City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work 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:

Jerry Janulewicz

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 Gary Smith, First Presbyterian Church, 2103 West Anna 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, July 23, 2019
Council Session/Budget Work Session

Item E-1

Public Hearing on Request from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License

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

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: July 23, 2019

Subject: Public Hearing on Request from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" 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

EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street has submitted an application for a Class "CK" Liquor License. A Class "C" Liquor License allows for the sale of alcohol on and off sale only inside the corporate limits of the city. The Class "K" allows for catering one day events. This request would allow The Chocolate Bar 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 Elizabeth Schutz, 1912 Illinois Avenue. Staff recommends approval of the liquor license contingent upon final inspections and liquor manager designation for Elizabeth Schutz contingent upon completing a state approved alcohol server/seller training program.

Alternatives

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

1. Approve the 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 EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License contingent upon final inspections and Liquor Manager designation for Elizabeth Schutz, 1912 Illinois Avenue contingent upon completion of a state approved alcohol server/seller training program.

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Grand Island Police Department
Supplemental Report

Date, Time: Mon Jul 08 14:11:59 DT 2019
Reporting Officer: Vitera
Unit- CID

Perry and Elizabeth Schutz are applying for a Class C (beer, wine, distilled spirits, on and off sale) Corporate Retail liquor license with catering (Class K) for The Chocolate Bar. Elizabeth is also applying to become the liquor manager.

While looking through the application, I noticed that: Perry and Elizabeth each disclosed some traffic convictions, they filed for a Temporary Operating Permit (TOP), they've never had a liquor license before, Elizabeth has worked at The Chocolate Bar since 2012, and the Schutz's lived in Grand Island for a couple of years prior to spending a year in Portland before returning to Grand Island in 2012.

I checked on the Schutz's through Spillman and NCJIS. Spillman doesn't have much on the Schutz's. It looks like Perry and Elizabeth were each cited for a traffic violation. Other than that, Perry doesn't have many entires, and Elizabeth's entries are mostly in the capacity of being a victim or witness. Elizabeth doesn't have any criminal convictions listed in NCJIS. Perry only shows one conviction for a traffic violation. Neither Perry or Elizabeth have any outstanding arrest warrants, and they each have a valid Nebraska driver's license.

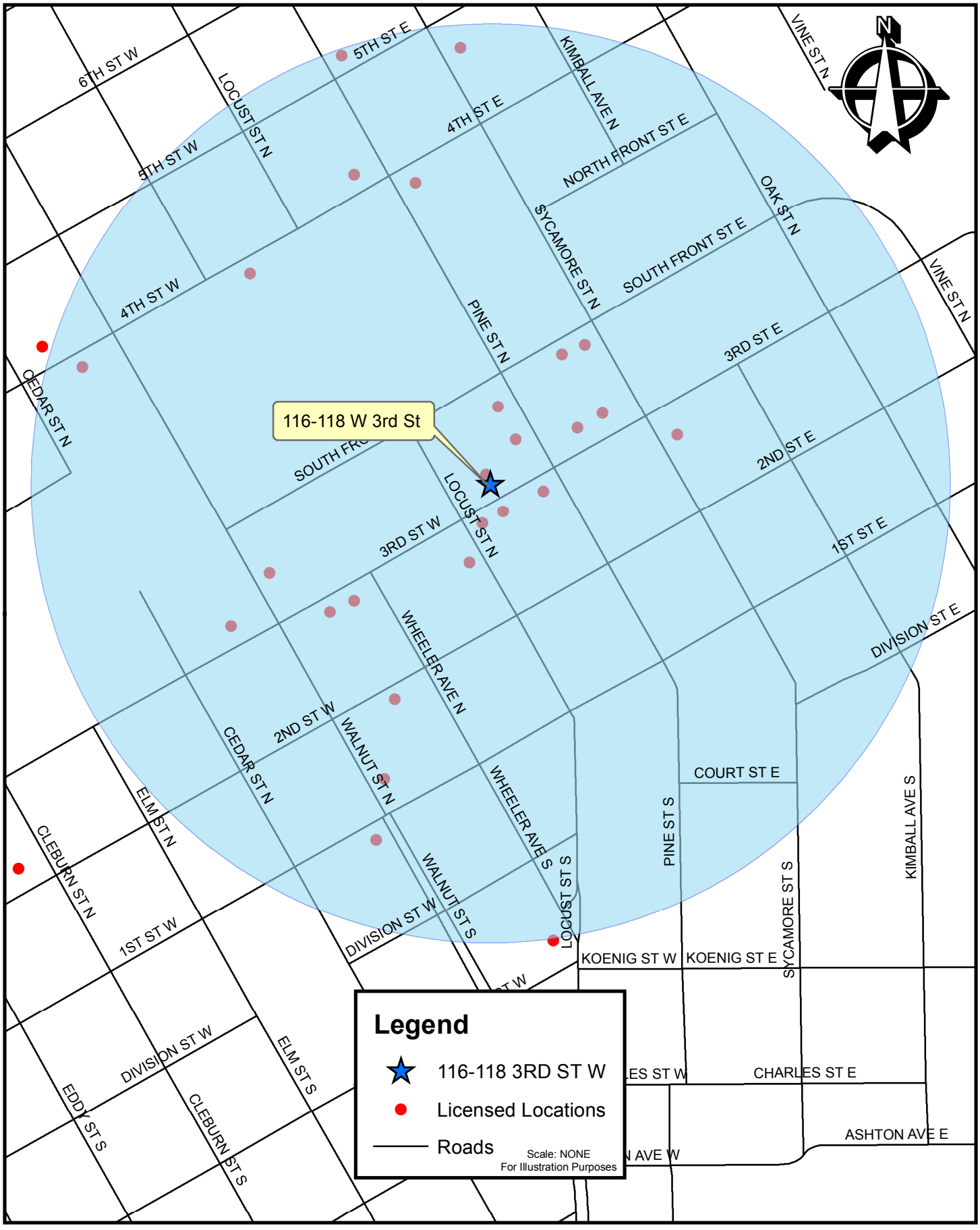
I also checked on the Schutz's through a paid online law enforcement-only database which tends to provide mostly personal identifying information and information about civil issues. I did not find anything out of the ordinary on Perry. Elizabeth shows five civil judgments against her under the last name of Frady. All of the judgments are at least seven years old. Three of the judgments are with Credit Management, and two are with General Collections. I called the Hall County Courthouse and was told that all of the judgments have been satisfied.

On 7/12/19, Nebraska State Patrol Investigator Joe Hansen and I met the Schutz's at The Chocolate Bar. I hadn't found the civil judgments against Elizabeth before we met, so I was unable to ask her about them at that time. Since I later found out that they have all been taken care of, I did not call her back and discuss it.

The Schutz's did a good job of filling out the application, and they basically have zero criminal history in the State of Nebraska; so I really didn't have many questions for them. Investigator Hansen went over his checklist of questions, and we toured the place before departing.

All in all, The Chocolate Bar has had a liquor license under different ownership, and the GIPD hasn't had any issues there. With Elizabeth being an employee and manager at The Chocolate Bar for several years, it seems like it will be a smooth transition. In addition, because of the Schutz's lack of criminal history coupled with the accurate and thorough job they did filling out the application, the GIPD has no objection to Perry and Elizabeth Schutz receiving a liquor license for The Chocolate Bar or to Elizabeth becoming the liquor manager.

Liquor License Application:
Class “CK”: The Chocolate Bar



City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item E-2

Public Hearing on CRA Area #30 Blighted and Substandard Study for 2.57 Acres located between 4th and 5th Streets and Carey Street and Ruby Avenue (JOJA Investments, LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2019

Subject: JOJA Investments LLC Study (Proposed Area 30)
C-27-2019GI

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

Background

JOJA Investments LLC has commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 30. The study was prepared by Marvin Planning Associates of David City, Nebraska. This study is approximately 2.57 acres of property in central Grand Island between 4th and 5th Streets and Ruby Street and Carey Avenue (See the attached map). On May 28, 2019, Council referred the attached study to the Planning Commission for its review and recommendation. 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 decision on whether to declare an area substandard and blighted is entirely within the jurisdiction of the City Council.

Discussion

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

18-2109. Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

(1) An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.

(2) Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is substandard and blighted and shall submit the question of whether such area is substandard and blighted to the planning

commission or board of the city for its review and recommendation. The planning commission or board shall hold a public hearing on the question after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to this subsection. The planning commission or board shall submit its written recommendations to the governing body of the city within thirty days after the public hearing.

(3) Upon receipt of the recommendations of the planning commission or board, or if no recommendations are received within thirty days after the public hearing required under subsection (2) of this section, the governing body shall hold a public hearing on the question of whether the area is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to subsection (2) of this section. At the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration. After such hearing, the governing body of the city may make its declaration.

(4) Copies of each substandard and blighted study or analysis conducted pursuant to subsection (2) of this section shall be posted on the city's public web site or made available for public inspection at a location designated by the city.

~Reissue Revised Statutes of Nebraska 7-19-18

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

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

The city of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of July 1, 2019, 22.94% of the City has been declared blighted and substandard. The 2.57 acres of proposed area 30 would add 0.01% for a total of 22.95%. Proposed Area 28 (Conestoga Mall) would add another 0.41% bringing the total area declared to 23.36%. Recent annexations completed May 28, 2019 altered these percentages from those shown in previous memos.

Redevelopment Area 30

Source: Google Earth and Marvin Planning Consultants 2019
Note: Lines and Aerial may not match.

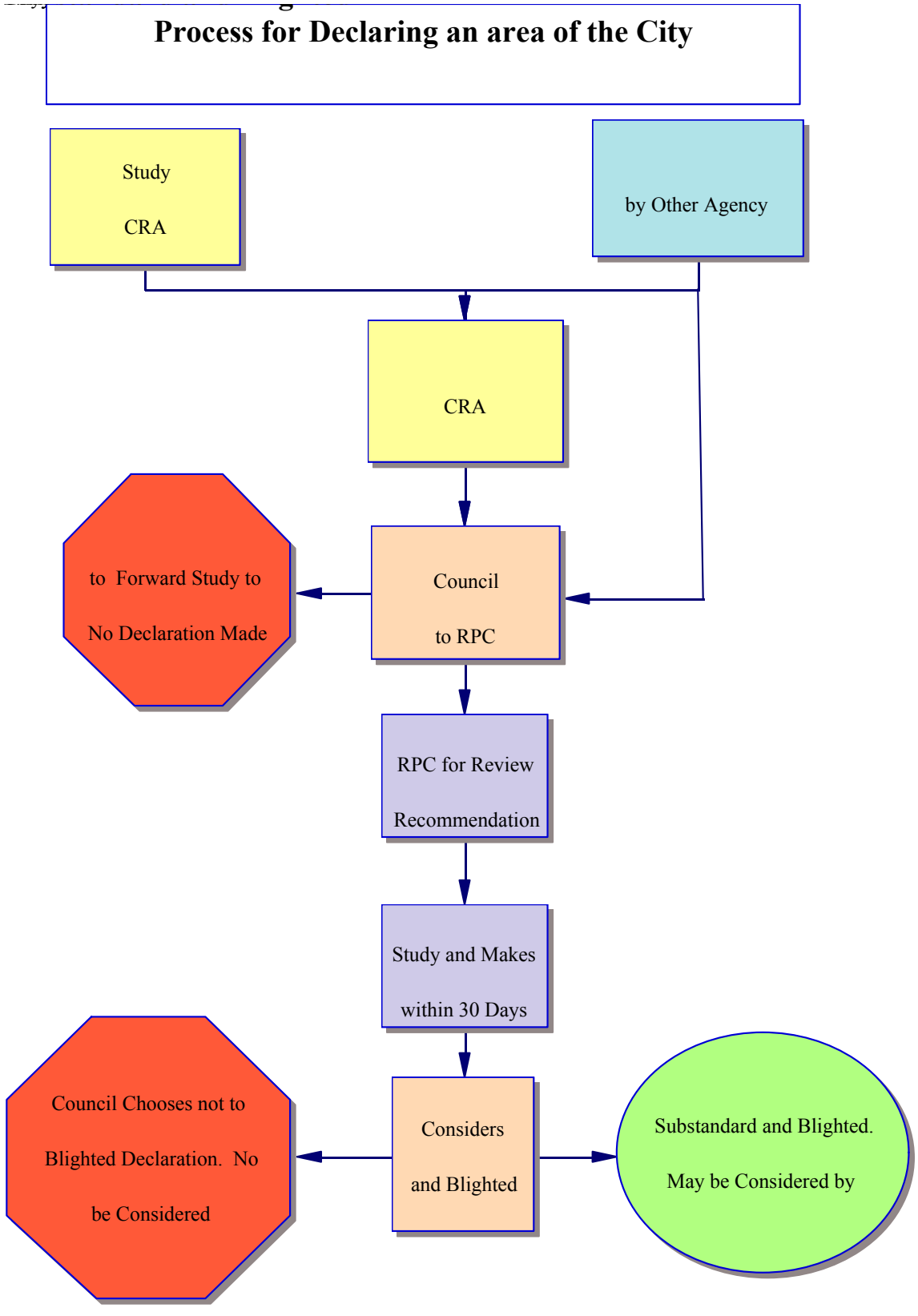


Figure 1 Blight Declaration Process (Planning Commission Recommendation is the second purple box).

Substandard and Blighted Declaration vs. Redevelopment Plan

- **Substandard and Blighted Declaration**
- A Study of the Existing Conditions of the Property in Question
- Does the property meet one or more Statutory Conditions of Blight?
- Does the Property meet one or more Statutory Conditions of Substandard Property?
- Is the declaration in the best interest of the City?

- **Redevelopment Plan**
- What kinds of activities and improvements are necessary to alleviate the conditions that make the property blighted and substandard?
- How should those activities and improvements be paid for?
- Will those activities and improvements further the implementation of the general plan for the City?

Figure 2 Blight and Substandard Declaration compared to a Redevelopment Plan

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

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

Blighted and Substandard Defined

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

Section 18-2103
Terms, defined.

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

(3) **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;

(31) **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

~Reissue Revised Statutes of Nebraska 7-19-18

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 5 - 16 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 30 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

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

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
  - Within the study are 100.0% of the structures were deemed to be in either normal condition or worse.

- **Deterioration of site or other improvements**
  - 100% of sidewalks are in a deteriorating condition
  - 33% of the curb and gutter along Howard Avenue is in a deteriorating condition
  - 100% of the alley is unpaved and is dirt/gravel

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**
  - 8 (100.0%) buildings or improvements were determined to be 40 years of age or older
  - 0 (0.0%) buildings or improvements were determined to be less than 40 years of age
  - The average age based upon a cumulative age calculation is 75.9 years.

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

- One-half of unimproved property is over 40 years old.
- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census

- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Diversity of Ownership
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
-
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

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

Substandard Summary

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

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

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #30

Blight Study Area #30 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

Criteria under Part A of the Blight Definition

- Average age of structures is over 40 years of age
- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements

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

Recommendation

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

Recommend Questions for City Council

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

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

Planning Commission Recommendation

The Regional Planning Commission held a public hearing and took action on the blight and substandard study proposed Area 30 during its meeting on July 10, 2019. This study is approximately 2.57 acres of property in central Grand Island between 4 and 5th Streets and Ruby Street and Carey Avenue (C-27-2019GI)

O'Neill opened the public hearing.

Nabity stated the study was commissioned by **JOJA Investments Inc.** Heath Rinders and his mother purchased the 3 lots with an existing house on the property. The house has been vacant for about 10 years. They are looking into building 3 single family homes on the property. The study was done by Keith Marvin. The study does indicate the property can be blighted and substandard. This does not approve a TIF project. A Redevelopment plan will be brought forward if they decide to apply for TIF. Due to changes to state law, demolish and acquisition are eligible cost even if they occur before the TIF application. Nabity recommends approval.

O'Neill closed the public hearing.

A motion was made by Ruge and second Rainforth by to approve the Substandard and Blight Study concerning CRA Area #30 and Resolution 2019-11 finding that this declaration would be consistent with the Grand Island Comprehensive Plan.

The motion carried with seven members in favor (Nelson, O'Neill, Ruge, Rubio, Robb, Rainforth and Randone) and no members voting no.

Alternatives

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

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

Sample Motion

If Council wishes to approve the designation of this property as blighted and substandard, an action required if Tax Increment Financing is to be used for the redevelopment of properties in this area, a motion should be made to approve the Substandard and Blight Designation for Redevelopment Area No. 30 in Grand Island, Hall County, Nebraska finding the information in the study to be factual and supporting such designation. A resolution authorizing the approval of this study has been prepared for Council consideration.

City of Grand Island, NE

Blight and Substandard Study (Micro-Blight)

Area #30

May 2019

MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. This study has been commissioned by JOJA Investment LLC 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, 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 30. The Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions are existing within the City's jurisdiction and as allowed under Chapter 18. Through this process, the City and property owners will attempt to address economic and/or social liabilities which are harmful to the well-being of the entire community.

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

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

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

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.

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

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

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

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

Point of beginning is the intersection of the centerlines of 5th Street and Ruby Avenue; thence, westerly along the centerline of 5th Street to the intersection with the centerline of Carey Avenue; thence, southerly along the centerline of Carey Avenue to the intersection with the centerline of 4th Street; thence, easterly along the centerline of 4th Street to the intersection with the centerline of Ruby Avenue; thence northerly to the point of beginning.

Study Area

Figure 1: Study Area Map

Source: Google Earth and Marvin Planning Consultants 2019
Note: Lines and Aerial may not match.

EXISTING LAND USES

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

Existing Land Use Analysis within Study Area

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

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2017

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.64	63.8%	63.8%
Single-family	1.64	63.8%	63.8%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.93	36.2%	36.2%
Total Developed Land	2.57	100.0%	
Vacant/Agriculture	0.00		0.0%
Total Area	2.57		100.0%

Source: Marvin Planning Consultants 2019

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. The Study Area is made up of single-family (21.6%) and land considered vacant accounts for only 78.4% of the total area.

Figure 2
Existing Land Use Map

Source: Marvin Planning Consultants, 2019
Note: Lines and Aerial may not match.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

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

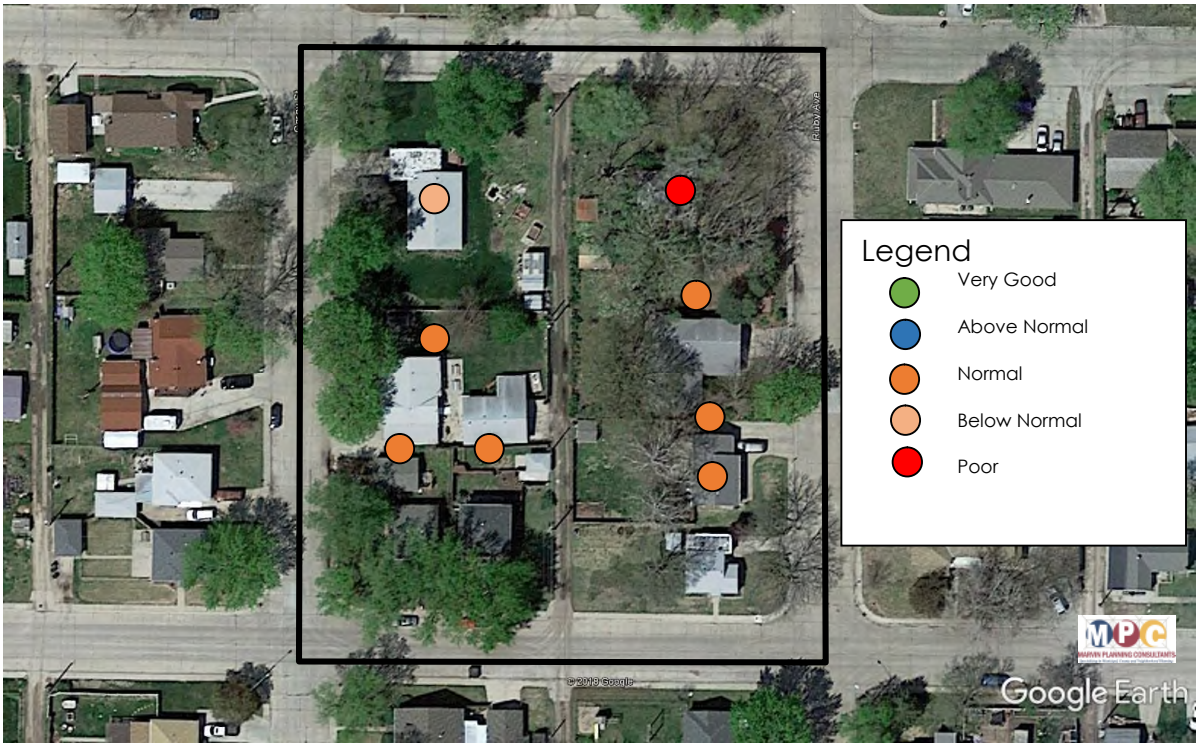
Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Above Normal, Normal, Below Normal, or Poor. 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.

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

- 0 (0.0%) structures rated as Very Good
- 0 (0.0%) structures rated as Above Normal
- 6 (75.0%) structure rated as Normal
- 1 (12.5%) structures rated as Below Normal
- 1 (12.5%) structure rated as Poor

Figure 3: Structural Conditions



Source: Hall County Assessor and Marvin Planning Consultants 2019
Note: Lines and Aerial may not match.

Based upon these data, an assumption has been made that normal condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even a normal structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.0% of the structures in this study area are normal condition or worse.

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

Figure 4: Deterioration of Site or Other Improvements

Source: Hall County GIS, Google Earth and Marvin Planning Consultants 2017
Note: Lines and Aerial may not match.

Deterioration of Site or Other Improvements

Site Improvements Conditions

The properties within the study area can be accessed from the adjacent streets and alley. In addition, the study area is served by a sidewalk located immediately behind the curb along all four streets.

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

- 100% of the sidewalks within this study are in Fair condition but showing signs of deterioration
- 100% of alley way is dirt/gravel
- Approximately 33% of the curb and gutters are beginning to deteriorate. Mostly in at the radius locations at intersections.

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

Age of Structure

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

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2019

	Number of Structures	Construction date	Age	Cumulative Age
	1	1920	99	99
	1	1921	98	197
	1	1934	85	282
	2	1941	78	438
	1	1951	68	506
	1	1962	57	563
	1	1975	44	607
Total Cummulative	**8**			**607**
Average Age				**75.9**

Source: Hall County Assessor's and Marvin Planning Consultants 2019

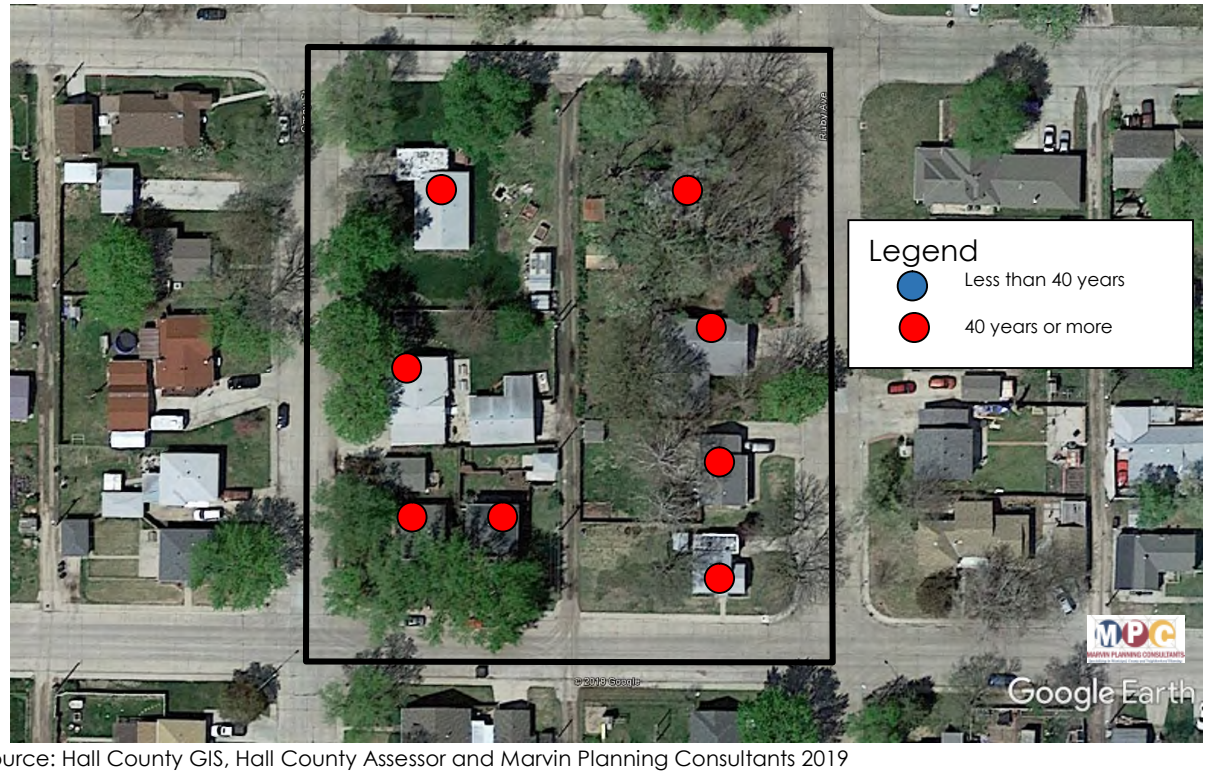
Within the study area there are two primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 8 (100.0%) unit was determined to be 40 years of age or older
- 0 (0.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 75.9 years; thus, meeting the requirements of the statutes.

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

Figure 5: Unit Age Map



Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2019
Note: Lines and Aerial may not match.

Blighting Summary

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

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
  - Within the study are 100.0% of the structures were deemed to be in either normal condition or worse.

- **Deterioration of site or other improvements**
  - 100% of sidewalks are in a deteriorating condition
  - 33% of the curb and gutter within the study area is in a deteriorating condition
  - 100% of the alley is unpaved and is dirt/gravel

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**
  - 8 (100.0%) buildings or improvements were determined to be 40 years of age or older
  - 0 (0.0%) buildings or improvements were determined to be less than 40 years of age
  - The average age based upon a cumulative age calculation is 75.9 years.

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

- One-half of unimproved property is over 40 years old.
- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts

- Diversity of Ownership
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
-
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

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

Substandard Conditions

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

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

TABLE 3: AVERAGE STRUCTURAL AGE, BY METHOD - 2019

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	1	1962	57	563
	1	1975	44	607
Total Cummulative	**8**			**607**
Average Age				**75.9**

Source: Hall County Assessor's and Marvin Planning Consultants 2019

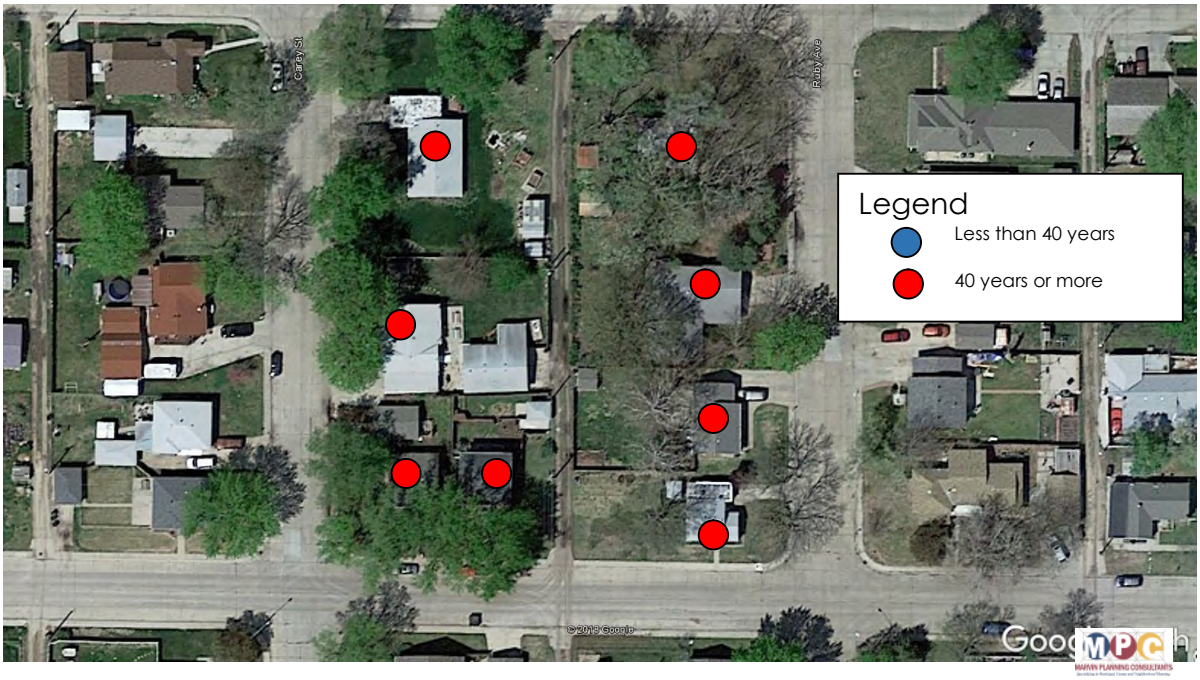
Within the study area there is a total of two primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 8 (100.0%) unit was determined to be 40 years of age or older
- 0 (0.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 3, the average age of the primary structures is equal to 75.9 years; thus, meeting the requirements of the statutes.

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

Figure 6: Unit Age Map



Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2019
Note: Lines and Aerial may not match.

Substandard Summary

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

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

Findings for Grand Island Blight Study Area #30

Blight Study Area #30 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

Criteria under Part A of the Blight Definition

- Average age of structures is over 40 years of age
- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements

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

Resolution Number 2019-11

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Grand Island City Council at its May 14 , 2019 meeting, referred **the Blight and Substandard Study for CRA Area 30, commissioned by JOJA Investments 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 the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the **"Act"**); and

WHEREAS, the Commission held a public hearing regarding said Blight and Substandard Study at their meeting on July 10, 2019, and:

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

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

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

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

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

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

DATED: July 10, 2019.

HALL COUNTY REGIONAL PLANNING COMMISSION

By: _____
Chair

ATTEST:

By: _____
Secretary

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item E-3

Public Hearing on Amendment to the Approved Residential Development Zone at Autumn Park Third Subdivision, North of State Street and East of Ebony Lane, from RD Residential Development to Amended RD Residential Development (Matthew Thomas)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2019

Subject: Rezone from RD Zone to Amended RD Zone

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

Background

An application has been made to rezone Autumn Park Third Subdivision from RD Zone to Amended RD Zone and approve a modified development plan. The modified plan would reduce the number of units constructed from 288 apartments in 24 buildings to 92 units including 4 single family and 88 duplex units.

Discussion

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

O'Neill opened the public hearing.

Nabity explained the property was originally platted with Autumn Park Subdivision in 1997. A second and third phase to add an additional 288 apartment units was approved in 2004. The second and third phase was never completed. Nabity went on to explain they are now proposing a total of 92 units. A combination of 44 duplex building and 4 single family detached units. Plans have been summited for the duplex and single family detached units. Three of the plans submitted for the single family units will need to be modified as they are wider east to west than the buildable area on the lot. The developer will submit new plans.

Most likely this will be phased with the east side being done first. They will, however make the connection between Ebony Road and the original Autumn Park development with the first phase so there are entrances from both the east and the west. They will have additional parking in between some of the units. All of the streets will be private streets. The developer will be responsible for maintaining the private streets. Mr. Thomas stated all the units will be single level units that will match all the other townhomes and duplexes in the neighborhood.

O'Neill closed the public hearing

A motion was made by Ruge and second by Randone to approve the rezoning and the preliminary and final plat for McCoy Meadows Subdivision.

The motion carried with seven members voting in favor (Nelson, O'Neill, Ruge, Rainforth, Rubio, Robb, and Randone) and no members voting no.

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

Alternatives

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

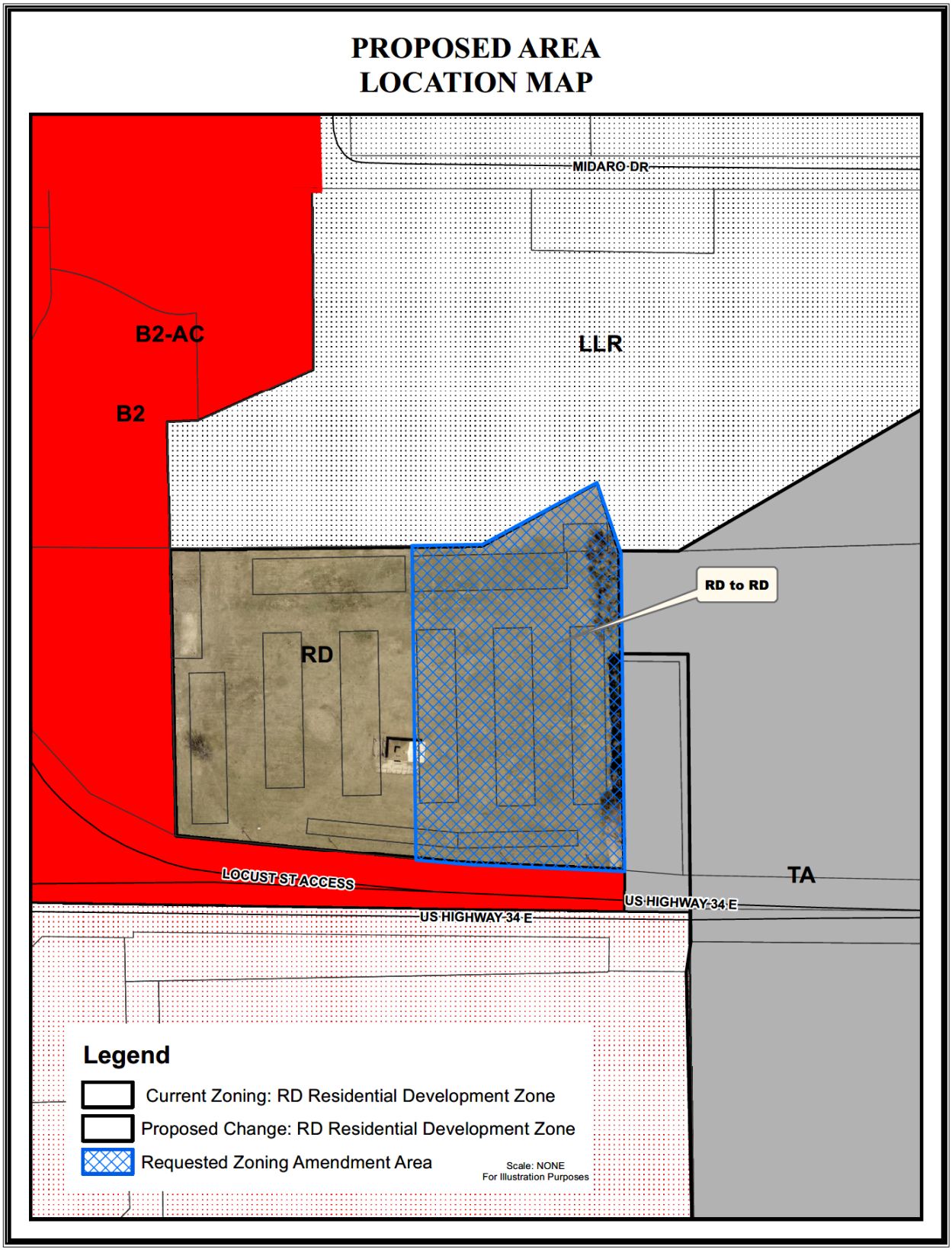
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

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

Sample Motion

Move to approve the ordinance and development plan as presented.


PROPOSED AREA
LOCATION MAP
MIDARO DR
B2-AC
B2
LLR
RD to RD
RD
LOCUST ST ACCESS
US HIGHWAY 34 E
US HIGHWAY 34 E
TA
Legend
Current Zoning: RD Residential Development Zone
Proposed Change: RD Residential Development Zone
Requested Zoning Amendment Area
Scale: NONE
For Illustration Purposes

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
June 24, 2019

SUBJECT: *Zoning Change* (C-28-2019GI)

PROPOSAL: To amend the existing RD-Residential Development Zone for Autumn Park Third Subdivision located north of State Street and west of the Moore's Creek Drainway. The RD Zone application also includes both the Preliminary and Final Plats for the McCoy Meadows Subdivision in the City of Grand Island. The proposed development would change the plan from 16 builds and 288 units of apartments to 92 units (44 duplex's and 4 single family detached).

OVERVIEW:

Site Analysis

Current zoning designation:	**RD** Residential Development Zone
Permitted and conditional uses:	**RD** Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. In October of 1996, the Grand Island City Council permitted 144 units of apartments in 12 buildings units on this tract with an additional 144 units in 12 buildings planned for the final phase. This was amend in December of 2005 to allow 288 units in 16 buildings. That plan did not move forward and the property has been vacant since the original 144 units were constructed.
Comprehensive Plan Designation:	Medium Density Residential to Office Use
Existing land uses.	Farm Ground

Adjacent Properties Analysis

Current zoning designations:	**North**: R4- High Density Residential **East**: B2-General Business **West** R1- Suburban Density Residential **and South**: R4- High Density Residential
Permitted and conditional uses:	**B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **R1** Residential uses at a density of 4 dwelling units per acre. **R4** Residential uses at a density of 43 dwelling units per acre. .
Comprehensive Plan Designation:	**North:** Medium Density Residential to Office Use **East:** Commercial **West:** Low to Medium Density Residential **South:** Medium Density Residential to Office Use
Existing land uses:	**North:** Attached Single Family Residential **East:** Menards, Moore's Creek Drainway **West**: Single Family Residential **South**: Nursing Home and Farm Ground

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan*: The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure*: Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Provides Additional Housing Opportunities:* This development will add 88 duplex units (44 buildings) and 4 single family along Ebony Lane at the southwest edge of the property. This development would complete a project that has been in process for almost 25 years.
- *Continues a development that has been on hold for 23 years:* The second phase of this development was approved in 1996 and a similar concept to the original plan was approved in 2005 and has not had any activity since that approval.
- *Adds Connectivity to the Existing Apartments:* This proposal includes a connection between the north side of the existing parking lot and the new area to be developed. This lane will allow traffic, including emergency vehicles, multiple access points to the first of the Autumn Park Apartments.
- *Density of Housing is Consistent with Existing Neighborhood:* The proposed density of housing is much closer to the density of the housing that has developed to the north and west of this parcel of property.
- *Monetary Benefit to Applicant*: Would allow the applicant to develop this property.

Negative Implications:

- *None Foreseen*

Other

The developers are proposing to reduce the number of units on this property by almost 200. The original plan and the plan as modified in 2005 would have allowed 432 units on this property the new proposed total is 236 units. This street will be completed and connected as part of this phase of the development. The final phase of this development will include an additional 144 units of apartments in another 9 buildings.

The developers are not changing the number of units from the number originally approved for this RD zone but they are changing the location and number of buildings and adding amenities.

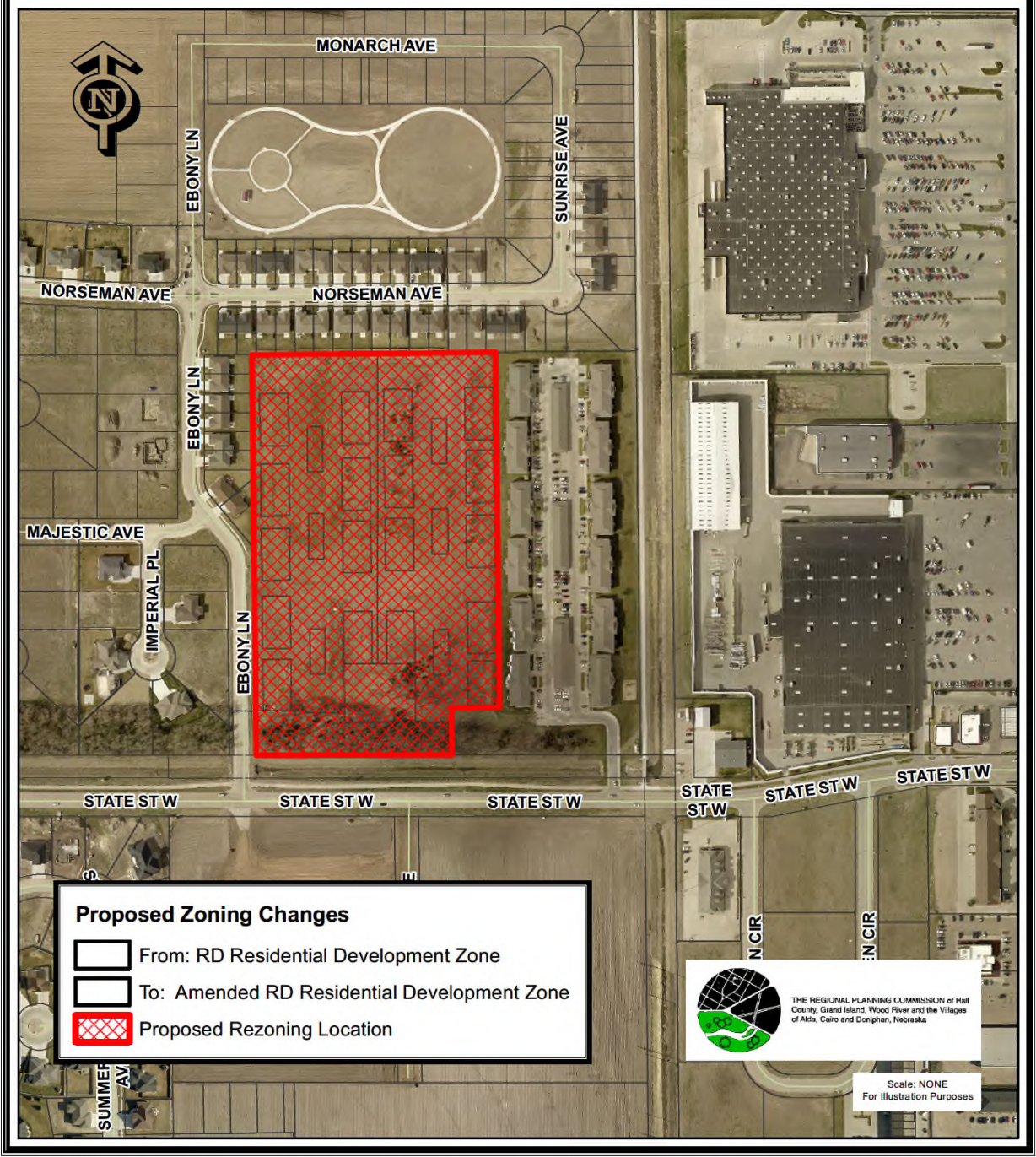
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council amend the existing **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for McCoy Meadows Subdivision.

