrator pursuant to an employment agreement dated December 10, 2018.
- B. Differences have arisen between the Employer's Mayor and the Employee regarding their respective management styles.
- C. On account of these differences in management styles, Employer and Employee desire to terminate the employment relationship between them.
- D. Employee and Employer agree that a fair and equitable separation would be in the best interests of both parties, as provided under the terms and conditions contained herein

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises contained below, the Employer and Employee mutually agree as follows:

- 1) Resignation. Employee hereby irrevocably resigns his position as City Administrator upon his execution of this agreement, said resignation to be effective upon his execution of this agreement and confirmation of such separation and approval of this Agreement by Employer's City Council (the "Effective Date"). The Employee hereby waives any rights of reinstatement with the Employer. Until such time as this Agreement is accepted by the City Council, Employee shall be placed and remain in paid administrative leave status and shall continue to receive pay and benefits as provided by the Employment Agreement by and between Employer and Employee dated December 10, 2018 (the "Employment Agreement"). Provided, however, in the event approval of this agreement is not approved by the City Council, on or before May 14, 2019, Employee shall be returned to active duty status unless such status is altered or terminated pursuant to Section 4 of the Employment Agreement.
- 2) Consideration and Release of Claims. Upon approval of this agreement by Employer's Council, as provided by the Employment Agreement, Employer shall promptly process a check or warrant payable to Employee in the amount of \$ 37,735.83 less deductions required by law or authorized by Employee, which amount represents the value of claims released as provided by Section 4.3 of the Employment Agreement together with his regular salary for the days employed up to and including the Effective Date, and unused accrued paid vacation leave. Employee agrees and stipulates this amount shall be in full satisfaction of any claims of the Employee has or may have against the Employer including, but not limited

to, compensatory damages, "Released Claims" as defined herein, accrued vacation, sick leave, and other benefits. As a material inducement to enter into this Agreement, Employee agrees to release the Employer, its officers, employees, officials and agents acting in their official capacity from all Released Claims. "Released Claims" means any and all claims, demands, causes of action, actions, rights, liabilities, contract obligations, damages, attorneys fees, costs, torts, suits, at law or in equity or otherwise, whether direct or indirect and include, without limitation, all claims alleged or that could have been alleged arising out of Employee's employment by or work for the Employer prior to this Agreement. Said Released Claims include any claim or claims under federal or state constitutions, laws and regulations including, but not limited to, the Fair Labor Standards Act, and Title VII of the Fair Employment Practices Act, and for any and all known and unknown damages arising out of or in any way connected with the Employee's employment with the Employer.

This release is intended to cover all damages which the Employee now has or claims to have sustained, or any that the Employee might have in the future arising from his employment or separation of employment with the Employer, even though the Employee doesn't know about them at the present time. The Employee also releases the Employer from any claim he may have for attorney fees. This release specifically includes any and all claims, demands, obligations, and/or causes of action for compensatory and/or exemplary damages and/or other relief relating to or in any way connected with the subject matter of the action, terms, conditions and benefits of the Employee's employment, including, without limitation, emotional distress, disability, and other health benefits, whether or not specifically or particularly described herein. The Employee expressly waives any right or claim of right to assert hereafter that any claim, demand, obligation and/or cause of action has, through ignorance, oversight, or error, been omitted from the terms of this Agreement. The parties understand and agree this is a mutual release of claims and the Employer releases all causes of action that it may have against the Employee that would have arisen prior to the termination of employment.

- 3) Continued Medical and Dental Benefits. Employer and Employee recognize that Employee is legally entitled under COBRA to continue existing medical and dental benefits on a self-payment basis for such period of time as permitted under COBRA and under Nebraska statutes. Provided, however, Employer shall provide, at Employer's cost, health and dental coverage on the same basis as provided to non-union City employees for first three consecutive calendar months following the Effective Date.
- 4) Confidentiality. The parties represent and agree that they will keep the reasons concerning the appropriateness of Employee's continued employment confidential and will not disclose any information concerning the same to anyone other than legal representatives or unless compelled to disclose the same by court order. The parties acknowledge that this agreement must be submitted to and considered by the Grand Island City Council. Official action to approve this Agreement must be taken in open session of the City Council. The parties acknowledge that any such actions shall not be considered a violation of this section.

