
City of Grand Island



Tuesday, August 13, 2019 Council Session Agenda

City Council:

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

Mayor:

Roger G. Steele

City Administrator:

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 Carl Eliason, Peace Lutheran Church, 1710 N. North Road

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item E-1

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

Council action will take place under Consent Agenda item G-4.

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: August 13, 2019

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

Presenter(s): RaNae Edwards, City Clerk

Background

Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street has submitted an application for a Class “CKG” 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 40 North Tap & Grille to deliver, sell or dispense alcoholic liquors, including beer, for consumption at a location designated on a Special Designated Liquor License (SDL). The Class “G” Liquor License, known as a Growler endorsement is to allow "off sale" beer in a sealed container, not more than 32 oz.

The original application had included a rooftop area of 36’ x 40’. After review by the Building and Fire Departments with the applicant, this area will not be included in this application.

Discussion

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Police, and Health Departments.

On April 23, 2019 City Council approved a Class “IK” Liquor License for Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street. This application would change that license to a “CKG” Liquor License. The Police Department has no problem with the change in the liquor license and the addition of a Growler endorsement.

Also submitted was a request for Liquor Manager Designation for Joseph Vavricek, 2729 Brentwood Boulevard. Mr. Vavricek has completed a state approved alcohol server/seller training program. Staff recommends approval excluding the rooftop area.

Alternatives

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

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

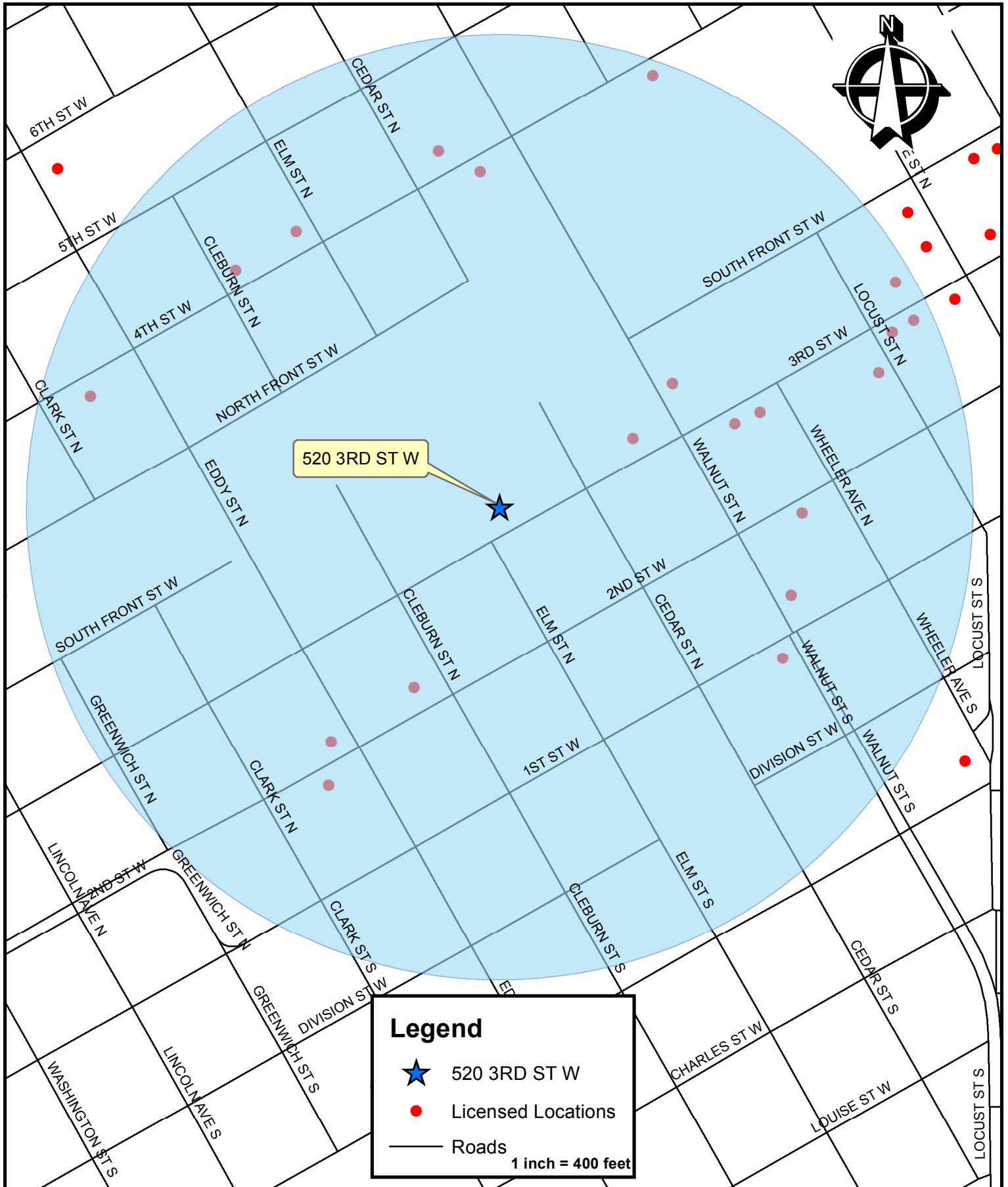
Recommendation

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

Sample Motion

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

Liquor License Application:
Class "CKG": Spirit in the Sky, LLC dba 40 North Tap & Grille





City of Grand Island

Tuesday, August 13, 2019

Council Session

Item E-2

Public Hearing on Development of the 2019-2023 Consolidated Plan and Annual Action Plan for Community Development Block Grant (CDBG) Activities

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

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development

Meeting: August 13, 2019

Subject: Public Hearing on the Development of 2018-2019
Annual Action Plan for CDBG Activities

Presenter(s): Amber Alvidrez, Community Development
Administrator

Background

Grand Island became an Entitlement Community in September 2015. A large part of the planning process for this Community Development Block Grant (CDBG) model is the creation of the 3, 4 or 5-year Consolidated Plan, and the Annual Action Plan. The Consolidated Plan represents the City's goals for CDBG funding in broad scope, it identifies the areas and focus of CDBG priorities.

The City has chosen to complete a 5-year Consolidated Plan which is currently in place and covers the time period of 2019-2023. The Three Priorities outlined in the Consolidated Plan are as follows in order of identified importance:

- Increase Quality & Affordable Housing Options
- Cultivate Small and Emerging Businesses
- Support Public Services for Neighborhoods and Vulnerable Populations

The Annual Action Plan breaks down the priorities and lists specific dollar amounts and which projects will be funded in the assigned year. A separate Annual Action Plan is prepared for each Fiscal Year. The public hearing today is to discuss the planned programs for the 2019-2023 Consolidated Plan.

Discussion

Projects being considered for the 2019-2023 Consolidated Plan are outlined in the Power Point presentation.

Alternatives

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

1. Accept the Development of 2019-2023 Consolidated Plan for CDBG Activities.
2. Do not accept the Development of 2019-2023 Consolidated Plan for CDBG Activities.

Recommendation

City Administration recommends that the Council accept the Development of 2019-2023 Consolidated Plan for CDBG Activities.

Sample Motion

Move to accept the Development of 2019-2023 Consolidated Plan for CDBG Activities.

Review of Priority Needs

An extensive overview regarding how the proposed projects align with the Priority Needs is available in the 2019-2023 Consolidated Plan and 2019-2020 Annual Action Plan. For review, the identified Priority Needs in order are:

- 🇺🇸 Increase Quality & Affordable Housing
- 🇺🇸 Cultivate Small & Emerging Businesses
- 🇺🇸 Support Public Services for neighborhoods and vulnerable populations

Projects to Receive Funding

The 2019-2020 Annual CDBG allocation has a total of \$413,557 which will fund the following projects:

- 🚩 \$225,000-Building Literacy
- 🚩 \$128,557-Housing Improvement Partnership
- 🚩 \$60,000-Program Administration

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2019-2023 Consolidated Plan for Housing and Community Development provides the US Department of Housing and Urban Development (HUD) with information on the City of Grand Island's intended uses of Community Development Block Grant program funds. The City allocates the annual funding from these programs to public, private or non-profit parties consistent with HUD program goals and requirements. CDBG program objectives include providing decent housing, creating suitable living environments and expanding economic opportunities.

Through a review of housing market, community development, homeless needs and economic development data and an evaluation of past performance in the City's HUD funded programs, the City has developed the following goals for the use of these Funds:

- Increase Quality Affordable Housing options
- Cultivate small and emerging businesses
- Support public Services for neighborhoods and vulnerable populations

The City's Consolidated Plan follows the requirements placed by HUD, and uses HUD's format and data tables required for plans. Grand Island's consolidated plan is implemented and updated through Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER). The Action plan establishes the priorities for projects and funding for the upcoming year. The CAPER report details the results of funded projects during the individual project years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The data analysis throughout the Consolidated Plan Needs Assessment concludes in that the most prominent need within the City of Grand Island is additional affordable housing. While the spectrum of affordable housing is broad, including larger units, units for seniors, units for veterans and units for persons with disabilities, these all fall within the parameter of a strong need for additional and affordable housing.

3. Evaluation of past performance

The City of Grand Island became an Entitlement Community in 2016 and therefore has worked through the 2016-2019 Consolidated Plan. The City Of Grand Island has a history of successful programs funded through the Community Development Block Grant program. The City has successfully funded housing rehabilitation activities targeting lower income households unable to properly maintain their homes. The City also works closely with the Railside the Downtown Business Improvement District to operate the Small business Rental Assistance Program which allowed assistance to help small emerging businesses relocate to downtown Grand Island which was previously a slum and blight area. The City has created strong partnerships with many Non-profit service providers through the past consolidated plan through the use of the Public Service Grant which was available only to non-profit service providers within the corporate city limits of Grand Island.

4. Summary of citizen participation process and consultation process

The most recent version of the citizen participation plan was adopted by City Council on April 26, 2016. The Citizen Participation Plan intends to make the community aware of CDBG projects and processes, as well as to make the pathway for becoming involved with review of CDBG funding as accessible as possible. A copy of the citizen participation plan, which includes public hearing time frames and varying methods in which the Community Development Division will make information available is accessible on the City of Grand Island's Website at www.grand-island.com, under the Community Development section or available in print from the Community Development Division directly at Grand Island City Hall, 100 E. 1st street, Grand Island, Nebraska.

5. Summary of public comments

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

The Consolidated Plan and Annual Action Plan provide an in-depth and insightful assessment and plan for the City of Grand Island's Community Development needs.

The Community Development Division has diligently attempted to ensure that the priorities and projects that are outlined in these plans directly reflect the priorities as identified by the community itself. The document was developed through a process that included a significant community engagement component, which included focus groups, public review periods and Public Hearings. No comments were received from the public during the review period, which is indicative of the extent to which community involvement was incorporated into the development of the Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GRAND ISLAND	Community Development Division

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Amber Alvidrez

Community Development Administrator

City of Grand Island

100 East First Street,

Grand Island, NE 68802

308-385-5444 ext 212

Ambera@grand-island.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Grand Island is the lead agency responsible for overseeing the development of the Consolidated Plan and administering the approved Consolidated Plan. The City's Community Development Division, under the direction of Regional Planning and City Administration, maintains responsibility for development of the Citizen Participation Plan, Consolidated Plan, Annual Action Plan and Consolidated Annual Performance & Evaluation Report (CAPER.) The City has also created an Entitlement Stakeholders Committee to assist the Community Development Division by providing insight and suggestions for funding priorities. The Entitlement Stakeholders group also coordinates the planning efforts and housing studies for the City of Grand Island, which are a large part of the planning process for the City's CDBG Program.

The Community Development Division has made a diligent effort to access and compile data from the varying surveys, planning sessions, and studies with the intent of actively engaging and consulting a broad range of organizations. Housing groups, non-profits, business leaders, civic leaders, economic development groups and service providers were all approached and consulted in the broad effort to develop a plan that sufficiently reflects the needs of Grand Island.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

This is the first Consolidated Plan the City of Grand Island has created. The City of Grand Island elected to become an Entitlement Community in 2015, with a program beginning date of October 1, 2016. For this reason, some of the collaboration and consultation done with groups and organizations in the community was related to gaining insight on how the changeover to Entitlement would affect their work, in addition to their suggestions on how the funds should be allocated.

A more specific breakdown of the planning efforts is described in the "Other local/regional/state/federal planning efforts" section.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Community Development Division (CDD) consulted with the Continuum of Care (CoC) before, during and after accepting HUD's invitation to become an Entitlement Community. A staff member from the CDD attends the CoC meetings, to stay actively engaged in upcoming projects and events. Since the City's recent increase in involvement in the CoC, many members of the group have reached out to the CDD, to gain information on how they can be more involved in the City's planning process and activities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Grand Island does not receive Emergency Solution Grant (ESG) funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Hall County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the Community Needs Assessment Survey, which addressed the prioritization of CDBG expenditures. The organization was also invited to attend Public Meetings related to the 2019 Housing Study, Analysis of Impediments and the 2019-2023 Consolidated Plan Process. The anticipated outcome is to raise awareness about CDBG and its intent, and to deepen the relationship between the organization and the City.
2	Agency/Group/Organization	Hall County Regional Planning Commission
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization also was invited to participate in the Community Needs Assessment Survey, which addressed the prioritization of CDBG expenditures. The organization was also invited to attend Public Meetings related to the 2019 Housing Study, Analysis of Impediments and 2019-2023 Consolidated Plan Process. The anticipated outcome is to raise awareness about CDBG and its intent, and to deepen the relationship between the organization and the City.
3	Agency/Group/Organization	Grand Island Area Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization also was invited to participate in the Community Needs Assessment Survey, which addressed the prioritization of CDBG expenditures. The organization was also invited to attend Public Meetings related to the 2019 Housing Study, Analysis of Impediments and the 2019-2023 Consolidated Plan Process. The anticipated outcome is to raise awareness about CDBG and its intent, and to deepen the relationship between the organization and the City.
4	Agency/Group/Organization	Grand Island Area Economic Development Corporation
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization participated in the 2014 Entitlement Feasibility Study, Grow Grand Island and funded the 2104 Housing Study. The organization also was invited to participate in the Community Needs Assessment Survey, which addressed the prioritization of CDBG expenditures. The organization was also invited to attend Public Meetings related to the 2019 Housing Study, Analysis of Impediments and the 2019-2023 Consolidated Plan Process. The anticipated outcome is to raise awareness about CDBG and its intent, and to deepen the relationship between the organization and the City.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were selectively excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The services discussed at the Continuum of Care, in addition to the Point in Time count, provide much needed direction in developing the City of Grand Island's homeless strategy
Grow Grand Island	Grand Island Area Economic Development corporation	The goal of the Grow Grand Island Initiative was to identify areas in which collaborative efforts could better support small business growth, existing business expansion, new business locations, and the diverse components that affect businesses as a whole. Many of these areas directly overlap with various CDBG National Objectives. This plan was facilitated by Market Street Services, Inc.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Grand Island will be working closely with Hall County through both the Hall County Housing Authority and the Hall County Regional Planning Commission. The Community Redevelopment Authority is also closely involved with the Community Development Division in areas of housing development, housing demolition and regional planning efforts.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The throughout the creation of the Housing Study and the Analysis of Impediments process which both had extensive, community-based research plans were created in conjunction with the 2019-2023 Consolidated plan. In addition to the outreach done by these processes, the Priority Needs, as outlined in section SP-25 of the Strategic Plan are a direct result of the public meeting and planning process of the Housing Study, and Analysis of Impediments efforts. In addition to these efforts, the Community Development Division also did a Community Needs Assessment, which requested various entities throughout the community to rank the Priority Needs as identified by the large scale planning processes.

The Citizen Participation Plan was approved on April 26, 2016 and it outlines the various ways in which the City will interact with the community in various stages of the CDBG planning process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-targeted/broad community Residents of Public and Assisted Housing	a series of Community Listening sessions were held on March 19th with local organizations, elected leadership and general citizenry. In attendance there was local continuum of Care members who represent vulnerable populations.	Summary of Comments attached at the end of the document.	all comments were accepted.	
2	Community Survey	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Broad outreach effort	no comments were received outside of answers to questions on the survey.	no comments were received	

Consolidated Plan

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Community Survey	Non-targeted/broad community	the Community Survey was conducted as part of the 2019 Housing Study and analysis of Impediments for housing views from the community which have been taken into account throughout the creation of the 2019-2023 Consolidated Plan.	no comments were received outside of answers to questions on the survey.	no comments were received	
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Public hearing to take place at the regularly scheduled City Council meeting on August 13, 2019			

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Advertisements of community meetings and public hearings as well as public comment on the 2019 Housing Study, Analysis of Impediments and the 2019-2023 Consolidated plan			
7	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	Website publish of Public Hearing and Public Meeting Notices and 2019-2023 Consolidated plan for Public comment	no comments were received	no comments were received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	Entitlement Stakeholders meeting was held on June 13, 2019 in the City Council Chambers, this meeting followed the open meetings act and was open to the public. Notice was placed in the news paper 14 days prior to the meeting.	comments which were received throughout this meeting are included in the meeting minutes which are attached at the end of this document.	all comments were accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The data and analysis provided in the Needs Assessment supports the statement that affordable housing is the predominant housing need in Grand Island. 16% of Grand Island's households spend 30-50% of their income on housing and 11% of Grand Island's households spend more than half of their income on housing. This analysis of housing expenditures represents the entire population of Grand Island. It should be noted that the burden caused by allocating 30%-50% or more of a household's income within a low or extremely low income household can be a far more severe cost burden leaving extremely limited funds available for other necessities.

Additionally, population growth has created a very immediate need for additional housing. The 2019 Housing Study stated that there are 20,012 total housing units within Grand Island, - 11,973 owner and 8,039 rental. The housing study also stated that there is an adjusted vacancy rate of 3%, and a community experiences housing demand issues at a rate of 6%, meaning Grand Island is currently experiencing extreme housing vacancy issues. There are simply not enough units available. Low vacancy rates are contributing to higher rents and housing costs.

Additional facts, figures and assessments of data are available in this Needs Assessment to support this finding.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment provides data and analysis regarding the housing sector and areas of need within the City of Grand Island.

A few explanations that may provide helpful when reviewing the data are as follows:

- In the “Number of Households” table, “HAMFI” is the HUD Adjusted Median Family Income, which is calculated by HUD for the City of Grand Island.
- The Area Median Income (AMI) is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs. HUD determines AMI on an annual basis for each metropolitan area, making adjustments for household size and other factors.
- In the City of Grand Island, the AMI data is available for families and households of many different sizes, but for example, a family household of four is represented by income as:
 - 100% AMI = \$59,500 and above
 - 80-100% AMI = \$48,000 to \$59,499
 - 50-80% AMI = \$30,000 to \$47,999
 - 30-50% AMI= \$23,850 to \$29,999

HUD defines housing problems as:

- 1) Lack of complete kitchen or plumbing facilities
- 2) Cost burdened: A housing cost burden of more than 30% of household income. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities
- 3) Severe cost burdened: A housing cost burden of more than 50% of household income, applying the same definition as described for cost burden
- 4) Overcrowding is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half rooms
- 5) Severe overcrowding is defined as more than 1.5 persons per room, applying the same definition as described for overcrowding The graphs below provide a large amount of data regarding the existing conditions in Grand Island, followed by an analysis of the housing needs.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	48,520	50,580	4%
Households	17,303	18,720	8%
Median Income	\$43,732.00	\$46,831.00	7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,350	2,690	3,655	2,195	7,830
Small Family Households	770	905	1,445	930	3,975
Large Family Households	195	315	330	180	705
Household contains at least one person 62-74 years of age	330	310	615	425	1,455
Household contains at least one person age 75 or older	395	485	600	215	585
Households with one or more children 6 years old or younger	600	785	705	560	650

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	65	75	10	255	10	10	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	100	180	10	35	325	10	10	0	30	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	70	60	0	185	0	15	55	15	85
Housing cost burden greater than 50% of income (and none of the above problems)	950	265	25	10	1,250	360	250	120	0	730
Housing cost burden greater than 30% of income (and none of the above problems)	245	600	315	30	1,190	65	335	555	120	1,075

Consolidated Plan

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OMB Control No: 2506-0117 (exp. 06/30/2018)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	100	0	0	0	100	10	0	0	0	10

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,210	580	165	55	2,010	380	285	180	45	890
Having none of four housing problems	470	1,045	1,580	630	3,725	185	785	1,735	1,465	4,170
Household has negative income, but none of the other housing problems	100	0	0	0	100	10	0	0	0	10

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	525	380	35	940	90	195	395	680
Large Related	155	50	45	250	14	110	45	169
Elderly	280	240	190	710	240	235	145	620

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	435	370	110	915	100	75	85	260
Total need by income	1,395	1,040	380	2,815	444	615	670	1,729

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	480	30	0	510	75	60	0	135
Large Related	105	0	0	105	4	40	15	59
Elderly	210	135	50	395	190	135	60	385
Other	305	120	0	425	100	30	45	175
Total need by income	1,100	285	50	1,435	369	265	120	754

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	130	210	75	25	440	10	25	40	30	105
Multiple, unrelated family households	0	45	0	0	45	0	0	20	15	35
Other, non-family households	30	0	10	10	50	0	0	0	0	0
Total need by income	160	255	85	35	535	10	25	60	45	140

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Single person households represent 28.38%, approximately 5,312 units, of the City of Grand Island’s housing population according to the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS.) It can be assumed that households with one individual income bear a greater cost burden, and therefore may have a stronger need for assistance. However, when compared to households with large numbers of children, even with two incomes, the cost burden may be greater.

The data available in the 2019 Housing Study is inconclusive regarding the type of single person household in need of housing assistance; it simply makes suggestions for growth to accommodate the needs. According to informal research with various service providers within the Continuum of Care, the largest types of single person households seeking assistance are seniors and individuals suffering from mental illness.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The 2019 Housing Study includes data for “special populations,” which comprises the above described demographics in combination with each other. The study states that 98% of special populations (renters and owners) fall into the 80% or below Annual Median Income category. Therefore 98% of this demographic would qualify for CDBG assistance in some capacity. Households with disabled persons are comprised of single person households, single family households, multi-family or unrelated households, etc. Those experiencing housing needs related to domestic violence, sexual assault, etc tend to be single-person households or single-mother households.

What are the most common housing problems?

Housing affordability impacts a range of Grand Island's household types. However, renters seem to be more affected by high housing costs than homeowners. 68% of renters are paying more than half their income on housing. Additionally, 86% of renters in the 0%-30% AMI demographic are spending 50% or more of their income on rent.

The cost burden also impacts seniors across all income levels at a higher rate than families. Seniors often live on a limited income over much longer periods of time, which would offer an explanation for the higher observed ratios in that demographic.

Are any populations/household types more affected than others by these problems?

Housing affordability impacts a range of Grand Island's household types. However, renters seem to be more affected by high housing costs than homeowners. 68% of renters are paying more than half their income on housing. Additionally, 86% of renters in the 0%-30% AMI demographic are spending 50% or more of their income on rent.

The cost burden also impacts seniors across all income levels at a higher rate than families. Seniors often live on a limited income over much longer periods of time, which would offer an explanation for the higher observed ratios in that demographic.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Lower income families and individuals at imminent risk of homelessness typically lack sustainable living-wage employment, affordable housing, and adequate transportation.

At this point and time, the data related to such individuals and families is generated by the Continuum of Care, which serves not only Grand Island, but also the entire state of Nebraska excluding Lincoln and Omaha. For this reason, much of the data available related to these demographics does not directly reflect the needs of Grand Island. However, through informal assessments and interviews it can be estimated that within Grand Island, those who are currently housed but are imminent risk of either residing in shelters or becoming unsheltered have ample resources available, rehousing through the Central Nebraska Community Action Partnership and other service providers. However, the characteristic which has proven detrimental to any sort of service model is the individuals who have no desire to participate in services or any sort of system. Many reasons exist for this, but the most

prevailing by far are mental illness and addiction. Families in this scenario are addressed through child protective services.

Additionally, there are plenty of services available including emergency assistance and transitional assistance for those who are nearing the termination of their assistance. As with many other assessments in the Consolidated Plan, the lack of availability within Grand Island is not the services, but rather the affordable housing itself. Individuals making use of Rapid Re-Housing are not experiencing issues at the end of their assistance, but rather at the beginning of their assistance, as it is extremely difficult to find affordable housing in a short amount of time.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Continuum of Care participates in the annual Point in Time Count each January. The organization not only obtains a count of the sheltered homeless, but also obtains an accurate account of those living on the street and in places not meant for habitation by conducting overnight surveys.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Although those at risk for homelessness reside in a range of housing types, individuals that are at the highest risk are more likely to live in rental housing that is taking up a disproportionate amount of their income.

Discussion

Cost burden and extreme cost burden are the most common housing problem across all lower income households in the City of Grand Island. The lower the income of the household, the more extreme housing cost burden is seen. An estimated 1,681 owner households and 2,259 renter households are determined to be cost burdened and/or experiencing housing problems. An estimated 338 or 15 percent of the total cost burdened renter households are elderly (62+).

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Under HUD definitions, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The data on the following tables indicate that the racial and ethnic minority households in Grand Island report higher rates of housing problems, although specifics vary at different income levels.

Please see NA-30 for additional discussion.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,900	345	110
White	1,355	230	70
Black / African American	45	0	20
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	430	95	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,800	895	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	970	620	0
Black / African American	100	15	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	685	260	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,210	2,445	0
White	925	1,745	0
Black / African American	0	45	0
Asian	4	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	270	650	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	250	1,945	0
White	175	1,455	0
Black / African American	25	65	0
Asian	0	25	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	50	390	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,590	655	110
White	1,095	490	70
Black / African American	45	0	20
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	380	145	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	865	1,830	0
White	445	1,150	0
Black / African American	90	20	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	320	620	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	345	3,315	0
White	250	2,425	0
Black / African American	0	45	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	820	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	100	2,095	0
White	30	1,600	0
Black / African American	25	65	0
Asian	0	25	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	45	395	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is defined by HUD as:

- No cost burden is present when housing cost is less than 30%
- Cost burden when housing cost is 30% to 50%
- Severe cost burden when housing cost if greater than 50%.

A disproportionately greater need exists when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Please see NA-30 for additional discussion.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,580	2,705	2,295	135
White	10,550	1,835	1,745	70
Black / African American	215	20	75	20
Asian	120	39	10	0
American Indian, Alaska Native	60	10	15	0
Pacific Islander	0	0	0	0
Hispanic	2,550	790	380	45

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In the area discussed regarding Severe Housing Problems, there was a slight disproportion in regard to the Hispanic population within Grand Island. While the Hispanic population makes up roughly 28.8% of the population in Grand Island, they represented a slight increase in number experiencing Severe Housing Problems. Among all areas discussed in the section, there was a demographic varying between 34% and 39%, for Hispanics experiencing severe housing problems. This represents a 5-10% difference from the actual demographic of the population. However, it does not qualify as a concentration, which would be a difference of 20% or more.

The areas discussed regarding Housing Problems and Housing Burdens, experienced the same rates as those of the demographic expressed in the general population.

If they have needs not identified above, what are those needs?

There is not sufficient data to directly correlate race and ethnicity with specific housing needs.

The 2019 Housing Study did not break housing need into ethnicity.

Moving forward, the City of Grand Island intends to use the data gained by the Consolidated Plan process and the process of CDBG Program Implementation to further understand the specific needs of these populations.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The specific concentration of ethnic groups is discussed in MA-50 – Needs and Market Analysis.

There are specific areas and neighborhoods, and they are discussed in MA-50 in relation to Census Tracts and Blighted areas as identified in this plan.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Grand Island partners with the Hall County Housing Authority (HCHA), the area's Public Housing Authority, to help meet the housing needs of low and moderate income individuals and families. The following information has been provided by the PIC and Hall County Housing Authority. Currently the Hall County Housing Authority owns and manages housing units throughout Hall County including low-rent public housing units. The HCHA continually strives to maintain, upgrade, and improve the physical condition of Grand Island's and Hall County's public housing units. According to the HCHA there is an estimated 14 month wait period for Section 8 vouchers. Nearly 600 individuals and families on their waiting list for affordable housing in Grand Island(some applications may be duplicative as they have multiple waiting lists).

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	363	408	0	408	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,234	11,874	0	11,874	0	0
Average length of stay	0	0	3	4	0	4	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	3	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	86	144	0	144	0	0
# of Disabled Families	0	0	103	97	0	97	0	0
# of Families requesting accessibility features	0	0	363	408	0	408	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	294	380	0	380	0	0	0
Black/African American	0	0	64	23	0	23	0	0	0
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	0	4	3	0	3	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	29	41	0	41	0	0	0
Not Hispanic	0	0	334	367	0	367	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Data Source: PIC (PIH Information Center)

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority meets the necessary requirements of Section 504 with their facilities. However, one bedroom and two bedroom accessible public housing units are always full and more could be filled if available. HCHA has excess 3 bedroom accessible units and cannot always fill these units with families that need the accessibility features so often they over house families that need the accessibility features (placing a one bedroom individual or family in a three bedroom accessible unit for example).

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

How do these needs compare to the housing needs of the population at large

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The University of Nebraska at Lincoln's Center on Children, Families, and the Law conduct the annual Point in Time Count by doing a physical survey of individuals and families experiencing homelessness on a single given night. This data is used to create an estimation of individuals and families experiencing homelessness as a whole.

The annual Point in Time County is executed regionally. The City of Grand Island falls into the “North Central Region” or “Region 2”, which comprises agencies, organizations and individuals serving homeless populations located in Cherry, Keya Paha, Boyd, Brown, Rock, Holt, Blaine, Loup, Garfield, Wheeler, Custer, Valley, Greeley, Sherman Howard, Boone, Platte, Colfax, Nance, Merrick, Hall and Hamilton counties.

However, the data presented in this table represents the homeless population of Grand Island alone.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	5	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	55	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	9	0	0	0	0
Unaccompanied Child	0	3	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Point in Time data (PIT) in the above tables states that there are a total of 13 “households” experiencing homelessness; this includes at least one parent and one child.

Additionally, there are a total of 4 veterans listed as homeless, both sheltered and unsheltered.

The information gathered in the PIT count is a snapshot of a single day, it is however using sampling techniques which intend to accurately represent the homeless population as a whole over time, especially when comparing information across multiple year’s PIT counts.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In the City of Grand Island the vast majority of sheltered homeless persons are identified as White/Non-Hispanic with a representation of 91% of the homeless population. Additionally the White/Non-Hispanic demographic represents 100% of the unsheltered homeless individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Many non-homeless households have particular needs for housing and other support services. The elderly, persons with mental, physical, or development disabilities, and people with substance abuse problems, and other groups often have specific needs because of their circumstances. Many individuals and households facing these issues also have low or very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly Persons: In 2012 there were 6,680 households with one or more people 60 years and over within Grand Island, representing 31.02% of the households.

Mental, Physical, or Developmental Disabilities: ACS 2010-2014 Data offers data on Grand Island residents of all ages has one or more disabilities. Specific difficulties included hearing (4% of total population), vision (9%), cognitive difficulties (7%), ambulatory difficulties (7%), self-care difficulties (2%).

Goodwill Industries serves individuals with a mental health diagnosis and/or disabilities. They state that 75% of their clients require specialized housing. Goodwill offers 24 total units, all of which are full and their waiting list is full with approximately 20 individuals. Additionally, various funding sources, specifically those to the individual needing services, have been cut back. This greatly impacts the ability of those individuals to obtain and maintain housing.

Substance Abuse: The Nebraska Department of Health and Human Services' Substance Abuse Strategic Plan identified drinking issues, including youth drinking, binge drinking and alcohol impaired driving as the main priorities for programs. For this reason, most of the data available from the State of Nebraska is pertaining to alcohol abuse and is broken down into Department of Health and Human Service's regions. The City of Grand Island is part of Region 3 and the numbers for Region 3 are as follows. The various data tables explaining the sample sizes and results of drunk driving, binge drinking and alcohol use surveys are available in the State of Nebraska's Substance Abuse Strategic Plan, which can be found at: http://dhhs.ne.gov/Documents/NE_Sub_Abuse_Prev_Strat_Plan.pdf

See NA-10 for characteristics of victims of domestic violence, assault, or stalking.

What are the housing and supportive service needs of these populations and how are these needs determined?

The 2019 Housing Study gathered a copious amount of information on available units for special needs populations and made suggestions for additional units. Their methodology included a vast survey of the current housing stock in Grand Island and compared the data to the current population growth and anticipated population growth.

Based on the data gathered, the 2019 Housing Study identified housing target demand for the city of Grand Island regarding specific population groups by 2024. It suggests that in Grand Island, by 2024, there will be a need for an additional 459 total units for the elderly and 51 additional units for special populations including those with a mental or physical disability.

Additionally, the Housing Improvement Partnership intends to conduct various committee led surveys/studies to gain better insight into what programs are operationally feasible under the current economic conditions of Grand Island's various entities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The State of Nebraska and the Central District Health Department do not maintain numbers on HIV/AIDS diagnosis specifically to the community of Grand Island. The data is maintained on a metro (Omaha/Lincoln) level, and then the rest of the State is considered the rural diagnosis.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Forums and survey responses indicated the need for improvements to Public Facilities which include:

- Community beautification initiatives
- Additional support for Parks and Recreation system
- Additional support for pedestrian and bicycle trails
- A solidly formed plan for addressing the upcoming needs of the Veteran's Home site
- Continued investment in downtown public facilities including plazas and public areas

How were these needs determined?

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

These goals are a result of the public input through multiple targeted and broad outreach efforts. The City of Grand Islands Administration has recognized this process and the subsequent goals as the community's response to a request for direction and vision. For this reason, the goals as established by these efforts provide a framework for the City of Grand Island in efforts including Public Facilities, Public Improvements, and Public Services, among others. The needs as described above are taken directly from the Grow Grand Island process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This housing market analysis contains information gathered by the City of Grand Island's Community Development Division staff, primarily using data from the American Community Survey, CHAS, Hall County Housing Authority and directly from service providers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,245	67%
1-unit, attached structure	1,320	7%
2-4 units	1,740	9%
5-19 units	1,840	9%
20 or more units	1,135	6%
Mobile Home, boat, RV, van, etc	635	3%
Total	19,915	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	410	5%
1 bedroom	305	3%	1,940	25%
2 bedrooms	2,160	20%	3,290	43%
3 or more bedrooms	8,585	78%	2,025	26%
Total	11,050	101%	7,665	99%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At this point and time no Section 8 contracts are expected to expire, all affordable housing programs appear to be in good standing, and the most pertinent and anticipated actions are the expansion of affordable housing.

Does the availability of housing units meet the needs of the population?

Throughout the 2019 Housing Study 17 affordable rental housing programs, totaling 1,134 units and 14 selected specialized housing programs including assisted living, independent living, and skilled nursing facilities as well as supportive housing for veterans totaling 994 units/ beds were selected for review of affordable housing in Grand Island. Of the selected rental housing programs and specialized housing facilities, 15 have occupancy rates above 90 percent, with six programs experiencing 100 percent occupancy. Seven of the housing programs currently maintain waiting list of 50+ prospective tenants.

Within Grand Island 91% of the affordable housing programs operate at 90% capacity or more. This is a very strong indicator that the housing needs of the population are at capacity and are in need of expansion.

Describe the need for specific types of housing:

According to the 2019 Housing Study, which stated it gathered information through Housing Meetings and Listening Sessions, the greatest housing needs within Grand Island include housing for new and existing employees, general rental housing and housing choices for low-income families, and first-time home buyers, consisting of three-bedrooms. Participants of the "Household Citizen" and "Workforce Housing Needs" Surveys stressed a need for safe, decent and affordable housing options and the need to rehabilitate or demolish distressed housing structures in the community. Future housing activities in the community should be directed towards providing the local workforce and first-time homebuyers with a variety of housing options through both new construction and moderate or substantial rehabilitation of the current housing stock.

Survey respondents identified a need for both affordable owner and renter housing options consisting three or more bedrooms to support large families. There is an increasing need for starter homes in Grand Island, especially in the \$140,000 TO \$175,000 price range for first time homebuyers.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	100,400	117,400	17%
Median Contract Rent	456	523	15%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,425	44.7%
\$500-999	3,775	49.2%
\$1,000-1,499	180	2.4%
\$1,500-1,999	65	0.9%
\$2,000 or more	230	3.0%
Total	7,675	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	675	No Data
50% HAMFI	2,710	1,250
80% HAMFI	4,965	3,350
100% HAMFI	No Data	4,950
Total	8,350	9,550

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Housing vacancy deficiency is defined as the number of vacant within a community. A vacancy rate of 6 percent is the minimum rate recommended for Grand Island, as per the 2014 Housing Study. A vacancy rate of 6-7 percent is recommended to have sufficient housing available for both new and existing residents of all incomes. A vacancy deficiency exists in when an estimated 3 percent of the total housing stock is vacant. The overall adjusted housing vacancy rate for the City of Grand Island is an estimated 3.1 percent. This includes a 3.5 percent owner housing vacancy rate and a 2.4 percent renter housing vacancy rate.

How is affordability of housing likely to change considering changes to home values and/or rents?

Currently the city of Grand Island is experiencing what is described as “Pent-up” Housing Demand in which the current residents need and/or want to secure a different and/or more affordable housing type within the next five years. This includes persons from all households and income sectors including elderly, family, special populations and very-low to upper-income categories.

Because of this phenomenon, the housing market within Grand Island is very much a “seller’s market.” With such a high demand for housing, rents and home purchase prices have increased and it can be predicted that the will continue to increase over the next 3-5 years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME and Fair Market Rents appear to be directly in line with the housing issues expressed section MA-10. When viewing the Area Median Rent Table, there appears to be an abundance of housing units available in the “Less than \$500” and “\$500-\$999” categories, but a shortage is visible in categories above \$1000. This further supports the lack of affordable housing to support larger families (as expressed in MA-10.)

This observed trend would provide strong support for and justification for financially supporting projects that assist families in obtaining affordable housing and maintaining affordable housing.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

In 2018, a Housing Structural Condition Survey was implemented for Grand Island via the Hall County Regional Planning Department, to determine the number of structures showing evidence of minor or major deterioration or being dilapidated. Chart to express these numbers can be found at the end of the document on attachment ##

The Housing structural conditions survey identified 893 total housing structures in “Badly worn/average” or “Badly Worn” condition. An additional 110 housing structures were identified in “wornout/badly worn” or “Worn out” condition. During the next 5 years these structures should be targeted for substantial rehabilitation or demolition.

Definitions

Substandard Buildings are defined as any building or other structure, or any part thereof which is in part or in whole structurally unsafe, dilapidated, defective, unhealthful, insufficient, or unsafe for the purposes for which it is used, detrimental to the community for any just cause, or in violation of the Grand Island City Code or Building Code as amended and adopted.

Substandard Buildings which are suitable for repair or not suitable for repair are defined as:

1. If the building or other structure or any part thereof can reasonably be repaired, altered, or rehabilitated so that it will no longer exist in violation of the Grand Island City Code or Building Code as amended and adopted, it shall be ordered repaired, altered, or rehabilitated.
2. If the building or the structure or any part thereof is in such condition that it cannot reasonably be repaired so that it will no longer exist in violation of the Grand Island City Code or Building Code as amended and adopted, it shall be ordered demolished or removed.
3. In any case where a building or other structure or any part thereof is fifty percent damaged, decayed or deteriorated from its original value or structure, it shall be demolished or removed.
4. In any case where a building or other structure or any part thereof is a fire hazard existing in violation of the Grand Island City Code or Building Code as amended or adopted, or the Statutes of the State of Nebraska, including but not limited to the Life Safety Code, it shall be demolished or removed.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,155	20%	2,960	39%
With two selected Conditions	55	1%	410	5%
With three selected Conditions	10	0%	55	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,830	80%	4,245	55%
Total	11,050	101%	7,670	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,170	11%	935	12%
1980-1999	2,185	20%	1,650	22%
1950-1979	5,175	47%	3,235	42%
Before 1950	2,525	23%	1,845	24%
Total	11,055	101%	7,665	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,700	70%	5,080	66%
Housing Units build before 1980 with children present	1,275	12%	625	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Need for Owner and Rental Rehabilitation

The research conducted by the Hall County Regional Planning Department in conjunction with the 2019 Housing Study states that a total of 592 units should be targeted for moderate rehabilitation in Grand Island, at an estimated cost of \$23.1 million. UP to 289 housing unit should be considered not cost effective for rehabilitation and should be demolished. The estimated cost of demolition will vary, depending on acquisition of the housing unit.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The number of units at risk of lead-based paint hazards is listed above in the Risk of Lead-Based Paint Hazard Table. An estimated 8,524 owner-occupied and 4,834 renter occupied units were built before 1980 and therefore are at risk of lead-based paint hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Hall County Housing Authority (HCHA) owns 394 public housing units and assists another 486 families through the Housing Choice Voucher Program. There are also privately owned HUD subsidized developments in the community. There appears to be a near sufficient supply of one bedroom public housing units (in terms of numbers not quality) but the shortage of public housing becomes more severe in units with 2 or more bedrooms. In addition, the quality of one bedroom public housing is lacking in terms of size and amenities. Therefore, if a low or moderate income has a housing choice, the public housing facility is often not considered.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			391	477			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

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OMB Control No: 2506-0117 (exp. 06/30/2018)

There are 394 public housing units owned by the Hall County Housing Authority. 280 of these are efficiency or one bedroom, 75 of these are two bedroom and 39 are three bedroom or larger.

A majority of the units were built around 50 years ago and some as much as 65 years ago. Another large grouping was built in 1983. The newest public housing development was built in the 1990's but these units comprise less than 5% of the total public housing inventory. Due to the age of these facilities coupled with the deep funding cuts in the Capital Fund over the last decade capital improvement needs continue to build. Changes in federal policy such as the discontinuance of the Public Housing Drug Elimination Grant have resulted in more diversified utilization of Capital Fund dollars and recent changes to local and state fire codes have diverted large sums of money from capital improvements into these requirements resulting in further erosion of the original purpose of these dollars which is to keep major facilities in good repair.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Asset Management Project 1 (AMP 1) is woefully outdated in terms of unit size (in most cases) and amenities. Families in AMP 1 must provide their own air conditioning in all but 27 of the apartments. The agency is nearing completion of a long term project removing asbestos from the flooring of most of the AMP 1 apartments. Kitchen cabinet replacement and floorplan changes are in the planning stages at the 11 story high rise. Currently a sprinkler system is being installed in this facility. The mid-rise building needs a new boiler system and the exterior curtain of the building involves window panes that are well beyond their useful life. Flooring updates and apartment painting is needed in long term lived-in apartments throughout the agency, entry doors need replaced in all single entrance buildings and community space upgrades are needed in nearly all the complexes with shared community space. Nearly all the scattered site houses need remodeling, landscaping is needed, appliances need replaced, and the list goes on and on. According to a 2012 Physical Needs Assessment (PNA) which was completed by *Creative Housing Solutions*, the Hall County Housing Authority has \$671,009 in annual accrual modernization needs. HCHA's total 2016 allotment of Capital Funding is \$430,867. The complete PNA is available at the Hall County Housing Authority upon request.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HCHA cannot possibly hope to keep up with annual accrual modernization needs in the current federal funding environment resulting in a best attempt to keep the facilities usable for as long as possible by current and future families. HCHA has therefore focused on improvement of the lives of its residents in other ways. In 2009 HCHA hired a Social Worker who focuses on resident needs and life improvements. The Social Worker provides referral services and advocacy for all HCHA residents assisting clients with resources already provided by the community that they may not be aware of or without advocacy they could not access. The HCHA Social Worker carries an active caseload of approximately 40-50 clients and also provides oversight of the HUD required Community Service Program. In addition the Social Worker sets up educational opportunities for residents and coordinates Resident Councils in several buildings.

In addition, HCHA contracts with the Grand Island Police Department to provide community policing for residents in all Public Housing facilities. In addition to providing a sense of security for all residents, the community Police Officer assists residents with criminal related problems, provides support and follows up on security threats and concerns.

In light of better funding, HCHA hopes to partner with other agencies to continue to provide education, services and opportunities to those the housing authority serves.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Grand Island can use CDBG funding to address housing and service needs for people who are homeless along with some homelessness prevention projects, including emergency shelters, case management and supportive services for women with children and street outreach.

Grand Island participates in the community's comprehensive Continuum of Care system to end homelessness. This partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 40 homeless service providers.

It should be noted, that all service providers in the City of Grand Island, including Hope Harbor and The Salvation Army, classify any sort of non-emergency housing assistance for the homeless or near homeless as transitional housing. For this reason, all services are classified as such in the table below.

Victory Place, provides Permanent, Supportive Housing for Veterans, it is the first development in within the City Of Grand Island to be classified as such.

Additionally, there are no services in Grand Island specifically for Unaccompanied Youth, and no Unaccompanied Youth were recorded in the Point in Time Count. Any service provider in the City of Grand Island who encounters an Unaccompanied Youth immediately contacts the State of Nebraska who provides emergency foster services locally.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Local service providers include the Nebraska Department of Health and Human Services (DHHS); St. Francis Drug & Alcohol Treatment Center, Crisis Center, Salvation Army, Hope Harbor, Heartland Health Center, Central Nebraska Community Action Partnership, Department of Veterans Affairs, Lutheran Family Services, and various other service providers in surrounding communities such as Richard Young Outpatient Clinic in Kearney for mental health services.

Additionally multiple agencies offer employment services including Vocational Rehab, Nebraska Workforce Development and Goodwill.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Within the City of Grand Island there is a family and mother/child oriented shelter and there is a shelter which serves single men. There is also emergency shelter assistance for individuals and families experiencing domestic abuse.

Foster families and hotel vouchers also exist through service providers, for those that do not wish to stay in a shelter or are unable to do so.

At this point in time one of the larger gaps in service being provided is permanent housing opportunities. Currently only emergency and transitional opportunities exist. There is a project in place on the grounds of the VA Nebraska/Western Iowa Healthcare System. This project will consist of 20 single bedroom and 6 two bedroom units specifically for serving the permanent housing needs of homeless veterans. There is still room for additional growth within the community of Grand Island which would serve the permanent housing needs of non-veterans, as well.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Grand Island continue to works with partners through with the Continuum of Care, Hall County, Heartland United Way, Hall County Housing Authority, the faith based community, and many other social service providers to develop multiple funding resources and partnerships. The services benefit many different people with special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The supportive housing needs of the groups identified in NA-45 of this document include a strong need for additional affordable housing. The 2019 Housing Study states that elderly housing is available in Grand Island, but more is needed. Especially low to medium density housing, such as duplexes, triplexes and town homes.

Additionally, it is evident there is need for additional special needs housing throughout the community. Housing for individuals with varying disabilities has a very long wait list, indicating a high need for expansion.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

At this point and time there are no coordinated plans or programs for providing supportive housing for persons returning from mental and physical health institutions. However, services are available. Hope Harbor offers transitional housing and The Friendship House offers transitional services for individuals leaving addiction treatment facilities.

At the point of discharge, an individual would most likely have a case worker through the State of Nebraska or the discharge institution which would assist them in securing adequate housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Grand Island allows for non-profit service providers to apply for CDBG funds as a public Service grant. This will allow the City's CDBG funding to be receptive to the housing and supportive service needs of the homeless population and near homeless population on an annual basis. As affordable housing options develop, the issues surrounding the "pent up housing" dynamic can take years to be corrected. For this reason, allowing the Continuum of Care members to develop programs and request CDBG fund on an annual basis, will allow the needs of these populations to be met as the affordable housing needs transition to a much more stable environment. For example, in its first year, a strong need may be that of helping individuals and families stay in the current housing through direct burden assistance, and as the housing climate evolves, the need may transition to an emphasis on rapid re-housing as more and more units are readily available. This grant, which will be specifically geared towards meeting the housing needs of low income to extremely low income persons, will remain adaptive to the needs of the community as the housing market continues to improve.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

As mentioned above, the Public Service Grants when available will remain receptive to the housing needs of the community. These needs will most likely vary on an annual basis and the needs can be those of the general population or those of special populations and identified by the Continuum of Care and the grant review committee.

Additionally the support provided to the Housing Improvement Partnership will be used to implement a Senior Home Modification Program, which will help seniors stay in their home longer, by providing simple home modifications to address disabilities associated with aging – such as basic mobility issues. This will serve to help alleviate some of the need for seniors to find specialized housing to address disabilities or even move into a level of housing that requires paid staff or direct care.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Lack of affordable housing is influenced by a very broad range of public and private sector factors. According to the 2019 Housing Study's Workforce Housing Needs Survey, the primary impediments to affordable housing are:

For Homeowners

- Housing Prices
- Lack of sufficient Homes for Sale(Price)
- Lack of Sufficient Homes for Sale(Size)
- Cost of real estate taxes

For Renters

- Cost of Rent
- Lack of Decent Rental Units in Price Range

Municipal regulations such as zoning ordinances and subdivision regulations can provide restrictive parameters for the development of new affordable housing and residential investment. The steps taken to address the balance of zoning and growth, along with other steps intended to address barriers to affordable housing are address in section SP-55.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Grand Island actively participates in programs which continue to support the economic development efforts of the community as a whole. Partnerships include the Grand Island Area Economic Development Corporation, The Grand Island Area Chamber of Commerce and the Grand Island Area Convention and Visitors Bureau.

Below is an assessment of the largest components of the Economy within Grand Island and planning efforts which exist around those components.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	321	47	2	0	-2
Arts, Entertainment, Accommodations	2,413	3,049	12	12	0
Construction	1,246	1,329	6	5	-1
Education and Health Care Services	2,910	3,910	14	15	1
Finance, Insurance, and Real Estate	1,002	1,401	5	6	1
Information	234	284	1	1	0
Manufacturing	5,588	6,004	27	24	-3
Other Services	747	964	4	4	0
Professional, Scientific, Management Services	959	1,249	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	3,160	4,423	15	18	3
Transportation and Warehousing	859	1,250	4	5	1

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,026	1,332	5	5	0
Total	20,465	25,242	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,420
Civilian Employed Population 16 years and over	25,610
Unemployment Rate	6.60
Unemployment Rate for Ages 16-24	31.62
Unemployment Rate for Ages 25-65	3.56

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,460
Farming, fisheries and forestry occupations	795
Service	3,145
Sales and office	5,760
Construction, extraction, maintenance and repair	2,650
Production, transportation and material moving	2,680

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,240	90%
30-59 Minutes	1,850	7%
60 or More Minutes	630	3%
Total	24,720	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,465	145	1,395
High school graduate (includes equivalency)	5,830	290	1,430
Some college or Associate's degree	6,790	350	1,025

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,210	125	380

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	155	340	980	1,025	585
9th to 12th grade, no diploma	685	1,060	735	865	515
High school graduate, GED, or alternative	1,880	2,085	1,625	3,830	2,880
Some college, no degree	1,475	1,505	1,340	2,970	1,600
Associate's degree	110	515	620	1,220	330
Bachelor's degree	215	1,050	845	1,355	550
Graduate or professional degree	0	340	365	770	335

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,265
High school graduate (includes equivalency)	27,865
Some college or Associate's degree	27,438
Bachelor's degree	45,584
Graduate or professional degree	60,849

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector in Grand Island is manufacturing, comprising 26% of the workforce. Other major employment sectors are retail trade, education and health services, and arts, entertainment and accommodations

Describe the workforce and infrastructure needs of the business community:

Transportation plays an important role in the two leading employment sectors in Grand Island. Large scale transit is imperative in both manufacturing and retail trade. For this reason, a comprehensive transportation plan (as handled by the Metropolitan Planning Organization within the City of Grand Island) plays a very important role in meeting the transit needs of employers and the citizens alike.

Education and health services rely heavily on a specialized education, specifically teachers and medical professionals such as nurses and doctors. Readily available and accessible education for these fields plays a very important role in providing enough professionals to maintain an adequate workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Within Market Streets research for Grow Grand Island, when asked to identify the greatest challenge facing the community from an economic development standpoint, interviewees, focus group participants, and survey respondents overwhelmingly cited concerns related to workforce sustainability. As older employees retire, Grand Island will need to supply enough younger workers to replace them or be able to attract more new workers to the community to balance out the loss of retirees. Luckily, as of 2012, Grand Island's young cohort (25-44) is slightly larger than its cohort of impending retirees in the coming decade (ages 45-64).

Data covering the age of workers by sector illustrate that many of the community's largest sectors are among the least susceptible to impending retirements. For example, just 17.2 percent of the manufacturing workforce in Hall County is age 55 and over, as compared to 22.1 percent nationwide. Despite relatively favorable age dynamics, manufacturers within Grand Island reported significant shortages in a wide variety of fields from machinists to welders. Employers from a wide array of sectors indicated that Grand Island struggles to retain its younger workers, and struggles to attract former high school graduates to return to the community after attending college outside of the region.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Unfortunately, the educational attainment level of Grand Island's adult population places the community at a significant disadvantage in this competition for higher-wage jobs in more "white collar" sectors. Just 20 percent of its adult population (age 25+) has a bachelor's degree or higher, as compared to 28.5 percent statewide and 28.7 percent nationwide.

On the other end of the spectrum, 19 percent have no high school diploma, as compared to just 9.4 percent statewide and 14.1 percent nationwide. Further, the community has not kept pace with its competition in recent years in terms of improving four-year degree attainment rates and reducing the percentage with no high school diploma. However, there was a significant increase in the number of people with an associate degree, indicating that workers are upgrading their qualifications and formal education by way of Central Community College.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In an attempt to address the gap in education for many specialized fields, Grand Island Public Schools created a technical skills program called Career Pathways Institute, helps students follow their education directly into a skilled career. The Career Pathways Institute is currently the largest workforce training initiative in the City of Grand Island, and one of the driving forces of its inception was to expand the young workforce within Grand Island, specifically those individuals educated in skilled trades.