_____ Chad Nabity AICP, Planning Director

Propozed Zoning Change
Location Map

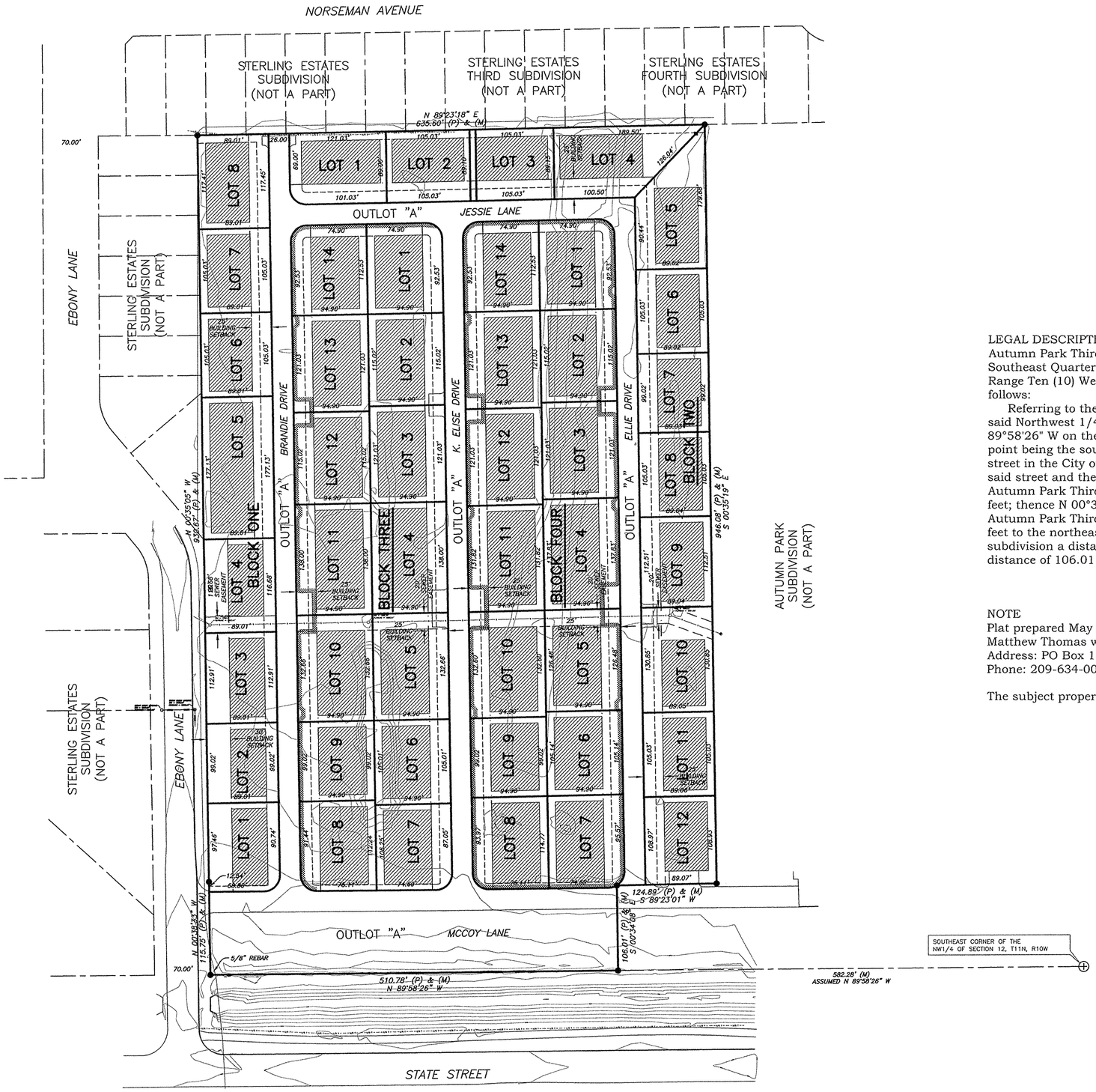
Autumn Park Subdivision, in the City of Grand Island, Nebraska (to be vacated)
being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12),
Township Eleven (11) North, Range Ten (10) West of the Sixth Principal, Hall County, Nebraska.



PROPOSED

McCOY MEADOWS

AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows:

Referring to the Southeast Corner of the Northwest 1/4 of said Section 12 and assuming the south line of said Northwest 1/4 as bearing N 89°58'26" W and all bearings contained herein are relative thereto; thence N 89°58'26" W on the aforesaid south line a distance of 582.28 feet to the ACTUAL PLACE OF BEGINNING, said point being the southeast corner of said Autumn Park Third Subdivision and on the north line of State Street, a street in the City of Grand Island, Hall County, Nebraska; thence continuing N 89°58'26" W on the north line of said street and the south line of said subdivision a distance of 510.78 feet to the southwest corner of said Autumn Park Third Subdivision; thence N 00°38'33" W on the west line of said subdivision a distance of 115.75 feet; thence N 00°35'05" W on the aforesaid west line a distance of 930.67 feet to the northwest corner of said Autumn Park Third Subdivision; thence N 89°23'18" E on the north line of said subdivision a distance of 635.60 feet to the northeast corner of said Autumn Park Third Subdivision; thence S 00°35'19" E on the east line of said subdivision a distance of 946.08 feet; thence S 89°23'01" W a distance of 124.89 feet; thence S 00°34'08" E a distance of 106.01 feet to the place of beginning. Containing 15.015 acres, more or less.

NOTE

Plat prepared May 22, 2019, by Trenton D. Snow, Nebraska Registered Land Surveyor No. 626, at the request of Matthew Thomas with Dana Point Development Corp.
Address: PO Box 1808, Turlock, CA 95381-1808
Phone: 209-634-0044

The subject property is presently zoned RD and will remain the same.

0 100' 200'

Scale: 1" = 100'

(M) = Measured Distance
(P) = Platted Distance
+ = Temporary Point
● = Corner Found (1/2" Iron Pipe Except As Indicated)
O = Corner Established (5/8" x 24"
▨ = Buildable Area

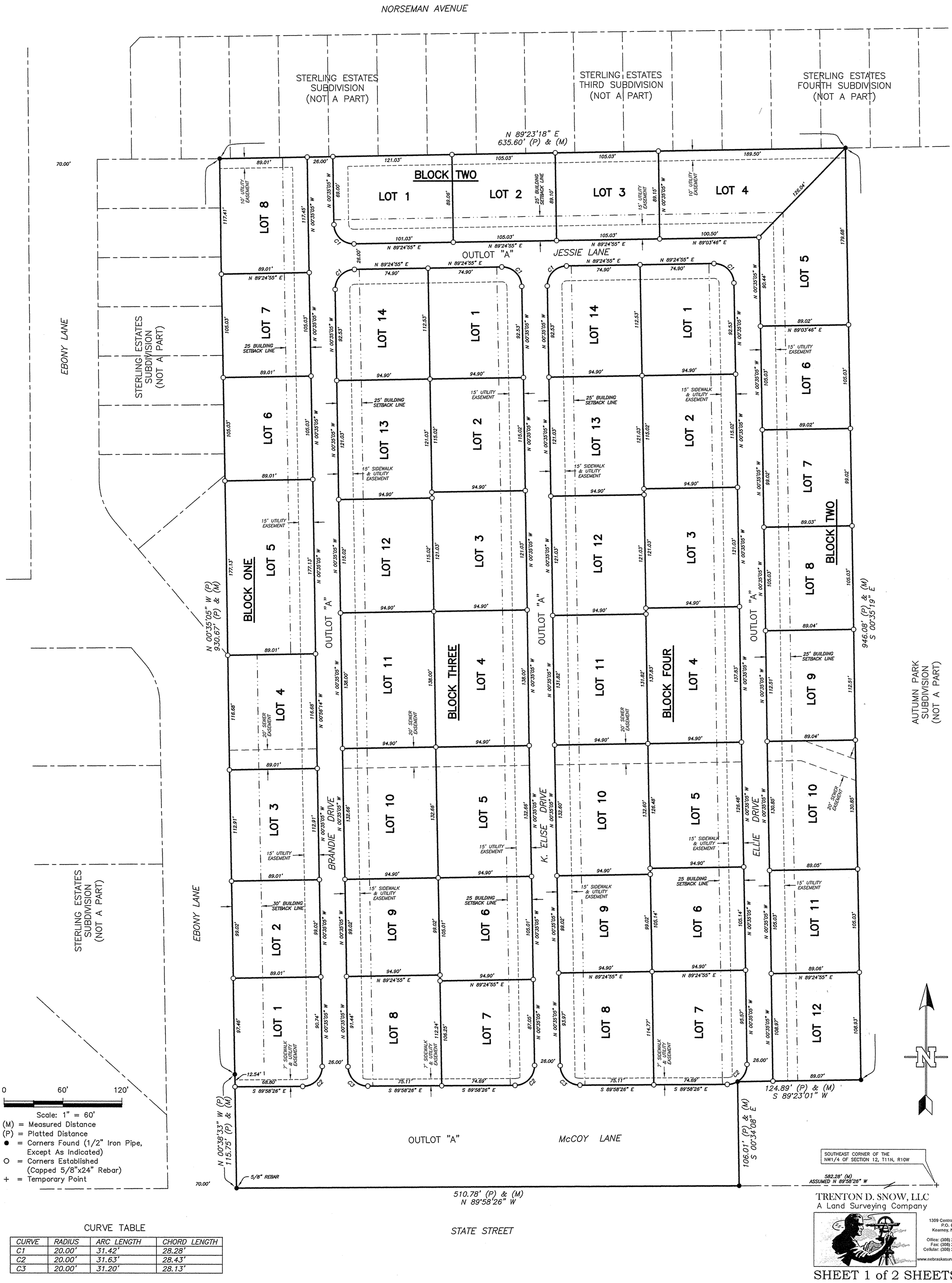
TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085
www.nebraskasurveys.com

PRELIMINARY PLAT

19-0004-0808 PRELIM

McCOY MEADOWS

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	31.42'	28.28'
C2	20.00'	31.63'	28.43'
C3	20.00'	31.20'	28.13'

TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085
www.nebraskasurveys.com

SHEET 1 of 2 SHEETS

19-0004-0808 FINAL

McCOY MEADOWS

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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Referring to the Southeast Corner of the Northwest 1/4 of said Section 12 and assuming the south line of said Northwest 1/4 as bearing N 89°58'26" W and all bearings contained herein are relative thereto; thence N 89°58'26" W on the aforesaid south line a distance of 582.28 feet to the ACTUAL PLACE OF BEGINNING, said point being the southeast corner of said Autumn Park Third Subdivision and on the north line of State Street, a street in the City of Grand Island, Hall County, Nebraska; thence continuing N 89°58'26" W on the north line of said street and the south line of said subdivision a distance of 510.78 feet to the southwest corner of said Autumn Park Third Subdivision; thence N 00°38'33" W on the west line of said subdivision a distance of 115.75 feet; thence N 00°35'05" W on the aforesaid west line a distance of 930.67 feet to the northwest corner of said Autumn Park Third Subdivision; thence N 89°23'18" E on the north line of said subdivision a distance of 635.60 feet to the northeast corner of said Autumn Park Third Subdivision; thence S 00°35'19" E on the east line of said subdivision a distance of 946.08 feet; thence S 89°23'01" W a distance of 124.89 feet; thence S 00°34'08" E a distance of 106.01 feet to the place of beginning. Containing 15.015 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "MCCOY MEADOWS", a subdivision in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat are well and accurately staked and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

_____
Trenton D. Snow
Nebr. Reg. L.S. No. 626

_____
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Dana Point Development Corporation, a Wyoming Corporation, by and through Matthew Thomas, its President, being the sole owner of the land described hereon has caused the same to be surveyed, subdivided, platted and designated as "MCCOY MEADOWS", a subdivision in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements and as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress there to, and hereby prohibits the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and further dedicates the outlots to the public for utilities and ingress and egress purposes; and that the foregoing subdivision as more particularly described in the description hereon as it appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

In witness whereof, I have affixed my signature hereto, at _____, _____ this ____ day of _____, 20___.

_____(signature)
Matthew Thomas
President of Dana Point Development Corporation,
a Wyoming Corporation

ACKNOWLEDGEMENTS

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Matthew Thomas, President of Dana Point Development Corporation, a Wyoming Corporation.

_____ (S E A L)
Notary Public

My commission expires _____

APPROVALS

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

_____ _____
Chairman Date

Approved and Accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2019.

(S E A L)

_____
Mayor

Attested

_____
City Clerk

TRENTON D. SNOW, LLC
A Land Surveying Company

1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848

Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085

www.nebraskasurveys.com

SHEET 2 of 2 SHEETS

19-0004-0808 FINAL

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-1)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.20
8" FL ELEV. (N)= 1862.63
DEPTH= 9.57'

FURNISH & INSTALL:
237 LF- 8" SDR-35 SAN. SEWER (N)
@ -0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER DROP MANHOLE (MH-2)
REFER TO STD. PLAN 129
RIM ELEV.= 1872.20
EXIST. SAN. SEWER FL (W/E)= 1853.60
8" FL ELEV. (N/S)= 1861.68
DEPTH= 18.60'

FURNISH & INSTALL:
334 LF- 8" SAN. SDR-35 SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-3)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.50
8" FL ELEV. (N/S)= 1863.02
DEPTH= 9.48'

FURNISH & INSTALL:
170 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

APPROXIMATE QUANTITIES - SANITARY SEWER

CONSTRUCT:	
4' DIA. CONC. SAN. SEWER MANHOLE	13 EA
4' DIA. CONC. DROP SAN. SEWER MANHOLE	3 EA
FURNISH & INSTALL:	
8" SDR-35 SAN. SEWER	2,452 LF
4" SDR-35 SAN. SEWER SERVICE	3,006 LF
8"x4" SDR-35 TEE	47 EA
4" SDR-35 CAP	47 EA
GRAVEL BEDDING	2,452 LF

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF PIPE. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET OR WHEN A WATER MAIN OR SERVICE CROSS, THE BOTTOM OF THE WATER MAIN MUST BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER.

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-4)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.70
8" FL ELEV. (S)= 1863.70
DEPTH= 9.00'

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-5)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.20
8" FL ELEV. (N)= 1862.53
DEPTH= 9.67'

FURNISH & INSTALL:
238 LF- 8" SDR-35 SAN. SEWER (N)
@ -0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER DROP MANHOLE (MH-6)
REFER TO STD. PLAN 129
RIM ELEV.= 1872.20
EXIST. SAN. SEWER FL (W/E)= 1852.53
8" FL ELEV. (N/S)= 1861.57
DEPTH= 19.67'

FURNISH & INSTALL:
334 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-7)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.51
8" FL ELEV. (N/S)= 1862.91
DEPTH= 9.60'

FURNISH & INSTALL:
175 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-8)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.70
8" FL ELEV. (S)= 1863.61
8" FL ELEV. (W/E)= 1863.71
DEPTH= 9.09'

FURNISH & INSTALL:
92 LF- 8" SDR-35 SAN. SEWER (W)
@ +0.4% SLOPE
34 LF- 8" SDR-35 SAN. SEWER (E)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-9)
REFER TO STD. PLAN 130
RIM ELEV.= 1873.15
8" FL ELEV. (E)= 1864.08
DEPTH= 9.07'

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-10)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.85
8" FL ELEV. (W)= 1863.85
DEPTH= 9.00'

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-11)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.20
8" FL ELEV. (N)= 1862.43
DEPTH= 9.77'

FURNISH & INSTALL:
236 LF- 8" SDR-35 SAN. SEWER (N)
@ -0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER DROP MANHOLE (MH-12)
REFER TO STD. PLAN 129
RIM ELEV.= 1872.20
EXIST. SAN. SEWER FL (W/E)= 1852.00
8" FL ELEV. (N/S)= 1861.49
DEPTH= 20.20'

FURNISH & INSTALL:
277 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-13)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.75
8" FL ELEV. (N/S)= 1862.60
DEPTH= 10.15'

FURNISH & INSTALL:
232 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-14)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.60
8" FL ELEV. (S)= 1863.53
8" FL ELEV. (W)= 1863.63
DEPTH= 9.07'

FURNISH & INSTALL:
93 LF- 8" SDR-35 SAN. SEWER (W)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-15)
REFER TO STD. PLAN 130
RIM ELEV.= 1873.00
8" FL ELEV. (E)= 1864.00
DEPTH= 9.00'

UTILITY INFORMATION
CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT 1-800-331-5666, OR 811. ALSO ONLINE AT WWW.NE-DIGGERS.COM
CALL 1-800-331-5666 or 811 PRIOR TO CONSTRUCTION

PUBLIC WORKS PLAN- SANITARY SEWER
McCOY MEADOWS SUBDIVISION
GRAND ISLAND, NE

SCALE: 1:50

BRUNGARDT ENGINEERING, L.L.C.
P.O. BOX 2052 • KEARNEY, NEBRASKA • 308-236-2166
• CIVIL AND STRUCTURAL ENGINEERING •

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.90
GUTTER FL ELEV.= 1871.40
30" RCP FL ELEV. (N/S)= 1866.03
DEPTH= 5.87'

FURNISH & INSTALL:
10 LF- 30" RCP STORM (S) @ -0.30% SLOPE
248 LF- 30" RCP STORM (N) @ +0.30% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
30" RCP FL ELEV. (S)= 1866.77
24" RCP FL ELEV. (N)= 1866.77
18" RCP FL ELEV. (W)= 1867.83
DEPTH= 4.83'

FURNISH & INSTALL:
250 LF- 24" RCP STORM (N) @ +0.40% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
18" RCP FL ELEV. (E)= 1867.89
DEPTH= 3.71'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
24" RCP FL ELEV. (S)= 1867.77
18" RCP FL ELEV. (N)= 1867.77
18" RCP FL ELEV. (W)= 1867.94
DEPTH= 3.73'

FURNISH & INSTALL:
238 LF- 18" RCP STORM (N) @ +0.20% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.31
DEPTH= 3.79'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (S)= 1868.25
18" RCP FL ELEV. (W)= 1868.25
DEPTH= 3.85'

FURNISH & INSTALL:
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
18" RCP FL ELEV. (E)= 1868.00
DEPTH= 3.50'

PROPOSED ONSITE DETENTION CELL
REQUIRED STORAGE CAPACITY= 31,700 cu ft (0.73 acre-ft)
ACTUAL STORAGE CAPACITY= 64,600 cu ft (1.48 acre-ft)
TOP DIMENSIONS: 470'x60' w/ 4:1 SIDESLOPES

FURNISH & INSTALL:
30" RCP FLARED END SECTION
30" RCP FES INV. ELEV.= 1866.00

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.90
GUTTER FL ELEV.= 1871.40
36" RCP FL ELEV. (S/E)= 1866.02
30" RCP FL ELEV. (N)= 1866.02
DEPTH= 5.88'

FURNISH & INSTALL:
10 LF- 36" RCP STORM (S) @ -0.20% SLOPE
247 LF- 30" RCP STORM (N) @ +0.30% SLOPE
215 LF- 36" RCP STORM (E) @ +0.20% SLOPE

FURNISH & INSTALL:
30" RCP FLARED END SECTION
30" RCP FES INV. ELEV.= 1866.00

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

5' WIDE PUBLIC SIDEWALK

FURNISH & INSTALL:
70 LF- 24" RCP OUTLET PIPE @ 0.5% SLOPE
(2) 24" RCP FLARED END SECTION
NORTH IE= 1865.60
SOUTH IE= 1865.25

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.90
GUTTER FL ELEV.= 1871.40
36" RCP FL ELEV. (W)= 1866.45
30" RCP FL ELEV. (N)= 1866.45
DEPTH= 5.00'

FURNISH & INSTALL:
254 LF- 30" RCP STORM (N) @ +0.30% SLOPE

MATCH EXIST. PVM'T ELEVATION AT EXIST. PARKING LOT

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
30" RCP FL ELEV. (S)= 1866.76
24" RCP FL ELEV. (N)= 1866.76
18" RCP FL ELEV. (W)= 1868.04
DEPTH= 4.84'

FURNISH & INSTALL:
249 LF- 24" RCP STORM (N) @ +0.40% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
18" RCP FL ELEV. (E)= 1867.89
DEPTH= 3.71'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1870.60
GUTTER FL ELEV.= 1870.10
30" RCP FL ELEV. (S)= 1867.21
24" RCP FL ELEV. (N)= 1867.21
18" RCP FL ELEV. (W)= 1867.83
DEPTH= 3.65'

FURNISH & INSTALL:
250 LF- 24" RCP STORM (N) @ +0.40% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
24" RCP FL ELEV. (S)= 1867.76
18" RCP FL ELEV. (N)= 1867.76
18" RCP FL ELEV. (W)= 1867.94
DEPTH= 3.74'

FURNISH & INSTALL:
241 LF- 18" RCP STORM (N) @ +0.20% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
18" RCP FL ELEV. (E)= 1868.00
DEPTH= 3.50'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
18" RCP FL ELEV. (E)= 1868.10
DEPTH= 3.50'

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.30
DEPTH= 3.80'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (S)= 1868.24
18" RCP FL ELEV. (W)= 1868.24
DEPTH= 3.86'

FURNISH & INSTALL:
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

5' WIDE PUBLIC SIDEWALK

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.81
DEPTH= 3.29'

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
24" RCP FL ELEV. (S)= 1868.21
18" RCP FL ELEV. (N)= 1868.21
18" RCP FL ELEV. (W)= 1868.21
DEPTH= 3.29'

FURNISH & INSTALL:
270 LF- 18" RCP STORM (N) @ +0.20% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
18" RCP FL ELEV. (E)= 1868.27
DEPTH= 3.23'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (S)= 1868.75
18" RCP FL ELEV. (W)= 1868.75
DEPTH= 3.35'

FURNISH & INSTALL:
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

5' WIDE PUBLIC SIDEWALK

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.81
DEPTH= 3.29'

NOTE:
ALL PRIVATE STREETS SHALL BE 26'-0" WIDE FROM BACK OF CURB TO BACK OF CURB

NOTE:
ALL DRIVEWAYS SHALL BE A MIN. OF 25'-0" FROM BACK OF CURB OF PRIVATE STREET.

EBONY LANE
BRANDIE DRIVE
K. ELISE DRIVE
ELLIE DRIVE
McCOY LANE
JESSIE LANE
(NOT A PART)
THIRD SUBDIVISION
FOURTH SUBDIVISION
BUILDING SETBACK

APPROXIMATE QUANTITIES-STORM SEWER

CONSTRUCT:

CONC. CURB INLET w/ 6' THROAT	21 EA

FURNISH & INSTALL:

36" REINFORCED CONCRETE PIPE	225 LF
36" RCP FLARED END SECTION	1 EA
30" REINFORCED CONCRETE PIPE	759 LF
30" RCP FLARED END SECTION	2 EA
24" REINFORCED CONCRETE PIPE	749 LF
18" REINFORCED CONCRETE PIPE	1,019 LF
24" RCP OUTLET PIPE	70 LF
24" RCP FLARED END SECTION	2 EA

APPROXIMATE QUANTITIES-PAVEMENT

CONSTRUCT:

6" MIN. THK TYPE 47B CONC. PVM'T	103,189 SF
12" SUBGRADE PREPARATION	103,508 SF
6" INTEGRAL CURB & GUTTER	7,761 LF
5' WIDE PUBLIC SIDEWALK	3,275 LF
ADA SIDEWALK RAMP	2 EA

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF PIPE. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET OR WHEN A WATER MAIN OR SERVICE CROSS, THE BOTTOM OF THE WATER MAIN MUST BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER.

UTILITY INFORMATION
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PUBLIC WORKS PLAN- STORM SEWER/PAVING
McCOY MEADOWS SUBDIVISION
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SCALE: 1:50

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P.O. BOX 2052 • KEARNEY, NEBRASKA • 308-236-2166
• CIVIL AND STRUCTURAL ENGINEERING •

TAP EXISTING 12" DIP WATER MAIN
(FIELD VERIFY)

FURNISH:
(1) 12"x8" WET TAP w/ 8" GATE VALVE
(INSTALLED BY THE CITY OF GRAND ISLAND)

JACK & BORE:
42 LF– 8" DIP w/ POLY ENCASEMENT (E)
w/ CASING UNDER EBONY LANE
(REFER TO STD. PLAN 141)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
101 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
293 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
254 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
66 LF– 8" DIP WATER MAIN (N)
216 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
(1) 8" GATE VALVE ASSEMBLY
322 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK
122 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW (VERT) w/ THUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
93 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
307 LF– 8" DIP WATER MAIN (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK
122 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW (VERT) w/ THUST BLOCK

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
310 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
283 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
242 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
40 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(1) 8"x6" DIP REDUCER
6 LF– 6" DIP w/ POLY ENCASEMENT
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 158 & 159)

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
216 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
28 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
77 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

CONNECT TO EXIST. 8" DIP WATER MAIN

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN.)

REMOVE & RESET:
EXIST. FIRE HYDRANT

RESET & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
58 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
282 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
283 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
18 LF– 8" DIP WATER MAIN (N)
(REFER TO STD. PLAN 155)

EBONY LANE
BRANDIE DRIVE
K. ELISE DRIVE
ELLIE DRIVE
McCOY LANE
JESSIE LANE
(NOT A PART)

N 00°38'33" W 700.0'
115.75' (P) & (M)
N 00°35'05" W 930.67' (P) & (M)
S 00°34'08" E 1248.89' (P) & (M)
106.01' (P) & (M)
946.08' (P) & (M) S 00°35'19" E
N 89°23'18" E 630.60' (P) & (M)
S 10°18' (P) & (M) N 895.82'

BUILDING SETBACK

PUBLIC WORKS PLAN- WATER MAIN
McCOY MEADOWS SUBDIVISION
GRAND ISLAND, NE

SCALE: 1:50

APPROXIMATE QUANTITIES – WATER

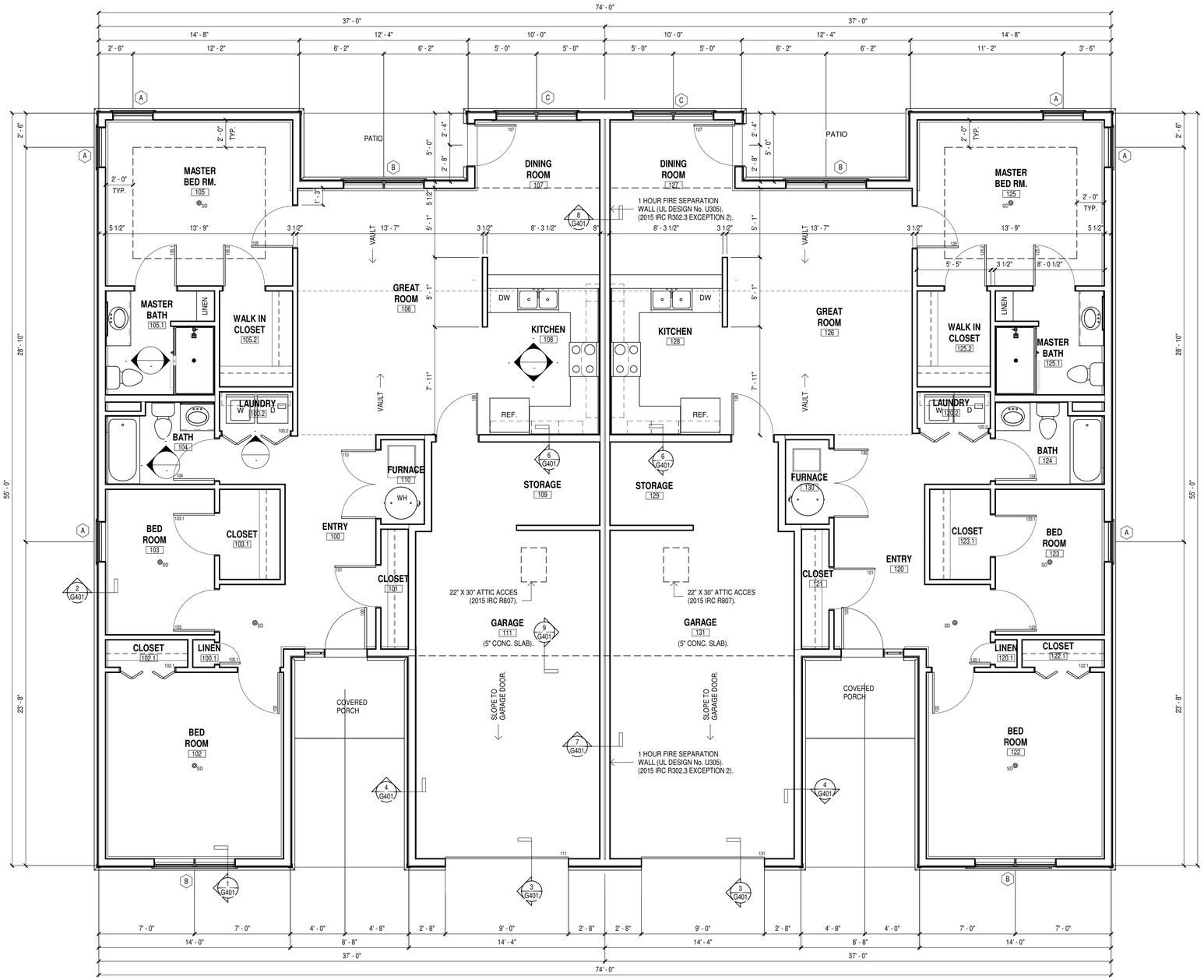
JACK & BORE:	
8" DIP WATER w/ POLY ENCASEMENT	42 LF
FURNISH & INSTALL:	
8" DIP WATER w/ POLY ENCASEMENT	3,826 LF
6" DIP WATER w/ POLY ENCASEMENT	70 LF
8" GATE VALVE ASSEMBLY	17 EA
8" DIP 90° ELBOW w/ THRUST BLOCK	5 EA
8" DIP 45° ELBOW w/ THRUST BLOCK	44 EA
8"x6" DIP TEE w/ THRUST BLOCK	11 EA
6" RS MJ GATE VALVE	11 EA
6.5' BURY FIRE HYDRANT	11 EA
1" TYPE "K" COPPER WATER SERVICE	3,213 LF
1" CORP STOP	91 EA
1" CURB STOP	91 EA
RESET:	
EXIST. FIRE HYDRANT	1 EA

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF PIPE. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET OR WHEN A WATER MAIN OR SERVICE CROSS, THE BOTTOM OF THE WATER MAIN MUST BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER.

UTILITY INFORMATION
CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT 1-800-331-5666, OR 811. ALSO ONLINE AT WWW.NE-DIGGERS.COM
CALL 1-800-331-5666 or 811
PRIOR TO CONSTRUCTION

BE BRUNGARDT ENGINEERING, L.L.C.
P.O. BOX 2052 • KEARNEY, NEBRASKA • 308-236-2166
• CIVIL AND STRUCTURAL ENGINEERING •



FIRST FLOOR PLAN
1/4" = 1'-0"

Bradley E. Brandenberg + Associates

Architecture Planning Interior Design

1208 N. Jackson St.,
Lexington, Nebraska 68850
P: 308-324-0070
F: 308-324-0080
bebarchitecture.com

KEY PLAN

Project For:
Dana Point Development Corporation
Eastbrooke, L.P.
Kearney, Nebraska

First Floor Plan - Plan "G"

Seal

Progress Print
Not For Construction

REVISIONS

No.	DATE	DESCRIPTION

Project No.:2017_xx

Date: March 18, 2018

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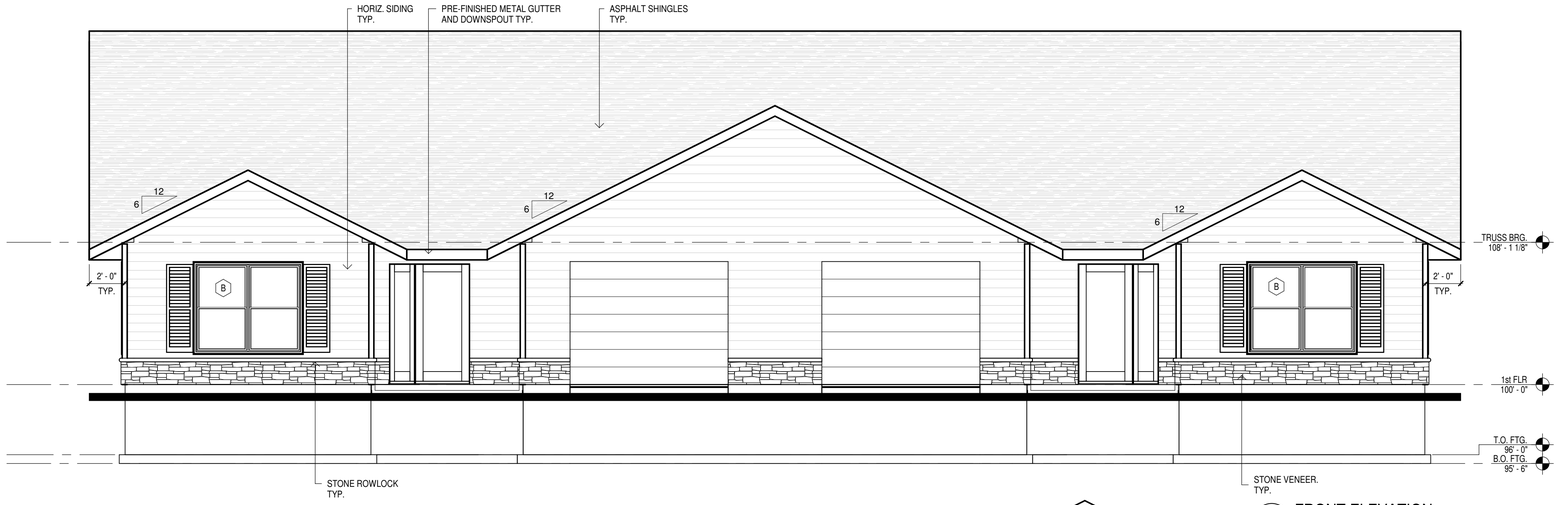
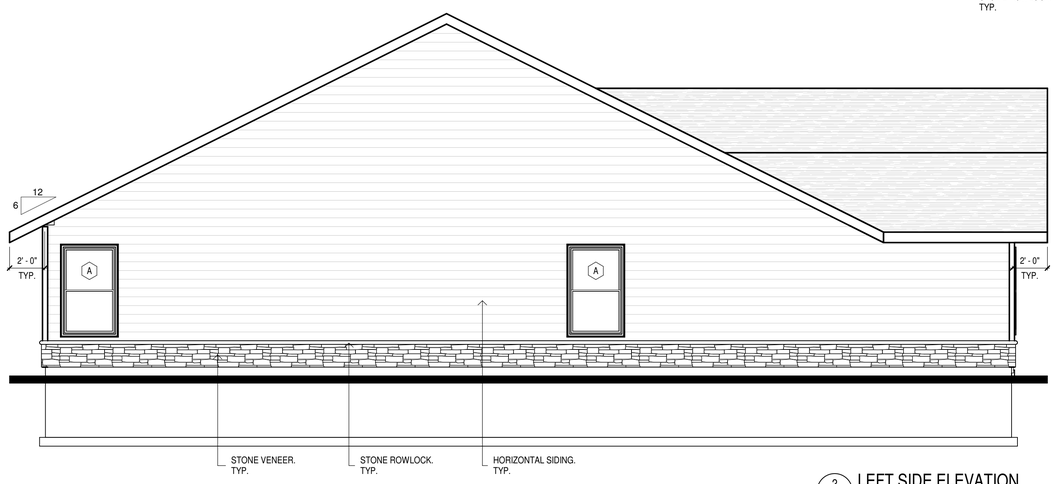
Sheet:

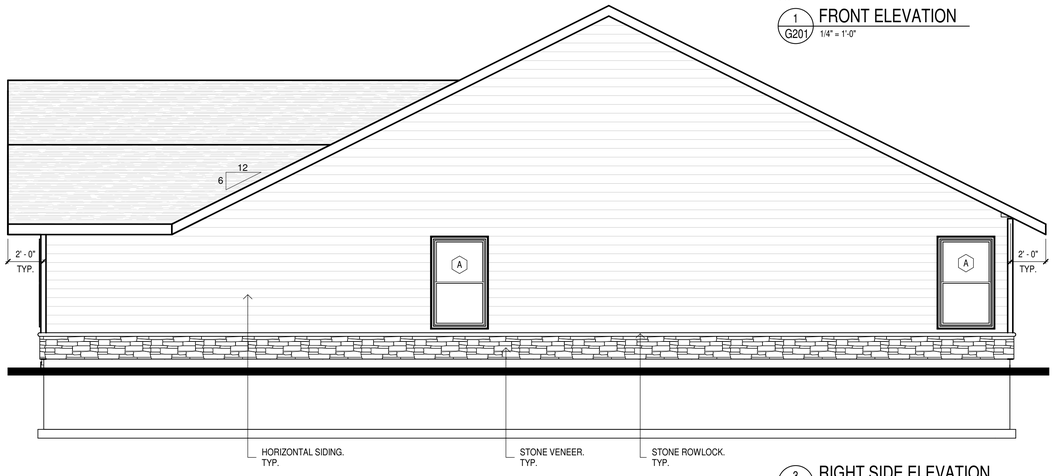
G101



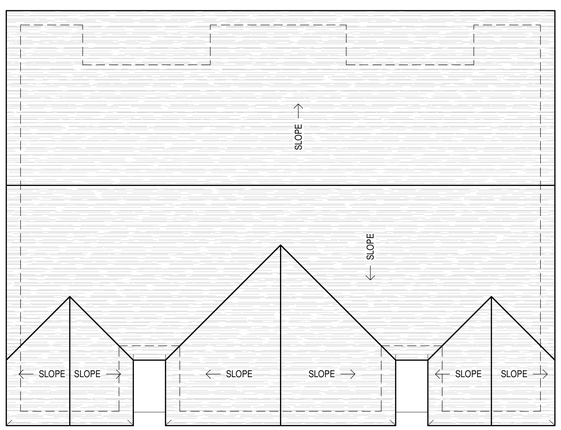
1 G201 FRONT ELEVATION
1/4" = 1'-0"



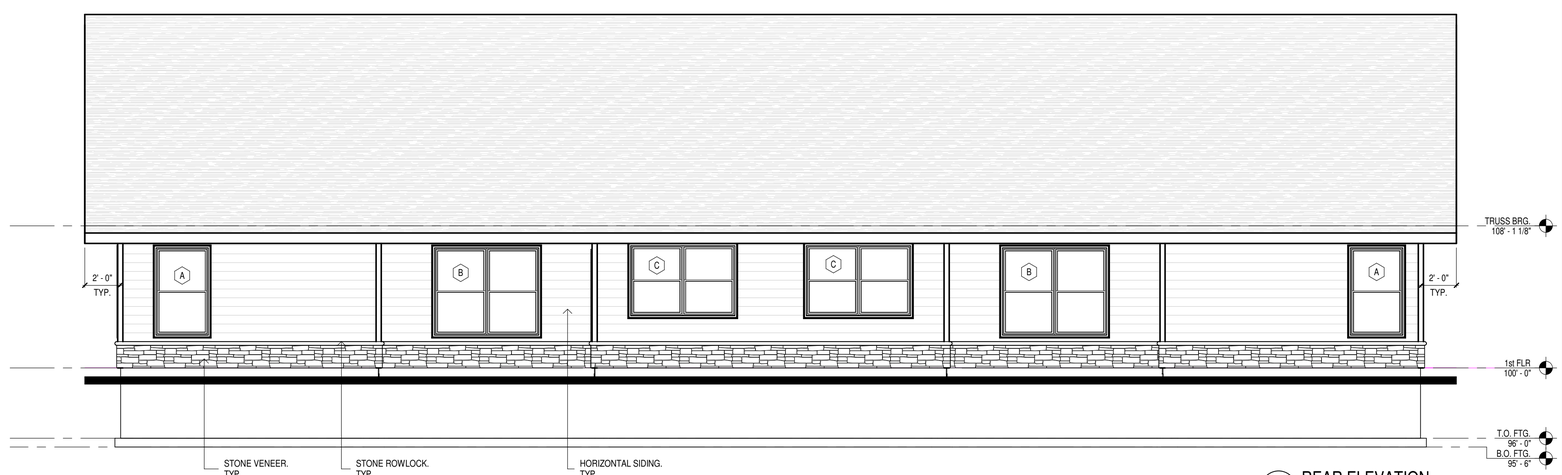
2 G201 LEFT SIDE ELEVATION
1/4" = 1'-0"



3 G201 RIGHT SIDE ELEVATION
1/4" = 1'-0"



5 G201 ROOF PLAN
1" = 10'-0"



4 G201 REAR ELEVATION
1/4" = 1'-0"

Bradley E. Brandenberg + Associates
Architecture Planning Interior Design
1208 N. Jackson St.,
Lexington, Nebraska 68850
P: 308-324-0070
F: 308-324-0080
bebarchitecture.com

KEY PLAN

Project For:
Dana Point Development Corporation
Eastbrooke, L.P.
Kearney, Nebraska

Exterior Elevations - Plan "G"

Seal

**Progress Print
Not For Construction**

REVISIONS

No.	DATE	DESCRIPTION

Project No.:2017_xx

Date: March 18, 2018

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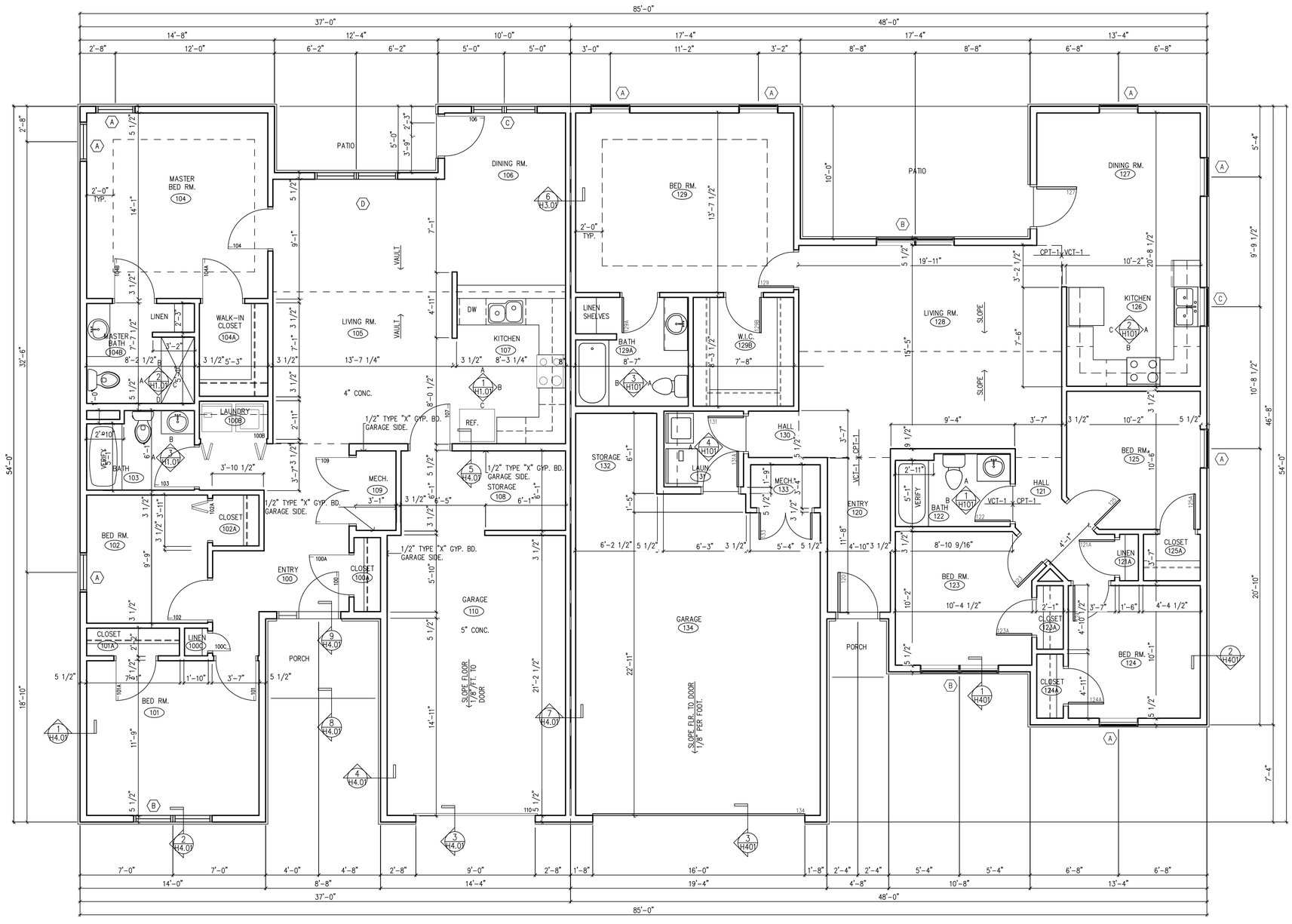
Sheet:

G201



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

BRADLEY E. BRANDENBERG + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
1208 N. JACKSON STREET, LEXINGTON, NEBRASKA 68850 PHONE: (308) 324-0070 FAX: (308) 324-0080

DANA POINT DEVELOPMENT CORPORATION
MADISON VILLAS, L.P.
NORFOLK, NE

FLOOR PLAN – PLAN "H"

ARCHITECT
BRADLEY E. BRANDENBERG
A-2773
STATE OF NEBRASKA
SEAL

9-1-2016

JOB No.