The parties agree that if this Agreement does not become effective for any reason, this Agreement shall be void and shall be deemed negotiation for settlement only and will not be

admissible in evidence or usable for any purpose whatsoever in connection with or at any trial or appeal in connection with the action.

The Employee agrees not to disparage the Employer and the Employer agrees not to disparage the Employee. The Employer, including its officers and employees, hereby agree not to make any derogatory or disparaging comments concerning the Employee to individuals making inquiries about Employee's employment or personal or professional qualifications.

The Employee agrees that Employer's Mayor may meet with Employer's City Council, in closed session, to discuss with the City Council matters pertaining to this mutual separation of employment, and that closed session is necessary to prevent needless injury to the Employee's reputation or that of others. Employee shall be permitted to be present in closed session, if any, pertaining to this mutual separation. Employee hereby waives the right to demand a public meeting under Neb.Rev.Stat. §84-1410(1)(d). The parties acknowledge that any such actions in closed session of the City Council shall not be considered a violation of this section.

- 5) Settlement Not To Constitute an Admission of Liability. The parties acknowledge and agree that the payment and acceptance of said settlement sum and the execution of this Agreement are the result of compromise and are entered into in good faith and shall never for any purpose be considered an admission of liability or a responsibility concerning any of the claims referred to in the action, and no past or present wrongdoing on the part of any of the parties shall be implied by such payment or execution.
- 6) Integration. This Agreement represents and contains the entire agreement and understanding among the parties hereto with respect to the subject matter of this Agreement, and supersedes any and all prior oral and written agreements and understandings, and no representation, warranty, condition, understanding or agreement of any kind with respect to the subject matter hereof shall be relied upon by the parties unless incorporated herein. This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.
- 7) Severability. In the event that one or more of the provisions, or portions thereof, of this Agreement are determined to be illegal or unenforceable, the remainder of this Agreement shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.
- 8) Employee Acknowledgments:
 - a) Employee represents that he has read and understands the provisions of this Agreement and acknowledges that in executing this he does not rely, and has not relied, upon any representation or statement not set forth herein. This sets forth the entire agreement between the parties hereto, and fully supersedes any and all prior agreements or understandings between the parties hereto pertaining to the subject matter hereof.

- b) The Employee acknowledges that he had the opportunity to consult with legal counsel throughout the negotiation leading to this agreement and prior to the execution of this Agreement. The Employee further acknowledges that this agreement is written in a manner which is understood by the Employee and that the Employee has read this Agreement, understands the provisions of this Agreement, and voluntarily accepts this Agreement.
- 9) Choice of Law. This Agreement shall be interpreted, administered and enforced in accordance with the law of the State of Nebraska.
- 10) Counterparts This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall be deemed one and the same instrument.

IN WITNESS WHEREOF, the Employer and the Employee have caused this Agreement to be signed and executed the day and year written below.

Executed by the Employee this 15 day of April, 2019.

BY 
Brent E. Clark

Executed by the Employer this 15 day of April, 2019.

BY 
Roger G. Steele, Mayor

CONFIRMED AND APPROVED by the City Council of Grand Island, Nebraska, this ____ day of _____, 2019.

Roger G. Steele, Mayor

[attest]

RaNae Edwards, City Clerk

RESOLUTION 2019-148

WHEREAS, under Neb. Rev. Stat., §16-308, the office of City Administrator for the City of Grand Island, Nebraska, is an appointed position; and

WHEREAS, the Mayor, with the approval of the City Council, appointed Brent Clark to the position of City Administrator beginning March 1, 2019; and

WHEREAS, due to differences in management style, Mr. Clark wishes to explore other opportunities; and

WHEREAS, the Mayor and Brent Clark have mutually agreed to a Separation Agreement ending Mr. Clark's employment as City Administrator with the City of Grand Island, Nebraska effective April 23, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve the Separation Agreement for Brent Clark as City Administrator with the City of Grand Island, Nebraska.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
April 19, 2019	▣ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item I-2

**#2019-149 - Consideration of Approving Amendment to the
Redevelopment Plan for CRA No. 1 located at 221-223 West Third
Street – Greenburgers Building (Wald Properties, LLC)**