The mission of Career Pathways Institute is to prepare motivated learners for career pathways that lead to employment and continued learning.

Students are introduced to career exploration as early as 6th grade and are introduced to the various pathways while as 8th graders. Introductory classes for each pathway are taught during the freshman and sophomore years.

Qualifying students are admitted to pathway programs as juniors and seniors and attend three-hour classes. By spending half the day at their respective high schools and the other half at Career Pathways Institute, students receive a more focused learning approach.

To create the feeling of an actual workforce environment, students must 'clock-in' using their student ID. In order to stay in the program, students attending all Career Pathways Institute campuses must maintain a good attendance record and grade level.

Additionally, a partnership between Grand Island Public Schools and Central Community College, students may enroll in dual credit courses. This allows them to apply high school credits towards earning a diploma or certificate in their chosen pathway. Scholarships made available by the generosity of many community donors help offset some of the costs of the dual credit courses.

Once students graduate from high school and have completed their pathway program, they can either enter the workforce at that level, or pursue an Associates or Bachelor's degree in their chosen field.

This model has been met with much acclaim across the State of Nebraska and it addresses some of the major issues which are being predicted within Grand Island's workforce.

A well trained workforce will have a trickledown effect on various components of the consolidated plan, varying from the benefit of the training program itself for low income and vulnerable populations, to the increase of Annual Median Income for an individual that is trained and welding and paid accordingly as opposed to untrained, all of the way to the impact that a more reliable workforce has on project prices and project completions for projects ranging from housing to public facilities. The benefit to the Consolidated Plan is largely which is experienced as part of a wide-spread public benefit.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Grow Grand Island (GGI) was Grand Island Area Economic Development Corporation's CEDS. This plan was then dovetailed with GranderVision, to become a community wide vision and plan.

Some economic development initiatives that were a part of Grow Grand Island were:

- ENGINE- Engaging the Next Generation of Grand Island Nebraska, which is a comprehensive leadership development and community service program which cultivates the next generation of business leadership in Grand Island
- GGI Export Initiative — supports the development of new international trade relationships for Grand Island area manufacturers
- Long Range Corridor Improvement Plan
- Develop plan for local incentives to attract livestock shows, trade shows, and other events to Grand Island based on their potential economic development impact.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Grand Island uses HUD's unofficial guideline of concentration as area where the relative prevalence of an impact, is more than 20 percentage points higher than the city-wide prevalence of that impact.

According to the data in MA-20, houses with multiple housing problems make up 0% of the owner population and 6% of the renter populations. Such small numbers make it very difficult to extrapolate areas of concentration.

However varying other areas in the Needs Assessment and Market Analysis point to issues caused by a housing cost burden, in which 30% or more of a households income is spent on housing.

SP-10 of the Consolidated Plan will identify Blight and Substandard Area 1 as a priority area in CDBG funding. Census Tracts 2, 3, 9, and 10 overlap with Blight and Substandard Area #1. Within this area Community Development Division staff compared ACS 2010-2014 data regarding housing problems including cost burden of 30%, cost burden of 50% and household size (overcrowding.) It was found that the rates of these housing issues do occur at a higher rate within these census tracts, but not at a high enough rate to be considered a "concentration." The rate when comparing these areas varied between 4% and 8% higher than the actual population of Grand Island as a whole

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Grand Island uses HUD's unofficial guideline of concentration as area where the relative prevalence of an impact, is more than 20 percentage points higher than the city-wide prevalence of that impact.

Racial or Ethnic Minorities

Census Tract 2, 3, 9, 10 were researched again because of their relationship with blight and substandard area #1. It was found that tracts 3, 9 and 10 have representation of minorities between 39% and 50%, which is about 5-15 points higher than the community average of 35%. However, census tract 2 has a population of minorities which represents 74% of the total tract population, versus the 35% average of Grand Island as a whole. This is over the percentage point of 20%, which would indicate an area of concentration according to HUD.

It should also be noted that 70% of the foreign born population within Grand Island lives within census tracts 2, 3, 9, and 10.

Low-Income Families

According to 2013-2017 ACS data, the median household income for the entire city of Grand Island is \$55,423. The median income for the census tracts being tracked within Blight and Substandard area #1 are as follows:

- Census Tract 2: \$48,966
- Census Tract 3: \$44,917
- Census Tract 9: \$43,875

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Within these census tracts are diverse, yet tightly knit neighborhoods. The City of Grand Island hopes to engage these neighborhoods as they stand to further address the Priority Need of “Supporting Public Services for Neighborhoods and Vulnerable Populations.”

Additionally, there is a strong economic district along 4th Street, with many locally owned small businesses. There have been recent developments. This area has yet to incorporate under the current Business Improvement District model as held by the City.

Are there other strategic opportunities in any of these areas?

The largest areas of opportunity are in the area of incorporating the businesses that exist within this area, which would create a collaborative effort and create strategies for recruiting additional businesses, and collaboration of neighborhoods and developing strategies to address issues that exist within these areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Section contains the Strategic Plan for Housing and Community Development that will guide the City of Grand Island's allocation of CDBG funding during the 2019-2023 period focus on continuing the goals of providing affordable housing, Cultivating Small and Emerging businesses and support public services and vulnerable populations. These goals primarily focus on helping residents, maintain and improve their quality of life in the City Of Grand Island. To this end the City of Grand Island will continue to build on goals from the previous Consolidated Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Blight & Substandard Area #1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
2	Area Name:	Blight & Substandard Area #2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Blight & Substandard Area #4
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Blight & Substandard Area #6
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	City of Grand Island
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	LMI Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other

Other Revital Description:	Multiple Options, including housing, small business and neighborhood revitalization
Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG Dollars are expected to benefit the community of Grand Island as a whole. Projects, especially housing programs and business owner support can be provided to citizens based on their income, not their geographic location. For this reason, the City has chosen to include the entire City as a Geographic Priority area. However, despite this dynamic, there are still areas within Grand Island that have been declared blighted and substandard and are a priority for various types of development - including housing development and business development. For this reason projects that will benefit an area that has been declared blighted or substandard will receive additional attention when reviewing criteria. Additionally, projects that benefit a blighted and substandard area will be considered as fulfilling a National Objective, by addressing slum and blight conditions.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Increase Quality Affordable Housing Options
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Grand Island
	Associated Goals	Increase and Preserve Affordable Housing

	Description	The City of Grand Island is proposing to provide loans and grants for projects including new unit construction, housing rehabilitation, tenant based rental assistance, and housing services.
	Basis for Relative Priority	Vacancy rates are approximately 3% according to the 2019Housing Study for the City of Grand Island. A vacancy rate of 6% also represents a threshold in which rents rise and cause an additional burden on low to moderate income individuals and families. Diversified housing approaches will allow CDBG dollars to address the multiple factors which impact affordable housing.
2	Priority Need Name	Cultivate Small and Emerging Businesses
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children veterans Non-housing Community Development
	Geographic Areas Affected	City of Grand Island Blight & Substandard Area #1 Blight & Substandard Area #2 Blight & Substandard Area #4 Blight & Substandard Area #6
	Associated Goals	Cultivate Small and Emerging Businesses
	Description	Develop broad and specific initiatives that will support small businesses in Grand Island, specifically those that meet criteria for improving opportunities for low to moderate income individuals.

	Basis for Relative Priority	Job creation is an important component to poverty elimination. Support generated for small businesses can be directed towards low-moderate income individuals seeking to start their own small business, businesses that are located in a blighted area of town, or small businesses that well generate jobs which will be made available to low-moderate income (LMI) people.
3	Priority Need Name	Support Public Services for vulnerable populations
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Grand Island

	Associated Goals	Support Public Services for vulnerable population
	Description	Provide services to low to moderate income neighborhoods and initiatives for all neighborhoods as a whole. This initiative also includes providing support for vulnerable populations which could include homelessness assistance and crisis assistance.
	Basis for Relative Priority	The City has many workign relationships with service providers throughout the City of Grand Island, although other than CDBG funding there is no other financial support the City can provide to service providers within our community. Although the City does recognize the need for such services and the positive impact these providers have on our community. When low to moderate income persons receive services that help with daily needs or obstacles, these services help with the overall quality of life within the City of Grand Island.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Decreasing availability of affordable rental housing.
TBRA for Non-Homeless Special Needs	Decreasing availability of affordable housing and increasing number of low-income and special needs populations.
New Unit Production	Increasing construction costs and lack of incentives for development.
Rehabilitation	Rehabilitation costs and lack of entity specific to Grand Island capable of managing large scale rehabilitation initiatives.
Acquisition, including preservation	Legal restrictions and lack of permanent construction or acquisition model.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The 2016-2017 Fiscal Year represents the first time the City of Grand Island will be participating in the CDBG Entitlement Program, as a direct replicate to the CDBG Program at the State level. For this reason, there are no Prior Year resources or Program Income from Entitlement CDBG. The City of Grand Island does have a Program Income Re-Use Fund which consists of CDBG Funds under the State allocation.

At this point and time, the City of Grand Island is not receiving HOME funds or ESG funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	413,557	0	0	413,557	0	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Grand Island plans on using funds, whenever possible, to assist community groups and organizations in leveraging resources. This means the City will consider projects a priority if the CDBG funds will be used as a leverage to further secure additional funding to conduct a project on a scale much larger than would have been possible with CDBG funds alone. Specific examples in which CDBG dollars could be used as leverage are project proposals to the Nebraska Affordable Housing Trust Fund, NIFA and the State of Nebraska's Civic and Community Center Financing Fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Community Redevelopment Authority (CRA) currently owns multiple properties throughout the City of Grand Island. The CRA is an entity that operates separate from the City, but it is managed by Chad Nabity, the Regional Planning Director for the City of Grand Island. These properties could be used in future development.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GRAND ISLAND	Government	Homelessness Non-homeless special needs Ownership Public Housing Rental	Jurisdiction
Housing Development Corporation	CHDO	Ownership Rental	Region
Housing Improvement Partnership of Grand Island	Non-profit organizations	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental	Jurisdiction
Downtown Business Improvement District (BID)	Non-profit organizations	Ownership Planning	Jurisdiction
Community Redevelopment Authority	Redevelopment authority	Ownership Planning Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of the institutional delivery system include the broad and numerous groups and individuals who wish to be involved in the process of improving the City of Grand Island. Community meetings and planning sessions associated with the 2019 Housing Study and Analysis of Impediments community meetings had a great turnout and great involvement from the community. Therefore, it can be assumed that the goals that were reached within those planning sessions present reasonably accurate goals and strategies for community development and housing.

The gaps in the institutional delivery system all stem from a lack of financial resources to meet the broad and varying needs of the community. For this reason, CDBG funding, as prioritized by the Consolidated Plan and subsequent Annual Action plans, plays a very important role in catalyzing community based projects.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. There are multiple options for the chronically homeless, including emergency housing assistance and transitional housing assistance. Additionally, people who are chronically homeless are connected to permanent supportive housing; families with children to rapid re-housing; and unaccompanied youth to rapid re-housing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services.

The Veteran Affairs Healthcare System, located within Grand Island, provides outreach services, housing, and medical services for veterans.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While the above services are available and are an important strength within the community, the largest gap in addressing the special needs population and persons experiencing homelessness is actually not related to the service delivery system, but it is the lack of affordable housing. The Hall County Housing Authority has a waiting list which varies, but generally approaches over 1 year wait. Additionally, there is a shortage of affordable rentals within Grand Island. For this reason, individuals and families often end up in rentals which they cannot afford, and the cost burden plays a large role in eventual homelessness or need for rapid re-housing.

The data outlined in the chart above also points to a large gap in services available for persons living with HIV/AIDS. Considering the number of individuals affected by HIV/AIDS within Grand Island, it is not a reasonable use of planning and implementation dollars at this time.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and Preserve Affordable Housing	2019	2023	Affordable Housing	City of Grand Island	Increase Quality Affordable Housing Options	CDBG: \$100,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted Buildings Demolished: 15 Buildings Housing Code Enforcement/Foreclosed Property Care: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Cultivate Small and Emerging Businesses	2019	2023	Non-Housing Community Development	City of Grand Island Blight & Substandard Area #1 Blight & Substandard Area #2 Blight & Substandard Area #4 Blight & Substandard Area #6	Cultivate Small and Emerging Businesses		Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 15 Jobs
3	Support Public Services for vulnerable population	2019	2023	Non-Housing Community Development	City of Grand Island LMI Census Tracts	Support Public Services for vulnerable populations	CDBG: \$250,000	Facade treatment/business building rehabilitation: 3 Business Businesses assisted: 6 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and Perserve Affordable Housing
	Goal Description	The City of Grand Island has an adjusted vacancy rate lower than average due to this the City expierences a "pent up" demand in some part of the Community. Several factors are a part of theses issues although creation of suitable affordable housing can alleviate the tensions to the current housign demands within the City of Grand Island.
2	Goal Name	Cultivate Small and Emerging Businesses
	Goal Description	The City of Grand Island continues to complete projects in areas of the City that are in need of rehabilitation. The City will continue to use CDBG funds in a variety of ways in order to support Small businesses within the community. Ways for the City to achieve this goal is to work through partnerhsips that have been cultivated throughout the past CDBG funding years, continuing programs such the small business rental assistance, infrastructure which allows for more businesses to move into Grand Island.
3	Goal Name	Support Public Servicves for vulnerable population
	Goal Description	The City Of Grand Island will continue to offer non-profit service providers within Grand Island the opportunity to apply for the public Service Grant from the Yearly CDBG allocation. The City will continue to build relationships with the service providers within our community so that they may be aware of the benefits that may be provided through CDBG assistance. The city will continue to also plan and complete projects such as infrastructure so that sidewalks and streets are safe and accesible to those with diabilities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Grand Island does not receive HOME funds at this time, however after the completion of the initial Consolidated Plan; the City will has begun to explore the possibility of applying for HOME funds. The City of Grand Island will work diligently to address the needs of extremely low-income, low-income and moderate-income families through the implementation of the 2019-2023 Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority was reviewed for Section 504 compliance in 2011 and entered into a Voluntary Compliance Agreement (VCA) with the Department of Housing & Urban Development shortly thereafter. The VCA has since been retired and a deficiency in the number of accessible units was never a part of the VCA as the agency met and still adheres to the minimum criteria.

Activities to Increase Resident Involvements

The Hall County Housing Authority currently has three Resident Councils that meet regularly. Other councils have been attempted at other sites but the agency has been unable to find enough volunteers to make them sustainable. The three councils generally meet to provide activities and other initiatives to promote unity and community within their specific building or complex. The Housing Authority will usually meet with the officers from these Councils to form the Resident Advisory Board (RAB) or may simply request volunteers from the Council. Some years general notices are put out if the RAB cannot be formed from the Councils.

The Hall County Housing Authority does many other things besides Resident Councils and Resident Advisory Boards to facilitate resident involvement. Coloring, lawn maintenance, and door decoration contests have been regular activities designed to encourage community and pride in resident homes. Various educational programs are offered during the year such as nutritional classes and information on Health Care Reform – for example. HCHA provides the residents with access to a Social Worker who engages residents individually but often will promote or even host community events that all residents may participate in. The agency has also held Ice Cream socials and sporadically has been engaged in national events such as National Night Out. Many of these latter items which, are usually sponsored and staffed by the Housing Authority, are done if time allows which has not been the case the last few years.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Lack of affordable housing is influenced by a very broad range of public and private sector factors. According to the 2019 Housing Study's Workforce Housing Needs Survey, the primary impediments to affordable housing are:

For Homeowners

- Housing Prices
- Lack of sufficient Homes for Sale(Price)
- Lack of Sufficient Homes for Sale(Size)
- Cost of real estate taxes

For Renters

- Cost of Rent
- Lack of Decent Rental Units in Price Range

Municipal regulations such as zoning ordinances and subdivision regulations can provide restrictive parameters for the development of new affordable housing and residential investment. The steps taken to address the balance of zoning and growth, along with other steps intended to address barriers to affordable housing are address in section SP-55.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Only a limited number of actions are appropriate for the City to participate in, in regard to furthering affordable housing. The City of Grand Island intends to support reasonable housing initiatives that are proposed through the Housing Improvement Partnership. Some possible support options over the next three years include:

Support Housing Options: Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners.

Promote Affordability: Provide affordable housing by formulating innovative policies, regulations and practices, and establishing secure funding mechanisms. Target affordability programs toward households with incomes considered low to moderate income.

Support Housing improvement: Encourage preservation, rehabilitation and redevelopment of existing housing stock. Support neighborhood based improvement efforts.

Implement Innovative Zoning: Encourage innovative housing policies that provide for affordable housing and maintain neighborhood character.

Housing placement near services and centers: Facilitate siting of higher density housing near public transportation facilities and in designated centers and corridors.

Home ownership: Promote opportunities for home ownership and owner occupancy of single and multifamily housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

City of Grand Island staff collaborates with area service providers through the community's comprehensive Continuum of Care system to end homelessness. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 34 homeless service providers. There are a number of activities within the Continuum of Care that are designed to assess unsheltered populations and connect them with services. The Continuum of Care conducts Grand Island's coordinated assessment of homelessness, the Point in Time Count. It also does various activities and outreach measures throughout the year.

Addressing the emergency and transitional housing needs of homeless persons

The Continuum of Care serves as a one-stop collaboration point for service providers which address the homeless population in Grand Island or those at risk of becoming homeless in Grand Island. The service providers include emergency shelters, healthcare, transitional housing, public housing, non-profit service providers and many others.

Additionally, the Continuum of Care partners with the Housing Improvement Partnership to ensure the needs of extremely low income people and homeless people are being addressed in community-wide planning efforts.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

These needs are addressed through the City of Grand Island's relationship with and support of the Continuum of Care.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being

discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

These needs are addressed through the City of Grand Island's relationship with and support of the Continuum of Care.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Grand Island funds multiple housing programs including down payment assistance and owner occupied rehabilitation programs; all of which require a lead based paint inspection on all homes built prior 1978. Homes that were built prior to 1978 are presumed or tested to have lead-based paint.

The City of Grand Island does not intend to directly operate any rehabilitation efforts during the 2016-2019 Consolidated Plan Period. For this reason, the lead based paint guidelines which apply are those directly related to sub-recipients of CDBG funds. The following actions are included in the City's Community Development Policy and Procedures document:

“At a minimum, Sub-recipient is required to:

- a) Notify a purchaser or lessee of the presence of any known lead-based paint and/or lead-based paint hazards;
- b) Paint test surfaces to be disturbed or removed during rehabilitation for the presence of lead-based paint, or presume lead-based paint and notify the occupants of the results within 15 days of when the evaluation report is received or the presumption is made;
- c) Provide each occupied dwelling unit discussed in (a) and (b) in the preceding section with the EPA-approved lead hazard information pamphlet Protect Your Family From Lead in Your Home or EPA-approved equivalent;
- d) Reduce lead hazards as required by the applicable subparts of Part 35 (full description of Part 35 is available in the Community Development Policy and Procedures, it states the varying levels of requirements, in relation to the level of financial assistance provided); and
- e) Perform clearance testing, including dust testing, before re-occupancy after all but minimal (“de minimis”) amounts of paint disturbances.”

It should also be noted that the Community Development Policy and Procedures states that “Where regulations differ, Sub-recipients are held to the stricter of the standards.”

How are the actions listed above related to the extent of lead poisoning and hazards?

At this point and time there is no formal information or study information available regarding the extent of Lead Based Paint hazards within Grand Island. However, the City of Grand Island addresses Lead Based Paint hazards with enforcing the above outlined regulations regarding housing rehabilitation and

tenant based rental programs which are available only to low-moderate income persons who would typically not have sufficient funding to mitigate Lead Based Paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The actions above are the outlined actions that appear in the Community Development Policy and Procedures which outline communication, regulation and operational requirements for the Community Development Division. The Community Development Division and sub-recipients abide by the policies and procedures outlined in this manual.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Grand Island works with area service providers, the faith based community, local business and other governmental entities to alleviate poverty. The following actions are taken in an effort to the achieve anti-poverty goal:

- Supporting programs within the Continuum of Care including but not limited to providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless;
- City Council members and other city staff members serve on various non-profit agency boards including service providers, economic development companies and chambers of commerce. City Council members have also been encouraged to proactively begin the process of addressing the needs of struggling neighborhoods and to engage individuals or groups that could serve as “champions” in neighborhood revitalization within the Council wards.
- Encourage the development of a long-term plan to address homelessness.
- Continue to support non-profits in the delivery of basic services through the City of Grand Island’s CDBG funds and general fund for emergency shelter, transitional case management, food, and low income housing programs.
- Support community vitality through activities that promote a diverse economic base and family wage jobs while providing opportunities for low and moderate income people to become financially independent.
- Implement planning policies that promote employment and job creation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

According to SP-55, the barriers to affordable housing include:

For Homeowners

- Housing Prices
- Cost of Utilities
- Lack of Sufficient Homes for Sale
- Wages

For Renters

- Cost of Rent

- Lack of Decent Rental Units in Price Range
- Cost of Utilities
- Wages

The goals, programs and policies outlined address these affordable housing barriers by placing a large emphasis on addressing the needs of low, very low and extremely low income persons.

The barriers described above point to a gap in affordable housing availability, creation of more units and preservation of current housing stock are housing programs which take years to reach the needs as identified. For this reason, CDBG funding being allocated to Continuum of Care members and other public services can meet a “gap” in the meantime, but assisting low income persons in obtaining financial stability until the affordable housing needs and development needs are met.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

- Contractual obligations of grant recipient On-site monitoring Report Audits

Additionally, the City of Grand Island will also be completing the Consolidated Annual Performance and Evaluation Report (CAPER) as a tool for monitoring the City's performance against Consolidated Plan goals.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2016-2017 Fiscal Year represents the first time the City of Grand Island will be participating in the CDBG Entitlement Program, as a direct replicate to the CDBG Program at the State level. For this reason, there are no Prior Year resources or Program Income from Entitlement CDBG. The City of Grand Island does have a Program Income Re-Use Fund which consists of CDBG Funds under the State allocation.

At this point and time, the City of Grand Island is not receiving HOME funds or ESG funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	413,557	0	0	413,557	0	

Consolidated Plan

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Grand Island plans on using funds, whenever possible, to assist community groups and organizations in leveraging resources. This means the City will consider projects a priority if the CDBG funds will be used as a leverage to further secure additional funding to conduct a project on a scale much larger than would have been possible with CDBG funds alone. Specific examples in which CDBG dollars could be used as leverage are project proposals to the Nebraska Affordable Housing Trust Fund, NIFA and the State of Nebraska's Civic and Community Center Financing Fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Community Redevelopment Authority (CRA) currently owns multiple properties throughout the City of Grand Island. The CRA is an entity that operates separate from the City, but it is managed by Chad Nabity, the Regional Planning Director for the City of Grand Island. These properties could be used in future development.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and Perserve Affordable Housing	2019	2023	Affordable Housing				Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Cultivate Small and Emerging Businesses	2019	2023	Non-Housing Community Development				
3	Support Public Servicves for vulnerable population	2019	2023	Non-Housing Community Development				Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and Perserve Affordable Housing
	Goal Description	
2	Goal Name	Cultivate Small and Emerging Businesses
	Goal Description	

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OMB Control No: 2506-0117 (exp. 06/30/2018)

3	Goal Name	Support Public Services for vulnerable population
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Community Development Division organizes a group of stakeholders comprised of City staff and community members to prioritize all projects. Project readiness and compliance with National Objectives guide the prioritization of projects. Prioritized applications are recommended to The City of Grand Island City Council. The following section describes proposed programs, projects, and activities that will be funded subject to the resources available in the annual allocation. This Annual Action Plan is consistent with the statutory goals outlined in the strategies and the priority needs listed in the 2019-2023 Consolidated Plan.

Projects

#	Project Name
1	Program Administration
2	Building Literacy
3	Housing Improvement Partnership

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Grand Island continues to select projects that not only will continue to make progress towards goals that were stated in the City of Grand Island's 2019-2023 Consolidated Plan, but also projects that will have an sustainable impact on the City of Grand Island moving forward with the growth of the population.

AP-38 Project Summary
Project Summary Information

Consolidated Plan

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OMB Control No: 2506-0117 (exp. 06/30/2018)

1	Project Name	Program Administration
	Target Area	City of Grand Island
	Goals Supported	Increase and Preserve Affordable Housing Cultivate Small and Emerging Businesses Support Public Services for vulnerable population
	Needs Addressed	
	Funding	:
	Description	Program Administration will include cost associated with implementing the CDBG program.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This goal represents overall program administration; therefore no specific family estimates are valid.
	Location Description	
2	Planned Activities	Administration of CDBG projects including but not limited to; plan creation, construction monitoring, contract management, program administration, financial management.
	Project Name	Building Literacy
	Target Area	City of Grand Island
	Goals Supported	Support Public Services for vulnerable population
	Needs Addressed	
	Funding	:
	Description	The Literacy Council of Grand Island request funding to acquire property within the City of Grand Island within the Blight and Substandard area #1. This would significantly increase the TLC's programming space, helping the TLC to better accommodate the rapidly increasing number of students that receive services from TLC regularly. The only classroom in the current location which is 150 square feet, is frequently full to overflowing with classes of twenty adult students, making it challenging to maintain an effective learning environment.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	it is estimated that the Literacy Council will provide services to 350 new clients once a larger space to provide services is available.
	Location Description	
	Planned Activities	the City plans to sub award funding to the Literacy Council in order for a new building to be acquired.
3	Project Name	Housing Improvement Partnership
	Target Area	City of Grand Island
	Goals Supported	Increase and Preserve Affordable Housing
	Needs Addressed	
	Funding	:
	Description	THE housing Improvement Partnership will address multiple housing needs throughout the City of Grand Island. The primary Emphasis of the HIP is to serve low-to-moderate income persons through various housing and neighborhood initiatives. The City of Grand Island's Community Development Division is currently working with members from the Hall County Housing Authority, Economic Development Corporation, and the Grand Island Chamber of Commerce to form the HIP. Once HIP becomes its own entity, others will be invited to join with the group taking on the role of the board, a staff member will be hired and will have an office space at HCHA, although HIP will operate as its own entity.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 5-7 households will be rehabilitated throughout the City of Grand Island.
	Location Description	
	Planned Activities	The CDBG funds requested will be used for the creation of the HIP. including necessary legal fees in order to create the non-profit. funds will also be used for Program delivery cost such as staff and service costs directly related to carrying out housing rehabilitation activities. The HIP will use remaining funding to conduct a small rehabilitation program for low to moderate income persons within Grand Island, to stay in compliance with the Community Development Block Grant national objectives.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As of now there is no data that shows there are census tracts in the City of Grand Island which display a minority concentration. Overall, the demographics of the census tracts which have a lower average income reflect similar demographics to the census tracts with a higher average income.

Geographic Distribution

Target Area	Percentage of Funds
City of Grand Island	100
Blight & Substandard Area #1	
Blight & Substandard Area #2	
Blight & Substandard Area #4	
Blight & Substandard Area #6	
LMI Census Tracts	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Grand Island partners with the Hall County Housing Authority and several non-profit agencies to assist in projects designed to provide affordable rental and homeowner housing, including assistance to people with disabilities and homeless individuals and families.

Throughout the previous Consolidated Plan the City partnered with the Housing Development Corporation to provide a Purchase, Rehab, Resell and an Owner Occupied Rehab program. The Purchase, Rehab, Resell program purchases homes that are on the market (homes will be purchased by Housing Development Corporation first), applies much needed repairs to homes purchases through the program, then resold for homeowners who are 80% or less of the area median income (AMI) at the original purchase price. The Owner Occupied Rehab program will apply much needed repairs to home within Grand Island that belong to low to moderate residents.

In the 2019-2020 Annual Action Plan the City of Grand Island is proposing the creation of a non-profit housing development agency known as the Housing Improvement Partnership (HIP). The HIP will bring other funding sources into Grand Island that will aid in the need of affordable quality housing.

The goals below are estimates based on the 2019 program year project proposals.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	50
Special-Needs	0
Total	50

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Throughout the past the City of Grand Island and the Hall County Housing Authority have taken active steps in attempts to strengthen their capacity to work together and align resources. This includes but is not limited to, consultation efforts, forming Housing Partnerships together and Fair Housing tasks. The City of Grand Island sees the Hall County Housing Authority as a well-run and extremely important asset to the community. The City intends to format CDBG funding in a manner which would help alleviate some of the waiting list pressure and lack of affordable housing issues that are currently hindering the HCHA. These steps are a direct result of the City working directly with the HCHA and gaining better insight on the steps we could be making to strengthen them.

Actions planned during the next year to address the needs to public housing

Hall County Housing Authority officials were consulted during the formulation of this Annual Action Plan. The City's CDBG funds are not sub-awarded directly to the Hall County Housing Authority throughout this Annual Action Plan, although the City plans to use funds in ways to help create affordable quality housing options. It was noted that the work currently being from previous Action Plans such as Public works improvements include waste water projects to aid low to moderate income persons who are currently using failing septic tanks, along with placing an emphasis of ADA improvements within the public facilities in Grand Island such as sidewalks and parks, would be of great benefit to LMI persons within the community.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Grand Island has outlined projects in the Annual Plan to address the needs of near homeless families and extremely low income to very low income families. The Public Service grant will provide much needed resources to providers who generally provide direct assistance to individuals and families in extremely low to very low income households. The local Continuum of Care is a large group of service providers within Grand Island who each offer unique services tailored to the individuals they serve. These services often are meant to be used for a short time to aid residents in areas such as Job Employment, aid to homeless or near homeless persons, educational help and help to special populations. When service providers are able to provide such services with the help of CDBG funding residents within the community of Grand Island are in a better position to be more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Hall County Housing Authority is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The local Grand Island area Continuum of Care which includes local homeless agencies, conducts annual survey with a point in time count. These surveys are used by many non-service providers within the City to fulfill program requirements and needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Grand Island is at a point in which the most beneficial actions for reducing and ending homelessness are to continue to reformat the funding arena for the entities which provide services to these populations. Grand Island is at a point of transition, having reached a population of 50,000 many changes have happened and will continue to happen which will address the way the City of Grand Island and entities approach federal funding. However, in an attempt to provide immediate actions and assistance, the City can encourage and support the Continuum of Care, and other public service providers, in various efforts including direct outreach. Additionally, The City can actively remain aware of the need including direct response opportunities for the homeless and near homeless in any large scale studies or plans the City undertakes. The most efficient manner to achieve this outreach would be to inform Continuum of Care members of the opportunities for input, and request that they share.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless providers are focusing efforts on increasing the bed count for both emergency shelter and transitional housing programs. Funding for these efforts are limited, however.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Proposed funding for the CDBG program includes activities targeting improvements in the areas of rapid rehousing and homeless prevention.

Discussion

The City of Grand Island does not have any plans for specifically meeting the needs of low-income individuals and families who are being discharged from publically funded institutions and systems of care.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Grand Island partners with the Hall County Housing Authority and several non-profit agencies to assist in projects designed to provide affordable rental and homeowner housing, including assistance to people with disabilities and homeless individuals and families.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Grand Island has taken actions in the past to remove negative effects of public policies in regard to the development of affordable housing including the change of subdivision regulations to allow for narrower streets and small lots sizes, thereby reducing the cost to the developer, which could in turn foster a reduction in cost to the potential homeowners. Additionally, changes in tax policies were enacted which gave developers a discount on valuation if they were developing 10 or more lots.

In regard to the Annual Action Plan and future plans to remove or ameliorate barriers, the City of Grand Island along with the Community Redevelopment Authority, are planning to propose resolutions to Grand Island City Council regarding Tax Increment Financing (TIF) for housing developments for the upcoming fiscal year. The City of Grand Island has used TIF for housing developments in the past and the plan for continuation serves to continue to offer incentivized tax policies.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Grand Island has multiple strategies to meet the needs of the community. CDBG funds are a small, yet primary funding component to assist in meeting most of these needs.

Actions planned to address obstacles to meeting underserved needs

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of affordable housing. See AP-55 for an additional description of activities and identified need for specific projects and AP-35 for anticipated

Actions planned to foster and maintain affordable housing

As described above, please see AP-35 and AP-55 for elaboration on the City's planned programs to address affordable housing needs during the 2018-2019 Fiscal Year.

Actions planned to reduce lead-based paint hazards

The City of Grand Island has funded multiple housing programs including down payment assistance and owner occupied rehabilitation programs; all of which require a lead based paint inspection on all homes built prior 1978. Homes that were built prior to 1978 are presumed or tested to have lead-based paint.

The City of Grand Island does not intend to directly operate any Rehabilitation efforts during the 2017-2018 Annual Action Plan Period. For this reason, the Lead based paint guidelines which apply are those directly related to sub-recipients of CDBG funds. The following actions are included in the City's Community Development Policy and Procedures document:

“At a minimum, Sub-recipient is required to:

a) Notify a purchaser or lessee of the presence of any known lead-based paint and/or lead-based paint hazards;

b) Paint test surfaces to be disturbed or removed during rehabilitation for the presence of lead-based paint, or presume lead-based paint and notify the occupants of the results within 15 days of when the evaluation report is received or the presumption is made;

c) Provide each occupied dwelling unit discussed in (a) and (b) in the preceding section with the EPA-approved lead hazard information pamphlet Protect Your Family From Lead in Your Home or EPA-approved equivalent;

d) Reduce lead hazards as required by the applicable subparts of Part 35 (full description of Part 35 is available in the Community Development Policy and Procedures, it states the varying levels of requirements, in relation to the level of financial assistance provided); and

e) Perform clearance testing, including dust testing, before re-occupancy after all but minimal (“de minimis”) amounts of paint disturbances.”

It should also be noted that the Community Development Policy and Procedures states that “Where regulations differ, Sub-recipients are held to the stricter of the standards.”

At this point and time, the City sees the implementation and enforcement of the above guidelines as actively attempting to reduce Lead Based Paint Hazards.

Actions planned to reduce the number of poverty-level families

The City of Grand Island has formatted its CDBG allocation in a manner which intends to reduce the number of poverty-level families. This includes the support through improvements to Low and moderate income areas throughout the City of Grand Island.

Additionally, other sectors of Grow Grand Island are working to address the needs of poverty-level families, including workforce initiatives and education initiatives. The City of Grand Island’s Emergency Management Department, Police Department and Fire Department also have various programs that support poverty-level families. It is the intent of the City to continue to support these programs in their efforts to address the poverty needs throughout the 2019-2020 Fiscal Year.

Actions planned to develop institutional structure

Before February 2015, the Community Development Division operated with two employees, the Community Development Administrator and the Community Development Specialist. After February 2015, the Community Development Division has operated with 1 employee. The process of CDBG administration through the Entitlement model appears to require less staff administration, as opposed to the State model. The City of Grand Island's Administration will continue to monitor the effectiveness and productivity of the Community Development Division and will add additional staff as the growth of the program allows.

The Continuum of Care, and subsequent members, are still operating within the Balance of State model for operations and funding purposes. While the City of Grand Island has moved over into Metropolitan status, which has included funding changes such as creating a Metropolitan Planning Agency and Entitlement funding. This time of transition, in which some components of the system are receiving Metro based funding, while public service providers are receiving funding and generating data on a Balance of State level, makes it difficult to develop an Institutional Structure which is wholly conducive. For this reason, the stated steps that the City of Grand Island will be taking are those which allow us to foster relationships and address low to moderate income populations, while working with the ultimate goal of executing our Annual Action Plan to the best of our ability while the remaining entities transfer over, allowing for a more unified planning system. While the Continuum of Care is a part of the Balance of State model, all funding priorities, projects, data and plans will reflect the goals of the entire state of Nebraska excluding Omaha and Lincoln making it quite difficult to develop an institutional structure which would be specific to Grand Island.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Grand Island will continue to work closely with the Continuum of Care to identify the needs of the social service agencies who work with the homeless and near homeless populations of Grand Island.

Additionally, the City of Grand Island has had plans to continue to work closely with the Hall County Housing Authority in many capacities to support public housing including extensive collaboration in implementation of the Affirmatively Furthering Fair Housing Program Guidelines.

Multiple members of the Continuum of Care have continued to partner with the Housing Improvement Partnership (which is currently coordinated by the Community Development Division and Assistant to the City Administrator), after outreach attempts at the Continuum of Care meetings. The Hall County Housing Authority's Executive Director also serves on the Executive Board for the Housing Improvement Partnership. The anticipated collaborations over the next fiscal year between these agencies and the City's efforts through the Housing Improvement Partnership will most definitely strengthen the coordination and implementation capacity of all parties involved, especially related to the very prevalent need of creating additional and maintaining affordable housing.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item E-3

Public Hearing on Acquisition of Utility Easement - 2185 N. Diers Avenue - Saunders Development Group, LLC

Council action will take place under Consent Agenda item G-14.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 13, 2019

Subject: Acquisition of Utility Easement – 2185 N. Diers Avenue –
Saunders Development Group, LLC

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire utility easement relative to the property of Saunders Development Group, LLC, located through a part of Lot One (1), Menard Seventh Subdivision in the City of Grand Island, Hall County, Nebraska (2185 N. Diers Avenue), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

Saunders Development Group, LLC, has requested a new electrical service for the Culvers Restaurant to be built at 2185 North Diers Avenue. A new three-phase padmount transformer and 4" PVC conduit with 1/0 copper cable will be installed along the east line of their property to accommodate the new service. The proposed easement will allow the Utilities Department to install, access, operate and maintain the electrical infrastructure at this location.

Alternatives

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

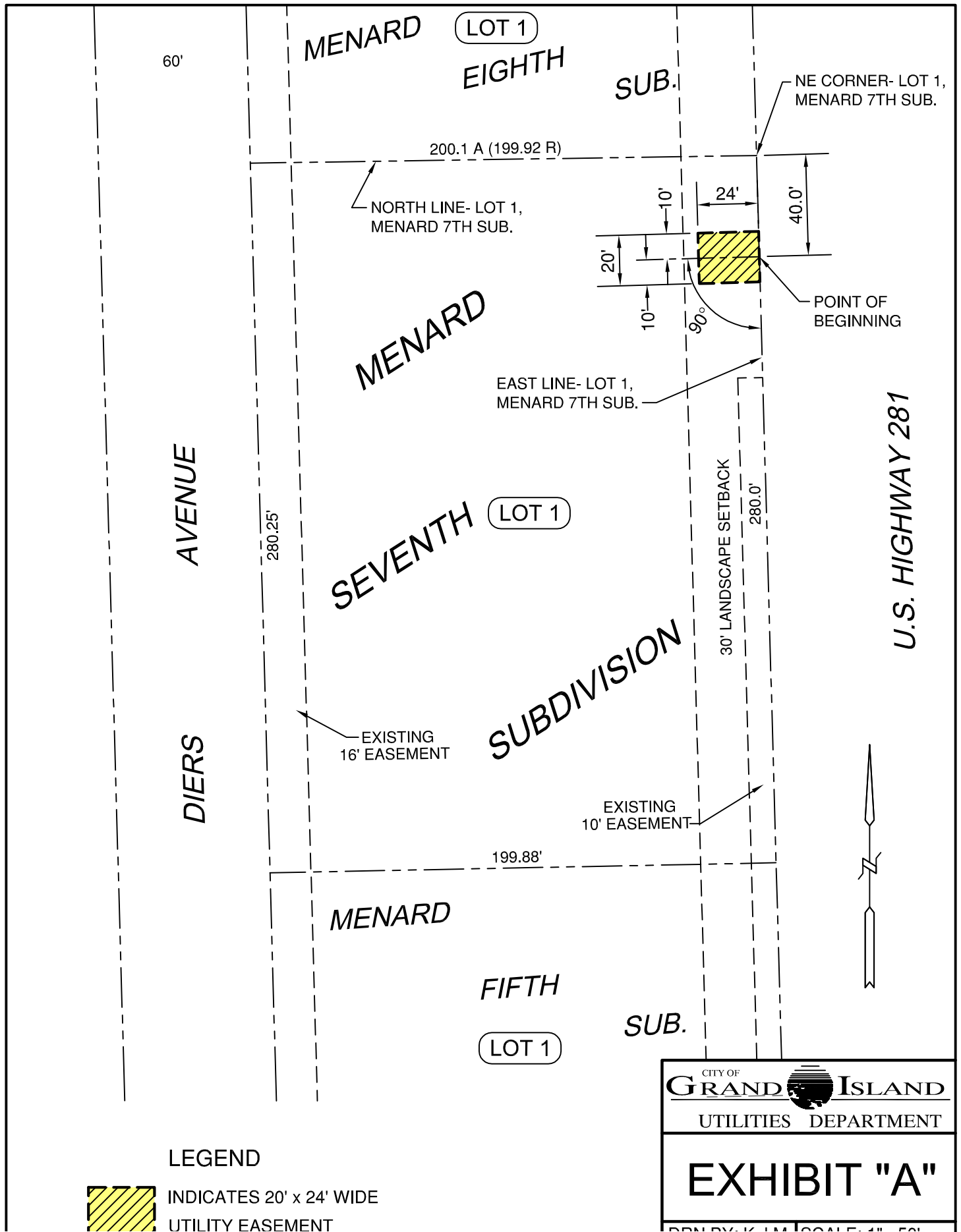
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve acquisition of the Utility Easement.





City of Grand Island

Tuesday, August 13, 2019

Council Session

Item F-1

#9744 - Consideration of Approving Salary Ordinance

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: August 13, 2019

Subject: Consideration of Approving Salary Ordinance No. 9744

Presenter(s): Aaron Schmid, Human Resources Director

Background

A Salary Ordinance is presented each year as a part of the budget process. Wages for City employees are presented to the Council for approval in the form of a salary ordinance. Some wages are set as a part of negotiated labor agreements and others through salary surveys conducted.

Discussion

Wage changes presented in this Ordinance are for bargaining units according to their respective labor agreements and negotiated wages. The Ordinance also includes changes to the non-union positions.

The following information shows the average increases for each respective group. Please note the averages are based on movement at the top step of the pay scale. Furthermore, some positions were higher and lower than the average.

AFSCME Labor Agreement will increase on average by 0%.

IBEW Service/Clerical/Finance Labor Agreement will increase on an average by 2.86%.

IBEW Utilities Labor Agreement will increase on an average by 3.6%.

IBEW WWTP Labor Agreement will increase on an average by 3%.

Non-Union will increase on an average by 3.3%. A salary survey was completed for the non-union group this year. Wages will be adjusted over a 3-year period. The non-union pay plan will be reduced from 15 steps to 9 steps.

The wages represented in this proposed Ordinance are included in the proposed 2019/2020 fiscal year budget.

IAFF Labor Agreement will be presented at a later date.

FOP Labor Agreement will be presented at a later date.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve proposed Salary Ordinance No. 9744.

Sample Motion

Move to approve Salary Ordinance No. 9744.

ORDINANCE NO. 9744

An ordinance to amend Ordinance 9713 known as the Salary Ordinance which lists the currently occupied classifications of officers and employees of the City of Grand Island, Nebraska and established the ranges of compensation of such officers and employees; to remove the non-union positions and salary ranges of the Assistant City Administrator, the Assistant to the City Administrator and the Public Information Officer; to add the non-union position and salary range of Deputy City Clerk; to amend the salary ranges of non-union employees; to amend the salary ranges of employees covered under the IBEW Service/Clerical/Finance, IBEW Wastewater, and the IBEW Utilities labor agreements; ~~to add the non-union position and salary range of Assistant City Administrator; to amend non-union employees' medical leave payout at retirement;~~ and to repeal those portions of Ordinance No. 9713 and any parts of other ordinances in conflict herewith; to provide for severability; to provide for the effective date thereof; and to provide for publication of this ordinance in pamphlet form.

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accountant	25.4176/37.3059 <u>26.4150/38.6380</u>	Exempt
Accounting Technician – Solid Waste	20.4135/ 25.5983 <u>/25.8403</u>	40 hrs/week
Administrative Coordinator – Public Works	21.0448/30.1839 <u>22.0092/31.6931</u>	40 hrs/week

Approved as to Form ☐ _____
City Attorney

ORDINANCE NO. 9744 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Assistant City Administrator	47.3558/72.3558	Exempt
Assistant to the City Administrator	23.9618/33.7313	Exempt
Assistant Finance Director	34.4964/49.8218 <u>35.2700/51.4400</u>	Exempt
Assistant Public Works Director/Engineering	39.4911/60.6920 <u>41.1300/63.0000</u>	Exempt
Assistant Utilities Director – Engineering/Business Operations	53.2059/76.7068 <u>56.0485/81.7800</u>	Exempt
Assistant Utilities Director – Production	55.2358/78.5200 <u>56.0485/81.7800</u>	Exempt
Assistant Utilities Director – Transmission	55.2358/80.7106 <u>56.0485/81.7800</u>	Exempt
Attorney	33.3878/49.5623 <u>35.0573/52.0769</u>	Exempt
Building Department Director	39.4994/58.8688 <u>41.2900/60.9300</u>	Exempt
Cemetery Superintendent	25.3679/37.5818 <u>26.2260/38.5105</u>	Exempt
City Administrator	72.5689/84.7320 <u>76.1973/88.7644</u>	Exempt
City Attorney	48.7458/67.6894 <u>51.1831/71.0744</u>	Exempt
City Clerk	32.6094/43.8784 <u>33.8388/45.3688</u>	Exempt
Civil Engineer I	31.3740/44.5826	Exempt
Civil Engineer II	35.6038/51.2718	Exempt
Civil Engineering Manager—Utility PCC	44.4149/64.5361	Exempt
Collection System Supervisor	25.5843/37.1801 <u>26.3531/38.5602</u>	40 hrs/week
Community Development Administrator	22.2152/31.9410 <u>23.0800/33.5800</u>	40 hrs/week
Community Service Officer – Part time	16.6145/22.9328 <u>16.8469/23.5356</u>	40 hrs/week
Custodian – Library, Police	14.8724/21.2973 <u>15.5701/21.6946</u>	40 hrs/week
Customer Service Representative – Part-time	10.3343/14.2929 <u>10.6729/14.7180</u>	40 hrs/week
Customer Service Team Leader	20.7894/28.4586 <u>21.5389/29.8815</u>	Exempt
<u>Deputy City Clerk</u>	<u>27.4400/35.5280</u>	<u>40 hrs/week</u>
Electric Distribution Superintendent	40.8173/53.4810 <u>41.2596/54.9768</u>	Exempt
Electric Distribution Supervisor	38.8735/ 50.3708 <u>/52.9283</u>	40 hrs/week

ORDINANCE NO. 9744 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Electric Underground Superintendent	34.3938/50.3708 41.2596/54.9768	Exempt
Electrical Engineer I	29.7414/42.9960 30.3798/43.3486	Exempt
Electrical Engineer II	34.4966/49.8219 34.8211/50.1998	Exempt
Emergency Management Deputy Director	27.9420/41.0980 28.9309/42.5398	Exempt
Emergency Management Director	39.7678/58.8688 41.1754/60.9343	Exempt
Engineer I – Public Works	32.4088/46.0449 34.6000/48.2600	Exempt
Engineer I – WWTP	32.4088/45.5980 34.6000/48.2600	Exempt
Engineering Technician - WWTP	22.3395/30.8402 22.7343/31.8463	40 hrs/week
Equipment Operator - Solid Waste	19.1228/27.4334 20.1229/28.0023	40 hrs/week
Finance Director	45.2304/68.9093 46.7955/70.9710	Exempt
Finance Operations Supervisor	23.8680/33.5266 25.1200/35.2000	Exempt
Fire Chief	44.5425/67.8870 46.7670/69.8151	Exempt
Fire EMS Division Chief	37.7869/54.7969 39.6795/56.2614	Exempt
Fire Operations Division Chief	37.7869/54.7969 39.6795/56.2614	Exempt
Fire Prevention Division Chief	36.9780/52.9894 39.6795/56.2614	Exempt
Fleet Services Shop Foreman	25.1774/37.5923 26.0843/38.8784	40 hrs/week
GIS Coordinator - PW	29.5253/44.0349 29.8365/44.5116	Exempt
Golf Course Superintendent	26.0023/37.5273 26.3811/38.1699	Exempt
Grounds Management Crew Chief – Cemetery	21.8534/31.6579 22.0203/32.3915	40 hrs/week
Grounds Management Crew Chief – Parks	23.2523/33.3743 23.6475/33.8464	40 hrs/week
Human Resources Director	39.8756/59.5543 41.5100/62.1000	Exempt
Human Resources Benefits/Risk Mgmt Coordinator	24.2047/35.8144 25.1073/37.3863	40 hrs/week
Human Resources Recruiter	24.2047/35.8144 25.1073/37.3863	40 hrs/week

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Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Human Resources Specialist	24.2047/35.8144 <u>25.1073/37.3863</u>	40 hrs/week
Information Technology Manager	38.6965/58.4076 <u>39.8171/60.2115</u>	Exempt
Legal Secretary	21.6248/29.2254 <u>21.9574/30.7236</u>	40 hrs/week
Librarian I	23.8678/31.7959 <u>24.7613/33.1573</u>	Exempt
Librarian II	26.6486/35.6584 <u>27.9810/36.9788</u>	Exempt
Library Assistant I	15.2890/22.0959 <u>16.0535/23.2007</u>	40 hrs/week
Library Assistant II	18.8943/26.7481 <u>19.8390/28.0855</u>	40 hrs/week
Library Director	43.0115/65.7858 <u>44.9256/68.3671</u>	Exempt
Library Page	10.8694/14.9948 <u>11.4129/15.7445</u>	40 hrs/week
Library Secretary	17.0920/23.6820 <u>17.6121/24.4772</u>	40 hrs/week
Maintenance Worker – Golf	16.6835/26.1331 <u>17.0125/26.3171</u>	40 hrs/week
Meter Reader Supervisor	23.8680/31.0566 <u>24.8044/32.1658</u>	Exempt
MPO Program Manager	25.9216/38.9086 <u>28.5770/42.0450</u>	Exempt
Office Manager – Police Department	20.2143/29.0792 <u>21.0390/30.5340</u>	40 hrs/week
Parks and Recreation Director	43.2699/65.8349 <u>44.9156/67.9979</u>	Exempt
Parks Superintendent	32.2288/47.7180 <u>33.4069/49.3428</u>	Exempt
Payroll Specialist	20.8275/30.2425 <u>21.8505/31.8161</u>	40 hrs/week
Planner I	24.4580/34.4113 <u>25.0900/36.0300</u>	40 hrs/week
Planning Director	41.1253/62.1008 <u>42.4161/63.6235</u>	Exempt
Police Captain	37.8828/54.5883 <u>38.9895/56.3971</u>	Exempt
Police Chief	46.9559/68.9541 <u>47.6514/71.6401</u>	Exempt
Power Plant Maintenance Supervisor	36.0700/48.7336 <u>37.4591/51.1981</u>	Exempt
Power Plant Operations Supervisor	38.2919/52.9418 <u>39.1313/54.6741</u>	Exempt

ORDINANCE NO. 9744 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Power Plant Superintendent – Burdick	43.3419/61.4949 <u>45.5090/63.4500</u>	Exempt
Power Plant Superintendent – PGS	49.9665/70.8616 <u>51.0104/72.9678</u>	Exempt
Public Information Officer	28.6824/42.7689	Exempt
Public Works Director	46.5520/69.3499 <u>48.0175/71.8620</u>	Exempt
Public Works Engineer	33.8344/48.9240 <u>34.6028/50.6015</u>	Exempt
Receptionist	16.7278/ 26.3534 <u>17.1392/</u>	40 hrs/week
Recreation Coordinator	23.8673/34.1561 <u>24.6495/35.1719</u>	Exempt
Recreation Superintendent	32.9251/50.1631 <u>33.4353/50.2938</u>	Exempt
Regulatory and Environmental Manager	39.9351/57.4829 <u>41.1493/57.4829</u>	Exempt
Senior Civil Engineer	35.8250/53.1100 <u>37.6163/55.7655</u>	Exempt
Senior Electrical Engineer	39.1531/54.9101 <u>40.4714/57.1761</u>	Exempt
Senior Public Safety Dispatcher	20.2483/27.1975 <u>21.2775/28.3220</u>	40 hrs/week
Senior Utility Secretary	19.6160/ 26.7083 <u>/26.9908</u>	40 hrs/week
Shooting Range Superintendent	28.8143/43.6210 <u>29.7586/44.9183</u>	Exempt
Solid Waste Division Clerk - Full Time	19.8887/25.1375 <u>20.4252/25.7922</u>	40 hrs/week
Solid Waste Division Clerk - Part Time	17.9704/23.1635 <u>18.3827/23.2130</u>	40 hrs/week
Solid Waste Foreman	23.0852/32.2355 <u>24.2594/33.8702</u>	40 hrs/week
Solid Waste Superintendent	33.6351/49.6103 <u>34.5540/51.0973</u>	Exempt
Street Superintendent	31.9828/47.5911 <u>32.6403/48.2648</u>	Exempt
Street Foreman	24.5323/35.9473 <u>25.3949/37.3590</u>	40 hrs/week
Transit Program Manager	27.6441/39.7070 <u>28.5300/41.6300</u>	Exempt
Turf Management Specialist	23.3691/33.0815 <u>23.7096/33.6482</u>	40 hrs/week
Utilities Director	75.6708/100.8696 <u>75.7041/102.4728</u>	Exempt

ORDINANCE NO. 9744 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Utility Production Engineer	38.6044/56.9070 <u>39.4781/57.9095</u>	Exempt
Utility Warehouse Supervisor	27.3045/38.4197 <u>28.2792/39.3908</u>	40 hrs/week
Victim Assistance Unit Coordinator	16.7011/24.3626 <u>17.3274/24.9070</u>	40 hrs/week
Victim/Witness Advocate	15.3088/22.3317 <u>15.8857/22.8289</u>	40 hrs/week
Wastewater Plant Chief Operator	24.5094/35.6860 <u>25.5094/36.6879</u>	40 hrs/week
Wastewater Plant Engineer	35.1446/53.7915 <u>35.5893/53.8583</u>	Exempt
Wastewater Plant Operations Engineer	33.9495/50.7635 <u>34.7543/52.0493</u>	Exempt
Wastewater Plant Maintenance Supervisor	26.1162/37.0800 <u>26.8071/38.4864</u>	40 hrs/week
Wastewater Plant Regulatory Compliance Manager	33.9519/ 40.5320 <u>/41.0848</u>	Exempt
Water Superintendent	32.4361/47.4399 <u>33.4413/49.0888</u>	Exempt
Water Supervisor	25.6222/37.2785 <u>26.7174/41.0040</u>	40 hrs/week
Worker / Seasonal	9.0000/20.0000	Exempt
Worker / Seasonal	9.0000/20.0000	40 hrs/week
Worker / Temporary	9.0000/20.0000	40 hrs/week
Worker / Parks & Recreation Part time	9.0000/20.0000	40 hrs/week

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~~A shift differential of twenty five cents (\$0.25) per hour shall be added to the base hourly wage for persons in the employee classification Senior Public Safety Dispatcher who work any hours or portion thereof between 3:00 p.m. and 11:00 p.m. Employees who work any hours or portion thereof from 11:00 p.m. to 7:00 a.m. will receive a shift differential of thirty five cents (\$0.35) per hour. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay.~~

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

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Equipment Operator – Streets	20.8650/30.9087	40 hrs/week
Fleet Services Mechanic	23.3145/34.5422	40 hrs/week
Horticulturist	23.8961/35.4669	40 hrs/week

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Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Maintenance Worker – Cemetery	19.7275/29.2485	40 hrs/week
Maintenance Worker – Parks	19.4596/28.8679	40 hrs/week
Maintenance Worker – Streets	19.4506/28.8342	40 hrs/week
Senior Equipment Operator – Streets	22.3929/33.2126	40 hrs/week
Senior Maintenance Worker – Streets	22.2384/32.9835	40 hrs/week
Traffic Signal Technician	22.0846/32.7555	40 hrs/week

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Administrative Assistant-Utilities	20.9460/29.8445 <u>21.9201/31.1427</u>	40 hrs/week
Custodian	17.3168/ 21.0872 <u>/21.4065</u>	40 hrs/week
Electric Distribution Crew Chief	37.0224/47.9722 <u>38.9666/50.8883</u>	40 hrs/week
Electric Underground Crew Chief	37.0224/47.9722 <u>38.9666/50.8883</u>	40 hrs/week
Engineering Technician I	23.8510/32.0670 <u>25.6354/33.5904</u>	40 hrs/week
Engineering Technician II	29.9718/39.4988 <u>32.4212/42.0591</u>	40 hrs/week
Instrument Technician	33.1614/43.7035 <u>34.3553/45.2280</u>	40 hrs/week
Lineworker Apprentice	25.1723/35.3408 <u>26.6079/36.6610</u>	40 hrs/week
Lineworker First Class	32.8865/40.7273 <u>33.0441/41.8296</u>	40 hrs/week
Materials Handler	28.6888/36.1261 <u>31.0007/38.0597</u>	40 hrs/week
Meter Reader	20.1230/26.7263 <u>20.8602/27.9301</u>	40 hrs/week

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Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Meter Technician	29.2636/34.7615 <u>31.3285/36.6107</u>	40 hrs/week
Power Dispatcher I	32.2196/40.5910 <u>33.7325/</u>	40 hrs/week
Power Dispatcher II	37.0073/46.2622 <u>40.1796/48.0800</u>	40 hrs/week
Power Plant Maintenance Mechanic	31.2470/40.4060 <u>31.9732/42.0591</u>	40 hrs/week
Power Plant Operator	33.9389/40.6280 <u>34.5848/41.9279</u>	40 hrs/week
Senior Engineering Technician	33.0689/42.4548 <u>33.2735/43.6982</u>	40 hrs/week
Senior Materials Handler	32.0346/41.7391 <u>33.4702/43.5889</u>	40 hrs/week
Senior Meter Reader	22.0869/27.5281 <u>/28.7680</u>	40 hrs/week
Senior Power Dispatcher	43.1678/53.3108 <u>46.4846/54.8986</u>	40 hrs/week
Senior Power Plant Operator	39.0075/47.6899 <u>40.6167/48.5947</u>	40 hrs/week
Senior Substation Technician	39.6994/43.5393 <u>/44.7362</u>	40 hrs/week
Senior Water Maintenance Worker	25.3454/34.6647 <u>25.8211/35.9365</u>	40 hrs/week
Substation Technician	38.6434/40.2734 <u>39.5895/41.3051</u>	40 hrs/week
Systems Technician	36.7811/43.7215 <u>38.9776/45.0094</u>	40 hrs/week
Tree Trim Crew Chief	30.4536/39.9929 <u>30.7493/41.4471</u>	40 hrs/week
Utility Electrician	30.8538/40.8122 <u>31.9513/42.3869</u>	40 hrs/week
Utility Groundman	20.0125/28.0000 <u>20.0188/28.0000</u>	40 hrs/week
Utility Secretary	19.6654/27.5793 <u>21.0568/29.3725</u>	40 hrs/week
Utility Technician	32.0705/41.3716 <u>34.2461/42.5617</u>	40 hrs/week
Utility Warehouse Clerk	23.0871/28.9806 <u>23.8324/30.1483</u>	40 hrs/week
Water Maintenance Worker	23.0941/30.9200 <u>24.6738/32.5960</u>	40 hrs/week
Wireworker I	23.7176/35.1107 <u>23.8324/36.0600</u>	40 hrs/week
Wireworker II	32.8865/40.7273 <u>33.0441/41.8296</u>	40 hrs/week

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

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

OVERTIME ELIGIBILITY

The City has reserved its right to the utilization of the 207(k) FLSA exemption and will implement this as the hours of work effective the first full pay period following the execution of the labor agreement. The pay period for purposes of calculating overtime shall consist of a fourteen (14) day cycle that runs concurrent with the City's current payroll cycle. For purposes of calculating eligibility for overtime, "hours worked" shall include actual hours worked, vacation, personal leave and holiday hours. Employees shall be eligible for overtime when they exceed their hours scheduled for work in the fourteen (14) day pay cycle with a minimum of eighty (80) hours. There shall also be established for each employee in the bargaining unit a Training and Special Events bank of thirty (30) hours per individual per contract year. Each employee may be scheduled for training or special event duty with a minimum of seven (7) days notice prior to the commencement of the pay period and the training and special events bank hours may be added to the eighty (80) hour, two (2) week pay period up to eighty-six (86) hours and these hours shall not be eligible for overtime. Training and special events hours worked in

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excess of eighty-six (86) hours in a two week pay period will be eligible for overtime, but will not be subtracted from the Training and Special Events bank. All work completed after eighty (80) hours in a pay period that is performed for work that is funded by grants from parties outside or other than the City of Grand Island, shall be paid overtime for the time worked after eighty (80) hours, if the time is funded at overtime rates by the grant. Any such grant hours are not deducted from the Training and Special Events bank.