DATE: 3-16-2017

SHEET

H101

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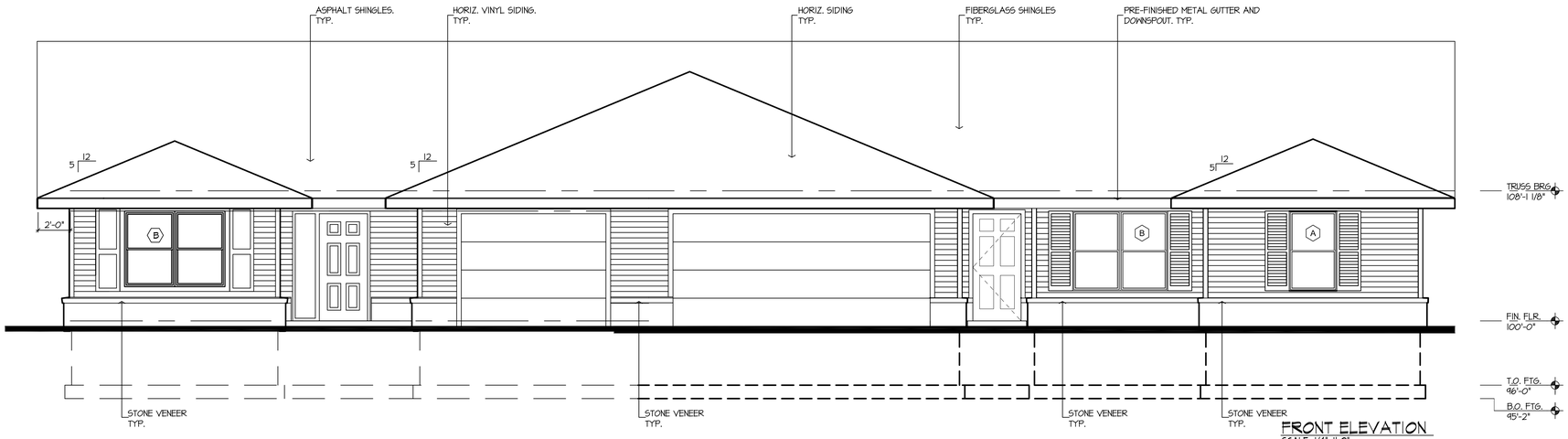
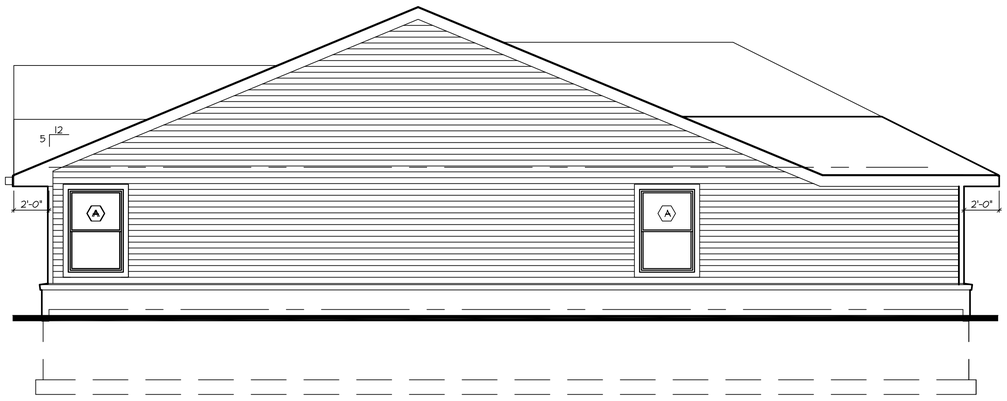
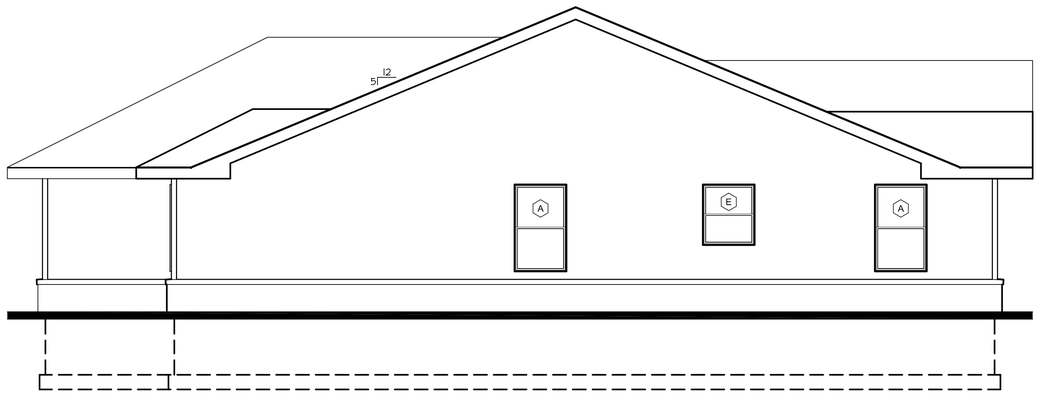


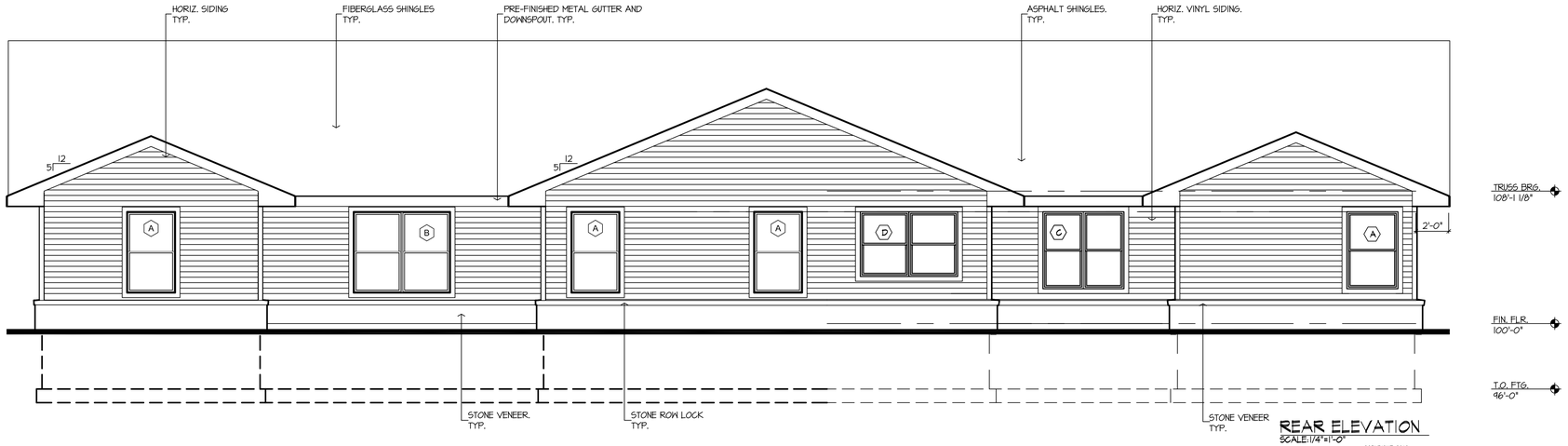
FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE:1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE:1/4"=1'-0"

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BRADLEY E. BRANDENBERG + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
1208 N. JACKSON STREET, LEXINGTON, NEBRASKA 68850
PHONE: (308) 324-0070 FAX: (308) 324-0080

DANA POINT DEVELOPMENT CORPORATION
MADISON VILLAS, L.P.
NORFOLK, NE

EXTERIOR ELEVATIONS - PLAN "H"

SEAL

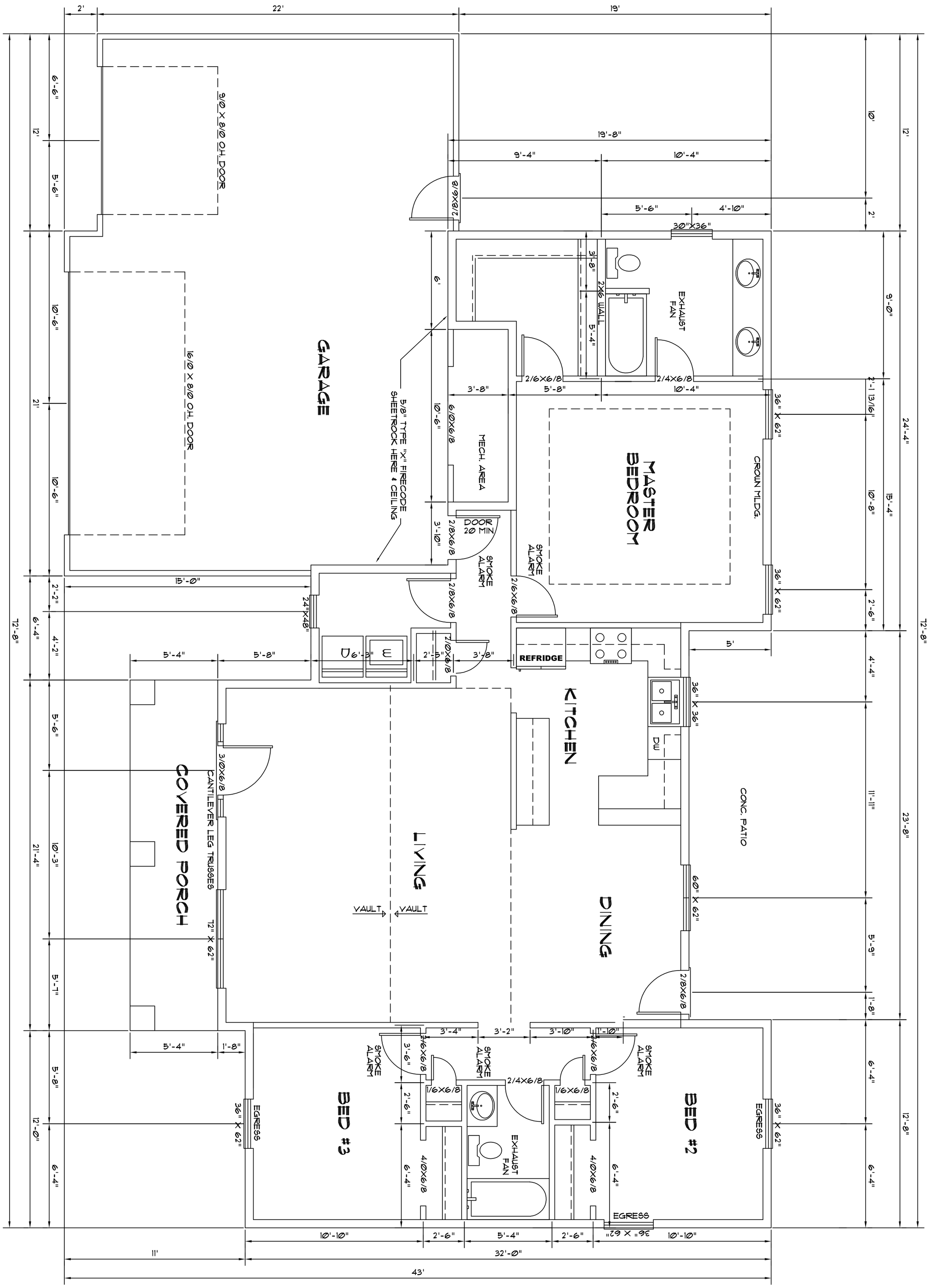
9-1-2016

JOB No.

DATE: 3-23-2017

SHEET

H202



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET

Mead Lumber

325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:

LOT 1

CONTRACTOR

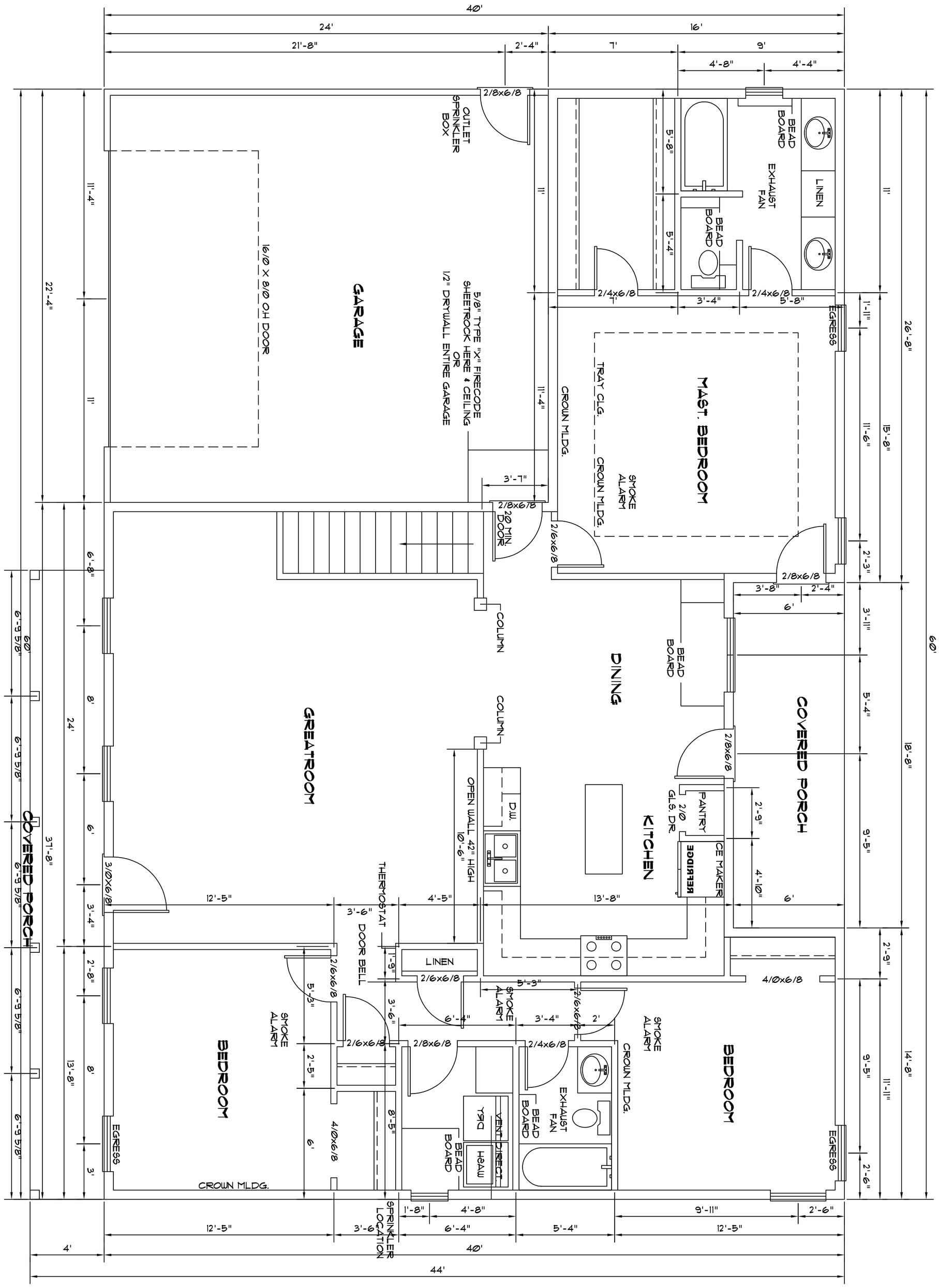
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY OF MEAD LUMBER GRAND ISLAND CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONSTRUCTION PROFESSIONAL MEAD LUMBER IS IN NO WAY LIABLE FOR STRUCTURAL SOUNDNESS

DATE:

DRAWN BY: C. MEISTER

REVISED:



SCALE: 1/4" = 1'-0"

FLOOR PLAN

1752 SQ. FT.

FOR CONSTRUCTION

SHEET

Mead Lumber
325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:
LOT 2

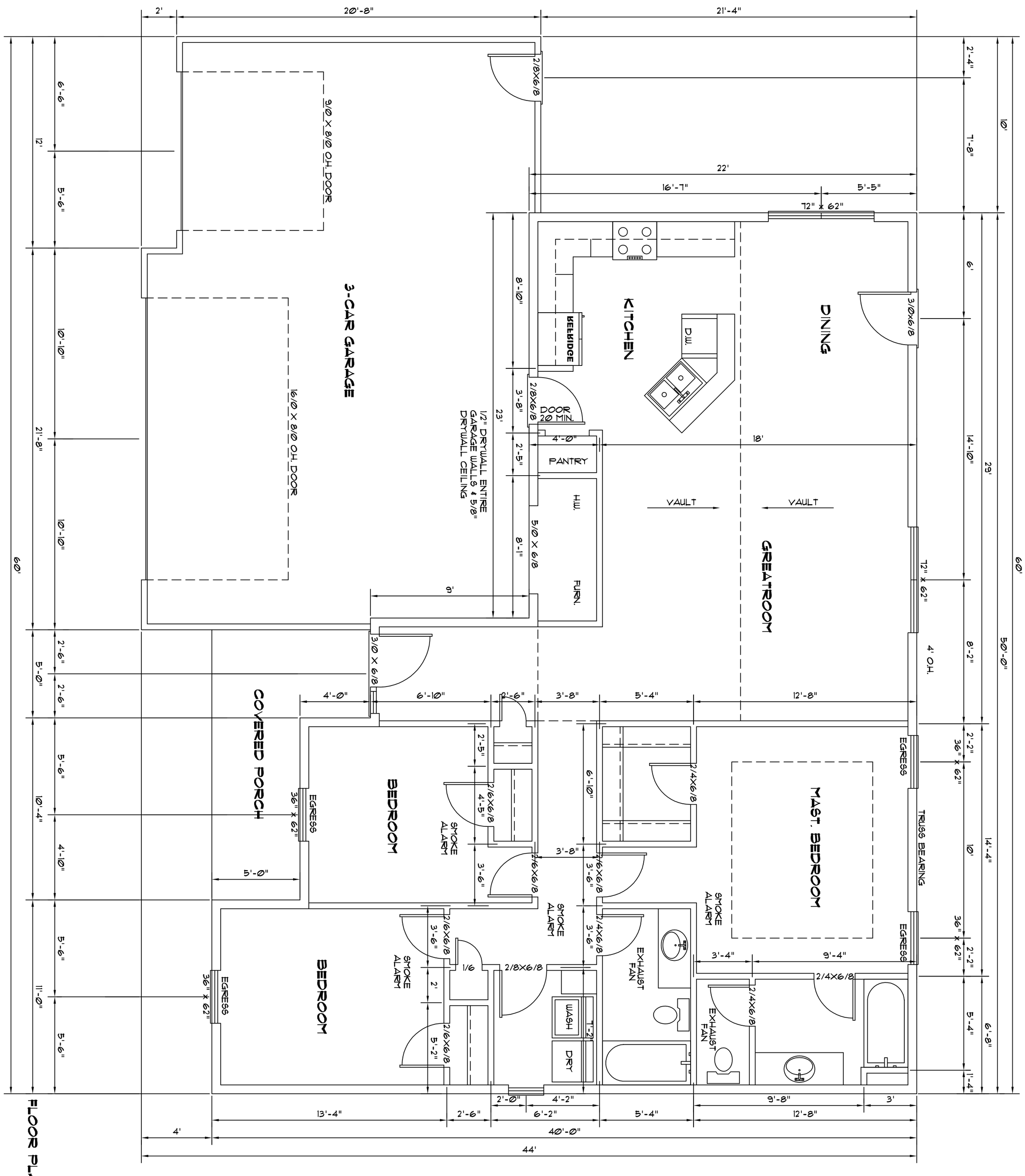
CONTRACTOR

THESE DRAWINGS ARE THE PROPERTY OF MEAD LUMBER GRAND ISLAND CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONSTRUCTION PROFESSIONAL MEAD LUMBER IS IN NO WAY LIABLE FOR STRUCTURAL SOUNDNESS

DATE:

DRAWN BY: C. MEISTER

REVISED:



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET

Mead Lumber
1612 SOUTH WEBB ROAD
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:
LOT 3
CONTRACTOR
ILH CONSTRUCTION L.L.C.

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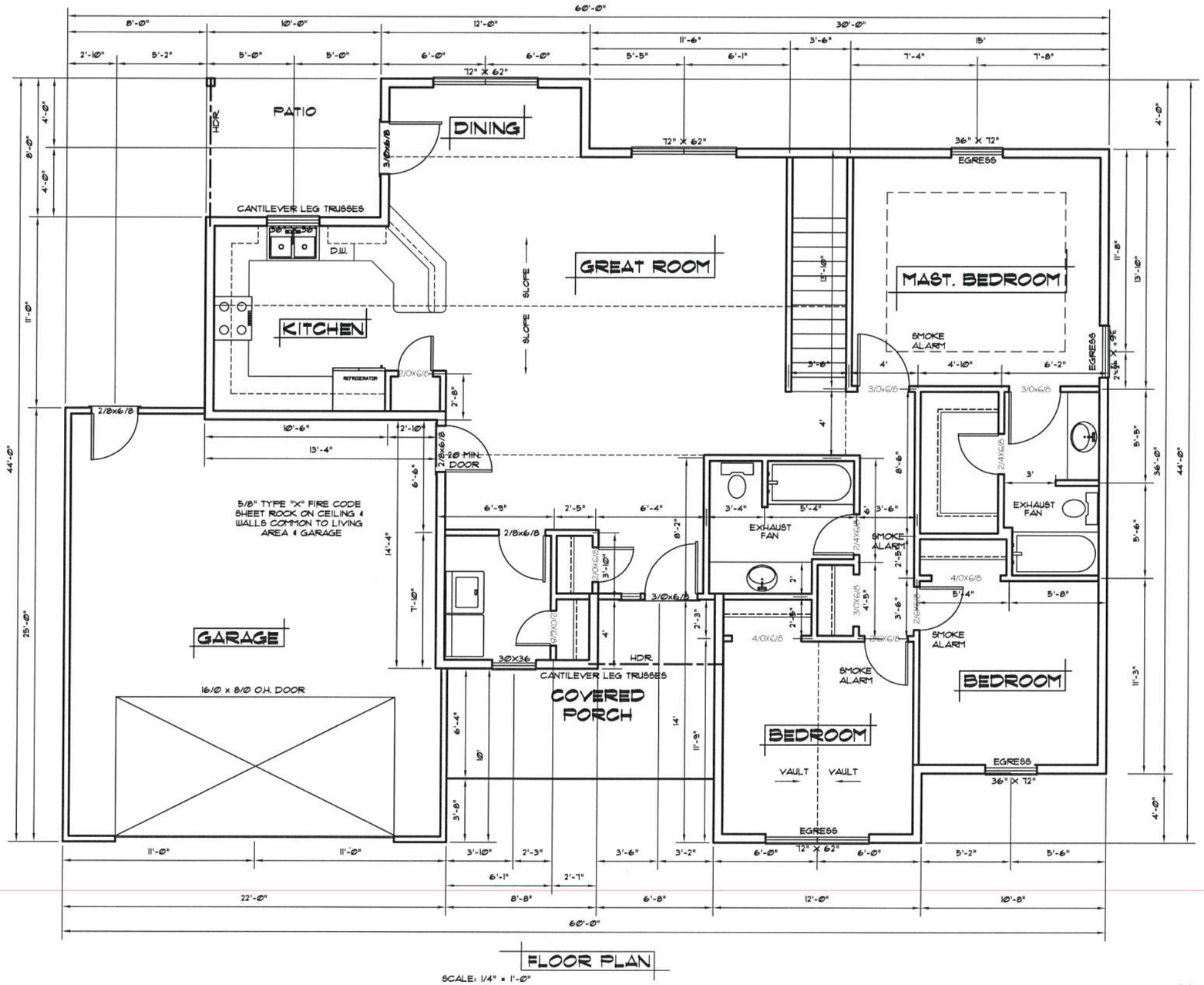
OF MEAD BUILDING CENTERS
CONSTRUCTION SHALL NOT BE UNDERTAKEN
WITHOUT A CONSTRUCTION PROFESSIONAL
MEADS IS IN NO TERMS LIABLE
FOR STRUCTURAL SOUNDNESS

DATE:_____
DRAWN BY:_____
REVISED:



FLOOR PLAN

SCALE: 1/4" = 1'-0"

TAHOE HOUSE PLANS
LOT 4 - BLOCK ONE

DESIGNED EXPRESSLY FOR:
TAHOE | B

CONTRACTOR
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY OF MEAD BUILDING CENTERS CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONTRACT WITH MEAD. MEAD'S LIABILITY HEREIN IS IN NO TERMS LIABLE FOR STRUCTURAL SOUNDNESS

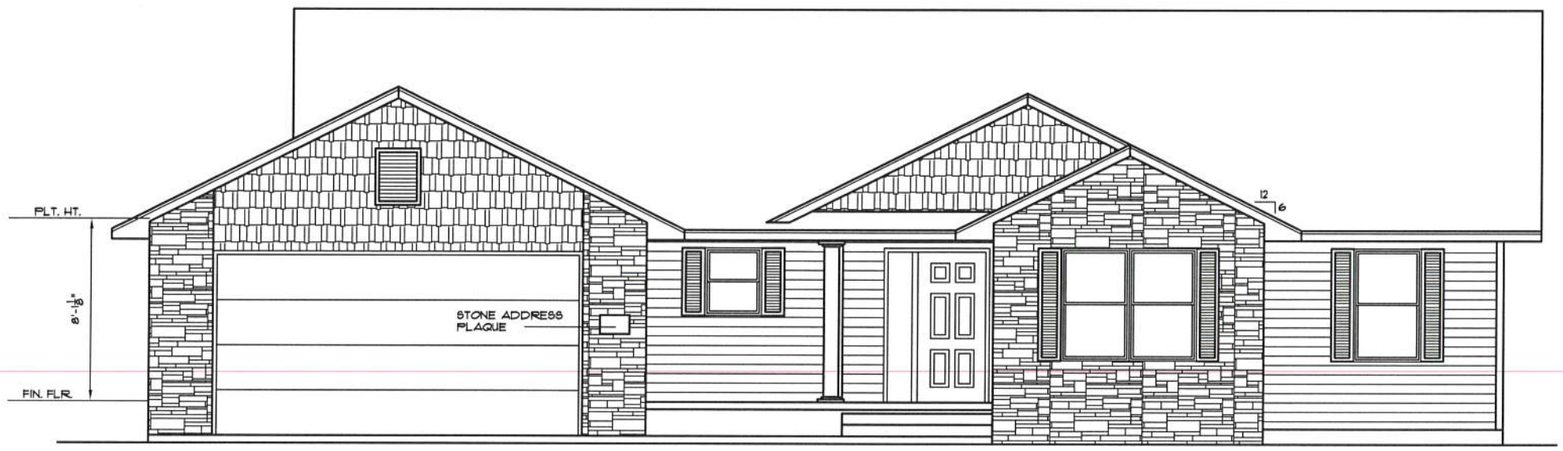
DATE:
DRAWN BY:
REVISED:

MEAD LUMBER
325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-6666

SHEET

REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

TAHOE HOUSE PLANS
LOT 4 – BLOCK ONE

DESIGNED EXPRESSLY FOR:
TAHOE I B
CONTRACTOR
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY OF MEAD BUILDING CENTERS CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONSTRUCTION PROFESSIONAL TO LOOK AND TEST THE PLANS FOR STRUCTURAL SOUNDNESS

DATE:
DRAWN BY:
REVISED:

MEAD LUMBER
525 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666

SHEET

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item E-4

Public Hearing on Vacation of Autumn Park Third Subdivision (Dana Point Development)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2019

Subject: Request to Vacate Autumn Park Third Subdivision

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

Background

The owners of Autumn Park Third have requested that the City vacate the Autumn Park Third Subdivision to aid the replatting and approval of McCoy Meadows Subdivision under consideration this evening. This proposed development plan will alter the layout, style and number of dwelling units substantially. This site is at the north of State Street and east of Ebony Lane in northwest Grand Island.

Discussion

This request was made to facilitate the replatting of this property into McCoy Meadows Subdivision. Vacating and replatting will facilitate getting new utilities into the appropriate places to serve the development as proposed. It will not create any conflicts with installed utilities or existing streets.

New easements and will be dedicated for private streets and public utilities with the approval of McCoy Meadows Subdivision on the agenda at this meeting.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the ordinance to vacate Autumn Park Third Subdivision as requested.

Sample Motion

Move to approve as recommended.

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item F-1

#9742 - Consideration of an Amendment to the Approved Residential Development Zone at Autumn Park Third Subdivision, North of State Street and East of Ebony Lane, from RD Residential Development to Amended RD Residential Development (Matthew Thomas)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9742

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising all of Autumn Park Third Subdivision from RD Residential Development Zone to Amended RD Residential Development Zone in Grand Island, Hall County, Nebraska directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on July 10, 2019, held a public hearing and made a recommendation on the proposed zoning of such area; and

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

WHEREAS, after public hearing on July 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 and reclassified and changed from RD-Residential Development Zone to amended RD Residential Development Zone:

> Autumn Park Third Subdivision in the City of Grand Island, Hall County, Nebraska,

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

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

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

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

Enacted: July 23, 2019.

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item F-2

#9743 - Consideration of Vacating Autumn Park Third Subdivision (Dana Point Development)

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

Staff Contact: Chad Nabity

* This Space Reserved for Register of Deeds *

ORDINANCE NO. 9743

An ordinance to vacate the plat for Autumn Park Third Subdivision; to provide for the recording of this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. That the plat dated and approved by the City of Grand Island, Nebraska, on March 13, 2006 for Autumn Park Third Subdivision is hereby vacated.

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

SECTION 3. Any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

SECTION 4. 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 July 23, 2019.

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-1

Approving Minutes of July 8, 2019 City Council Joint Health Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF JOINT HEALTH SPECIAL MEETING
July 8, 2019

Pursuant to due call and notice thereof, a Special Joint Meeting of the City Council of the City of Grand Island, Nebraska, the Hall County Board of Supervisors, the Hamilton County Board of Commissioners, the Merrick County Board of Commissioners, and the Central District Health Department was conducted at the Grand Island Police Department, 111 Public Safety Drive, Grand Island, Nebraska on July 8, 2019. Notice of the meeting was given in the *Grand Island Independent* on July 2, 2019.

Central District Health Department (CDHD) Board Chairman Chuck Haase called the meeting to order at 6:00 p.m. Present for the meeting were: CDHD Board members: Holly Solt, Chuck Haase, Tom Weller, and Teresa Anderson; Hall County Supervisors Pam Lancaster, Gary Quandt, Hall County Clerk Marla Conley; Merrick Co. Supervisor Tom Weller; Hamilton County Supervisor Opal Christensen, Merrick County Commissioner Holly Solt, Mayor Roger G. Steele, City Councilmembers Mike Paulick, Vaughn Minton, Chuck Haase, Clay Schutz, Mitch Nickerson, Mark Stelk, Interim City Administrator Jerry Janulewicz, Finance Director Patrick Brown, and City Clerk RaNae Edwards. Health Department employees: Teresa Anderson, Jeremy Collinson, Lisa Boeke, and Cindy Valdez.

CDHD Executive Director Teresa Anderson welcomed everyone and thanked those who attended. Introduced was Lisa Boeke who gave an update on diabetes.

Updates. Central District Health Department (CDHD) Community Health Supervisor Lisa Boeke reported that diabetes was a chronic disease characterized by elevated blood glucose. Almost 1 in 11 Nebraska adults were diagnosed with diabetes. Many people may have diabetes and may not know it. About 36% of the adult population in Nebraska has prediabetes. Diabetes is the 7th most common cause of death in Nebraska. In 2016 diabetes claimed the lives of 501 residents in Nebraska.

Ms. Boeke stated research showed structured lifestyle interventions could cut the risk of Type 2 Diabetes in half. The CDHD staff had trained on how to help people to make lifestyle changes. Explained was the program and time commitment. Presented was a video of the Diabetes program. Living Well with Diabetes had no outside funding but were looking into Medicare to help with this program. Discussion was held regarding the classes and how the groups were picked.

CDHD Environmental Health Supervisor Jeremy Collinson reported on the 2019 spring flooding and the roll the CDHD took during that time at Wood River. They tested water, answered questions regarding tetanus and gave tetanus shots, clean-up, etc. Between March 15 and April 12 they had a large request for water well testing kits.

They had been fogging for mosquitoes at Hall County Park and the Heartland Public Shooting Park. Discussion was held regarding getting the word out about treating mosquitoes. Mr. Collinson stated they could not treat on private property.

Budget Overview. Executive Director Teresa Anderson gave an overview of the 2019-2020 Budget which was approved by the Health Board. CDHD revenues were received from State Grants, Federal Grants, City/County, LB692/1060, and fees/other. Combined City/County funding for 2019 was 8%. Personnel costs were the majority of the CDHD expenses followed by operating costs. There was no capital expense in the 2019-2020 budget. This year's budget was $3.2 million which was down $170,000.00 from last year's request.

Ms. Anderson reported on childhood obesity. Obesity related health issues were diabetes, stroke, hypertension, heart disease and arthritis. The CDHD will be working with Blue Cross Blue Shield to help with childhood obesity.

Discussion was held regarding the decrease in Federal Grants. Ms. Anderson stated the grants had been completed. She answered questions regarding bilingual/bicultural services.

ADJOURNMENT: The meeting was adjourned at 7:04 p.m.

RaNae Edwards
City Clerk

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-2

Approving Minutes of July 9, 2019 City Council Regular Meeting/Budget Work Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
July 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 July 9, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 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, Michelle Fitzke, Mark Stelk, Jeremy Jones, Jason Conley, Vaughn Minton, Julie Hehnke, Clay Schutz, Mitch Nickerson, and Chuck Haase. The following City Officials were present: Interim City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

INVOCATION was given by Father Martin Egging, Blessed Sacrament Catholic Church, 518 West State Street followed by the PLEDGE OF ALLEGIANCE.

ORDINANCES:

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

> #9739 - Consideration of Vacation of Public Utility Easement in Westgate Industrial Park 2nd Subdivision; 830 Bronze Road and 840 Bronze Road (Little B's Corp)
> #9740 - Consideration of Vacation of Utility Easement - St. Francis Medical Park Third Subdivision - 2620 West Faidley Avenue
> #9741 - Consideration of Amending Chapter 12-5 of the Grand Island City Code to Include Lieutenant Positions in the Police Department

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.

> #9739 - Consideration of Vacation of Public Utility Easement in Westgate Industrial Park 2nd Subdivision; 830 Bronze Road and 840 Bronze Road (Little B's Corp)

Public Works Director John Collins reported that the current property owner of 830 Bronze Road and 840 Bronze Road was requesting to vacate such dedicated easement that now lies between the two (2) properties. There was no utility currently or proposed within this easement that would be affected by the vacation. Staff recommended approval.

Motion by Haase, second by Paulick to approve Ordinance #9739.

City Clerk: Ordinance #9739 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 #9739 on second and final 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.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9739 is declared to be lawfully adopted upon publication as required by law.