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

Staff Contact: Chad Nabity

RESOLUTION 2019-149

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

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

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

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

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

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

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: to acquire, rehabilitate and reconstruct the Greenburgers Building 221-223 W 3rd Street in Grand Island for commercial and residential uses. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

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

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

Approved as to Form	▣ _____
April 19, 2019	▣ City Attorney

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

Allocation Agreement and Notice of Pledge of Taxes with respect to each
Redevelopment Project.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item I-3

#2019-150 - Consideration of Approving FY 2019-2020 Annual Budget for Fonner Park Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown, Finance Director

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: April 23, 2019

Subject: Approving FY 2019-2020 Annual Budget for Fonner Park Business Improvement District and setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9622 creating the Fonner Park Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On April 16, 2019 the Fonner Park BID Board met and approved the 2019-2020 Budget which provides for special assessments in the amount of \$59,388 or \$12/front foot.

Discussion

The reformation of the Fonner Park BID that occurred in 2017 created the Fonner Park BID as a perpetual entity. Where, in the past, it had to be renewed in 3 year terms. A secondary result of the perpetual formation is that the creation of the district as it exists today took longer than usual and resulted in the special assessments for the district being levied “off-cycle” from the City Budget. This misaligned the collection of funds from when the funding is needed. It also leads to confusion when discussing the budget with the BID board and public. The proposed fix to this is for the Fonner Park BID to levy their special assessment for what is effectively an 18 month time period, which is why the requested amount is higher than it would usually be. The Fonner Park BID is also using some of their cash reserves to lessen the impact on the members of their district. If the 2019-2020 special assessment is approved then the next special assessment for the district will not occur until October of 2020.

In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on May 28, 2019. The budgeted assessments of \$59,388 will

be charged to property owners in the district based on their front footage. The BID pays the City a fee of \$1,200 for accounting services. A copy of the proposed 2019-2020 budget is attached for review.

Alternatives

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

1. Approve the proposed Budget for the Fonner Park BID and set the date for the Board of Equalization.
2. Modify the budget and/or reschedule the Board of Equalization.

Recommendation

City Administration recommends that the Council approve the proposed Budget for the Fonner Park BID and set the date of May 28, 2019 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to approve the 2018-2019 Budget for the Fonner Park BID and set the date of May 28, 2019 for the Board of Equalization.

Fonner Park BID

		2018-2019	2019-2020
		Budget	Budget
ASSESSMENT PER FRONT FOOTAGE		\$10.00	\$12
Front Footage		4949	4,949
		\$49,490	\$59,388
REVENUE	94011413		
Account			
Planned Carry Over from 2018/2019			\$34,000
74140 Special Assessments		\$49,490	\$59,388
74787 Interest Revenue			
74795 Other Revenue			
TOTAL REVENUE		\$49,490	\$93,388
APPROPRIATIONS			
Account			
85213 Contract Services		\$37,500	\$57,500
85245 Printing & Binding Services		\$100	\$100
85249 Snow & Ice Removal		\$2,500	\$2,500
85305 Utility Services		\$5,000	\$10,000
85319 Repair & Maint - Land Improve.		\$2,500	\$6,500
85413 Postage		\$250	\$250
85416 Advertising			
85419 Legal Notices		\$440	\$500
85490 Other Expenditures			
85505 Office Supplies		\$100	\$100
85560 Trees and Shrubs		\$1,000	\$2,000
85590 Other General Supplies		\$100	\$100
TOTAL OPERATING EXPENSE		\$49,490	\$79,550
ANNUAL EXCESS/(LOSS)		\$0	\$13,838

RESOLUTION 2019-150

WHEREAS, the City Council has considered the proposed budget of the Fonner Park Business Improvement District for their fiscal year 2019-2020; and

WHEREAS, the City has received the front footage amounts for the individual properties within the Fonner Park Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2019.

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

1. The budget for the Fonner Park Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on May 28, 2019 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the Fonner Park Business Improvement District by U.S. Mail, postage prepaid

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Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item I-4

#2019-151 - Consideration of Approving FY 2019-2020 Annual Budget for South Locust Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown, Finance Director

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: April 23, 2019

Subject: Approving FY 2019-2020 Annual Budget for South Locust Business Improvement District and setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9623 creating the South Locust Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On April 17, 2019 the South Locust BID Board met and approved the 2019-2020 Budget which provides for special assessments in the amount of \$139,849.50 or \$14.25/front foot.