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

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

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Technician – WWTP	18.3776/26.2964 <u>18.5411/26.9638</u>	40 hrs/week
Biosolids Technician	20.7169/31.1405 <u>21.4846/32.0754</u>	40 hours/week
Equipment Operator – WWTP	19.1650/26.9327 <u>19.8813/27.9091</u>	40 hrs/week
Lead Maintenance Mechanic	22.2125/31.4897 <u>22.6243/32.3034</u>	40 hrs/week
Lead Maintenance Worker	20.6840/29.1045 <u>21.3132/29.9900</u>	40 hrs/week
Lead Wastewater Plant Operator	23.0146/32.9929 <u>23.7147/33.9967</u>	40 hrs/week
Maintenance Mechanic I	19.1067/27.3618 <u>19.3955/28.2451</u>	40 hrs/week
Maintenance Worker – WWTP	19.5859/27.9312 <u>19.7011/28.4653</u>	40 hrs/week
Stormwater Program Manager	22.6923/32.5421 <u>23.3249/33.9725</u>	40 hrs/week
Wastewater Plant Laboratory Technician	20.9751/29.3886 <u>21.5806/30.1151</u>	40 hrs/week
Wastewater Plant Operator I	18.9093/26.5922 <u>19.4564/27.3467</u>	40 hrs/week
Wastewater Plant Operator II	21.2008/29.8757 <u>21.9202/30.9318</u>	40 hrs/week

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~~Employees covered under the IBEW Wastewater Treatment Plant labor agreement who are regularly scheduled to work swing shift will receive an additional twenty five (\$0.25) cents) per hour; employees who are regularly scheduled to work graveyard shift will receive an additional thirty five cents (\$0.35) per hour for wages attributable to those shifts.~~

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Clerk	17.7758/ 24.2708 <u>/25.0186</u>	40 hrs/week
Accounting Technician – Streets	19.9200/26.4282 <u>20.6086/27.1846</u>	40 hrs/week
Accounts Payable Clerk	18.4984/26.5419 <u>19.2750/27.4436</u>	40 hrs/week
Administrative Assistant-Bldg, Fire, Parks, Planning	20.0426/28.7466	40 hrs/week
Administrative Assistant – Public Works	20.4207/29.3814 <u>20.7989/30.0162</u>	40 hr/week
Audio Video Technician	21.2374/29.4381 <u>22.6223/30.8696</u>	40 hrs/week
Building Inspector	22.7509/32.9099 <u>23.1441/34.0970</u>	40 hrs/week
Cashier	17.2814/23.6180 <u>17.7704/24.3535</u>	40 hrs/week
Community Service Officer	16.6145/22.9328 <u>16.8469/23.5356</u>	40 hrs/week
Computer Operator	23.8896/ 31.8635 <u>/32.3226</u>	40 hrs/week
Computer Technician	24.7416/33.5337 <u>24.8770/34.7203</u>	40 hrs/week
Crime Analyst	22.6482/31.1060 <u>23.6446/31.4740</u>	40 hrs/week
Electrical Inspector	22.8055/32.8844 <u>23.2534/34.0460</u>	40 hrs/week
Emergency Management Coordinator	20.4171/29.3814 <u>20.7916/30.0162</u>	40 hrs/week

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Engineering Technician – Public Works	22.3539/31.5264 <u>23.0241/32.4715</u>	40 hrs/week
Evidence Technician	17.9858/26.2599 <u>18.9149/27.5594</u>	40 hrs/week
GIS Coordinator	28.7388/41.3762 <u>29.6004/43.6354</u>	40 hrs/week
Maintenance Worker I – Building, Library, Police	16.8177/ 23.1103 <u>/23.4604</u>	40 hrs/week
Maintenance Worker II – Building, Library, Police	18.4044/24.8862 <u>19.0859/25.7470</u>	40 hrs/week
Payroll Clerk	18.6910/25.2615 <u>19.6062/27.0001</u>	40 hrs/week
Plans Examiner	23.3889/33.8515 <u>23.4249/34.5678</u>	40 hrs/week
Plumbing/Mechanical Inspector	22.8092/32.7715 <u>23.2607/33.8202</u>	40 hrs/week
Police Records Clerk	16.7092/23.7332 <u>17.2105/24.4452</u>	40 hrs/week
Public Safety Dispatcher	18.4432/25.9508 <u>19.9030/27.0934</u>	40 hrs/week
Senior Accounting Clerk	19.7576/26.6310 <u>19.8226/27.4663</u>	40 hrs/week
Shooting Range Operator	24.2995/32.8535 <u>25.2024/33.9923</u>	40 hrs/week
Wastewater Secretary	18.8374/26.5845 <u>19.4007/27.3830</u>	40 hrs/week

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

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SECTION 8. A shift differential of twenty-five cents (\$0.25) per hour shall be added to the base hourly wage for persons in the non-union employee classification of Senior Public Safety Dispatcher who work any hours or portion thereof between 3:00 p.m. and 11:00 p.m. Employees who work any hours or portion thereof from 11:00 p.m. to 7:00 a.m. will receive a shift differential of thirty-five cents (\$0.35) per hour. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay.

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

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commencing before 4 a.m. or after 11 a.m., shall receive a shift differential of twenty-five cents (\$0.25) per hour added to the base hourly rate for the hours worked during such temporary assignment. Full time employees covered in the IBEW Wastewater Treatment Plant labor agreement who are regularly scheduled to work swing shift will receive an additional twenty-five cents (\$0.25) per hour; employees who are regularly schedule to work graveyard shift will receive an additional thirty-five cents (\$0.35) per hour for wages attributable to those shifts. Employees working twelve (12) or ten (10) hour shifts will receive an additional twenty-five cents (\$0.25) per hour for wages attributable to the evening shift.

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

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

ORDINANCE NO. 9744 (Cont.)

retardant (FR) clothing will be eligible for a one-time reimbursement up to One Thousand Two Hundred dollars (\$1,200.00) to purchase or rent required uniforms. All other employees required to wear full FR clothing will be eligible for reimbursement up to Seven Hundred (\$700.00) in Years 1 and 2; in Year 3 eligible up to One Thousand dollars (\$1,000.00). The non-union position of Meter Reader Supervisor who are required to wear full fire retardant clothing will be eligible for an annual stipend of Seven Hundred dollars (\$700.00) in Years 1 and 2; in Year 3 eligible up to One Thousand dollars (\$1,000.00) to purchase or rent required uniforms. Those employees who are required to wear partial fire retardant clothing will be eligible for an annual stipend of Three Hundred Fifty dollars (\$350.00). Employees will be reimbursed for said purchases with a receipt showing proof of purchase. Employees in the non-union Community Service Officer Part Time position shall be paid a prorated uniform allowance based on hours worked, not to exceed Twenty-five dollars (\$25.00) per pay period. Full-time Community Services Officers shall be paid a uniform allowance at the rate of Twenty-five dollars (\$25.00) per pay period.

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

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

ORDINANCE NO. 9744 (Cont.)

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

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

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

ORDINANCE NO. 9744 (Cont.)

job classifications of Fleet Services Shop Foreman and Fleet Services Mechanic shall receive a tool allowance of Thirty dollars (\$30.00) biweekly.

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

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

ORDINANCE NO. 9744 (Cont.)

the time of retirement, not to exceed four-hundred sixty-eight and sixty-five-hundredths (468.65) hours [calculated at 35% x 1,339 hours]. Employees covered by the IBEW Wastewater labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-six percent (36%) of their accumulated medical leave at the time of retirement, early retirement, or death, based on the employee's salary at the time of retirement not to exceed four-hundred eighty-two and four-hundredths hours (482.04) [calculated at 36% x 1,339 hours]. Non-union employees shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty-three percent (53%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred eighty-six and eighteen-hundredths (586.18) hours [calculated at 53% x 1,106 hours]. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the AFSCME labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave bank at the time of their retirement, based on the employee's salary at the time of retirement not to exceed four hundred sixty-eight and sixty-five hundredths hours (468.65) [calculated at 35% x 1,339 hours]. Employees covered under the FOP labor agreement shall be paid thirty-seven and one-half percent (37.5%) of their accumulated medical leave bank at the time of their retirement, not to exceed four hundred eighty hours (480) [calculated at 37.5% x 1,280 hours], based on the employee's salary at the time of retirement. If death occurs while in the line of duty, employees covered under the FOP labor agreement shall be paid one hundred percent (100%) of their

ORDINANCE NO. 9744 (Cont.)

accumulated medical leave bank at the time of their death, not to exceed one-thousand two-hundred eighty (1,280) hours, based on the employee's salary at the time of their death.

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

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

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

SECTION 11. An employee, who is represented by the following labor agreements, shall annually receive longevity pay based upon the total length of service with the City. Such pay shall be effective beginning with the first full pay period following completion of the specified years of service. ~~AFSCME, IBEW Wastewater Treatment Plant and IBEW~~

ORDINANCE NO. 9744 (Cont.)

~~Service/Clerical/Finance pay shall be effective the first full pay period in October 2018.~~ Payment shall be made on a prorated basis on each regular pay day. The following rate schedule shall apply for those employees who are represented by the FOP labor agreement:

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

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

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

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

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

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

ORDINANCE NO. 9744 (Cont.)

SECTION 13. The adjustments identified herein shall be effective on the date of passage and publication in pamphlet form in one issue of the Grand Island Independent as provided by law effective October 13, 2019.

SECTION 14. Those portions of Ordinance No. 9713 and all other parts of ordinances in conflict herewith be, and the same are, hereby repealed.

Enacted: August 13, 2019

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-1

Approving Minutes of July 23, 2019 City Council Regular Meeting/Budget Work Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

July 23, 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 23, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 17, 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: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

INVOCATION was given by Pastor Gary Smith, First Presbyterian Church, 2103 West Anna Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "CK" Liquor License had been received from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on July 2, 2019; notice to the general public of date, time, and place of hearing published on July 13, 2019; notice to the applicant of date, time, and place of hearing mailed on July 3, 2019; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. No public testimony was heard.

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). Regional Planning Director Chad Nabity reported that JOJA Investments LLC had commissioned a Blight and Substandard Study for proposed Redevelopment Area No. 30. This study was for approximately 2.57 acres of property in central Grand Island between 4th and 5th Streets and Ruby Street and Carey Avenue. Staff recommended approval. Heath Rinders, 2306 Apache Road spoke in support. No further public testimony was heard.

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). Regional Planning Director Chad Nabity reported that an application had 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. Staff recommended approval.

Matt Thomas, developer, 1555 California Avenue, Turlock, California spoke in support. No further public testimony was heard.

Public Hearing on Vacation of Autumn Park Third Subdivision (Dana Point Development). Regional Planning Director Chad Nabity reported that the owners of Autumn Park Third Subdivision had requested that the City vacate the Autumn Park Third Subdivision to aid the replatting and approval of McCoy Meadows Subdivision. This proposed development plan would alter the layout, style and number of dwelling units substantially. This site was located north of State Street and east of Ebony Lane in northwest Grand Island. Staff recommended approval. Matt Thomas, developer, 1555 California Avenue, Turlock, California spoke in support. No further public testimony was heard.

ORDINANCES:

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

#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)

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

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

#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 was related to the aforementioned Public Hearing. Matt Thomas answered questions stating these would be rental units with four single family homes. He wanted to get started right away but due to the weather the water table was 3’ high and the area would have to be dewatered.

Motion by Nickerson, second by Schutz to approve Ordinance #9742.

City Clerk: Ordinance #9742 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 #9742 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 #9742 is declared to be lawfully adopted upon publication as required by law.

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

This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Minton to approve Ordinance #9743.

City Clerk: Ordinance #9743 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 #9743 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 #9743 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-8 (Resolution #2019-216) was pulled from the agenda and item G-14 (Resolution #2019-222) was pulled for further discussion. Motion by Paulick, second by Minton to approve the Consent Agenda excluding item G-. Upon roll call vote, all voted aye. Motion adopted.

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

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

Approving Minutes of July 16, 2019 City Council Study Session.

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

#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. Councilmember Schutz abstained.

#2019-214 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for McCoy Meadows Subdivision. It was noted that Matthew Thomas, President of Dana Point Development

Corp, owner, had submitted the Final Plat and Subdivision Agreement for McCoy Meadows Subdivision located north of State Street and east of Ebony Lane for the purpose of creating 48 lots on 15.02 acres.

#2019-215 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for Ellington Pointe Subdivision. It was noted that Perseverance, LLC, Andrew Eiler, owner, had submitted the Final Plat and Subdivision Agreement for Ellington Pointe Subdivision located north of 13th Street and west of North Road for the purpose of creating 28 lots on 14.3 acres.

#2019-216 - Approving the Proposal for Burdick Station Maintenance Building with Chief Construction of Grand Island, Nebraska. This item was pulled from the agenda.

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

#2019-218 - Approving Change Order #1 - Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station with J & L Pipeline Services, Inc. of Tipton, Iowa for an Increase of \$29,384.24 and a Revised Contract Amount of \$206,935.60.

#2019-219 - Approving Personal Protective Equipment for the Fire Department from Central Alabama Training Solutions in an Amount of \$24,480.50

#2019-220 - Approving Amendment No. 1 for Transfer Station Operations and Facility Improvement Study with SCS Engineers of Omaha, Nebraska for an Increase of 20,890.00 and a Revised Contract Amount of \$81,020.00.

#2019-221 - Approving Purchase of Sludge Blanket Level Detectors for the Wastewater Division of the Public Works Department from Analytical Technology, Inc. of Collegeville, Pennsylvania in an Amount of \$25,690.00.

#2019-222 - Approving Purchase of ExecuTime Software and Applicable Hardware from Tyler Technologies in an Amount of \$143,276.00. Finance Director Patrick Brown reported that they were looking into time clocks to approve the overall accuracy of the payroll and that it was recommended by the auditors. Personnel accountability was mentioned as was the efficiency of the time clocks.

Motion by Haase, second by Fitzke to approve Resolution #2019-222. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#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 related to the aforementioned Public Hearing.

Motion by Minton, second by Conley to approve Resolution #2019-223. Upon roll call vote, all voted aye. Motion adopted.

#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. City Administrator Jerry Janulewicz reported that with his appointment as City Administrator it was necessary to designate Assistant City Attorney Stacy Nonhof as Interim City Attorney until a successor City Attorney was appointed. He also recommended that he be authorized to represent the City of Grand Island as a special attorney so he could sign pleadings and appear in court on behalf of the City.

Motion by Haase, second by Minton to approve Resolution #2019-224. Upon roll call vote, Councilmembers Haase, Nickerson, Schutz, Hehnke, Minton, Conley, Stelk, Jones, and Fitzke voted aye. Councilmember Paulick voted no. Motion adopted.

#2019-225 - Consideration of Approving FY 2019-2020 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization. Finance Director Patrick Brown reported that the City had received the 2019-2020 budget that provided for a total special assessment of \$119,985.06 within the Railside Business Improvement District. It was recommended that the Board of Equalization on the proposed assessments be set for September 10, 2019.

Motion by Haase, second by Hehnke to approve Resolution #2019-225. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Hehnke to approve the payment of claims for the period of July 10, 2019 through July 23, 2019 for a total amount of \$6,781,805.34. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Conley to adjourn to Executive Session at 7:35 p.m. for the purpose of a strategy session with respect to IAFF Union negotiations. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Minton, second by Conley to return to Regular Session at 8:02 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:02 p.m.

RaNae Edwards
City Clerk

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL BUDGET WORK SESSION
July 23, 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 23, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 17, 2019.

Mayor Roger G. Steele called the meeting to order at 8:03 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, Interim City Attorney Stacy Nonhof, and Public Works Director John Collins.

SPECIAL ITEMS:

Discussion of FY 2019/2020 Budget.

Capital Improvement & Equipment. Finance Director Patrick Brown reviewed the Capital Improvement projects for the Public Works Department for a total of \$1,000,500.00. Reviewed were the 410 Capital Equipment Fund requests for a total of \$2,833,164.00. Revenue from Sales Tax, 210 Fund-Streets, and the General Fund totaled \$3,649,500.00.

2020 Sales Tax 208 Fund Capital. Mr. Brown reported the FY 2020 Capital Spending 208 Sales Tax Fund was budgeted at \$8,180,252. Discussion was held regarding the Fire Truck lease payment of \$209,890 to be paid off in 2022 and whether we should pay it off early. Assistant Finance Director William Clingman stated we could not pay this off for five years.

2020 Streets 210 Fund Capital. Mr. Brown reviewed the 210 Streets Fund for a total of \$2,646,388. The revenue source for the Capital projects was from Gas/Sales Tax.

2020 Food & Beverage 211 Fund Expenditures. Mr. Brown reviewed the 211 Fund FY 2020 Expenditures for a total amount of \$2,699,166 which would be paid for by the Food & Beverage Occupation Tax. Parks & Recreation Director Todd McCoy commented on a list of projects to be done. Council requested the list be sent to them. Discussion was held regarding the expansion of the cemetery. At this point there was no funding and Council had not made a decision. Discussion was held regarding the various loan payments and when they would be paid off.

2020 Keno – 220 Fund Expenditures. Mr. Brown stated a total of \$400,000 had been budgeted for in the 220 Fund. \$200,000 for Asphalt Cemetery Roads and \$200,000 for Undecided Projects. KENO funds could only be used for Community betterment purposes.

Discussion was held concerning online sales tax. Mr. Brown stated we were not expecting a bump in sales tax. Reviewed was the sales tax collection. He stated we were a little behind from last year and were not getting the refunds like last year. Motor vehicle tax was going up. Reviewed was the General Fund 10 Year Projections – FTE Worksheet. Mentioned were personnel costs that were driving the General Fund and that revenue was not sustainable.

Mayor Steele commented on this year being a unique year as we were negotiating two large union contracts (IAFF and FOP) which was unusual, especially during budget discussions. He commented on the letter he sent to Council mentioning restraint in additional FTE's at this time.

Comments were made concerning bringing projects forward without factoring in FTE's. The reorganization of the Administration Department and Police Department were complimented and encouraged in other departments. Mr. Brown stated we were looking at August 13, 2019 meeting to bring FTE's and Salary ordinance forward.

Councilmember Haase agreed to the Building Department FTE but if the work goes down the FTE would go down too. Also agreed to was the Greenhouse Seasonal requests. Councilmember Nickerson also agreed to the Greenhouse and Cemetery requests.

It was requested that we have one more Study Session before the August 13, 2019 voting meeting to discuss FTE's.

City Administrator Jerry Janulewicz answered questions regarding the ambulance long distance transfers and if it was OK for the City to supply this service. Fire Chief Cory Schmidt commented on this being a revenue source and that it met a need. Mentioned was the 2017 six month trial run. Mayor Steele stated this needed to be studied by Administration. Chief Schmidt stated the last time they had added staff was in 2000.

ADJOURNMENT: The meeting was adjourned at 9:44 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-2

Approving Minutes of August 6, 2019 City Council Special Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL SPECIAL MEETING

August 6, 2019

Pursuant to due call and notice thereof, a Special 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 August 6, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 31, 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: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof, and Public Works Director John Collins.

PLEDGE OF ALLEGIANCE was said.

SPECIAL ITEMS:

#2019-226 - Consideration and Approval of FY 2019/2020 FTE Budget Requests. Finance Director Patrick Brown reported that on July 16th Council was presented with FTE requests by Department Directors. Those presentations included reorganizations by Administration and Police Departments. Additional FTEs were requested for Library (1.5 FTEs), Building (0.40 FTE), Parks - Cemetery (0.50 Seasonal FTE), Parks-Fieldhouse/Heartland Public Shooting Park (0.25 FTE), Parks-Greenhouse (0.80 FTE), and Fire (6.0 FTEs). On July 23rd Council was presented with additional information regarding the request of six (6) FTEs for the Fire Department Ambulance Service.

City Administration was recommending Council authorize and approve the proposed department FTE reorganizations for City Clerk, Police, and Library at no financial impact to the General Fund.

The following people spoke in support:

- Tiffanie Landon, 1220 West 8th Street
- Ann Miller, 704 South Cherry Street
- Jared Stockwell, 4052 Allen Avenue

A lengthy discussion was held regarding the additional 6 FTE's for the Fire Department. Fire Chief Cory Schmidt answered questions regarding over-time stating he didn't see a decrease in over-time with 6 additional positions. Total revenue per call was approximately \$300.00. Mentioned by Councilmember Haase were time-a-day staffing, sustainability, and concerns of the finances over the next 3 to 5 years.

Motion by Paulick, second by Fitzke to approve Resolution #2019-226 including all FTE's that were requested. Upon roll call vote, Councilmembers Schutz, Hehnke, Minton, Conley, Stelk, Jones, Fitzke, and Paulick voted aye. Councilmembers Nickerson and Haase voted no. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Hehnke to adjourn to Executive Session at 8:19 p.m. for the purpose of a strategy session with respect to IAFF and FOP Union negotiations. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Minton, second by Paulick to return to Regular Session at 9:01 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 9:02 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-3

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

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

Staff Contact: Mayor Roger Steele

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

PARTNERS

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

OF COUNSEL

BRUCE I. SMITH

ATTORNEYS AT LAW

ESTABLISHED IN 1929

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

ASSOCIATES

JARED J. KREICI
ERIN E. SCHROEDER
KEVIN P. WALSH

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

COPY

August 1, 2019

Mayor Roger G. Steele
City of Grand Island
City Hall Building
100 E. First Street
Grand Island, NE 68801

Re: Fonner Park Exposition and Events Center, Inc.

Dear Mayor Steele:

Please have the City Clerk of the City of Grand Island, Nebraska ("the City") place the following matter on the agenda of the meeting of the City Council of the City scheduled for August 13, 2019:

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

Hall County Livestock Improvement Association ("Fonner Park") held its annual meeting on July 31, 2019, one (1) of the purposes of which was to elect directors of Fonner Park Exposition and Events Center, Inc. ("Heartland").

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

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

- (1) You, as the Mayor of the City, nominate one (1) member of the Board of Directors of Heartland and your nominee shall be elected; and

- (2) The election of your nominee and the remaining four (4) directors as the members of the Board of Directors of Heartland is submitted to the City Council of the City for ratification.

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

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

Cindy Johnson

The following four (4) directors were also elected:


Jim Cannon
Steve Dowding
Steve Kunzman
Roger Luebbe

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

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

Thank you for your time and consideration.

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



MICHAEL L. JOHNSON
MLJ/par/encl.

cc: Ms. RaNae Edwards, City Clerk
Mr. Bruce Swihart

43-4/773733



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-4

#2019-227 - Approving Request from Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street for a Class “CKG” Liquor License and Liquor Manager Designation for Joseph Vavricek, 2729 Brentwood Boulevard

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

Staff Contact: RaNae Edwards

RESOLUTION 2019-227

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

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on August 3, 2019; such publication cost being \$18.00; and

WHEREAS, a public hearing was held on August 13, 2019 for the purpose of discussing such liquor license application.

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

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

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-5

#2019-228 - Approving Purchase of Replacement Police Department Fleet Vehicle

Staff Contact: Robert Falldorf, Police Chief

Council Agenda Memo

From: Robert Falldorf, Police Chief

Meeting: August 13, 2019

Subject: Police Fleet Vehicle Purchase

Presenter(s): Robert Falldorf, Police Chief

Background

On 5/25/19 an on-duty Grand Island Police Department Officer was involved in a non-preventable traffic accident involving a marked 2017 Ford Explorer Police Interceptor. The other driver involved in the accident failed to yield from a stop sign and both vehicles collided at the intersection. After estimates were completed on the Police vehicle it was determined that damages were a total loss. The Police Department did collect a check in the amount of \$19,752.13 for the damages to the Police vehicle.

The Police Department is requesting to purchase one (1) 2020 Ford Explorer Police Interceptor as a replacement vehicle for this totaled unit. The Police Department did check into the availability of purchasing a used Ford Explorer Police Interceptor; however was unable to find one due to high demand across the United States resulting from the unavailability of the 2019 Ford Explorer Police Interceptor.

The Police Department is requesting to purchase this vehicle on State of Nebraska contract #15096 OC, from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska. State contract price for this vehicle is \$34,279. Available funds in the Police Department budget in the amount of \$14,526.87 will be combined with the insurance refund amount of \$19,752.13 to complete the purchase.

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 one (1) 2020 Ford Explorer Police Interceptor vehicle at \$34,279 under State contract from Anderson Auto Group, Lincoln, NE.

Sample Motion

Move to approve purchase of one (1) 2020 Ford Explorer Police Interceptor vehicle at \$34,279 under State contract from Anderson Auto Group, Lincoln, NE.



March 19th, 2019

2020 Ford Police Interceptor Utility—State Contract 15096

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

2. Cloth rear seats: included

3. Courtesy lamp inoperable: included

4. Deep Tint Glass: included

5. Driver LED side spotlight: included

6: Dome Light: included

7: Deduct under hood light -\$10.00-

8: Drop ship \$100.00

9: LED's rear plate: included

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

11: Deduct Setina Push Bumper -\$299

17: Aux Battery: included

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

Total price: \$34,279 each.

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

Bobby Colclasure

Anderson Auto Group

Commercial & Fleet Director

2500 Wildcat Dr., Lincoln, NE 68521

Cell-402-617-4521

Because People Matter...

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



LINCOLN NORTH

2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

LINCOLN SOUTH

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

GRAND ISLAND

120 Diers Avenue
Grand Island, NE 68803
308 384 1700

ST. JOSEPH

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

STATE OF NEBRASKA CONTRACT AWARD

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

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

CONTRACT NUMBER
15096 OC

SECONDARY AND
E85 AWARD

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

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

MARCH 11, 2019 THROUGH MARCH 10, 2020

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

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

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

Original/Bid Document 5993 OF

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

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

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

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

DELIVERY ARO: 120 DAYS

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

(bs02/26/19)

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

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

R43500\NISC0001\NISC0001 20150801

RESOLUTION 2019-228

WHEREAS, a 2017 Ford Explorer Police Interceptor belonging to the Grand Island Police Department sustained total damage in a non-preventable traffic accident on 5/25/19; and

WHEREAS, the Grand Island Police Department received insurance proceeds in the amount of \$19,752.13 for the damaged Police vehicle; and

WHEREAS, the Police Department requests to purchase one (1) 2020 Ford Explorer Police Interceptor vehicle for \$34,279 from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska, to replace the damaged vehicle; and

WHEREAS, proceeds from the insurance payment of \$19,752.13 and additional available Police Department budget funds of \$14,526.87 will be used to make the purchase, all under State contract #15096 OC.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve the purchase of one (1) 2020 Ford Explorer Police Interceptor vehicle for \$34,279 from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska, all under State contract #15096 OC.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-6

#2019-229 - Approving Request from Building Department for Legal Services to Obtain Court Order for Abatement of Identified Public Nuisance at 156 Beck Road

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 13, 2019

Subject: Approve Request from Building Department for Legal Services to Obtain Court Order for Abatement of Identified Public Nuisance at 156 Beck Road

Presenter(s): Craig Lewis, Building Department Director

Background

The Grand Island City Building Department is seeking approval for legal services to obtain a court order to abate public nuisances at specified private properties within the City jurisdictional area.

The City Problem Resolution Team has identified three properties in need of abatement proceedings:

- | | |
|---------------------------------|--------------------------|
| 1). 156 Beck Rd. | current request |
| 2). 2216 W. Louise | potential future request |
| 3). 582 E. 19 th St. | potential future request |

Section 27-10 of the City Code states in part "No contract for the services of legal council may be awarded without the approval of the City Council".

Discussion

The Building Department along with the City Problem Resolution Team have been working on these properties that have progressed to a point that abatement is desirable and the next step in the process is to acquire a court order allowing the City to enter onto the private property and abate the defined public nuisance.

The City has advertised for legal services, obtained a qualified proposal, and returned to the City Council for approval of legal services.

The Building Department contacted two firms that had expressed an interest in the past, Meyers, Burns & Koenig and Neuhaus Law Offices.

The proposal of Mayer, Burns, & Koenig in the amount of \$150.00 per hour for attorney time, incidental cost of \$87.00 filing fees, \$150.00 title report, \$150.00 publication service, \$100.00 services fees, and a total not to exceed \$2,000.00 was the lowest responsive bid.

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 proposed request.

Sample Motion

Move to approve the request for legal services from Mayer, Burns, & Koenig of Grand Island, NE to abate identified public nuisances at 156 Beck Road, Grand Island, NE.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSALS
FOR
LEGAL SERVICES FOR THE BUILDING DEPARTMENT**

RFP DUE DATE: June 18, 2019 at 4:00 p.m.

DEPARTMENT: Building

PUBLICATION DATE: May 22, 2019

NO. POTENTIAL BIDDERS: 23

PROPOSALS RECEIVED

No Proposals Received

cc: Craig Lewis, Building Department Director
Jerry Janulewicz, Interim City Administrator
Stacy Nonhof, Purchasing Agent

Karla Collinson, Bldg. Admin. Assist.
Patrick Brown, Finance Director

P2132

RESOLUTION 2019-229

WHEREAS, the City of Grand Island published on May 22, 2019 a request for proposal for legal services to obtain a court order to allow the City of Grand Island to abate a public nuisance on specified private property within the jurisdictional area; and

WHEREAS, no proposals were received; and

WHEREAS, the City Building Department on June 27, 2019 contacted two firms who had expressed an interest in the past and those firms, Mayer, Burns & Koenig and Neuhaus Law Offices have submitted a proposal for legal services. The lowest responsive bid was received from Mayer, Burns & Koenig.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be authorized to sign the proposal with Mayer, Burns & Koenig in the amount of \$150.00 per hour for Attorney time, incidental cost of \$87.00 filing fees, \$150.00 title report, \$150.00 publication service, and \$100.00 service fees, and a total cost not to exceed \$2,000.00 for legal service to obtain a court order allowing the City to enter onto private property at 156 Beck Road., legal description of Lot 4, Block 3 Schwartz subdivision, Merrick County, Nebraska and abate the identified public nuisance and charge the cost thereof against the real estate and owner of record.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 9, 2019	▣ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-7

#2019-230 - Approving Annual Agreement for Financial Software Licensing and Support

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 13, 2019

Subject: Approving Annual Agreement for Financial Software Licensing and Support

Presenter(s): Patrick Brown, Finance Director

Background

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

Discussion

The total cost for Tyler Technologies' Financial Software Licensing and Support for the period of 9/14/2019 to 9/13/2020 is \$194,379.15.

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

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

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

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

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

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

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

Alternatives

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

1. Approve the 2019-2020 Contract with Tyler Technologies, Inc for software support and licensing.
2. Postpone the issue to a future meeting.
3. Take no action.

Recommendation

City Administration recommends that the Council approve the 2019-2020 Annual Financial Support Agreement with Tyler Technologies, Inc. in the amount of \$194,379.15.

Sample Motion

Move to approve the Annual Financial Support Agreement with Tyler Technologies, Inc. in the amount of \$194,379.15.

**Remittance:**

Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

<i>Invoice No</i>	<i>Date</i>	<i>Page</i>
045-271305	08/01/2019	1 of 2

Questions:

Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

Bill To: CITY OF GRAND ISLAND
ATTN: WILLIAM CLINGMAN
PO BOX 1968
GRAND ISLAND, NE 68802

Ship To: CITY OF GRAND ISLAND
ATTN: WILLIAM CLINGMAN
PO BOX 1968
GRAND ISLAND, NE 68802

<i>Customer No.</i>	<i>Ord No</i>	<i>PO Number</i>	<i>Currency</i>	<i>Terms</i>	<i>Due Date</i>
1181	124228		USD	NET30	08/31/2019

Date	Description	Units	Rate	Extended Price
	SUPPORT & UPDATE LICENSING - ACCTG/GL/BUDGET/AP Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	37,335.81	37,335.81
	SUPPORT & UPDATE LICENSING - ACCOUNTS RECEIVABLE Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	10,182.92	10,182.92
	SUPPORT & UPDATE LICENSING - EMPLOYEE SELF SERVICE Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	5,091.48	5,091.48
	SUPPORT & UPDATE LICENSING - FIXED ASSETS Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	11,200.58	11,200.58
	SUPPORT & UPDATE LICENSING - GENERAL BILLING Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	4,751.73	4,751.73
	SUPPORT & UPDATE LICENSING - HUMAN RESOURCES MANAGEMENT Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	6,788.61	6,788.61
	SUPPORT & UPDATE LICENSING - CRYSTAL REPORTS Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	9,428.98	9,428.98
	SUPPORT & UPDATE LICENSING - MUNIS OFFICE Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	7,466.54	7,466.54
	SUPPORT & UPDATE LICENSING - PAYROLL Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	11,200.58	11,200.58
	SUPPORT & UPDATE LICENSING - PROJECT ACCOUNTING Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	8,214.30	8,214.30
	SUPPORT & UPDATE LICENSING - PURCHASE ORDERS Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	11,200.58	11,200.58
	SUPPORT & UPDATE LICENSING - REQUISITIONS Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	7,840.41	7,840.41
	SUPPORT & UPDATE LICENSING - TIMEKEEPING INTERFACE Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	0.00	0.00
	TYLER FORM PROCESSING SUPPORT Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	4,714.50	4,714.50
	SUPPORT & UPDATE LICENSING - UB SPECIAL ASSESSMENTS Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	3,394.31	3,394.31
	TYLER SYSTEM MANAGEMENT SERVICES SUPPORT Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	30,000.00	30,000.00
	SUPPORT & UPDATE LICENSING - TYLER CONTENT MANAGER SE Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	9,376.76	9,376.76
	TYLER UNLIMITED CAL - SUPPORT Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	6,200.00	6,200.00
	SUPPORT & UPDATE LICENSING - ROLE TAILORED DASHBOARD Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020	1	4,584.20	4,584.20

**Remittance:**

Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-271305	08/01/2019	2 of 2

Questions:

Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

Bill To: CITY OF GRAND ISLAND
ATTN: WILLIAM CLINGMAN
PO BOX 1968
GRAND ISLAND, NE 68802

Ship To: CITY OF GRAND ISLAND
ATTN: WILLIAM CLINGMAN
PO BOX 1968
GRAND ISLAND, NE 68802

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
1181	124228		USD	NET30	08/31/2019

Date	Description	Units	Rate	Extended Price
	TCM AUTO INDEXING AND REDACTION MAINTENANCE	1	1,041.86	1,041.86
	Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020			
	SUPPORT & UPDATE LICENSING - CASH MANAGEMENT	1	4,365.00	4,365.00
	Maintenance: Start: 14/Sep/2019, End: 13/Sep/2020			

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	194,379.15
Sales Tax	0.00
Invoice Total	194,379.15

RESOLUTION 2019-230

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

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

WHEREAS, the cost for the period of September 14, 2019 to September 13, 2020 for Munis Module support, Tyler System Management Services Support, Tyler Unlimited CAL support and update licensing is \$194,379.15; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the annual Financial Support Agreement by and between the City and Tyler Technologies, Inc. for the amount of \$194,379.15 is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-8

#2019-231 - Approving Bid Award – SIRIS4 Enterprise Backup and Disaster Recovery Solution

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 13, 2019

Subject: Approving Bid Award – SIRIS4 Enterprise Backup and Disaster Recovery Solution

Presenter(s): Patrick Brown, Director of Finance

Background

The City of Grand Island has been utilizing tape media for backup of files as well as server restoration and recovery in the case of disaster since 1997 when the Windows network was developed. The existing tape backup solution no longer provides the level of durability required in order to recover servers in the event of a disaster or hardware failure for the level of services currently being provided. To remedy the situation, staff have researched and recommended the purchase and installation of the SIRIS4 Enterprise Backup Appliance which includes infinite cloud retention and 36TB of storage capacity.

Discussion

The SIRIS4 Enterprise Backup Appliance includes 36TB of data storage as well as infinite cloud retention. This will provide greater recovery capabilities in the case of a hardware failure or disaster. Currently, if a server were to fail, the amount of time required for recovery could be extensive depending on the severity of the failure and amount of data residing on that server. With the SIRIS4 Enterprise Backup Appliance, servers would be replicated in the cloud and be able to be brought online within an hour in the case of a hardware failure or disaster. Not only would this provide a more robust recovery solution but also allows us to repair/replace the failed hardware without lengthy service interruption. This solution allows us to maintain a backup of every server on the city domain at a fraction of the cost of deploying redundant servers.

The specifications for the enterprise backup solution were put out for bid. Staff asked for bids with a 1-year, 3-year, and 5-year commitment. Two (2) bids were received and opened July 16, 2019. An annual service agreement is required for service along with purchase of the hardware appliance. Committing to additional years beyond the first year, includes discounts on the hardware as well as the annual service cost. A summary of the bids received is shown below:

	1-Year	3-Year	5-Year
Power On Computing & Consulting, Grand Island, NE	\$46,945.49	\$114,122.35	\$176,077.68
One Safe Place, Irving, TX	\$34,400.00	\$84,300.00	\$129,740.00

Commitments beyond one year are payable in annual installments. There are sufficient funds in the approved 2018/2019 budget to fund this purchase.

Alternatives

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

1. Approve the agreement with One Safe Place of Irving, Texas
2. Deny the agreement.
3. Postpone the issue to a future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the bid award for a 5-year commitment to the low bidder, One Safe Place of Irving, Texas for \$129,740.00 payable in five annual installments of \$25,948.

Sample Motion

Move to approve a five-year commitment with One Safe Place of Irving, Texas in the amount of \$129,740.00 payable in five annual installments of \$25,948.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: July 16, 2019 at 2:00 p.m.
FOR: SIRIS4 Enterprise 36TB with Infinite Cloud Retention
DEPARTMENT: Information Technology
ESTIMATE: \$47,000.00
FUND/ACCOUNT: 605100001-85615
PUBLICATION DATE: July 1, 2019
NO. POTENTIAL BIDDERS: 3

SUMMARY

Bidder: Power On Computing & Consulting
Grand Island, NE

Bid Price:	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>
SIRIS4 Appliance:	\$ 9,855.30	\$ 9,855.30	\$ 9,855.30
Warranty:	Included	Included	Included
Tech Support:	\$ 1,500.00	\$ 4,500.00	\$ 7,500.00
Cloud Sub.:	\$34,690.19	\$98,867.05	\$ 157,822.38
Installation:	\$ 525.00	\$ 525.00	\$ 525.00
Training:	<u>\$ 375.00</u>	<u>\$ 375.00</u>	<u>\$ 375.00</u>
Total Bid:	\$46,945.49	\$114,122.35	\$176,077.68

Bidder: One Safe Place
Irving, TX

Bid Price:	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>
SIRIS4 Appliance:	\$ 8,000.00	\$ 6,900.00	\$ 5,000.00
Warranty:	-0-	-0-	-0-
Tech Support:	-0-	-0-	-0-
Cloud Sub.:	\$26,400.00	\$77,400.00	\$124,740.00
Installation:	-0-	-0-	-0-
Training:	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Total Bid:	\$34,400.00	\$84,300.00	\$129,740.00

cc: Robyn Splattstoesser, IT Manager

Rick Bowers, Computer Technician

Jerry Janulewicz, Interim City Administrator
Stacy Nonhof, Purchasing Agent

Patrick Brown, Finance Director

P2141

RESOLUTION 2019-231

WHEREAS, the Information Technology Division of the Finance Department continually works on maintaining the City's computer network, computer hardware, software, etc.; and

WHEREAS, due to the increased number of computer users, devices, server hardware, and networked services, an enhanced enterprise backup and disaster recovery solution is necessary; and

WHEREAS, on July 1, 2019 the Information Technology Department advertised a request for bids for a SIRIS4 Enterprise 36TB Backup Appliance with Infinite Cloud Storage; and

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

WHEREAS, One Safe Place of Irving, Texas submitted a bid in accordance with the advertised specifications, such bid being in the amount of \$129,740.00 for a five-year commitment to be paid in five annual installments of \$25,948; and

WHEREAS, the agreements have been reviewed and approved by the City Attorney's office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that a five-year commitment with One Safe Place of Irving, Texas for the purchase of a SIRIS4 Enterprise Appliance and annual service fees in the total amount of \$129,740.00 to be paid in five annual installments of \$25,948 is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-9

#2019-232 - Approving to Reimburse Certain Expenses in Connection with Acquiring and Constructing Street Improvements in the City from the Proceeds of Bonds issued by the City

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 13, 2019

Subject: Approving to Reimburse Certain Expenses in Connection with Acquiring and Constructing Street Improvements in the City from the Proceeds of Bonds issued by the City

Presenter(s): Patrick Brown, Finance Director

Background

In November 2018 voters approved a half cent sales tax for (1) public highways; (2) municipal streets, bridges, and sidewalks; (3) buildings and capital equipment used in the operation of city government; (4) parking facilities; and (5) public safety equipment necessary for the provision of city public safety services, which increased rate shall terminate not more than ten years after the effective date of the increased sales and use tax or if some or all of the revenue is pledged for payment of bonds, until the payment in full of such bonds and any refunding bonds, whichever date is later.

Discussion

The city has begun the planning for acquiring and constructing certain street and related improvements in the city. The City anticipates issuing bonds in the principal amount of not to exceed \$15,000,000 to finance all or a portion of the costs of the project. The City anticipates incurring a portion of the costs of the project prior to the issuance of the bonds and desires to preserve its ability to reimburse such costs.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the resolution approving to reimburse certain expenses in connection with acquiring and constructing street improvements in the city from the proceeds of bonds issued by the city.

Sample Motion

Move to approve the resolution declaring the official intent of the city of Grand Island, Nebraska to reimburse certain expenses in connection with acquiring and constructing street improvements in the city from the proceeds of bonds issued by the city.

RESOLUTION 2019-232

A RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY OF GRAND ISLAND, NEBRASKA TO REIMBURSE CERTAIN EXPENSES IN CONNECTION WITH ACQUIRING AND CONSTRUCTING STREET IMPROVEMENTS IN THE CITY FROM THE PROCEEDS OF BONDS ISSUED BY THE CITY

BE IT RESOLVED by the Council (the “**Council**”) of the City of Grand Island, Nebraska (the “**City**”) as follows:

Section 1. Findings.

(a) The City has begun the planning for acquiring and constructing certain street and related improvements in the City (the “**Project**”), and the City anticipates spending funds in the amount of approximately \$39,000,000 to pay the costs of the Project.

(b) The City anticipates issuing bonds in the principal amount of not to exceed \$15,000,000 (the “**Bonds**”) to finance all or a portion of the costs of the Project. The City anticipates incurring a portion of the costs of the Project prior to the issuance of the Bonds and desires to preserve its ability to reimburse such costs under the provisions of the Internal Revenue Code of 1986, as amended (the “**Code**”), and the applicable regulations thereunder, including but not limited to Section 1.150-2 thereof (the “**Regulations**”).

(c) It is necessary, desirable, advisable and in the best interests of the City that it declare its official intent to permit the City to reimburse costs of the Project made by the City from the proceeds of the Bonds in accordance with the requirements of the Code and Regulations.

Section 2. Declaration of Intent and Related Matters.

(a) The Council hereby declares the official intent of the City to reimburse all or part of the costs of the Project through the issuance of Bonds, the interest on which may be excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended.

(b) The Bonds will be issued in the amount and upon the terms and conditions provided in a bond ordinance to be passed by the Council at a meeting held for such purpose. Notwithstanding any other provision of this Resolution, nothing contained herein is intended to obligate the City to issue the Bonds or to reimburse any particular expenditure.

(c) The Mayor, City Administrator and Finance Director (each an “**Authorized Officer**”) are hereby individually authorized to take any further action as such Authorized Officer shall deem necessary or desirable without further action by the Council to carry out the transactions contemplated by this Resolution.

Approved as to Form	□
August 9, 2019	□ City Attorney

Section 3. Effective Dates. This Resolution will be in full force and effect from and after its passage and adoption by the Council and approval by the Mayor.

Section 4. Conflicting Resolutions Repealed. All resolutions of the Council, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

ADOPTED this 13th day of August, 2019.

Roger G Steele, Mayor

ATTEST:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-10

#2019-233 - Approving Development of the 2019-2023 Consolidated Plan and Annual Action Plan for Community Development Block Grant (CDBG) Activities

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

Staff Contact: Amber Alvidrez

RESOLUTION 2019-233

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

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

WHEREAS, all grantees are required to develop a Consolidated Plan and Annual Action Plan that list community priorities and funding allocations; and

WHEREAS, the Community Development Division is required to develop a Consolidated Plan and Annual Action Plan with the required documentation to serve under the Entitlement Program.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA that the City of Grand Island, Nebraska is hereby approves and adopts the development of the Community Development Block Grant, 2019-2023 Consolidated and Annual Action Plan; and the Mayor is hereby authorized to sign such certifications on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-11

**#2019-234 - Approving Emergency Medical Service Agreement
with the Nebraska State Fair and the Grand Island Fire
Department**

Staff Contact: Cory Schmidt, Fire Chief

Council Agenda Memo

From: Cory Schmidt, Fire Chief

Meeting: August 13, 2019

Subject: State Fair Emergency Medical Service Agreement

Presenter(s): Cory Schmidt and Russ Blackburn

Background

Since 2010, Grand Island has been home to the Nebraska State Fair. During the 11-day event, more than 300,000 people on average will visit the fair. Due to the various activities offered at the fair as well as the large number of people, on site emergency medical service is needed for the safety of all those who attend.

Discussion

The Nebraska State Fair wishes to enter into a service agreement with the City of Grand Island Fire Department to provide emergency medical service at the 2019 Nebraska State Fair. In exchange for \$38,800, the City of Grand Island Fire Department will provide on-site emergency medical service for each of the 11 days of the fair. The contracted amount is based on the 2018-19 fee schedule. Each day, four to six Grand Island Fire Department (GIFD) staff will be on site at the fair from 8 am-12am to provide emergency medical services. All GIFD personnel are working outside of their normal scheduled hours and will be compensated at their respective overtime rate of pay.

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 emergency medical service agreement between the Nebraska State Fair and the City of Grand Island Fire Department.

Sample Motion

Move to approve the service agreement between the Nebraska State Fair and the City of Grand Island Fire Department to provide emergency medical services for the 11 days of the 2019 Nebraska State Fair in exchange for \$38,800.