#9740 - Consideration of Vacation of Utility Easement - St. Francis Medical Park Third Subdivision - 2620 West Faidley Avenue

Utilities Director Tim Luchsinger reported that there was an existing sixteen (16.0) foot wide utility easement located on the plat of Saint Francis Medical Park Third Subdivision. The existing electrical easement was acquired in 1984. It was dedicated for the original development of the St. Francis Guest House which is no longer in service. The area has been re-subdivided and the planned layout of the area has changed. Staff recommended approval.

Motion by Paulick, second by Minton to approve Ordinance #9740.

City Clerk: Ordinance #9740 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 #9740 on second and final 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.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9740 is declared to be lawfully adopted upon publication as required by law.

#9741 - Consideration of Amending Chapter 12-5 of the Grand Island City Code to Include Lieutenant Positions in the Police Department

Police Chief Robert Falldorf reported that the Grand Island Police Department was proposing to add the rank of Lieutenant to their organization. The main reason was due to the current Span of Control for the Patrol Captain position. Span of Control was defined as the number of subordinates who report to one supervisory/management employee. Staff recommended approval.

Discussion was held concerning the timing of this request. Police Chief Falldorf stated it was because a Captain was retiring and he wanted to get the Lieutenant position in place right away. He stated the FOP was on board with the restructure.

Motion by Schutz, second by Nickerson to approve Ordinance #9741.

City Clerk: Ordinance #9741 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Nickerson, Schutz, Hehnke, Minton, Conley, Stelk, Jones, and Fitzke voted aye. Councilmembers Haase and Paulick voted no. Motion adopted.

City Clerk: Ordinance #9741 on second and final reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Nickerson, Schutz, Minton, Conley, Stelk, Jones, and Fitzke voted aye. Councilmembers Haase, Hehnke, and Paulick voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9741 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-9 (Resolution #2019-209) was pulled for further discussion. Motion by Stelk, second by Conley to approve the Consent Agenda excluding item G-. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of June 25, 2019 City Council Regular Meeting.

Approving Re-Appointments of Todd Enck, Marv Webb, Brad Kissler, and Justin Oseka to the Building Code Advisory Board.

#2019-203 - Approving Bid Award - Coal Silo Inspection and NDE Services at Platte Generating Station with Mistras Group, Inc., of Longmont, Colorado in the Amount of $83,474.00.

#2019-204 - Approving Bid Award - Precipitator, Bottom Ash and Boiler Industrial Cleaning at Platte Generating Station - Fall 2019 with Meylan Enterprises, Inc. of Omaha, Nebraska in an Amount of $173,591.49.

#2019-205 - Approving Unified Planning Work Program (UPWP) for the Grand Island Area Metropolitan Planning Organization (GIAMPO) for the 2020 Fiscal Year Transportation Planning Program.

#2019-206 - Approving Application for the Nebraska Public Transportation Assistance Program.

#2019-207 - Approving Amendment No. 2 to Environmental Monitoring Services for the Grand Island Regional Landfill with Olsson, Inc. of Grand Island, Nebraska for an Increase of $20,750.00, for a Revised Agreement Amount of $121,850.00.

#2019-208 - Approving Purchase of Stryker Power Cots and Power Load System from Stryker in an Amount of $80,263.60.

#2019-209 - Approving 2019-2020 Fee Schedule. Public Works Director John Collins answered questions regarding the hauling permit fee. Fire Chief Cory Schmid answered questions regarding the rescue response fees that were being eliminated.

Motion by Nickerson, second by Minton to approve Resolution #2019-209. Upon roll call vote, all voted aye. Motion adopted.

#2019-210 - Approving Change Order No. 5 to Edith Abbott Memorial Library Renovation with Cheever Construction of Lincoln, Nebraska for an Increase of $4,506.00 and a Revised Contract Amount of $1,180,843.52.

#2019-211 - Approving Sale of the Business Assets of The Chocolate Bar, Inc. and Sharena Anson to EPS June, Co. and the Guaranty of Promissory Note o/b/o EPS June, Co. and Perry Schutz. Councilmember Schutz abstained.

RESOLUTIONS:

#2019-212 - Consideration of Approving the Appointment of Jerry Janulewicz as City Administrator. Mayor Steele submitted the appointment of Jerry Janulewicz as City Administrator. Annual base salary as per the annual salary and classification ordinance would be at pay step 4 of the position pay scale.

Comments were made regarding the skill set/experience of a City Attorney not being a good match for the City Administrator position. It was suggested that the Mayor should have hired a professional City Administrator and that the Council should have been a part of the hiring process. Mentioned was that this position in the past had been by contract. Mayor Steele stated he trusted Mr. Janulewicz's knowledge, ethics, and abilities for this position.

Motion by Hehnke, second by Minton to approve Resolution #2019-212. Upon roll call vote, Councilmembers Schutz, Hehnke, Minton, Conley, Stelk, Jones, Fitzke, and Paulick vote aye. Councilmembers Haase and Nickerson voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Paulick to approve the payment of claims for the period of June 26, 2019 through July 9, 2019 for a total amount of $3,281,829.88. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Schutz to adjourn to Executive Session at 7:48 p.m. for the purpose of a strategy session with respect FOP and IAFF Union negotiations. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Minton, second by Nickerson to return to Regular Session at 8:39 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:39 p.m.

RaNae Edwards
City Clerk

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL BUDGET WORK SESSION
July 9, 2019

Pursuant to due call and notice thereof, a Budget Work Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on July 9, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 3, 2019.

Mayor Roger G. Steele called the meeting to order at 8:39 p.m. The following City Council members were present: Mike Paulick, Michelle Fitzke, Mark Stelk, Jeremy Jones, Jason Conley, Vaughn Minton, Julie Hehnke, Clay Schutz, Mitch Nickerson, and Chuck Haase. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

SPECIAL ITEMS:

Review Jackrabbit Run Golf Course, Heartland Public Shooting Park (HPSP), and Island Oasis Water Park Financials. Finance Director Patrick Brown reviewed the financials for Jackrabbit Run Golf Course, Heartland Public Shooting Park and Island Oasis Water Park. The Finance Department was proposing to do a detailed 5 year plan for each of these facilities.

Discussion was held concerning where do we go forward from here with each of these entities when they were all losing money each year. Comments were made regarding marketing and staffing. Mentioned was the economic impact from the Heartland Public Shooting Park that brought people into Grand Island. Upkeep and improvements within the next five years were a concern.

Parks & Recreation Director Todd McCoy answered questions regarding Island Oasis. He stated a study was done in 2008-2009 which had recommendations to improve the water park.

Mr. Brown stated the budget was looking good. Next week would be a Study Session with Capital Improvement Projects (CIP), Wastewater, Solid Waste, Electric & Water, and FTE requests.

Mayor Steele commented on a strategic plan for marketing Grand Island and the work the Convention Visitors Bureau was doing.

ADJOURNMENT: The meeting was adjourned at 9:12 p.m.

RaNae Edwards
City Clerk

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-3

Approving Minutes of July 16, 2019 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION
July 16, 2019

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on July 16, 2019. Notice of the meeting was given in the *Grand Island Independent* on July 10, 2019.

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

PLEDGE OF ALLEGIANCE was said:

SPECIAL ITEMS:

Review Wastewater Division Budget for FY 2019/2020. Public Works Director John Collins reviewed the Wastewater Division - 10 Year Capital Improvement Program (CIP). The 10 year CIP average was $2,485,750 and the 5 year CIP average was $2,909,600.

The Wastewater Division was an Enterprise Fund that relied on revenues collected from community residents, businesses, and industries to fund all operations and capital improvements. The average residential bill for 2018 was $31.19. Mr. Collins gave an overview of the Wastewater Division and the FY 2019 Capital Projects which totaled $3,405,585.

The following projects were presented:

- Lift Station No. 11 Relocation - $400,000 (est.) Carry over from FY 2019
- Facility Security - $50,000 (ongoing)
- Diffuser Replacement - $50,000 (Maintenance – Included in Operating Costs)
- Final Clarifier Rehabilitation - $400,000 (Maintenance – Included in Operating Costs)
- Capital Equipment: Flusher Truck - $350,000
- Capital Equipment: Biosolids Dump Truck - $180,000
- Dewatering Model - $150,000
- Assessment Districts (Willow Street Neighborhood & Hanover Subdivision) - $1,570,000

The total 2020 CIP Projects costs were $3,010,000. Reviewed were the 2020 Capital Project future expenses which totaled $25,482,643 through 2024. Mentioned were several Wastewater Operation Awards received.

Discussion was held regarding the 5 year Capital Project Future Expenses which were adjusted 3% for inflation for each year. Wastewater Treatment Plant Superintendent Dr. John Menough

answered questions regarding the capacity of the Wastewater Treatment Plant. Mr. Collins stated they were looking at a small rate increase over several years.

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

Cash reserve considerations were: working capital, replacement power, asset replacement, Capital Improvement Reserve, and Debt Service Reserve. The proposed Electric Fund budget was $36,655,000 and the Water Fund budget was $4,123,000 for FY 2019-2020.

The following Electric Capital Improvements were presented with a total Capital Budget of $13,230,000:

- Transmission and Substation Upgrades - $1,350,000
- Bond payments - $3,225,000
- Distribution improvements - $4,275,000
    - $1,150,000 Automated metering/LED lighting
- Power plant maintenance/improvements - $4,340,000
    - $2,650,000 Burdick decommissioning/GT modifications

Mr. Luchsinger stated the Burdick Steam Unit had been decommissioned and a Gas Turbine (GT-1) would be replaced. This would be a 4 to 5 year project at a total cost of $15 to $20 million.

Discussion was held regarding cash on hand, bonding, and upgrades to the Burdick Plant.

Review Water Enterprise Fund. Utilities Director Tim Luchsinger reviewed the following Water Capital Improvements with a total Capital Budget of $2,405,000:

- Bond payments - $305,000
- Distribution improvements - $1,740,000
- Production improvements $360,000

Review Solid Waste Budget for FY 2019/2020. Public Works Director John Collins presented the Solid Waste Budget for FY 2019/2020.

Mr. Collins stated they received no funding from the General Fund and all revenues were generated from tipping fees. This was one of the few divisions within the City that had competition. They served both residents and non-residents. He stated the landfill had 20 years of life left in the current area which included Cells 1, 2 & 3 and approximately 28 years of life were left in the total Phase 1 area.

Mentioned were notable items in FY 2019 with continued routine capital replacement schedule within the Transfer Station and Landfill. The Landfill Cell 3 construction project had been completed and the Transfer Station operations and facility improvement study was progressing.

The following 2020 Budget Capital expenditures were presented:

- Landfill GPS software and machine display - $70,000
- Used dozer for landfill for use as back-up machine and other dirt work - $275,000
- Replacement of transfer station wheel loader - $150,000, truck-tractor $110,000 and transfer trailer - $70,000
- Transfer station and landfill concrete replacements

Mentioned was a proposed rate increase for FY 2020. They were looking at a 10% increase at the transfer station and a 4% increase at the landfill. Solid Waste Superintendent Jeff Wattier answered questions regarding traffic along Old Potash. Discussion was held concerning future expansion money and administrative services.

Review Capital Improvement Projects for FY 2019/2020. Public Works Director John Collins reviewed the Capital Improvement Projects for FY 2019/2020.

The following Capital Improvement Projects for 2019/2020 for a total amount of $7,436,447 were presented:

- Old Potash Highway, North Road to Webb Road - $2,365,000
- Annual Curb Ramp Installation - $154,500
- Broadwell/UPRR Grade Separation Feasibility Study - $410,000
- North Road, 13th Street to Highway 2 - $3,654,397
- North Road, Old Potash Highway to 13th Street - $100,000
- North Road, US Highway 30 to Old Potash Highway - $90,000
- Five Points Intersection Improvements - $102,000
- South Front Street Bridge Replacement & Sycamore Street Underpass Rehab - $170,000
- Capital Avenue, Moores Creek to North Road - $90,000
- Custer Avenue, Forrest Street to Old Potash Highway - $77,250
- Eddy Street Underpass Rehabilitation - $103,000
- Webb Road Paving Assessment (City share) - $120,000
- Kaufman Detention Cell Outlet - $450,000
- Storm Sewer Mapping - $500,000
- North Moores Creek 80 Wetland Detention Design - $200,00
- North Front Street at Webb Road

Total 2020 Capital Improvement requests were $8,586,447 of which $154,500 was mandated and $512,000 was funding for Federal Aid projects.

Mr. Collins answered questions concerning a round-a-bout at Five Points intersection. He stated there would be a public hearing on September 5, 2019 regarding this. Mentioned was the safety of using round-a-bouts. Comments were made regarding the 1/2 cent sales tax going towards equipment, street projects, and public safety. Mentioned was the need to fix sidewalks to meet ADA requirements.

Councilmember Nickerson was absent at 8:45 p.m.

Review FTE Requests for FY 2019/2020. Finance Director Patrick Brown gave the following overview of the FTE requests by department:

- City Clerk – add Deputy City Clerk/Media Relations to the City Clerk Department (1.0 FTE)
- Library – add three part-time employees (1.5 FTE's)
- Public Information Office – move the Audio/Visual Technician from General Fund to Information Technology (Internal Service Fund)
- Building – add 0.40 FTE to existing position (moving from 0.35 FTE to 0.75 FTE)
- Police – add (3) Lieutenants and subtract (1) Captain and (2) Sergeants (net zero FTE change but would impact the General Fund by $7,070)
- Fire – add (6) FTE's for a third advance life support ambulance
- Parks – Cemetery – add 0.50 Seasonal FTE
- Parks – Heartland Public Shooting Park/Fieldhouse – add 0.25 Customer Service Representative (increasing existing CSR from 0.75 to 1.00)
- Parks – Greenhouse – add (3) seasonal workers for 0.80 FTE

Discussion was held concerning the revenue from Cable TV that went to the General Fund to help pay for GITV.

Library Director Steve Fosselman introduced Library Board President Ed Meedel, 4258 Augusta Parkway who spoke in support of the additional employee requests. Mr. Fosselman answered questions regarding staff. He stated three were bilingual and they had approximately 200 volunteers. Mentioned was the need of a bookmobile or outreach vehicle. It was suggested they look at the Library Foundation to fund this.

Building Department Director Craig Lewis stated he was requesting an additional 0.40 FTE to increase the part-time position to provide service for the permit counter, inspection scheduling and plan processing.

Police Chief Robert Falldorf stated he didn't have much to add from last week's meeting. He stated by restructuring he would reduce his operating expenses by $20,000.00 to help cover the extra costs.

Fire Chief Cory Schmidt stated he was requesting an additional six FTE's for a third advance life support ambulance. Fire Division Chief Russ Blackburn gave a PowerPoint presentation regarding the history of the ambulance division, changes in Grand Island, call volume over the years, and reason why calls were increasing due to an aging community.

Discussion was held regarding the new hospital which would increase the number of transports. The collection rate on ambulance bills was around 80%. 15% of the patients did not have insurance. Revenues were discussed. Chief Schmidt stated transports were the best alternative to increase the revenue for the department. Zachery Moul, 503 Johnson Drive spoke in support.

Parks & Recreation Director Todd McCoy stated they were requesting an additional 0.50 seasonal FTE for the Veteran's Cemetery. This position would not be hired until the City took

over the Veteran's Cemetery. Heartland Public Shooting Park/Fieldhouse had grown and they were requesting 0.25 Customer Service Representative to increase the existing CSR to a full time position. This position would be used at the Fieldhouse. The Greenhouse was asking for an additional 3 seasonal workers for an additional 0.80 FTE.

The following people from "Friends of the Park" spoke in support of the three additional employees for the Greenhouse:

- James Truell, 903 West Division Street
- Vicki Duel, 2515 Jan Street
- Cindy Miller, 927 Claussen Avenue

City Administrator Jerry Janulewicz answered questions concerning a paralegal position in the City Attorney's office. He stated they would be looking for a new City Attorney and would leave that decision to the new City Attorney.

ADJOURNMENT: The meeting was adjourned at 10:04 p.m.

RaNae Edwards
City Clerk

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-4

Approving Re-appointments of Darwin Wicht, Leon Van Winkle, and Steve Meyer to the Tree Board

Mayor Steele has submitted the re-appointments of Darwin Wicht, Leon Van Winkle, and Steve Meyer to the Tree Board. The appointments would become effective August 1, 2019 upon approval by the City Council and would expire on July 31, 2022.

Staff Contact: Mayor Roger Steele

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-5

#2019-213 - Approving Request from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License and Liquor Manager Designation for Elizabeth Schutz, 1912 Illinois Avenue

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

Staff Contact: RaNae Edwards

R E S O L U T I O N 2019-213

WHEREAS, an application was filed by EPS June, Co doing business as The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on July 13, 2019; such publication cost being $16.00; and

WHEREAS, a public hearing was held on July 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 Elizabeth Schutz, 1912 Illinois Avenue, Grand Island, Nebraska as liquor manager of such business.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-6

#2019-214 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for McCoy Meadows Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2019

Subject: McCoy Meadows Subdivision – Preliminary and Final Plat

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

Background

This property is located north of State Street and east of Ebony Lane in Grand Island, Nebraska. (48 lots, 15.02 acres). This is a plat related to the amended RD Zone. A tract of land consisting of all of Autumn Park Third Subdivision in the City of Grand Island, Hall County, Nebraska.

Discussion

The preliminary and final plat for McCoy Meadows Subdivision was considered by the Regional Planning Commission at the July 10, 2019 meeting.

A motion was made by Ruge and second by Randone to approve the preliminary final plat as presented.

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

Alternatives

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

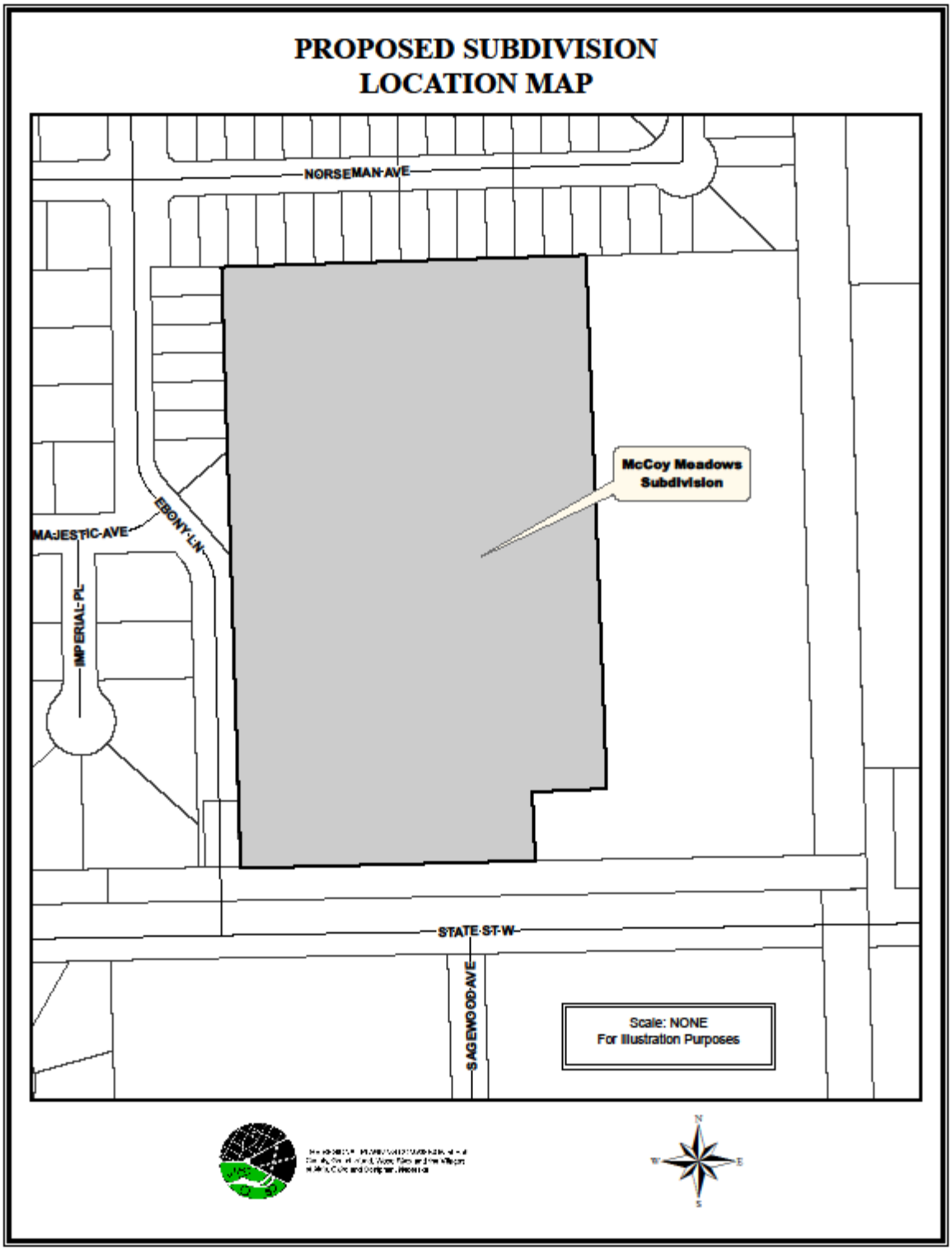
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.

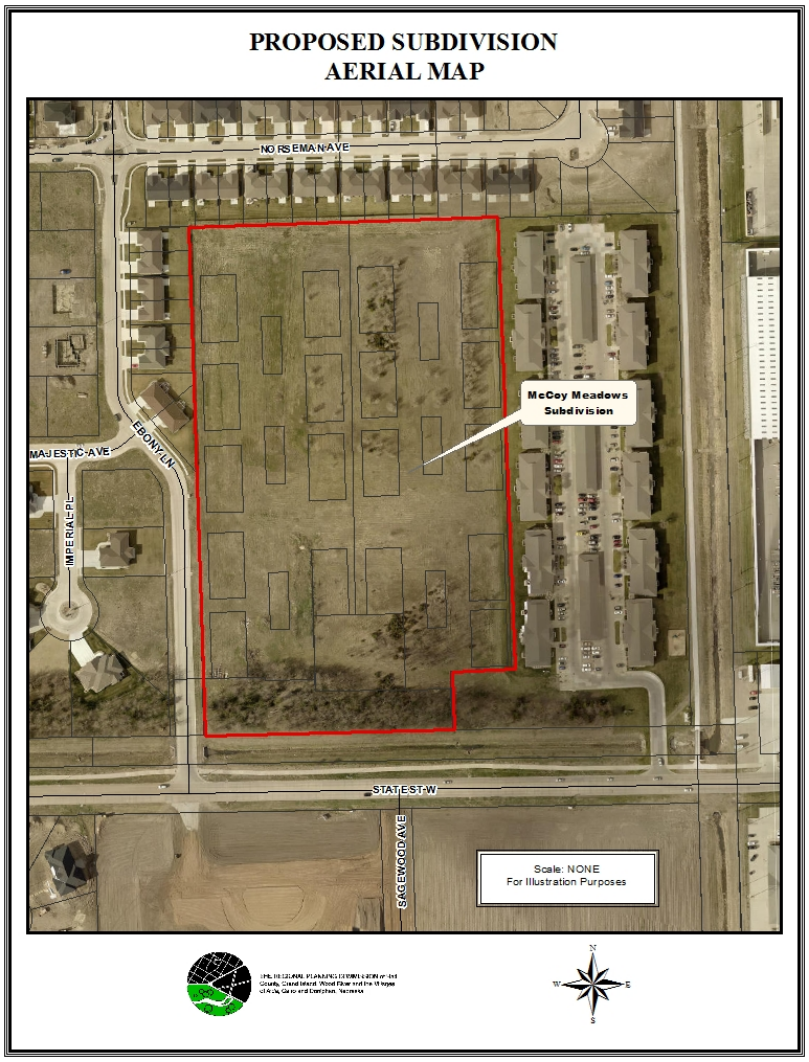


Developer/Owner
Matthew Thomas, President of Dana Point Development Corp

1555 California Ave
Turlock, CA 95380

This property is located north of State Street and east of Ebony Lane in Grand Island, Nebraska. (48 lots, 15.02 acres).

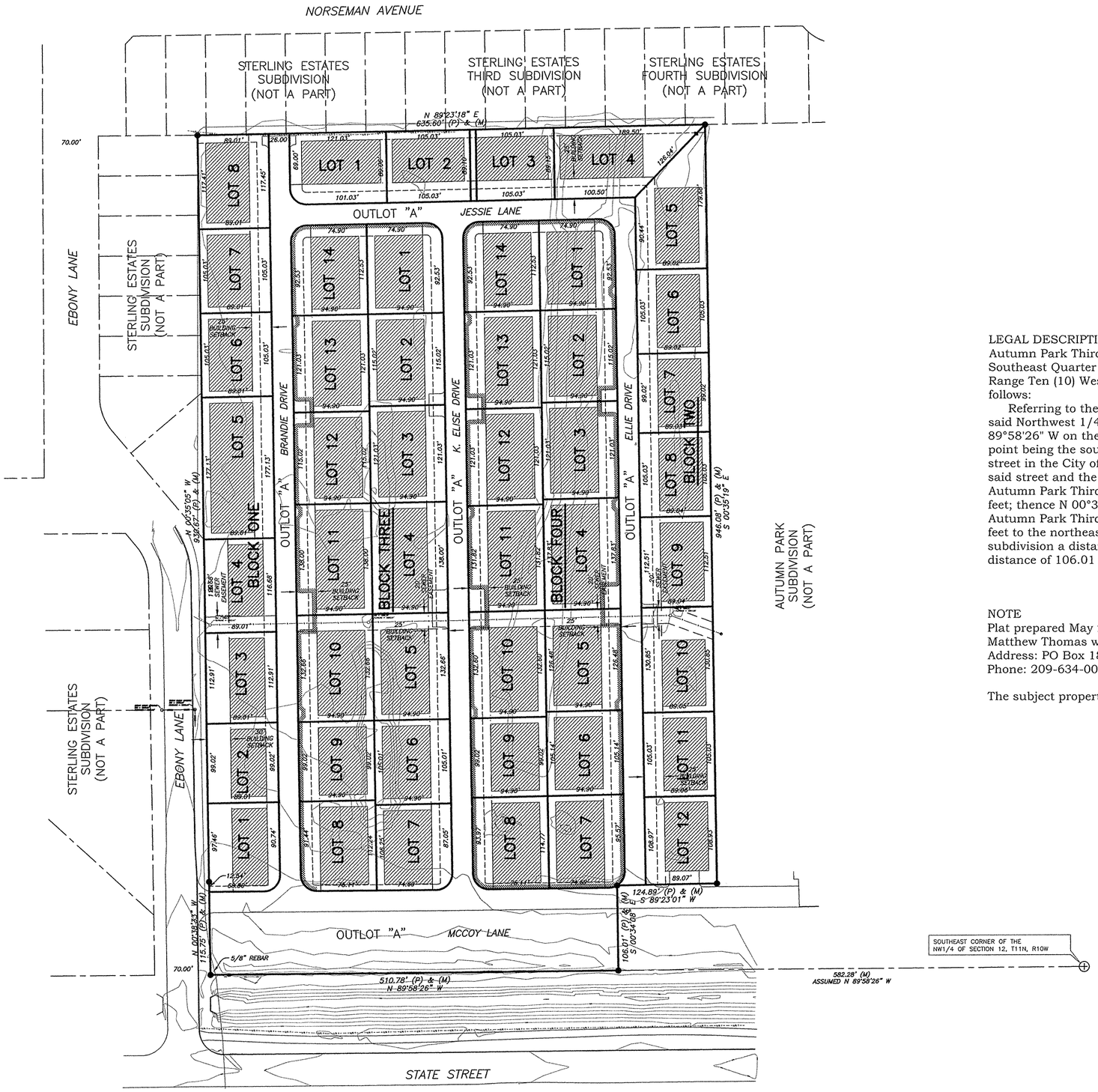
Size: 15.02 Acres 48 Lots
Zoning: RD Zone - Residential Development Zone
Road Access:
Water Public: City water is available and will be extended to all lots.
Sewer Public: City sewer is available and will be extended to all lots.



PROPOSED

McCOY MEADOWS

AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows:

Referring to the Southeast Corner of the Northwest 1/4 of said Section 12 and assuming the south line of said Northwest 1/4 as bearing N 89°58'26" W and all bearings contained herein are relative thereto; thence N 89°58'26" W on the aforesaid south line a distance of 582.28 feet to the ACTUAL PLACE OF BEGINNING, said point being the southeast corner of said Autumn Park Third Subdivision and on the north line of State Street, a street in the City of Grand Island, Hall County, Nebraska; thence continuing N 89°58'26" W on the north line of said street and the south line of said subdivision a distance of 510.78 feet to the southwest corner of said Autumn Park Third Subdivision; thence N 00°38'33" W on the west line of said subdivision a distance of 115.75 feet; thence N 00°35'05" W on the aforesaid west line a distance of 930.67 feet to the northwest corner of said Autumn Park Third Subdivision; thence N 89°23'18" E on the north line of said subdivision a distance of 635.60 feet to the northeast corner of said Autumn Park Third Subdivision; thence S 00°35'19" E on the east line of said subdivision a distance of 946.08 feet; thence S 89°23'01" W a distance of 124.89 feet; thence S 00°34'08" E a distance of 106.01 feet to the place of beginning. Containing 15.015 acres, more or less.

NOTE

Plat prepared May 22, 2019, by Trenton D. Snow, Nebraska Registered Land Surveyor No. 626, at the request of Matthew Thomas with Dana Point Development Corp.
Address: PO Box 1808, Turlock, CA 95381-1808
Phone: 209-634-0044

The subject property is presently zoned RD and will remain the same.

0 100' 200'

Scale: 1" = 100'

(M) = Measured Distance
(P) = Platted Distance
\+ = Temporary Point
● = Corner Found (1/2" Iron Pipe Except As Indicated)
O = Corner Established (5/8" x 24"
▨ = Buildable Area

TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
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Cellular: (308) 293-1085
www.nebraskasurveys.com

PRELIMINARY PLAT

19-0004-0808 PRELIM

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-1)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.20
8" FL ELEV. (N)= 1862.63
DEPTH= 9.57'

FURNISH & INSTALL:
237 LF- 8" SDR-35 SAN. SEWER (N)
@ -0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER DROP MANHOLE (MH-2)
REFER TO STD. PLAN 129
RIM ELEV.= 1872.20
EXIST. SAN. SEWER FL (W/E)= 1853.60
8" FL ELEV. (N/S)= 1861.68
DEPTH= 18.60'

FURNISH & INSTALL:
334 LF- 8" SAN. SDR-35 SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-3)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.50
8" FL ELEV. (N/S)= 1863.02
DEPTH= 9.48'

FURNISH & INSTALL:
170 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

APPROXIMATE QUANTITIES - SANITARY SEWER

CONSTRUCT:	
4' DIA. CONC. SAN. SEWER MANHOLE	13 EA
4' DIA. CONC. DROP SAN. SEWER MANHOLE	3 EA
FURNISH & INSTALL:	
8" SDR-35 SAN. SEWER	2,452 LF
4" SDR-35 SAN. SEWER SERVICE	3,006 LF
8"x4" SDR-35 TEE	47 EA
4" SDR-35 CAP	47 EA
GRAVEL BEDDING	2,452 LF

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF PIPE. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET OR WHEN A WATER MAIN OR SERVICE CROSS, THE BOTTOM OF THE WATER MAIN MUST BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER.

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-4)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.70
8" FL ELEV. (S)= 1863.70
DEPTH= 9.00'

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-5)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.20
8" FL ELEV. (N)= 1862.53
DEPTH= 9.67'

FURNISH & INSTALL:
238 LF- 8" SDR-35 SAN. SEWER (N)
@ -0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER DROP MANHOLE (MH-6)
REFER TO STD. PLAN 129
RIM ELEV.= 1872.20
EXIST. SAN. SEWER FL (W/E)= 1852.53
8" FL ELEV. (N/S)= 1861.57
DEPTH= 19.67'

FURNISH & INSTALL:
334 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-7)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.51
8" FL ELEV. (N/S)= 1862.91
DEPTH= 9.60'

FURNISH & INSTALL:
175 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-8)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.70
8" FL ELEV. (S)= 1863.61
8" FL ELEV. (W/E)= 1863.71
DEPTH= 9.09'

FURNISH & INSTALL:
92 LF- 8" SDR-35 SAN. SEWER (W)
@ +0.4% SLOPE
34 LF- 8" SDR-35 SAN. SEWER (E)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-9)
REFER TO STD. PLAN 130
RIM ELEV.= 1873.15
8" FL ELEV. (E)= 1864.08
DEPTH= 9.07'

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-10)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.85
8" FL ELEV. (W)= 1863.85
DEPTH= 9.00'

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-11)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.20
8" FL ELEV. (N)= 1862.43
DEPTH= 9.77'

FURNISH & INSTALL:
236 LF- 8" SDR-35 SAN. SEWER (N)
@ -0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER DROP MANHOLE (MH-12)
REFER TO STD. PLAN 129
RIM ELEV.= 1872.20
EXIST. SAN. SEWER FL (W/E)= 1852.00
8" FL ELEV. (N/S)= 1861.49
DEPTH= 20.20'

FURNISH & INSTALL:
277 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-13)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.75
8" FL ELEV. (N/S)= 1862.60
DEPTH= 10.15'

FURNISH & INSTALL:
232 LF- 8" SDR-35 SAN. SEWER (N)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-14)
REFER TO STD. PLAN 130
RIM ELEV.= 1872.60
8" FL ELEV. (S)= 1863.53
8" FL ELEV. (W)= 1863.63
DEPTH= 9.07'

FURNISH & INSTALL:
93 LF- 8" SDR-35 SAN. SEWER (W)
@ +0.4% SLOPE

CONSTRUCT:
4' DIA. CONC. SAN. SEWER MANHOLE (MH-15)
REFER TO STD. PLAN 130
RIM ELEV.= 1873.00
8" FL ELEV. (E)= 1864.00
DEPTH= 9.00'

UTILITY INFORMATION
CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT 1-800-331-5666, OR 811. ALSO ONLINE AT WWW.NE-DIGGERS.COM
CALL 1-800-331-5666 or 811 PRIOR TO CONSTRUCTION

PUBLIC WORKS PLAN- SANITARY SEWER
McCOY MEADOWS SUBDIVISION
GRAND ISLAND, NE

SCALE: 1:50

BRUNGARDT ENGINEERING, L.L.C.
P.O. BOX 2052 • KEARNEY, NEBRASKA • 308-236-2166
• CIVIL AND STRUCTURAL ENGINEERING •

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.90
GUTTER FL ELEV.= 1871.40
30" RCP FL ELEV. (N/S)= 1866.03
DEPTH= 5.87'

FURNISH & INSTALL:
10 LF- 30" RCP STORM (S) @ -0.30% SLOPE
248 LF- 30" RCP STORM (N) @ +0.30% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
30" RCP FL ELEV. (S)= 1866.77
24" RCP FL ELEV. (N)= 1866.77
18" RCP FL ELEV. (W)= 1867.83
DEPTH= 4.83'

FURNISH & INSTALL:
250 LF- 24" RCP STORM (N) @ +0.40% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
18" RCP FL ELEV. (E)= 1867.89
DEPTH= 3.71'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
24" RCP FL ELEV. (S)= 1867.77
18" RCP FL ELEV. (N)= 1867.77
18" RCP FL ELEV. (W)= 1867.94
DEPTH= 3.73'

FURNISH & INSTALL:
238 LF- 18" RCP STORM (N) @ +0.20% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.31
DEPTH= 3.79'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (S)= 1868.25
18" RCP FL ELEV. (W)= 1868.25
DEPTH= 3.85'

FURNISH & INSTALL:
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

PROPOSED ONSITE DETENTION CELL
REQUIRED STORAGE CAPACITY= 31,700 cu ft (0.73 acre-ft)
ACTUAL STORAGE CAPACITY= 64,600 cu ft (1.48 acre-ft)
TOP DIMENSIONS: 470'x60' w/ 4:1 SIDESLOPES

FURNISH & INSTALL:
30" RCP FLARED END SECTION
30" RCP FES INV. ELEV.= 1866.00

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.90
GUTTER FL ELEV.= 1871.40
36" RCP FL ELEV. (S/E)= 1866.02
30" RCP FL ELEV. (N)= 1866.02
DEPTH= 5.88'

FURNISH & INSTALL:
10 LF- 36" RCP STORM (S) @ -0.20% SLOPE
247 LF- 30" RCP STORM (N) @ +0.30% SLOPE
215 LF- 36" RCP STORM (E) @ +0.20% SLOPE

FURNISH & INSTALL:
30" RCP FLARED END SECTION
30" RCP FES INV. ELEV.= 1866.00

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

5' WIDE PUBLIC
SIDEWALK

FURNISH & INSTALL:
70 LF- 24" RCP OUTLET PIPE
@ 0.5% SLOPE
(2) 24" RCP FLARED END SECTION
NORTH IE= 1865.60
SOUTH IE= 1865.25

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.90
GUTTER FL ELEV.= 1871.40
36" RCP FL ELEV. (W)= 1866.45
30" RCP FL ELEV. (N)= 1866.45
DEPTH= 5.00'

FURNISH & INSTALL:
254 LF- 30" RCP STORM (N) @ +0.30% SLOPE

MATCH EXIST. PVM'T
ELEVATION AT EXIST.
PARKING LOT

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
30" RCP FL ELEV. (S)= 1866.76
24" RCP FL ELEV. (N)= 1866.76
18" RCP FL ELEV. (W)= 1868.04
DEPTH= 4.84'

FURNISH & INSTALL:
249 LF- 24" RCP STORM (N) @ +0.40% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
24" RCP FL ELEV. (S)= 1867.76
18" RCP FL ELEV. (N)= 1867.76
18" RCP FL ELEV. (W)= 1867.94
DEPTH= 3.74'

FURNISH & INSTALL:
241 LF- 18" RCP STORM (N) @ +0.20% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (S)= 1868.24
18" RCP FL ELEV. (W)= 1868.24
DEPTH= 3.86'

FURNISH & INSTALL:
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

5' WIDE PUBLIC
SIDEWALK

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.81
DEPTH= 3.29'

26' WIDE BC/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.60
GUTTER FL ELEV.= 1871.10
18" RCP FL ELEV. (E)= 1867.89
DEPTH= 3.71'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
18" RCP FL ELEV. (E)= 1868.00
DEPTH= 3.50'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
18" RCP FL ELEV. (E)= 1868.00
DEPTH= 3.50'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (E)= 1868.30
DEPTH= 3.80'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
24" RCP FL ELEV. (S)= 1868.21
18" RCP FL ELEV. (N)= 1868.21
18" RCP FL ELEV. (W)= 1868.21
DEPTH= 3.29'

FURNISH & INSTALL:
270 LF- 18" RCP STORM (N) @ +0.20% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1871.50
GUTTER FL ELEV.= 1871.00
18" RCP FL ELEV. (E)= 1868.27
DEPTH= 3.23'

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1872.10
GUTTER FL ELEV.= 1871.60
18" RCP FL ELEV. (S)= 1868.75
18" RCP FL ELEV. (W)= 1868.75
DEPTH= 3.35'

FURNISH & INSTALL:
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

CONSTRUCT:
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 126A
TC ELEV.= 1870.60
GUTTER FL ELEV.= 1870.10
30" RCP FL ELEV. (S)= 1867.21
24" RCP FL ELEV. (N)= 1867.21
18" RCP FL ELEV. (W)= 1867.83
DEPTH= 3.65'

FURNISH & INSTALL:
250 LF- 24" RCP STORM (N) @ +0.40% SLOPE
30 LF- 18" RCP STORM (W) @ +0.20% SLOPE

EBONY LANE
BRANDIE DRIVE
K. ELISE DRIVE
ELLIE DRIVE
McCOY LANE
JESSIE LANE
BUILDING SETBACK
(NOT A PART)
THIRD SUBDIVISION
FOURTH SUBDIVISION
LOT ONE
LOT TWO
LOT THREE
LOT FOUR
LOT FIVE
LOT SIX
LOT SEVEN
LOT EIGHT
LOT NINE
LOT TEN

APPROXIMATE QUANTITIES-STORM SEWER

CONSTRUCT:

CONC. CURB INLET w/ 6' THROAT	21 EA

FURNISH & INSTALL:

36" REINFORCED CONCRETE PIPE	225 LF
36" RCP FLARED END SECTION	1 EA
30" REINFORCED CONCRETE PIPE	759 LF
30" RCP FLARED END SECTION	2 EA
24" REINFORCED CONCRETE PIPE	749 LF
18" REINFORCED CONCRETE PIPE	1,019 LF
24" RCP OUTLET PIPE	70 LF
24" RCP FLARED END SECTION	2 EA

APPROXIMATE QUANTITIES-PAVEMENT

CONSTRUCT:

6" MIN. THK TYPE 47B CONC. PVM'T	103,189 SF
12" SUBGRADE PREPARATION	103,508 SF
6" INTEGRAL CURB & GUTTER	7,761 LF
5' WIDE PUBLIC SIDEWALK	3,275 LF
ADA SIDEWALK RAMP	2 EA

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF PIPE. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET OR WHEN A WATER MAIN OR SERVICE CROSS, THE BOTTOM OF THE WATER MAIN MUST BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER.