Discussion

The reformation of the South Locust BID that occurred in 2017 created the South Locust BID as a perpetual entity. Where, in the past, it had to be renewed in 3-year terms. A secondary result of the perpetual formation is that the creation of the district as it exists today took longer than usual and resulted in the special assessments for the district being levied “off-cycle” from the City Budget. This misaligned the collection of funds from when the funding is needed. It also leads to confusion when discussing the budget with the BID board and public. The proposed fix to this is for the South Locust BID to levy their special assessment for what is effectively an 18 month time period, which is why the requested amount is higher than it would usually be. The Board also requested that payments are not noted as delinquent until 120 days after the Board of Equalization has levied them. If the 2019-2020 special assessment is approved then the next special assessment for the district will not occur until October of 2020.

In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on May 28, 2019. The budgeted assessments of \$139,849.50

will be charged to property owners in the district based on their front footage. The BID pays the City a fee of \$1,800 for accounting services. A copy of the proposed 2019-2020 Budget is attached for review.

Alternatives

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

1. Approve the proposed Budget for the South Locust BID and set the date for the Board of Equalization.
2. Modify the budget and/or reschedule the Board of Equalization.

Recommendation

City Administration recommends that the Council approve the proposed Budget for the South Locust BID and set the date of May 28, 2019 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to approve the 2018-2019 Budget for the South Locust BID and set the date of May 28, 2019 for the Board of Equalization.

South Locust BID		2018-2019	2019-2020
2019-2020 Budget		Budget	Budget
April 1, 2019-September 30, 2020			
Front Footage		9,814	9,814
		\$9.25	\$14.25
Budgeted Revenue		\$90,779	\$139,850
REVENUE	94011412		
Planned Carry Over			\$29
74140 Special Assessments		\$90,779	\$139,850
74787 Interest Revenue			
74795 Other Revenue (Grant funding)			\$50,000
		\$90,779	\$189,879
APPROPRIATIONS			
Account			
85213 Contract Services		\$50,000	\$90,000
85245 Printing & Binding Services			
85249 Snow & Ice Removal		\$3,000	\$3,000
85290 Other Professional & Technical			
85305 Utility Services		\$8,000	\$16,000
85319 Repair & Maintenance - Land Improv		\$22,500	\$55,500
85325 Repair & Maintenance - M & E			
85390 Other Property Services			
85413 Postage		\$250	\$250
85416 Advertising			
85419 Legal Notices		\$500	\$1,000
85490 Other Expenditures		\$1,000	\$1,000
85505 Office Supplies			
85560 Trees & Shrubs		\$4,000	\$4,000
85590 Other General Supplies			
85608 Land Improvements		\$1,500	\$19,000
TOTAL OPERATING EXPENSE			
		\$90,750	\$189,750
ANNUAL EXCESS/(LOSS)		\$29	\$129

RESOLUTION 2019-151

WHEREAS, the City Council has considered the proposed budget of the South Locust Business Improvement District for their fiscal year 2019-2020; and

WHEREAS, the City has received the front footage amounts for the individual properties within the South Locust Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2019.

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

1. The budget for the South Locust Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on May 28, 2019 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the South Locust Business Improvement District by U.S. Mail, postage prepaid

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Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/> _____
April 19, 2019	<input type="checkbox"/> City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item I-5

#2019-152 - Consideration of Approving Additional Budget to Maintain the Veterans Home Cemetery

Staff Contact: Todd McCoy

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: April 23, 2019

Subject: Consideration of Approving Additional Budget to Maintain the Veterans Home Cemetery

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

Background

The Grand Island Veterans Home, originally known as the Nebraska Soldiers and Sailors Home, opened in 1887. Today, the property consists of multiple buildings, the Veterans Cemetery on the southwest corner, the United Veterans Club on the southeast corner of the site, the Veterans Athletic Complex on the northeast corner, and agricultural land. The State determined a new home should be built in Kearney and earlier this year Veterans Home operations were moved from Grand Island.