SERVICE AGREEMENT
2019 NEBRASKA STATE FAIR
AUG. 23 – SEP. 3, 2019
DATED: July 19, 2019



Between these parties:

Promoter:

Nebraska State Fair Board,
dba Nebraska State Fair (NSF)
PO Box 1387
Grand Island, NE 68802
p) 308.382.1620
Contact: Lori Cox
p) 308.382.1620 e) lcox@statefair.org

Contractor:

Grand Island Fire Dept.
PO Box 1968 / 100 East First Street
Grand Island, NE 68801
p) 308.385.5444 ext. 229
Contact: Cory Schmidt
p) 308-385-5423 e) corys@grandisland.com

PURPOSE and CONTRACT DOCUMENTS

The purpose of this agreement is for Contractor to provide Emergency Medical Response service August 23 – September 2, 2019 as agreed upon by both parties, stated here. Documents are being defined as the "Service Agreement, Addendum A and Addendum B. The terms contained in Addendum A and B are incorporated into the Service Agreement as if fully set forth herein, are essential terms and are binding upon Contractor."

TERMS

The work shall be performed at Fonner Park, Grand Island, NE, home of Nebraska State Fair. The term of the agreement shall begin August 23, 2019 and end September 2, 2019. Contractor shall report to the Chief of Business for the term of this agreement.

DESCRIPTION OF SERVICES

Responsibilities and deliverables for Contractor and Nebraska State Fair are outlined in Addendum A. Any changes in service needs shall require a separate, signed addendum dated and signed by both parties.

COMPENSATION

In exchange for services identified in Addendum A, Contractor shall be paid by NSF a flat sum of \$38,800. Payment shall be provided in full when all services are completed. Payment will be made on or about September 12, 2019.

INTELLECTUAL PROPERTY

All services performed (creations, materials, ideas, brands, and other intellectual property) which are developed by Contractor for NSF under terms of this agreement shall belong exclusively to NSF. NSF shall be the sole owner of all copyrights, patents, etc. developed from this agreement with right to change, edit, sell or distribute to anyone.

HOLD HARMLESS

Contractor shall indemnify and hold NSF harmless from and against all liability, claims, loss, costs, and expenses arising out of, or resulting from, the services of Contractor. In the event State Fair is alleged to be liable on account of alleged acts, omissions, and/or negligence, Contractor shall defend such allegations through counsel chosen by NSF and Contractor shall bear all costs, fees, and expenses of such defense.

SEVERABILITY & NONPERFORMANCE

Both parties reserve the right to terminate the agreement for any reason. Termination of this agreement requires a written notice to either party. NSF reserves the right to immediately terminate Contractor for nonperformance, as determined in the sole discretion of NSF, of any portion of this agreement.

INSURANCE

Contractor is required to obtain the required insurance coverages for this agreement. See Addendum B.

Signature, Contractor

Signature, Nebraska State Fair

Date

Date

ADDENDUM A

Purpose Statement: This Contractor's chief responsibility is to provide First Aid Response and transport service for Nebraska State Fair.

The Contractor will:

1. Provide daily ambulatory crews on-site from 8am-12am. (Time may be adjusted with NSF Executive team.)
2. Prepared for an early arriving crowd of Seniors for a 11:00 am concert on "Older Nebraskans" Day.
3. Provide coverage and be present at the Rough Stock Rodeo, Aug 23 & 24, 2019. The High School Rodeo on September 2, 2019.
4. Provide coverage and be present at the Tractor Pull, September 1st, 2019 and the Demolition Derby September 2nd, 2019.
5. Ambulances will be spotted on the Fonner Park grounds.
6. Consult with Executive Director or Chief Business Officer regarding schedule planning, necessary changes or adaptations.
7. Provide a safe service abiding by the laws of the State of Nebraska and Nebraska State Fair rules and regulations.
8. Work closely with the Chief of Business on scheduling needs.
9. Provide the Executive Director with daily reports as well as a final report of all First Aid Response activity.

Nebraska State Fair will:

1. Provide (2) - "Gator" type UTV for backboard type transportation. (GIFD will supply the insert.)
2. Provide gate admissions and any parking permits; as necessary for drivers.
3. Provide Emergency vehicle ingress and egress to assist with patron care.
4. Provide (6) Official lanyards for Inspector and Key GIFD personnel.
5. Allow Inspectors to travel on bicycle or NSF provided golf cart to fulfill inspection duties.
6. No other compensation shall be provided.

ADDENDUM B

Contractors need to make evident certificates of the following minimum coverages. Such certificates shall be included with the hotel proposal:

- Workers' Compensation insurance meeting the statutory requirements of the State of Nebraska
- Employers' Liability insurance providing limits of liability in the following amounts:
 - ◆ Bodily injury by accident: \$100,000 each accident
 - ◆ Bodily injury by disease: \$500,000 policy limit
 - ◆ Bodily injury by disease: \$100,000 each employee
- Commercial General Liability insurance providing limits of liability in the following amounts, with aggregates applying separately on a "per project" basis:
 - ◆ General aggregate: \$1,000,000
 - ◆ Product/completed operations aggregate: \$1,000,000
 - ◆ Personal and advertising injury liability: \$1,000,000
 - ◆ Per occurrence: \$1,000,000
 - ◆ Fire legal liability: \$50,000

If the Contractor does not carry its own required insurance coverage or fails to return proof of such by the due date, Nebraska State Fair may at its option obtain through an insurance carrier the necessary coverages noted by this agreement. The expense of this coverage will be billed to the Contractor. Nebraska State Fair Board is listed as additional insureds as respects insured's operations.

LIABILITY

The Contractor agrees to hold Nebraska State Fair Board (legal entities, employees, board members and thereof) harmless from any liability, cost or expense in connection with or growing out of any claim whatsoever for injury, loss or damage to person and/or property at activities involved with this agreement in or upon the NSF premises, its facilities and appurtenances OR any transportation of persons, property or items in any way related to NSF.

I acknowledge that I have read the above insurance and liability requirements and acknowledge my organization's responsibility as such.

Print Name

Signature

Date

RESOLUTION 2019-234

WHEREAS, Grand Island has been home to the Nebraska State Fair since 2010;
and

WHEREAS, more than 300,000 people visit the Nebraska State Fair each year;
and

WHEREAS, the Nebraska State Fair wishes to enter into an Emergency Medical Service Agreement with the Grand Island Fire Department; and

WHEREAS, the Grand Island Fire Department will be compensated \$38,800 in exchange for providing emergency medical service at the 2019 Nebraska State Fair.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve the Emergency Medical Service Agreement between the Nebraska State Fair and the City of Grand Island Fire Department for first aid services.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-12

**#2019-235 - Approving Authorization for Emergency Sanitary
Sewer Repair at 947 South Oak Street**

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

Council Agenda Memo

From: Jon Menough PE, Wastewater Treatment Plant Engineer

Meeting: August 13, 2019

Subject: Approving Authorization for Emergency Sanitary Sewer Repair at 947 South Oak Street

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

Background

Emergency sanitary sewer repairs were needed for an imminent collapse of sanitary sewer at 947 South Oak Street.

On June 7, 2019 a sink hole behind the house at 947 South Oak Street was reported to Grand Island Phelps Control Center by the resident.

It was found that a utility pole was installed in the easement at this location in 2009. Public Works and Utility staff worked together to determine installation of the utility pole caused the failure in the sanitary sewer main.

Discussion

Starostka Group Unlimited, Inc. of Grand Island, Nebraska provided a quote of \$68,273.00, along with a quote from Myers Construction, Inc. of Broken Bow, Nebraska in the amount of \$91,000.00; and a decline to quote from Van Kirk Bros. of Sutton, Nebraska and the Diamond Engineering Company of Grand Island, Nebraska due to current work load.

Repairs were completed and are to be paid at actual costs, which total \$68,273.00.

Since the total is over \$20,000.00 council approval is necessary. Permission is requested to use the emergency procurement procedures as outlined in Section 27-13 of the City Code.

The Public Works Department will invoice the City Utility Department for the cost of such repair in the full amount of \$68,273.00, in addition to the following incurred internal expenses.

<i>Description</i>	<i>Hourly Rate</i>	<i>Total Hours</i>	<i>Total Expense</i>
Lead Maintenance Worker	\$42.88	13	\$557.44
¾ Ton Pickup 4x4	\$20.80	13	\$270.40

Total Internal Expense= \$827.84

Alternatives

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

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

Recommendation

City Administration recommends that the Council approves usage of the City's Emergency Procurement Procedures and passes a resolution authorizing payment to Starostka Group Unlimited, Inc. of Grand Island, Nebraska in the total amount of \$68,273.00 for the necessary sanitary sewer repairs and repayment of such to the Public Works Department from the City Utility Department to include incurred internal expenses of \$827.84.

Sample Motion

Move to approve the resolution.

RESOLUTION 2019-235

WHEREAS, the Wastewater Division of the Public Works Department needed to perform emergency sanitary sewer repairs at 947 South Oak Street; and

WHEREAS, permission is requested to use the emergency procurement procedures as outlined in Section 27-13 of the City Code; and

WHEREAS, Starostka Group Unlimited, Inc. of Grand Island, Nebraska was hired to do said repairs, in the total amount of \$68,273.00; and

WHEREAS, Public Works and Utility staff worked together to determine installation of a utility pole in 2009 caused the failure in the sanitary sewer main; and

WHEREAS, the Public Works Department will invoice the City Utility Department for the cost of such repair in the full amount, in addition to the following incurred internal expenses

<i>Description</i>	<i>Hourly Rate</i>	<i>Total Hours</i>	<i>Total Expense</i>
Lead Maintenance Worker	\$42.88	13	\$557.44
¾ Ton Pickup	\$20.80	13	\$270.40

Total Internal Expense= \$827.84

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the sanitary sewer repairs performed by Starostka Group Unlimited, Inc. of Grand Island, Nebraska at 947 South Oak Street, in the total amount of \$68,273.00 is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-13

**#2018-236 - Approving Amendment No. 1 to Consulting Services
for Post Construction Storm Water Best Management Practices
Master Plan**

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 13, 2019

Subject: Approving Amendment No. 1 to Consulting Services for Post Construction Storm Water Best Management Practices Master Plan

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

Background

The City of Grand Island maintains a MS4 permit that requires adoption and implementation of Post Construction Storm Water Management Program standards. Standards were enforced beginning August 2018, with annual reports submitted to the Nebraska Department of Environmental Quality (NDEQ) to demonstrate compliance.

Phase I of this project updated water quality capture volume criteria to reflect drainage conditions unique to the City of Grand Island. Water quality capture volume required for future development was also considered, along with the treatment capability of existing features.

Phase II of this project produced technical documentation that established storm water treatment facility design standards and justified how Phase I adjusted water quality capture volume criteria satisfied the Maximum Extent Practicable standard. Implementation of a procedure and method for tracking water quality treatment was also attained. Support for demonstrating these standards and criteria to NDEQ was provided.

The City adopted these standards and requirements in a Post Construction Storm Water BMP Master Plan, which was complete by August 2018. This work used the information standard post construction storm water management plan developed by FHU for MS4 communities of which Grand Island participated in as a starting point.

On January 23, 2018, via Resolution No. 2018-41, City Council approved an agreement with Felsburg Holt & Ullevig of Lincoln, Nebraska in the amount of \$84,840.00 for consulting services for Post Construction Storm Water Best Management Practices Master Plan. This work supported the City of Grand Island's Storm Water Management Plan.

Discussion

It is necessary to expand the assessment of urban drainage basins from the originally requested four (4) to thirty-three (33), as well as increase the total study area from 10,508 acres to 41,704 acres. It is now requested to supplement the original agreement with Felsburg, Holt & Ullevig to allow for such additional services, in the amount of \$27,713.11 for a revised agreement total of \$112,553.11.

This will allow for the final post construction plan for the whole city as well as finalize the inventory/tracking method to account for areas served within the existing city drainage system. This project is ultimately using the geographic conditions in the City of Grand Island to account for required post-construction runoff without putting more requirements on developers in an effort to help control development cost.

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 Felsburg, Holt & Ullevig of Lincoln, Nebraska, in the amount of \$27,713.11.

Sample Motion

Move to approve the resolution.

CONTRACT AMENDMENT #1

FELSBURG HOLT & ULLEVIG
CITY OF GRAND ISLAND
POST CONSTRUCTION STORM WATER BMP MASTER PLAN

THIS CONTRACT AMENDMENT, made and entered into by and between the City of Grand Island, hereinafter referred to as the "City," and Felsburg Holt & Ullevig, hereinafter referred to as the "Consultant."

WHEREAS, the Consultant and City entered into an agreement executed by the Consultant on January 1, 2018 and by the City on February 13, 2018, hereinafter referred to as the "Original Agreement," and

WHEREAS, it is necessary that work not contemplated in the Original Agreement be added under this contract amendment, and

WHEREAS, it is necessary to increase the Consultant's compensation by this contract amendment for the additional work necessary to complete the project.

NOW THEREFORE, in consideration of these facts, the Consultant and City agree as follows:

SECTION 1. The Consultant will perform the additional work described below, which is hereby made a part of this contract amendment.

Phase 1 – 1.3 Develop Design Standards for WQCV Treatment

- Subtask removed. .c and .d due to selection of regional treatment method.
- Time for Plan Notes and Details assigned to refine .a and .b alternatives.

Phase 1 – 1.4 Assess WQCV Treatment Baseline and Future Projections

- Expand assessment from four (4) urban drainage basins to total of 33 and increase total study area from 10,508 acres to 41,704 acres.

Phase II – 2.1 Program Justification, Standards and Implementation Requirements

- Subtask a.-c. content of deliverables incorporated into text of Master Plan

Phase II – 2.2 NDEQ Regulatory Coordination

- Subtask a. eliminate meeting from deliverables.

- Provide background letter to include with submittal of the Master Plan to NDEQ
- Phase II – 2.4 Post Construction Stormwater BMP Master Plan
- Subtask b. eliminated presentation from deliverables.

SECTION 2. The Consultant will complete all work stipulated in the Original Agreement and this contract amendment prior to the end of the calendar 2019 so as to be included with the annual summary of MS4 Permit compliance.

SECTION 3. For the work required, Exhibit B of the Original Agreement is hereby amended and the maximum contract amount is increased from \$84,840 to \$112,553.11, an increase of \$27,713.11.

SECTION 4. The Consultant will be paid the additional fee on the same terms stipulated in the Original Agreement and, except as specifically amended by this contract amendment. All terms and conditions of the Original Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the Consultant and City have caused these presents to be executed by their proper officials thereunto duly authorized as of the dates below indicated.

EXECUTED by the Consultant on JULY 30th, 2019.

ATTEST:

FELSBURG HOLT & ULLEVIG
DAVE LAMPE, PE

Moussa Hbp

[Signature]
Principal

EXECUTED by the City on _____, 2019.

CITY OF Grand Island
Roger Steele

Mayor

FELSBURG HOLT & ULLEVIG
CITY OF GRAND ISLAND
POST CONSTRUCTION STORM WATER BMP MASTER PLAN

RESOLUTION 2019-236

WHEREAS, on January 23, 2018, via Resolution No. 2018-41 the Grand Island City Council approved entering into an agreement with Felsburg, Holt & Ullevig of Lincoln, Nebraska in the amount of \$84,840.00 for consulting services for Post Construction Storm Water Best Management Practices Master Plan. This work supported the City of Grand Island's Storm Water Management Plan; and

WHEREAS, the original agreement is now being amended to expand the assessment of urban drainage basins from the originally requested four (4) to thirty-three (33), as well as increase the total study area from 10,508 acres to 41,704 acres include final design services for such project; and

WHEREAS, such amendment is in the amount of \$27,713.11, for a revised agreement amount of \$112,553.11; and

WHEREAS, Amendment No. 1 to the original agreement with Felsburg, Holt & Ullevig of Lincoln, Nebraska is required to proceed with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 1 with Felsburg, Holt & Ullevig of Lincoln, Nebraska for is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-14

#2019-237 - Approving Acquisition of Utility Easement - 2185 N. Diers Avenue - Saunders Development Group, LLC

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

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2019-237

WHEREAS, a public utility easement is required by the City of Grand Island from Saunders Development Group, LLC, to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including power lines and;

WHEREAS, a public hearing was held on August 13, 2019, for the purpose of discussing the proposed acquisition of a twenty (20.0) foot, by twenty-four (24) foot utility easement located through a part of Lot One (1), Menard Seventh Subdivision, in the City of Grand Island, Hall County, Nebraska; and more particularly described as follows:

Commencing at the Northeast corner of Lot One (1), Menard Seventh Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly, along the easterly line of said Lot One (1), a distance of forty (40.0) feet to the ACTUAL Point of Beginning; thence westerly and perpendicular to the easterly line of said Lot One (1), a distance of twenty four (24.0) feet to the point of termination.

The above-described easement and right-of-way containing a total of 480 square feet, more or less as shown on the plat dated 7/22/2019, marked Exhibit "A", attached hereto and incorporated herein by reference.

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

- - -

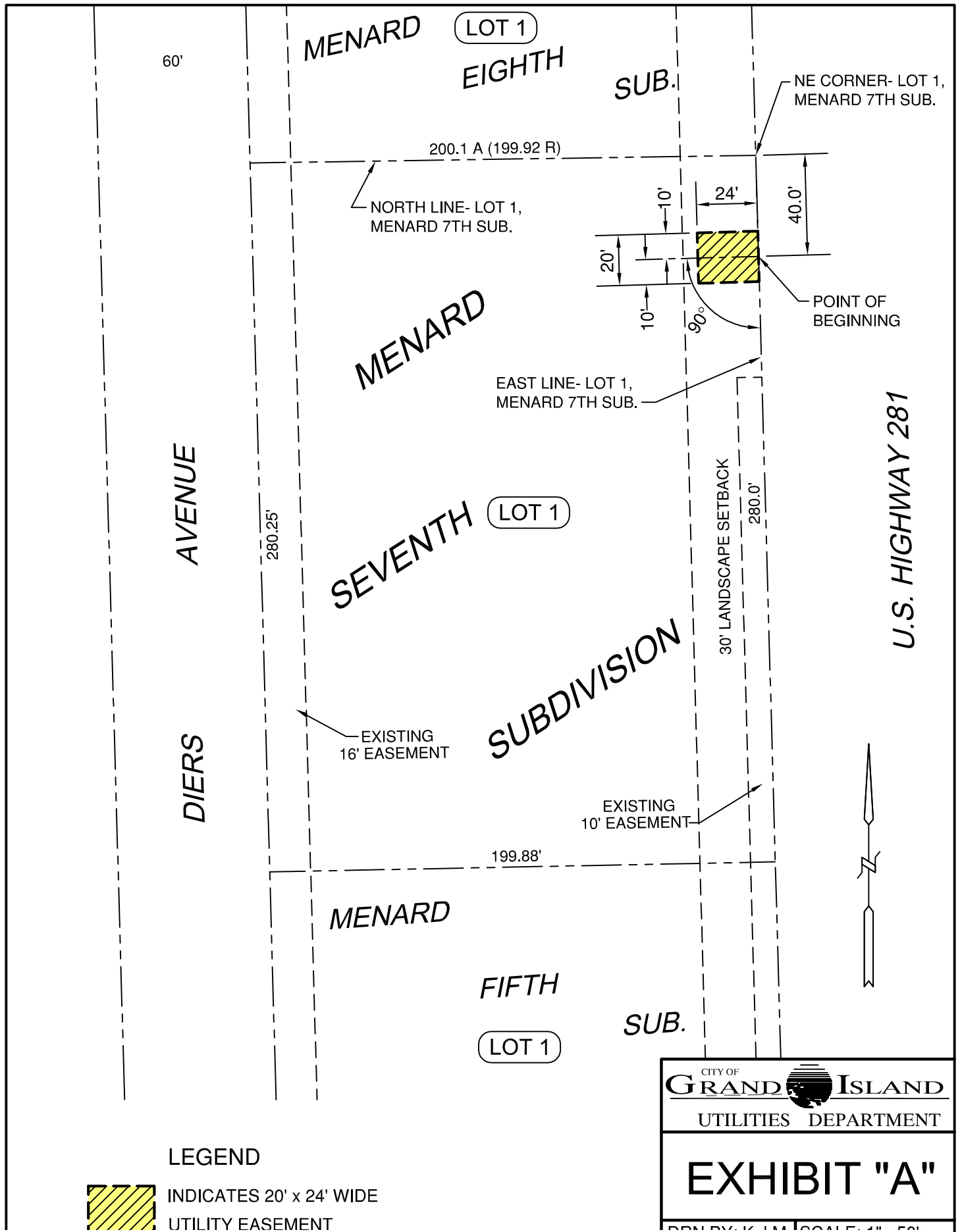
Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 9, 2019	▣ City Attorney



CITY OF
Grand Island
 UTILITIES DEPARTMENT
EXHIBIT "A"
 PREPARED BY: K. J. M. SCALE: 1" = 50'



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-15

#2019-238 - Approving Purchase of Replacement Emergency Management Vehicle

Staff Contact: Jon Rosenlund

Council Agenda Memo

From: Jon Rosenlund, Emergency Management Director

Meeting: August 13, 2019

Subject: Approving Purchase of 2019 Ford F150

Presenter(s): Jon Rosenlund, Emergency Management Director

Background

The Emergency Management Department is proposing to purchase a 2019 Ford F150 pickup truck to replace the 2008 Dodge 1500 that was damaged beyond repair in recent flooding.

Discussion

Since 2008, the Emergency Management Department has maintained a 2008 Dodge 1500 pickup truck to meet department travel and operational needs. This is the only vehicle owned and maintained by the Emergency Management Department.

On July 9, 2019, the vehicle suffered extensive flood damages in Kearney, NE. After estimates were completed on the vehicle, it was determined that damages were sufficient to render the vehicle a total loss. The Emergency Management Department did receive an insurance payment in the amount of \$10,810.00 for the damages to the vehicle.

The Department has obtained a quote from Anderson Auto Group for a replacement vehicle, a Ford F150 Crew Cab, through the State Bid contract #14856 OC for the price of \$32,054.00.

The Emergency Management Department is requesting to purchase this vehicle on State of Nebraska contract #14856 OC, from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska. State contract price for this vehicle is \$32,054.00. Available funds in the Emergency Management Department budget in the amount of \$21,244.00 will be combined with the insurance refund amount of \$10,810.00 to complete the purchase.

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 one (1) 2019 Ford F150 Crew Cab at \$32,054.00 under State contract from Anderson Auto Group, Lincoln, NE.

Sample Motion

Move to approve the purchase of one (1) 2019 Ford F150 Crew Cab in the amount of \$32,054.00 under State contract from Anderson Auto Group, Lincoln, NE.



July 25nd, 2019

Jon Rosenlund
100 E. 1st St.
PO Box 1968
Grand Island, NE 68802
Office: 308-385-5362

State Contract # 14856

- Base price 2019 Ford F150 Crew Cab 4x4 XLT: \$31,384
- 5.0L V8 engine: Standard
- Automatic Transmission: Standard
- Tow package: Standard
- Power windows, locks with 2 remotes: Standard
- Rear camera: \$295
- Reverse sensing system: \$275
- Drop ship to Grand Island: \$100
- Silver exterior: n/c
- 40/20/40 gray interior: n/c

Total Price: \$32,054

Bobby Colclasure

*Anderson Auto Group
Commercial & Fleet Director
2500 Wildcat Dr., Lincoln, NE 68521
Cell-402-617-4521*

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



LINCOLN NORTH
2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

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

GRAND ISLAND
120 Diers Avenue
Grand Island, NE 68803
308 384 1700

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

RESOLUTION 2019-238

WHEREAS, a 2008 Dodge 1500 Pickup belonging to the Grand Island – Hall County Emergency Management Department sustained total damage in a flooding incident on 7/9/19; and

WHEREAS, the Emergency Management Department received insurance proceeds in the amount of \$10,810.00 for the damaged vehicle; and

WHEREAS, the Emergency Management Department requests to purchase one (1) 2019 Ford F150 Crew Cab vehicle for \$32,054 from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska, to replace the damaged vehicle; and

WHEREAS, proceeds from the insurance payment of \$10,810 and additional available Police Department budget funds of \$21,244 will be used to make the purchase, all under State contract #14856 OC.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve the purchase of one (1) 2019 Ford F150 Crew Cab for \$32,054.00 from Anderson Auto Group, 2500 Wildcat Dr., Lincoln, Nebraska, all under State contract #14856 OC.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-16

#2019-239 - Approving Certificate of Final Completion for Edith Abbott Memorial Library Renovation

Staff Contact: Steve Fosselman, Library Director

Council Agenda Memo

From: Steve Fosselman, Library Director

Meeting: August 13, 2019

Subject: Approving Certificate of Final Completion for Edith Abbott Memorial Library Renovation

Presenter(s): Steve Fosselman, Library Director

Background

Cheever Construction of Lincoln, Nebraska was awarded a \$1,122,400.00 contract on June 12, 2018, via Resolution No. 2018-168, for renovations to the Edith Abbott Memorial Library.

Change Order No. 1 was approved on October 23, 2018 via Resolution No. 2018-304 in the amount of \$3,365.93, modifying the total contract to \$1,125,765.93.

Change Order No. 2 in the amount of \$1,546.00 and Change Order No. 3 in the amount of \$9,040.36 were approved on December 18, 2018 via Resolution No. 2018-382, modifying the total contract to \$1,136,352.29.

Change Order No. 4 was approved on February 26, 2019 via Resolution No. 2019-70 in the amount of \$39,985.23, modifying the total contract to \$1,176,337.52.

Change Order No. 5 was approved on July 9, 2019 in the amount of \$4,506.00, modifying the total contract to \$1,180,843.52.

Discussion

The project was completed in accordance with the terms, conditions, and stipulations of the contract, plans and specifications. Construction was completed for a total cost of \$1,180,843.52. A certificate of final completion has been issued for Council approval.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the Certificate of Final Completion for Edith Abbott Memorial Library Renovation.

Sample Motion

Move to approve the Certificate of Final Completion for Edith Abbott Memorial Library Renovation.

CERTIFICATE OF FINAL COMPLETION

Edith Abbott Memorial Library Renovation
CITY OF GRAND ISLAND, NEBRASKA
August 13, 2019

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

This is to certify that the Edith Abbott Memorial Library Renovation has been fully completed by Cheever Construction Company of Lincoln, Nebraska under the contract dated June 12, 2018. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as Library Director.

	Resolution #	Date	Total Cost
Construction Contract	2018-168	June 12, 2018	\$ 1,122,400.00
Change Order No. 1	2018-304	October 23, 2018	\$ 3,365.93
Change Order No. 2	2018-382	December 18, 2018	\$ 1,546.00
Change Order No. 3	2018-382	December 18, 2018	\$ 9,040.36
Change Order No. 4	2019-70	February 26, 2019	\$ 39,985.23
Change Order No. 5	2019-210	July 9, 2019	\$ 4,506.00
Grand Total			\$ 1,180,843.52

I hereby recommend that the Certificate of Final Completion for Edith Abbott Memorial Library Renovation be approved.

Steve Fosselman – Public Library Director

Roger G. Steele – Mayor

RESOLUTION 2019-239

WHEREAS, the Library Director issued a Certificate of Final Completion for the Edith Abbott Memorial Library Renovation certifying that Cheever Construction Company of Lincoln, Nebraska, under contract, has completed such project for the total construction amount of \$1,180,843.52; and

WHEREAS, the Library Director recommends the acceptance of the project; and

WHEREAS, the Mayor concurs with the recommendation of the Library Director.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Certificate of Final Completion for the Edith Abbott Memorial Library Renovation is hereby confirmed for the total amount of \$1,180,843.52.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

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



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-17

**#2019-240 - Approving Change Order #1 for the Burdick Station
Gas Turbine Control System**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: August 13, 2019

Subject: Change Order #1 – Burdick Generating Station Gas Turbine Control System

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

The Burdick Generating Station has three gas turbines which provide peaking and emergency power. These gas turbines have a computer control system which enables the gas turbine to be started and operated locally. The turbine controls on two gas turbines has a limited life span due to the manufacturer no longer supporting it with new parts. To maintain reliability and allow for operation of the gas turbines from the Platte Generating Station, Utility Engineers developed specifications to upgrade the turbine controls and allow for operation from Platte Generating Station.

The specification was issued for bid and the contract was awarded by Council to the low responsive bidder, ABB, Inc., of Cleveland, Ohio, for \$799,371.42 on October 23, 2018 per Resolution 2018-307.

Discussion

During the installation of the HMI software that communicates with the distributive control system, the existing computers were found to be not compatible with the newer software and were required to be upgraded. The change order also includes two new analog input cards that were being used from existing equipment that failed, and the purchase of two digital input cards that were needed for additional points. This work was beyond the original scope of work at an additional cost of \$38,089.74.

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 ABB, Inc., for the Burdick Generating Station Gas Turbine Control System for an addition to the contract price of \$ 38,089.74, for a total contract price of \$ 837,461.16.

Sample Motion

Move to approve Change Order #1 from ABB, Inc., in the amount of \$38,089.74 for the Burdick Generating Station Gas Turbine Control System.



Platte Generating Station
1035 W. Wildwood Drive
Grand Island, NE 68801
308/385-5468

Working Together for a
Better Tomorrow. Today.

TO: diana.pearson@us.abb.com
ABB Inc.
201B Ann Street
Oakmont, PA 15139
Diane Pearson

PROJECT: Burdick Station Gas Turbine Control System

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

1 Additional payment per the attached spreadsheet.

ADD: \$38,089.74

The original Contract Sum	<u>\$799,371.42</u>
Previous Change Order Amounts	<u>\$ -</u>
The Contract Sum is increased by this Change Order	<u>\$ 38,089.74</u>
The Contract Sum is decreased by this Change Order	<u>\$</u>
The total modified Contract Sum to date	<u>\$ 837,461.16</u>

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: CITY OF GRAND ISLAND

By: _____

Date _____

Attest: _____

Approved as to Form, City Attorney

ACCEPTED: ABB Inc.

By:  _____

Date July 31, 2019

Dragan M. Pantic
Power Generation & Service
Operations Manager
ABB Industrial Automation

Burdick Station Gas Turbine Control System

Comments: Additional client computer station

Contract: C126944

\$799,371.42

<u>Change Order Request</u>	<u>Description</u>	<u>Amount</u>
001	Cabinets - Hammond enclosures - 24"	\$ 7,518.00
002	8VUS000221R0100 - Splus Quad Monitor T3420	\$ 25,513.74
003	DI02 - Splus Digital Input Module 120VAC/125VDC 16*1	\$ 5,058.00
004		
005		
006		
007		
008		
009		
010		
011		
012	***Includes all sales taxes***	
013		
014		
015		
017		
018		
019		
020		
021		
023		
024		
028		
029		
030		
	Total	\$ 38,089.74

RESOLUTION 2019-240

WHEREAS, at the October 23, 2018 meeting, Council awarded the contract for Burdick Generating Station Gas Turbine Control System to ABB Inc., of Cleveland, Ohio, in the amount of \$799,371.42; and

WHEREAS, during the installation of the HMI software that communicates with the distributive control system, the existing computers were found to be not compatible with the newer software and were required to be upgraded; and

WHEREAS, two new analog input cards that were used from existing equipment failed, and the purchase of two digital input cards were needed for additional points; and

WHEREAS, this work was beyond the original base scope of work for an additional cost of \$38,089.74, for a total contract amount of \$837,461.16.

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 \$38,089.74, for the Burdick Station Gas Turbine Control System, 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, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-18

**#2019-241 - Approving Agreement for Health Insurance
Administration with UMR**

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: August 13, 2019

Subject: Approval of Agreement for Health Insurance
Administration with UMR

Presenter(s): Aaron Schmid, Human Resources Director

Background

The City of Grand Island subscribes to health insurance for its employees and other eligible participants, as authorized by the City of Grand Island Personnel Rules and Regulations and federal regulations.

Discussion

The City recently completed a request for proposal for an administrator and reinsurance carrier for the City of Grand Island medical and prescription health plan. The City received three bids in response. The Health Insurance Committee consisting of union, non-union, management and non-management employees, along with the Human Resources Director, the Finance Director, Consultant, and the Attorney/Purchasing Agent met and reviewed the bids along with hearing presentations from the bidders.

Administration is recommending UMR of Wausau, Wisconsin as the third party administrator for the City's health insurance plan. Year one costs with UMR are as follows: administrative fees of \$15.79 per employee per month, stop loss coverage of \$141.14 per employee per month and aggregate stop loss coverage of \$5.01 per employee per month. The renewal of the administrative fee and stop loss amounts shall be negotiated on an annual basis with UMR, prior to the automatic renewal. Reinsurance coverage for the health plan will be quoted annually by UMR and the best bid shall be selected.

Alternatives

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

1. Move to approve

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

Recommendation

City Administration recommends that the Council approve the agreement for health insurance administration with UMR of Wausau, Wisconsin.

Sample Motion

Move to approve the agreement for health insurance administration with UMR of Wausau, Wisconsin.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSALS
FOR
MEDICAL/RX HEALTH PLAN**

RFP DUE DATE: May 23, 2019 at 4:00 p.m.

DEPARTMENT: Human Resources

PUBLICATION DATE: April 26, 2019

NO. POTENTIAL BIDDERS: 4

PROPOSALS RECEIVED

BlueCross BlueShield
Omaha, NE

Aetna, Public & Labor
Lincoln, NE

UnitedHealthcare
Omaha, NE

Blue Cross Blue Shield of Nebraska
Omaha, NE

cc: Aaron Schmid, Human Resources Director
Jerry Janulewicz, Interim City Administrator
Stacy Nonhof, Purchasing Agent

Tami Herald, HR Benefits Coor.
Patrick Brown, Finance Director

P2128

PROPOSAL

Brighter under the sun

Created for:
CITY OF GRAND ISLAND



Introduction

Thank you for the opportunity to offer this proposal to you.

Proposal presented to

CITY OF GRAND ISLAND
3013 E SWIFT RD
GRAND ISLAND, NE 68801-8686

SIC Code: 9111

Proposal presented by

Sun Life Financial

Benefits quoted

Specific Stop-Loss and Aggregate Stop-Loss

Proposed Effective Date

October 1, 2019

Things to know

- This proposal shows a summary of proposed benefits, rates, and underlying assumptions. It is not part of the group policy or an administrative services agreement with Sun Life or its affiliated companies.
- This proposal is valid for 60 days, starting from July 30, 2019, and only for the proposed Effective Date.
- For fully insured coverages, the rates shown may be subject to recalculation pending a) final enrollment, b) census data, and c) review of any additional data requested in the proposal. Please review the assumptions for information about how the rates were derived.

Producer licensing

All Sun Life companies require producers who use insurance quotes for the purpose of soliciting, selling, or negotiating insurance to be licensed both by the state where the prospective client is located and by any state where the solicitation, sale, or negotiation of insurance occurs, if different. This requirement pertains to all forms of solicitation, sale, or negotiation of insurance, including but not limited to solicitation, sale, or negotiation conducted in person or by telephone, by e-mail, by fax, or otherwise.

Producer compensation

We encourage brokers and their clients to discuss what commission or other compensation may be paid in connection with the purchase of products and services from Sun Life companies. All Sun Life companies may pay the selling broker, agency, or third party administrator for the promotion, sale, and renewal of the products and services offered in this proposal. In addition to our standard compensation arrangements, we may make additional cash payments or reimbursements to selling brokers in recognition of their marketing and distribution activities, persistency levels, and volume of business. For New York-issued cases, producers must comply with the specific compensation disclosure requirements of New York Regulation 194.

Plan and rates

This proposal may be based on employee census information provided by the employer. Acceptance of the group and final rates will be determined by Sun Life based on actual enrollment and case experience, if required. Terms and conditions of any coverage under the policy may be determined by all required final data and by underwriting rules, minimum participation requirements, and policy provisions in effect on the date coverage begins.

Underwriting companies

The Sun Life Financial group of companies operates under the "Sun Life Financial" name strictly as a marketing name, and no legal significance is expressed or implied. In the United States and elsewhere, insurance products are offered by members of the Sun Life Financial group that are insurance companies. Sun Life Financial Inc., the publicly traded holding company for the Sun Life Financial group of companies, is not an insurance company and does not guarantee the obligations of these insurance companies. Each insurance company relies on its own financial strength and claims-paying ability.



Stop-Loss

We are pleased to offer Stop-Loss insurance to employers. Our coverage provides a full range of services and features designed to make self-funding easier and more affordable. Here are some highlights:

- **Autonomy:** Receive fast, final decisions to underwriting and claim requests because we don't need to take the time to ask for a reinsurer's approval. As a direct-writer carrier, we retain 100% of the risk for our Stop-Loss policies.
- **Excellent Claims Service:** Experience a high standard of customer service, including an average 7-business-day turnaround time for complete Specific claim requests.
- **Money-Saving Programs:** Get SunResources® and SunEliteSM —both are provided to all Sun Life Stop-Loss customers. Sun Life nurse consultants work with administrators even before the Stop-Loss deductible is reached to help reduce claim expenses for the plan through SunResources[®] access to specialized vendors. The SunEliteSM medical plan document review service delivers insight you can use to strengthen cost containment, federal law compliance, and discretionary authority language.
- **Comprehensive Policy:** Enjoy a Stop-Loss policy that covers a variety of managed care fees, off-label drug use, alternative care, state assessments, and state-mandated hospital surcharges. These reimbursable expenses can help lower the total cost of self-funding.
- **Flexibility:** Choose from a full range of plan designs to meet any budget. Designs include a range of deductibles and run-in and run-out options.
- **Customized Protection:** Tailor coverage with the innovative Cancer rider deductible (requires an in force Sun Life Cancer/Critical Illness policy), Aggregating Specific deductible, Monthly Aggregate Accommodation option, Clinical Trials option, and Advance Funding.
- **No New Lasers at Renewal:** Eliminate the potential for additional lasers with the No New Lasers at Renewal option. It includes the Renewal Rate Increase Cap to help make renewals even more predictable and stable.
- **Gapless Renewals:** Catch claims that would otherwise go uncovered between policy years with the Gapless Renewals option. This added coverage was created for claims that don't fall into the normal run-out pattern.
- **No Redisclosure at Renewal:** Rely on this to make things easier—you don't have to send in a large claims disclosure again at renewal.

Group Stop Loss coverage is underwritten by Sun Life Assurance Company of Canada (Wellesley Hills, MA) under Policy Form Series 07-SL REV 7-12.

Stop-Loss

Rates

No New Lasers at Renewal Option

Proposed Third Party Administrator: UMR, Inc.

Proposed network: United Healthcare, ChoicePlus

Specific Stop-Loss Insurance			
Effective Date: October 1, 2019		Commission: 0%	SIC: 9111
Policy year end date: September 30, 2020			
Covered benefits		Medical including prescription drug plan	
Annual maximum: Unlimited			
Claim Basis		24/12	
Specific Deductible		\$150,000	
Aggregating Specific Deductible		\$50,000	
Employee tier / lives			
Composite	450	\$141.14	
Monthly premium		\$63,513	
Policy year premium		\$762,156	
Aggregate Stop-Loss Insurance			
Effective Date: October 1, 2019		Commission: 0%	SIC: 9111
Policy year end date: September 30, 2020			
Maximum Aggregate benefit: \$1,000,000			Corridor: 125%
Claim Basis		24/12	
Internal maximum		\$150,000	
Employee tier / lives			
Medical			
Composite	450	\$992.64	
Prescription Drug Card			
Composite	450	\$286.66	
100% Minimum Attachment Point		\$6,908,220	
Aggregate premium			
Monthly rate per employee		\$5.01	
Policy year premium		\$27,054	
Policy year cost summary			
Specific Deductible		\$150,000	
Internal maximum		\$150,000	
Total premium		\$789,210	
Aggregate Attachment Point		\$6,908,220	
Maximum exposure		\$7,697,430	
Sequence Number: 6			

Included in this plan:

- Managed care discount for pre-certification, utilization review, medical case management
- Retirees not included for Specific coverage
- Retirees not included for Aggregate coverage

Group Stop Loss coverage is underwritten by Sun Life Assurance Company of Canada (Wellesley Hills, MA) under Policy Form Series 07-SL REV 7-12.

Additional options:

- Additional discounts on the Specific rates have been applied for the following:
 - Neonatal network
- If this program is not in place by the Effective Date, rates will be increased 2% for each program.
- A discount may be available with the purchase of Group Life and/or LTD.

Group Stop Loss coverage is underwritten by Sun Life Assurance Company of
Canada (Wellesley Hills, MA) under Policy Form Series 07-SL REV 7-12.

Assumptions

- Clinical Trial Coverage: Costs relating to non-experimental and non-investigational treatment incurred as part of a clinical trial are covered as eligible expenses. Costs relating to experimental or investigational treatment are not covered.
- Mental/nervous/drug/alcohol coverage is based on current plan design.
- Advance Funding Endorsement included.
- This proposal includes the No New Lasers at Renewal option and a Renewal Rate Cap of 50%. The Renewal Rate Cap applies to the Specific Stop-Loss rates and Aggregating Specific Deductible (if applicable), and it assumes there are no material changes to the policyholder's plan, the Stop-Loss policy, or the group being covered.
- This quote includes an Aggregating Specific Deductible.
- This proposal assumes the mirroring amendment/endorsement is included. Mirroring of the employer's plan document is subject to review and approval by Sun Life and may impact the quoted rates. The employer plan document must be submitted within 90 days of the policy Effective Date and must include an executed signature page.
- This proposal assumes that your stop-loss insurance will include coverage for prescription drug claims and that the standard large claimant reporting from your medical administrator will include both medical and prescription drug claims. Based on the information provided, your PBM vendor is PBM VENDOR NAME NEEDED.
- This proposal assumes the police/fire employees are 28% of the group.
- We are offering a conditional 90 Day Early Lock option. You must provide all required information through 6/30/2019 including but not limited to a signed SRQ and application. The information must be received no later than 7/31/2019. This offer is no longer valid after 7/31/2019.
- Quote based on current plan of benefits.
- The standard dependent definition is an employee's spouse and unmarried natural, adopted, or step children, unless otherwise noted.
- This proposal assumes your plan covers only full-time and regular part-time hourly and salaried employees, unless otherwise noted.
- Common ownership of the business units.
- Notification of any employer-completed merger or acquisition.
- Final rates for Specific coverage are guaranteed for 12 months from the Effective Date, unless a change in risk occurs. Risk changes include plan or policy amendments; Third Party Administrator or Administrative Services Only changes; network or cost-containment vendor changes; enrollment shifts greater than 15%; participation shifts in each plan option greater than 10%; and addition/deletion of a subsidiary, division, affiliate, or associated company.

Contingencies

- Rates and factors are subject to change upon receipt and review of requested data.

Group Stop Loss coverage is underwritten by Sun Life Assurance Company of
Canada (Wellesley Hills, MA) under Policy Form Series 07-SL REV 7-12.

Sold Case requirements

- Copy of plan document
- Final census information through the end of the enrollment period, including age or date of birth, gender, zip codes, coverage codes, and identification of any HMO, retiree, COBRA, and noneligible employees
- Special Risk Questionnaire (SRQ)
- For cases with run-in only:
 - Pending hospital expenses and known confinements that have not yet generated a bill
 - Pre-certification billing through 2 weeks prior to the Effective Date
 - Outstanding claims due to subrogation, audit, contested denials, or any other reason
- For cases with 12/12 or run-outs: pre-certification billing through 2 weeks prior to the Effective Date

Issuance of a contract is subject to submission of all Sold Case and Proposal Contingencies.

Group Stop Loss coverage is underwritten by Sun Life Assurance Company of
Canada (Wellesley Hills, MA) under Policy Form Series 07-SL REV 7-12.

Disclosures

Policy disclosures

Stop-Loss

Exclusions

We do not reimburse for any of the following:

- Expenses for medical services rendered to a Covered Person by the Covered Person's spouse, parent, child, sibling, niece, nephew, aunt, uncle or grandparent.
- Expenses that are payable or reimbursable under any Workers' Compensation Law or similar legislation.
- Expenses for any cosmetic Treatment as defined in Your Plan. This exclusion does not apply to expenses relating to breast reconstruction after mastectomy.
- Expenses for any Experimental or Investigational Treatment, or for any hospital confinement or Treatment that results from Experimental or Investigational Treatment.
- Expenses for any transplant not included in the definition of Transplant.
- Expenses relating to non-human organ or tissue transplants, gene therapies, xenographs or cloning.
- Expenses for any Treatment administered outside the United States if the Covered Person traveled to the location where the Treatment was received for the purpose of obtaining the Treatment.
- Expenses for benefits in excess of Your Plan's limits, or expenses that are excluded under Your Plan.
- Expenses in excess of the Usual and Customary Charge.
- Any amount paid by You in excess of a negotiated provider discount, or any penalty or late charge incurred, or any discount lost, unless previously approved in writing by Us at Our U.S. Headquarters.
- Expenses associated with the administration of Your Plan including, but not limited to, claim payment fees, cost containment administrative fees, PDP administration fees, PPO access fees, premium functions, medical review and consultant fees, unless otherwise covered under this Policy.
- Expenses paid by You relating to any litigation concerning Your Plan, including, but not limited to, attorneys' fees, extra-contractual damages, compensatory damages and punitive damages.
- Any portion of an expense which You are not obligated to pay under Your Plan, or which is reimbursable to You under:
 - Another group health benefit program; or
 - A government or privately supported medical research program; or
 - Medicare; or
 - Any coordination of benefits or non-duplication of benefits provision of Your Plan; or
 - Worker's compensation; or
 - Any other source.
- Expenses incurred by a person who is employed by You at any unit, subsidiary or division of Yours that has not been underwritten by Us.
- Expenses incurred for any illness or injury due to, or aggravated by, war or an act of war, whether declared or undeclared.
- Expenses paid by You for any Treatment authorized or approved under any provision of Your Plan which:
 - Allows the plan administrator to approve alternative care or alternative treatment; or
 - Allows the plan administrator to alter, modify, or waive Plan provisions or limitations, or
 - Grants You or Your plan administrator discretion to approve coverage for Treatment not otherwise covered under Your Plan;unless the Treatment satisfies the criteria for Alternative Care set forth in Section II.
- Expenses covered under a Prescription Drug Plan, unless Prescription Drug Plan coverage is a Covered Benefit on the Schedule of Benefits.
- Expenses for any Transplant if You have a separate insurance policy that covers Transplants for Covered Persons regardless of whether the Covered Person is covered by that policy.

- Notwithstanding any other Policy provision, We will not reimburse any expense incurred by any employee, or by the employee's dependents, where the employee is a member of:
 - (a) a division, unit, group, subsidiary, affiliate, or class of employee of the Policyholder; or
 - (b) an association, trust, cooperative or similar organization connected with the Policyholder, that is not covered by the Plan as of the Policy Renewal Effective Date.

General disclosures

1. For current financial ratings, please visit www.sunlife.com.

The Sun Life Financial group of companies operates under the "Sun Life Financial" name strictly as a marketing name, and no legal significance is expressed or implied. In the United States and elsewhere, insurance products are offered by members of the Sun Life Financial group that are insurance companies. Sun Life Financial Inc., the publicly traded holding company for the Sun Life Financial group of companies, is not an insurance company and does not guarantee the obligations of these insurance companies. Each insurance company relies on its own financial strength and claims-paying ability.

2. Value-added services are not insurance, are offered only on specific lines of coverage, and carry a separate charge, which is added to the cost of the insurance. The cost is included in the total amount billed. Emergency Travel Assistance is provided by Assist America®. Identity Theft Protection is provided by SecurAssist®, an Assist America program. ComPsych® is a registered trade mark of ComPsych Corporation. The entities that provide the value-added services are not subcontractors of Sun Life and Sun Life is not responsible or liable for the care, services, or advice provided by them. Sun Life reserves the right to discontinue any of the Services at any time. Employers who provide group insurance coverage and make available value added services within an I.R.C. Section 125 cafeteria plan should consult a tax professional to determine whether those services are Qualified Benefits for Section 125 plans.

Service guarantees: If we do not meet the terms of a guarantee, a policyholder may request in writing a service guarantee review. Sun Life will determine whether it failed to meet the guarantee and whether a payment is made. If the request is approved, payment will be made by check during the policy year, as long as the policy remains in force during this time. Sun Life's maximum liability under a guarantee for any policy year is limited to the lesser of 3% of the policyholder's annual premium or \$5,000 for each line of coverage. The maximum payment for a breach of any one component of a guarantee is one-third of the maximum liability (lesser of 1% or \$1,667). If a policyholder has more than one line of insurance coverage, the Overall Satisfaction component will be paid under the guarantee under which the service issue arises. Please note the Service Guarantees apply to Life, STD (including ASO), LTD and Dental (including ASO). For ASO contracts, service guarantee payments will be based on the annual service fee. Service Guarantees are not available for Stop Loss, Accident, Critical Illness, Cancer or Gap.

Group insurance policies are underwritten by Sun Life Assurance Company of Canada (Wellesley Hills, MA) in all states, except New York, under Policy Form Series 93P-LH, 15-GP-01, 98P-ADD, 07-SL REV 7-12, 07P-LH-PT/07C-LH-PT, 01P-ADD-PT/01C-ADD-PT, GP-A, GC-A, 12-GP-01, 16-DEN-C-01, 12-DI-C-01, 16-DI-C-01, 13-SD-C-01, 12-AC-C-01, 16-AC-C-01, 16-ACPort-C-01, 13-ADD-C-01, 15-ADD-C-01, 12-GPPort-P-01, 13-ADDPort-C-01, 12-STDPort-C-01, ACPort-C-01, 13-SDPort-C-01, 16-SD-C-01, 16-SDPort-C-01, 16-CAN-C-01, 16-CANPort-C-01, 15-LF-C-01, 15-LFPort-C-01, 16-VIS-C-01, TDBPOLICY-2006, and TDI-POLICY. In New York, group insurance policies are underwritten by Sun Life and Health Insurance Company (U.S.) (Lansing, MI) under Policy Form Series 15-GP-01, 13-GP-LF-01, 13-LF-C-01, 13-GP-LH-01, 13-ADD-C-01, 12-DI-C-01, 13-LTD-C-01, 13-STD-C-01, 06P-NY-DBL, 06P-NY-DBL-R-PFL, 07-NYSL REV 7-12, GC-A, GP-A, 12-GP-SD-01, 13-SD-C-01, 12-GP-01, 12-AC-C-01, 12-GPPort-01, 13-LFPort-C-01, 13-ADDPort-C-01, 15-LF-GP-01, 15-SD-GP-01, 12-STDPort-C-01, 12-ACPort-C-01 and 13-SDPort-C-01. Prepaid dental products are provided and administered by Sun Life Assurance Company of Canada (SLOC) under Form Series BDC-GDSA, PDC, and are provided by prepaid dental companies, affiliated with SLOC, under Form Series BDC-GDSA, UDC-CA-GA06-UDC, UDC-CA-GA06-89, FB-NJ-0281, UDC-09-GDSA-TX, PDC in certain states except New York. Prepaid dental companies are Denticare of Alabama, Inc., United Dental Care of Arizona, Inc., UDC Dental California, Inc., United Dental Care of Colorado, Inc., Union Security DentalCare of Georgia, Inc., United Dental Care of Missouri, Inc., Union Security DentalCare of New Jersey, Inc., United Dental Care of New Mexico, Inc., UDC Ohio, Inc., United Dental Care of Texas, Inc., and United Dental Care of Utah, Inc. In New York, prepaid dental products are provided and administered by Sun Life and Health Insurance Company (U.S.) (SLHIC) (Lansing, MI) under Form Series BDC-GDSA-NY. Product offerings may not be available in all states and may vary depending on state laws and regulations.

This coverage does not constitute comprehensive health insurance (often referred to as "major medical coverage") and does not satisfy the requirement for Minimum Essential Coverage under the Affordable Care Act.

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RESOLUTION 2019-241

WHEREAS, the City subscribes to health insurance for its employees and other eligible participants, as authorized by the City of Grand Island Personnel Rules and Regulations and federal regulations; and

WHEREAS, a Health Insurance Committee consisting of union, non-union, management and non-management employees, along with the Human Resources Director, the Finance Director, and the Attorney/Purchasing Agent met and reviewed plan changes; and

WHEREAS, UMR of Wausau, Wisconsin is the recommended Third Party Administrator for the City's health insurance plan; and

WHEREAS, the reinsurance coverage for the health plan will be quoted annually by UMR and the best bid shall be selected and;

WHEREAS, year one costs with UMR are as follows: administrative fees of \$15.79 per employee per month, stop loss coverage of \$141.14 per employee per month and aggregate stop loss coverage of \$5.01 per employee per month. The renewal of the administrative fee and stop loss amounts shall be negotiated on an annual basis with UMR, prior to the automatic renewal.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal from UMR of Wausau, Wisconsin for the administration of health insurance and procurement of reinsurance is hereby accepted and approved. Furthermore, any subsequent enacting documents related to the execution of this proposal are also approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ☐
August 9, 2019 ☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item G-19

#2019-242 - Approving Dell Computer Equipment Purchase for Network Storage Replacement

Staff Contact: Patrick Brown, Finance Director

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 13, 2019

Subject: Approving Dell Computer Equipment purchase for Network Storage Replacement

Presenter(s): Patrick Brown, Finance Director

Background

The datacenter in city hall currently houses about 40tb (terabytes) of computer information. The information stored in these systems enables the city staff to do their jobs supporting almost every city function. The main parts of the storage system are now seven years old and will no longer be supported by the vendor on September 2nd, 2019. Our desire is to replace these aging units that support critical government functions.

Discussion

The IT department supports computer operations for every city department. The most important part of the computer system is the files of information stored in it. This storage system is where all of these computer files are stored.