NOTE:
ALL PRIVATE STREETS SHALL BE 26'-0" WIDE FROM BACK OF CURB TO BACK OF CURB

NOTE:
ALL DRIVEWAYS SHALL BE A MIN. OF 25'-0" FROM BACK OF CURB OF PRIVATE STREET.

UTILITY INFORMATION
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CALL 1-800-331-5666 or 811 PRIOR TO CONSTRUCTION

PUBLIC WORKS PLAN- STORM SEWER/PAVING
McCOY MEADOWS SUBDIVISION
GRAND ISLAND, NE

SCALE: 1:50

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P.O. BOX 2052 • KEARNEY, NEBRASKA • 308-236-2166
• CIVIL AND STRUCTURAL ENGINEERING •

Grand Island

TAP EXISTING 12" DIP WATER MAIN
(FIELD VERIFY)

FURNISH:
(1) 12"x8" WET TAP w/ 8" GATE VALVE
(INSTALLED BY THE CITY OF GRAND ISLAND)

JACK & BORE:
42 LF– 8" DIP w/ POLY ENCASEMENT (E)
w/ CASING UNDER EBONY LANE
(REFER TO STD. PLAN 141)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
101 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
293 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
254 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
66 LF– 8" DIP WATER MAIN (N)
216 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
(1) 8" GATE VALVE ASSEMBLY
322 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK
122 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW (VERT) w/ THUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
93 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
307 LF– 8" DIP WATER MAIN (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK
122 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW (VERT) w/ THUST BLOCK

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
310 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
283 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
242 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
40 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(1) 8"x6" DIP REDUCER
6 LF– 6" DIP w/ POLY ENCASEMENT
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 158 & 159)

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
216 LF– 8" DIP WATER MAIN (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
28 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
77 LF– 8" DIP w/ POLY ENCASEMENT (E)
(REFER TO STD. PLAN 155)

CONNECT TO EXIST. 8" DIP WATER MAIN

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN.)

REMOVE & RESET:
EXIST. FIRE HYDRANT

RESET & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)

FURNISH & INSTALL:
(1) 8" DIP 90° ELBOW w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
58 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
282 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(1) 6.5' BURY FIRE HYDRANT
(REFER TO STD. PLAN 140 TYPE 2)
283 LF– 8" DIP w/ POLY ENCASEMENT (N)
(REFER TO STD. PLAN 155)
(4) 8" DIP 45° ELBOW w/ THRUST BLOCK

FURNISH & INSTALL:
(3) 8" GATE VALVE ASSEMBLY
(1) 8"x8" DIP TEE w/ THRUST BLOCK
(REFER TO STD. PLAN 134)
18 LF– 8" DIP WATER MAIN (N)
(REFER TO STD. PLAN 155)

APPROXIMATE QUANTITIES – WATER

JACK & BORE:	
8" DIP WATER w/ POLY ENCASEMENT	42 LF
FURNISH & INSTALL:	
8" DIP WATER w/ POLY ENCASEMENT	3,826 LF
6" DIP WATER w/ POLY ENCASEMENT	70 LF
8" GATE VALVE ASSEMBLY	17 EA
8" DIP 90° ELBOW w/ THRUST BLOCK	5 EA
8" DIP 45° ELBOW w/ THRUST BLOCK	44 EA
8"x6" DIP TEE w/ THRUST BLOCK	11 EA
6" RS MJ GATE VALVE	11 EA
6.5' BURY FIRE HYDRANT	11 EA
1" TYPE "K" COPPER WATER SERVICE	3,213 LF
1" CORP STOP	91 EA
1" CURB STOP	91 EA
RESET:	
EXIST. FIRE HYDRANT	1 EA

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF PIPE. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET OR WHEN A WATER MAIN OR SERVICE CROSS, THE BOTTOM OF THE WATER MAIN MUST BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER.

PUBLIC WORKS PLAN- WATER MAIN
McCOY MEADOWS SUBDIVISION
GRAND ISLAND, NE

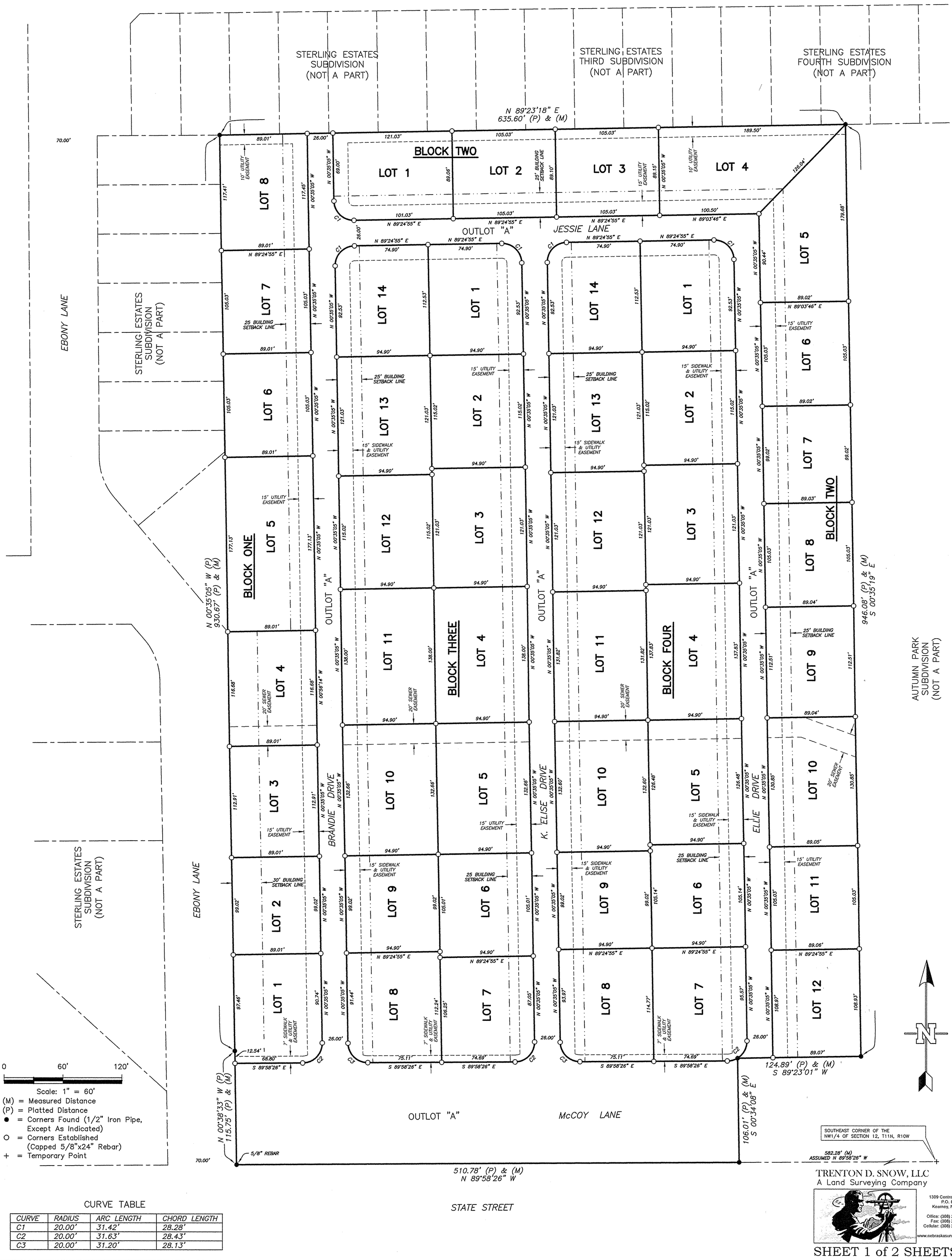
SCALE: 1:50

UTILITY INFORMATION
CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT 1-800-331-5666, OR 811. ALSO ONLINE AT WWW.NE-DIGGERS.COM
CALL 1-800-331-5666 or 811 PRIOR TO CONSTRUCTION

BRUNGARDT ENGINEERING, L.L.C.
P.O. BOX 2052 • KEARNEY, NEBRASKA • 308-236-2166
• CIVIL AND STRUCTURAL ENGINEERING •

McCOY MEADOWS

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	31.42'	28.28'
C2	20.00'	31.63'	28.43'
C3	20.00'	31.20'	28.13'

TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085
www.nebraskasurveys.com

SHEET 1 of 2 SHEETS

19-0004-0808 FINAL

McCOY MEADOWS

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows:

Referring to the Southeast Corner of the Northwest 1/4 of said Section 12 and assuming the south line of said Northwest 1/4 as bearing N 89°58'26" W and all bearings contained herein are relative thereto; thence N 89°58'26" W on the aforesaid south line a distance of 582.28 feet to the ACTUAL PLACE OF BEGINNING, said point being the southeast corner of said Autumn Park Third Subdivision and on the north line of State Street, a street in the City of Grand Island, Hall County, Nebraska; thence continuing N 89°58'26" W on the north line of said street and the south line of said subdivision a distance of 510.78 feet to the southwest corner of said Autumn Park Third Subdivision; thence N 00°38'33" W on the west line of said subdivision a distance of 115.75 feet; thence N 00°35'05" W on the aforesaid west line a distance of 930.67 feet to the northwest corner of said Autumn Park Third Subdivision; thence N 89°23'18" E on the north line of said subdivision a distance of 635.60 feet to the northeast corner of said Autumn Park Third Subdivision; thence S 00°35'19" E on the east line of said subdivision a distance of 946.08 feet; thence S 89°23'01" W a distance of 124.89 feet; thence S 00°34'08" E a distance of 106.01 feet to the place of beginning. Containing 15.015 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "MCCOY MEADOWS", a subdivision in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat are well and accurately staked and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

_____
Trenton D. Snow
Nebr. Reg. L.S. No. 626

_____
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Dana Point Development Corporation, a Wyoming Corporation, by and through Matthew Thomas, its President, being the sole owner of the land described hereon has caused the same to be surveyed, subdivided, platted and designated as "MCCOY MEADOWS", a subdivision in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements and as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress there to, and hereby prohibits the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and further dedicates the outlots to the public for utilities and ingress and egress purposes; and that the foregoing subdivision as more particularly described in the description hereon as it appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

In witness whereof, I have affixed my signature hereto, at _____, _____ this ____ day of _____, 20___.

_____(signature)
Matthew Thomas
President of Dana Point Development Corporation,
a Wyoming Corporation

ACKNOWLEDGEMENTS

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Matthew Thomas, President of Dana Point Development Corporation, a Wyoming Corporation.

_____ (S E A L)
Notary Public

My commission expires _____

APPROVALS

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

_____ _____
Chairman Date

Approved and Accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2019.

(S E A L)

_____
Mayor

Attested

_____
City Clerk

TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085
www.nebraskasurveys.com

19-0004-0808 FINAL

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

MCCOY MEADOWS SUBDIVISION

(Block 1 Lots 1 through 8, Block 2 Lots 1 through 12, Block 3 Lots 1 through 14, Block 4 Lots 1through 14 and Outlot A)

In the City of Grand Island, Hall County Nebraska

The undersigned, DANA POINT DEVELOPMENT CORPORATION, a Wyoming Corporation, hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

> AUTUMN PARK THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA (TO BE VACATED) BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE ¼ NW ¼) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
> REFERRING TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID NORTHWEST ¼ AS BEARING N 89°58’26” W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE N 89°58’26” W ON THE

AFORESAID SOUTH LINE A DISTANCE OF 582.28 FEET TO THE ACTUAL PLACE OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION AND ON THE NORTH LINE OF STATE STREET, A STREET IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE CONTINUING N 89°58'26" W ON THE NORTH LINE OF SAID STREET AND THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 510.78 FEET TO THE SOUTHWEST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION; THENCE N 00°38'33" W ON THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 115.75 FEET; THENCE N 00°35'05" W ON THE AFORESAID WEST LINE A DISTANCE OF 930.67 FEET TO THE NORTHWEST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION; THENCE N 89°23'18" E ON THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 635.60 FEET TO THE NORTHEAST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION; THENCE S 00°35'19" E ON THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 946.08 FEET; THENCE S 89°23'01" W A DISTANCE OF 124.89 FEET; THENCE S 00°34'08" E A DISTANCE OF 106.01 FEET TO THE PLACE OF BEGINNING. CONTAINING 15.015 ACRES, MORE OR LESS;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as MCCOY MEADOWS SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In

consideration of the acceptance of the plat of said MCCOY MEADOWS SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Residential Development Zone**. This subdivision is within a designated Residential Development Zone and shall be regulated in accordance with Chapter 36 of the Grand Island City Code. A Development Plan as shown on Exhibit A, attached hereto and incorporated herein by reference is hereby approved for such Subdivision. Any amendments to such Development Plan shall be approved by the City of Grand Island in accordance with the Grand Island City Code. The official Development Plan shall be on file with the City's Planning Department.

2. **Paving**. The Subdivider agrees that McCoy Lane, Ellie Drive, Brandie Drive, K. Elise Drive and Jesse Lane are to be constructed as 26 foot private streets to be owned and maintained by the Subdivider.

The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Ebony Lane where it abuts the subdivision.

3. **Water**. Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City’s inspection.

4. **Sanitary Sewer**. Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the

subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

5. **Storm Drainage**. The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

6. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot. Sidewalk along Ebony Lane shall be conventional walk consistent with the existing sidewalk north of this property. Internal walks within the development shall be constructed at the time the lots are built upon as shown on the Development plan marked "Exhibit A".

7. **Easements**. Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

8. **Engineering Data**. All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of

improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

9. **Design and Construction**. No building shall be constructed except within the Building Envelope Areas as defined on the Development Plan (Exhibit "A"). The buildings to be constructed shall be consistent with the designs approved with the development plan to include four single family detached homes on Lots 1 through 4 of Block 1 and duplex units on the remaining lots generally as shown in the attached elevations and floor plans. No portion of any building constructed (including architectural features) shall exceed a height of 35 feet above the center of the street at the midpoint of the front property line.

10**.** **Parking**. The Subdivider agrees to sign and enforce no parking on the private streets.

11. **Landscaping**. The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island. The Subdivider shall install and maintain landscaping at its own expense. Thirty foot landscape buffers shall be maintained south of McCoy Lane on Outlot A and on the west side of Lots 1-4 of Block 1 adjacent to Ebony Lane. A ten foot landscape buffer with a 6 foot fence or shrubbery shall be maintained along the west side of Lots 5-8 Block 1, at the north end of Outlot A adjacent to the end of Brandie Lane

and north of Lots 1-4 of Block 2. No buildings or other structures shall be permitted outside of the building envelopes in a manner that encroaches into the required landscape buffer.

12. **Warranty**. The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as MCCOY MEADOWS SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

13. **Successors and Assigns**. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2019.

DANA POINT DEVELOPMENT CORPORATION, a Wyoming Corporation, Subdivider

By: _____
Matthew Thomas, President

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Thomas, President of Dana Point Development, a Wyoming Corporation, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Dana Point Development Corporation.

WITNESS my hand and notarial seal the date above written.

_____
Notary Public

My commission expires: _____

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

By: _____
Roger G. Steele, Mayor

Attest: _____

__

RaNae Edwards, City Clerk

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2019-____, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

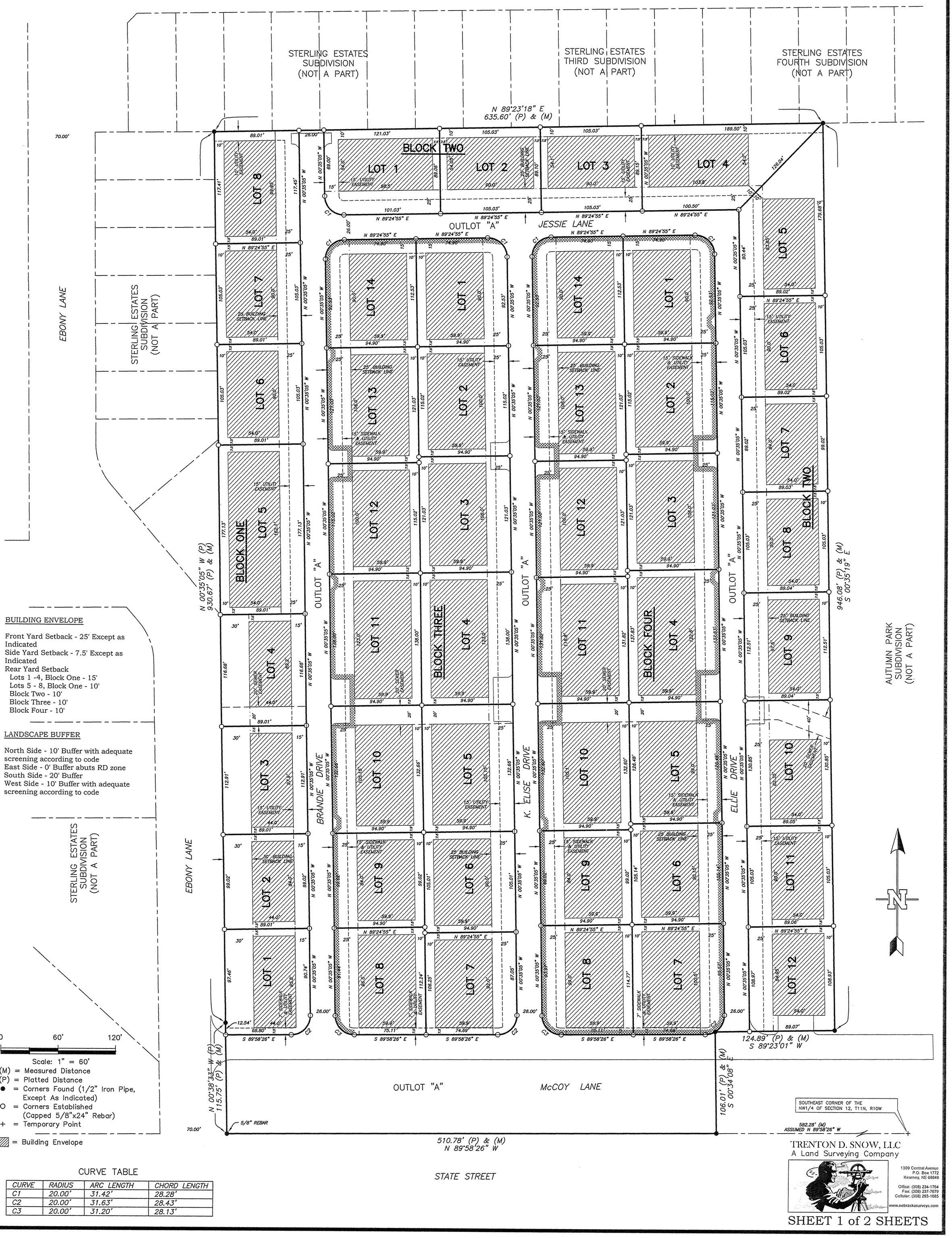
_____
Notary Public

My commission expires: _____

EXHIBIT "A"

McCOY MEADOWS DEVELOPMENT PLAN

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



BUILDING ENVELOPE

Front Yard Setback - 25' Except as Indicated
Side Yard Setback - 7.5' Except as Indicated
Rear Yard Setback
- Lots 1 -4, Block One - 15'
- Lots 5 - 8, Block One - 10'
- Block Two - 10'
- Block Three - 10'
- Block Four - 10'

LANDSCAPE BUFFER

North Side - 10' Buffer with adequate screening according to code
East Side - 0' Buffer abuts RD zone
South Side - 20' Buffer
West Side - 10' Buffer with adequate screening according to code

0 60' 120'

Scale: 1" = 60'

(M) = Measured Distance
(P) = Platted Distance
● = Corners Found (1/2" Iron Pipe, Except As Indicated)
○ = Corners Established (Capped 5/8"x24" Rebar)
\+ = Temporary Point
▨ = Building Envelope

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	31.42'	28.28'
C2	20.00'	31.63'	28.43'
C3	20.00'	31.20'	28.13'

TRENTON D. SNOW, LLC
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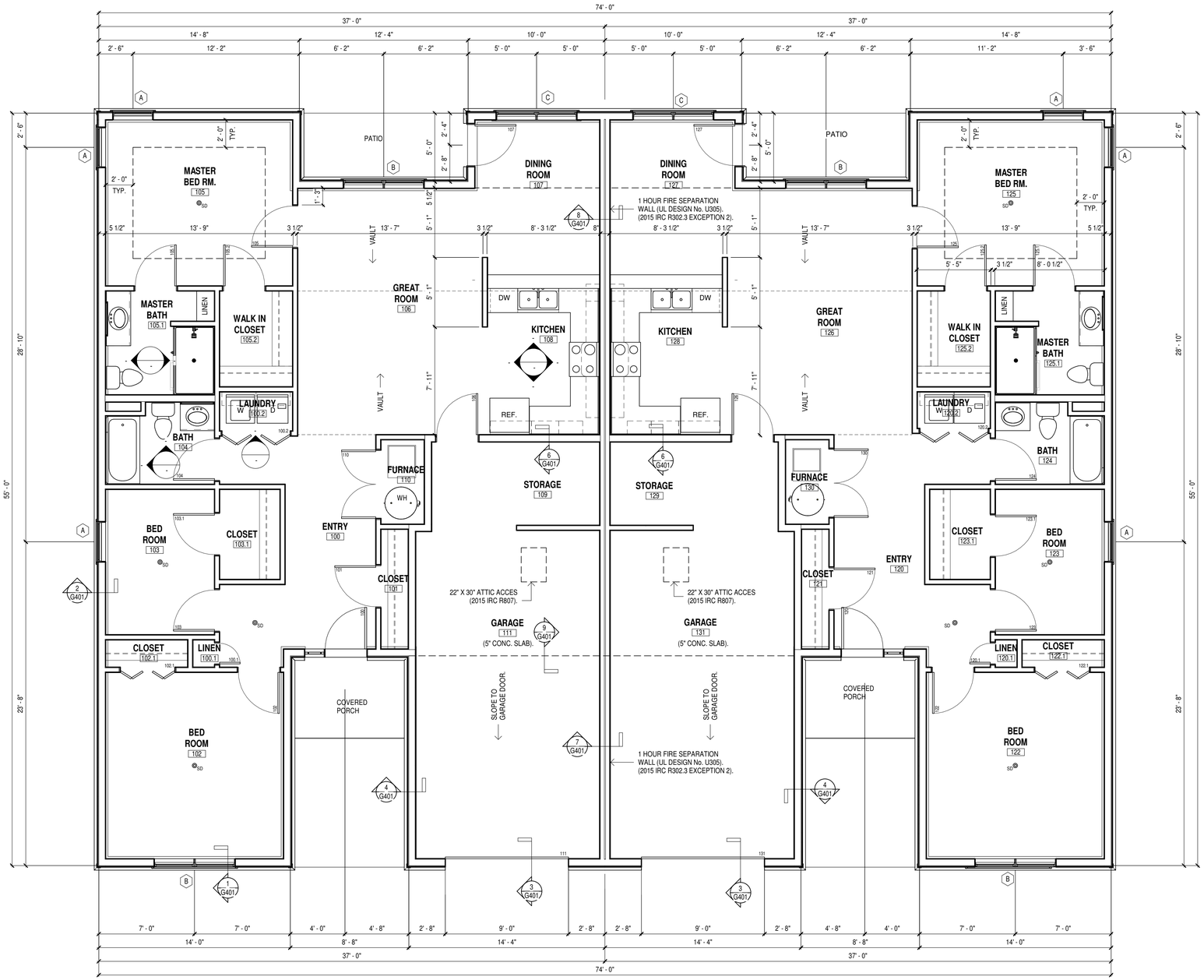
SHEET 1 of 2 SHEETS

19-0004-0808 FINAL



1 G101 FIRST FLOOR PLAN
1/4" = 1'-0"

Bradley E. Brandenberg + Associates

Architecture Planning Interior Design

1208 N. Jackson St.,
Lexington, Nebraska 68850
P: 308-324-0070
F: 308-324-0080
bebarchitecture.com

KEY PLAN

Project For:
Dana Point Development Corporation
Eastbrooke, L.P.
Kearney, Nebraska

First Floor Plan - Plan "G"

Seal

Progress Print
Not For Construction

REVISIONS

No.	DATE	DESCRIPTION

Project No.:2017_xx

Date: March 18, 2018

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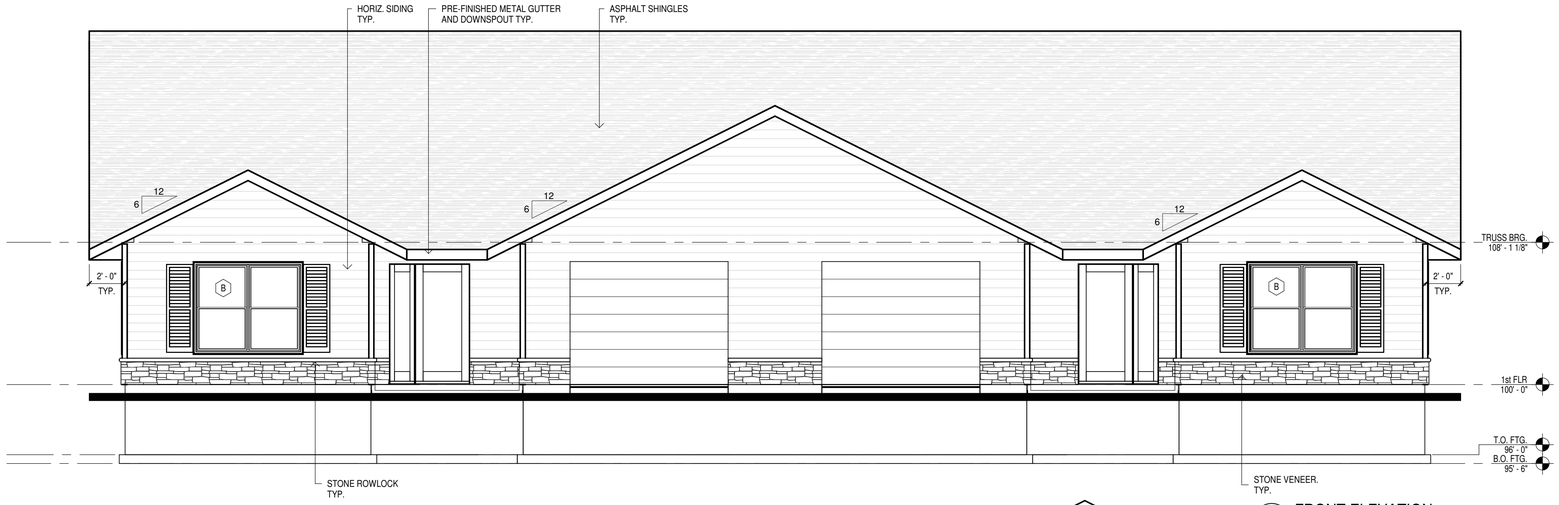
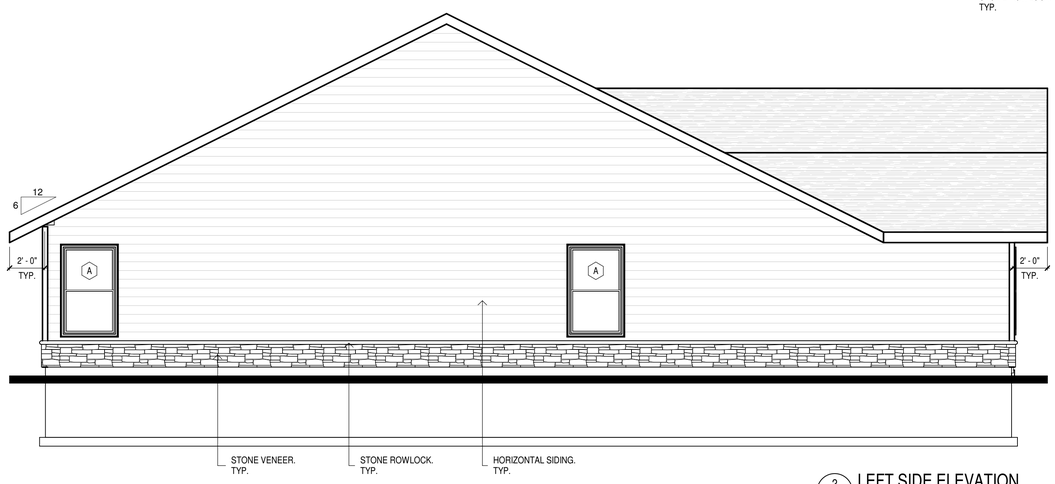
BRADLEY E. BRANDENBERG + ASSOCIATES.

Sheet:

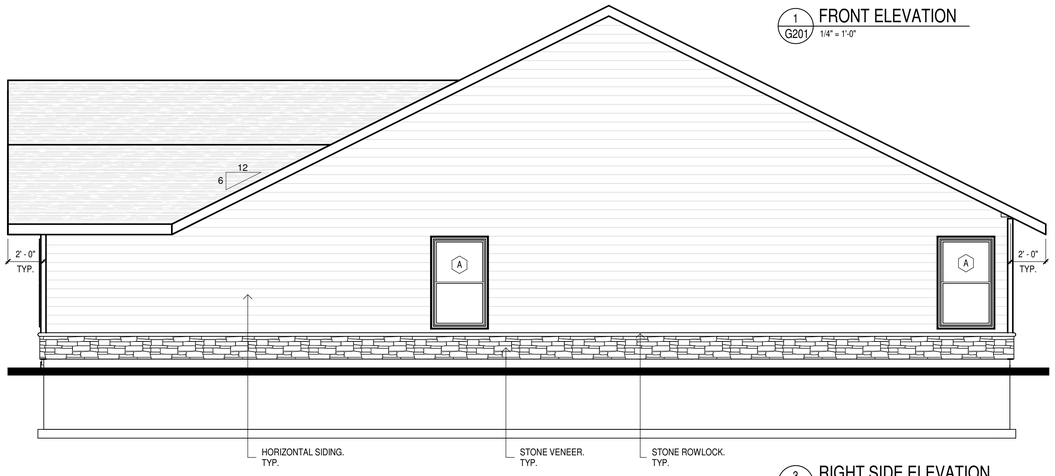
G101



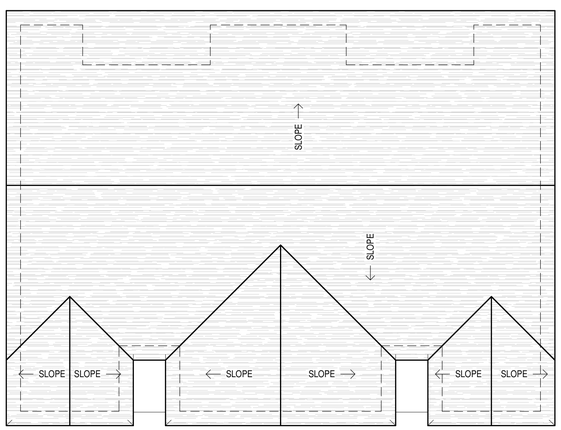
1 G201 FRONT ELEVATION
1/4" = 1'-0"



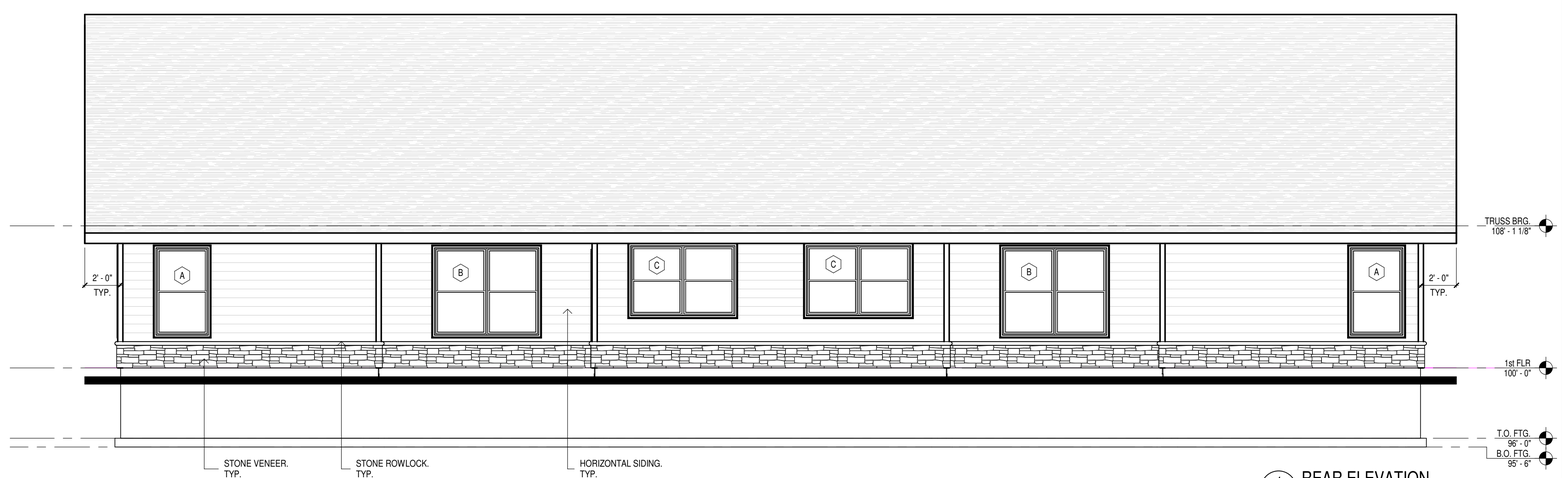
2 G201 LEFT SIDE ELEVATION
1/4" = 1'-0"



3 G201 RIGHT SIDE ELEVATION
1/4" = 1'-0"



5 G201 ROOF PLAN
1" = 10'-0"



4 G201 REAR ELEVATION
1/4" = 1'-0"

Bradley E. Brandenberg + Associates
Architecture Planning Interior Design
1208 N. Jackson St.,
Lexington, Nebraska 68850
P: 308-324-0070
F: 308-324-0080
bebarchitecture.com

KEY PLAN

Project For:
Dana Point Development Corporation
Eastbrooke, L.P.
Kearney, Nebraska

Exterior Elevations - Plan "G"

Progress Print
Not For Construction

Seal

REVISIONS

No.	DATE	DESCRIPTION

Project No.:2017_xx

Date: March 18, 2018

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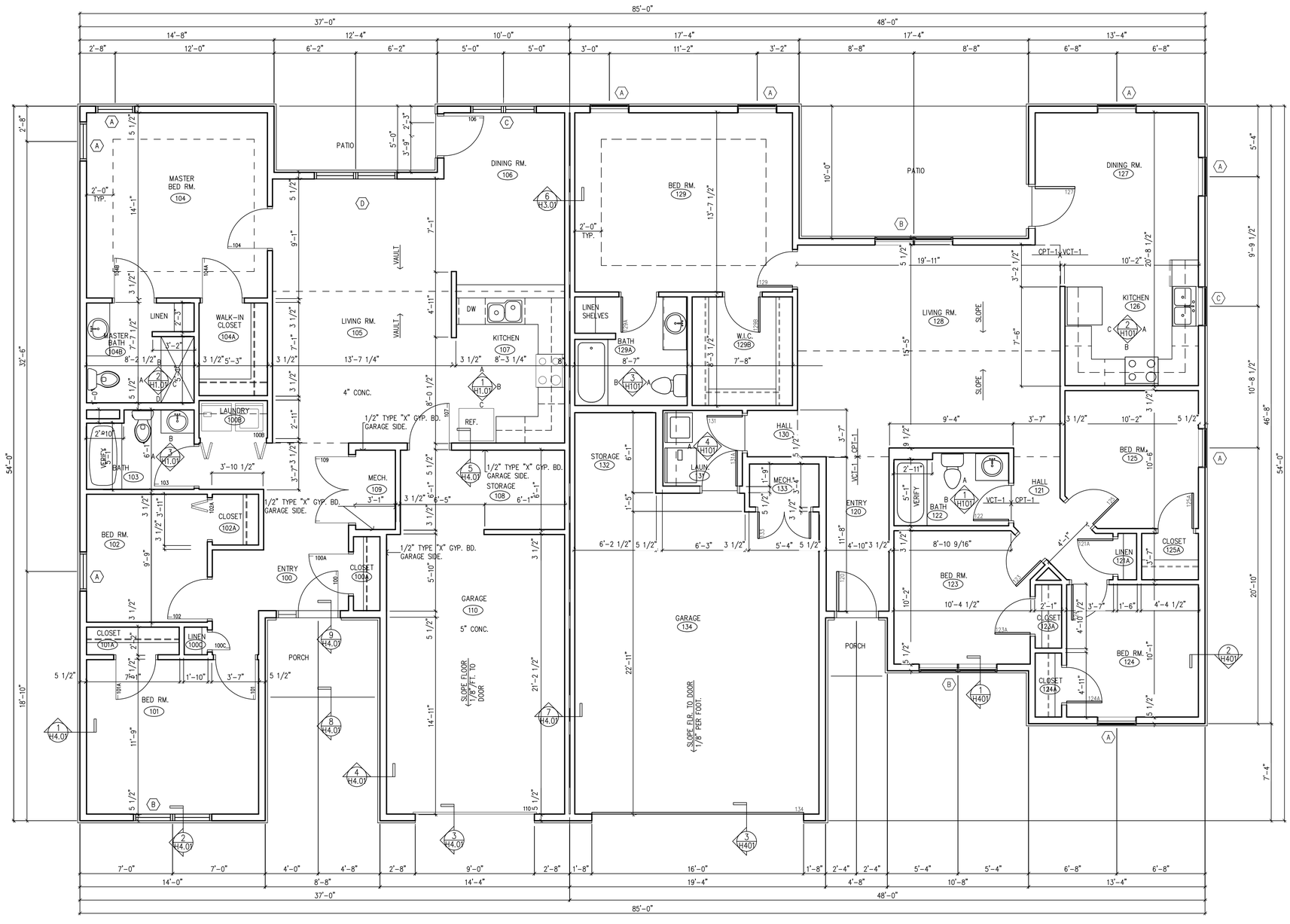
Sheet:

G201



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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BRADLEY E. BRANDENBERG + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
1208 N. JACKSON STREET, LEXINGTON, NEBRASKA 68850 PHONE: (308) 324-0070 FAX: (308) 324-0080

DANA POINT DEVELOPMENT CORPORATION
MADISON VILLAS, L.P.
NORFOLK, NE

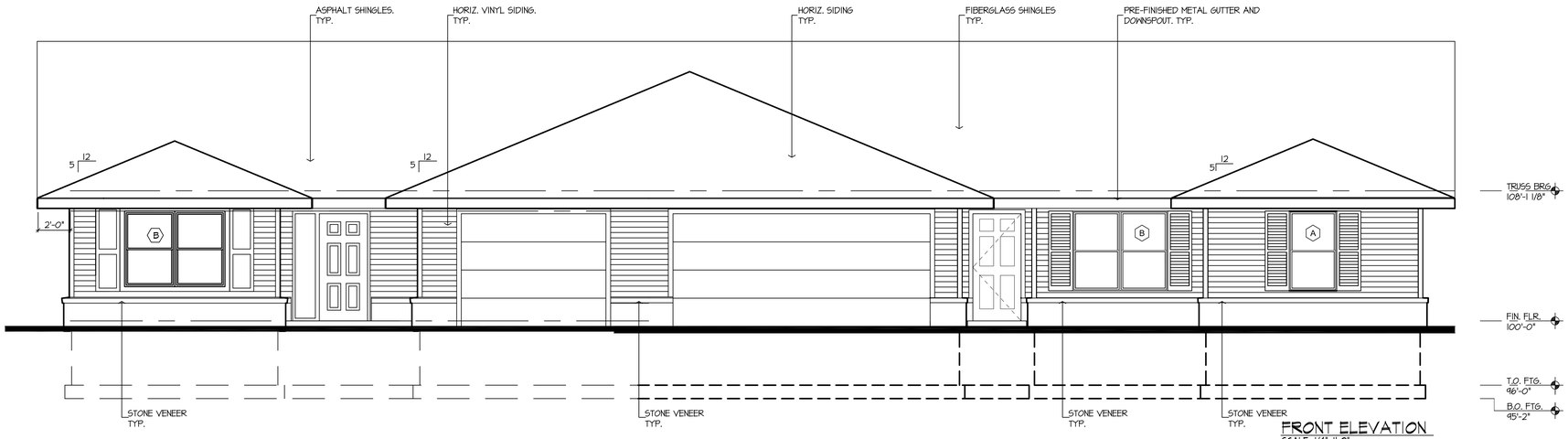
FLOOR PLAN – PLAN "H"

SEAL
9-1-2016

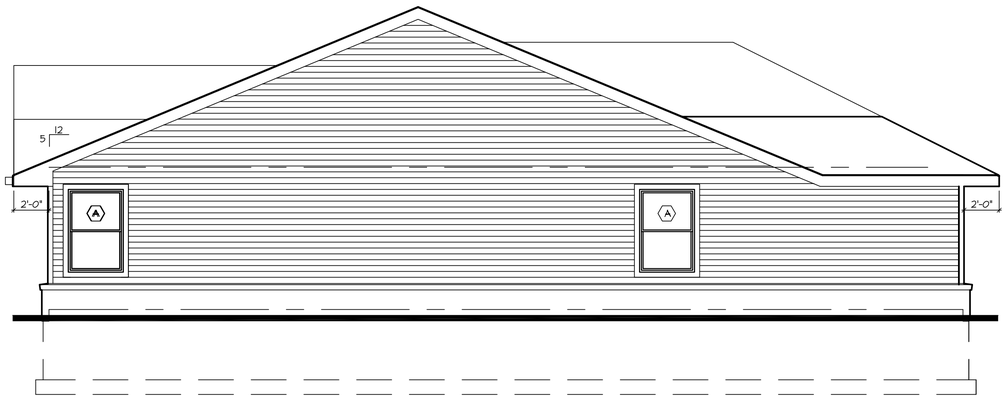
JOB No.