It has been proposed that the State will convey the Veterans Home Cemetery to City to maintain.

Discussion

To maintain the Veterans Home Cemetery the Parks and Recreation Department is requesting approval to hire one (1) six month seasonal cemetery worker (\$12,320.00), purchase a new 60" mower (\$12,500.00), 20' tilt bed trailer (\$8,500.00), and additional annual operations budget (\$14,160.00). The total budget requested is \$47,480.00.

Account	Description	Amount
10044405-85105	Seasonal Staff	\$ 12,320
10044405-85305	Utilities	\$ 5,000
10044405-85317	Natural Gas	\$ -
10044405-85324	Building Repairs	\$ -
10044405-85325	Mechanical Repairs	\$ 1,020
10044405-85335	Equipment Repairs	\$ 1,400
10044405-85350	Sanitation Service	\$ -
10044405-85390	Other Property Services	\$ 500
10044405-85419	Legal Notices	\$ 225
10044405-85428	Travel and Training	\$ -
10044405-85465	Uninsured Loss	\$ 100
10044405-85505	Office Supplies	\$ -

10044405-85535	Chemical Supplies	\$	2,900
10044405-85540	Small Tools and Parts	\$	250
10044405-85547	Materials	\$	1,715
10044405-85590	Supplies	\$	1,050
	STAFF & OPERATING TOTAL	\$	26,480
	ZTR Mulching Mower 60"	\$	12,500
	20' Tilt Bed Trailer	\$	8,500
	CAPITAL TOTAL	\$	21,000
	TOTAL		\$47,480.00

Maintenance of the Veterans Home Cemetery requires mowing, weed-eating, fertilizing, weed and pest control, aeration, dumping trash containers, litter pickup, general facility repairs, equipment maintenance, tree and landscape care, irrigation operation and repairs, etc. The Finance Department plans to use income generated from the Veterans Home property farming leases to offset the expense of maintaining the cemetery.

At this time the Parks and Recreation Department is not planning for future new burials at the Veterans Home Cemetery with exception of individuals included on the "reserved" list previously provided by the State of Nebraska.

Alternatives

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

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

Recommendation

City Administration recommends that the City Council approve one (1) six month seasonal cemetery worker (\$12,320.00), purchase a new 60" mower (\$12,500.00), 20' tilt bed trailer (\$8,500.00), and additional annual operations budget (\$14,160.00). The total budget requested is \$47,480.00 to maintain the Veterans Home Cemetery.

Sample Motion

Move to approve the additional budget to maintain the Veterans Home Cemetery.

RESOLUTION 2019-152

WHEREAS, the State of Nebraska plans to convey the Veterans Home Cemetery to City to maintain; and

WHEREAS, maintenance of the Veterans Home Cemetery requires mowing, weed-eating, fertilizing, weed and pest control, aeration, dumping trash containers, litter pickup, general facility repairs, equipment maintenance, tree and landscape care, irrigation operation and repairs, etc.; and

WHEREAS, to maintain the Veterans Home Cemetery the Parks and Recreation Department is requesting approval to hire one (1) six month seasonal cemetery worker (\$12,320.00), purchase a new 60" mower (\$12,500.00), 20' tilt bed trailer (\$8,500.00), and additional annual operations budget (\$14,160.00). The total budget requested is \$47,480.00; and

WHEREAS, the Finance Department plans to use income generated from the Veterans Home property farming leases to offset the expense of maintaining the cemetery; and

WHEREAS, at this time the Parks and Recreation Department is not planning for future new burials at the Veterans Home Cemetery with exception of individuals included on the "reserved" list previously provided by the State of Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, approve the addition of one (1) six month seasonal cemetery worker (\$12,320.00), purchase a new 60" mower (\$12,500.00), 20' tilt bed trailer (\$8,500.00), and additional annual operations budget (\$14,160.00).

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Adopted by the City Council of the City of Grand Island, Nebraska, April 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 19, 2019	☐ City Attorney



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item J-1

Approving Payment of Claims for the Period of April 10, 2019 through April 23, 2019

*The Claims for the period of April 10, 2019 through April 23, 2019 for a total amount of \$4,643,645.36.
A MOTION is in order.*

Staff Contact: Patrick Brown