The current system was installed approximately seven years ago and has operated continuously since installation without any major interruption. As the City's information needs have increased this older system was expanded with more storage modules to accommodate the additional information. While it currently has enough capacity (with the expansion modules) the core of the unit can no longer be supported by the vendor and additional expansion is not possible since the vendor has discontinued that model line.

This new storage system is compatible with the backup storage system located at our disaster recovery site. The backup Storage Area Network (SAN) unit located at our disaster recovery site mirrors the city hall unit and provides a near real-time backup. In addition to providing faster recovery in the event of a major disaster (fire, flood, tornado, etc.) the unit at Platte Generating Station can also be used remotely in the event the unit at city hall fails for smaller reasons (failed parts, power problem, etc.).

The purchase includes one Dell EMC SCv3020 unit including hard drives, controllers, and software licenses. Dell was selected as the vendor for this equipment for several reasons including:

- The City's network was built in 1997 with Dell equipment that has proven reliability, great longevity and warranty support.
- Staying with Dell increases the interoperability with existing equipment and continuity of support.
- The equipment can be purchased through the Nebraska state contract which has already gone through a bidding process; Contract No. 14252 OC.

The total cost of this unit from Dell is \$43,668.86. For comparison, the previous 2 units were purchased at a price of \$62,904.42 and this one new model will replace both of the old units.

Alternatives

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

1. Approve the purchase of \$43,668.86 from DELL Marketing LP
2. Disapprove or /Deny
3. Postpone the issue to a future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the purchase from Nebraska State Contract No. 14252 OC, Vendor DELL Marketing LP in the amount of \$43,668.86 for one Dell EMC SCv3020 SAN unit.

Sample Motion

Move to approve the purchase from DELL Marketing LP, in the amount of \$43,668.86.



A quote for your consideration!

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	3000043930431.1	Sales Rep	Vannesa Landy
Total	\$43,668.86	Phone	(800) 456-3355, 5139149
Customer #	57684	Email	Vannesa_Landy@Dell.com
Quoted On	Aug. 07, 2019	Billing To	ACCOUNTS PAYABLE
Expires by	Sep. 06, 2019		CITY OF GRAND ISLAND
Solution ID	11364190		PO BOX 1968
Deal ID	18001107		GRAND ISLAND, NE 68802-1968

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Vannesa Landy

Shipping Group

Shipping To	Shipping Method
STEPHANIE GOSDA CITY OF GRAND ISLAND 100 E 1ST ST GRAND ISLAND, NE 68801-6023 (308) 389-0167	Standard Delivery

Product	Unit Price	Qty	Subtotal
Dell EMC SCv3020 - [amer_scv3020_12391]	\$43,668.86	1	\$43,668.86

Subtotal:	\$43,668.86
Shipping:	\$0.00
Non-Taxable Amount:	\$43,668.86
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00

Total:	\$43,668.86
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Special lease pricing may be available for qualified customers and offers. Please contact your DFS Sales Representative for details.

Shipping Group Details

Shipping To	Shipping Method
STEPHANIE GOSDA CITY OF GRAND ISLAND 100 E 1ST ST GRAND ISLAND, NE 68801-6023 (308) 389-0167	Standard Delivery

Dell EMC SCv3020 - [amer_scv3020_12391]		\$43,668.86	Qty 1	Subtotal \$43,668.86
Estimated delivery if purchased today: Aug. 28, 2019 Contract # WN20AGW Customer Agreement # MNWNC-108 /14252				
Description	SKU	Unit Price	Qty	Subtotal
SCv3020 3Ux30 Drive Storage Array	210-ALVZ	-	1	-
SCv30X0 Dual Controller Components	449-BBLE	-	1	-
No Mezzanine Card	403-BBPD	-	1	-
No Mezzanine Card	403-BBPD	-	1	-
IO, 10Gb iSCSI, 4 port, PCI-E, Base-T, Full Height	406-BBLY	-	1	-
IO, 10Gb iSCSI, 4 port, PCI-E, Base-T, Full Height	406-BBLY	-	1	-
SHIP,SCV3020,DAO	340-BSDI	-	1	-
Dell SC Storage Reg Label	389-BJUC	-	1	-
Storage Center Core Software Bundle, Base License	634-BJUI	-	1	-
SSN License	634-BKCL	-	1	-
Remote Instant Replay, Software License	631-ABJP	-	1	-
Data Progression, Software License	634-BKCF	-	1	-
Redundant Power Supply, 1378W, C20	450-AGJN	-	1	-
Rack rail, 2Us, Static	770-BBUJ	-	1	-
SC Bezel	350-BBKJ	-	1	-
Dell Hardware Limited Warranty	814-3780	-	1	-
ProSupport: Next Business Day Onsite Service After Problem Diagnosis,3 Years	814-3797	-	1	-
ProSupport: Next Business Day Onsite Service After Problem Diagnosis,2 Years Extended	814-3803	-	1	-
ProSupport: 7x24 HW/SW Technical Support and Assistance,5 Years	814-3804	-	1	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
ProDeploy Plus Dell Storage SC Series vXXXX SAN up to 8 hosts - Deployment	805-2828	-	1	-
ProDeploy Plus Dell Storage SC Series vXXXX SAN - Deployment Verification	805-2831	-	1	-
ProDeploy Plus Training Credits 900 Redeem at www.LearnDell.com Expires 1Yr from Order Date	812-4027	-	1	-

ProSupport for Software: 7X24 Remote Instant Replay, 5 Years	815-3889	-	1	-
ProSupport for Software: 7X24 Data Progression, 5 Years	815-3904	-	1	-
US Order	332-1286	-	1	-
SC, 1.92TB, SAS, 12Gb 2.5" RI SSD	400-AICQ	-	6	-
SC, 2.4TB, SAS, 12Gb, 10K, 2.5" HDD	400-AYDC	-	24	-
Power Cord, 250V, 16A, C19 to C20, 2 feet	450-AFEF	-	2	-

Subtotal:	\$43,668.86
Shipping:	\$0.00
Estimated Tax:	\$0.00
<hr/>	
Total:	\$43,668.86

Important Notes

Terms of Sale

Unless you have a separate written agreement that specifically applies to this order, your order will be subject to and governed by the following agreements, each of which are incorporated herein by reference and available in hardcopy from Dell at your request: [Dell's Terms of Sale](#), which include a binding consumer arbitration provision and incorporate Dell's U.S. [Return Policy](#) and Warranty (for [Consumer warranties](#); for [Commercial warranties](#)).

If this purchase includes software: in addition to the foregoing applicable terms, your use of the software is subject to the license terms accompanying the software, and in the absence of such terms, then use of the Dell-branded application software is subject to the Dell End User License Agreement - [Type A](#) and use of the Dell-branded system software is subject to the Dell End User License Agreement - [Type S](#).

If your purchase is for Mozy, in addition to the foregoing applicable terms, your use of the Mozy service is subject to the terms and conditions located at <https://mozy.com/about/legal/terms>.

If your purchase is for Boomi services or support, your use of the Boomi Services (and related professional service) is subject to the terms and conditions located at <https://boomi.com/msa>.

If your purchase is for Secureworks services or support, your use of the Secureworks services (and related professional service) is subject to the terms and conditions located at <https://www.secureworks.com/eula/eula-us>.

If this purchase is for (a) a storage product identified in the DELL EMC Satisfaction Guarantee Terms and Conditions located at [\("Satisfaction Guarantee"\)](#) and (ii) three (3) years of a ProSupport Service for such storage product, in addition to the foregoing applicable terms, such storage product is subject to the Satisfaction Guarantee.

You acknowledge having read and agree to be bound by the foregoing applicable terms in their entirety. Any terms and conditions set forth in your purchase order or any other correspondence that are in addition to, inconsistent or in conflict with, the foregoing applicable online terms will be of no force or effect unless specifically agreed to in a writing signed by Dell that expressly references such terms.

Pricing, Taxes, and Additional Information

All product, pricing, and other information is valid for U.S. customers and U.S. addresses only, and is based on the latest information available and may be subject to change. Dell reserves the right to cancel quotes and orders arising from pricing or other errors. Please indicate any tax-exempt status on your PO, and fax your exemption certificate, including your Customer Number, to the Dell Tax Department at 800-433-9023. Please ensure that your tax-exemption certificate reflects the correct Dell entity name: **Dell Marketing L.P.**

Note: All tax quoted above is an estimate; final taxes will be listed on the invoice.

If you have any questions regarding tax please send an e-mail to Tax_Department@dell.com.

For certain products shipped to end-users in California, a State Environmental Fee will be applied to your invoice. Dell encourages customers to dispose of electronic equipment properly.

RESOLUTION 2019-242

WHEREAS, the Information Technology Division of the Finance Department continually works on maintaining the City's computer network, computer hardware, software, etc.; and

WHEREAS, the Information Technology Division needs to purchase a replacement Storage Area Network (SAN) - Dell EMC SCv3020 Storage unit for the network at City Hall; and

WHEREAS, there exists a State of Nebraska Contract Number 14252 OC for DELL computer equipment; and

WHEREAS, the cost for such equipment totals \$43,668.86 to purchase one Dell EMC SCv3020 unit including hard drives, controllers, and software licenses.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Information Technology Division is hereby authorized to purchase equipment as referenced by Dell Quote # 3000043930431.1 in the amount of \$43,668.86.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 9, 2019	▣ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item I-1

#2019-243 - Consideration of Approving Economic Development Incentive Agreement with Amur Equipment Finance, Inc.

Staff Contact: Dave Taylor - EDC President

Council Agenda Memo

From: Jerry Janulewicz, City Administrator

Meeting: August 13, 2019

Subject: Approving Economic Development Incentive Agreement with Amur Equipment Finance, Inc.

Presenter(s): Jerry Janulewicz, City Administrator

Background

At the November 6, 2012 General Election, the voters of the City of Grand Island approved LB840 funding to enable the City to extend economic development incentives through the Grand Island Area Economic Development Corporation (GIAEDC). The Economic Development Corporation has received an application from Amur Equipment Finance, Inc., currently at 308 North Locust Street but would relocate to 304 West 3rd Street for building expansion and additional employees. On July 11, 2019, the Executive Board of the GIEDC approved submission of the attached Economic Development Agreement to the Citizens Advisory Review Committee (CARC) for consideration and recommendation. The CARC met on July 31, 2019 and approved the request and Agreement for recommendation to the City Council for final action and approval.

Discussion

Amur Equipment Finance, Inc. has submitted the required LB-840 application (see attached) for a forgivable loan in the amount of \$160,000.00. Proposed is the creation of 15 additional full-time equivalent (FTE) employees with an average hourly wage of \$17.00. Requested is \$60,000.00 for job creation; \$50,000.00 for job training; and \$50,000.00 for infrastructure totaling \$160,000.00 to be paid over four years.

Amur Equipment Finance, Inc. currently has 85 employees here in Grand Island and 40 – 50 across the U.S. This company is a nationally ranked finance company with their corporate office here in Grand Island.

Alternatives

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

1. Move to approve the Economic Development Agreement with Amur Equipment Finance, Inc.
2. Do not approve the Economic Development Agreement with Amur Equipment Finance, Inc.
3. Postpone the issue to future date.
4. Take no action on the issue.

Recommendation

City Administration recommends that the Council consider the resolution authorizing the City to enter into the Economic Development Agreement with Amur Equipment Finance, Inc.

Sample Motion

Move to approve the resolution authorizing the City to enter into the Economic Development Agreement with Amur Equipment Finance, Inc.



Grand Island Area Economic Development Corporation LB-840 Application

The Grand Island Area Economic Development Corporation's mission is to facilitate the creation of jobs and economic opportunities for the regional trade area.

Part I. GENERAL INFORMATION

APPLICANT IDENTIFICATION

Company Name: Amur Equipment Finance, Inc.

Mailing Address: PO Box 2555

City: Grand Island

State: NE

Zip Code: 68802

Phone: 308-398-4140

Applicant Website: www.amuref.com

Business Classification (select all that apply):

☐ New Business

☒ Expansion of Existing Business

☐ Spec Building

☐ Other

☒ Corporation

☐ Partnership

☐ Proprietor

☐ Other

Is this the business's first venture in Grand Island / Hall County? Yes ☐ No ☒

Is this the business's first venture in Nebraska? Yes ☐ No ☒

Does the business have a parent or subsidiaries? Yes ☒ No ☐

If yes, Name of Parent or Subsidiary Company: Parent and Subsidiaries are all disregarded entities only.

Mailing Address:

City: State: Zip Code:

MAIN CONTACT INFORMATION

Name: Jessica Kort

Connection to Business: VP Accounting

Mailing Address: PO Box 2555

City: Grand Island

State: NE

Zip Code: 68802

Company Name: Amur Equipment Finance, Inc.

Projected Completion Date: 5/31/2023

Date Application Submitted: June 11, 2019

Email Address: jkort@amuref.com

Phone Number: 308-398-4133

Part II. PROJECT INFORMATION

LOCATION

Address of proposed project:

The proposed project is located:

☒ Within Grand Island city limits

☐ Outside of city limits, but within a two (2) mile jurisdiction

☐ Outside the zoning jurisdiction of Grand Island

Do you currently own the land of proposed project:

Yes ☒

No ☐

Do you currently own the building of the proposed project:

Yes ☒

No ☐

JOB CREATION

Current number of full- time employees at Grand Island location: 85

Number of new positions being created at Grand Island location: 15

On a separate document, identify the employment positions being added, number of employees per position and wage per position.

Supporting documentation submitted:

Yes ☒

No ☐

Describe any benefit packages available to new employees: See attachments. Amur Equipment Finance, Inc. offers a competitive and comprehensive benefit package. Insurance is provided through Amur's Professional Employer Organization, Tri-Net, a large, publicly traded entity.

PROJECT SUMMARY

On a separate document, provide a brief narrative describing the project for which LB-840 funds are being requested.

Narrative provided: See attached

Yes ☒

No ☐

Company Name: Amur Equipment Finance, Inc.

Projected Completion Date: 5/31/2023

Date Application Submitted: June 11, 2019

PROJECT INVESTMENT

Land purchase price:	\$25,000
New facility construction expense:	\$0
Building purchase / renovation expense:	\$2,530,000
Other infrastructure improvements: (parking lot, curb & gutter, landscaping, etc.)	\$250,000
New machinery / equipment expense:	\$695,000
Other:	\$0

TOTAL INVESTMENT: \$3,500,000

SUPPORTING DOCUMENTATION

Please include the following documents as attachments to the LB-840 application. The documents below must be submitted with your application to be considered complete. These documents will only be viewed by the GIAEDC President, Executive Board, Citizen's Review Committee Chairperson, city Finance Director, and the City Administrator.

- ☒ Business plan outlining product supply chain
- ☒ Articles/certificate of formation/incorporation
- ☒ Bylaws/operating agreement/partnership agreement
- ☒ 3 year pro forma
- ☒ Profit/ loss summary
- ☒ Balance sheet
- ☒ Cash flow statement
- ☒ Projected sales
- ☒ Brief resume of management team to be placed in Grand Island
- ☒ Other impacts on the area's economy
- ☒ Grand Island Area Economic Development membership application

Company Name: Amur Equipment Finance, Inc.

Projected Completion Date: 5/31/2023

Date Application Submitted: June 11, 2019

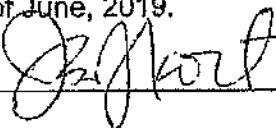
PART III. SIGNATURES

I hereby represent, this application and supporting information is accurate, and may be relied upon by representatives of the Grand Island Area Economic Development Corporations and the City of Grand Island.

I further represent that there is no legal action underway or being contemplated that would impact the capacity of this company to effectively proceed with this project.

Dated this 11th day of June, 2019.

By: _____

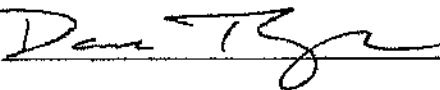


Its: VP of Treasury and Accounting

As the President of the Grand Island Area Economic Development Corporation, I hereby represent that I have received and reviewed this application and its supporting information requesting the City of Grand Island's LB-840 funds.

Dated this 11 day of June, 2019.

By: _____



Its: _____

President

Company Name: Amur Equipment Finance, Inc.

Projected Completion Date: 5/31/2023

Date Application Submitted: June 11, 2019

PART IV. APPROVAL OF AREA AGENCIES

Reviewed by the Grand Island Area Economic Development Elected Trustees

Date of review: 7-11-19

Comments:

Approved ☒

Disapproved ☐

Signature of Chairman: 

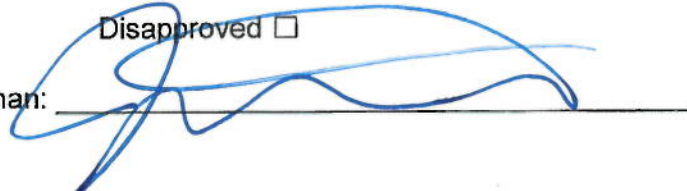
Reviewed by the Citizen's Review Committee

Date of Review: July 31, 2019

Comments:

Approved ☒

Disapproved ☐

Signature of Chairman: 

Referred to the Grand Island City Council

Date of Review:

Comments:

Approved ☐

Disapproved ☐

Signature of Mayor: _____

Mayor ~~Jeremy Jensen~~

Roger G. Steele

Company Name: Amur Equipment Finance, Inc.

Projected Completion Date: 5/31/2023

ECONOMIC DEVELOPMENT AGREEMENT

THIS ECONOMIC DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into effective as of the 11th day of June, 2019 (the "Effective Date"), by and among the City of Grand Island, Nebraska ("City"), the Grand Island Economic Development Corporation ("GIAEDC") and Amur Equipment Finance Inc., a Nebraska corporation, doing business as Amur Equipment Finance ("Company") (City, GIAEDC and Company, each a "Party" and collectively, the "Parties").

WITNESSETH:

WHEREAS, on June 11, 2019, Company filed an Application for Economic Development Incentives (the "Application") with City and GIAEDC;

WHEREAS, Company is expanding its operations in Grand Island;

WHEREAS, in connection with the Grand Island expansion Company agrees to continue to employ its current eighty-five (85) full-time equivalent employees in Grand Island for at least three years after the Effective Date and to add an additional fifteen (15) full-time equivalent employees in Grand Island;

WHEREAS, City and GIAEDC find Company derives its principal source of income from the sale of services in interstate commerce and is a qualifying business under City's Economic Development Program, that Company's project qualifies for economic development incentives under the Program, that Company's project will be of substantial economic benefit to the people of Grand Island and the surrounding area, and the economic development incentive plan set forth in this Agreement contributes to the fulfillment of the major objectives of City's Economic Development Plan;

WHEREAS, City and GIAEDC are willing to provide Company with up to \$50,000 in job training assistance, up to \$60,000 in job creation incentives, and up to \$50,000 in infrastructure support at the times and upon the fulfillment of the conditions set forth in this Agreement provided that Company complies with the terms of this Agreement; and

WHEREAS, in furtherance of the foregoing recitals, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained in this Agreement, the Parties agree as follows:

1. Definitions. As used in this Agreement, the following terms shall have the respective meanings ascribed to them in this Section 1:

(a) "Employment Certificate" shall mean a certificate for the defined period containing the sworn statement of a duly authorized representative of Company specifically setting forth compliance with the terms of this Agreement. The Employment Certificate shall contain the following information and adhere to the following terms: (i) the total number of hours which FTE's (as hereinafter defined) worked and total gross compensation received by FTE's for hours worked at Company's facilities in Grand Island during the twelve (12) successive calendar months immediately preceding the date of the Employment Certificate; (ii) the total number of hours which AFTE's (as

hereinafter defined) worked and total gross compensation received by AFTE's for hours worked at Company's facilities in Grand Island during the twelve (12) successive calendar months immediately preceding the date of the Employment Certificate and (iii) the hourly rate for all AFTE's which shall meet or exceed the Minimum Hourly Rate. Company agrees that upon receipt of written notice pursuant to the terms of this Agreement, Company shall allow the City Administrator or his designee to personally inspect Company's employment records as confirmation of the statements contained in the Employment Certificate.

(b) "Additional Full-Time Equivalents" or "AFTE's" shall mean employees hired by Company after the effective date, excluding employees who replace employees hired prior to the effective date of this agreement, as part of the expansion of its operations to Grand Island as detailed in the recitals to this Agreement. The total number of AFTE's shall be determined by dividing the total number of hours worked by employees hired after the effective date at its facilities located in Grand Island by two thousand eighty (2,080).

(c) "Full-Time Equivalents" or "FTE's" shall mean all employees and AFTE's employed by Company at its operations in Grand Island as of the date of certification. The total number of FTE's shall be determined by dividing the total number of hours Company employees worked at its facilities located in Grand Island by two thousand eighty (2,080).

(d) "Minimum Hourly Rate" shall mean a minimum hourly rate of \$17.00 per hour for each AFTE employed as part of Company's expansion of its operations in Grand Island. The hourly rate shall be determined by dividing the total wages and salaries paid to AFTE's by two thousand eighty (2,080).

2. Employment Requirements. Company shall meet each of the following employment requirements:

(a) Company shall have a minimum of eighty-five (85) FTE's at its facilities in Grand Island being compensated at the Minimum Hourly Rate as of the Effective Date;

(b) Company shall have a minimum of ninety-one (91) FTE's at its facilities in Grand Island being compensated at the Minimum Hourly Rate as of the first (1st) anniversary of the Effective Date;

(c) Company shall have a minimum of ninety-five (95) FTE's at its facilities in Grand Island being compensated at the Minimum Hourly Rate as of the second (2nd) anniversary of the Effective Date; and

(d) Company shall have a minimum of one-hundred (100) FTE's at its facilities in Grand Island being compensated at the Minimum Hourly Rate as of the third (3rd) anniversary of the Effective Date.

(e) Company shall have a minimum of one-hundred (100) FTE's at its facilities in Grand Island being compensated at the Minimum Hourly Rate as of the fourth (4th) anniversary of the Effective Date.

3. Disbursement of LB 840 Funds for Job Training. Disbursement of the economic incentive funds for job training shall be paid to Company by City in accordance with the following schedule:

(a) A disbursement for training AFTE's in the amount of Fifteen Thousand and No/100 Dollars (\$15,000.00) shall be paid by City to Company within sixty (60) days of the approval this Agreement by the City Council.

(b) A disbursement for training AFTE's in the amount of Fifteen Thousand and No/100 Dollars (\$15,000.00) shall be paid by City to Company within thirty (30) days of the first (1st) anniversary of the Effective Date provided that Company has delivered an Employment Certificate to City and GIAEDC evidencing that Company has at least ninety –one (91) FTE's at its facilities in Grand Island including 6 AFTE's being compensated at the Minimum Hourly Rate.

(c) A disbursement for training AFTE's in the amount of Twenty Thousand and No/100 Dollars (\$20,000.00) shall be paid by City to Company within thirty (30) days of the second (2nd) anniversary of the Effective Date provided that Company has delivered an Employment Certificate to City and GIAEDC evidencing that Company has at least ninety-five (95) FTE's at its facilities in Grand Island including 10 AFTE's being compensated at the Minimum Hourly Rate.

(d) The maximum amount City shall disburse to Company for job training shall be Fifty Thousand and No/100 Dollars (\$50,000.00).

4. Disbursement of LB 840 Funds for Job Creation. Company shall be eligible for disbursements of up to Four Thousand and no/100 Dollars (\$4,000.00) per AFTE for fifteen (15) AFTE's for a total disbursement of Sixty Hundred Thousand and No/100 Dollars (\$60,000.00). Disbursement of the economic incentive funds for job creation shall be paid to Company by City in accordance with the following schedule:

(a) A disbursement of Twenty-Four Thousand and No/100 Dollars (\$24,000.00) shall be paid by City to Company within thirty (30) days of the first (1st) anniversary of the Effective Date provided that Company has delivered an Employment Certificate to City and GIAEDC evidencing that Company has at least ninety-one (91) AFTE's at its facilities in Grand Island including 6 AFTE's being compensated at the Minimum Hourly Rate.

(b) A disbursement of Sixteen Thousand and No/100 Dollars (\$16,000.00) shall be paid by City to Company within thirty (30) days of the second (2nd) anniversary of the Effective Date provided that Company has delivered an Employment Certificate to City and GIAEDC evidencing that Company has at least ninety-five (95) AFTE's at its facilities in Grand Island including 10 AFTE's being compensated at the Minimum Hourly Rate.

(c) A disbursement of Twenty Thousand and No/100 Dollars (\$20,000.00) incentives shall be paid by City to Company within thirty (30) days of the Third (3rd) anniversary of the Effective Date provided that Company has delivered an Employment Certificate to City and GIAEDC evidencing that Company has at least one hundred (100) AFTE's at its facilities in Grand Island including 15 AFTE's being compensated at the Minimum Hourly Rate.

(d) The maximum amount City shall disburse to Company for job creation shall be Sixty Thousand and No/100 Dollars (\$60,000.00).

5. Disbursement of LB 840 Funds for Infrastructure. Disbursement of the economic incentive funds for infrastructure shall be paid to Company by City in accordance with the following schedule:

(a) A disbursement for infrastructure in the amount of Fifty Thousand and No/100 Dollars (\$50,000.00) shall be paid by City to Company within thirty (30) days of the completion of the remodel to the building structure acquired to expand operations;

(b) The maximum amount City shall disburse to Company for infrastructure shall be Fifty Thousand and No/100 Dollars (\$50,000.00); and

(c) Company agrees to provide City and GIAEDC evidence of expenditures for infrastructure on or before thirty (30) days after the remodel completion date.

6. Company's Representations and Warranties. Company represents and warrants to City and GIAEDC as follows:

(a) Organization, Standing and Power. Company is a corporation duly incorporated, validly existing and in good standing under the laws of the State of Nebraska and has the legal power to carry on its business as it is now being conducted.

(b) Authority. The execution, delivery and performance of this Agreement by Company has been duly and validly authorized and approved by all necessary legal action on the part of Company.

(c) Binding Agreement. This Agreement, when executed and delivered, will constitute the legal, valid and legally binding agreement of Company, enforceable against Company in accordance with its terms.

(d) No Conflict with Other Instruments or Agreements. The execution, delivery and performance of this Agreement by Company will not result in a breach or violation of, or constitute a default under any agreement to which Company is bound, and will not be in violation of any statute, judgment, order, rule or regulation of any court, or any federal, state or other regulatory authority or governmental body having jurisdiction over Company in effect as of the Effective Date.

(e) No Brokers. Company has not retained or agreed to compensate any broker or finder in connection with the transactions contemplated by this Agreement.

(f) Operations. During the term of this Agreement, Company shall maintain operations in Grand Island, Nebraska.

In the event that Company breaches any of the foregoing representations and warranties, all amounts distributed by City to Company pursuant to this Agreement shall immediately become due and owing by Company to City and if unpaid shall accrue interest at the rate of eight percent (8%) per annum until such amounts are repaid in full.

7. Company's Obligation to Repay Funds. The Parties acknowledge and agree that the funds to be provided by City to Company pursuant to this Agreement are being provided in the form of an economic development loan and are subject to repayment in accordance with the

terms and conditions of this Agreement if Company fails to perform its obligations under this Agreement. The Parties further acknowledge and agree that City shall forgive the entire economic development loan disbursed to Company representing a total of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00) upon Company meeting the following conditions:

(a) Company shall have complied with the terms and provisions of Sections 2 through 7 of this Agreement in all respects; and

(b) If Company remains in compliance with the terms and provisions of Sections 2 through 7 of this Agreement in all respects, the economic development loan will be forgiven pursuant to the following schedule:

(i) On the first anniversary of the Effective Date, Fifteen Thousand and no/100 Dollars (\$15,000.00) of the economic development loan shall be forgiven;

(ii) On the second anniversary of the Effective Date, Eighty-nine Thousand and No/100 Dollars (\$89,000.00) of the economic development loan shall be forgiven; and

(iii) On the third anniversary of the Effective Date, Thirty-six Thousand and No/100 Dollars (\$36,000.00) of the economic development loan shall be forgiven.

iv) On the fourth anniversary of the Effective Date, Twenty Thousand and No/100 Dollars (\$20,000.00) of the economic development loan shall be forgiven.

8. Default. In the event that Company fails to comply with any of the terms of this Agreement, City may declare Company to be in breach. Any such declaration shall be in writing and sent by US Mail or courier to Company at its last known address. In the event that City declares Company to be in breach, City may immediately terminate this Agreement by providing written notice of termination sent by US Mail or courier to Company at its last known address whereupon all amounts distributed by City to Company pursuant to this Agreement shall immediately become due and owing by Company to City and if unpaid shall accrue interest at the rate of eight percent (8%) per annum until such amounts are repaid in full.

9. Actions after Effective Date. From time to time after the Effective Date, without further consideration, each of the Parties will execute and deliver such documents and instruments as any other Party shall reasonably request to give full effect to the transactions contemplated by this Agreement.

10. Term. This Agreement (and all representations, covenants, agreements, obligations and warranties of Company, City and GIAEDC contained in this Agreement), shall remain in full force and effect until the earlier of the date that (a) the entire economic development loan has been forgiven pursuant to Section 7, or (b) Company has repaid all amounts provided to Company pursuant to this Agreement (in the event Company breaches its obligations under this Agreement) (such date, the "Termination Date"). From and after the Termination Date, this Agreement shall be of no further force or effect and no Party shall have any further obligations pursuant to this Agreement.

11. Amendment. No amendment or modification of this Agreement shall be binding on any Party unless the same shall be in writing and signed by all Parties.

12. Communication. Company agrees to inform City and GIAEDC of any changes in Company's address, telephone number, email address or leadership within three (3) business days of such changes. Company also agrees to fully respond within fifteen (15) calendar days to any request for information from City and/or GIAEDC related to Company's compliance with the terms of this Agreement. All responses to inquiries shall be in writing and provided to City and GIAEDC at the following addresses:

Grand Island City Administrator
100 East First Street
P.O. Box 1968
Grand Island, NE 68802-1968
Cityadministrator@grand-island.com

Grand Island Area Economic Development Corporation
123 North Locust Street, Suite 201B
P.O. Box 1151
Grand Island, NE 68802
mberlie@grandisland.org

13. Indemnification. Company agrees to indemnify, defend and hold City, GIAEDC and their employees, officers, directors, agents, attorneys, affiliates and their respective successors and assigns (collectively, the "Indemnified Parties") harmless from and against any and all loss, liability, obligation, damage, penalty, judgment, claim, deficiency and expense (including interest, penalties, attorneys' fees and amounts paid in settlement) to which the Indemnified Parties may become subject arising out of or based upon a breach or default by Company of this Agreement.

14. Expenses. The Parties shall all pay their respective expenses incident to the preparation, execution and consummation of this Agreement.

15. Binding Effect. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties and their respective successors and assigns (including, without limitation, any purchaser of, or successor to, Company whether by purchase, merger, consolidation, reorganization, liquidation or any other type of transaction).

16. Severability. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

17. Non-Waiver. Waiver of or acquiescence by City and/or GIAEDC in any default by Company, or any failure of City and/or GIAEDC to insist upon strict performance by Company of any warranties, agreements or other obligations contained in this Agreement shall not constitute a waiver of any subsequent or other default, failure or waiver of strict performance, whether similar or dissimilar.

18. Relationship of Parties. The Parties have entered into this Agreement solely for the purposes set forth in this Agreement. Nothing contained in this Agreement shall be construed to create or imply any (a) partnership or joint venture by or among of the Parties, or (b) any principal and agency relationship by or among the Parties.

19. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Nebraska, without giving effect to its conflict of laws principles.

20. Entire Agreement. This Agreement and the documents referred to in this Agreement constitute the entire agreement of the Parties respecting the subject matter contained in this Agreement and supersede any prior offers, understandings, agreements or representations by and between the Parties, written or oral, which may have related to the subject matter of this Agreement in any way.

21. Counterparts. This Agreement may be executed simultaneously in counterparts, each of which shall be deemed an original, but which together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date first above written.

Amur Equipment Finance, Inc., a Nebraska
corporation

By: _____
Its: _____

City of Grand Island, Nebraska

By: _____
Its: _____

Grand Island Area Economic Development
Corporation

By: _____
Its: _____



Grand Island Area

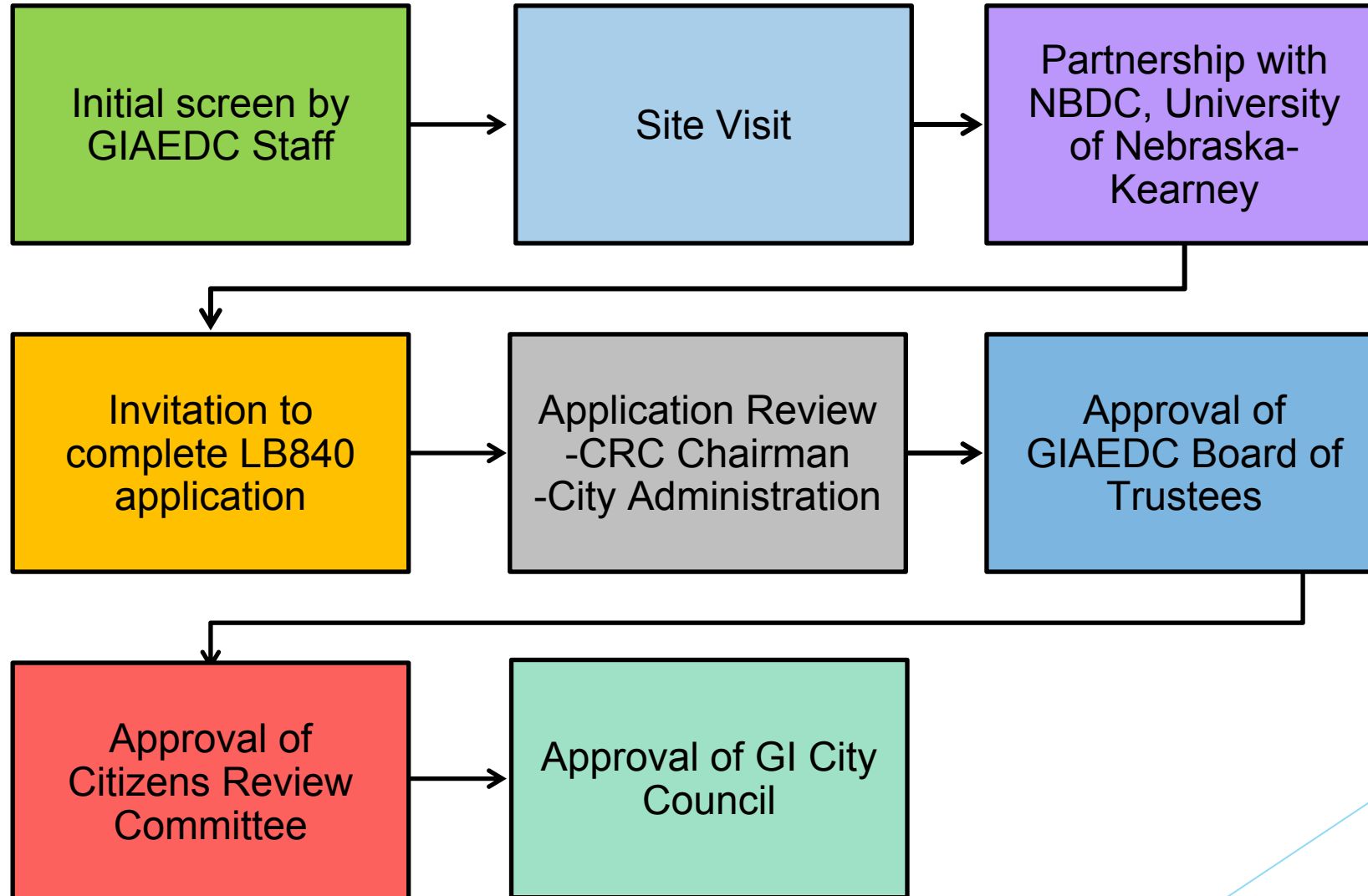
Economic Development Corporation

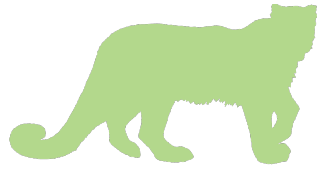


LB840 Balance as of 7/24/2019	\$1,369,800.57
Borer Wholesale	(\$13,000)
Inland Truck Parts	(\$108,000)
Hendrix Genetics	(\$83,334)
GIX Logistics	(\$293,334)
Zabuni Specialty Coffee Auction	(\$91,666.67)
Ending LB840 Balance	\$780,465.90



LB840 Application Process





AMUR *Equipment Finance*



- Currently located @ 308 North Locust Street, but will relocate to 304 West 3rd Street
- Grand Island serves as Amur Equipment Finance Inc.'s corporate office
 - Additional employees across the U.S. = 40-50
- Nationally ranked finance company





AMUR *Equipment Finance*

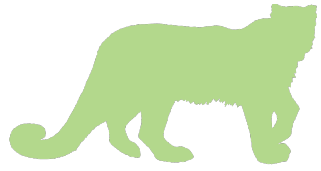


- ▮ Add 15 new jobs
- ▮ Average wage per hour: \$17



Project Investment:

Building purchase/renovation expense	\$2,555,000
Other infrastructure improvements	\$250,000
Machinery/equipment expense	\$695,000
TOTAL INVESTMENT	\$3,500,000

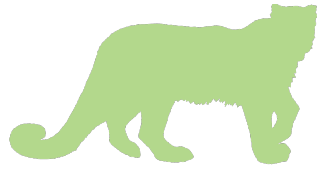


AMUR *Equipment Finance*



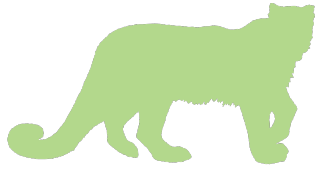
- ▮ Proposed LB840 Incentive
 - ▮ Job Creation:





AMUR *Equipment Finance*

Year	LB840 Category	LB840 Funds Distributed
2019	Job Training	\$15,000
2020	Job Training Job Creation Infrastructure	\$89,000
2021	Job Training Job Creation	\$36,000
2022	Job Creation	\$20,000
TOTAL		\$160,000

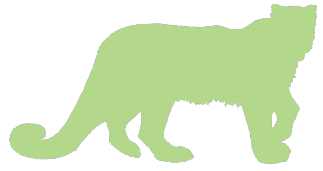


AMUR *Equipment Finance*



Eligible Business Activities:

1. The manufacturer of articles of commerce
2. The conduct of research and development
3. The processing, storage, transport, or sale of goods or commodities which are sold or traded in interstate commerce
4. The sale of services in interstate commerce
5. Headquarter facilities relating to eligible activities as listed in this section
6. Telecommunication activities
7. End destination tourism-related activities



AMUR *Equipment Finance*



- Request to approve Amur Equipment Finance's LB840 application for \$160,000 over a four-year contract period.

Thank You

For your consideration & dedication to Grand Island

RESOLUTION 2019-243

WHEREAS, on November 6, 2012, the City of Grand Island adopted an Economic Development Program and a Citizens Advisory Review Committee to oversee the process of approving applications for economic development incentives; and

WHEREAS, Amur Equipment Finance, Inc. has applied for a forgivable loan for job creation, job training, and infrastructure in the amount of \$160,000.00 from the Grand Island Area Economic Development Corporation in accordance with the Economic Development Program; and

WHEREAS, such application has been approved by the executive committee of the Economic Development Corporation on July 11, 2019 and was approved on July 31, 2019 by the Citizens Advisory Review Committee; and

WHEREAS Amur Equipment Finance, Inc. will be required to meet or exceed employment numbers and employee salary levels as outlined in the Economic Development Agreement to retain all of the economic incentives granted under the agreement; and

WHEREAS, it is in the best interests of the City to provide economic development funding to Amur Equipment Finance, Inc. as provided by the Grand Island Economic Development Program.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Economic Development Agreement by and between the City, the Grand Island Area Economic Development Corporation and Amur Equipment Finance, Inc., to provide \$160,000.00 in economic assistance to Amur Equipment Finance, Inc. to be used for expanding their business in Grand Island, 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, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item I-2

**#2019-244 - Consideration of Accepting Resignation of
Councilmember Michelle Fitzke - Ward 5**

Staff Contact: Mayor Roger Steele

Council Agenda Memo

From: Jerry Janulewicz, City Administrator
Meeting: August 13, 2019
Subject: Resignation of Council Member Michelle Fitzke
Presenter(s): Jerry Janulewicz, City Administrator

Background

On August 6, 2019, Council Member Michelle Fitzke submitted to Mayor Steele a letter of resignation stating she will be moving to a new residence located outside of Ward 5 and her last council meeting as a representative of Ward 5 will be August 27, 2019. Nebraska Revised Statute Section 32-562 provides that the resignation of the incumbent of an elective office of a city shall be in writing to the city council and shall not take effect until accepted by the city council. The effective date of the resignation is August 28, 2019.

A vacancy on the council of a city of the first class resulting from causes other than expiration of the term is filled by appointment by the mayor with the consent of the city council. Nebraska Revised Statute Sec. 32-568(3)

Discussion

Adoption of the proposed Resolution will document Council's acceptance of Council Member Fitzke's resignation and the effective date of resignation.

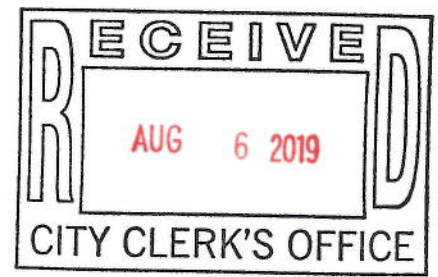
Recommendation

City Administration recommends that the Council accept the letter of resignation from Council Member Michelle Fitzke.

Sample Motion

Move to approve Resolution 2019-244.

8/01/2019



Dear Mayor Steele

Please accept this letter as formal notification that I am resigning from City Council. My last meeting will be August 27, 2019. My husband and I have purchased a new home outside of Ward 5.

I've greatly enjoyed being on City Council and working with the Staff of the City plus all of the City Council Members. I've learned a lot of what it takes to run a city and keep a balance budget. Over the years on City Council we have made some hard decisions in order to balance the budget and I look forward to watching it stay that way.

I'll do anything that I can to help the city move forward in the coming years. If there are any committees that you would like for me to set on please let me know and I would be happy to do so.

Again it has been a pleasure to work with each and every one of you.

Sincerely

Michelle Fitzke

RESOLUTION 2019-244

WHEREAS, on August 6, 2019, Grand Island City Council Member Michelle Fitzke, a representative of Grand Island Ward Five, submitted a letter of resignation, effective August 28, 2019, to the City's Mayor; and

WHEREAS, the resignation is due to Council Member Fitzke's upcoming move to a residence located outside of Ward 5; and

WHEREAS, Nebraska Revised Statute Section 32-562 provides that the resignation of the incumbent of an elective office of a city shall be in writing to the city council and shall not take effect until accepted by the city council; and

WHEREAS, Nebraska Revised Statute Sec. 32-568(3) provides that any vacancy on the council of a city of the first class resulting from causes other than expiration of the term shall be filled by appointment by the mayor with the consent of the city council to hold office for the remainder of the term.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND that the resignation of Council Member Michelle Fitzke should be and hereby is accepted effective August 28, 2019.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	□ _____
August 9, 2019	□ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item I-3

#2019-245 – Consideration of Confirming Appointments of Councilmembers to the Council Committee on Budget Policy

Staff Contact: Mayor Roger Steele

Council Agenda Memo

From: Mayor Roger G. Steele

Meeting: August 13, 2019

Subject: Confirming Appointments of Councilmembers to the Council Committee on Budget Policy

Presenter(s): Mayor Roger G. Steele

Discussion

On August 6, 2019, the City Finance Director presented a spread sheet which showed the impact on cash reserves if the City Council approved all 7.75 FTEs discussed in Special Agenda Item #2019-226 – Consideration and Approval of FY 2019/2020 FTE Budget Requests. The Finance Director's spread sheet is prepared in conformance with the City's Fiscal Policies Manual (See Resolution 2006-75). The spread sheet is prepared to promote, among other things, a balanced budget, the ability to pay future costs, and the goal that ongoing operating costs should be supported by ongoing, stable revenue sources. These goals have guided the City Council for several years.

The Finance Director's spread sheet shows that the Council's decision to approve 7.75 FTEs will start diminishing the City's cash reserves in the year 2021, and the City will have lost almost all of its cash reserves by the year 2025. The Finance Director's recommendations represent the best practices outlined in the Fiscal Policies Manual. The spread sheet demonstrates the negative impact upon cash reserves if ongoing operating costs are not supported by ongoing, stable revenue sources.

During the Special Meeting held on August 6, it was suggested that vacancy savings which occur when money is budgeted for personnel but not spent because the position remains vacant can be used to pay for the additional 7.75 FTEs. Use of vacancy savings in this manner violates the City Council's Fiscal Policies Manual, which states:

Cash balances should be used only for one-time capital expenditures, such as capital equipment and improvements, or contingency accounts.

Cash balances, such as vacancy savings, being used for one-time capital expenditures or contingency accounts is a common sense approach because the City cannot know from year to year how much money will remain unspent.

As it concerns operating costs being supported by ongoing, stable revenue sources, the Fiscal Policies Manual states:

A. Revenue Policies:

When exercising the City's tariff and taxing powers, the City will comply with the following principles:

- 1.) **Stability** – A diversified and stable revenue system shall be maintained to ensure fiscal health and absorb short run fluctuations in any one revenue source. *Ongoing operating costs should be supported by ongoing, stable revenue sources.* (Italics added.)

The City Council's decision to approve 7.75 FTEs was made without regard to the Council's duty to identify ongoing, stable revenue sources to support the costs of the FTEs. As such, the City Council is not in compliance with its own fiscal policies.

The people of Grand Island are expected to obey the rules, regulations and speed limits established by the City Council. If they fail to obey the rules they are given citations and fined. It is not unfair to insist that the City Council comply with its own rules and regulations, as stated in the Fiscal Policies Manual, before it spends the taxpayer's money. It is not unfair to expect the City Council to support ongoing costs with ongoing, stable revenue sources.

In order to assure compliance with the Fiscal Policies Manual, the Mayor deems it necessary to appoint a committee to make recommendations to the City Council to maintain sustainable future budgets, avoid depletion of cash reserves and maintain compliance with the City's Fiscal Policies Manual. The committee's duties include, but are not limited to, identifying ongoing, stable revenue sources to support additional spending, and/or identifying cuts to City services. The Mayor appoints the following to serve on the committee: Jason Conley, Chuck Haase, Jeremy Jones, Vaughn Minton and Clay Schutz.

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 appointments of Jason Conley, Chuck Haase, Jeremy Jones, Vaughn Minton and Clay Schutz to the Budget Policy Committee.

Sample Motion

Move to approve the appointments of Jason Conley, Chuck Haase, Jeremy Jones, Vaughn Minton and Clay Schutz to the Budget Policy Committee.

CITY OF GRAND ISLAND, NEBRASKA
MAYOR'S ORDER #2019-1

COMES NOW Roger G. Steele, duly elected and qualified Mayor of the City of Grand Island, Nebraska, and by this Order does hereby create the Grand Island City Council Committee on Budget Policy (the "Committee"), subject to approval by a majority of the City Council.

The City Council Committee on Budget shall study and advise the City Council of the Committee's recommendations regarding the identification of ongoing, stable revenue sources to support additional spending, and/or identifying cuts to City services as necessary for maintaining sustainable future budgets, avoiding depletion of cash reserves and maintaining compliance with the City's Fiscal Policies Manual.

Subject to confirmation by the City Council, the following members are appointed to the Committee: Jason Conley, Chuck Haase, Jeremy Jones, Vaughn Minton and Clay Shutz. Committee members are appointed to terms of one year unless their terms are extended or earlier terminated as provided by City Code.


Roger G. Steele, Mayor

[attest]


RaNae Edwards, City Clerk



RESOLUTION 2019-245

WHEREAS, on August 6, 2019, 7.75 additional FTEs were approved by the City Council for inclusion in the City's FY2019-2020 budget; and

WHEREAS, City fiscal policies adopted on March 7, 2006 by City Council Resolution 2006-75 include policies for general financial objectives, budgeting, revenue, capital improvement, and debt management; and

WHEREAS, the current City property tax levy per \$100 valuation is near the maximum levy allowed by law; and

WHEREAS, City sales tax and use tax is levied at the maximum rate allowed by law; and

WHEREAS, difficult decisions must be made by the City Council regarding personnel costs, programs, and department budgets to maintain the City's historical preservation of cash reserves and comply with the City's fiscal policies adopted by Resolution 2006-75; and

WHEREAS, City Code section 2-9 provides for the creation of Council Committees, created by the mayor and approved by a majority of the Council, to advise the Council in regard to special issues; and

WHEREAS, on August 7, 2019, Roger G. Steele, Mayor of the City of Grand Island, issued Mayor's Order #2019-1 creating the Grand Island City Council Committee on Budget Policy; and

WHEREAS, the City Council Committee on Budget Policy shall study and advise the City Council of the Committee's recommendations regarding the identification of ongoing, stable revenue sources to support additional spending, and/or identifying cuts to City services as necessary for maintaining sustainable future budgets, avoiding depletion of cash reserves and maintaining compliance with the City's Fiscal Policies Manual.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL AND MAYOR OF THE CITY OF CITY OF GRAND ISLAND, creation of the Council Committee on Budget Policy is hereby approved.

BE IT FURTHER RESOLVED the City Council Committee on Budget shall study and advise the City Council of the Committee's recommendations regarding the identification of ongoing, stable revenue sources to support additional spending, and/or identifying cuts to City services as necessary for maintaining sustainable future budgets, avoiding depletion of cash reserves and maintaining compliance with the City's Fiscal Policies Manual.

BE IT FURTHER RESOLVED appointment of the following Committee members is hereby confirmed: Jason Conley, Chuck Haase, Jeremy Jones, Vaughn Minton and Clay Shutz.

Approved as to Form	□
August 9, 2019	□ City Attorney

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item I-4

#2019-216 - Consideration of Approving Proposal for the 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: August 13, 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, Grand Island, Nebraska	\$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.



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

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **CHIEF CONSTRUCTION COMPANY**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for proposals to be published for *BURDICK STATION MAINTENANCE BUILDING*; and

WHEREAS, the City, in the manner prescribed by law, has evaluated the proposals submitted, and has determined the aforesaid Contractor to be the responsible proposer, and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's proposal, portions thereof being attached to and made a part of this contract.

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

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "Agreement" or the "Contract Documents";

1. This Contract Agreement.
2. Chief Construction Company's proposal signed and dated June 25, 2019 and revised scope, including detailed work plan, project schedule and fees for services.
3. City of Grand Island's proposal for this project.

In the event of any conflict between the terms of the Contract Documents, the provisions of the document first listed shall prevail.

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

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of **One Million Seven Hundred Forty Thousand Six Hundred Thirty-Seven and no/100 Dollars (\$1,740,637.00)** for all services and work covered by and included in the contract award and designated in the foregoing Article II; payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

The total cost of the Contract includes labor and materials, including sales tax:

Base Bid:	\$ 1,740,637.00
Total	\$ 1,740,637.00

Option 3 Contractor

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

ARTICLE IV. The Contractor hereby agrees to act as agent for the City. The invoice for contractor's services will be paid after approval at the next regularly scheduled City Council meeting and occurring after departmental approval of invoice. The City Council typically meets the second and fourth Tuesday of each month. Invoices must be received well in advance of Council date to allow evaluation and processing time.