DATE: 3-16-2017

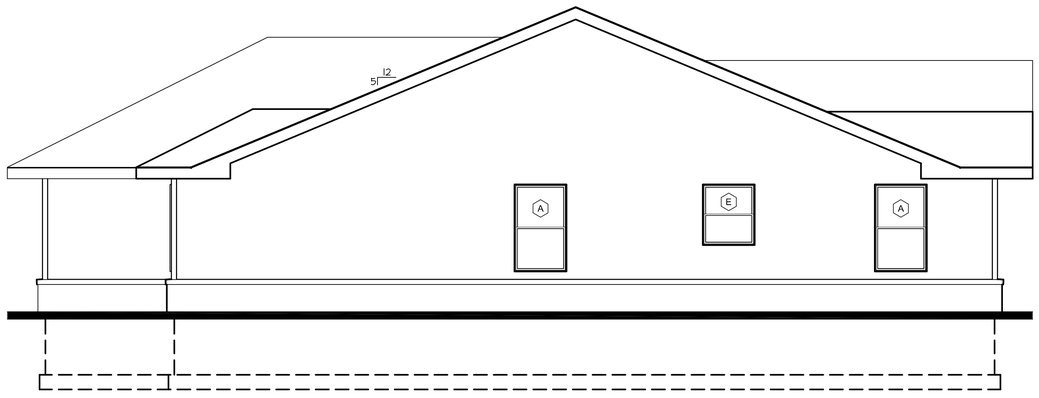
SHEET
H101



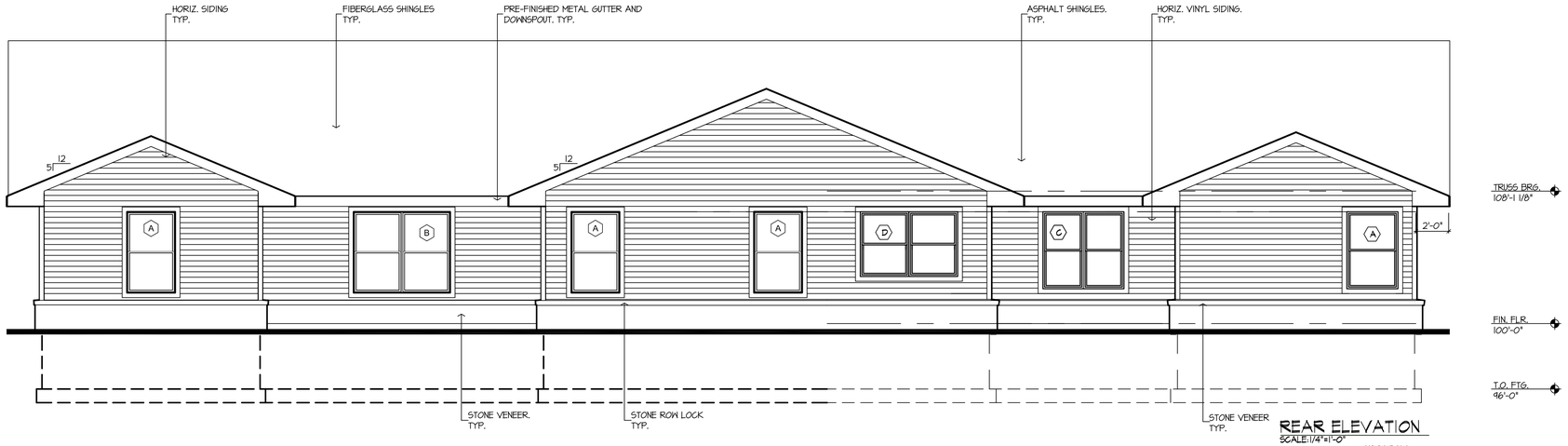
FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE:1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE:1/4"=1'-0"

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BRADLEY E. BRANDENBERG + ASSOCIATES.
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BRADLEY E. BRANDENBERG + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
1208 N. JACKSON STREET, LEXINGTON, NEBRASKA 68850 PHONE: (308) 324-0970 FAX: (308) 324-0980

DANA POINT DEVELOPMENT CORPORATION
MADISON VILLAS, L.P.
NORFOLK, NE

EXTERIOR ELEVATIONS - PLAN "H"

SEAL

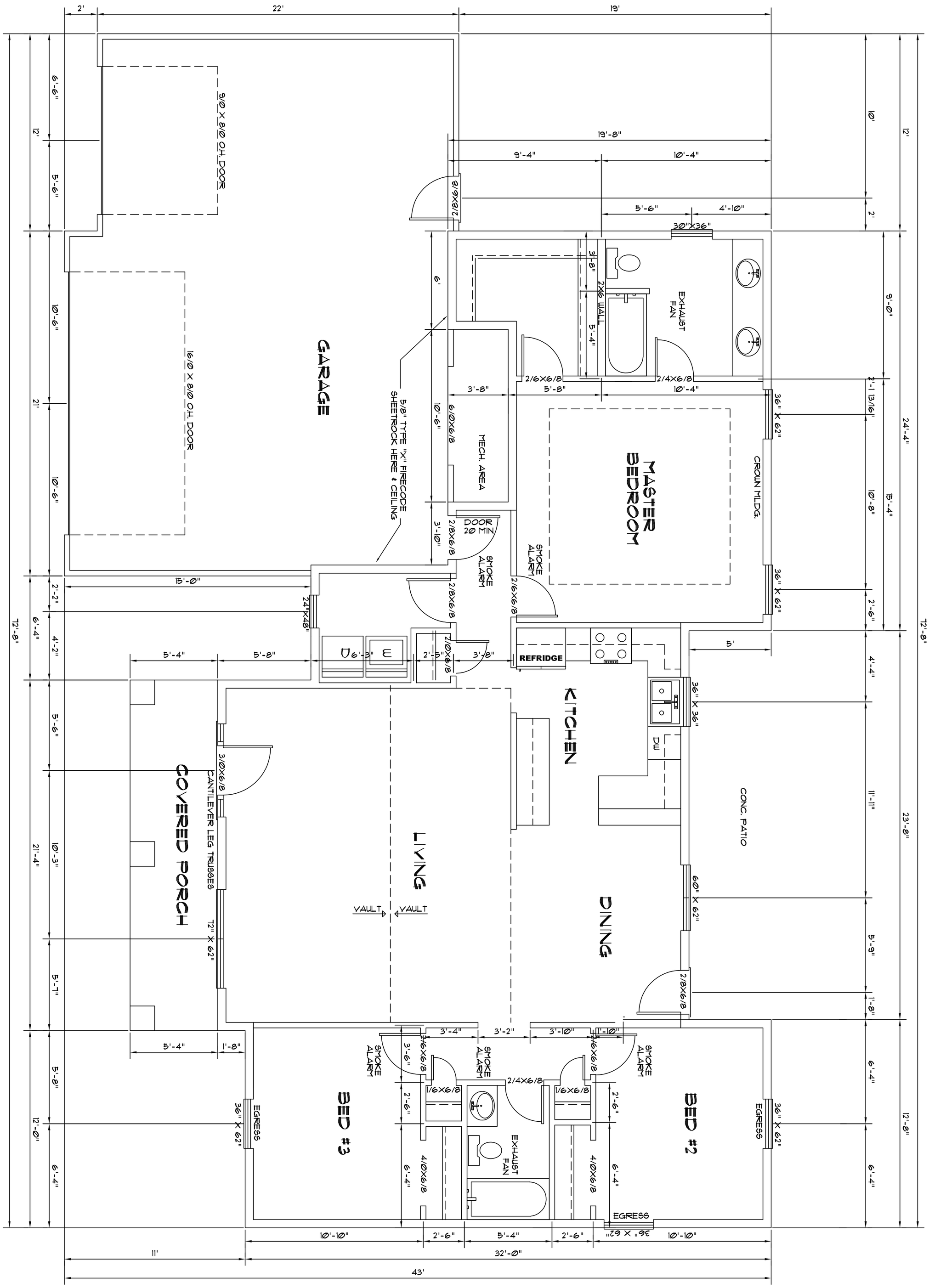
9-1-2016

JOB No.

DATE: 3-23-2017

SHEET

H202



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET

Mead Lumber

325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:

LOT 1

CONTRACTOR

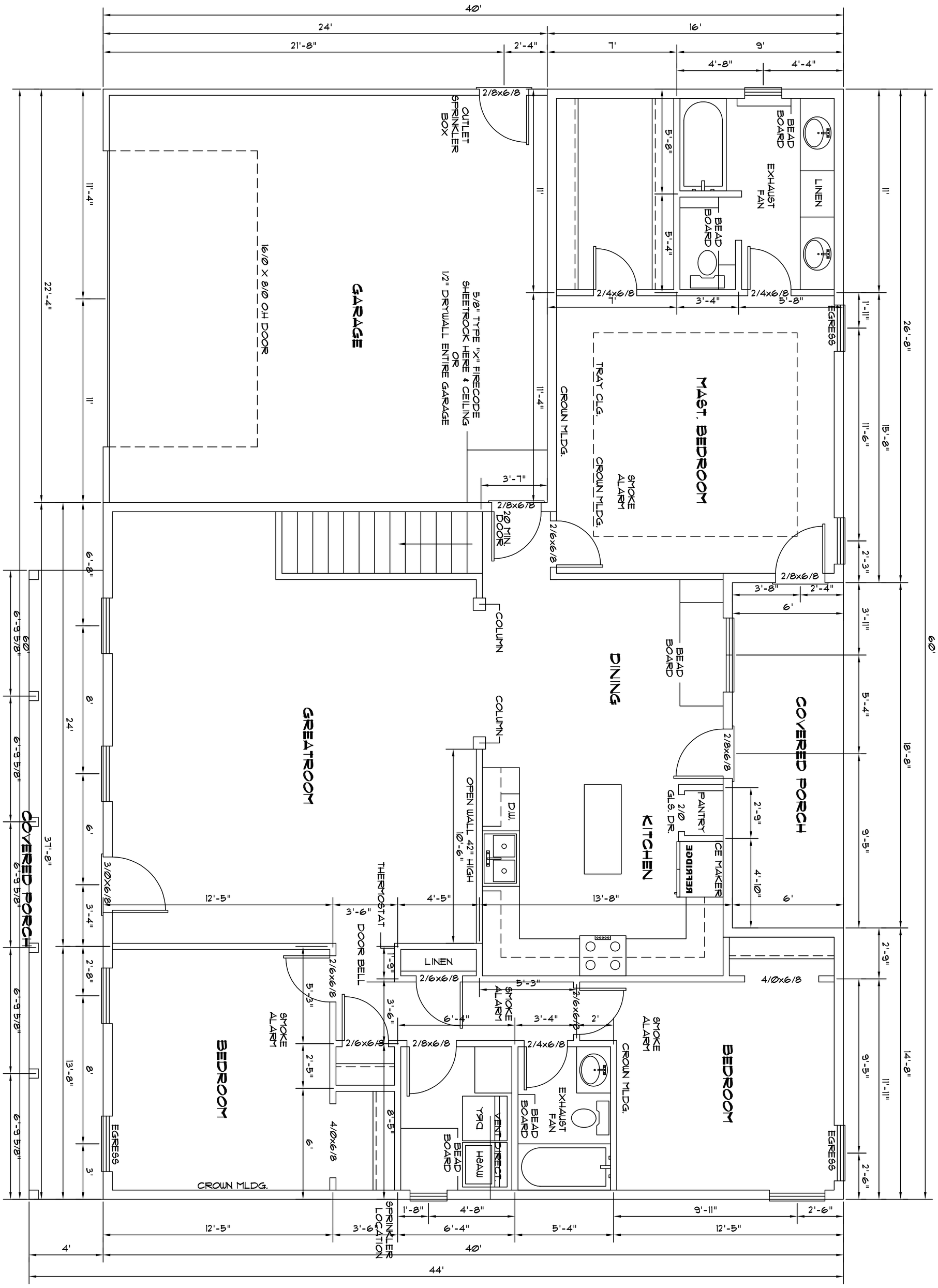
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY OF MEAD LUMBER GRAND ISLAND CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONSTRUCTION PROFESSIONAL MEAD LUMBER IS IN NO WAY LIABLE FOR STRUCTURAL SOUNDNESS

DATE:

DRAWN BY: C. MEISTER

REVISED:



FLOOR PLAN

SCALE: 1/4" = 1'-0"

1752 SQ. FT.

FOR CONSTRUCTION

SHEET

Mead Lumber

325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:
LOT 2

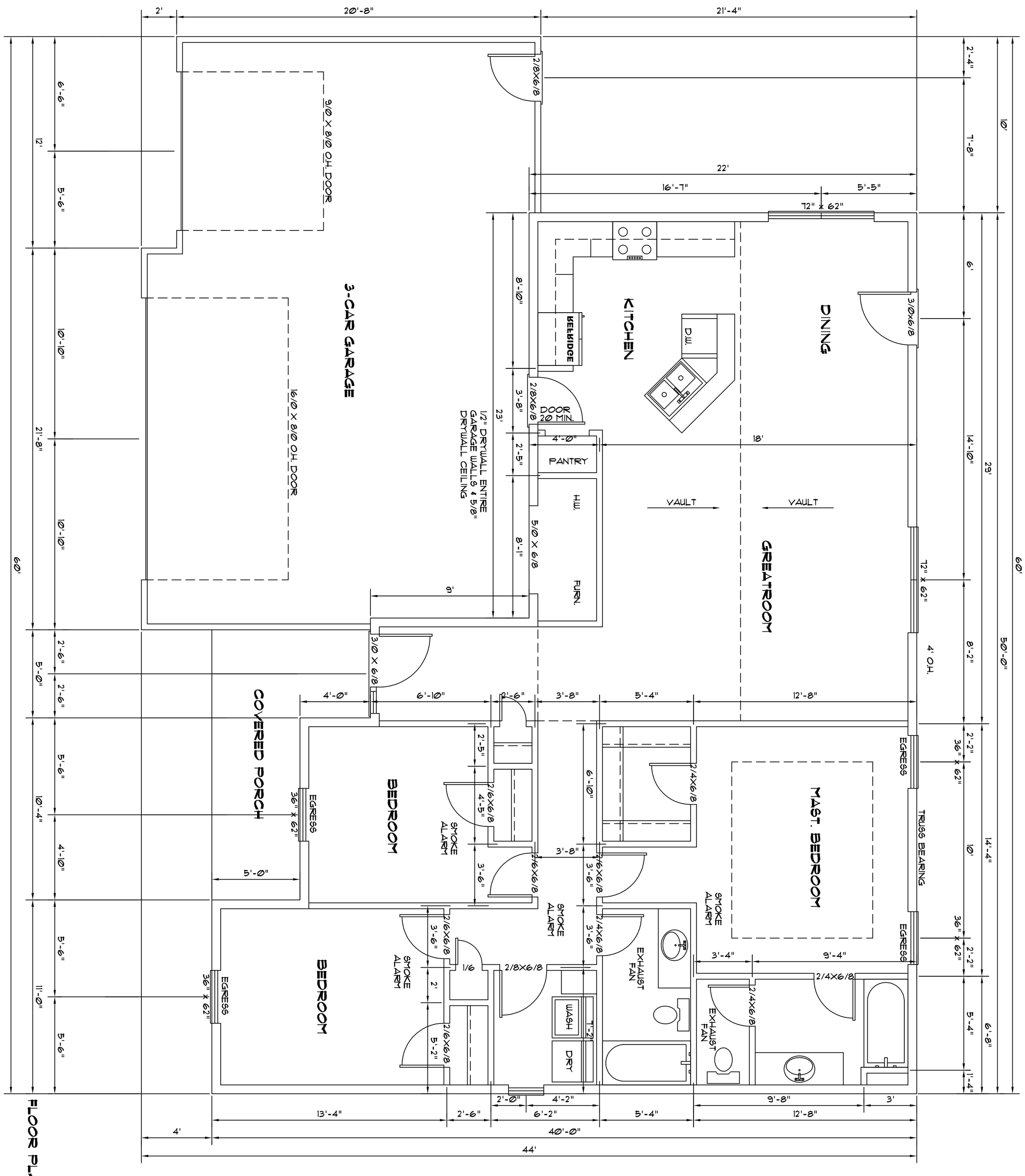
CONTRACTOR

THESE DRAWINGS ARE THE PROPERTY OF MEAD LUMBER GRAND ISLAND CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONSTRUCTION PROFESSIONAL MEAD LUMBER IS IN NO WAY LIABLE FOR STRUCTURAL SOUNDNESS

DATE:

DRAWN BY: C. MEISTER

REVISED:



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET

Mead Lumber

1612 SOUTH WEBB ROAD
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:

LOT 3

CONTRACTOR

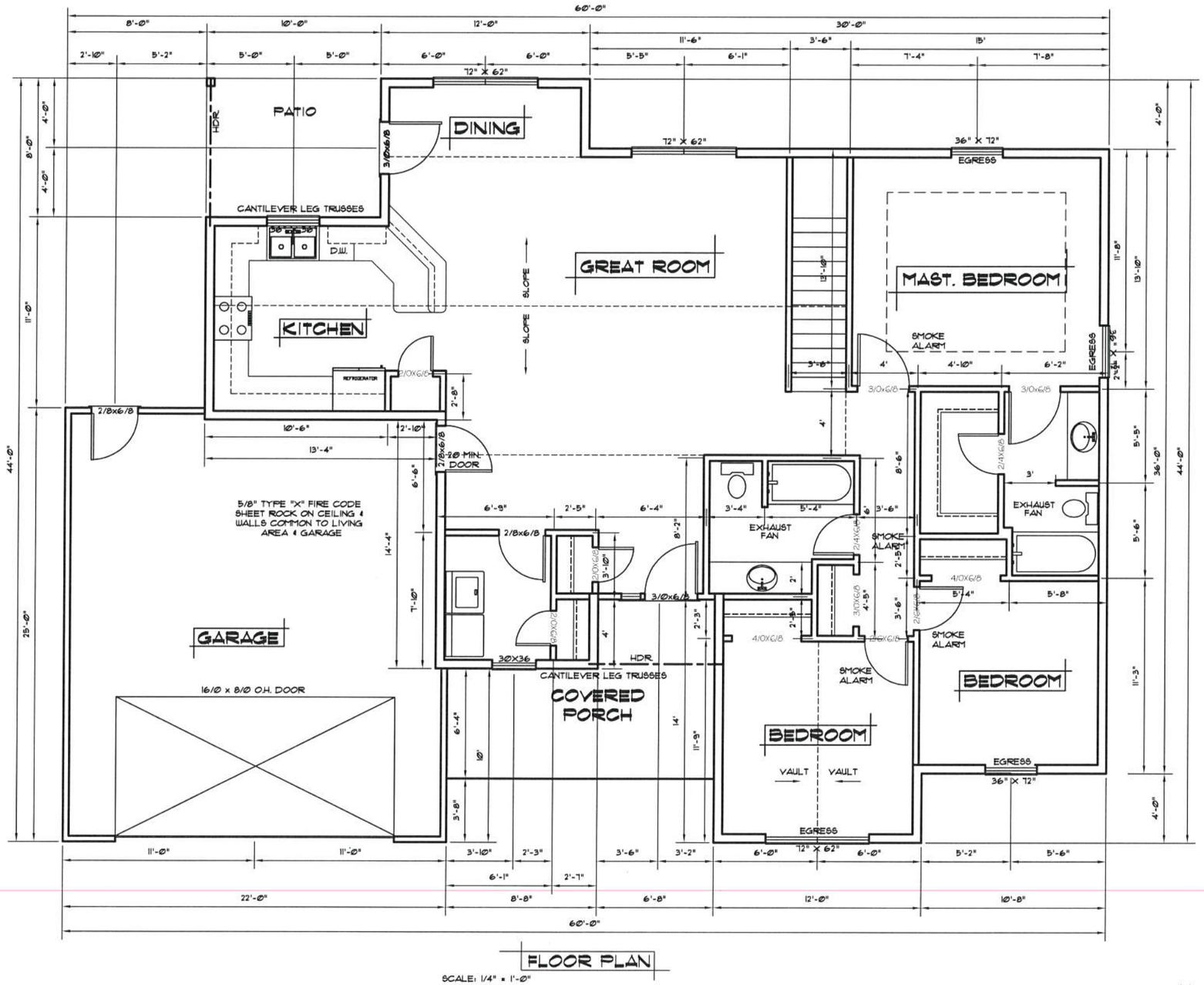
ILH CONSTRUCTION L.L.C.

THESE DRAWINGS ARE THE PROPERTY
OF MEAD BUILDING CENTERS
CONSTRUCTION SHALL NOT BE UNDERTAKEN
WITHOUT A CONSTRUCTION PROFESSIONAL
MEADS IS IN NO TERMS LIABLE
FOR STRUCTURAL SOUNDNESS

DATE:

DRAWN BY:

REVISED:



FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

TAHOE HOUSE PLANS
LOT 4 - BLOCK ONE

DESIGNED EXPRESSLY FOR:
TAHOE | B

CONTRACTOR
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY OF MEAD BUILDING CENTERS CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONTRACT ITEMIZED AGREEMENT. MEAD IS IN NO TERMS LIABLE FOR STRUCTURAL SOUNDNESS

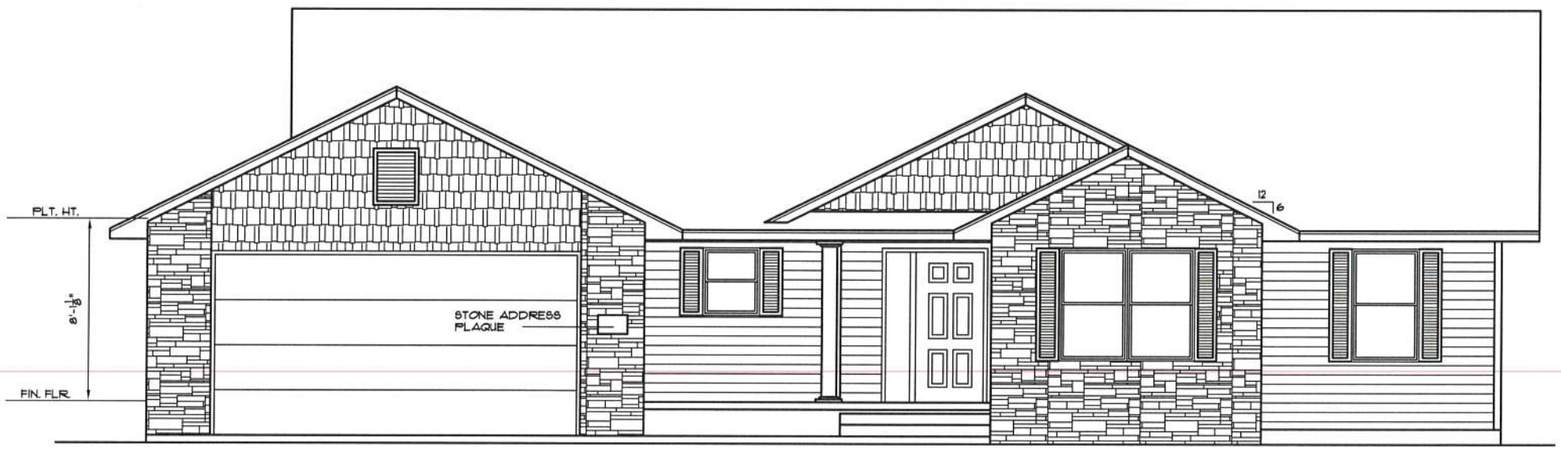
DATE:
DRAWN BY:
REVISED:

MEAD LUMBER
325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-6666

SHEET

REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

TAHOE HOUSE PLANS
LOT 4 – BLOCK ONE

DESIGNED EXPRESSLY FOR:
TAHOE I B
CONTRACTOR
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY OF MEAD BUILDING CENTERS CONSTRUCTION SHALL NOT BE UNDERTAKEN WITHOUT A CONSTRUCTION PROFESSIONAL TO LOOK AND TEST THE LIVE LOADS FOR STRUCTURAL SOUNDNESS

DATE:
DRAWN BY:
REVISED:

MEAD LUMBER
325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666

SHEET

R E S O L U T I O N 2019-214

WHEREAS, know all men by these presents, that Dana Point Development Corporation, by and through Matthew Thomas, its President, being the sole owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "MCCOY MEADOWS SUBDIVISION", Being a replat of all Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, 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 MCCOY MEADOWS 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, July 23, 2019.

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 16, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-7

#2019-215 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for Ellington Pointe Subdivision.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2019

Subject: Ellington Pointe Subdivision – Preliminary and Final Plat

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

Background

This property is located south of 13th Street and west of North Road in Grand Island, Nebraska. (Preliminary Plat 40 lots, 14.3 acres Final Plat 28 Lots 14.3 Acres). This property is zoned R1 Low Density Residential and R3 Medium Density Residential. A tract of land consisting of all of Lot 2 Hanover Second Subdivision and all of Lot 4 Hanover Third Subdivision all in City Grand Island, Hall County, Nebraska.

Discussion

The preliminary and final plats for Ellington Pointe Subdivision were considered the Regional Planning Commission at the July 10, 2019 meeting.

A motion was made by Rainforth and second by Rubio to approve the preliminary and final plat as presented.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (O'Neill, Nelson, Ruge, Rubio, Robb, Rainforth and Randone) and no members present voting no.

Alternatives

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

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

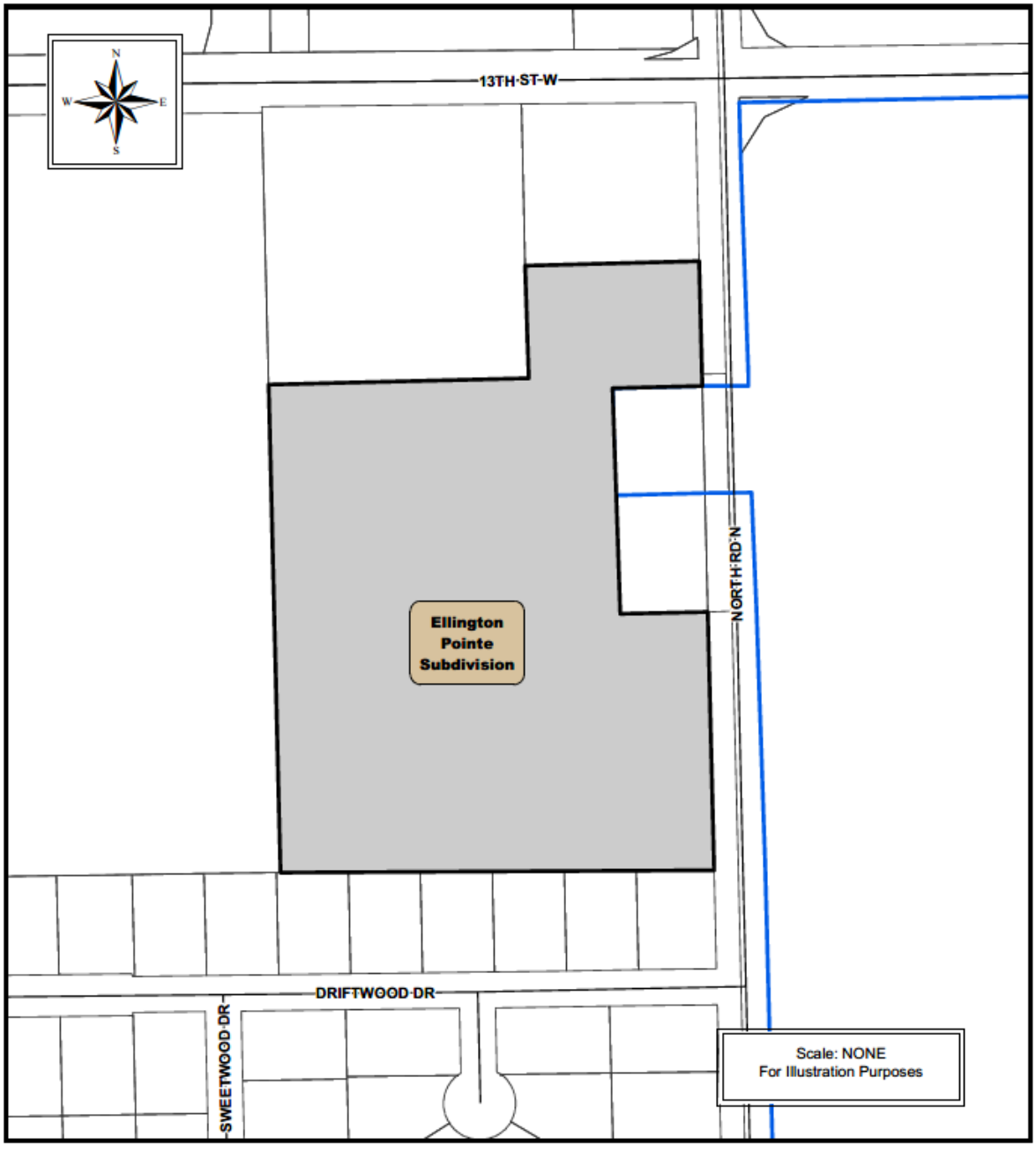
Recommendation

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

Sample Motion

Move to approve as recommended.

PROPOSED SUBDIVISION
AERIAL MAP



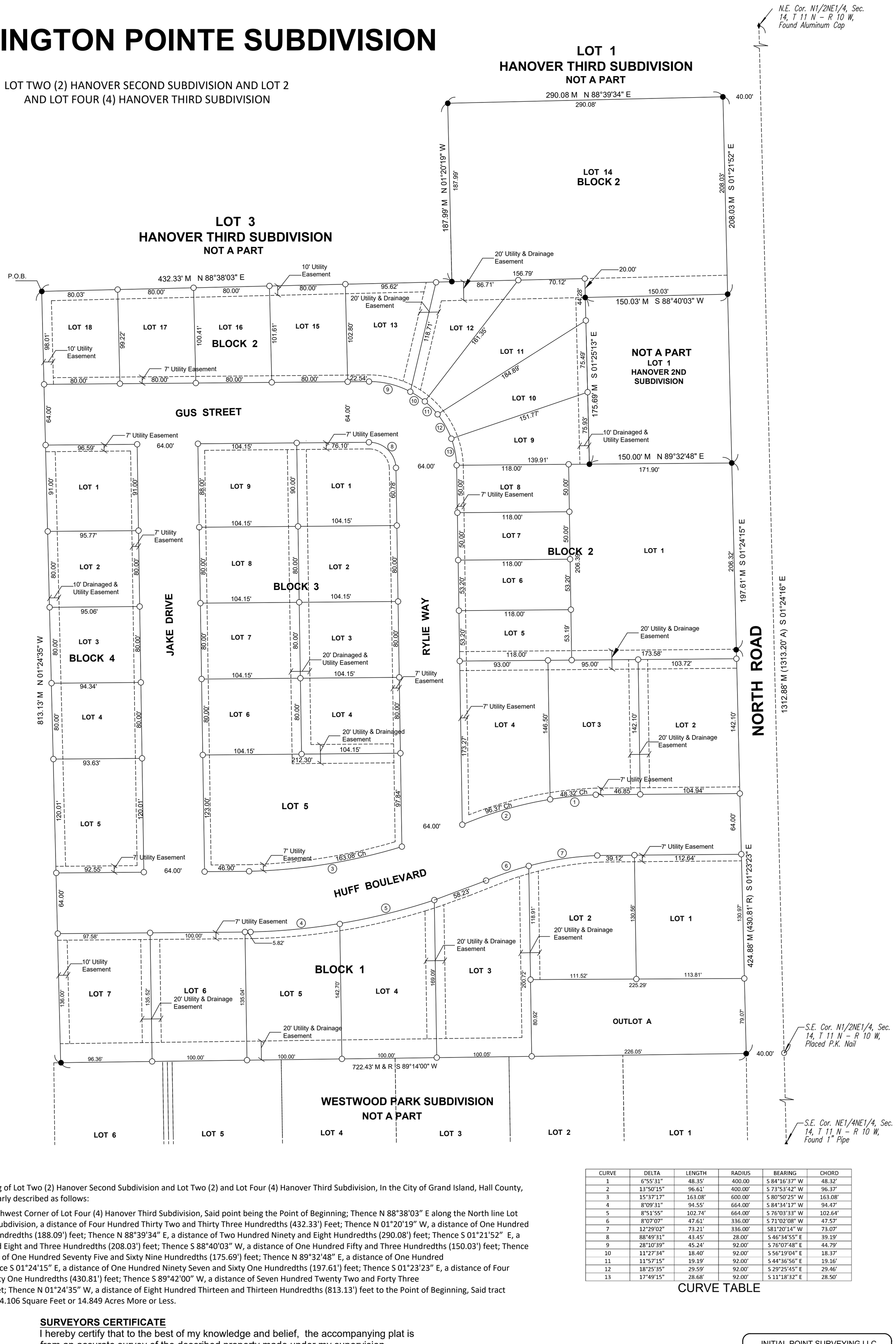
THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

Developer/Owner
Perseverence LLC, Andrew Eiler
4801 West Chapman Rd.
Grand Island, NE 68803

To create
Size: Preliminary Plat 40 lots, 14.3 acres **Final Plat** 28 lots, 14.3 Acres
Zoning: R3 Medium Density Residential and R1 Suburban Density Residential
Road Access: New 37' City Streets will be constructed with this subdivision.
Water Public: City water is available and will be extended to all lots.
Sewer Public: City sewer is available and will be extended to all lots.

ELLINGTON POINTE SUBDIVISION

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION



LEGAL DESCRIPTION

A Tract of land consisting of Lot Two (2) Hanover Second Subdivision and Lot Two (2) and Lot Four (4) Hanover Third Subdivision, In the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of Lot Four (4) Hanover Third Subdivision, Said point being the Point of Beginning; Thence N 88°38'03" E along the North line Lot Four (4) Hanover Third Subdivision, a distance of Four Hundred Thirty Two and Thirty Three Hundredths (432.33') Feet; Thence N 01°20'19" W, a distance of One Hundred Eighty Eight and Nine Hundredths (188.09') feet; Thence N 88°39'34" E, a distance of Two Hundred Ninety and Eight Hundredths (290.08') feet; Thence S 01°21'52" E, a distance of Two Hundred Eight and Three Hundredths (208.03') feet; Thence S 88°40'03" W, a distance of One Hundred Fifty and Three Hundredths (150.03') feet; Thence S 01°25'13" E, a distance of One Hundred Seventy Five and Sixty Nine Hundredths (175.69') feet; Thence N 89°32'48" E, a distance of One Hundred Fifty (150.00') feet; Thence S 01°24'15" E, a distance of One Hundred Ninety Seven and Sixty One Hundredths (197.61') feet; Thence S 01°23'23" E, a distance of Four Hundred Thirty and Eighty One Hundredths (430.81') feet; Thence S 89°42'00" W, a distance of Seven Hundred Twenty Two and Forty Three Hundredths (722.43') feet; Thence N 01°24'35" W, a distance of Eight Hundred Thirteen and Thirteen Hundredths (813.13') feet to the Point of Beginning, Said tract contains a area of 646814.106 Square Feet or 14.849 Acres More or Less.

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
1	6°55'31"	48.35'	400.00	S 84°16'37" W	48.32'
2	13°50'15"	96.61'	400.00'	S 73°53'42" W	96.37'
3	15°37'17"	163.08'	600.00'	S 80°50'25" W	163.08'
4	8°09'31"	94.55'	664.00'	S 84°34'17" W	94.47'
5	8°51'55"	102.74'	664.00'	S 76°03'33" W	102.64'
6	8°07'07"	47.61'	336.00'	S 71°02'08" W	47.57'
7	12°29'02"	73.21'	336.00'	S81°20'14" W	73.07'
8	88°49'31"	43.45'	28.00'	S 46°34'55" E	39.19'
9	28°10'39"	45.24'	92.00'	S 76°07'48" E	44.79'
10	11°27'34"	18.40'	92.00'	S 56°19'04" E	18.37'
11	11°57'15"	19.19'	92.00'	S 44°36'56" E	19.16'
12	18°25'35"	29.59'	92.00'	S 29°25'45" E	29.46'
13	17°49'15"	28.68'	92.00'	S 11°18'32" E	28.50'

CURVE TABLE

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.

Brent D. Cyboron Reg Land Surveyor LS - 727

Legend

- ● - Corner Found 1/2" Pipe Unless Otherwise Noted
- ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ◪ - Temporary Point

All Distances on Curves are Chord Distance
R - Recorded Distance
M- Measured Distance

SUBDIVISION INFORMATION

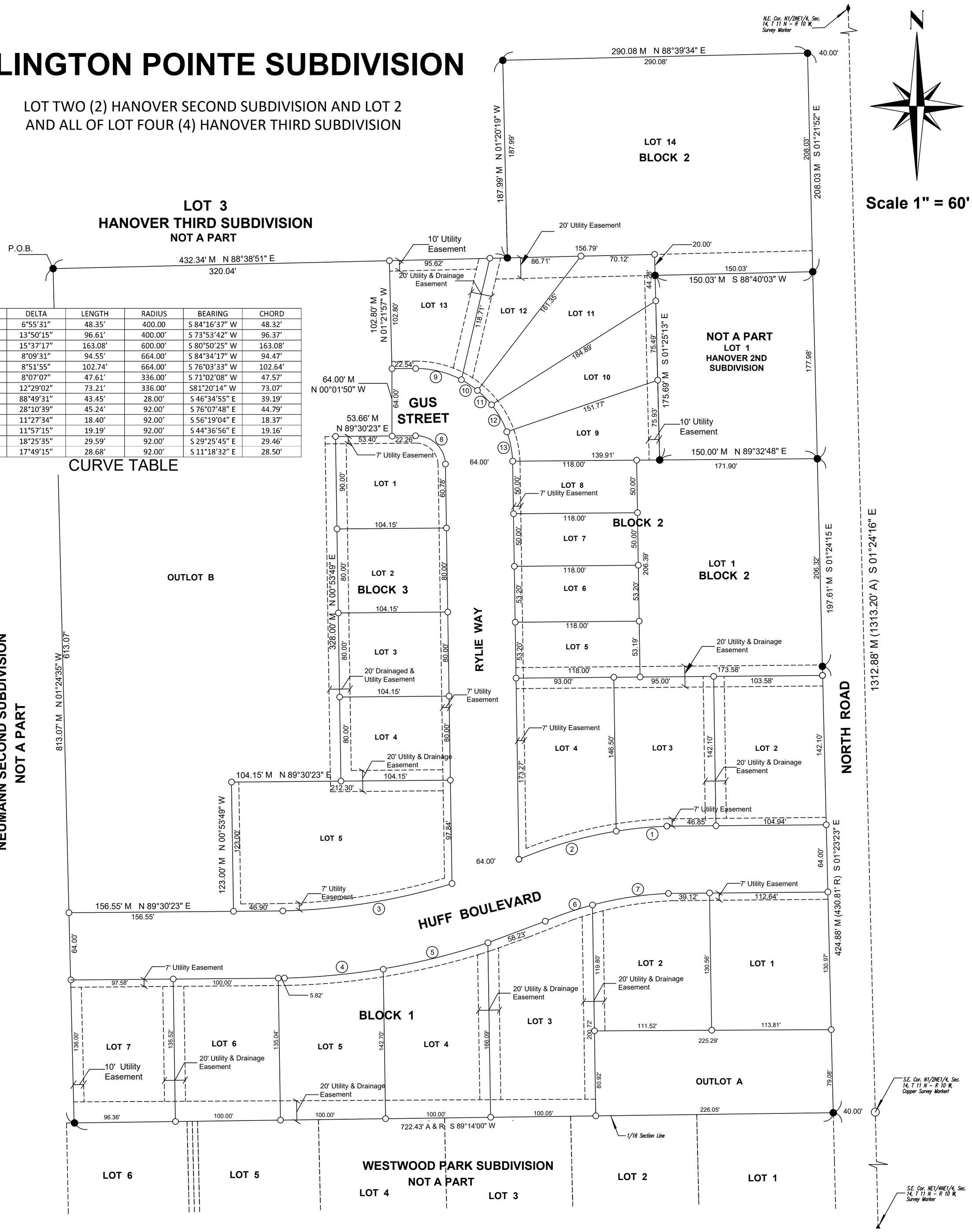
OWNER: Perseverance LLC & Andrew J. Eiler & City of Grand Island
PROPOSED LAND USE: Residential Development
TOTAL LOTS:39 Residential Lots
1 Outlot
ENGINEER: Terry Brown E-8731 Alfred Benesch & Company
SURVEYOR: Brent Cyboron LS-727 Initial Point Surveying LLC

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT TWO (2) AND LOT FOUR (4) HANOVER THIRD SUBDIVISION			
TITLE: PRELIMINARY PLAT			
SCALE AT A3: 1" = 50'	DATE: 6/10/19	DRAWN: Brent C.	PAGE: 1 OF 3
BENESCH PROJECT NO: 111908.00	DRAWING NO: 19-002		REVISION: 7/3/19

ELLINGTON POINTE SUBDIVISION

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND ALL OF LOT FOUR (4) HANOVER THIRD SUBDIVISION



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3	15°37'17"	163.08'	600.00'	S 80°50'25" W	163.08'
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6	8°07'07"	47.61'	336.00'	S 71°02'08" W	47.57'
7	12°29'02"	73.21'	336.00'	S81°20'14" W	73.07'
8	88°49'31"	43.45'	28.00'	S 46°34'55" E	39.19'
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- ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ◒ - Temporary Point

All Distances on Curves are
Chord Distance
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2 Outlots
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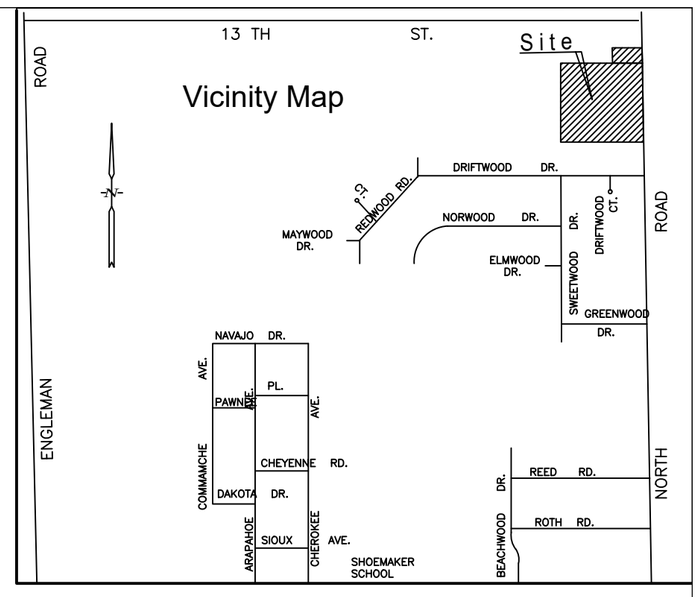
SURVEYOR: Brent Cyboron LS-727 Initial Point Surveying LLC

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2 & LOT FOUR (4) HANOVER THIRD SUBDIVISION			
TITLE: ELLINGTON POINTE FINAL PLAT			
SCALE AT A3: 1" = 60'	DATE: 4/30/19	DRAWN: Brent C.	PAGE: 1 OF 2
BENESCH PROJECT NO: 111908.00	DRAWING NO: 19-002		REVISION: 7/3/19 6/25/19

ELLINGTON POINTE SUBDIVISION

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION



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SURVEYORS CERTIFICATE

I hereby certify that on March 30, 2019, I completed an accurate survey of 'ELLINGTON POINTE SUBDIVISION', in Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

_____

Brent D Cyboron

Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

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

_____ _____

Chairman Date

Approved and accepted by the City of Grand Island, Hall County, Nebraska this_____

Day of_____, 2019

_____ _____

Mayor City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Perseverance L.L.C., a Nebraska Limited Liability Company, by Trent R Huff, Member, Andrew J. Eiler, and The City of Grand Island, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as ELLINGTON POINTE SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

_____ _____ _____

By Trent R Huff - Member Andrew J Eiler City of Grand Island

Perseverance L.L.C. Mayor

Date_____ Date_____ Date_____

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____day of _____ , 2019, before me _____ a Notary Public within and for said County, personally appeared Trent R Huff Member, Perseverance, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ .20__

_____

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____day of _____ , 2019, before me _____ a Notary Public within and for said County, personally appeared Andrew J. Eiler, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ .20____

_____

Notary Public

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____day of _____ , 2019, before me _____ a Notary Public within and for said County, personally appeared Roger Steele , Mayor, City of Grand Island, Nebraska, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ .20____

_____

Notary Public

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2 & LOT FOUR (4) HANOVER THIRD SUBDIVISION			
TITLE: ELLINGTON POINTE FINAL PLAT			
SCALE AT A3: 1" = 60'	DATE: 4/30/19	DRAWN: Brent C.	PAGE: 2 OF 2
BENESCH PROJECT NO: 111908.00	DRAWING NO: 19-002		REVISION: 7/3/19 6/30/19

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

ELLINGTON POINTE SUBDIVISION

(Block 1, Lots 1-7, Block 2, Lots 1-14, Block 3, Lots 1-5, Outlot A and Outlot B)

In the City of Grand Island, Hall County Nebraska

The undersigned, PERSEVERANCE L.L.C., a Nebraska Limited Liability Company and ANDREW JACOB EILER, hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

A Tract of land consisting of Lot Two (2) Hanover Second Subdivision and Lot Two (2) and Lot Four (4) Hanover Third Subdivision, in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of Lot Four (4) Hanover Third Subdivision, Said point being the Point of Beginning; Thence N 88°38'03" E along the North line Lot Four (4) Hanover Third Subdivision, a distance of Four Hundred Thirty Two and Thirty Three Hundredths (432.33') Feet; Thence N 01°20'19" W, a distance of One Hundred Eighty Eight and Nine Hundredths (180.09') feet; Thence N 88°39'34" E, a distance of Two Hundred Ninety and Eight Hundredths (290.08') feet; Thence S 01°21'52" E, a distance of Two Hundred Eight and Three Hundredths (208.03') feet; Thence S 88°40'03" W, a distance of One Hundred Fifty and Three Hundredths (150.03') feet; Thence S 01°25'13" E, a distance of One Hundred Seventy Five and Sixty Nine Hundredths (175.69') feet;

Thence N 89°32'48” E, a distance of One Hundred Fifty (150.00') feet; Thence S 01°24'15” E, a distance of One Hundred Ninety Seven and Sixty One Hundredths (197.61') feet; Thence S 01°23'23” E, a distance of Four Hundred Twenty Four and Eighty Eight Hundredths (424.88') feet; Thence S 89°14'00” W, to the South East corner Neumann Second Subdivision, a distance of Seven Hundred Twenty Two and Forty Three Hundredths (722.43') feet; Thence N 01°24'35” W, a distance of Eight Hundred Thirteen and Seven Hundredths (813.07') feet to the Point of Beginning, Said tract contains an area of 644651.454 Square Feet or 14.799 Acres More or Less;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as ELLINGTON POINTE SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said ELLINGTON POINTE SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Paving**. The Subdivider agrees to pave Gus Street, Riley Way, and Huff Boulevard in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection and subject to the City's inspection with a minimum back of curb to back of curb width of 37 feet. If the Subdivider fails to pave Gus Street, Riley Way, and Huff Boulevard, the City may create a paving district to perform such work. The

Subdivider agrees to waive the right to object to the creation of any paving district for North Road where it abuts the subdivision.

2. **Water**. Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

3. **Sanitary Sewer**. Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

4. **Storm Drainage**. The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision. In the event that improvements have not been made to North Road by January 1, 2024 the subdivider shall request a drainage improvement district or cause the Detention Cell located on Outlot A to be connected to the City's storm water drainage system located on the east side of North Road.

5. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot.

The Subdivider must select curb or conventional sidewalk for each street unless the requirement has been waived by Council.

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
North Road			Yes
Huff Boulevard			NO
Gus Street			NO
Riley Way			NO

Immediate sidewalk construction adjacent to North Road shall be waived. However, the sidewalks shall be constructed when the property owner is directed to do so by the City Council. In the event a Street Improvement District is created to pave North Road, the Subdivider agrees to install public sidewalks within one year of the completion of such street improvement district in accordance with the City of Grand Island Sidewalk Policy.

6. **Outlots.** Outlot A is designated as a detention cell and maintenance shall be the responisiblity of the Subdivider or Home Owners Association. Outlot B is intended for future development and shall not be built upon until such time as the Grand Island City Council has approved further subdivision of the property.

7. **Easements**. Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

8. **Engineering Data**. All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of

improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

9. **Warranty**. The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as ELLINGTON POINTE SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

10. **Successors and Assigns**. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2019.

PERSEVERANCE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,
Subdivider

By: _____
Trent Huff, Member

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Trent Huff, member of Perseverance L.L.C., a Nebraska Limited Liability Company, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Perseverance, L.L.C.

WITNESS my hand and notarial seal the date above written.

_____
Notary Public

My commission expires: _____

ANDREW JACOB EILER, Subdivider

By: _____
Andrew Jacob Eiler

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Jacob Eiler, known personally to me to be the identical person who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.

_____
Notary Public

My commission expires: _____

CITY OF GRAND ISLAND, NEBRASKA

A Municipal Corporation

By: _____
Roger G. Steele, Mayor

Attest: _____

__

RaNae Edwards, City Clerk

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2019-____, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

_____
Notary Public

My commission expires: _____

R E S O L U T I O N 2019-215

WHEREAS Known all men by these presents, that Perseverance L.L.C a Nebraska Limited Liability Company, Andrew J. Eiler, and the City of Grand Island being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "ELLINGTON POINTE SUBDIVISION", A tract of land consisting of all of Lot 2 Hanover Second Subdivision, and all of Lots 2 and 4 of Hanover Third Subdivision all in Grand Island, Hall County, Nebraska, and have 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 ELLINGTON POINTE 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, July 23, 2019.

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July , 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-8

#2019-216 - Approving the Proposal for Burdick Station Maintenance Building

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: July 23, 2019

Subject: Burdick Station Maintenance Building

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

Background

The Burdick Station consists of three steam turbine generators and three gas turbines. Units #1 (operational 1956) and #2 (operational 1962) were decommissioned in 2016, and Unit #3 (operational 1972) was decommissioned in 2017. The cooling tower was used to condense steam for 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, and mitigating all hazardous materials.

The three gas turbines will remain operational at Burdick Station and provide peaking and emergency backup power to the City. A new maintenance building will be constructed in the location of the existing cooling tower for auxiliary equipment and to perform maintenance on the gas turbines and future generation. The area of the proposed building will be approximately 6,000 square feet.

Plant staff prepared specifications for the new Burdick facility based on the requirements included in the Black & Veatch study.

Discussion

The Request for Proposals for the Burdick Station Maintenance Building was publicly advertised in accordance with the City Purchasing Code and sent to three potential contractors. Only one proposal to complete the project using the design-build process was received from the following company:

Chief Construction, of Grand Island, Nebraska, in the amount of $1,740,637.00

The proposal was reviewed by plant management staff and found compliant with specifications and less than the engineer's estimate of $1,800,000.00.

Alternatives

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

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

Recommendation

City Administration recommends that Council award the proposal for the Burdick Station Maintenance Building to Chief Construction of Grand Island, Nebraska as the best evaluated proposal, with a proposal price of not to exceed $1,740,637.00.

Sample Motion

Move to approve the proposal from Chief Construction of Grand Island, Nebraska, for the Burdick Station Maintenance Building for a price not to exceed $1,740,637.00.

Purchasing Division of Legal Department
INTEROFFICE MEMORANDUM

CITY OF GRAND ISLAND

Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

REQUEST FOR PROPOSALS
FOR
BURDICK STATION MAINTENANCE BUILDING

RFP DUE DATE:	**June 25, 2019 at 4:00 p.m.**
DEPARTMENT:	**Utilities**
PUBLICATION DATE:	**May 24, 2019**
NO. POTENTIAL BIDDERS:	**3**

PROPOSALS RECEIVED

Chief Construction
Grand Island, NE

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, Interim City Administrator
Stacy Nonhof, Purchasing Agent
Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Lynn Mayhew, Assist. Utilities Director

P2135

R E S O L U T I O N 2019-216

WHEREAS, the City of Grand Island requested proposals for Burdick Station Maintenance Building, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on June 25, 2019, one proposal was received, opened and reviewed; and

WHEREAS, Chief Construction, or Grand Island, Nebraska, supplied a proposal in an amount not to exceed $1,740,637.00, in accordance with the terms of the advertisement and specifications, plans 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 proposal from Chief Construction in an amount not to exceed $1,740,637.00, is hereby approved as the lowest responsible proposal for the Burdick Station Maintenance Building.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-9

#2019-217 - Approving Amendment #2 to the Power Purchase Agreement with Prairie Hills Wind., LLC

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: July 23, 2019

Subject: Amendment No. 2 to the Power Purchase Agreement with Prairie Hills Wind, LLC

Presenter(s): Timothy Luchsinger, Utilities Director

Background

On January 24, 2017, Council approved a Power Purchase Agreement (PPA) with Prairie Hills LLC, for a share of the Prairie Hills Wind Project being developed in Custer County. The PPA includes a twenty-five-year term with annual pricing based on an escalation factor for energy produced by the Project. The cost to the City is for the actual energy produced and does not require any upfront capital cost or on-going operation and maintenance costs. Included in the energy transaction is the transfer to the City for Renewable Energy Credits (REC's) which are used by utilities to apply against any renewable energy requirements and may be bought or sold.

Due to delays in the interconnection agreement process, on July 17, 2018, the City agreed to extend the Guaranteed Commercial Operation Date (COD) and Outside Commercial Operation Date from July 1, 2019 and December 31, 2019 to December 1, 2020 and June 30, 2021, respectively.

Discussion

The interconnection process for the Prairie Hills Wind Project is still experiencing delays by the Southwest Power Pool, the regional grid operator, and AEP Renewables, the parent company of Prairie Hills LLC has requested another extension of the Guaranteed COD and Outside COD to December 1, 2021 and June 30, 2022, respectively. Utilities and Legal staff have reviewed this request and find it reasonable and recommend approval of the date revisions to the PPA.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve Amendment No. 2 to the Power Purchase Agreement with Prairie Hills Wind, LLC.

Sample Motion

Move to approve Amendment No. 2 to the Power Purchase Agreement with Prairie Hills Wind, LLC.

AMENDMENT NO. 2
TO
POWER PURCHASE AGREEMENT

THIS AMENDMENT NO. 2 TO POWER PURCHASE AGREEMENT ("**Amendment**"), dated as of _____, 2019 ("**Effective Date**"), is entered into by and among The City of Grand Island, Nebraska doing business as City of Grand Island, a municipal corporation and City of the First Class organized and existing pursuant to Neb. Rev. Stat. §§ 16-101 et seq. and under the laws of the State of Nebraska ("**GRAND ISLAND**"), and Prairie Hills Wind, LLC, a Delaware limited liability company ("**Seller**").

WHEREAS, GRAND ISLAND and Seller are parties to that certain Power Purchase Agreement dated as of January 24, 2017 ("**PPA**");

WHEREAS, GRAND ISLAND and Seller entered into a Letter Agreement for Extension of Guarantee COD and Outside COD dated July 17, 2018 ("**Amendment No. 1**"); and

WHEREAS, GRAND ISLAND and Seller desire to make certain modifications to the PPA.

NOW, THEREFORE, in consideration of the mutual covenants and provisions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby covenant and agree as follows:

1. **Amendment.** As of the Effective Date, GRAND ISLAND and Seller hereby agree to amend the PPA as follows:

    a. In Section 4.1.2, reference to "June 30, 2021" is deleted and "June 30, 2022" is inserted in place thereof.

    b. In Section 4.1.2, reference to "December 1, 2020" is deleted and "December 1, 2021" is inserted in place thereof.

2. **Captions**. The captions of this Amendment are made for convenience only and shall not control or affect the meaning or construction of any provision of this Amendment.

3. **Counterparts; Effectiveness**. This Amendment may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

4. **Entire Agreement**. This Amendment represents the entire understanding and agreement of the parties hereto with respect to the subject matter hereof and may only be amended or modified in a writing signed by all parties evidencing their mutual agreement thereto.

5. **Validity and Consent**. The parties hereto confirm the continuing validity and enforceability of the PPA.

6. **Separability of Provisions**. Each provision of this Amendment shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Amendment which are valid.

7. **Governing Law**. This Amendment shall be interpreted, and the rights and liabilities of the parties hereto shall for all purposes be governed by and construed and enforced in accordance with, the laws of the State of Nebraska, without regard to the conflict of laws principles thereof.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized representatives effective as of the date first above written.

ATTEST:

CITY

THE CITY OF GRAND ISLAND, NEBRASKA, DOING BUSINESS AS

OF GRAND ISLAND

By: _____

Name:_____

Title: _____

ATTEST:

PRAIRIE HILLS WIND, LLC

By:_____

Name:_____

Title:_____

Signature Page to Amendment

R E S O L U T I O N 2019-217

WHEREAS, on January 24, 2017, Council approved a Power Purchase Agreement (PPA) with Prairie Hills, LLC, for a share of the Prairie Hills Wind Project being developed in Custer County; and

WHEREAS, the PPA includes a twenty-five-year term with annual pricing based on an escalation factor for energy produced by the project and the cost to the City is for actual energy produced and does not require any upfront capital cost or on-going operation and maintenance costs; and

WHEREAS, due to delays in the interconnection agreement process, on July 17, 2018, the City agreed to extend the Guaranteed Commercial Operation Date (COD) and Outside Commercial Operation Date from July 1, 2019 and December 31, 2019 to December 1, 2020 and June 30, 2021, respectively; and

WHEREAS, the Prairie Hills Wind Project is still experiencing delays by the Southwest Power Pool, and AEP Renewables, the parent company of Prairie Hills LLC, they have requested another extension of the Guaranteed COD and Outside COD to December 1, 2021 and June 30, 2022, respectively; and

WHEREAS, the Utilities and Legal staff have reviewed this request and find it reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 2 to the Power Purchase Agreement with Prairie Hills Wind, LLC is hereby approved and the Mayor is authorized to sign the Amendment on behalf of the City of Grand Island.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-10

#2019-218 - Approving Change Order #1 - Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: July 23, 2019

Subject: Change Order #1 – Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station

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

Background

The City is preparing to scrap existing fuel oil tanks and piping once used for back-up fuel for power generation with the steam units at Burdick Station. The remaining 50,000 gallons of fuel in the #5 tank is being removed and the piping from the tank yard to the boilers is being cleaned.

Specifications were issued for bid and the contract was awarded by Council to the low responsive bidder, J & L Pipeline Services, Inc., for $177,551.36 on October 23, 2018 per Resolution 2018-310.

Discussion

Fuel oil piping from the building connection to the recirculation heating skids inside the building was originally determined not to be able to be cleaned using the equipment used for the exterior piping work. J & L Pipeline Services, Inc., initially performed the additional work under a trial basis and determined that they could clean this interior piping and completed the work at the standard rates in the original contract, at an additional cost of $ 29,384.24.

Utilizing J & L Pipeline Services, Inc., while they were on site allowed the additional work to be performed without the extra cost of mobilization and demobilization.

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 authorizing Change Order #1 with J & L Pipeline Services, Inc., for the Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station for an addition to the contract price of $29,384.24 for a total contract price of $ 206,935.60.

Sample Motion

Move to approve Change Order #1 from J & L Pipeline Services, Inc., in the amount of $29,384.24 for the Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station.

CITY OF GRAND ISLAND

Platte Generating Station
1035 W. Wildwood Drive
Grand Island, NE 68801
308/385-5468

Working Together for a Better Tomorrow. Today.

TO: J & L Pipeline Services, Inc.
603 W. South Street, PO Box 403
Tipton, IA 52772
Laurie Brandenburg

PROJECT: Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station

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

1 Additional payment per the attached spreadsheet.

ADD: $29,384.24

The original Contract Sum	$177,551.36
Previous Change Order Amounts	$ -
The Contract Sum is increased by this Change Order	$ 29,384.24
The Contract Sum is decreased by this Change Order	$
The total modified Contract Sum to date	$ 206,935.60

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: **CITY OF GRAND ISLAND**

By:_____ Date _____

Attest: _____

_____
Approved as to Form, City Attorney

ACCEPTED: **J & L Pipeline Services, Inc.**

By: _____ Date 7-11-19

City of Grand Island
Utilities Department
General Work Contract - Change Order 520.10710

Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station

Comments: Additional Drain-up needed inside of the buildings

Contract: C126942 **$177,551.36**

Change Order Request	Description	Amount
001	Skidloader w/Attachments	$ 610.00
002	Mini Excavator	$ 732.00
003	Pickup w/Tools & Fuel Tank	$ 816.00
004	Pickup w/Tools & Fuel Tank	$ 540.00
005	Welding Rig	$ 3,654.00
006	Tool Trailer	$ 465.00
007	Employees / Foreman / Laborer / Welder	$ 12,251.00
008	Jackhammer Rental	$ 851.40
009	Materials Purchases	$ 1,218.00
010	Vac Truck	$ 6,847.59
011	Consumables	$ 1,399.25
012	***Includes all sales taxes***	
013		
014		
015		
017		
018		
019		
020		
021		
023		
024		
028		
029		
030		
	Total	$ 29,384.24

R E S O L U T I O N 2019-218

WHEREAS, at the October 23, 2018 meeting, Council awarded the contract for Fuel Oil Pip and Tank Cleaning to J & L Pipeline Services Inc., of Tipton, Iowa, in the amount of $177,551.36; and

WHEREAS, fuel oil piping from the building connection to the recirculation heating skids inside the building was required to be drained to complete the project; and

WHEREAS, this work was beyond the original base scope of work and J & L Pipeline Services, Inc., had all the manpower and equipment on-site to perform the additional work without the extra cost of mobilization and demobilization; and

WHEREAS, J & L Pipeline performed the additional work at the standard rates in the original contract at an additional cost of $29,384.24, for a total cost of $206,935.60.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 in the amount of $29,384.24 for the Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station, is approved and the Mayor is hereby authorized to sign the Change Order on behalf of the City of Grand Island.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-11

#2019-219 - Approving Personal Protective Equipment for the Fire Department

Staff Contact: Cory Schmidt, Fire Chief

Council Agenda Memo

From: Cory Schmidt, Fire Chief

Meeting: July 23, 2019

Subject: Personal Protective Equipment

Presenter(s): Tim Hiemer, Division Chief

Background

The Grand Island Fire Department was authorized a budget of $44,000 for the purchase of personal protective equipment (PPE) in the fiscal year 2018-19. Of the $44,000, approximately $17,000 was used for the purchase of ballistic protective equipment. Our goal is to replace structural fire PPE at least every 10 years and with the budgetary cuts of the last few years we were not able to purchase enough sets to meet the 10 year goal. Therefore, this year is a larger purchase than normal.

Discussion

The Grand Island Fire Department contacted the Houston Galveston Area Council (H-GAC) to obtain pricing for 11 set structural firefighting PPE. The H-GAC provided a list of prequalified vendors and their equipment that have met the competitive bidding requirements of the City of Grand Island. From the list Viking PPE from Central Alabama Training Solutions was chosen to supply 11 sets of PPE at the cost of $22,418, plus $2,062.50 for PART-X technology upgrade.

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 11 sets of structural fire PPE from Central Alabama Training Solutions at a price of $24,480.50.

Sample Motion

Move to approve the purchase of PPE from Central Alabama Training Solutions for the price of $24,480.50.

R E S O L U T I O N 2019-219

WHEREAS, the Grand Island Fire Department was budgeted funds to purchase personal protective equipment; and

WHEREAS, the Houston-Galveston Area Council was utilized to secure competitive bids in accordance with City procurement policy; and

WHEREAS, Viking from Central Alabama Training Solutions was chosen on price functionality and features for the purchase price of $24,480.50.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that a purchase order and subsequent payment is authorized for the Personal Protective Equipment from Central Alabama Training Solutions in the amount of $24,480.50 is hereby approved.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-12

#2019-220 - Approving Amendment No. 1 for Transfer Station Operations and Facility Improvement Study

Staff Contact: John Collins PE - Public Works Director

Council Agenda Memo

From: Jeff Wattier, Solid Waste Superintendent

Meeting: July 23, 2019

Subject: Approving Amendment No. 1 for Transfer Station Operations and Facility Improvement Study

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

Background

The current Solid Waste Transfer Station building, which is located at 5050 West Old Potash Highway, was constructed in 1981 and is no longer large enough to handle the current traffic and/or waste flows. This study is to look at traffic patterns, investigate potential improvement/expansion ideas to enhance operations and allow for present business as well as projected future conditions. An updated rate study is also part of this investigation.

Customer counts at the Transfer Station have increased by 173%, with a tonnage increase of 124% from FY 2000 to FY 2017.

- FY 2000 = 10,345 customers and 28,578 tons
- FY 2017 = 28,236 customers and 63,910 tons

On April 10, 2018, via Resolution No. 2018-94, City Council awarded an agreement to SCS Engineers of Omaha, Nebraska in the amount of $60,130.00 for engineering consulting services related to a Transfer Station Operations and Facility Improvement Study for the Solid Waste Division.

Discussion

At this time an amendment is recommended to the original agreement with SCS Engineer to delve further into the Cost of Service & Fee Analysis, as well as a Fee Comparison within the overall regional solid waste marketplace, and a presentation of such results. Such services will be provided on a time and expense basis not to exceed $20,890.00, resulting in a revised agreement amount of $81,020.00.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve Amendment No. 1 to the original agreement with SCS Engineers of Omaha, Nebraska, in the amount of $20,890.00.

Sample Motion

Move to approve the resolution.

TRANSFER STATION OPERATIONS AND IMPROVEMENTS SCOPE OF WORK – CHANGE ORDER 1

TASK 7 – CITY COUNCIL PRESENTATION

Hours included for Client Project Manager and Technical Project Manager will be reduced by 8 hours and 4 hours, respectively.

TASK 8 – COST OF SERVICE ANALYSIS

We will look at the costs of facility operations and the costs of providing disposal of various types of waste to the City's residents by examining each line item in the solid waste budget. Where possible, items will be directly allocated. Where items cannot be directly allocated (e.g. loader at transfer station), they are indirectly allocated using various allocation factors such as number of invoices, staff time, or tonnage. If an item cannot be directly allocated and staff has specific information that is helpful in allocation of costs, we will base the allocation on staff input. Lastly, costs that are general or administrative overhead costs are allocated on a weighted basis. We will then **compare the costs for each function and waste type to the revenues generated by each respective function and waste type**. The outcome of this analysis then becomes the basis for determining the net revenue requirement used in the fee structure analysis. SCS will meet with City Staff to discuss costs allocated to locations and functional classes and make recommendations.

TASK 9 – FEE ANAYSIS

SCS will review the existing fees by location (transfer station, yard waste, and MSW landfill) and compare to the cost of service analysis.

To begin the fee analysis, we will **examine the City's current tipping fees and identify any structural adjustments to consider in developing the City's new fees**. We will obtain historical tonnage and invoice data and/or property data and analyze current billing practices. We will identify the test year revenue requirement based on the results of the revenue sufficiency analysis and use this revenue requirement and the results of the tonnage data analysis in the development of an updated fee structure. In developing this structure, we will consider the cost of the City's various services provided and whether the City desires to encourage reduction and diversion.

During an interactive meeting with staff, we will calculate tipping fees based on the recommended adjustments. We will discuss the basis of the recommendation and test the sensitivity of the rate changes to various customers and waste characteristics. **The goal is to develop a structure that will be easily understandable and accurately reflect the dynamics of your solid waste system while equitably distributing costs across your services provided.** Together, we will develop the schedule of recommended fees for presentation to the Council.

TASK 10 – FEE COMPARISON

This task focuses on how the current and revised fee schedules fit within the overall regional solid waste marketplace. SCS will identify the entities (i.e. Hastings landfill) for survey and will contact

these entities to discuss fees and import these results into a benchmark model. We will compare the City's current and proposed fees to these and other select benchmarked entities. SCS will present the results of this task to City Staff to discuss findings.

TASK 11 – PRESENTATION OF RESULTS

SCS will prepare a draft report for City Staff to review and will incorporate City comments into the report and adjust analysis as needed. We will prepare a presentation of City Council for City Staff to review. We will make edits and prepare a final presentation for Council. SCS will present to City Council.

PROPOSED FEE

SCS will complete the above tasks on a time and material basis for a not to exceed fee of $20,890.

R E S O L U T I O N 2019-220

WHEREAS, on April 10, 2018, via Resolution No. 2018-94, City Council awarded an agreement to SCS Engineers of Omaha, Nebraska in the amount of $60,130.00 for engineering consulting services related to a Transfer Station Operations and Facility Improvement Study for the Solid Waste Division; and

WHEREAS, the original agreement is now being supplemented to delve further into the Cost of Service & Fee Analysis, as well as a Fee Comparison within the overall regional solid waste marketplace, and a presentation of such results; and

WHEREAS, such services will be provided on a time and expense basis not to exceed $20,890.00, resulting in a revised agreement amount of $81,020.00; and

WHEREAS, Amendment No. 1 to the original agreement with SCS Engineers is required to proceed with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 1 with SCS Engineers of Omaha, Nebraska in the amount of $20,890.00 for engineering consulting services related to a Transfer Station Operations and Facility Improvement Study, is hereby approved.

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

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-13

#2019-221 - Approving Purchase of Sludge Blanket Level Detectors for the Wastewater Division of the Public Works Department

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

Council Agenda Memo

From: Jon Menough PE, Wastewater Treatment Plant Engineer

Meeting: July 23, 2019

Subject: Approving Purchase of Sludge Blanket Level Detectors for the Wastewater Division of the Public Works Department

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

Background

The Wastewater Division uses blanket level detectors in all five (5) clarifiers to monitor the collection of solids. The blanket level detectors allow the operators to monitor sludge blanket levels and make adjustments to the clarifiers to optimize their function. Monitoring and keeping sludge levels within the optimum range keeps the plant effluent within the permitted limits for solids discharge. The reason for the replacement of all the current detector is that they have reached their end of life and are no longer in production or supported by the manufacturer.

Discussion

On July 1, 2019, via GovQuote, the Wastewater Division received two (2) quotes for Sludge Blanket Level Detectors for all five (5) clarifiers. The received quotes are shown below.

Vendor	***Price***
Analytical Technology, Inc. of Collegeville, Pennsylvania	$25,690.00
Motion Industries	$37,874.14

Based on the quotes received it is recommended the purchase from Analytical Technology, Inc. of Collegeville, Pennsylvania be approved.

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

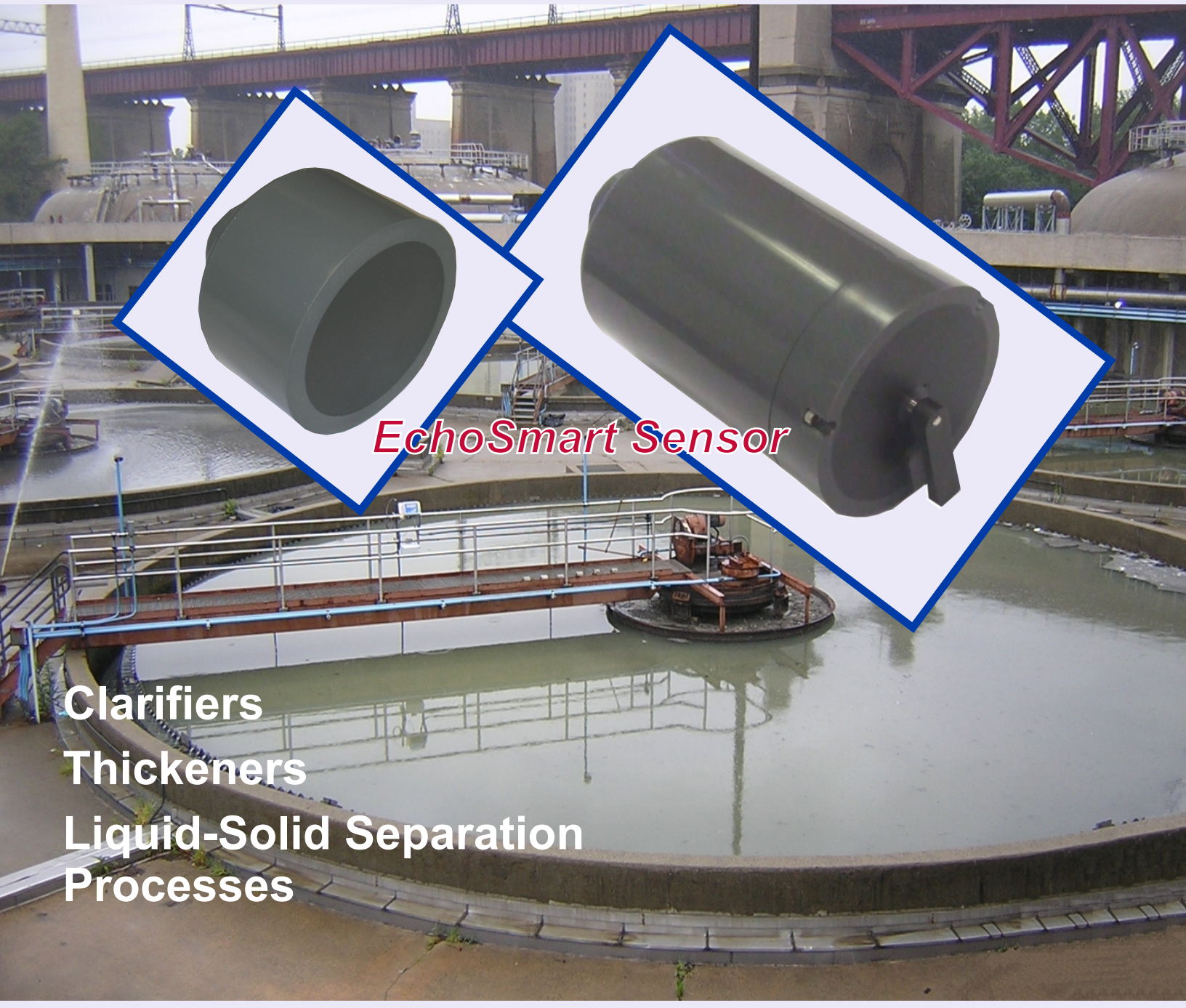
City Administration recommends that the Council approve the purchase of five (5) Sludge Blanket Level Detectors from Analytical Technology, Inc. of Collegeville, Pennsylvania in the amount of $25,690.00.

Sample Motion

Move to approve the resolution.

EchoSmart™

Interface Level Analyzers



Clarifiers

Thickeners

Liquid-Solid Separation Processes

www.sludgelevel.com

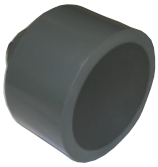
ANALYTICAL TECHNOLOGY, INC.

Entech Design

Smart

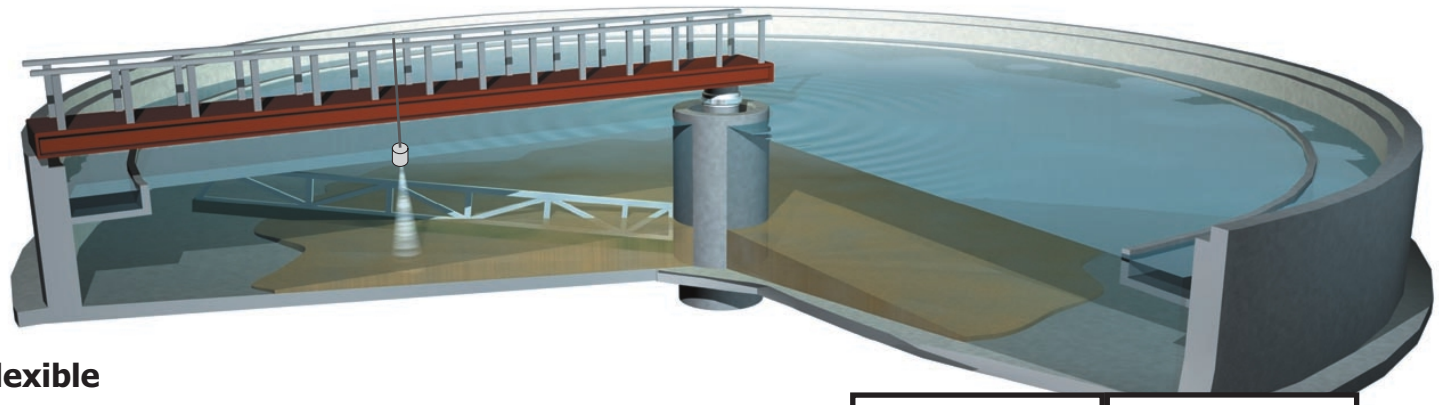
EchoSmart Sensors generate and process the ultrasonic signal for real-time measurement and maximum flexibility. No "big ticket" auxiliary analyzers are required.

EchoSmart Sensors implement superior signal control and tracking algorithms developed exclusively by Entech, independently field tested and confirmed by performance across the US and around the world.



Microprocessor-based Intelligent Sensor

EchoSmart Sensor™



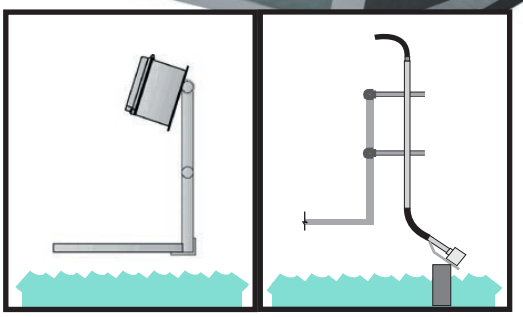
Flexible

Complete Stand-Alone Instrument Options

- EchoSmart Sensor with full-function EchoSmart Controller
- EchoSmart Sensor with EchoSmart Power Supply Unit
  (remote programming by EchoSmart Console Program)

EchoSmart Networks (See Opposite Page)

- Field Interconnect up to 128 EchoSmart Sensors
- RS-485 Local Networks
- Integrated ZigBee Compliant RF Network



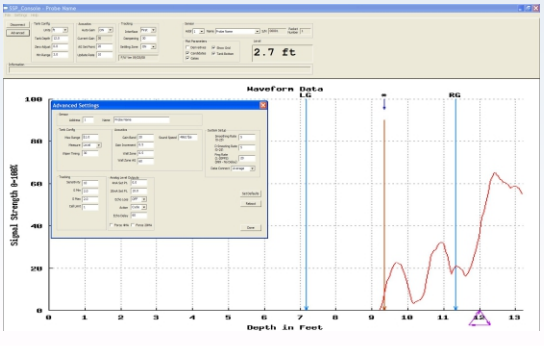
Friendly

Easy to set-up, easy to operate and easy to secure consistent, reliable, trouble-free measurements - that's user-friendly, and that's EchoSmart!

- Large display with intuitive "Page Fill" screens for quick entry of parameters
- Soft Key operation with Help Prompts for all settings
- Automatic Initialization and Automatic Gain for easy quick start and uninterrupted operation

EchoSmart Console Program™

The Console Program enables the operation and control of all networked sensors from a PC or laptop computer. With the EchoSmart Console Program, all programming, monitoring and control functions are available at the data acquisition and control console.



EchoSmart™ Interface Level Analyzer

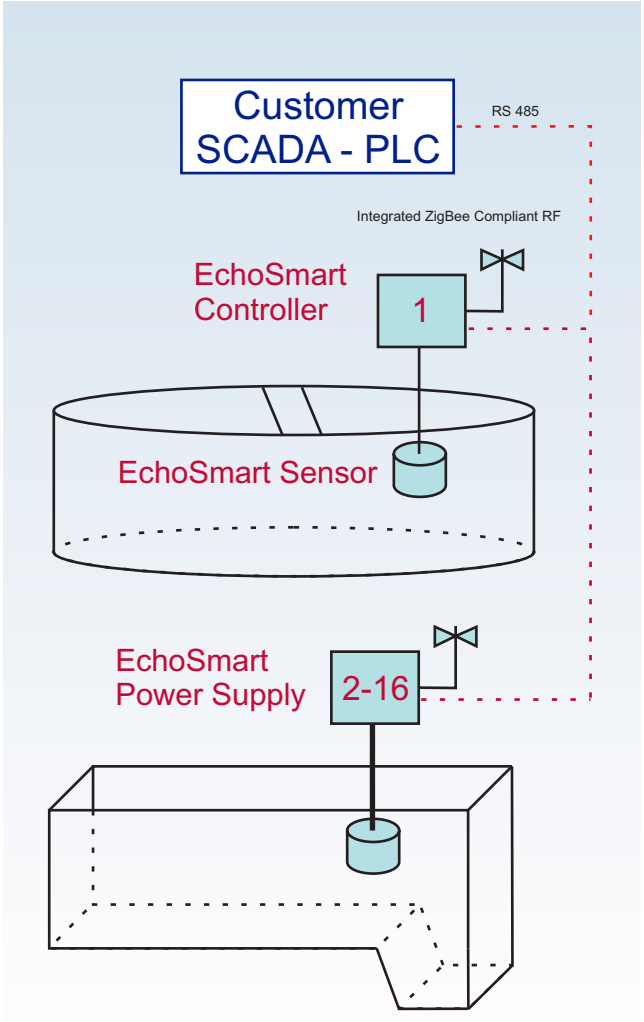
EchoSmart Network™

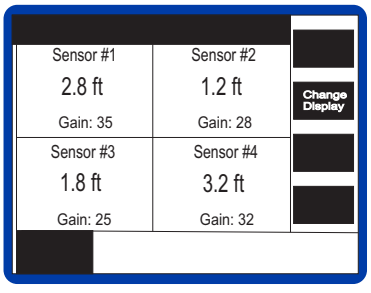
An EchoSmart Network consists of 2-128 EchoSmart Sensors interconnected in a wired or wireless field network. Fully integrated ZigBee Compliant RF networking is the clear choice for plants that want to take advantage of tremendous cost savings in reduced cabling and piping costs.