ARTICLE V. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

GRATUITIES AND KICKBACKS

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

CHIEF CONSTRUCTION COMPANY

By _____ Date _____

Title _____

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____
Mayor

Attest: _____
City Clerk

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

Attorney for the City

Date _____

July 15, 2019

Revised Scope of Work for Burdick Station Maintenance Building RFP**General Conditions**

- Full time site superintendent
- Fully implemented and supervised OSHA Safety Program
- Temporary electrical power
- Temporary sanitary facilities
- Job-site office and storage
- Builder's Risk and General Liability Insurance
- Dumpsters and cleanup
- Performance Bond
- Sales Tax

Design & Engineering

- Coordinating Professional fees as required by statute
- Structural, mechanical and electrical engineering
- Soil borings and analysis
- Soil and concrete testing
- Permits for building construction

Site Work & Demolition

- Removal of existing cooling tower foundations and slab at perimeter building footings
- Removal of existing stair tower footings
- Demo cooling tower drain
- Demo steel water lines to pumps
- Removal of chlorine building
- Removal of existing slabs at flume for new storage basin detail
- Strip existing limestone rock in construction area and stockpile for later use
- Spread crushed limestone at completion of project
- Fill cooling tower basin with approximately 3' of clay fill to 97% compaction
- Grade at exterior of building to existing grades. 5% slope maximum at North, South, and West sides.
- Raise (3) existing storm sewer inlets to match new drainage grades. New rings to be installed with new man hole steel ring. Existing grates to be re-used.
- 280 sq ft of 8" thick building approach
- 1,220 sq ft of 6" thick concrete for parking and drives
- 1,062 sq ft of 4" thick concrete sidewalk
- Parking lot striping and (1) ADA parking sign
- Joint sealing of all expansion and control joints for paving and sidewalks
- Downspout drain system to connect all downspouts in underground pipe and connect to existing storm sewer

Concrete

- Reinforced concrete foundations as designed by a licensed Structural Engineer, including anchor bolts and all steel reinforcement are included.
- The design of this foundation assumes an allowable soil bearing pressure of 2,000psf. If the results of the Geotechnical Investigation show a variation in the allowable soil bearing pressure, the foundation design will need to be modified and additional expense could be incurred.
- 6" thick concrete floors in Maintenance Bay and Instrument/Electrician Shop
- 4" thick concrete floors in Office
- Structural Stoops at wall walk doors
- (4) 6" DIA bollard posts at each overhead door
- Polycast trench drains with heavy duty grates as shown on preliminary drawings.
- 8" hollow core deck with 4" topping above storm shelter
- Concrete Storage Basin:
 - Infill of existing opens in lid
 - Form and pour concrete in existing openings for lid and sluice gates
 - Coat interior of existing basin with Tnemec Series 217 at 1" maximum depth for repair and top coat with Tnemec Series 22 at 40DFT

Masonry

- Allowance for brick fascia as shown on preliminary drawings.
- 8" CMU at storm shelter up to concrete deck at 10'-0" A.F.F. grouted full with reinforcement

Chief Pre-Engineered Building

- See preliminary plans for dimensions, eave heights, etc.
- 26 gauge colored AP Wall Panel (35 year Ultra-Kote Premium Wall Panel Finish Warranty)
- 24 gauge MSC Standing Seam Roof Panel (35 year Ultra-Kote Panel Limited Warranty)
- 20psf roof live load, 30psf roof snow load, 25psf ground snow load, 5psf collateral load for lighting, ductwork, partial suspended ceiling, fire sprinklers and insulation
- 120mph basic wind load, Exposure C
- Factory Mutual Wind Uplift Rating (FM 4471) – Roof Panel only, does not apply to wall panels. Class 1-90, Roof panel attachment in the edges and corners are "enhanced" per FM 1-31, utilizing a maximum 1/2 and 1/3 times the purlin spacing in the field of the roof for the perimeter and corners respectively. All other building components including purlins, girts, wall sheeting, and main wind-force resisting systems (MWFRS) shall be designed (only) in accordance with the specified building code.
- (1) 50' below eave canopy with 4' projection. 24 gauge MSC Standing Seam roof panel, 24 gauge FSP soffit panel
- (10) 2'-0" x 10'-0" MSC light transmitting panels
- 8' high liner panel in Maintenance Bay and Instrument/Electrician Shop, 29 gauge CS Standard Color
- Full height partition running full length of building. Sheeting full height (1) side and 8' high on opposite side
- Full height partition wall above Operation Room in Instrument/Electrician Shop.
- Gutter and downspouts at each sidewall
- Loading, crane rails and brackets for (1) 5 ton underhung bridge crane as shown on plan

Thermal & Moisture Protection

- Roof insulation – R35 Simple Saver System with white reinforced vapor barrier
- Wall insulation – R25 Simple Saver System white reinforced vapor barrier
- All interior walls to have sound insulation
- All floors to have 10 mil Stego-Wrap vapor barrier

Doors & Windows

- All exterior doors to be hollow 18 gauge hollow metal doors and 16 gauge hollow metal frames with commercial grade hardware including electric strike with RFID card readers
- Interior doors into Maintenance Bay and Instrument/Electricians Shop to be hollow 18 gauge hollow metal doors and 16 gauge hollow metal frames with commercial grade hardware
- All interior Office doors to be pre-finished solid core wood doors with hollow metal frames and commercial grade hardware
- Operations Room/Storm Shelter door to be FEMA rated
- All overhead doors to be CHI Model 3241 insulated doors with (3) 24" x 12" insulated windows and electric operators with (2) remotes
- All storefront doors and windows to be Kawneer or equal
- Storefront entrance to be medium style door frame with offset pivots, rim panic device, electric strike, closer, threshold, sweeps and weatherstripping
- All storefront exterior glazing to be 1" bronze insulated low-e glazing
- Interior storefront glazing to be ¼" clear tempered

Interior Finishes

- Office area interior walls to be framed with metal studs, covered with 5/8" drywall taped and finished and painted
- Office area will have 2'x2' suspended acoustical grid ceiling
- Flooring to be carpet tile in Office and Conference Room, LVT in remainder of Office Space
- Rubber base to be installed in all areas with drywall (not in area with liner panel)
- Floor in Maintenance Bay and Instrument/Electrician Shop to be epoxy finish using Sherwin Williams General Polymers 3746 high performance epoxy with Hi-Solids urethane top coat
- Floor in Mech/Elec to be sealed concrete

Specialties

- Toilet accessories to include paper towels dispensers, toilet paper holders, mirrors, grab bars, and soap dispensers
- 10lb fire extinguishers as required by code – Extinguishers in Office area to be in recessed cabinet

Equipment

- (1) 5 ton single girder underhung bridge crane
- 31 span
- 100FPM bridge speed
- Power festoon
- 90 Amp Duct-O-Wire 4 bar electrical system

Fire Sprinkler System

- Complete wet pipe fire sprinkler system throughout designed per requirements of NFPA 13 and Nebraska State Fire Marshal. Sprinkler heads will be plain brass finish in areas without ceiling and recessed chrome or white in areas with ceiling.
- Sprinkler system designed for Ordinary Hazard Group Occupancy

Plumbing

- 6" DI water main tapped from existing 6" main on North side of building
- 1 ½" Domestic water main
- 4" PVC sanitary sewer service from new building to pre-packaged 2 pump with alarm sump pump and bored with 250' of 2" lin to existing grass area South of existing building and tapped into existing sewer line
- (1) each ADA toilet in Men's and Women's Restrooms
- (1) ADA urinal in Men's Restroom
- (1) each ADA wall hung lavatories in Men's and Women's Restrooms
- (1) ADA water cooler
- (1) double bowl tub sink
- Sanitary sewer connection from trench drain to existing oil separator South of building
- Hookups for Break Room sink, and ice maker
- (1) 40 gallon electric water heater
- (1) Fiberglass mop sink Warehouse
- (2) interior hose bibs and (2) exterior hose bibs at ends of drive through bay and (1) hose bib at center of drive through bay
- Provide 6" DI water line with back flow preventer stubbed 5' outside of building for chilled water at Mobile Water Treatment
- Provide 4" PVC sewer line from Mobile Water Treatment to connect to sanitary sewer
- Provide stainless steel fill and suction lines for de-mineralized water using 4" 304 or 316 stainless steel pipe. (1) line from Mobile Water Treatment System to Pumping Station, (1) line from Pumping Station stubbed 20' South of the building for GI Utilities to connect, (1) line from Pumping Station to 1' inside Storage Basin, and (1) line from Pumping Station to bottom of Storage Basin. Pipe to be stubbed up 1' above new building floor.
- Gas piping to mechanical equipment on 2lb system. Tie onto riser with 500lb by 2lb regulator provide by City of Grand Island. All tapping and service with regulator by City of Grand Island.

HVAC

- Office and Operations to have 80,000 BTU 96% gas furnace and 4 ton 13 SEER Condenser, with Aprilaire humidifier, fresh air duct and damper, and digital thermostats
- (2) bath fans duct to outside
- Instrument/Electricians Shop to have 60,000 BTU 96% gas furnace and 3 ton 13 SEER condenser, with Aprilaire humidifier, and digital thermostat
- Maintenance Bay to have (2) 125,000 BTU 50' tube heaters with hangers, flue piping, intake piping and thermostats
- Maintenance Bay to have Tox-Alert system with sensors and alarm with exhaust, intake, and louvers.
- All necessary registers, grilles, ductwork, and duct wrap

Electrical

- All work per 2017 NEC
- All electrical work per specs & drawings listed above
- New Light Fixtures as shown including conduits, fittings, & wire. To Include
- 18 – 2x4 LED Linear Fixtures
- 12 – Round 18L High Bay LED Fixtures
- 14 – Round 30L High Bay LED Fixtures
- 2 – 4' LED Strip Light Fixtures
- 9 – Emergency Lights w/Battery Pack
- 4 – Exit Lights
- 6 – 6" LED Can Lights
- 1 – 4" LED Can Light
- 2 – 2 Lamp Vanity Lights
- 3 – Exterior Wall Lights
- New LED occupancy Sensors & dimmers for ALL new fixtures including all conduits, & wire
- New 200amp 277/480volt service to new building with conduit and wire fed from existing Electrical Building. New 277/480volt 42 circuit panel board, 1- new 75KVA transformer, 1 – 120/208volt 42 circuit panel board. New 200 amp bucket to connect feeders is NOT included. New bucket will need to be engineered and supplied by Eaton Manufacturing.
- All shown receptacles including all necessary conduits & wire
- 1 – Floor Box & cover in conference room with all necessary conduits, wire, & devices
- Connections to Mechanical Equipment such as pump panel, welder outlet, & compressor outlet
- Connections to Overhead Crane
- Rough in for security card readers, door strikes, & door contacts
- Rough in for data/telephone as shown on drawings. This includes 2 new 2" conduits trenched in from
- Existing Duct Bank for Future Fiber Cables
- Temp power fed from existing 480volt power from Warehouse

Well Enclosures

- (2) 16' x 20' single slope rigid frame buildings
- 8' low eave height with 2:12 roof pitch
- 26 gauge colored AP Wall Panel (35 year Ultra-Kote Premium Wall Panel Finish Warranty)
- 26 gauge CS Roof Panel (35 year Ultra-Kote Panel Limited Warranty)
- 20psf roof live load, 30psf roof snow load, 25psf ground snow load, 5psf collateral load for lighting, ductwork, partial suspended ceiling, fire sprinklers and insulation
- 120mph basic wind load, Exposure C
- Gutter and downspouts at low sidewall
- (1) wall to have ¾" AC plywood liner full height painted white semi-gloss on both sides
- (1) 3070 hollow metal door and frame with hardware per specification in each building
- (2) 3' x 3' aluminum insulated sliding windows in each building
- (1) 12" x 12" access panel per specification in each building
- (1) 2'-6" x 3'-0" roof hatch per specification in each building
- Reinforced concrete foundations as designed by a licensed Structural Engineer, including anchor bolts and all steel reinforcement are included.

[Type here]

- The design of this foundation assumes an allowable soil bearing pressure of 2,000psf. If the results of the Geotechnical Investigation show a variation in the allowable soil bearing pressure, the foundation design will need to be modified and additional expense could be incurred.
- 6" thick concrete slab around existing wall foundation
- Structural Stoop at wall walk door
- 6" thick concrete sidewalk around building as shown on plan
- Fine grade around building and sidewalks

Exclusions:

- ~~Sales Tax~~
- De-Watering if required
- Removal and replacement of any unsuitable soils
- Connection of electrical service feeders inside existing Electrical Building
- Tap to existing gas service
- Furniture or window coverings
- Casework and furnishings, appliances
- Office equipment
- Any item not specifically referenced in this proposal

Total: \$ 1,740,637.00

Option: Delete 12' from length of building. Space to be taken out of Maintenance Bay and Instrument/Electrician Shop:

Delete: \$ 20,824.00

Material Allowances:

Brick: \$ 0.65 per brick

Carpet Tile: \$20.00 per square yard

LVT: \$3.75 per square foot

Floor Epoxy: \$ 20,616.00 total for labor and material

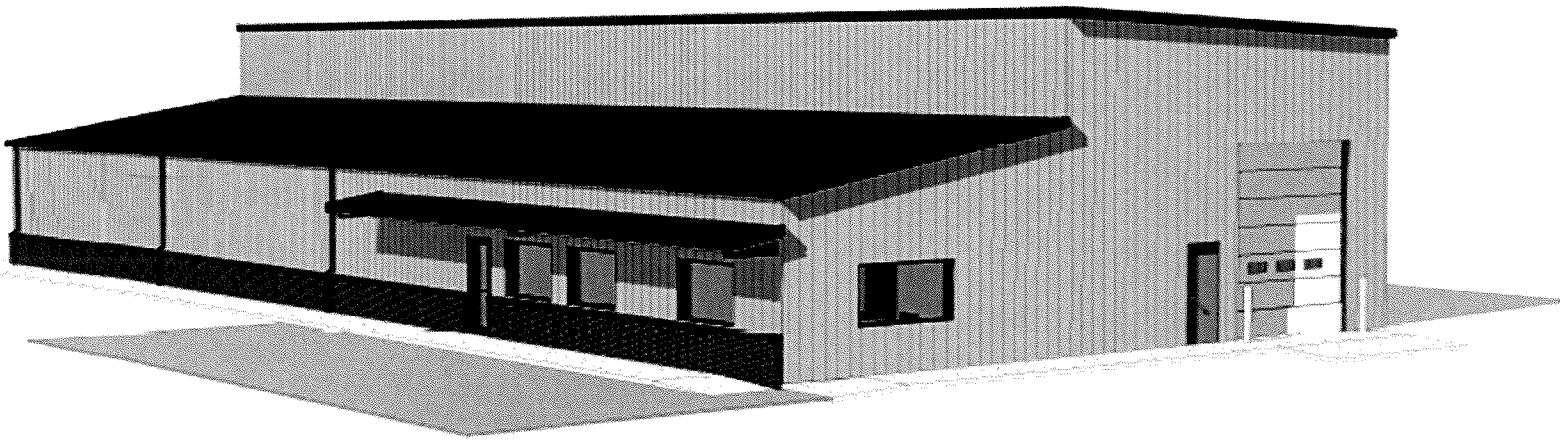
Submitted By: Chief Construction _____

Signature: _____

Printed Name: Lynn Johnson _____

Title: Project Manager _____

Date: _____



**Burdick Station Maintenance Building
Request for Proposal
June 25, 2019**





June 25, 2019

Lynn Mayhew-Assistant Utilities Director
City of Grand Island
City Hall
100 East 1st Street
Grand Island, NE 68802

RE: Request for Proposal - Burdick Station Maintenance Building

Dear Lynn Mayhew,

As a local Grand Island business, our team has a keen pulse on the current and future direction of Grand Island and can provide focused insight on development and construction. For more than 65 years, Chief Construction, a subsidiary of Chief Industries, has been providing construction services throughout Central Nebraska. Our organization provides numerous benefits to our clients such as our tenured and experienced team, a financially stable company and skilled disciplines to help control the cost and schedule of the build. Our level of expertise and relationships is second to none in the region. We are dedicated to our clients and we are built around the goal of becoming a trusted advisor.

Chief Construction has continued to grow and expand our services over the last 60 years including alternate delivery methods and structure types, including conventional steel, wood and precast framed structures. Within the last three years, our project volume has increased over 300%. To aid in that aggressive growth, we have selected additional team who include several key managers and superintendents that bring experience from other national firms. We have nine specialized project managers, over a dozen superintendents along with self performing concrete, steel, carpentry and electrical crews that allow us to take on small and large projects with ease. Chief Construction also works hand in hand with our sister division of Chief Buildings, who designs and manufactures metal building systems for commercial and industrial applications based on specific customer requirements. This partnership allows us to shorten material lead times.

Our team brings exceptional value to the pre-construction process and can offer value engineering solutions for the overall benefit of the project, budget and schedule. Our project managers, superintendents and crew members are efficient in delivering projects on time and within budget. Our team looks forward to building your vision and we are prepared to move forward with the project upon a notice to proceed. The focus of each project is to keep the best interests of the stakeholders in mind and deliver an exceptional facility that impresses and exceeds expectations. Our emphasis on innovation and value engineering methods provides tangible value to our clients.

Sincerely,

A handwritten signature in cursive script that reads "Roger Bullington".

Roger Bullington, P.E.
President & General Manager of Construction & Development
Chief Construction Company
3935 Westgate Rd
Grand Island, NE 68803
P: (308) 389-7288
F: (308) 389-7393
roger.bullington@chiefind.com

*OUR **MISSION** IS TO PROVIDE UNPARALLELED PERSONAL
ATTENTION TO MEETING THE NEEDS OF OUR CUSTOMERS
WHILE TREATING ALL STAKEHOLDERS WITH DIGNITY AND
RESPECT, THEREBY ENSURING OUR STRENGTH AND STABILITY.*

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A. QUALIFICATIONS & EXPERIENCES OF THE DESIGN-BUILD CONTRACTOR

QUALIFICATIONS:

In over 65 years of business, Chief Construction has established itself as an industry leader in the design and completion of commercial, industrial, medical and housing construction projects throughout the Midwest. From our experienced concrete and steel crews, architectural design team, project managers, project superintendents and support personnel, to our commitment to pursue the latest technologies and innovations, we are constantly striving to achieve the pinnacle of customer service and construction quality for an efficient price. Our team prides ourselves on our attention to detail, commitment to great quality, vision and delivering on our promises.

- We offer complete turnkey construction services for a wide variety of building applications, featuring professional consultants and field operation supervision.
- Our diverse and extensive project list includes structures from 2,000 to 400,000 sq. ft. and is made up of commercial buildings, manufacturing facilities, medical complexes, schools, churches, strip malls, and more.
- Our projects are located throughout the United States Midwest area. We have also served several Fortune 500 companies.
- Our 65+ years of experience gives us expertise in all stages of construction, from design to move-in readiness.
- Our responsiveness to emerging technologies and ever-changing market trends allows us to bring value and unprecedented insight to projects.
- As a member of the Associated General Contractors of America, Chief Construction stays at the forefront of industry updates and trends.

Financial Strength & Stability

Chief Industries, Inc. and Chief Construction takes pride in our financial strength and stability as a company. Chief Construction's operations have steadily grown over the past 65 years and we have grown exponentially over the past three years. Chief Construction has a strong reputation for timely and complete payment to sub-contractors giving project owners security from payment disputes and lien protection. This also allows us to more confidently negotiate contracts and deliver more projects on time and at or under budget.

Bank Reference and Contact
Wells Fargo
Bill Weber, Relationship Manager
1248 "O" Street
Lincoln, NE 68508
Phone: (402) 450-7706
Email: Bill.K.Weber@wellsfargo.com

Work Completed

Chief Construction Company has never failed to complete work for which a contract was issued nor has it ever defaulted on a protective bond.

Self-Performed Work Versus Bid Work

Chief Construction has assumed the responsibility of solely filling the function of a construction manager for a variety of projects as well as taking on projects where the team has a dual role of construction manager as well as performing portions of the work. Our philosophy is to deliver the best product possible to the owner and end users. We have the capability to self-perform various scopes of work with the approval of the owner group. We will provide competitive pricing for Chief Construction's self-performed work to be compared to sub-contractors bids and be evaluated by the owners group to determine the best solution for the project. Our team keeps quality, project schedule and budget at the top of our minds when qualifying contractors for projects. Only those contractors who best meet the criteria will be selected to perform the work.

EXPERIENCES:



Roseland Fire Hall - Roseland, NE

Size: 9,600 square feet

Project Type: Design Build

Project Status: Completed
March 2018

Contract Amount: \$846,500

Owner: Roseland Rural Fire Protection
District

Owner Contact:
Kirk Feeney
308-258-2073
kirk@novatech-inc.com

DESCRIPTION

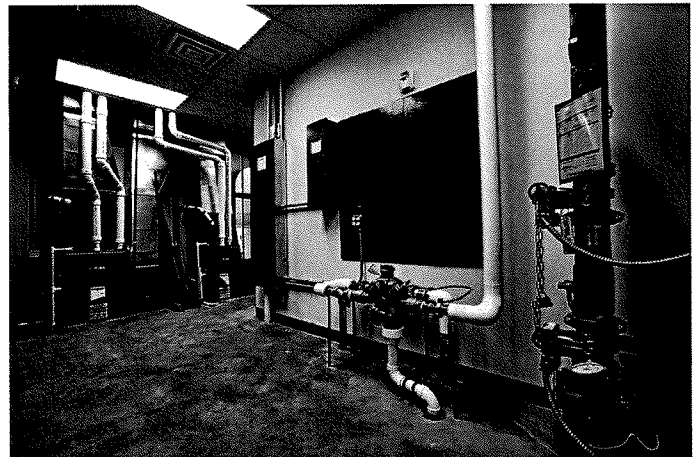
Roseland Fire Hall is a 9,600 square foot pre-engineered steel building with design elements included to ensure life-cycle cost effectiveness. The building includes a vehicle/equipment storage room, restrooms, kitchen/serving area, mechanical/utilities/washer/dryer/shower room, an office, entryway and training room. Due to a well-maintained schedule and budget, the project was completed on-time and under budget.

Project Requirements:

- Design Build
- New Construction
- Vehicle Storage
- Office Space
- Training/Multi-purpose Room

Project Team:

- Project Manager
 - Gary Peters
- Project Superintendent
 - Troy Paxton





Oregon Trail - Fairfield, NE

Size: 39,000 square feet

Project Type: Design Build

Project Status: Completed
August 2015

Contract Amount: \$3,800,000

Owner: SEC Evergreen, LLC. / Oregon Trail
and Equipment

Owner Contact:
Mike Kongs
785-562-2346
mikek@oregontraileq.com

DESCRIPTION

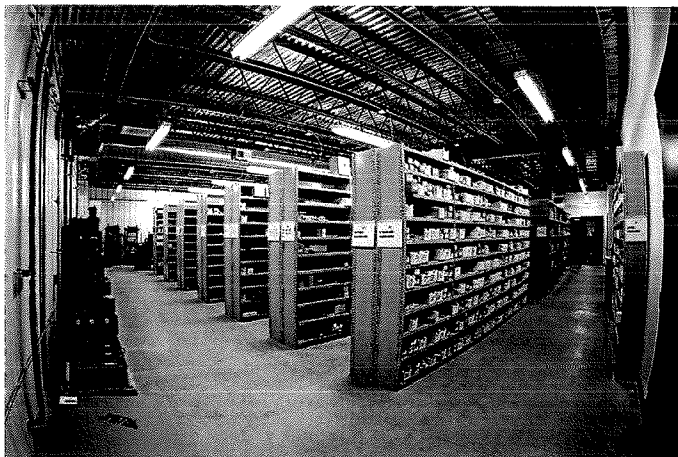
Landmark Implement built a new facility in Fairfield, NE, expanding the John Deere dealership. The 39,000 square foot, design build dealership is comprised of a service area, parts, office space, a large showroom, bathrooms and multiple offices. The large mechanics space is illuminated with T-5 high bay fixtures to provide a well-lit work environment. In addition to the mechanics space, the facility also has retail space and office space that was fitted with the needed electrical components and data cabling.

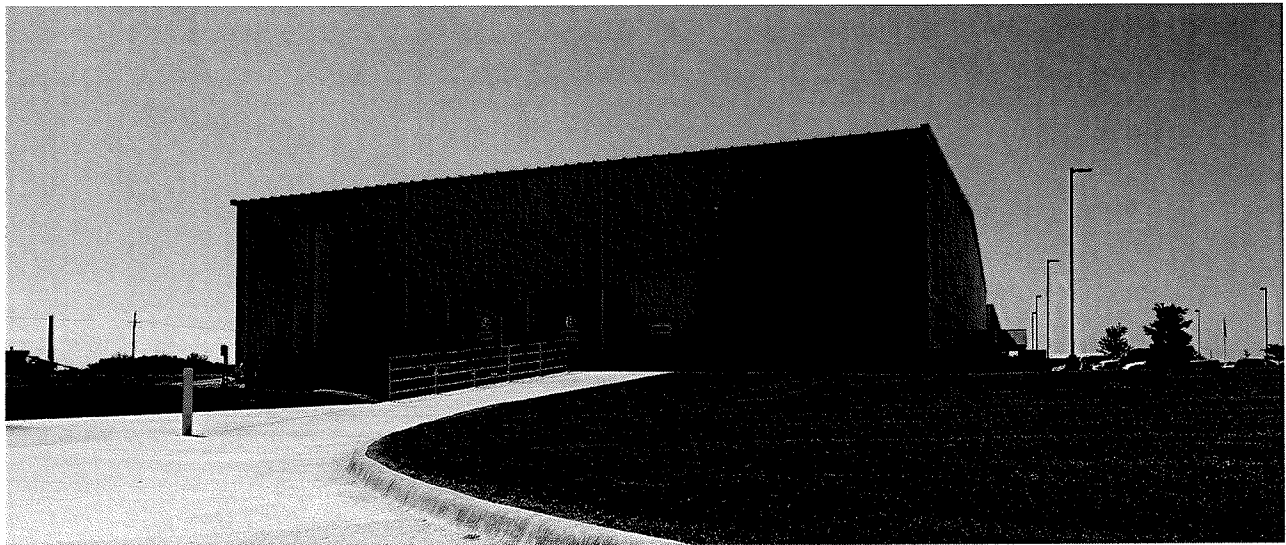
Project Requirements:

- Design Build
- New Construction
- Space Requirements

Project Team:

- Project Manager
 - Chad Micek
- Project Superintendent
 - Ken Hoban





Nova Tech - Grand Island, NE

Size:

Phase 1: 33,000 sq ft

Phase 2: 22,000 sq ft

Project Type: Design Build

Project Status:

Phase 1: August 2015

Phase 2: March 2017

Contract Amount:

Phase 1: \$2,573,548

Phase 2: \$5,838,123

Owner: Nova Tech

Owner Contact:

Gary Thesenvitz

308-381-8841

gary@novatech-inc.com

DESCRIPTION

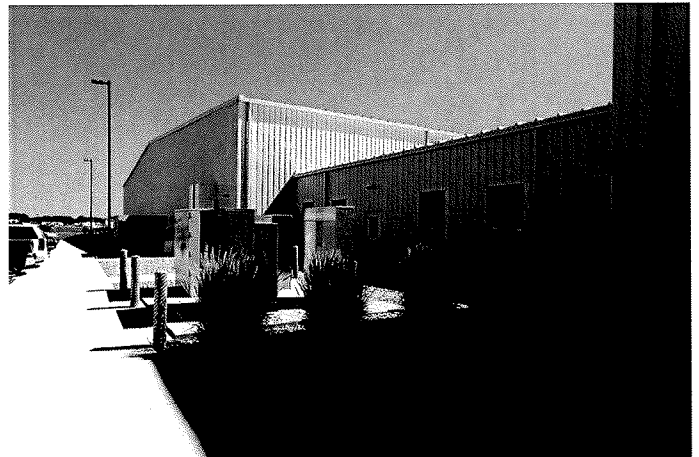
Chief Construction has worked with Nova-Tech on two different phases of builds. The first phase included the build out of the 33,000 square foot temperature controlled warehouse and was completed in August of 2015. The new warehouse has undergone temperature control mapping and testing to ensure that the environment is ideal for storage. Phase two included a 22,000 square foot facility that is now home to additional manufacturing lines. This space required precision in every aspect of the build. The facility is designed and operates under Current Good Manufacturing Practice (CGMP) standards to ensure all clean/sterile standards are met.

Project Requirements:

- Design Build
- New Construction
- Warehouse space

Project Team:

- Project Manager
 - Rob Rasmussen
- Project Superintendent
 - Jace Kluver





Rich and Sons Camper - Grand Island, NE

Size:

Phase 1: 13,200 sq ft

Phase 2: 11,770 sq ft

Project Type: Design Build

Project Status:

Phase 1: 2015

Phase 2: May 2018

Contract Amount:

Phase 1: \$1,011,565

Phase 2: \$760,098

Owner: Rich and Sons Camper

Owner Contact:

Nick Staab

308-384-2040

nick.staab@richsonsrv.com

DESCRIPTION

Chief Construction has completed two builds with Rich and Sons Camper. To prepare for construction, the 4.5 acre site had to be developed. This included 80,000 sq ft of paving, approximately 1,800 feet of security chain link fencing, gates, site drainage and landscaping.

The first build consisted of a 13,200 square foot PEMB RV service facility. The project is located within the Platte Valley Industrial Park development. Phase 1 of Rich and Sons Camper facility is comprised of 4 service bays, 1 wash bay, storage area and a shop office.

The second phase included an addition of 11,770 square foot facility. This addition consists of 8 full service work bays and one drive through wash bay for full size RV's.

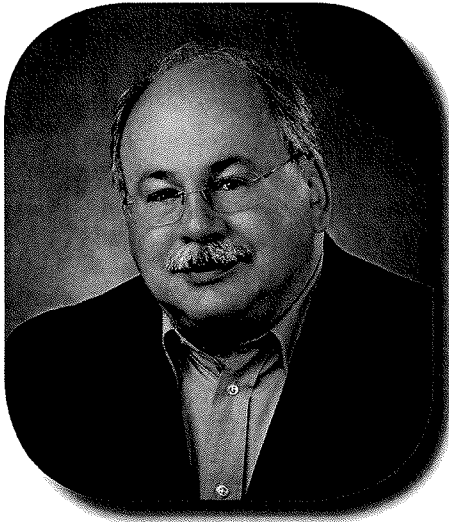
Project Requirements:

- Design Build
- New Construction
- Vehicle Storage
- Office Space
- Project Manager

Project Team:

- Project Manager
 - Rob Rasmussen (Phase 1)
 - Lynn Johnson (Phase 2)
- Project Superintendent
 - Reggie Goertzen (Phase 1)
 - Ken Hoban (Phase 2)

B. QUALIFICATIONS & EXPERIENCES OF THE DESIGNATED ARCHITECT



Brad Brandenburg *Architect*

Brad Brandenburg joined Chief Construction as the architect and Drafting/Design Manager in 2005. Brad is a Registered Professional Architect by the state of Nebraska and is certified by the National Council of Architectural Registration Boards. He received his Bachelors of Architecture from the University of Idaho prior to working as a project architect and architect for various organizations.

Today, with over 25 years of professional experience, Brad oversees the drafting/design team providing guidance and insight into our drawings and plans. He is also a very active member in the community, having served as a board member for the First United Methodist Church and the Heartland Amateur Radio Association.

Contact Information

Phone: 308-389-7203

Email: brad.brandenberg@chiefind.com

Employment Experience

Chief Construction, Grand Island, NE

Architect and Drafting/Design Manager (2005 - Present)

Bradley E Brandenburg + Associates, P.C., Lexington, NE

Principal in Charge (2000 - 2005)

Joseph R. Hewgley and Associates, Inc., North Platte, NE

Staff Architect (2000 - 2001)

Tagge Engineering Consultants Inc., Holdrege, NE

Architect (1996 - 2000)

Peters & Associates Architect, P.E., Omaha, NE

Project Architect (1995 - 1996)

Education

Bachelors of Architecture

- University of Idaho

Professional Registration

Registered Professional Architect in the state of Nebraska

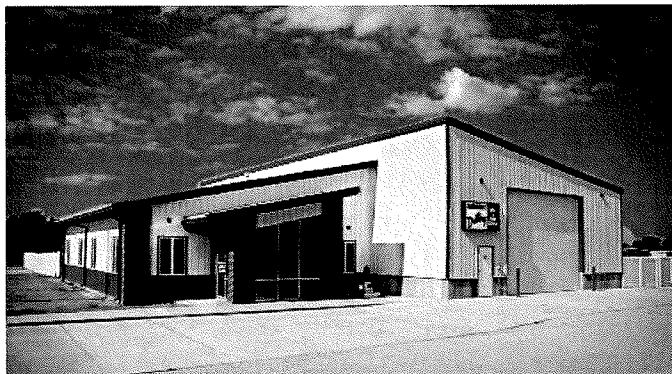
Relevant Projects

Sargent Drilling, Aurora, NE

- Role: Architect

Byron Community Center, Byron, NE

- Role: Architect



C. QUALIFICATIONS & EXPERIENCES OF THE DESIGNATED PROJECT MANGER



Lynn Johnson *Project Manager*

Born and raised in Wilcox, Nebraska, Lynn received his Bachelor of Science in Industrial Management from the University of Nebraska at Kearney. Upon graduation Lynn worked for a regional Design Build General Contractor based in Kearney, NE focusing on commercial and industrial projects. Lynn's responsibilities included coordinating projects from conception and preliminary design through final completion as well as managing additional estimating staff. Lynn joined the team at Chief Construction Company in 2004 as a Project Manager where he is responsible for sales, estimating, project development, and project management. Lynn has over 25 years of experience in Design Build Construction, completing numerous projects throughout the Central Nebraska area.

Lynn will be in charge of daily project management during construction, working closely with the project superintendent and on-site staff. He will review construction details to help our estimating team qualify the abilities and resources of interested subcontractors. Lynn will also be responsible for all project data and will coordinate efforts with the superintendent to communicate with subcontractors, project Owner's representatives, design team and the community regarding the job site progress. He will focus on maintaining the budget and schedule from concept planning through punch-list completion.

Contact Information

Phone: 308-627-6687

Email: lynn.johnson@chiefind.com

Experience

Chief Construction, Grand Island, NE

Project Manager (2004 - Present)

Interstate Structures, Inc., Kearney, NE

Estimating Manager / Project Manager (1992 - 2004)

Certifications

- Safety & OSHA certified

Education

Bachelor of Science in Industrial Management

- University of Nebraska at Kearney

Relevant Projects

Byron Community Center, Byron, NE

- Role: Project Manager



Rich and Sons Camper, Grand Island, NE

- Role: Project Manager



D. DESIGN APPROACH & UNDERSTANDING OF THE PROJECT

Design Approach:

Chief Construction understands that relationships are the foundation of all strong partnerships. It is our goal to begin each project with a complete understanding of the vision, needs and likes of the owners as well as the end users. With this knowledge, our team would be best prepared to design and construct a facility that will exceed expectations and provide full functionality for years to come.

Our design philosophy is to empower all stakeholders to work together toward a vision that collectively brings everyone's needs and wants into perspective. We will integrate the ideas and suggestions into a design that will satisfy the group's end goal while maintaining the budget and projected schedule. The end design will provide a solution that respects the group's vision and mission. This highly collaborative process will be the hallmark of our integrated project delivery model, and we will apply our technology systems, knowledge and experience to ensure we operate efficiently and effectively.

Initial project schedules and budgets are derived from schematic drawings utilizing Chief Construction staff's vast construction knowledge, historical cost information, specialized vendor assistance and proper allocation of contingency funds. The foundation of this baseline budget and schedule is created by using specific quantities for the various scopes of work extracted from the design drawings. In between these budget and schedule updates, Chief Construction will actively attend and provide feedback to the primary stakeholders regarding constructability issues including potential cost and schedule impacts.

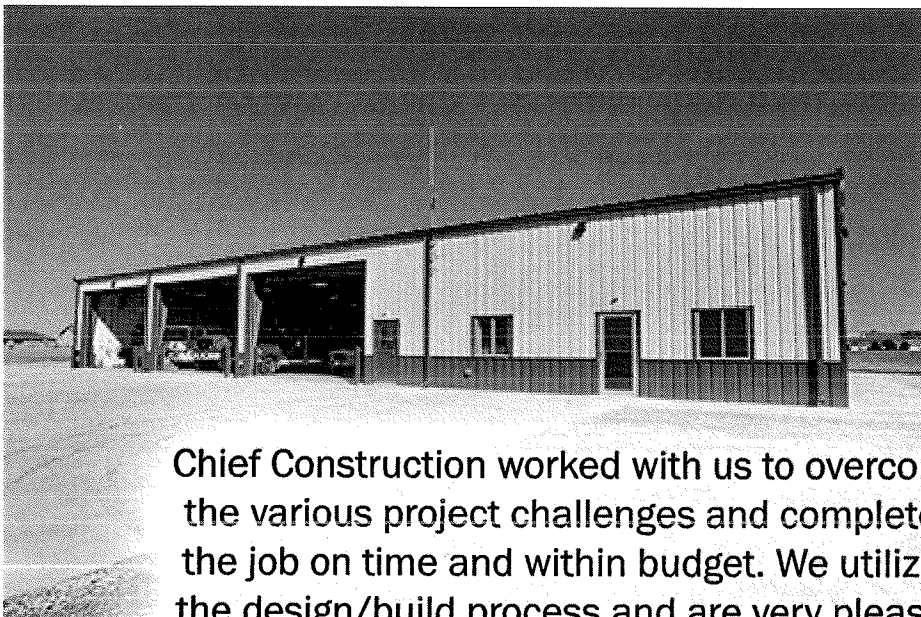
Chief Construction will work with the City of Grand Island as a single, unified team to ensure all bases are covered, all problems are resolved and the project moves forward efficiently. Together, our team can deliver unique solutions to your specific build, ensuring value engineering methods are considered each step of the way.

Design Process:

1. Chief Construction will work with Owner's Team to define the "Needs and Goals" of the new facility and analyze all design and construction issues involving feasibility and cost.
2. Chief Construction will set a budget based on preliminary drawings and pre-defined scope of work.
3. Chief Construction will establish project master schedule with milestone dates.
4. Chief Construction will work with the Owner's Team to finalize preliminary drawings and scope of work including the following:
 - a. Site plans
 - b. Floor plans and elevations with proposed exterior and interior finish materials
 - c. Room finish schedules and door schedules
 - d. Defined scope for Mechanical, Electrical, and Special Systems
 - e. Defined scope for miscellaneous items, casework, fixtures, door hardware, etc.
5. Chief Construction will provide value engineering as necessary during final design process.
6. Chief Construction will buy out any long lead items during phased solicitation process.

Understanding of the Project:

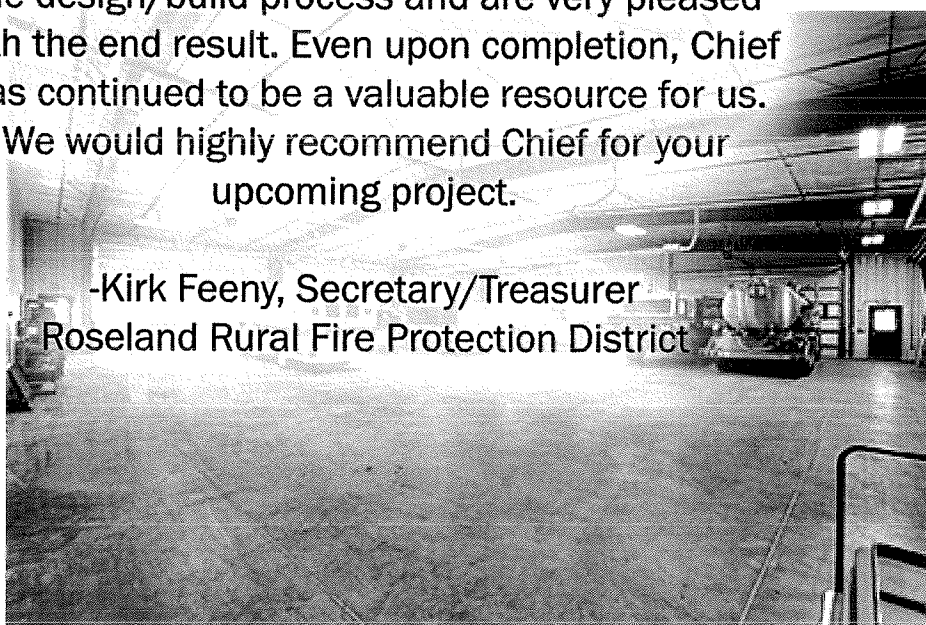
1. Chief Construction has reviewed all relevant information to the scope of the work and addressed issues related to existing conditions, demolition of existing cooling tower foundations, utility connections, and site work.
2. Chief Construction is familiar with all aspects of building construction and design and has done numerous facilities similar in nature.
3. Chief Construction has visited site to verify all existing conditions
4. Chief Construction has reviewed all information and scope of work with proposed subcontractors and suppliers to verify RFP requirements



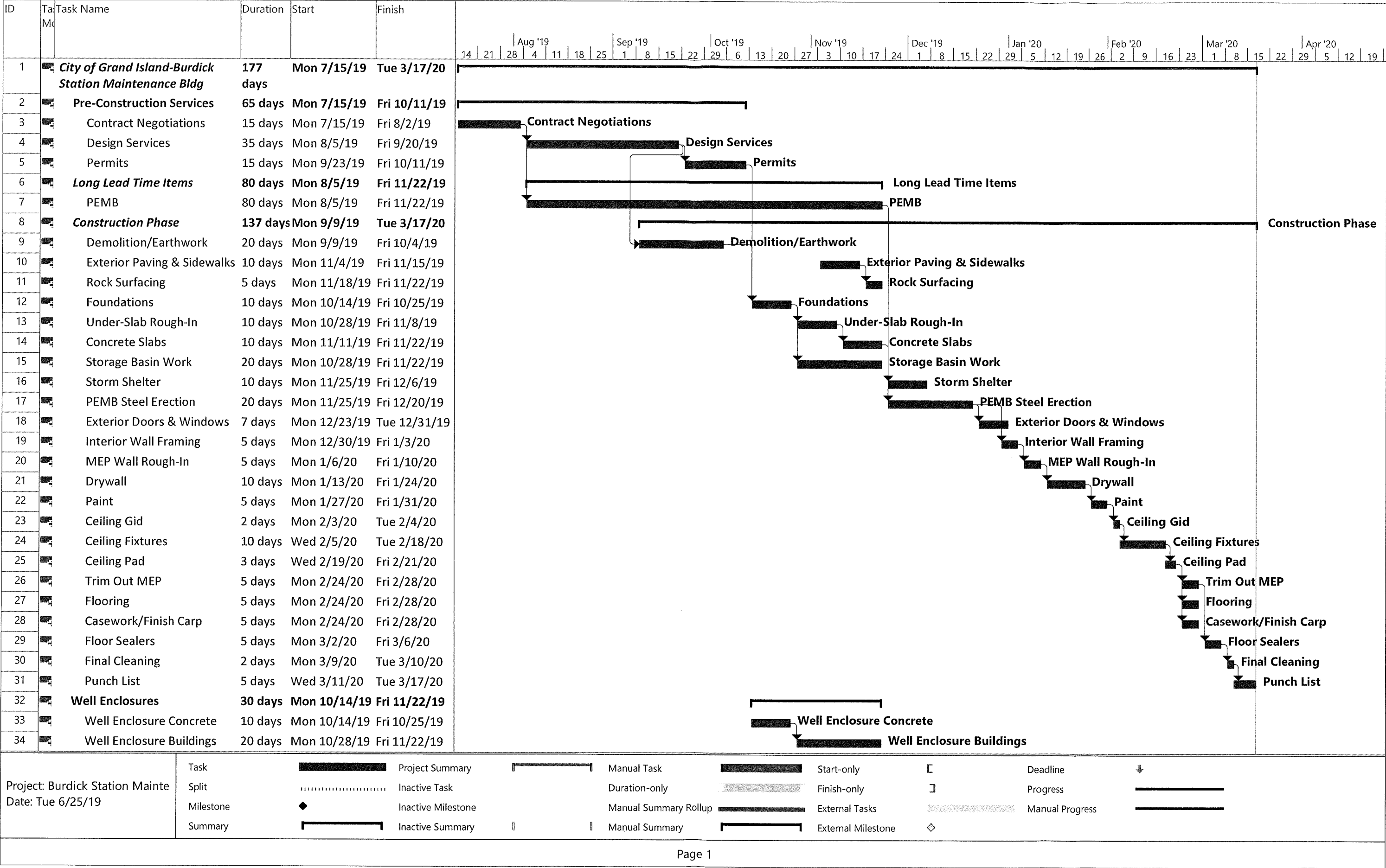
Chief Construction worked with us to overcome the various project challenges and completed the job on time and within budget. We utilized the design/build process and are very pleased with the end result. Even upon completion, Chief has continued to be a valuable resource for us.

We would highly recommend Chief for your upcoming project.

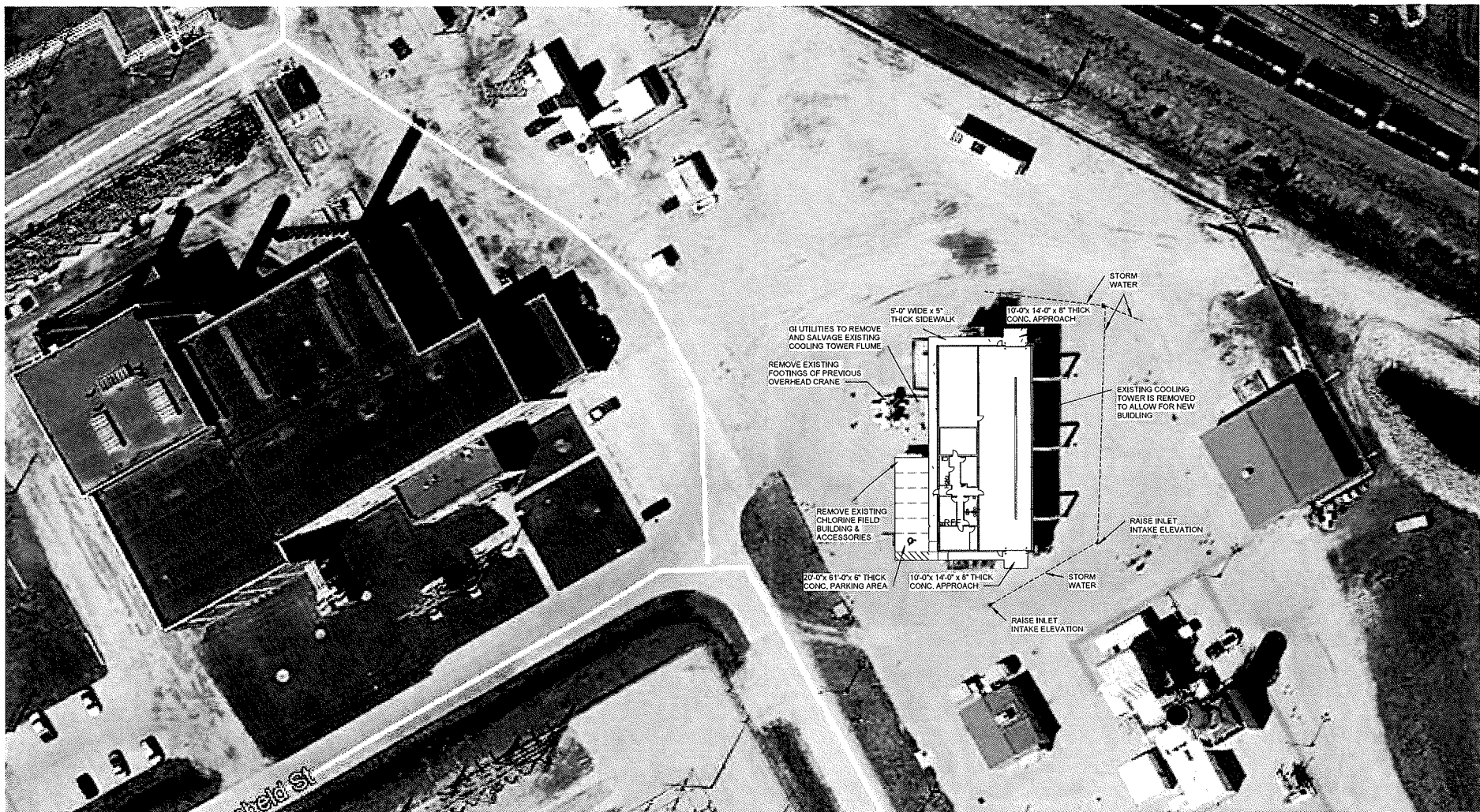
-Kirk Feeny, Secretary/Treasurer
Roseland Rural Fire Protection District



E. PROPOSED SCHEDULE



F. PROPOSED RENDERING AND LAYOUT



SITE PLAN
1" = 40'-0"

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No.	Description	Date

NOT FOR CONSTRUCTION

DESIGN/BUILD — GENERAL CONTRACTORS
GRAND ISLAND, NE (308) 389-7222
KEARNY, NE (308) 238-2755
<http://www.chiefconstruction.us>

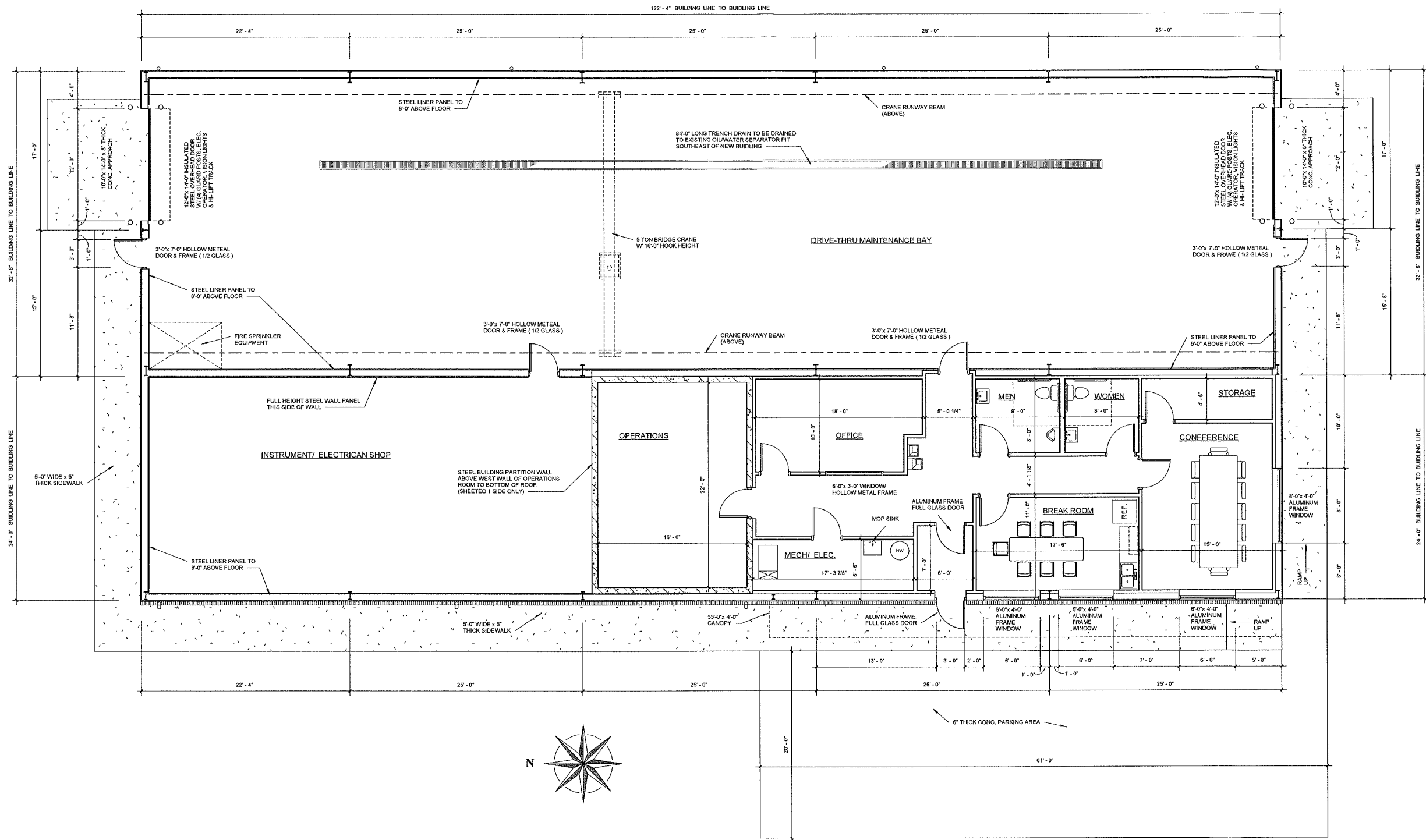


PROJECT NAME
GRAND ISLAND UTILITIES DEPT.
GRAND ISLAND, NEBRASKA

DRAWN BY:
Gary
DATE:
06/14/2019
PROJECT NO:
19039
SCALE:
1" = 40'-0"
SHEET NO:

C-1.0

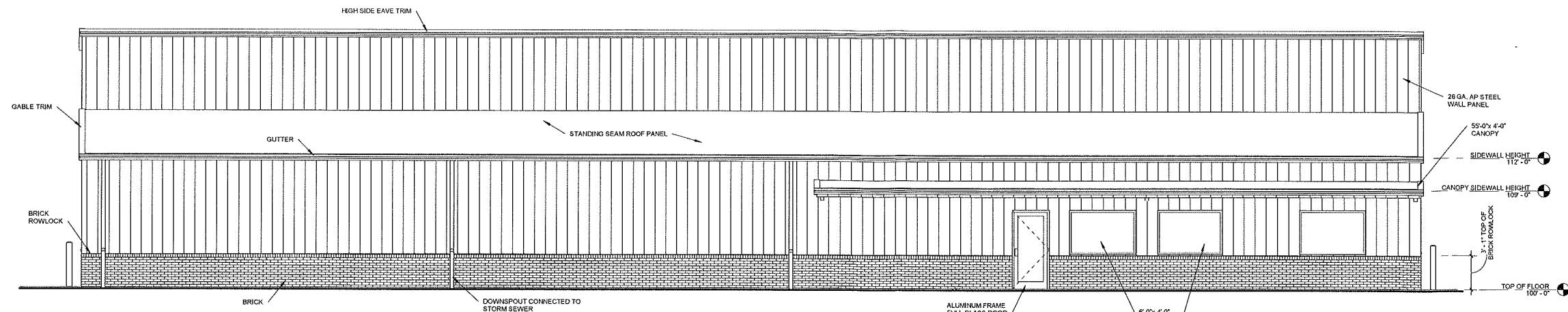
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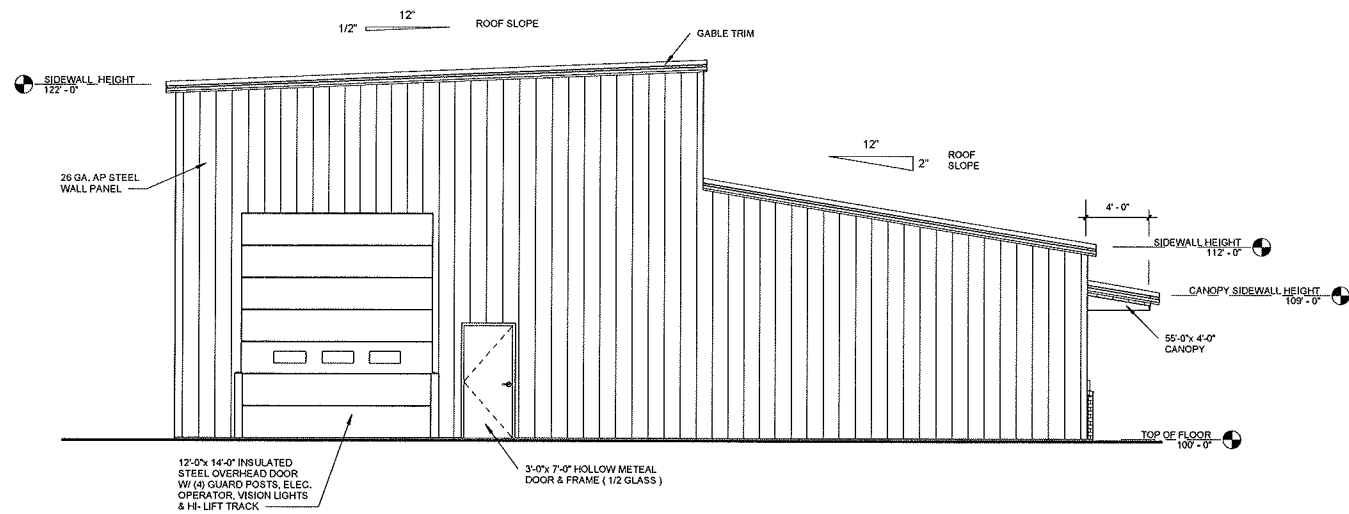
FLOOR PLAN
3/16" = 1'-0"