Features

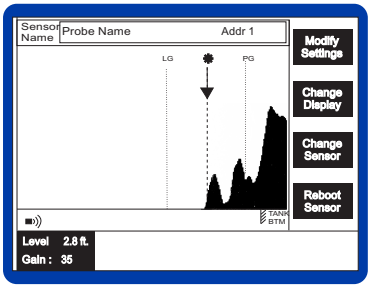
Up to 16 EchoSmart Sensors can be networked with a single EchoSmart Controller for convenient operation and significant cost reduction.

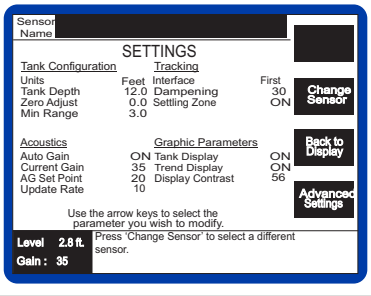
ZigBee Compliant RF with self-healing mesh technology provides trouble-free communication while eliminating unnecessary piping and cabling costs. (Internal, fully integrated two-way radio with embedded internal antenna. Self-healing mesh technology eliminates most line of sight interference)



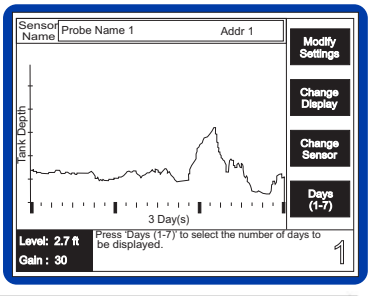


User Friendly
Informational Screens





EchoSmart Controller™



EchoSmart™ Specifications

Smart Sensor

Measuring Principle
Underwater acoustic

Range
1.0 to 32 ft. (0.305 to 10.0 m)

Resolution
0.12 in. at 10.0 ft. (3.05 mm at 3.05 m)

Accuracy
0.1 ft at 10.0 ft. (035 m at 3.05 m)

Operating Temperature
34 to 125°F (1 to 52°C)

Power Requirement
15VDC Standard: 3W - Wiper 6W

Measurement Interval
Adjustable

Sensor Mounting
Fixed location or flexible assembly

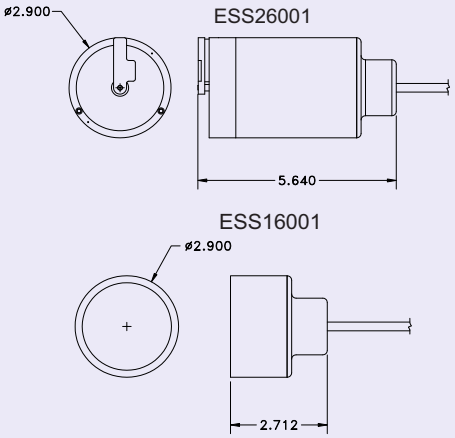
Calibration
Factory calibrated
Sound speed field adjustable for temperature compensation

Sensor Construction
IP68, ABS and epoxy
Self-cleaning Wiper Sensor, silicon wiper (Optional)

Dimensions
Standard Sensor: 2.712 x 2.90 in
Wiper Sensor: 5.640 x 2.90 in.

Weight
Standard Sensor: 2.25 lb (1.02 kg)
Wiper Sensor: 2.75 lb (1.25 kg)

Certifications
CE



Controller

Ambient Conditions
Operation: -40° to +140°F (-40° to +60° C)

Power Requirements
100 to 240 VAC, 50/60 Hz - 1A
Power 65 W (fused)
Optional: 24VDC

Display
Graphical backlit monochrome screen
Resolution: 320 x 240 pixels
Viewing Area: 2.6 x 3.45 in (92 x 122 mm)

Communications
RS-485 Serial -MODBUS RTU
RS-232
(2) 4-20mA Output
(1) Level Measurement
(1) Turbidity (Optional)

Optional 2.4GHz IEEE 802.15.4 RF Module
Self-healing mesh network
Approvals: FCC Part 15.247, Industry Canada

Relays (Optional)
Four relays: 10A @ 250 VAC; 10A @ 30VDC, user selectable for high/low fault alarm

Memory Backup
All user settings are retained indefinitely in memory

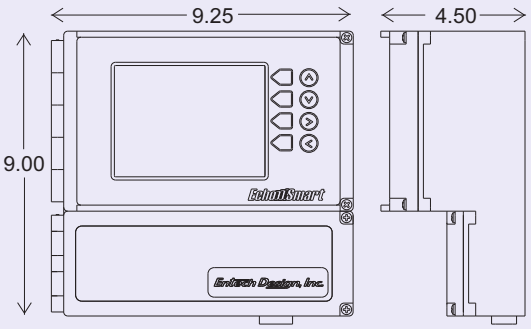
Mounting Configurations
Surface and pipe mounting

Enclosure
NEMA 4X, IP65; Polycarbonate

Dimensions
9.25 x 9.0 x 4.5 in (235 x 229 x 115 mm)

Weight
Approximately 3.0 lb (1.36 kg) depending on configuration

Certifications
CE



Power Supply Unit

Ambient Conditions
Operation: -40° to +140°F (-40° to +60° C)

Power Requirements
100 to 240 VAC, 50/60 Hz - 1A
Power 20 W - 1.34A
Optional: 24VDC

Communications
RS-232 MODBUS RTU
RS-485
(2) 4-20mA Output
(1) Level Measurement
(1) Turbidity (Optional)

Optional 2.4GHz IEEE 802.15.4 RF
Self-healing mesh network

Approvals: FCC Part 15.247, Industry Canada

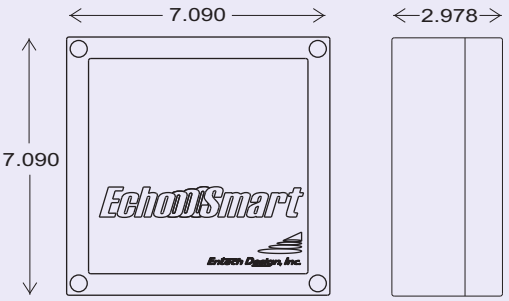
Mounting Configurations
Surface and pipe mounting

Enclosure
NEMA 4X, IP65; Polycarbonate

Dimensions
7.125 x 7.125 x 2.375 in (181 x 181 x 61 mm)

Weight
Approximately 1.5 lb (0.68 kg)

Certifications: CE



ATI ANALYTICAL TECHNOLOGY, INC.
6 Iron Bridge Drive
Collegeville, PA 19426
(610) 917-0991

Entech Design
315 S. Locust St.
Denton, TX 76201
(940) 898-1173
entech@entechdesign.com

R E S O L U T I O N 2019-221

WHEREAS, The Wastewater Division uses blanket level detectors in all five (5) clarifiers to monitor the collection of solids; and

WHEREAS, the current detectors have reached their end of life and are no longer supported; and

WHEREAS, on July 1, 2019, via GovQuote, the Wastewater Division received two (2) quotes for Sludge Blanket Level Detectors for all five (5) clarifiers; and

WHEREAS, Analytical Technology, Inc. of Collegeville, Pennsylvania submitted the lowest responsible bid in the amount of $25,690.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of five (5) Sludge Blanket Level Detectors from Analytical Technology, Inc. of Collegeville, Pennsylvania in the amount of $25,690.00 is hereby approved.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-14

#2019-222 - Approving Purchase of ExecuTime Software and Applicable Hardware from Tyler Technologies

Staff Contact: Patrick Brown, Finance Director

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: July 23, 2019

Subject: Consideration of Approving Purchase of ExecuTime Software and Applicable Hardware from Tyler Technologies

Presenter(s): Patrick Brown, Finance Director

Background

Currently, the City of Grand Island operates in a decentralized manner to track time for all employees. The departments also utilize various forms of paper time cards for employees to fill in and sign off on for the hours they have worked. Some departments also use complicated excel files or similar paper documents for calculating the appropriate time worked for items such as shift differentials or overtime. Finally, payroll was an area of significant deficiency noted in the 2018 City Audit Report.

Discussion

The ExecuTime software will improve the overall accuracy of payroll and save time by eliminating the need for rework at serval points within the payroll process. The software will also save time by minimizing errors from the miscalculation of time or incorrect recording of time on manual time cards. Information is included that discusses in detail the potential savings obtained by moving to an automated time keeping system, such as ExecuTime. It is estimated that an employer with 500 employees could potentially save $715,000/yr. and even if the City of Grand Island only saves ¼ of that, then the system has already paid for itself by the end of year one.

The primary improvements offered by ExecuTime are:

- Time clock integration – The utilization of time clocks will lead to improved accuracy in the reporting of time for hourly employees and eliminate the time employees spend recording their hours on a paper time sheet. Secondarily, with the elimination of paper, review of payroll will be seamless while reducing the cost of paper and labor due to scanning timesheets for long-term retention. The time clocks will help with labor regulation compliance.

Additionally, the time clocks we have selected to purchase offer employees who do not regularly sit at a computer a more streamlined method for requesting time off. As it can be done directly from the touchscreen time clock itself. Which could result in additional time saved.

- Calculations – The software will calculate when items such as holidays, shift differential or overtime apply. The system can also accommodate the different schedules utilized by the Police and Fire departments. Currently, this is a manual process performed by each department and then verified by the payroll department. It can be a very time consuming process and prone to error.

- Electronic approval – The software will allow employees to electronically approve their time for each pay period and then route it to the supervisor for final approval. After this occurs, all time then feeds seamlessly into our existing payroll system (Munis) for the payroll department to then process. This will minimize the changes needed to time after it has been submitted by a supervisor. It will also electronically capture that all employees are approving and agreeing to the time in the current pay period.

One other benefit the ExecuTime software offers is advanced scheduling. This is a tool that the Police department plans to use for scheduling their shifts and ensuring each shift maintains adequate staffing. Currently, the Police Department accomplishes this by utilizing shared Outlook calendars, excel workbooks and printed pages. The ExecuTime advanced scheduling tool will allow everyone in the Police Department to work within the same tool and it will provide accurate real time updates.

The year one cost of the software is $99,862 and the cost of the time clocks that need to be purchased for all applicable locations citywide is $43,380. This cost will be paid for using the $95,021.01 credit card rebate we received in 2019, $21,175.30 will be paid by the Finance department and the remaining amount of $27,045.69 will be paid for by other funds based on their FTE counts. The recurring maintenance cost, estimated at $5,641/yr., will be paid for with the regular Tyler Technologies maintenance billing that is typically paid for in September annually by the Information Technology department.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the purchase of the ExecuTime Software and the related hardware for a total one-time cost of $143,276 and estimated yearly recurring cost of $5,641.

Sample Motion

Move to approve the resolution as presented.

EXECUTIME™ SOFTWARE

IDENTIFY POTENTIAL SAVINGS WITH EXECUTIME TIME & ATTENDANCE

A typical 200-employee company has a four million dollar payroll. The potential savings generated by automating Time & Attendance operations adds as much as $1/4 million to your bottom line! This 6.875% labor savings is based on a study performed by the American Payroll Association and Robert Half in calculation, lost time and error factors alone. The additional benefit of better management decisions based on accurate labor information, and automatic exports to payroll are more difficult to place a value on.

SAVINGS FACTOR	50 EMPLOYEES	100 EMPLOYEES	250 EMPLOYEES	500 EMPLOYEES	1000 EMPLOYEES
Calculation	$3,900	$7,800	$19,500	$39,000	$78,000
Lost Time	$52,000	$104,000	$260,000	$520,000	$1,040,000
Human Error	$15,600	$31,200	$78,000	$156,000	$312,000
TOTAL	$71,500	$143,000	$357,500	$715,000	$1,430,000

Manual Calculation Factor

It is estimated it takes a bookkeeper approximately 7 minutes to manually add up time sheets, calculate over-time and enter data. Add to this the time spent correcting time and leave errors, and transferring data to your payroll program or telephoning your payroll service bureau. ExecuTime could save you at least six hours of time per employee each year, which calculates to over $15,000 per year for a 200-employee company.

Lost Time Factor

Studies have shown the average employee is overpaid for 4 hours and 5 minutes of unauthorized or unearned time each week (late breaks, tardiness, early departure). Assuming automation reduces “lost time” by 24 minutes per day – that’s two hours each week, ExecuTime could save your 200-employee company over $200,000 per year.

Human Error Factor

Studies have shown payroll error factors to be between 1% and 8% of total payroll and include accuracy in reading time sheets, transposing numbers, rounding and calculation errors. Assume your error factor is mini-mal, approximately 1% of payroll, you lose $62,400 each year in a 200-employee company.

> ***“With ExecuTime, it's all automatic. You hardly have to even think about it.”***
>
> *-Bridgeport IT Technician*

Quoted By:	Justin Almy
Date:	6/14/2019
Quote Expiration:	7/14/2019
Quote Name:	City of Grand Island, NE - ERP - Executime
Quote Number:	2019-64588
Quote Description:	Executime

Sales Quotation For

City of Grand Island

PO Box 1968

Grand Island, NE 68802-1968

Phone +1 (308) 385-5444

Tyler Software and Related Services

Description	License	Impl. Hours	Impl. Cost	Data Conversion	Module Total	Year One Maintenance
Human Capital Management:						
ExecuTime Advanced Scheduling (150)	$15,490.00	48	$8,400.00	$0.00	$23,890.00	$3,098.00
ExecuTime Advanced Scheduling Mobile Access	$4,375.00	0	$0.00	$0.00	$4,375.00	$875.00
ExecuTime Time & Attendance (750)	$30,975.00	144	$25,200.00	$0.00	$56,175.00	$6,195.00
ExecuTime Time & Attendance Mobile Access	$5,585.00	0	$0.00	$0.00	$5,585.00	$1,117.00
Sub-Total:	$56,425.00		$33,600.00	$0.00	$90,025.00	$11,285.00
Less Discount:	*$5,644.00*		*$0.00*	*$0.00*	*$5,644.00*	*$5,644.00*
TOTAL:	**$50,781.00**	**192**	**$33,600.00**	**$0.00**	**$84,381.00**	**$5,641.00**

Other Services

Description	Quantity	Unit Price	Unit Discount	Extended Price
Investment Assessment - PR/HR	16	$160.00	$0.00	$2,560.00
Investment Assessment Write Up - PR/HR	8	$160.00	$0.00	$1,280.00
Project Planning Services	1	$6,000.00	$0.00	$6,000.00
TOTAL:				**$9,840.00**

Summary	One Time Fees	Recurring Fees
Total Tyler Software	$50,781.00	$5,641.00
Total Tyler Services	$43,440.00	$0.00
Total 3rd Party Hardware, Software and Services	$0.00	$0.00
Summary Total	**$94,221.00**	**$5,641.00**
Contract Total	**$99,862.00**	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Tyler Discount Detail

Description	License	License Discount	License Net	Maintenance Basis	Year One Maint Discount	Year One Maint Net
Payroll/HR:						
ExecuTime Advanced Scheduling (150)	$15,490.00	$1,549.00	$13,941.00	$3,098.00	$1,549.00	$1,549.00
ExecuTime Advanced Scheduling Mobile Access	$4,375.00	$438.00	$3,937.00	$875.00	$438.00	$437.00
ExecuTime Time & Attendance (750)	$30,975.00	$3,098.00	$27,877.00	$6,195.00	$3,098.00	$3,097.00
ExecuTime Time & Attendance Mobile Access	$5,585.00	$559.00	$5,026.00	$1,117.00	$559.00	$558.00
TOTAL:	**$56,425.00**	**$5,644.00**	**$50,781.00**	**$11,285.00**	**$5,644.00**	**$5,641.00**

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - Implementation and other professional services fees shall be invoiced as delivered.
  - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
  - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
  - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
  - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
  - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Comments

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Project Management includes project planning, kickoff meeting, status calls, task monitoring, verification and transition to support.

Tyler's cost is based on all of the proposed products and services being obtained from Tyler. Should significant portions of the products or services be deleted, Tyler reserves the right to adjust prices accordingly.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Quoted By:	Justin Almy
Date:	6/14/2019
Quote Expiration:	12/11/2019
Quote Name:	City of Grand Island, NE - ERP - TimeClocks
Quote Number:	2019-87501
Quote Description:	Time Clocks

Sales Quotation For

City of Grand Island

PO Box 1968

Grand Island, NE 68802-1968

Phone +1 (308) 385-5444

3rd Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Unit Maintenance	Unit Maintenance Discount	Total Year One Maintenance
Touchscreen: Proximity Reader (HID)	20	$2,410.00	$241.00	$43,380.00	$0.00	$0.00	$0.00
3rd Party Hardware Sub-Total:			*$4,820.00*	*$43,380.00*			*$0.00*
TOTAL:				**$43,380.00**			**$0.00**

Summary	One Time Fees	Recurring Fees
Total Tyler Software	$0.00	$0.00
Total Tyler Services	$0.00	$0.00
Total 3rd Party Hardware, Software and Services	$43,380.00	$0.00
Summary Total	**$43,380.00**	**$0.00**
Contract Total	**$43,380.00**	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - Implementation and other professional services fees shall be invoiced as delivered.
  - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
  - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
  - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
  - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
  - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Comments

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Tyler's cost is based on all of the proposed products and services being obtained from Tyler. Should significant portions of the products or services be deleted, Tyler reserves the right to adjust prices accordingly.

If a Tyler client desires clocks that do not have direct connectivity back to the network server ExecuTime resides on, then a VPN device installation, to be provided at Tyler's then-current prices, will be needed for every location where a clock may reside.

Clocks will be shipped upon receipt of a signed quote or addendum. The warranty period starts when the clocks are shipped. The warranty period ends whichever occurs first, either 12 months after connecting the clocks to the ExecuTime software or 18 months from shipment.

Clock prices include Tyler instruction regarding clock configuration and connection to the ExecuTime software. Client is responsible for clock installation and connection to applicable network.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

R E S O L U T I O N 2019-222

WHEREAS, the City of Grand Island does not currently utilize time clocks for payroll; and

WHEREAS, Payroll controls were identified as a significant deficiency in the 2018 audit; and

WHEREAS, the ExecuTime software and hardware would work towards resolving this significant deficiency; and

WHEREAS, the system seamlessly integrates with our current software, Munis.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that purchase of the ExecuTime Software and related hardware is approved at a total initial cost of $143,276.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item I-1

#2019-223 - Consideration of Approving CRA Area #30 Blighted and Substandard Study for 2.57 Acres located between 4th and 5th Streets and Carey Street and Ruby Avenue (Joja Investments, LLC)

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

Staff Contact: Chad Nabity

R E S O L U T I O N 2019-223

WHEREAS, on June 27, 1994, the City of Grand Island enacted Ordinance No. 8021 creating the Community Redevelopment Authority of the City of Grand Island, Nebraska, to address the need for economic development opportunities through the vehicles provided in the Nebraska Community Development law at Neb. Rev. Stat. §18-2101, et seq., as amended; and

WHEREAS, JOJA Investments LLC, a Nebraska Limited Liability Corporation has caused to be prepared a Blight and Substandard Study for an area of referred to as Area No. 30; and

WHEREAS, Marvin Planning Associates completed such Blight and Substandard Study and has determined that the area should be declared as substandard or blighted area in need of redevelopment; and

WHEREAS, such study was presented to the Grand Island City Council on May 28, 2019, and

WHEREAS, on May 28, 2019, the Grand Island City Council referred such study to the Hall County Regional Planning Commission for review and recommendation; and

WHEREAS, the Regional Planning Commission held a public hearing and made a recommendation regarding the study at its July 10, 2019 meeting; and

WHEREAS, a public hearing to consider approval of a Blighted and Substandard designation was held on July 23, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Blight and Substandard Study for Redevelopment Area No. 30 as identified above is hereby approved, and those areas identified in said study are declared to be blighted and substandard and in need of redevelopment as contemplated in the Community Development law.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019

Council Session/Budget Work Session

Item I-2

#2019-224 - Consideration of Approving Stacy Nonhof as Interim City Attorney and Authorizing City Administrator Jerry Janulewicz to Represent the City of Grand Island as Special Attorney

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerry Janulewicz, City Administrator

Meeting: July 23, 2019

Subject: Appointment of Interim City Attorney and Authorize Special Attorney

Presenter(s): Jerry Janulewicz, City Administrator

Background

With the appointment of City Attorney Jerry Janulewicz to the office of City Administrator, it is necessary to designate Assistant City Attorney Stacy Nonhof as Interim City Attorney. She shall perform the duties of City Attorney until a successor City Attorney is appointed by the Mayor, with the consent of the City Council, for the remainder of the Mayor's current term of office. City Administrator Jerry Janulewicz, who formerly served as City Attorney, should be authorized to represent the City as special attorney in order to assist the Interim City Attorney.

Discussion

It is in the best interests of the City that Assistant City Attorney Stacy Nonhof be designated as Interim City Attorney to serve until a successor City Attorney is appointed by the Mayor, confirmed by Council, and holds such office. Until a successor City Attorney is appointed and takes office, City Administrator Jerry Janulewicz should be authorized to represent the City of Grand Island as a special attorney. By this authority, he may sign pleadings and appear in court on behalf of the City and, in coordination with the Interim City Attorney, may otherwise provide legal advice and representation to the City and its officials during the vacancy in the office of City Attorney.

Conclusion

City Administration recommends the resolution be approved.

Alternatives

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

1. Move to approve

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

Sample Motion

Move to approve the resolution.

R E S O L U T I O N 2018-224

WHEREAS, City Attorney Jerry Janulewicz was recently appointed to the office of City Administrator for the City of Grand Island resulting in a vacancy in the office of City Attorney; and

WHEREAS, under Neb. Rev. Stat., §16-308, the office of City Attorney for the City of Grand Island, Nebraska, is an appointed position; and

WHEREAS, it is desirable to provide a limited transition period whereby Assistant City Attorney Stacy Nonhof shall serve as Interim City Attorney until such time as a successor City Attorney is appointed and takes office; and

WHEREAS, during such time as the duties of the City Attorney are performed by an Interim City Attorney, City Administrator Jerry Janulewicz should be authorized to represent the City of Grand Island as special attorney.

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

1. Assistant City Attorney Stacy Nonhof should be and is hereby designated as Interim City Attorney and shall serve as such until a successor City Attorney is appointed by the Mayor with the consent of the City Council.
2. Until a successor City Attorney is appointed by the Mayor with the consent of the City Council, City Administrator Jerry Janulewicz, a licensed attorney in the State of Nebraska, is hereby authorized to represent the City of Grand Island as special attorney.

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item I-3

#2019-225 - Consideration of Approving FY 2019-2020 Annual Budget for Railside 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: July 23, 2019

Subject: Consideration of Approving FY 2019-2020 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On August 14, 2018, the City Council adopted Ordinance #9700 creating the Railside 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 June 20, 2019, the Railside BID Board met and approved the 2019-2020 budget that provides for a total special assessment of $119,985.06. Which is a 3% increase of the 2019 special assessment amount.

Discussion

The reformation of the Railside BID that occurred in 2018 created the Railside BID as a perpetual entity. In this district, assessments are paid by property owners based on the County assessor's valuation of the property. Owners will be billed for the assessment after approval by City Council sitting as the Board of Equalization on September 10, 2019. The budgeted assessments of $119,985.06 will be charged to property owners in the district based on their valuations. Notices will be published in the Grand Island Independent on August 16, 23, and 30, 2019. Copies of the notice will also be mailed to property owners after the first publication via the method required by State law.

Alternatives

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

1. Approve the proposed budget and date for BOE.

2. Deny the proposed budget and date for BOE.
3. Send back to the BID Board for adjustment.

Recommendation

City Administration recommends that the City Council approves the BID budget as proposed and sets the date for board of equalization as September 10, 2019.

Sample Motion

Move to approve the resolution as proposed.

RAILSIDE BID BUDGET

YEAR: 19-20

INCOME TYPE	Explanation	
Beginning Cash		$6,000.00
Special Assessments	2018-2019 Amount 116490.35 2019-2020 Amount (3% increase) 119.985.06	$119,985.06
Donations	Fundraising, Credit Card, Green Team Reimbursement, Banner Program for Parking lots, Halloween and Christmas vendor program?	$1,000.00
Grants	CDBG	$45,090.00
Interest		$500.00
Other Revenue	Fundraising, Credit Card, Green Team Reimbursement, Banner Program for Parking lots, Halloween and Christmas vendor program?	$5,000.00
TOTAL INCOME		**$177,575.06**
EXPENSES		Amount
Personnel - 85105	Director/Green Team	$ 43,000.00
FICA - 85115	FICA	$ 3,350.00
Unemployment - 85165	Unemployment	$ 375.00
Contract Services - 85213		$ 26,950.00
Printing/Binding - 85245	Printing, Flyers, Annual Report, Announcement Annual Meeting	$ 500.00
Snow & Ice Removal - 85249	Snow - Plaza	$ 1,000.00
Professional Services/Office Rent - 85290	Rent/Website Fee	$ 7,850.00
Utility Services - 85305	Office	$ 1,200.00
	Walnut (triangle)	$ 600.00
	Wheeler (plaza)	$ 600.00
	Christmas Lights	$ 1,500.00
	Backflow Check	$ 300.00
Repairs & Equipment - 85325		$ 500.00
Office Copy Machine - 85330	Copy Machine Lease and Copy Charges	$ 500.00
Postage - 85413	Yearly Bill From the City as of 2018	$ 750.00
Advertising - 85416		$ 9,530.00
Legal Notices - 85419	Monthly Meeting Notice, annual review of property tax	$ 2,750.00
Dues & Subscriptions/Main Street - 85422	MainStreet, Chamber, 501C3	$ 2,250.00
Travel & Training - 85428		$ 500.00
Events/Other - 85490		$ 9,600.00
Office Supplies - 85505		$ 2,550.00
Trees & Shrubs - 85560	Removal and replanting	$ 4,250.00
Planters/ Plaza - 85561		$ 9,300.00
General Supplies - 85590		$ 2,780.06
Land Improvements - 85608		
MISC Projects	CDBG "Rental Assistance Program"	$ 45,090.00
TOTAL EXPENSES		$ 177,575.06

#RAILSIDE

ROAD MAPPING FOR THE FUTURE

Goals Achieved

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

- *Have implemented plan for sidewalks/alley way clean up.*
- *Working with CCS for three groups who volunteer to pick up three zones once a week.*
- *Triangle Re-sodding Project*
- *Working to establish a plan to expand the plaza*
- *8 problem trees have been removed– 3 areas will have concrete work done (good tree – bad placement).*
- *Working with public works to "own" issues faster and to be able to resolve them*
- *54 tree grates have been cleaned to date*

Establish Key Partnerships

- *Have developed a key partnership with the CVB, NRD, JEO, Community Foundation and Public Works.*
- *Worked with the State historical society with regards to 4th street becoming a historic district*

Marketing

- *Reworked the development Tour Booklet*
- *Have received the AARP grant to further develop our marketing by adding 4 totems for the district. Totem will be used for directional purposes and as an educational tool with regards to the history of downtown Grand Island.*

Developed New Opportunities

- *New Business Opportunities include: Studio 222, A list, West Anna, Job Xsite, 40 North, and the expansion of Helium Salon.*
- *EV is working on a new business welcome package*
- *The BID is moving forward on a partnership (2-3 years) with the Community Foundation. This will open opportunity for grant funding on two to three pre-determined projects*

Events/Activities

- *Working with CVB to develop a guide to holding conferences and meetings in Railside.*

Historic Building/Railside Redevelopment

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

#GOALS

Updated Goals for 19/20

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

- **Implement a 3 year plan to upgrade the Aesthetic Appearance of Railside**
- **Additional lighting options for upgrading appearance and safety**
- **Railside Plaza Refresh**
- **Develop a Greenspace/Tree Space Master Plan**

Establish Key Partnerships

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

Marketing

- **Add a marketing assistant to the Railside team with a goal of making Railside impactful in the media.**
- **Complete the AARP Totem Project**
- **Add directional mapping to the current parking signs**
- **Work with the Kearney BID to cross-promote events in each of the districts**

Recruitment of Key Business Types

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

Events/Activities

- Addition of 3 Night Markets in the summer months
- Addition of Summer Sidewalk sales

Historic Building/Railside Redevelopment

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

THANK YOU

ARRIVE RAILSIDE

R E S O L U T I O N 2019-225

WHEREAS, the City Council has considered the proposed budget of the Railside Business Improvement District for the fiscal year 2019-2020; and

WHEREAS, the City has received the assessed values of the individual properties within the Railside 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 Railside 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 September 10, 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 Railside Business Improvement District by U.S. Mail, postage prepaid

- - -

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

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
July 19, 2019 ¤ City Attorney

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item J-1

Approving Payment of Claims for the Period of July 10, 2019 through July 23, 2019

The Claims for the period of July 10, 2019 through July 23, 2019 for a total amount of $6,781,805.34. A MOTION is in order.

Staff Contact: Patrick Brown

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item X-1

Strategy Session with Respect to IAFF Union Negotiations

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

1. Protection of the public interest.

2. Needless injury to the reputation of an individual.

3. Strategy sessions with respect to

a. collective bargaining,

b. real estate purchases,

c. pending litigation, or

d. imminent or threatened litigation.

4. Discussion regarding deployment of security personnel or devices.

5. For the Community Trust created under Sec. 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster.

Staff Contact: Aaron Schmid, Human Resources Director

City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item S-1

Discussion of FY 2019/2020 Budget

Staff Contact: Patrick Brown

Organization Name	Type	Account Code	Account Name	Description	2020	
PUBLIC WORKS CAPITAL PROJECTS	Expenses			Kaufman Detention Cell Outlet	450,000.00	
PUBLIC WORKS CAPITAL PROJECTS	Expenses			Storm Sewer Mapping	500,000.00	
PUBLIC WORKS CAPITAL PROJECTS	Expenses			N Moores Creek 80 Wetland Detention Design	200,000.00	
					1,150,000.00	
PUBLIC WORKS CAPITAL PROJECTS	Revenue		CREDIT CARD REBATE		500.00	
PUBLIC WORKS CAPITAL PROJECTS	Revenue		TRANSFERS IN	2020 - Transfer in from the 208 Fund - Sales Tax 2004, 2019 Transfer from 100 Fund	1,000,000.00	2004 Sales Tax
				TOTAL 400 Capital Improvement Fund	**1,000,500.00**	

410 Capital Equipment Fund						
BUILDING DEPT	Expenses	85625	VEHICLES	Inspection Vehicle	21,000.00	2018 Sales Tax
BUILDING DEPT			NET ESTIMATED COST		21,000.00	
FIRE	Expenses	85612	BUILDING IMPROVEMENTS	Carryover for station #4 replacement from 2018-19 budget	200,000.00	2018 Sales Tax
FIRE	Expenses	85612	BUILDING IMPROVEMENTS	Addition to Station #2 and replace flat roof	350,000.00	2018 Sales Tax
FIRE	Expenses	85615	MACHINERY AND EQUIPMENT	one ambulance cot and one power load system	49,000.00	2018 Sales Tax
FIRE	Expenses	85615	MACHINERY AND EQUIPMENT	U Cap It machine for new hospital	21,000.00	2018 Sales Tax
FIRE	Expenses	85625	VEHICLES	Purchase fire engine to replace 2000 model	530,000.00	2018 Sales Tax
FIRE			NET ESTIMATED COST		1,150,000.00	
POLICE	Expenses	85625	VEHICLES	Six Ford Explorer SUV's for Patrol Division and one sedan for Admin/Criminal Division	227,750.00	2018 Sales Tax
POLICE			NET ESTIMATED COST		227,750.00	
EMERGENCY MGMT	Revenues	74355	COUNTY SHARE OF COMM/CIVIL DEF	County Share (50%) of Capital Equipment Expense	(37,500.00)	2018 Sales Tax
EMERGENCY MGMT	Expenses	85615	MACHINERY AND EQUIPMENT	Sirens (2) for $35,000; Fiber Connection to New EM911 & Fire Station 4 $40,000	75,000.00	2018 Sales Tax
EMERGENCY MGMT			NET ESTIMATED COST		37,500.00	
STREETS CAPITAL EQUIP	Revenues	74039	RENTAL CAR OCCUPATION TAX	Moved from 210 Fund	(137,000.00)	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85612	BUILDING IMPROVEMENTS	Overhead Doors	20,000.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Skid Steer Loader (T595 Buy-Back)	6,000.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Skid Steer Loader (T650 Buy-Back)	10,000.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Tractor, 90 hp (3)	42,250.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Motor Grader	45,723.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Sewer Combo Unit	66,441.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Snow Blower, Front-End Loader Mounted	100,000.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Dump Trucks/Plow Trucks (2)	200,000.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Motor Grader	225,000.00	210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85625	VEHICLES	1/2 Ton Pickup	30,000.00	210 Fund-Streets

Organization Name	Type	Account Code	Account Name	Description	2020	
STREETS CAPITAL EQUIP			NET ESTIMATED COST		608,414.00	
LIBRARY CAP EQUIP	Expenses	85620	OFFICE FURNITURE & EQUIPMENT	IT Improvements	20,000.00	General Fund
LIBRARY CAP EQUIP	Expenses	85620	OFFICE FURNITURE & EQUIPMENT	Library HVAC, estimate	200,000.00	General Fund
LIBRARY CAP EQUIP			NET ESTIMATED COST		220,000.00	
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Parks - Grass Seeder	12,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Parks - Two 72" Mowers	50,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Parks - 16' Mower	98,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Parks - Tractor	75,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Parks - Two Ball Field Drag Units	44,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Parks - Utility Cart	23,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Cemetery - Utility Cart	15,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Cemetery - Snow Plow	10,500.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Cemetery - 60" Zero Turn Mower	12,500.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	HPSP - Utility Vehicle	14,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85625	VEHICLES	Parks - 1/2 Ton Crew Cab Pickup	40,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP			NET ESTIMATED COST		394,000.00	
OTHER CAP EQUIP	Revenues	74805	TRANSFERS IN	From the General Fund	(1,200,000.00)	
OTHER CAP EQUIP	Revenues	74805	TRANSFERS IN	Transfer in from the 208 Fund - Sales Tax 2018	(1,250,000.00)	
OTHER CAP EQUIP	Revenues	74805	TRANSFERS IN	Transfer in from the 208 Fund - Sales Tax 2018 Carryover	(425,000.00)	
OTHER CAP EQUIP	Revenues	74805	TRANSFERS IN	Transfer in from the 210 Fund - Streets Capital Equipment	(600,000.00)	
OTHER CAP EQUIP			ESTIMATED REVENUE		(3,475,000.00)	

Total Revenue	**(3,649,500)**
Total Expense	**2,833,164**

	Expenses	Revenue	Balance
2018 Sales Tax	1,473,750	1,712,500	238,750
210 Fund - Streets	745,414	737,000	(8,414)
General Fund	614,000	1,200,000	586,000
	2,833,164	3,649,500	816,336

The cash balance is for the Capital Equipment Replacement plan that will be developed in 2019-2020. The goal is to take proactive steps for investments in capital equipment replacement and necessary expenditure levels for maintenance. By developing the replacement plan we hope to transfer less funds on a consistent basis but have enough balance for emergency purchases.

Type	Description	Justification	2020	Revenue Source
Capital Project	North Rd; 13th to Hwy 2 (40036)		$ 994,697	2004 Sales Tax
Capital Project	Old Potash; North Rd to Webb Rd (40028)		$ 1,135,362	2018 Sales Tax
Capital Project	North Rd; 13th to Hwy 2 (40036)		$ 2,660,000	2018 Sales Tax
			$ 4,790,059	
Lease Payment	Heartland Events Center		$ 505,303	2004 Sales Tax
Lease Payment	Fire Truck	Paid Off 2022	$ 209,890	2018 Sales Tax
			$ 715,193	
Transfer Out	Transfer to 410 Capital Equipment Fund	Carryover $475,000 from 2019, $1.2m from 2020	$ 1,675,000	2018 Sales Tax
Transfer Out	Transfer to 400 Capital Improvement Fund		$ 1,000,000	2004 Sales Tax
			$ 2,675,000	
			$ 8,180,252	

Type	Description	Justification	2020	Revenue Source
Capital Project	S Front St Bridge Replacement & Sycamore St Underpass Rehab		$ 170,000	Gas/ Sales Tax
Capital Project	Webb Road Paving Assessment	The City portion of the Webb Road paving improvements under District #1260. Installments are set to be paid over the ten (10 year timeframe set by the BOE. 2020 is payment year five (5).	$ 120,000	Gas/ Sales Tax
Capital Project	Annual Handicap Ramp		$ 154,500	Gas/ Sales Tax
Capital Project	5 Points Traffic Signal Improvement		$ 102,000	Gas/ Sales Tax
Capital Project	Broadwell/UPRR Grade Separation Feasibility Report (40032)		$ 410,000	Gas/ Sales Tax
Capital Project	Old Potash; North Rd to Webb Rd (40028); part of this moved to 208 for 2020		$ 1,229,638	Gas/ Sales Tax
Capital Project	North Rd; Old Potash to 13th (40037)		$ 100,000	Gas/ Sales Tax
Capital Project	Capital Ave; Moores Creek to North Rd		$ 90,000	Gas/ Sales Tax
Capital Project	Custer Ave; Forrest to Old Potash Hwy		$ 77,250	Gas/ Sales Tax
Capital Project	Eddy St Underpass Rehab		$ 103,000	Gas/ Sales Tax
Capital Project	North Rd; Old Potash to Hwy 30		$ 90,000	Gas/ Sales Tax
			$ 2,646,388	

211 Fund - Occupation Tax
Food Beverage Occupation Tax
FY2020 Expenditures

Type	Description	Justification	2020	Revenue Source
Capital Project	Sterling Estates Park Equipment		$ 150,000	F&B Occupation Tax
Capital Project	Vet's Complex		$ 300,000	F&B Occupation Tax
Capital Project	Future Parks & Rec Projects		$ 500,000	F&B Occupation Tax
			$ 950,000	
Loan Payment	Various Parks Projects including Vet's Complex, Sterling, and others		$ 574,166	F&B Occupation Tax
Other	Husker Harvest Day Payment		$ 200,000	F&B Occupation Tax
Other	State Fair Match		$ 475,000	F&B Occupation Tax
Other	Grow Grand Island		$ 500,000	F&B Occupation Tax
			$ 1,175,000	
			$ 2,699,166	

Type	Description	Justification	2020	Revenue Source
Capital Project	Asphalt Cemetery Roads		$ 200,000	KENO Proceeds
Capital Project	Undecided Projects		$ 200,000	KENO Proceeds
			$ 400,000	
KENO Funds can only be used for Community Betterment Purposes:				
REG-35-601 COMMUNITY BETTERMENT PURPOSES				
601.01 Any county, city, or village conducting a lottery pursuant to the Nebraska County and City Lottery Act shall spend the gross proceeds of the lottery only for community betterment purposes, awarding of prizes, taxes, and expenses.				
601.02 Community betterment purposes shall mean the use of proceeds by a county, city, or village from the conduct of a lottery in the following manner:				
601.02A Enhancing a person's opportunity for educational advancement, such as contributing to the operation of a school or establishing or contributing to a scholarship fund;				
601.02B Relieving or protecting individuals from disease, suffering, or distress, such as purchasing food or clothing for the needy or helping to provide medical care for indi-viduals in need;				
601.02C Contributing to the physical well being of individuals, such as donations to foster athletic activities. A county, city, or village may use its proceeds from the conduct of a lottery to build, improve, or maintain parks or recreation facilities or to sponsor amateur athletic leagues or programs;				
601.02D Assisting individuals in establishing themselves as worthy and useful citizens by providing educational or business opportunities, such as contributions to training programs designed to provide individuals with job skills or to aid handicapped people in making contributions to the community;				
601.02E Providing individuals with opportunities to contribute to the betterment of the community, such as initiating cleanup or beautification projects;				
601.02F Increasing the comprehension and devotion to the principles upon which this nation was founded, such as sponsoring civic events to make individuals more aware of the history of the United States, State of Nebraska, or other civic institutions or principles;				
601.02G Initiating, performing, or fostering worthy public works or enabling or furthering the erection or maintenance of public structures, such as contributing to a county, city, or village building fund or donations to fund parks or recreation areas;				
601.02H Lessening the burdens borne by government or voluntarily supporting, augmenting, or supplementing services which government would normally render to the people, such as paying for housing, food, or medical services for needy people or aiding the elderly or contributing to the general fund of a county, city, or village; and				
601.02I Providing tax relief for the community, such as using funds raised from county, city, or village lottery to fund any programs or needs which would normally be paid for by taxes imposed upon the community.				
601.03 Proceeds derived from the conduct of a lottery conducted by a county, city, or village shall not be used for any political activity, such as lobbying, or participating in or contributing to any political campaign on behalf of any elected official or person who is or has been a candidate for public office.				