No.	Description	Date

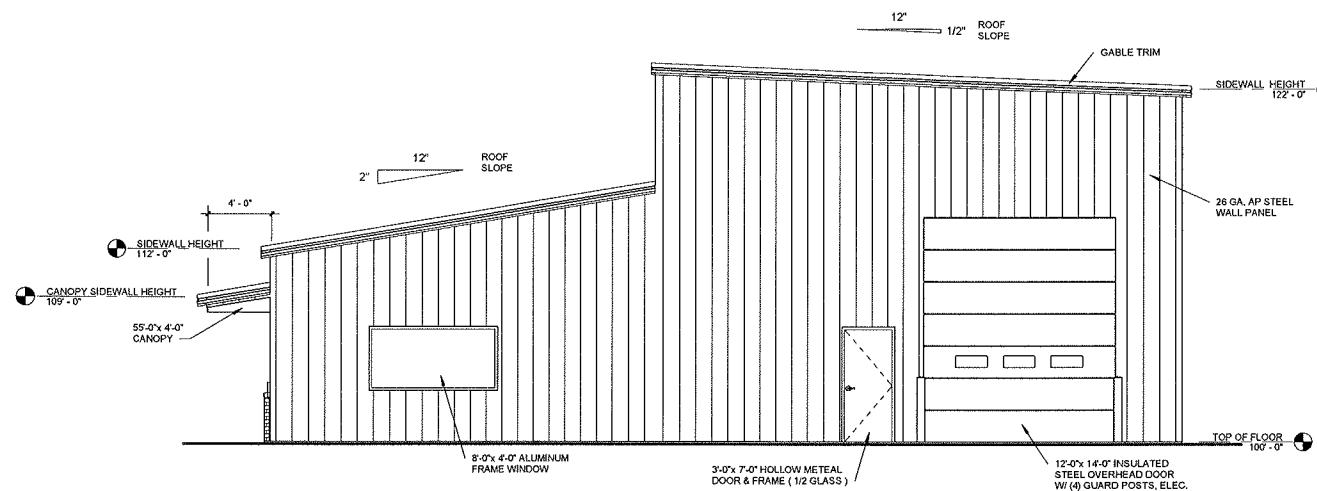
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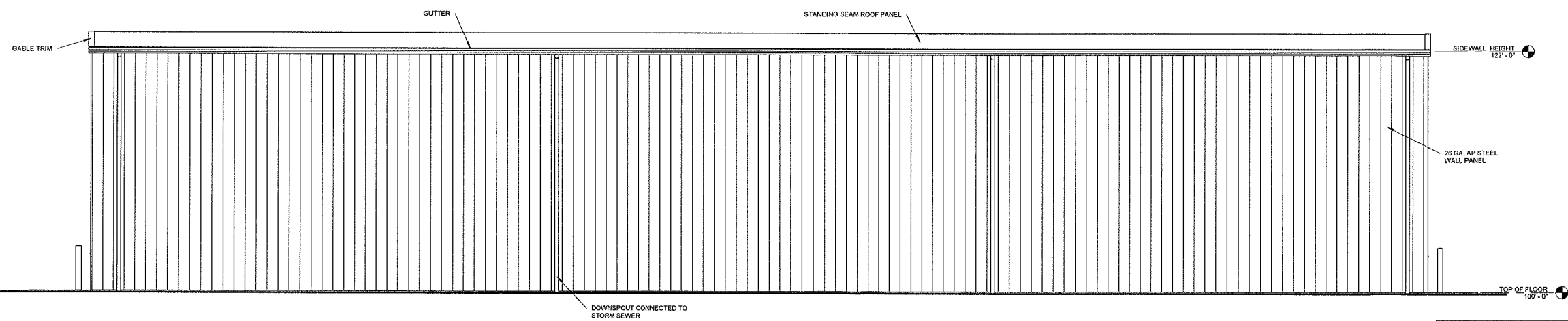
WEST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

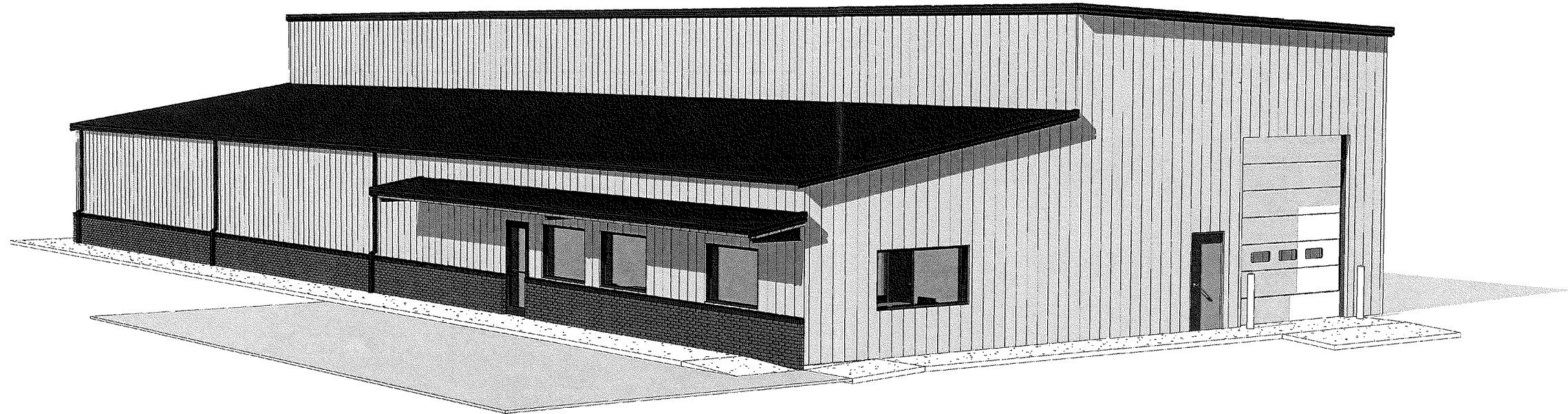


EAST ELEVATION
3/16" = 1'-0"

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SOUTHWEST VIEW

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DESIGN/BUILD - GENERAL CONTRACTORS
GRAND ISLAND, NE (308) 389-7222
KEARNEY, NE (308) 238-2755
<http://www.chiefconstruction.us>



PROJECT NAME:
GRAND ISLAND UTILITIES DEPT.
GRAND ISLAND, NEBRASKA

DRAWN BY:
Gary
DATE:
08/21/2019
PROJECT NO:
19039
SCALE:
SHEET NO:

A-2.1

G. SCOPE OF WORK AND PROPOSAL

General Conditions

- Full time site superintendent
- Fully implemented and supervised OSHA Safety Program
- Temporary electrical power
- Temporary sanitary facilities
- Job-site office and storage
- Builder's Risk and General Liability Insurance
- Dumpsters and cleanup
- Performance Bond

Design & Engineering

- Coordinating Professional fees as required by statute
- Structural, mechanical and electrical engineering
- Soil borings and analysis
- Soil and concrete testing
- Permits for building construction

Site Work & Demolition

- Removal of existing cooling tower foundations and slab at perimeter building footings
- Removal of existing stair tower footings
- Demo cooling tower drain
- Demo steel water lines to pumps
- Removal of chlorine building
- Removal of existing slabs at flume for new storage basin detail
- Strip existing limestone rock in construction area and stockpile for later use
- Spread crushed limestone at completion of project
- Fill cooling tower basin with approximately 3' of clay fill to 97% compaction
- Grade at exterior of building to existing grades. 5% slope maximum at North, South, and West sides.
- Raise (3) existing storm sewer inlets to match new drainage grades. New rings to be installed with new man hole steel ring. Existing grates to be re-used.
- 280 sq ft of 86" thick building approach
- 1,220 sq ft of 6" thick concrete for parking and drives
- 1,062 sq ft of 4" thick concrete sidewalk
- Parking lot striping and (1) ADA parking sign
- Joint sealing of all expansion and control joints for paving and sidewalks
- Downspout drain system to connect all downspouts in underground pipe and connect to existing storm sewer

Concrete

- Reinforced concrete foundations as designed by a licensed Structural Engineer, including anchor bolts and all steel reinforcement are included.
- The design of this foundation assumes an allowable soil bearing pressure of 2,000psf. If the results the Geotechnical Investigation show a variation in the allowable soil bearing pressure, the foundation design will need to be modified and additional expense could be incurred.
- 6" thick concrete floors in Maintenance Bay and Instrument/Electrician Shop
- 4' thick concrete floors in Office
- Structural Stoops at wall walk doors
- (4) 6" DIA bollard posts at each overhead door

- Polycast trench drains with heavy duty grates as shown on preliminary drawings.
- 8" hollow core deck with 4" topping above storm shelter
- Concrete Storage Basin:
 - Infill of existing opens in lid
 - Form and pour concrete in existing openings for lid and sluice gates
 - Coat interior of existing basin with Tnemec Series 217 at 1" maximum depth for repair and top coat with Tnemec Series 22 at 40DFT

Masonry

- Allowance for brick fascia as shown on preliminary drawings.
- 8" CMU at storm shelter up to concrete deck at 10'-0" A.F.F. grouted full with reinforcement

Chief Pre-Engineered Building

- See preliminary plans for dimensions, eave heights, etc.
- 26 gauge colored AP Wall Panel (35 year Ultra-Kote Premium Wall Panel Finish Warranty)
- 24 gauge MSC Standing Seam Roof Panel (35 year Ultra-Kote Panel Limited Warranty)
- 20psf roof live load, 30psf roof snow load, 25psf ground snow load, 5psf collateral load for lighting, ductwork, partial suspended ceiling, fire sprinklers and insulation
- 120mph basic wind load, Exposure C
- Factory Mutual Wind Uplift Rating (FM 4471) – Roof Panel only, does not apply to wall panels. Class 1-90, Roof panel attachment in the edges and corners are "enhanced" per FM 1-31, utilizing a maximum 1/2 and 1/3 times the purlin spacing in the field of the roof for the perimeter and corners respectively. All other building components including purlins, girts, wall sheeting, and main wind-force resisting systems (MWFRS) shall be designed (only) in accordance with the specified building code.
- (1) 50' below eave canopy with 4' projection. 24 gauge MSC Standing Seam roof panel, 24 gauge FSP soffit panel
- (10) 2'-0" x 10'-0" MSC light transmitting panels
- Full height liner panel in Maintenance Bay and Instrument/Electrician Shop, 29 gauge CS

Standard Color

- Full height partition running full length of building.
- Full height partition wall above Operation Room in Instrument/Electrician Shop.
- Gutter and downspouts at each sidewall
- Loading, crane rails and brackets for (1) 5 ton underhung bridge crane as shown on plan

Thermal & Moisture Protection

- Roof insulation – R35 Simple Saver System with white reinforced vapor barrier
- Wall insulation – R25 Simple Saver System white reinforced vapor barrier
- All interior walls to have sound insulation
- All floors to have 10 mil Stego-Wrap vapor barrier

Doors & Windows

- All exterior doors to be hollow 18 gauge hollow metal doors and 16 gauge hollow metal frames with commercial grade hardware including electric strike with RFID card readers
- Interior doors into Maintenance Bay and Instrument/Electricians Shop to be hollow 18 gauge hollow metal doors and 16 gauge hollow metal frames with commercial grade hardware
- All interior Office doors to be pre-finished solid core wood doors with hollow metal frames and

commercial grade hardware

- Operations Room/Storm Shelter door to be FEMA rated
- All overhead doors to be CHI Model 3241 insulated doors with (3) 24" x 12" insulated windows and electric operators with (2) remotes
- All storefront doors and windows to be Kawneer or equal
- Storefront entrance to be medium style door frame with offset pivots, rim panic device, electric strike, closer, threshold, sweeps and weatherstripping
- All storefront exterior glazing to be 1" bronze insulated low-e glazing
- Interior storefront glazing to be 1/4" clear tempered

Interior Finishes

- Office area interior walls to be framed with metal studs, covered with 5/8" drywall taped and finished and painted
- Office area will have 2'x2' suspended acoustical grid ceiling
- Flooring to be carpet tile in Office and Conference Room, LVT in remainder of Office Space
- Rubber base to be installed in all areas with drywall (not in area with liner panel)
- Floor in Maintenance Bay and Instrument/Electrician Shop to be epoxy finish using Dur-A-Flex PolyCrete SLB resinous floor system.
- Floor in Mech/Elec to be sealed concrete

Specialties

- Toilet accessories to include paper towels dispensers, toilet paper holders, mirrors, grab bars, and soap dispensers
- 10lb fire extinguishers as required by code – Extinguishers in Office area to be in recessed cabinet

Equipment

- (1) 5 ton single girder underhung bridge crane
- 31 span
- 100FPM bridge speed
- Power festoon
- 90 Amp Duct-O-Wire 4 bar electrical system

Fire Sprinkler System

- Complete wet pipe fire sprinkler system throughout designed per requirements of NFPA 13 and Nebraska State Fire Marshal. Sprinkler heads will be plain brass finish in areas without ceiling and recessed chrome or white in areas with ceiling.
- Sprinkler system designed for Ordinary Hazard Group Occupancy

Plumbing

- 6" DI water main tapped from existing 6" main on North side of building
- 1 1/2" Domestic water main
- 4" PVC sanitary sewer service from new building to pre-packaged 2 pump with alarm sump pump and bored with 250' of 2" lin to existing grass area South of existing building and tapped into existing sewer line
- (1) each ADA toilet in Men's and Women's Restrooms
- (1) ADA urinal in Men's Restroom
- (1) each ADA wall hung lavatories in Men's and Women's Restrooms
- (1) ADA water cooler
- (1) double bowl tub sink

- Sanitary sewer connection from trench drain to existing oil separator South of building
- Hookups for Break Room sink, and ice maker
- (1) 40 gallon electric water heater
- (1) Fiberglass mop sink Warehouse
- (2) interior hose bibs and (2) exterior hose bibs at ends of drive through bay and (1) hose bib at center of drive through bay
- Provide 6" DI water line with back flow preventer stubbed 5' outside of building for chilled water at Mobile Water Treatment
- Provide 4" PVC sewer line from Mobile Water Treatment to connect to sanitary sewer
- Provide stainless steel fill and suction lines for de-mineralized water using 4" 304 or 316 stainless steel pipe. (1) line from Mobile Water Treatment System to Pumping Station, (1) line from Pumping Station stubbed 20' South of the building for GI Utilities to connect, (1) line from Pumping Station to 1' inside Storage Basin, and (1) line from Pumping Station to bottom of Storage Basin. Pipe to be stubbed up 1' above new building floor.
- Gas piping to mechanical equipment on 2lb system. Tie onto riser with 500lb by 2lb regulator provide by City of Grand Island. All tapping and service with regulator by City of Grand Island. HVAC
- Office and Operations to have 80,000 BTU 96% gas furnace and 4 ton 13 SEER Condenser, with Aprilaire humidifier, fresh air duct and damper, and digital thermostats
- (2) bath fans duct to outside
- Instrument/Electricians Shop to have 60,000 BTU 96% gas furnace and 3 ton 13 SEER condenser, with Aprilaire humidifier, and digital thermostat
- Maintenance Bay to have (2) 125,000 BTU 50' tube heaters with hangers, flue piping, intake piping and thermostats
- Maintenance Bay to have Tox-Alert system with sensors and alarm with exhaust, intake, and louvers.
- All necessary registers, grilles, ductwork, and duct wrap

Electrical

- All work per 2017 NEC
- All electrical work per specs & drawings listed above
- New Light Fixtures as shown including conduits, fittings, & wire. To Include
- 18 – 2x4 LED Linear Fixtures
- 12 – Round 18L High Bay LED Fixtures
- 14 – Round 30L High Bay LED Fixtures
- 2 – 4' LED Strip Light Fixtures
- 9 – Emergency Lights w/Battery Pack
- 4 – Exit Lights
- 6 – 6" LED Can Lights
- 1 – 4" LED Can Light
- 2 – 2 Lamp Vanity Lights
- 3 – Exterior Wall Lights
- New LED occupancy Sensors & dimmers for ALL new fixtures including all conduits, & wire
- New 200amp 277/480volt service to new building with conduit and wire fed from existing Electrical Building. New 277/480volt 42 circuit panel board, 1- new 75KVA transformer, 1 – 120/208volt 42 circuit panel board. New 200 amp bucket to connect feeders is NOT included.

New bucket will need to be engineered and supplied by Eaton Manufacturing.

- All shown receptacles including all necessary conduits & wire
- 1 – Floor Box & cover in conference room with all necessary conduits, wire, & devices
- Connections to Mechanical Equipment such as pump panel, welder outlet, & compressor outlet
- Connections to Overhead Crane
- Rough in for security card readers, door strikes, & door contacts
- Rough in for data/telephone as shown on drawings. This includes 2 new 2" conduits trenched in from
- Existing Duct Bank for Future Fiber Cables
- Temp power fed from existing 480volt power from Warehouse

Well Enclosures

- (2) 16' x 20' single slope rigid frame buildings
- 8' low eave height with 2:12 roof pitch
- 26 gauge colored AP Wall Panel (35 year Ultra-Kote Premium Wall Panel Finish Warranty)
- 26 gauge CS Roof Panel (35 year Ultra-Kote Panel Limited Warranty)
- 20psf roof live load, 30psf roof snow load, 25psf ground snow load, 5psf collateral load for lighting, ductwork, partial suspended ceiling, fire sprinklers and insulation
- 120mph basic wind load, Exposure C
- Gutter and downspouts at low sidewall
- (1) wall to have ¾" AC plywood liner full height painted white semi-gloss on both sides
- (1) 3070 hollow metal door and frame with hardware per specification in each building
- (2) 3' x 3' aluminum insulated sliding windows in each building
- (1) 12" x 12" access panel per specification in each building
- (1) 2'-6" x 3'-0" roof hatch per specification in each building
- Reinforced concrete foundations as designed by a licensed Structural Engineer, including anchor bolts and all steel reinforcement are included.
- The design of this foundation assumes an allowable soil bearing pressure of 2,000psf. If the results of the Geotechnical Investigation show a variation in the allowable soil bearing pressure, the foundation design will need to be modified and additional expense could be incurred.
- 6" thick concrete slab around existing wall foundation
- Structural Stoop at wall walk door
- 6" thick concrete sidewalk around building as shown on plan
- Fine grade around building and sidewalks

Exclusions:

- Sales Tax
- De-Watering if required
- Removal and replacement of any unsuitable soils
- Connection of electrical service feeders inside existing Electrical Building
- Tap to existing gas service
- Furniture or window coverings
- Casework and furnishings, appliances
- Office equipment
- Any item not specifically referenced in this proposal

Total: \$ 1,781,678.00

Material Allowances:

Brick: \$ 0.65 per brick

Carpet Tile: \$20.00 per square yard

LVT: \$3.75 per square foot

Floor Epoxy: \$ 37,898.00 total for labor and material

Submitted By: Chief Construction

Signature:

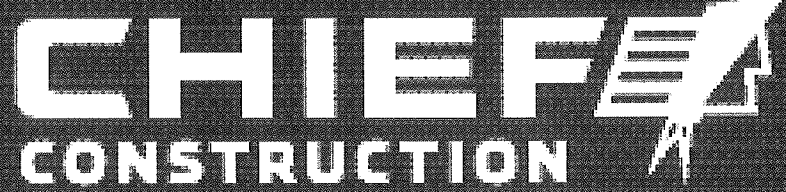


Printed Name: Lynn Johnson

Title: Project Manager

Date:





Trusted. Tested. True.



BURDICK STATION MAINTENANCE BUILDING

REQUEST FOR PROPOSAL

C127888

Proposals due

Tuesday, June 25, 2019 @ 4:00 p.m. (local time)
City of Grand Island
City Hall
100 East 1st Street, P.O. Box 1968
Grand Island, NE 68802-1968

Contact Information

City of Grand Island Utilities Department
Lynn Mayhew, Assistant Utilities Director
Platte Generating Station
Grand Island, NE 68801
O: 308-385-5496

Issued: May 23, 2019

**ADVERTISEMENT FOR PROPOSALS
BURDICK STATION MAINTENANCE BUILDING
FOR
CITY OF GRAND ISLAND, NEBRASKA**

Proposals will be received at the office of the City Clerk, 100 E. First Street, P.O. Box 1968, Grand Island, Nebraska 68802, until **Tuesday, June 25, 2019** at 4:00 p.m. local time for the above Proposal, FOB the City of Grand Island. Site inspections can be arranged by contacting Lynn Mayhew (308) 385-5494 for an appointment.

Proposals received after the specified time will be returned unopened to sender. Proposals shall include the following on the outside of the envelope: **"Proposal for BURDICK STATION MAINTENANCE BUILDING"**. All proposals must be signed and dated in order to be accepted. Proposals shall be addressed to the attention of Lynn Mayhew-Assistant Utilities Director. **Four complete copies with the original** proposal shall be submitted for evaluation purposes if submitting by mail. Proposal package and any Addendas is also available on-line at <http://www.grand-island.com/business/bids-and-request-for-proposals/bid-calendar> under the bid opening date and "Click here for bid document link" through QuestCDN. Submitting through QuestCDN requires one original document of the bid to be uploaded.

Proposals will be evaluated by the Purchaser based on Contractor's approach and understanding of the project, experience and qualifications of design-build and proposed staff, ability to meet project requirements and pricing to perform the project required.

The Purchaser reserves the right to reject any or all proposals, to waive irregularities therein, and to accept whichever proposal that may be in the best interest of the City, at its sole discretion.

RaNae Edwards, City Clerk

Advertised

INSTRUCTIONS TO BIDDERS - PROPOSAL

1. GENERAL INFORMATION.

The following instructions outline the procedure for preparing and submitting Bids. Bidders must fulfill all requirements as specified in these Documents.

2. TYPE OF BID.

Bidders shall be required to submit prices for all items listed in the Detailed Specifications.

3. PREPARATION/SUBMISSION OF BIDS.

All Bids must be submitted intact not later than the time prescribed, at the place, and in the manner set forth in the ADVERTISEMENT FOR BIDS. Bids must be made on the Contractor's official letterhead, and must be signed and dated to be accepted. Each Bid must be submitted intact in a sealed envelope, so marked as to indicate its contents without being opened, and delivered in person or addressed and mailed in conformance with the instructions in the ADVERTISEMENT FOR BIDS.

Proposal package and any Addenda is also available on-line at <http://www.grand-island.com/business/bids-and-request-for-proposals/bid-calendar> under the bid opening date and "Click here for bid document link" through QuestCDN. Submitting through QuestCDN requires one original document of the bid to be uploaded (no zip files). Any Proposal received after the specified date will not be considered. No verbal Proposal will be considered.

The Bidder shall acknowledge receipt of all addenda. Bids received without acknowledgement or without the Addendum enclosed will be considered informal.

If exceptions and/or clarifications are noted to the bid, those exceptions must be fully explained on a separate sheet, clearly marked, and included with the Proposal. Any changes that are found made to the original specification, other than Owner generated Addendums, could result in your bid not being considered.

4. BASIS OF AWARD

The award will be made by the OWNER on the basis of the Bid from the lowest responsive, responsible Bidder which, in the OWNER's sole and absolute judgment will best serve the interest of the OWNER. All Bids will be considered on the following basis, unless otherwise noted in the General or Detailed Specification:

Conformance with the terms of the Bid Documents	Suitability to project requirements.
Bid Price	Delivery time
Cost of installation	Responsibility and qualification of Bidder.

The OWNER reserves the right to reject all Bids, or any Bid not in conformance with the intent of the Bid Documents, and to waive any informalities and irregularities in said Bids.

5. EXECUTION OF CONTRACT.

The successful Bidder shall, within fifteen (15) days after receiving notice of award, sign and deliver to the OWNER the Contract hereto attached, if required, together with the acceptable bonds as

required in these Bid Documents. Within fifteen (15) days after receiving the signed Contract with acceptable bond(s) from the successful Bidder, the OWNER's authorized agent will sign the Contract. Signature by both parties constitutes execution of the Contract.

6. PERFORMANCE AND PAYMENT BONDS.

The successful Bidder shall file with the OWNER Performance and Payment Bonds in the full amount (100 percent) of the Contract price, as security for the faithful performance of the Contract and the payment of all persons supplying labor and materials for the Work under this Contract, and to cover all guarantees against defective workmanship or materials, or both, for a period of one (1) year after the date of final acceptance of the Work by the OWNER. The Surety furnishing these bonds shall have a record of service satisfactory to the OWNER, be authorized to do business in the State where the OWNER's project is located and shall be named on the current list of approved Surety Companies, acceptable on Federal bonds as published by the Audit Staff, Bureau of Accounts, U.S. Treasury Department.

The Attorney-in-Fact (Resident Agent) who executes these bonds on behalf of the Surety must attach a notarized copy of his/her power-of-attorney as evidence of his/her authority to bind the Surety on the date of execution of the bond.

7. TIME OF COMPLETION.

The time of completion of the Work to be performed under this Contract is the essence of the Contract.

8. GRATUITIES AND KICKBACKS

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

9. FISCAL YEAR

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

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **[SUCCESSFUL BIDDER]**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for proposals to be published for *BURDICK STATION MAINTENANCE BUILDING*; and

WHEREAS, the City, in the manner prescribed by law, has evaluated the proposals submitted, and has determined the aforesaid Contractor to be the responsible proposer, and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's proposal, portions thereof being attached to and made a part of this contract.

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

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "agreement" or the "Contract Documents":

1. This Contract Agreement.
2. Appendix A - City of Grand Island's Request for Proposals.
3. Appendix B – Detailed Work Plan.
4. Appendix C – Project Schedule.
5. Appendix D – Fees for Services

In the event of any conflict between the terms of the Contract Documents, the provisions of the document first listed shall prevail.

ARTICLE II. That the Contractor shall (a) furnish all tools, equipment, superintendence, transportation, and other construction materials, services and facilities; (b) provide and perform all necessary labor; and (c) in a good substantial and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the contract documents as listed in the attached General Specifications, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein, perform, execute, construct and complete all

work included in and covered by the City's official award of this contract to the said Contractor, such award being based on the acceptance by the City of the Contractor's proposal;

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of **[DOLLAR AMOUNT] (\$00.00)** for all services and work covered by and included in the contract award and designated in the foregoing Article II; payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

The total cost of the Contract includes:

Base Bid:	\$.00
Sales Tax on Materials/Equipment:	\$.00
Sales Tax on Labor:	<u>\$.00</u>
Total	\$.00

Option ____ Contractor

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

ARTICLE IV. The Contractor hereby agrees to act as agent for the City. The invoice for contractor's services will be paid after approval at the next regularly scheduled City Council meeting and occurring after departmental approval of invoice. The City Council typically meets the second and fourth Tuesday of each month. Invoices must be received well in advance of Council date to allow evaluation and processing time.

ARTICLE V. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services

within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

GRATUITIES AND KICKBACKS

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

[SUCCESSFUL PROPOSER]

By _____ Date _____

Title _____

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____

Mayor

Attest: _____

City Clerk

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

_____ Date _____

Attorney for the City



*Working Together for a
Better Tomorrow, Today.*

REQUEST FOR PROPOSALS

GENERAL SPECIFICATIONS

The Proposal shall be in accordance with the following and with the attached DETAILED SPECIFICATIONS.

All prices are to be F.O.B. Grand Island, Nebraska. **All prices shall be firm, and shall include all sales and use taxes as lawfully assessed under laws and regulations of the State of Nebraska.**

Proposals shall include the following on the **outside** of the mailing envelope: **"Proposal for Burdick Station Maintenance Building"**. All proposals must be signed and dated to be accepted. Proposals shall be addressed to the attention of Lynn Mayhew, Assistant Utilities Director. All proposals submitted by mail must include **four (4) complete copies**. The specification is also available at <http://www.grand-island.com/business/bids-and-request-for-proposals/bid-calendar> under the specified opening date and "Click here for bid document link" through QuestCDN. If submitting through QuestCDN, one original document of the proposal and supporting materials is required to be uploaded. All proposals shall be submitted for evaluation purposes no later than **4:00 p.m. Tuesday, June 25, 2019**, to the following:

Mailing Address: RaNae Edwards, City Clerk
City Hall
P. O. Box 1968
Grand Island, NE 68802-1968

Street Address: RaNae Edwards, City Clerk
City Hall
100 E. First Street
Grand Island, NE 68801

Any Proposal received after the specified date will not be considered. No verbal Proposal will be considered.

Proposals will be evaluated by the Purchaser based on Contractor's response to the proposal, experience of the company and project personnel, commercial terms, and pricing to perform the project required.

The successful contractor will be required to comply with fair labor standards as required by Nebraska R.R.S.73-102 and comply with Nebraska R.R.S. 48-657 pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. Contractor shall maintain a drug free workplace policy. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

The invoice for Contractor's services will be paid after approval at the next regularly scheduled City Council meeting and occurring after departmental approval of invoice; the City Council typically meets the second and

*Platte Generating Station / 1035 W. Wildwood Drive / Box 1968 / Grand Island, NE 68802-1968
Phone (308) 385-5496 / FAX (308) 385-5353
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fourth Tuesday of each month. Invoices must be received well in advance of City Council date to allow evaluation and processing time.

The City reserves the right to reject any or all proposals and to select the proposal, which is deemed to be in the City's best interest, at its sole discretion.

All Proposals shall be valid for at least thirty (30) working days after the Proposal deadline for evaluation purposes.

All Proposals must be signed and dated to be accepted. If exceptions and/or clarifications are noted to the bid, those exceptions must be fully explained on a separate sheet, clearly marked, and included with the Proposal. Any changes that are found made to the original specifications, other than Owner generated Addendums, would result in your bid not being considered. Please contact Lynn Mayhew at 308-385-5494, for questions concerning this specification.

**BURDICK STATION MAINTENANCE BUILDING
FOR
CITY OF GRAND ISLAND, NEBRASKA
DETAILED SPECIFICATION**

REQUEST FOR PROPOSAL

SECTION 01, GENERAL INFORMATION

100 OVERVIEW

Burdick Station is located at 800 E. Bischeld in Grand Island, NE. It is used as a peaking and emergency generating facility for the City of Grand Island. The station has three gas turbines providing 78 MW of generating capacity. The existing steam unit building will be razed in 2020 for future generation. To provide a location to conduct maintenance on the gas turbines and future generation, a new facility will be built in the location of the existing cooling tower.

101 PROJECT SCOPE

The proposal is for a complete building as described in these specifications ready for occupancy, including all interior finishes to all exterior grading and landscaping.

102 REQUIRMENTS FOR PROPOSAL

- Qualifications and experiences of the design-build contractor.
- Qualifications and experiences of the designated Architect
- Qualifications and experiences of the designated Project Manager
- Design approach and understanding of the project.
- Proposed schedule.
- Proposed rendering and layout.
- Breakdown of allowances for items to be selected by owner.

103 PROPOSAL INFORMATION

- Proposals are to be submitted by the designated time and date, late proposals will NOT be accepted.
- Proposals which do not include all the required information may be rejected.
- Only information submitted will be evaluated.
- Only clarifications to submitted information will be allowed to maintain equality of proposals.

SECTION 02, SPECIFICATIONS

200 GENERAL

All Divisions of the City of Grand Island Specifications and Standard Plan Drawings shall be considered a part of this Proposal, whether attached into these specifications, and it shall be the Design-Build's responsibility to comply with all requirements thereof.

No attempt has been made in these specifications to segregate work to be performed by any trade or subcontractor. Any segregation between the trades or crafts will be solely a matter for agreement between the Design-Build and their employees or their subcontractors. The specifications will govern the entire work. The applicable provisions whereof will govern work to be performed under each section.

201 REFERENCES

- AISI - North American Specification for the Design of Cold-Formed Steel Structural Members - 2007 Edition
- ANSI/AISC 360-05 - Specification for Structural Steel Buildings, ASD 2005, 13th Edition, and Steel Design Guide Series 3 - Serviceability Design Considerations for Low-Rise Building – Second Edition 2003
- ASTM A36 - Specification for Carbon Structural Steel
- ASTM A325 - Specification for Structural Bolts, Steel, Heat Treated
- ASTM A475 - Specification for Zinc-Coated Steel Wire Strand
- ASTM A529 - Specification for High-Strength Carbon-Manganese Steel of Structural Quality
- ASTM A572 - Specification for High Strength Low-Alloy Columbium-Vanadium Steel
- ASTM A1011 SS or ASTM A1011HSLAS - Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability
- ASTM A792 - Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot Dip Process
- ASTM A992 - Specification for Structural Steel Shapes
- ASTM D1494 - Test Method for Diffuse Light Transmission Factor of Reinforced Plastic Panels
- ASTM D2244 - Practice for Calculation of Color Differences from Instrumentally Measured Color Coordinates
- ASTM D4214 - Test Method for Evaluating the Degree of Chalking of Exterior Paint Films
- ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials
- ASTM E283 - Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
- ASTM E331 - Test Method for Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by Uniform Static Air Pressure Difference
- ASTM E1592 - Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference
- ASTM E1646 - Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference
- ASTM E1680 - Test Method for Rate of Air Leakage through Exterior Metal Roof Panel Systems
- AWS A2.4 - Standard Welding Symbols
- AWS D1.1 - Structural Welding Code – Steel
- AWS D1.3 - Structural Welding Code - Sheet Steel
- FM4471 – Factory Mutual Research Corporation Standard 4471 Class 1
- IAS – International Accreditation Service, Inc.

- MBMA Metal Building Systems Manual - 2006 Edition with 2010 Supplement
- NAIMA 202 - Standard for Flexible Fiberglass Insulation Systems in Metal Buildings
- UL 580 - Underwriters Laboratory - Tests for Uplift Resistance of Roof Assemblies
- UL 790 – Underwriters Laboratory – Test Methods for Fire Tests of Roof Coverings
- UL 2218 Underwriters Laboratory – Impact Resistance of Prepared Roof Covering Material
- SSPC-SP2 - Steel Structures Painting Council, Surface Preparation Specification No. 2, Hand Tool Cleaning

202 DESIGN BUILD

- Provide full project supervision, architectural services, engineering services, building design, construction management, installation, inspection, and testing for the job complete.
- Providing all labor, materials, tools and equipment necessary for and incidental to the complete and proper provision and installation of the pre-engineered metal building.
- Obtain all required permits or licenses for the construction, installation, and waste disposal.
- Provide and maintain all barricades, warning signs, and fencing adjacent to all work area.
- All work shall be conducted in accordance with OSHA standards and guidelines.
- Provide personnel work site sanitation services.
- Project kickoff meeting and intermittent meetings throughout the project's development.
- Provide, furnish, maintain and staff a jobsite office trailer.
- Certify completed construction in compliance with specifications and plans.
 - o Prepare and submit to City complete "as-constructed" records, documents and drawings. Submissions shall include, but are not limited to CAD files, reports, studies, accounts, etc., in an electronic format acceptable to the City of Grand Island.

203 QUALIFICATIONS

- The metal building supplier shall be a member of The Metal Building Manufacturers Association (MBMA), and
 - o be in compliance with the International Accreditation Service, Inc., Accreditation Criteria for Inspection Programs for Manufactures of Metal Building Systems (IAS AC472).
 - o have a minimum of 20 years' experience in the manufacture of metal building systems.
- Design-Build erector shall have a minimum of 5 years' experience in similar building installations.

204 DESIGN-BUILD FACILITIES

- The Design-Build shall furnish, install, maintain, and remove all temporary light, power, and water at its own expense.
- The Design-Build shall provide and maintain enclosed toilets for the use of employees engaged in the Work Area. These accommodations shall comply with all applicable laws, ordinances, and regulations and be maintained in a neat and sanitary condition.

205 DEMOLITION

- Under a separate contract, the City will remove the existing cooling tower and accessories from site, including:
 - o Removing the cooling tower structure.
 - o Removing the stair towers on the north and south ends.

- Capping the existing water line to the cooling tower on the west side (By Utilities).
 - Removing the above ground circulating lines on the east side of the cooling tower.
- The Design-Build shall demolish and remove the following accessories associated with the existing cooling towers:
 - Remove the foundations for the stair towers on the north and south ends.
 - Remove the cooling tower basin, its walls, and its foundation. At Design-Build's option the concrete floor of the basin may remain intact with the new building constructed above.
 - Remove the existing cooling tower drain line and cap on the east side.
 - Remove the two underground 54" Circulating Water lines from the cooling tower to just east of the existing pump station.
 - Remove the chlorine building, its accessories, and its foundation on the west side.
 - Remove two concrete footings of the abandoned overhead crane on the west side.
 - The concrete flume of the pump station on the west side of the cooling tower will be repurposed into a demineralized water storage basin. GI Utilities will remove and salvage the existing pumps and motors.
 - The Design-Build shall provide the following work in the conversion of the existing concrete flume into a demineralized water storage basin:
 - Removal of approximately 7-feet of the concrete lid on the east end, concrete fill-in two sluice gate openings on east wall, and backfill to accommodate the construction of the new building.
 - Sawcut and remove approximately 3-feet of the concrete lid overhang on the west end.
 - Concrete fill-in of two round openings left in the top by removal of the existing pumps.
 - Concrete fill-in of the two rectangular openings left in the top by removal of the existing sluice gates.
 - Concrete fill-in of the rectangular opening left in the top by removal of the existing screening.
 - Concrete fill-in of three small round openings in the top. One of the two level controls will remain in place.
 - Coat the inside of the remaining basin to prevent the demineralized water absorbing minerals from the concrete per the supplemental specification for demineralized water storage tank coating.
 - Install piping described in Section 210– Drive-Thru Maintenance Bay and Section 211– Instrument/Electrician Shop.
- Stockpile the existing limestone rock on site and reuse around the new building. Additional limestone rock needed for the project shall be supplied and placed by the Design-Build.

206 GENERAL SITE WORK

- Remove concrete surfaces, steps, paving and curbs as required to accomplish new work. Where required, neatly saw-cut at right angle to surface.
- Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public employees.

- Provide, erect, and maintain temporary barriers, bracing, shoring, and security devices.
- Protect existing structures and prevent movement or settlement of adjacent structures.
- Remove debris, junk, trash and leave site ready for subsequent work.
- Clean up spillage and wind-blown debris from public and private property.
- To accommodate a smoother drive pattern for the new building, three existing stormwater sewer inlets (MH-10, MH-11 & MH-12) need intake elevations raised.
- A staging area for the Design-Build will be provided just north of the existing cooling tower. Travel lanes north of the existing cooling tower will need to be maintained.

207 UTILITIES

- Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits. Locate, mark and protect existing utilities from damage.
- The new sanitary sewer for the building shall be piped to the existing sanitary sewer line located in the grassy area just south of the Burdick Station building. The Design-Build may consider a force main and/or boring the new sanitary sewer line, due to the substantial amount of underground utilities between the new building and Burdick Station.
- Water for the building shall be tapped to the 6" water main to the north of the existing cooling tower. Provide 6" or 8" water line for fire sprinkler system with backflow preventer.
- Stormwater around the building shall be surface flowed to the existing catch basins and/or inlets.
- Stormwater from the building downspouts shall be piped to the existing stormwater manholes to the south or east of the building.
- Outflow from the building trench drain of the maintenance space shall be piped to the existing oil/water separator pit to the southeast of the building.
- Natural gas for the building shall tap to the existing 6" gas main to the north of the building. The existing gas line is a high-pressure line (500-600 psi), thus a pressure reducer will be necessary for service to the new building.
- Electrical service to the building shall be from the existing electrical equipment building to the south of the existing cooling tower.

208 BUILDING SYSTEM

- The building shall include all primary and secondary structural framing members, connection bolts, roof and wall covering, trim, fasteners, closures, sealer, canopies, windows, doors, skylights, insulation, gutters, downspouts, louvers, ventilators and other miscellaneous items for a complete system.
- Primary framing shall consist of transverse rigid frames of rafters and columns with solid webs. The rigid frame shall be fabricated of shop-welded steel plate and designed for erection by field bolting.
- Roof and wall system of preformed steel panels, trim, and accessories for a complete installation.
- Roof shall be mechanically seamed construction (MSC) w/ UL Class 90 uplift rating, with gutters and downspouts and trim/flashing, and skylights in the drive-thru mechanical bay for natural interior lighting.
 - o 24-gauge minimum thickness.
 - o 1" minimum thermal blocks on purlins.
 - o ½" to 12" minimum roof pitch.

- Substrate shall be Galvalume AZ50 coating, or approved equal, in accordance with ASTM A792.
- Exterior Wall Panels: AP (Architectural Panel) Panels: Preformed metal panels of vertical profile, with sub-girt framing/anchorage assembly, and accessory components.
 - 26-gauge minimum thickness.
 - Each panel shall provide a minimum coverage of 36".
 - Substrate shall be Galvalume AZ50 coating, or approved equal, in accordance with ASTM A792.
- Interior Liner Panels: AP (Architectural Panel) Panels: Preformed metal panels of vertical profile, with sub-girt framing/anchorage assembly, and accessory components.
 - 29-gauge minimum thickness with white polyester finish.
 - Full perimeter of Drive-Thru Maintenance Bay and Instrument/Electrician Shop, including finished office space, and CMU wall surfaces.
 - 8'-0" minimum height.
- Materials and erection of the pre-engineered structure, roof sheeting, wall sheeting and insulation shall meet Factory Mutual Insurance requirements.
- Gutter and downspouts shall be installed on all sidewalls and shall be piped to the existing stormwater manholes to the south of the building.
- Below eave canopy shall be a minimum width of 4' and extend the full length of the concrete parking located in front of the office space. Canopy materials shall match the metal building components.
- Complete insulating system with vapor barrier on interior face, with a min. ten-year limited material warranty. Insulation shall be formaldehyde-free fiberglass batt or blanket per ASTM C 991.
 - Wall insulation shall be simple saver system with minimum R= 25.
 - Roof insulation shall be simple saver system with minimum R= 30.
- Exterior Walk Doors
 - Commercial grade steel 3070 with half glass, frames, threshold closures, and weather- stripping.
 - Electronic door strike with RFID card access and panic push-bar exit.
 - Provide structural stoops.
- Overhead Sectional Doors
 - Commercial grade flush, steel, standard lift operating style with track, hardware, and weather seals.
 - Insulated, minimum R-7.35.
 - Vision glass.
 - Electric openers w/ building (2 ea.) and vehicle operated remote controls (2 ea.).
- Windows & Storefronts
 - Manufactured of aluminum and thermally broken.
 - Glazing to be Low-E insulated glass to minimize solar gain.
- Skylights
 - Insulated translucent roof panel assemblies w/ UL Class 90 uplift rating.
 - Panels shall seal against air leakage and delamination.
 - Light transmission shall be not be less than 45%.

- Sprinkler system required for the entire building.
- Ventilators w/ bird screen shall be a low-profile design to provide gravity type ventilation.
- All concrete shall be Type 47-B Modified per GI Standard Specifications, Division II.
- Electrical
 - o Permanent power will be derived from the existing electrical equipment building to the south of the existing cooling tower.
 - o Temporary construction power will be the responsibility of the contractor.
 - o All work and materials shall be in accordance with the latest revision of the National Electrical Code adopted by the City, local building codes, and shall carry the UL label where applicable.
 - o Lighting units shall be LED luminaires from a single manufacturer and of the same type (prismatic troffer, wall pack, industrial, etc.).
 - o Coordinate the installation of electrical materials and fixtures with structural members, ductwork, supports, anchors, piping, equipment, system components, etc.

209 BUILDING DESIGN

- Building components shall be designed in accordance with City of Grand Island building codes.
 - o 2015 IBC w/ City of Grand Island Amendments
 - o 120 mph Wind, Exposure C
 - o 30 psf minimum roof snow load
- Design structural members and exterior covering materials for applicable load and combinations of loads in accordance with the building codes.
- Design loads shall be in accordance with AISC and/or AISI, including but not limited to, dead load, roof live load, wind load, roof snow load, and ground snow load.
- Design, place, and testing all concrete footings, foundations, stoops, steps, floor, etc.
- Maximum building occupants is 12.
- Approximate building dimensions of 56'-8" x 122'-4" and eave height to accommodate a 5-ton underhung bridge crane.
- A geotechnical report for the new building site is not available. Design-Build shall obtain and pay for geotechnical services at its own discretion.
- A topographical survey for the new building site is not available. Utilities will provide available existing plans to be used by Design-Build at its own risk. Design-Build shall obtain and pay for a topographical survey at its own discretion.

210 DRIVE-THRU MAINTENANCE BAY

- Provide maintenance bay space with 6" minimum concrete floor, reinforced with 6x6, 6-gauge, welded wire fabric centered in slab.
- Floor to be coated with epoxy finish.
- Provide and install one 5-ton underhung bridge crane with a minimum 16' hook height that serves the entire drive-thru bay. Crane Service Classification shall be Class A (Standby or Infrequent Service). Crane shall be electric, pendant operated.
- Provide a full height metal building partition wall between the Drive-Thru Maintenance Bay and the Instrument/Electrician Shop. Partition wall panel shall match the exterior wall panel. Sound insulation is required in the partition wall.

- Provide gas-fired radiant heat in the maintenance bay. Radiant heat shall be able to maintain temperature in maintenance bay between 60-70°F when outside temp. is -20°F. AC is not to be provided.
- Install hook-ups for Chilled Water and mobile water treatment system on east wall. Provide 6" line with backflow preventer to 5 feet outside building for connection to Chilled Water line (Utilities to extend line to 18" Chilled Water north of building). Provide 6" Chilled Water feed for mobile water treatment system, plus a 4" sewer line connection for reject water. Provide 6" demineralized water line (Stainless Steel) to storage basin (converted flume of existing pump station).
- Provide potable hose bib at each end of bay for wash down, both inside and outside of building. Provide additional hose bib near center of bay.
- Provide potable water for wash sink and drinking fountain.
- Provide trench drain (H-20 load rated) connected to the existing oil/water separator pit.
- Provide skylights for the drive-thru bay.
- Install 120V electrical duplex receptacles evenly spaced around interior (12 ea.).
- Install 220V electrical outlet for welder and air compressor.
- Install engine exhaust detection & control system w/carbon monoxide sensors and audible alarm.

211 INSTRUMENT/ELECTRICIAN SHOP

- Provide shop space with 4" minimum concrete floor, reinforced with 6x6, 9-gauge, welded wire fabric centered in slab.
- Floor to be coated with epoxy finish.
- Provide a full height metal building partition wall between the Instrument/Electrician Shop and the office space. Partition wall panel shall match the exterior wall panel. Sound insulation is required in the partition wall.
- Natural gas heat and AC is to be provided in this space typical to the Office Space.
- Install 120V electrical duplex receptacles evenly spaced around interior (10 ea.).
- Utilities to provide and install a pump station on the west wall for feed to the Gas Turbines south of the building. Design-Build to provide 6" demineralized water line (PVC or Stainless Steel) from storage basin (converted flume of existing pump station) to new pumping station. Design-Build to provide new 6" demineralized water line (PVC or Stainless Steel) from new pump station to 5' outside of building (Utilities to extend line to Gas Turbines).

212 OFFICE SPACE

- Provide office space with 4" minimum concrete floor, reinforced with 6x6, 9-gauge, welded wire fabric centered in slab.
- All interior stud walls to be filled with sound batt insulation.
- The Operations Room shall be considered a storm shelter facility and designed to be compliant with ICC 500 / FEMA 361. Walls are to be constructed with fully-grouted, reinforced 8" CMU or with 8" minimum cast-in-place reinforced concrete. The ceiling is to be constructed with 8" hollowcore with a minimum 4" concrete topping or an 8" minimum cast-in-place reinforced concrete slab.

- The area above the offices shall not be used for storage. All office space, except the Operations Room, shall have framed ceilings with sound batt insulation, with space for mechanical duct, electrical, cable, phone, etc.
- All office space, including the Operations Room, shall have acoustical panel ceilings.
- Install duct bank for power, fiber communications and controls.
- Design-Build is to stub out telephone and fiber conduit. Utilities will connect telephone and fiber lines.
- Restrooms to be ADA compliant.
- Provide one urinal in the men's restroom.
- Hot water heater required for Restrooms, Breakroom, and Drive-Thru Maintenance Bay.
- All office walls shall be 5/8" drywall, painted, and have rubber base.
- Flooring shall consist of carpet square carpet tiles in the Office and Conference Room. Remaining office area to be tile/vinyl.
- General space requirements for offices/rooms are indicated on the preliminary plans. Final layout to be determined by Design-Build in cooperation with Utilities.
- The Conference Room shall be sized to accommodate 12 people.
- The Breakroom shall be sized to accommodate seating for 6 people.
- All Breakroom furnishings, including cabinetry, are to be supplied by Utilities. Design-Build to provide set up for double sink, refrigerator, and counter-top microwave.
- Gas furnaces shall be self-contained factory assembled units, pre-wired with cabinet, supply fan, heating element, controls, air filter, humidifier, and accessories; wired for single power connection with control transformer.
 - o Low voltage programmable solid-state microcomputer-based thermostat.
 - o High limit temperature control de-energizes heating elements, automatic resets.
 - o Washable replaceable air filters.
- HVAC may be located above the office space at Design-Build's option.

213 BUILDING EXTERIOR

- Provide 10'x14' concrete approaches (8" un-reinforced) to each overhead door.
- Provide concrete parking (6" un-reinforced) for six (6) vehicles in front of the office space.
- Provide concrete sidewalk (5" un-reinforced) from each overhead door and walk door to the parking area.
- Provide a brick wainscot to underside of windows on the west side of the building.
- Security lighting shall be provided.
- Card scanner required to all exterior doors for security.

214 WARRANTY

- The Design-Build shall be responsible for any and all defects which may develop in any part of the entire installation furnished by said Design-Build and, upon receipt of written notice from the City, shall immediately replace and make good without expense to the City any such faulty part or parts and damage done by reason of same during a period of one (1) year from the date of formal acceptance of the work.

- The pre-engineered metal building manufacturer shall warrant for minimum of five (5) years that components were free from defects in composition of material and workmanship from date of Substantial Completion.
 - o Building manufacturer shall provide a Wall Panel Finish Limited Warranty of a minimum of twenty-five (25) years from date of Substantial Completion.
 - o Building manufacturer shall provide a Roof Panel Finish Limited Warranty of a minimum of twenty (20) years from date of Substantial Completion.

215 WELL ENCLOSURES

The City of Grand Island and Utilities Department will include two (2) well enclosures to be part of this Project. The two (2) well enclosures are located away from the New Burdick Station Office/Maintenance Building. Refer to the Supplemental Specifications for Burdick Wells #7 and #10 Enclosures attached to the end of SECTION 02, SPECIFICATIONS.

216 ANTICIPATED SCHEDULE

- RFP Issued	May 2019
- Proposal Due Date	June 2019
- Contract Negotiations	July 2019
- City Council Approval of Agreement	July 2019
- Notice to Proceed / Begin Construction	August 2019
- Project Completion	March 2020

217 SELECTION PROCESS

The selection/evaluation process for this project will not follow the selection criteria as listed in the General Information. The following selection criteria will be utilized for the Burdick Station New Office/Maintenance Building:

o Approach and understanding of Project	40%
o Experience/Qualifications of Design-Build and Proposed Staff	20%
o Ability to meet project requirements	20%
o Proposal Fee	20%

218 PROJECT CONTACT

Lynn Mayhew, P.E.
 Assistant Utilities Director – Production
 Platte Generating Station
 City of Grand Island
 1035 W. Wildwood Drive
lmayhw@giud.com
 308-385-5494

MINIMUM INSURANCE REQUIREMENTS
CITY OF GRAND ISLAND, NEBRASKA

The successful bidder shall obtain insurance from companies authorized to do business in Nebraska of such types and in such amounts as may be necessary to protect the Bidder and the interests of the City against hazards or risks of loss as hereinafter specified. This insurance shall cover all aspects of the Bidder's operations and completed operations. Failure to maintain adequate coverage shall not relieve Bidder of any contractual responsibility or obligation. Minimum insurance coverage shall be the amounts stated herein or the amounts required by applicable law, whichever are greater.

1. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

This insurance shall protect the Bidder against all claims under applicable State workers compensation laws. This insurance shall provide coverage in every state in which work for this project might be conducted. The liability limits shall not be less than the following:

Workers Compensation	Statutory Limits
Employers Liability	\$100,000 each accident
	\$100,000 each employee
	\$500,000 policy limit

2. BUSINESS AUTOMOBILE LIABILITY

This insurance shall be written in comprehensive form and shall protect the Bidder, Bidder's employees, or subcontractors from claims due to the ownership, maintenance, or use of a motor vehicle. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$ 500,000 Combined Single Limit
---------------------------------	----------------------------------

3. COMPREHENSIVE GENERAL LIABILITY

The comprehensive general liability coverage shall contain no exclusion relative to explosion, collapse, or underground property. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$ 500,000 each occurrence
	\$1,000,000 aggregate

4. UMBRELLA LIABILITY INSURANCE

This insurance shall protect the Bidder against claims in excess of the limits provided under employer's liability, comprehensive automobile liability, and commercial general liability policies. The umbrella policy shall follow the form of the primary insurance, including the application of the primary limits. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$1,000,000 each occurrence
	\$1,000,000 general aggregate

5. ADDITIONAL REQUIREMENTS

The City may require insurance covering a Bidder or subcontractor more or less than the standard requirements set forth herein depending upon the character and extent of the work to be performed by such Bidder or subcontractor.

Insurance as herein required shall be maintained in force until the City releases the Bidder of all obligations under the Contract.

The Bidder shall provide and carry any additional insurance as may be required by special provisions of these specifications.

6. CERTIFICATE OF INSURANCE

Satisfactory certificates of insurance shall be filed with the City prior to starting any work on this Contract. **The certificates shall show the City as an additional insured on all coverage except Workers Compensation. The certificate shall state that thirty (30) days written notice shall be given to the City before any policy is cancelled (strike the "endeavor to" wording often shown on certificate forms). If the Bidder cannot have the "endeavor to" language stricken, the Bidder may elect to provide a new certificate of insurance every thirty (30) days during the contract. Bidder shall immediately notify the City if there is any reduction of coverage because of revised limits or claims paid which affect the aggregate of any policy.**

Additional Information and Documentation

SUPPLEMENTAL SPECIFICATION FOR
BURDICK WELLS #7 and #10 ENCLOSURES

SCOPE: The Contractor shall furnish all labor, material, tools, transportation, equipment rental, licensing, permits, fees, and tools necessary to design and build two 16 foot by 20 foot (nominal), post & beam steel buildings, in accordance with these specifications. This work shall include foundations, plates, framing, swing doors, windows, roof hatch, thermal insulation and steel panels, and final grading.

LOCATION: The project locations for the well enclosures are:

- Well #7 – 777 S. Stuhr Road.
- Well #10 – 800 Bischeld just south of the Burlington Northern railroad tracks and east of Stuhr Road.

INTENT OF SPECIFICATIONS: It is the intent of these specifications to describe in detail the complete construction of two Wellfield pump enclosures including exterior concrete slabs.

GUARANTEE: All material must be new and of best quality. All work shall be executed by competent personnel. The Contractor shall guarantee in writing that all work will be free from defects in material and workmanship, provided any such defect is brought to his attention within two years after completion of the work.

SCHEDULE: Tentative schedule:

- **Advance notification is required to allow electrical rough-in by City personnel. The Contractor shall notify the City two weeks prior to starting construction and one week prior to pouring the building foundations.**

ORDINANCES: The Contractor shall comply with local and state building and health ordinances and codes; obtain and pay for all permits.

SITE PROTECTION: The Contractor shall avoid activity in the Wellfield Wetland Areas. The City shall provide the Contractor with a map outlining the wetland areas. Spoils from the job shall be removed from the work site and disposed of by the Contractor.

TECHNICAL SPECIFICATIONS

FURNISH AND ERECTION OF PRE-ENGINEERED METAL BUILDING

SCOPE: The Contractor shall design, furnish and erect two 16 ft by 20 ft (nominal) post & beam framed, Clear-Span, pre-engineered steel buildings, including roof and wall framing. Roof and wall system, exterior metal doors and frames with finish hardware. Enclosure accessories including metal flashing and trim. Shop and finish painting. Grouting under columns, as required. Anchor bolts, baseplates and other items to be installed in concrete.

The Contractor shall provide all tools, equipment, consumable construction materials, labor, and competent personnel for supervision and services necessary for performance of all activities required to accomplish the work outlined herein.

QUALITY STANDARDS: Design, fabrication and erection shall be by a manufacturer and erector regularly engaged in the design, fabrication and erection of pre-engineered buildings. Provide new, unused materials, free from defects and imperfections which meet or exceed the physical requirements of this design, fabrication and installation process.

Work shall be in compliance with applicable building codes and the following:

- | | |
|---|-------------------------|
| -Specification for the Design of Cold-Formed Steel Structural Members | AISI 2001 |
| -Specification for Structural Steel Buildings | AISC ASD 1989 |
| -Structural steel | ASTM A36 |
| -Carbon steel bolts and studs, 60 ksi tensile | ASTM A307 |
| -Zinc coating on assemble steel products | ASTM A386 |
| -Sheet steel, zinc coated by hot dip process | ASTM A446 and ASTM A525 |
| -Structural steel with 42 ksi min yield point | ASTM A529 |
| -Structural Welding Code - Steel | AWS D1.1 |
| -Structural Welding Code – Sheet Steel | AWS D1.3 |
| -Specification for Structural Bolts,
Steel, Heat Treated 120/105 ksi | ASTM 325 |

PRE-MIXED CONCRETE: All concrete shall be 47-B (modified) concrete as per City of Grand Island Specifications -Section 11, Division II. The concrete shall be vibrated to eliminate voids and air pockets.

DESIGN CRITERIA: Rigid frame, clear span, weathertight building. Members to withstand dead load, applicable snow load and design loads due to pressure and suction of wind calculated in accordance with applicable International Building Code and design load schedule. Design calculations shall be available for review by the Owner or designated representative.

Deflection based on wind shall be based on a 10-year map. The building shall be designed to meet the following minimum deflection requirements:

- Frame rafters – L/150
- Frame sideways – H/60
- Purlins – L/150
- Girts – L/120
- Endwall posts – L/180
- Roof panels – L/150
- Wall panels – L/120

The building shall conform to UL requirements for wind uplift of 90. Assembly to permit movement of components without buckling, failure of joint seals, undue stress on fasteners or other detrimental effects when subject to an ambient temperature range of -20 to 110 deg F.

Wind Load: In accordance with ASCE 7-10, 120 mph Exposure C. Convert pressure load on various portions of the building using pressure coefficients conforming to the most recent revision of the International Building Code.

Snow Load: In accordance with ASCE 7-10, 25 psf Ground Snow Load, with a minimum uniform Roof Snow Load of 30 psf, and a Thermal Factor of 1.2.

Collateral loads (Hung from Rigid Frame Structure): 5 psf for lighting, conduit and piping.

SUBMITTALS: Product data for wall/roof panels, fasteners, and hardware shall be submitted with the bid.

Shop drawings shall be submitted prior to initiating work on the project:

- Indicate profiles, sizes, spacing and locations of structural members, connections, attachments, openings, fasteners, cambers and loads.
- Manufacturer's published standard installation drawings. Anchor bolt setting plan including wind column location and column base plate hole sizes.

WARRANTY: The Manufacturer shall provide their standard manufacturer's warranty for exterior prefinished surfaces against rusting, chipping, cracking, grazing, blistering, peeling, chalking or fading.

PRODUCTS: Subject to compliance with these specifications and requirements, provide products by one of the following or approved equal:

Butler Building Systems	Varco Pruden	Steelex Systems
ARMCO Building Systems	York Building Systems	Behlen Building Systems
Chief Building Systems	Sentinel Building Systems	Kirby Building Systems

Items of the same or better function, configuration and performance are acceptable subject to the approval of the Owner. These specifications are intended to represent a quality product acceptable to this project and are not intended to restrict other building manufacturers herein listed as acceptable.

STRUCTURAL STEEL FRAMING: Primary and secondary structural framing shall be shop fabricated and field bolted. If required for minor modification of secondary framing or for field located accessories, field cutting, drilling and welding shall be noted on the building manufacturer's drawings.

The minimum thickness of framing members shall be:

- Cold formed primary framing members 14 gauge
- Cold formed secondary framing members 16 gauge
- Webs of welded built-up members 1/8 inch
- Flanges of welded built-up members 3/16 inch

- Brace rods

1/2 inch diameter (minimum)

Framing materials shall be primed with the manufacturer's standard rust inhibitive primer. Framing materials which require grouting shall use an owner approved premixed compound consisting of nonmetallic aggregate, cement, water reducing and plasticizing agents, developing minimum compressive strength of 2,400 psi in two days and 7,000 psi in 28 days.

ROOF PANELS: Roof panels shall have 1 1/8" deep major ribs spaced at 12" on center, be manufactured from minimum 26 gauge, 80 ksi material. Provide roof panels that meet ASTM E1680 for air leakage and ASTM E1646 for water penetration. Panel substrate shall be Galvalume AZ50 coating in accordance with ATSM A792. Panels shall have lapped edges fitted with continuous length sealant or gaskets. Joint seals and gaskets shall be the manufactures' standard types. Standing seam roofs shall not be permitted.

WALL PANELS: Wall Panels shall have a 1 1/8" major ribs spaced at 12" on center, be manufactured from 26 gauge, 50 or 80 ksi material. Provide wall panels that meet ASTM E283 for air leakage and ASTM E331 for water penetration. Panel substrate shall be Galvalume AZ50 coating in accordance with ATSM A792. Sheets shall be coated with a fluoropolymer topcoat containing not less than 70% polyvinylidene fluoride over primer with a total DFT of 0.8-1.0. Panels shall have lapped edges fitted with continuous length sealant or gaskets. Joint seals and gaskets shall be the manufactures' standard types.

Internal and external corners of panels shall be the same material thickness and finish as adjacent material, profile break formed to required angles. Flashings, closure pieces, fascia, infills, caps and other accessories shall be the same material and finish as adjacent material. Fasteners shall be the manufacturer's standard type, finish to match adjacent surfaces when exposed to the exterior.

Girts and purlins shall be roll-formed structural shape to receive siding, roof sheet and liner sheet, primed with the manufacturer's standard rust inhibitive primer.

One interior wall shall be covered in 3/4" AC plywood. The plywood shall be painted white semi-gloss on both sides. See the attached Wellhouse Details drawing.

PERSONNEL METAL DOORS: Doors shall be 18-gauge, hollow metal, like Imperial or Medallion models by Ceco Door Products or approved alternative. 1-3/4-inch thick with double rabbited 14-gauge frame, factory applied rust inhibitive prime coat, complete with the following hardware:

1-1/2 pair

Hinges, Stanley US32D, 4-1/2 x 4-1/2 x FBB199 X NRP

1

Lockset, Yale 5300 series, LF5307.

Note: Door locksets shall be keyed to the same key as the City's Wellfield Well Buildings #17-21.

1

Closure, LCN, 4040 x SBL

1

Threshold, Zero Weatherstripping Co., Aluminum 565A x 367A

1

Head and jams, weatherstripping, Zero Weatherstripping, 328

FRAMING FABRICATION:

- Eave height: 8 feet, nominal
- Roof slope: 2 inches in 12 inches
- Anchor bolts: Formed with straight shank, zinc coated to ASTM A386, assembled with template for casting in concrete.
- Coating: Manufacturer's standard rust inhibitive primer (do not prime surfaces to be welded).

INSULATION: Furnish and install 3-inch fiberglass insulation on interior roof and walls. Insulation shall have a 0.50 pound per cubic foot density (minimum) with reinforced white vinyl or polypropylene facing. Insulation shall be neatly and accurately applied, covering all interior metal panel surfaces.

FRAMING ERECTION: Erect framing in accordance with AISC Code of Standard Practice. Framing members shall be set 1/4 inch (maximum) from level and 1/8 inch (maximum) from plumb. Do not field cut or alter structural members without written approval of the manufacturer. After erection, prime welds, abrasions and surfaces not shop primed with a primer consistent with the shop coat.

WALL AND ROOF SYSTEMS: Install in accordance with the manufacturer's erection drawings and published instructions. Wall and roof panels shall be 1/8 inch (maximum) from true position. Exercise care when cutting prefinished material to ensure that cuttings do not remain on finish surface. Fasten panels to structural supports,

aligned, level and plumb. Locate end laps over supports. End lap panels a minimum of 2 inches. Place sidelaps over bearing. Install sealant and gaskets to prevent weather penetration. Protect siding surfaces in contact with cementitious materials and other dissimilar metals with bituminous paint or isolation tape or other Owner approved method.

The building shall be free of rattles, noise due to thermal movement and wind whistles.

ACCESSORIES: Provide and install for each building, one 2'-6" by 3'-0" roof hatch, L.J. Industries, Model RHG-1 or equal, in accordance with the drawings and manufactures recommendations. Weight 150 lbs.

Provide and install for each building, one insulated weather tight 12 inch by 12 inch, removable access panel that shall be field located on the wall of each building, as shown on the drawings, to facilitate 6-inch blow-off piping.

Provide and install for each building, two 3' x 3' insulated aluminum horizontal sliding windows. Windows shall be finished with Bronze acrylic electrostatically applied enamel finish. Windows shall be equipped with automatic locks made from non-corrosive material. Removable aluminum framed screens shall be provided with either aluminum or fiberglass 18 x 16 mesh screen cloth.

Provide and install rain gutter with downspout, above the door and across the full length of the entrance side of each building.

All wall and roof accessories shall be made watertight and weathertight with approved sealants.

Provide electrical conduit in floor slab. One 2" for incoming power. One 2" from power panel to well base. One 1" from control panel to center of building for water meter wiring.

Dimensions on drawings attached to this specification shall be field confirmed by the Contractor.

**SUPPLEMENTAL SPECIFICATION FOR
DEMINERALIZED WATER STORAGE**

**HIGH-BUILD EPOXY COMPOSITE LINER FOR CONCRETE STRUCTURES EXPOSED TO
DEMINERALIZED WATER**

PART 1 GENERAL

1.01 SCOPE.

This section covers all workmanship, materials, equipment, and quality requirements for resurfacing and lining work of structures for demineralized water conditions. Provide and apply all epoxy lining materials as specified, as indicated on drawings, and per Manufacturer's instructions design details. Procedures for cleaning, surface preparation, application and testing are described herein.

1.02 GENERAL.

Cleaning, surface preparation, coating application, and thicknesses shall be as specified herein and shall meet or exceed the coating manufacturer's recommendations. When the manufacturer's minimum recommendations exceed the specified requirements, CONTRACTOR shall comply with the Manufacturer's minimum recommendations.

1.03 RELATED WORK.

- A. Division 1 – General Requirements
- B. Section 01300 – Submittals
- C. Section 07150 – Sealants

1.04 REFERENCES.

This section contains references to the governing standards and documents listed below. They are a part of this section as specified and modified. In case of conflict between the requirements of this section and those of the listed documents, the more stringent of the requirements shall prevail.

Unless otherwise specified, references to documents shall mean the documents in effect at the time of receipt of Bids. If referenced documents have been discontinued by the issuing organization, references to those documents shall mean the replacement documents issued or otherwise identified by that organization or, if there are no replacement documents, the last version of the document before it was discontinued. Where document dates are given in the following listing, references to those documents shall mean the specific document version associated with that date, whether or not the document has been superseded by a version with a later date, discontinued, or replaced.

Referenced publications found within this specification shall be the latest revision unless otherwise specified; and applicable parts of the referenced publications shall become a part of this specification as if fully included.

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A. American Concrete Institute (ACI):

1. ACI 301 Specifications for Structural Concrete
2. ACI 308R Guide to Curing Concrete

B. ASTM International (ASTM):

1. ASTM D4285 Standard Test Method for Indicating Water or Oil in Compressed Air;
2. ASTM D4263 Standard Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method
3. ASTM E337 Standard Test Method for Measuring Humidity with a Psychrometer;
4. ASTM F1869 Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride

C. International Concrete Repair Institute (ICRI):

1. Guideline No. 03732 Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays

D. NACE International (NACE):

1. NACE Publication 6D-173 A Manual for Painter Safety;
2. NACE RP0188 Standard Recommended Practice, Discontinuity (Holiday) Testing of Protective Coatings

E. SSPC: The Society for Protective Coatings (SSPC):

1. SSPC-SP13/NACE No. 6 Surface Preparation of Concrete;
2. SSPC-Guide 12 Guide for Illumination of Industrial Painting Projects;
3. SSPC-PA3 A Guide to Safety in Paint Applications

1.05 DEFINITIONS.

- A. The term "resurfacer" as used herein means an epoxy polymer modified cementitious material used to restore the concrete substrate to provide a contiguous concrete surface for subsequent lining materials.
- B. The term "coating" and "lining" as used herein are considered interchangeable and mean coating systems materials, including any applicable resinous primers and finish coats that function to provide protection of steel or concrete substrates.
- C. The terms "coating system" and "lining system" as used herein are considered interchangeable and mean all total resurfacing and coating materials combined to function as a total system to provide the designed protection.

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1.06 QUALITY ASSURANCE.

A. REQUIREMENTS:

1. If any requirements of this specification conflict with a referenced standard, the more stringent requirement shall apply.
2. Do not use or retain contaminated, outdated, or diluted materials for coating operations. Do not use materials from previously opened containers.
3. Use only products of the approved Manufacturer. Use products of one manufacturer in any one resurfacing system with compatible materials. Provide same material product for touch-up as for original material.
4. Make available all locations and phases of the work for access by the ENGINEER or other personnel designated by the ENGINEER. The CONTRACTOR shall provide ventilation and egress to safely access the coating work areas for inspection.
5. Conduct work so that the lining system is installed as specified herein. Inspect work continually to ensure that the lining system is installed as specified herein. The CONTRACTOR shall inspect the work to determine conformance with the specifications and referenced documents. The CONTRACTOR shall inform the ENGINEER of the progress and the quality of the work through daily reports as specified below. Any nonconforming coating system work shall be corrected as specified herein or as recommended by the Manufacturer.
6. Summarize test data, work progress, areas covered, ambient conditions, quality control inspection test findings, and other information pertinent to the lining system installation in daily reports to be submitted to the ENGINEER or the ENGINEER's Representative.
7. The methods of construction shall be in accordance with all requirements of this specification.
8. Employ only tradespeople who have at least three years of experience performing lining system work of similar size and complexity as the work specified in this Section. Submittals to verify these qualifications are to be made within thirty (30) days of the Notice-to-Proceed and are subject to approval by the ENGINEER.
9. Specified System is the minimum standard of quality for this project.
Submissions of alternative manufacturers shall be approved by the ENGINEER and owner in writing ten days prior to bid date.

B. SINGLE SOURCE RESPONSIBILITY:

1. All lining system materials, including resurfacing materials, primers, and applicable topcoats shall be products of a single manufacturer.

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1.07 SUBMITTALS.

- A. Comply with Section 01300, Submittals
- B. Submit the following prior to commencing with any phase of the work covered by this Section:
 - 1. Manufacturer's recommended resurfacing material, including: generic description, surface preparation, mixing instructions, application procedures, minimum and maximum thickness, ACI 308R curing procedures (including method(s) and duration), subsequent preparation necessary to receive epoxy lining materials, and minimum and maximum curing/recoating times, all must be submitted in writing and shall be followed in detail by the CONTRACTOR.
 - 2. Manufacturer's project reference lists containing a minimum of 10 projects of similar capacity within the last three years. The reference list shall comprise of the project location, and coating system.
 - 3. Manufacturer's current printed recommendations and product data sheets for all coating system products supplied under this section including surface preparation and application instructions, volatile organic compound (VOC) data, and safety requirements.
 - 4. Manufacturer's Performance Criteria Data Sheet
 - 5. Material Safety Data Sheets (MSDS) for any materials brought on-site including all solvents and lining system materials.
 - 6. Submit certification that all materials comply with Federal, State, and Local regulations for VOC (Volatile Organic Compounds).
 - 7. Submit storage and application temperature requirements for all coating system materials.
 - 8. Manufacturer's recommended standard lining details for all materials specified, including: leading edge termination, metal embedment in concrete, termination at pipe penetration, control/construction joint, and expansion joint detail. All details must be computer generated by the coating Manufacturer and approved by the ENGINEER.
 - 9. CONTRACTOR shall submit list of projects of similar size and complexity along with names of tradesman and work experience employed by the CONTRACTOR.
- C. Submit the following information at the completion of the work identified within the scope of this section:
 - 1. Submit daily reports that contain the following information: surface preparation, substrate conditions, ambient conditions, application procedures, coating materials used, coating material quantities, batch numbers of materials used, and work completed and location thereof. Mark-up drawings that show location of work.

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1.08 DELIVERY AND STORAGE.

Materials shall be stored in accordance with Manufacturer's recommendations in enclosed structures and shall be protected from weather and adverse temperature conditions. Flammable materials shall be stored in accordance with state and local codes. Materials exceeding storage life recommended by the Manufacturer shall be removed from the site.

- A. Store all materials only in area or areas designated by the ENGINEER solely for this purpose. Confine mixing, thinning, clean-up and associated operations, and storage of materials-related debris before authorized disposal, to these areas. All materials are to be stored on pallets or similar storage/handling skids off the ground in sheltered areas in which the temperature is maintained between 40^o F and 90^o F.
- B. Mix all lining materials in an enclosed mixing area designated by the ENGINEER. This enclosed area must protect the mixing operation and materials from direct sunlight, inclement weather, freezing, or other means of damage or contamination. Protect all other concrete and metallic surfaces and finishes from any spillage of material(s) within the mixing area. The material temperature should be between 70^o F and 90^o F prior to application, unless noted otherwise on the product data sheet.
- C. Do not use floor drains, dikes or storm drains for disposal of coating system materials.
- D. The CONTRACTOR shall take all precautions and implement all measures necessary to avert potential hazards associated with the resurfacing system materials as described on the pertinent Material Safety Data Sheets or container labels.
- E. Deliver all materials to the jobsite in their original, unopened containers. Each container shall bear the Manufacturer's name and label.
 - 1. Labels on all material containers must show the following information:
 - a. Name or title of product.
 - b. Federal Specification Number if applicable.
 - c. Manufacturer's batch number and date of manufacture.
 - d. Manufacturer's name.
 - e. Generic type of material.
 - f. Application and mixing instructions.
 - g. Hazardous material identification label.
 - h. Shelf life date.
 - i. Storage requirements.
- F. All containers shall be clearly marked indicating any personnel safety hazards associated with the use of or exposure to the materials.

- 1. All materials shall be handled and stored to prevent damage or loss of label.

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2. Coating material storage and mixing areas shall be designated by the ENGINEER.

3. Do not use or retain contaminated, outdated, prematurely opened, diluted materials, or materials which have exceeded their shelf life.

1.09 COORDINATION OF WORK.

A. WORK AREAS:

The work areas on the jobsite will be designated by the ENGINEER. The CONTRACTOR's personnel shall not be permitted in any area other than those expressly designated by the ENGINEER.

B. COORDINATION:

The contractor shall coordinate with the ENGINEER regarding availability of work areas, completion times, safety, access and other factors which can impact plant operations.

1.10 SAFETY.

A. The CONTRACTOR's work forces should comply all federal, state and local regulations as well as with the provisions outlined in the following documents:

SSPC-PA-3	"A Guide to Safety in Paint Application"
NACE Pub. 6D-173	"A Manual for Painter Safety"

B. The CONTRACTOR shall provide personnel with all safety equipment necessary to protect them during any phase of the work. This shall include, but not be limited to, safety glasses, goggles, earplugs, hard hats, steel toed work shoes, appropriate personal protective clothing, gloves, NIOSH approved respirators, and plant approved escape respirators (where required).

C. No work shall be performed until the appropriate Work Requests and Lockouts are approved by the Engineer. The Work Request system provides a mechanism to advise plant staff of a contractor's work activities. The Lockout system is a safety procedure to prevent unintended equipment activation.

D. Keep any flammable materials such as cleaning solvents, thinners, or resurfacing materials away from open flames, sparks or temperatures higher than 150⁰ F. Drums containing flammable materials shall be grounded.

E. Power tools are to be in good working order to avoid open sparking. No spark producing tools shall be utilized in restricted areas as indicated herein.

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- F. The CONTRACTOR shall maintain a clean work area and having Underwriter's Laboratories approved fire extinguishers on-hand. The CONTRACTOR shall furnish these fire extinguishers.
- G. Workers performing abrasive blasting operations shall wear a fresh air supplied protective helmet and hood and personal protective clothing acceptable to industry standards and all government regulations.
- H. Workers performing coating operations shall wear the appropriate personal protective equipment, clothing, and NIOSH approved respirator acceptable to industry standards and all government regulations.
- I. Dispose of rags used for wiping up resurfacing materials, solvents, and thinners by drenching them with water and placing in a metal container with a tight fitting metal cover. Complete this disposal process at the end of each day. Final disposal of these materials is the CONTRACTOR's responsibility.
- J. Matches, smoking, flames, or sparks resulting from any source including welding, must be remote from the work area during coating work. Smoking is permitted only in designated areas of the plant.

1.11 PROJECT CONDITIONS.

A. WEATHER:

- 1. Air and Surface Temperatures: Prepare surfaces and apply and cure coatings within air and surface temperature range in accordance with Manufacturer's instructions.
- 2. Surface Temperature: Minimum of 5 degrees F (3 degrees C) above the dew point.
- 3. Relative Humidity: Prepare surfaces and apply and cure coatings within relative humidity range in accordance with Manufacturer's instructions.
- 4. Precipitation: Do not prepare surfaces or apply coatings in rain, snow, fog, or mist.
- 5. Wind: Do not spray coatings if wind velocity causes overspray of the coating materials.

B. VENTILATION:

- 1. Provide ventilation during and following coating application per the Manufacturer's instructions.
- 2. Ventilation must be maintained a minimum of 24 hrs following the completion of application, as directed by the Manufacturer, to facilitate cure of the materials.

C. DUST AND CONTAMINANTS:

- 1. Schedule coating work to avoid excessive dust and airborne contaminants.
- 2. Protect work areas from excessive dust and airborne contaminants during coating application and curing.

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PART 2 PRODUCTS

2.01 EXISTING PRODUCTS.

- A. Standard Portland cement or new concrete must be well cured prior to application of the protective coating system. Generally, 28 days is adequate cure time for standard Portland. However, sufficient cure must be verified in accordance with SSPC- SP13/NACE No. 6 prior to the commencement of application.
- B. Remove all existing cementitious curing membranes in accordance with SSPC- SP13/NACE No. 6 prior to the commencement of application.
- C. Remove all existing coatings prior to application of the new protective coating system.

2.02 MANUFACTURERS.

- A. Materials specified are those that have been evaluated for the specific service. Products of the Tnemec Company, Inc. are listed to establish a minimum standard of quality. Equivalent materials of other manufacturers may be submitted a minimum ten days prior to bid date on written approval of the ENGINEER. As part of the proof of quality, the ENGINEER will require at the cost of the CONTRACTOR, certified test reports from a nationally known, reputable and independent testing laboratory conducting comparative tests as directed by the ENGINEER between the product specified and the requested substitution.
- B. All requests for product substitution shall be made a minimum ten days prior to bid date in accordance with the general construction documents and Section 1.07—Submittals herein.
- C. Any material savings shall be passed to the owner in the form of a contract dollar reduction.

2.03 MATERIALS:

- A. CEMENTITIOUS RESURFACING MATERIAL(S):
 - 1. Materials specified herein are the only approved materials unless an "Or Equal" is approved in writing by the ENGINEER in accordance with this document.
 - 2. Resurfacing: Tnemec Series 217 MortarCrete shall be used to restore the concrete surface to a contiguous plane and to reduce outgassing of the concrete. The Series 217 shall be applied to the entire surface at a minimum 1/4 inch thickness and a maximum of 2 inches. ^[1]
 - 3. The resurfacing materials must not require wet or membrane curing compounds for preservation of moisture, nor shall require additional surface preparation prior to receiving subsequent lining materials.

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B. EPOXY LINING MATERIALS:

1. Materials specified herein are the only approved standard coating systems unless an "or equal" is approved in writing by the ENGINEER in accordance with this document.

2. **Interior Concrete Structures**

Surface Preparations:	SSPC SP-13 Brush off blast
Primer/Resurfacer:	Tnemec Series 217 MortarCrete @ minimum 1/4" And a max of 2.0" over all areas that are more than 1/4" deteriorated.
Surface Preparations:	SSPC SP-13 Brush off blast
Epoxy Topcoat:	1 Coat Tnemec 22 Epoxoline @ 20-30 DFT

1. **Interior Steel Structures**

Surface Preparation:	SSPC-10 Near white metal blast cleaning
Primer/topcoat:	1 coat Tnemec 22 Epoxoline @ 16-24 DFT

D. SEALANTS:

1. Refer to Section 07150.
2. Where directed, use a non-sag industrial Polysulfide Joint Sealant Thiokol 2235M manufactured by PolySpec, Houston, TX, or equal.
3. The approved joint sealants shall be installed at joints and cracks in the concrete in conjunction with the coating material in accordance with the instructions and details of the Coating Manufacturer and as follows:
 - a. All joints to receive sealant shall be cleaned, primed, backed and caulked in complete accordance with the sealant manufacturer's instructions. Existing caulk joints and residual caulking where new caulk joints will be applied or where surfaces will be left exposed in the new work shall all be removed by grinding or other approved means to leave surfaces acceptable to receive sealant or clean as approved where surfaces will be left exposed. Provide specified backing rods for all joints or, where authorized, approved bond breaker tape.

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PART 3 EXECUTION

3.01 GENERAL.
A. HOISTING, SCAFFOLDING, STAGING, AND PLANKING:

1. Provide, set-up, and maintain all required hoists, scaffolds, and staging and planking, and perform all access related hoisting work required to complete the work of this section as indicated and specified.
2. Scaffolds shall have solid backs and floors to prevent dropping materials from there to the floors or ground below.

B. ENVIRONMENTAL REQUIREMENTS:

1. Comply with the Manufacturer's recommendations as to environmental conditions under which lining system materials can be applied.
2. Air and Surface Temperatures: Prepare surfaces and apply and cure coatings within air and surface temperature range in accordance with Manufacturer's instructions.
3. Surface Temperature: Minimum of 5 degrees F (3 degrees C) above the dew point.
4. Relative Humidity: Prepare surfaces and apply and cure coatings within relative humidity range in accordance with Manufacturer's instructions.
5. Precipitation: Do not prepare surfaces or apply coatings in rain, snow, fog, or mist.
6. Wind: Do not spray coatings if wind velocity is above Manufacturer's limit or causes overspray of the coating materials.
7. Provide ventilation during and following coating application per the Manufacturer's instructions.
8. Ventilation must be maintained a minimum of 24 hrs following the completion of application to facilitate cure of the materials, or as directed by the Manufacturer.
9. CONTRACTOR to provide all necessary artificial lighting in accordance with SSPC-Guide 12.

C. PROTECTION:

1. Cover or otherwise protect finish work or other surfaces not being coated within the scope of this section.
2. Erect and maintain protective tarps, enclosures and/or masking to contain debris ~~(such as dust or airborne particles resulting from surface preparation) generated~~

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during any and all work activities. This includes, but is not limited to, the use of dust/debris collection apparatus as required.

D. INITIAL INSPECTION OF SURFACES TO BE COATED:

1. It is the responsibility of the CONTRACTOR to inspect and report unacceptable substrate surface conditions to the ENGINEER prior to the commencement of surface preparation activities.
2. Unacceptable concrete surface conditions are defined as the presence of water infiltration/inflow, cracked surfaces or concrete deteriorated to a depth of greater than 1" or otherwise unable to withstand surface preparation as specified herein.
3. Verify that the pH of the cleaned concrete surfaces to be coated is within the range of 9 to 11. Application of coating materials outside this range will not be permitted without written approval from the ENGINEER.
4. Unacceptable steel or ductile/cast iron surface conditions are defined as severely corroded and/or perforated metals and are unable to withstand surface preparation as specified herein.

E. THINNERS AND SOLVENTS:

The Contractor shall use only solvents and thinners as recommended by the Manufacturer.

3.02 SURFACE PREPARATION.

A. GENERAL:

1. All specified surface preparation shall be performed in accordance with the latest version of the SSPC, NACE, ICRI, ACI and other standards referenced in this section.
2. Surface preparation shall be scheduled so that dust and other contaminants from the cleaning process will not fall on wet, newly applied areas.
3. Prepare concrete joint and install chemical resistant sealant following lining system installation per Section 07150 where specified.

B. CONCRETE SURFACES:

1. All existing concrete surfaces to be coated shall be decontaminated to remove all microorganisms, acid constituents, grease, oil, and other contaminants prior to commencement of surface preparation (Reference SSPC-SP13/NACE No. 6).

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2. Verify that the pH of the cleaned concrete surfaces to be coated is within the range of to 9 to 11. Application of coating materials outside this range will not be permitted without written approval from the ENGINEER.
3. Allow new concrete to cure for a minimum of 28 days.
4. Test concrete for moisture following the 28 day curing period in accordance with ASTM D4263 and/or F1869.
5. Concrete surfaces shall be prepared in accordance with SSPC-SP13/NACE No. 6, Severe Service, and shall produce a minimum surface profile of a CSP-5 as noted in ICRI Guideline 03732 and SSPC-SP13/NACE No. 6.

3.03 SPECIFIC SURFACE PREPARATION REQUIREMENTS.

- A. In addition to the requirement in Section 3.02, the CONTRACTOR will follow the requirements of this section.
- B. Where the coating is specified to be terminated, the CONTRACTOR shall prepare and apply materials as outlined in Tnemec Drawing TLS-01, Leading Edge Termination Detail.
- C. Where the coating is specified to be terminated at a metal embedment, the CONTRACTOR shall prepare and apply materials as outlined in Tnemec Drawing TLS-02, Metal Embedment Detail.
- D. For applications around pipe penetrations and/or drains, the CONTRACTOR shall prepare and apply coatings as detailed on Tnemec Drawing TLS-03, Pipe Penetrations.
- E. Where the coating is specified over control or construction joints, the CONTRACTOR shall prepare and apply coatings as detailed on Tnemec Drawing TLS-04, Termination at Control or Construction Joints for Cracks.
- F. Where the coating is specified over expansion joints, the CONTRACTOR shall prepare and apply coatings as detailed on Tnemec Drawing TLS-05, Expansion Joint Treatment Detail.
- G. When the coating is specified to adjoin adjacent T-Lock (or similar PVC sheet lining materials), the CONTRACTOR shall prepare and apply coatings as detailed on Tnemec Drawing TLS-06, Termination at Existing T-Lock Liner.
- H. When encountered, the CONTRACTOR shall prepare the surfaces exposing rebar as detailed on Tnemec Drawing TLS-09, Exposed Rebar Repair.
- I. Where encountered, the CONTRACTOR shall transition from wall to slab as detailed on Tnemec Drawing TLS-10, Wall to Top Slab Transition.
- J. The CONTRACTOR shall notify the ENGINEER should jobsite conditions prevent the above operations and/or applications.

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3.04 APPLICATION REQUIREMENTS.

A. GENERAL:

1. Areas not to receive lining system shall be masked using duct tape or other protection materials to prevent these surfaces from being coated.
2. Ensure straight, even termination of resurfacing/topcoat materials on wall edges and flush with embedded steel.
3. The CONTRACTOR must follow the minimum and maximum recoat limitation times and related temperature range restrictions between successive lifts for all products specified herein per Manufacturer's stated requirements.
4. All equipment and procedures used for lining system application shall be as recommended by the Manufacturer.
5. Unless specified elsewhere herein, the CONTRACTOR shall comply with the Manufacturer's most recent written instructions with respect to the following:
 - a. Mixing of All Materials.
 - b. Protection and Handling of All Materials.
 - c. Recoat Limitation and Cure Times.
 - d. Minimum Ambient and Substrate Temperatures, Substrate's Degree of Dryness, Relative Humidity, and Dew Point of Air.
 - e. Application.
 - f. Final Curing.
 - g. Use of Proper Application Equipment.
6. Curing of Lining System: The applied lining system shall be protected from damage during curing and shall be cured as recommended by the Manufacturer. Ambient conditions shall be controlled by the CONTRACTOR during curing to ensure the minimum air temperature and minimum relative humidity as required by the Manufacturer is maintained.

B. DEMINERALIZED LINING SYSTEM:

Apply the Tnemec resurfacing and lining system in accordance with Section 2.03 and the Manufacturer's instructions.

3.05 FIELD QUALITY CONTROL INSPECTION AND TESTING.

- A. Inspection by the ENGINEER or others does not limit the CONTRACTOR's responsibilities for quality control inspection and testing as specified herein or as required by the Manufacturer's instructions.
- B. CONTRACTOR to perform the quality control procedures listed below in conjunction with the requirements of this Section.
 1. Inspect all materials upon receipt to ensure that all are supplied by the approved Manufacturer.

~~2. Provide specified storage conditions for the coating materials and applicable~~

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solvents.

3. Inspect and record findings for the degree of cleanliness of substrates used. The pH of the concrete substrate will be measured using pH indicating papers. The pH testing is to be performed once every 50 sq. ft. Acceptable pH values shall be between 9.0 and 11.0 as measured by a full-range (1-12) color indicating pH paper with readable color calibrations and a scale at whole numbers (minimum). Use Hydrion Insta-Check Jumbo 0-13 or 1-12 or equal. The paper shall be touched to the surface once using moderate gloved finger pressure. The surface shall not be wiped or moved laterally to disturb the surface during pH testing. Following the one touch, lift the paper vertically to not "wipe" the surface. Compare the color indicated with the scale provided and record the pH. Spot check any areas that may be questionable with phenolphthalein.
4. Inspect and record substrate profile (anchor pattern). Surfaces shall be abraded, at a minimum, equal to the roughness of CSP-5 in accordance with ICRI Guideline 03732 and SSPC-SP13/NACE No. 6.
5. Measure and record ambient air temperature once every two hours of each shift using a thermometer and measure and record substrate temperature once every two hours using an infrared or other surface thermometer.
6. Measure and record relative humidity and dew point temperature every two hours of each shift using a sling psychrometer in accordance with ASTM E337.
7. Provide correct mixing of coating materials in accordance with the Manufacturer's instructions.
8. Inspect and record that the "pot life" of coating materials is not exceeded during installation.
9. Verify curing of the coating materials in accordance with the Manufacturer's instructions.
10. Upon full cure, the installed lining system shall be checked by high voltage spark detection in accordance with NACE RP0188, and the Manufacturer's printed application guide to verify a pinhole-free surface. Areas which do not pass the spark detection test shall be corrected at no cost to the Owner and rechecked upon cure.
11. Upon completion of the lining system installation, the lined area shall be cleaned and prepared to permit close visual inspection by the ENGINEER or the ENGINEER's representative. Any and all deficiencies or defective work (not in compliance with this section or related sections) will be marked for repair or removal/replacement by the CONTRACTOR at no additional cost to the Owner.

3.06 ACCEPTANCE CRITERIA.

A. ACCEPTANCE CRITERIA FOR SURFACE PREPARATION WORK.

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All surfaces shall be prepared in accordance with the specification and referenced standards therein.

B. Acceptance Criteria for Coating System Application Work

1. Acceptable coating work will be based upon the following:
 - a. No pock-marks, trowel marks, depressions, waviness or ridges, pinholes or holidays in either size or frequency.
 - b. No intercoat bond failures between lifts.
 - c. Proper curing of coatings.
2. The ENGINEER or ENGINEER's Representative shall, at their discretion, inspect the following:
 - a. Profile and degree of cleanliness of substrate.
 - b. Thickness of materials/coverage rate confirmation.
 - c. Ambient temperature and humidity requirements and substrate temperature.
 - d. Curing and recoat times.
 - e. Proper curing of the resurfacing materials.
3. Rework required on any holidays or any other inadequacies found by the ENGINEER or the ENGINEER's Representative in the quality of the coating work shall be marked. Such areas shall be re-cleaned and reworked by the CONTRACTOR according to these specifications and the Manufacturer's recommendations at no additional cost to the Owner.
4. The CONTRACTOR is responsible for keeping the ENGINEER informed of all progress so that inspection for quality can be achieved.
5. The CONTRACTOR is ultimately responsible for the quality performance of the applied materials and workmanship. Inspections by the ENGINEER or the ENGINEER's Representative do not limit this responsibility.

3.07 FINAL INSPECTION.

Perform a final inspection to determine whether the resurfacing system work meets the requirements of the specifications. The ENGINEER and the ENGINEER's Representative will conduct final inspection with the CONTRACTOR.

3.08 CLEANUP.

Upon completion of work, the CONTRACTOR shall remove surplus materials, equipment, protective coverings, and accumulated rubbish, and thoroughly clean all surfaces and repair any work-related damage. The surrounding surface areas including roadways and all other surfaces shall be restored to their pre-project condition.

END OF SECTION

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PRODUCT PROFILE

GENERIC DESCRIPTION	Cementitious Repair Mortar
COMMON USAGE	A single-component, rapid setting, non-shrinking hydraulic cementitious resurfacer used to restore deteriorated concrete surfaces.
COLORS	Gray
SPECIAL QUALIFICATIONS	Series 217 is acceptable for use on the interior of potable water concrete storage tanks and reservoirs when topcoated with an NSF/ANSI Std. 61 certified protective coating. Contact your Tnemec representative for approved systems and additional information.

COATING SYSTEM

PRIMERS	Concrete: Series 217 Bond Coat † † A thin bond coat (scrub coat) is required. Refer to the Series 217 MortarCrete Surface Preparation and Application Guide or Contact Tnemec Technical Services with questions.
TOPCOATS	Series 22, FC22, 27WB, 46H-413, L69, L69F, N69, N69F, V69, V69F, 120, L140, L140F, N140, N140F, V140, V140F, 201, 215, 218, 237SC, 239SC, 434, 435, 436, 446 Note: Series 217 must be mechanically prepared in accordance with SSPC-SP13/NACE 6, ICRI-CSP4-5 surface profile prior to application of recommended topcoats. Shrinkage cracks in the Series 217 may require filling with Series 215 or Series 218 to prevent transfer or telegraphing of any cracks. Contact Tnemec Technical Services for additional information.

SURFACE PREPARATION

REINFORCING STEEL	The repair of deteriorated concrete resulting from reinforcing steel corrosion should be in accordance with ICRI Technical Guideline No. 310.1R. Concrete reinforcing steel (rebar) can be primed with Tnemec Series 1 or 69.
CONCRETE	Remove all loose materials, deteriorated concrete, laitance, existing coatings, and other bond-inhibiting materials from the surface in accordance with SSPC-SP13/NACE 6, minimum surface profile of ICRI-CSP6.
EDGE CONDITIONING	The edges of the patch should be sawcut perpendicular to the surface to a depth of at least 1/4 inch (6 mm). Break out the complete repair area to a minimum depth of 1/4 inch (6 mm) up to the sawed edge to prevent feather edging. Avoid cutting the reinforcing steel.
ALL SURFACES	Must be clean and free of oil, grease and other contaminants. Always take precautions to prohibit the surface from becoming contaminated prior to product application.

TECHNICAL DATA

RECOMMENDED DFT	Horizontal/Vertical: 1/4 inch (6 mm) to 4 inches (102 mm) Overhead: 1/4 inch (6 mm) to 2 inches (51 mm)			
CURING TIME	Temperature	Initial Set	Final Set	To Topcoat
	70°F (21°C)	60 minutes	90 minutes	12 hours
Note: Use Series 211-217 Slow Set additive to extend set times. Refer to Series 211-217 Slow Set product data sheet for information.				
VOLATILE ORGANIC COMPOUNDS	0.0 lbs/gallon (0 grams/litre)			
NUMBER OF COMPONENTS	One: 2.4 gallons/0.3 cu ft (9.0 L) (dry volume) approximately			
MIXING RATIO	Add 3 to 5 quarts (2.8 to 4.7 L) potable water per 55 lb (23 kg) plant-proportioned, pre-blended unit. Do not mix partial units.			
PACKAGING	5 gallon bucket			
NET WEIGHT	55 lbs (23 kg)			
STORAGE TEMPERATURE	Condition product to 65°F-75°F (18°C-24°C) 24 hours before using. Protect from moisture; store in dry environment.			
SHELF LIFE	6 months in original, unopened packaging at recommended storage conditions.			
HEALTH & SAFETY	This product contains chemical ingredients which are considered hazardous. Read container label warning and Material Safety Data Sheet for important health and safety information prior to the use of this product. Keep out of the reach of children.			

MORTARCRETE® | SERIES 217

APPLICATION

SPREADING RATE

Prior to application, review the Series 217 MortarCrete Surface Preparation and Application Guide. Approximate theoretical spread rate based upon 4 quarts (3.8 L) of water to yield 3.4 gal/0.45 cu ft (12.9 L) unit.

Thickness	0.25 in. (.635 cm)	0.50 in. (1.27 cm)	0.75 in. (1.91 cm)	1.00 in. (2.54 cm)	1.25 in. (3.18 cm)	1.50 in. (3.81 cm)	1.75 in. (4.45 cm)	2.00 in. (5.08 cm)
Coverage	21.6 (2.01 m ²)	10.8 (1.00 m ²)	7.2 (.67 m ²)	5.4 (.50 m ²)	4.32 (.40 m ²)	3.6 (.33 m ²)	3.0 (.28 m ²)	2.7 (.25 m ²)

Thickness	2.25 in. (5.72 cm)	2.50 in. (6.35 cm)	2.75 in. (6.99 cm)	3.00 in. (7.62 cm)	3.25 in. (8.26 cm)	3.50 in. (8.89 cm)	3.75 in. (9.53 cm)	4.00 in. (10.16 cm)
Coverage	2.4 (.22 m ²)	2.2 (.20 m ²)	2.0 (.19 m ²)	1.8 (.17 m ²)	1.7 (.16 m ²)	1.5 (.14 m ²)	1.4 (.13 m ²)	1.3 (.12 m ²)

Note: Application below minimum or above maximum spreading rates may adversely affect product performance.

WORKING TIME

Approximately 20-30 minutes at 75°F (24°C), & 50% R.H. Placement time is dependent on environmental conditions and mixing water/set control amounts. Do not retemper the mortar with additional water. Note: Do not wait for bleed water. Finish surface as soon as material condition allows.

MIXING

Remove Series 217 from the 5-gallon plastic pail. Add 3-5 quarts (2.8 to 4.7 L) of potable water to a clean bucket. Note: Elevated water temperature can significantly reduce working time. Optional: Dependent upon the ambient temperature and desired consistency, add up to 3 packets of Series 211-217 Slow Set additive into the mixing water (refer to the Series 211-217 product data sheet). Under mechanical agitation with a slow-speed drill (400-600 rpm) and H-Style (box blade) mixing paddle, slowly sift powder into mixing bucket. Mix 1-4 minutes until fully blended. Avoid extended over-mixing.

APPLICATION

Substrate: Concrete substrate shall be "pre-wet" or dampened with potable water to a Saturated Surface Dry (SSD) condition prior to Series 217 application; the concrete substrate is darkened by water but there is no pooling of water on the concrete.
Bond Coat: Using a masons brush or rubber sponge, work a thin bond coat (scrub coat) of Series 217 into the SSD substrate to ensure intimate contact and to help prevent sloughing or sagging of repair materials on vertical and overhead surfaces.
Mortar: Apply the Series 217 with adequate pressure before the scrub coat dries. Thoroughly consolidate the repair material into the corners of patch and around any exposed reinforcement steel in the repair zone. Full encapsulation of the reinforcement and intimate contact with substrate is important for long-term durability.
Finishing: Do not wait for bleed water. Finish Series 217 by striking off with a straight edge and close with the recommended concrete finishing tools, as conditions allow, to create a smooth, even surface.

CURING

External curing is required in accordance with ACI recommendations. Water cure for a minimum of one hour. Cooler temperatures or the use of Series 211-217 may require longer curing times. Contact Tnemec Technical Services for additional information.

APPLICATION EQUIPMENT

Hand troweling can be accomplished using steel concrete finishing trowels, broad knives, rubber floats, wooden floats or plastic floats. Material may be spray transferred using low-pressure grout pumps or high-pressure wet-mix shotcrete equipment. Contact Tnemec Technical Services for additional information.

Spray Application Equipment

Pump	Fluid Line	Spray Gun	Fluid Tips	Fluid Pressure	Atomizing Pressure	Hopper
Graco M680 10:1 Ratio	25' 1" Diameter 10' 3/4" Diameter	Flex Hose	No. 5 Nozzle	300 psi (Adjust as necessary)	Adjust at gun for proper atomization	10 Gallons Stainless Steel

Refer to the operation manual for application instructions. Atomization air must be dry, the use of an after cooler is recommended.

TEMPERATURE REQUIREMENT

Minimum substrate and ambient application temperature 45°F (7°C) and rising. Do not apply if expected to fall below this temperature within 24 hours of application.

CLEANUP

Uncured material can be removed with water. Cured material can only be removed mechanically.

WARRANTY & LIMITATION OF SELLER'S LIABILITY: Tnemec Company, Inc. warrants only that its coatings represented herein meet the formulation standards of Tnemec Company, Inc. THE WARRANTY DESCRIBED IN THE ABOVE PARAGRAPH SHALL BE IN LIEU OF ANY OTHER WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. The buyer's sole and exclusive remedy against Tnemec Company, Inc. shall be for replacement of the product in the event a defective condition of the product should be found to exist and the exclusive remedy shall not have failed its essential purpose as long as Tnemec is willing to provide comparable replacement product to the buyer. NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR LOST PROFITS, LOST SALES, INJURY TO PERSON OR PROPERTY, ENVIRONMENTAL INJURIES OR ANY OTHER INCIDENTAL OR CONSEQUENTIAL LOSS) SHALL BE AVAILABLE TO THE BUYER. Technical and application information herein is provided for the purpose of establishing a general profile of the coating and proper coating application procedures. Test performance results were obtained in a controlled environment and Tnemec Company makes no claim that these tests or any other tests, accurately represent all environments. As application, environmental and design factors can vary significantly, due care should be exercised in the selection and use of the coating.

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PRODUCT PROFILE

GENERIC DESCRIPTION	Modified Polyamine Epoxy
COMMON USAGE	An advanced generation, 100% solids, high-build epoxy for the protection of steel and concrete. It provides excellent resistance to abrasion and is suitable for immersion service. Specialized curing mechanism allows for faster cure response with airless spray application.
COLORS	WH11 Off-White, 1218 Light Blue, 1255 Beige
FINISH	Semi-Gloss
SPECIAL QUALIFICATIONS	Series 22-WH11 Off-White, 22-1218 Light Blue and 22-1255 Beige are certified by NSF International in accordance with NSF/ANSI Std. 61 and are qualified for use on tanks and reservoirs of five (5) gallons capacity or greater, pipes 1/2" in diameter or greater and valves 1/2" in diameter or greater. Conforms to AWWA C 210. Contact your Tnemec representative for systems and additional information.

COATING SYSTEM

SURFACER/FILLER/PATCHER	Series 215, 217, 218
PRIMERS	Steel: Self-priming, 66, L69, L69F, N69, N69F, V69, V69F, 90-97, H90-97, 90G-1K97, H91-H ₂ O, 94-H ₂ O, L140, L140F, N140, N140F, V140, V140F, 161
TOPCOATS	Series 73, 740, 750, 1028, 1029, 1074, 1074U, 1075, 1075U, 1080, 1081. Note: Series 22 exterior (sunlight) exposed for longer than maximum recoat requires scarification by abrasive blasting prior to topcoating.

SURFACE PREPARATION

STEEL	Non-Immersion Service: SSPC-SP6/NACE 3 Commercial Blast Cleaning with a minimum angular anchor profile of 1.5 mils for dry film thicknesses at 16.0 to 20.0 mils. Immersion Service: SSPC-SP10/NACE 2 Near-White Blast Cleaning with a minimum angular anchor profile of 3.0 mils for dry film thicknesses at 20.0 mils or greater. Enclosed, Protected & Mild Environments: Contact your Tnemec representative or Tnemec Technical Service.
CONCRETE	Allow new cast-in-place concrete to cure a minimum of 28 days at 75°F (24°C). Verify concrete dryness and prepare concrete surfaces in accordance with NACE 6/SSPC-SP13 Joint Surface Preparation Standards and ICRI Technical Guidelines. Moisture vapor transmission should not exceed three lbs per 1,000 sq ft in a 24 hour period (reference ASTM F 1869 "Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride"). Relative humidity should not exceed 80% (reference ASTM F 2170 "Standard Test Method for Determining Relative Humidity in Concrete using in situ Probes"). Abrasive blast, shot-blast, water jet or mechanically abrade concrete surfaces to remove laitance, curing compounds, hardeners, sealers and other contaminants and to provide a minimum ICRI-CSP 5 surface profile. Large cracks, voids and other surface imperfections should be filled with a recommended filler or surfacer.
ALL SURFACES	Must be clean, dry and free of oil, grease, chalk and other contaminants.

TECHNICAL DATA

VOLUME SOLIDS	100% (mixed) †																								
RECOMMENDED DFT	16 to 40 mils (400 to 1016 microns) in one or two coats.																								
CURING TIME	<table><tr><th>Temperature</th><th>To Touch</th><th>Dry Through</th><th>Minimum to Recoat</th><th>Return to Service</th><th>Maximum to Recoat</th></tr><tr><td>95°F (35°C)</td><td>2 1/2 hours</td><td>5 1/2 hours</td><td>4 hours</td><td>5 days</td><td>7 days</td></tr><tr><td>75°F (24°C)</td><td>7 hours</td><td>18 hours</td><td>16 hours</td><td>5 days</td><td>7 days</td></tr><tr><td>50°F (10°C)</td><td>24 hours</td><td>27 hours</td><td>32 hours</td><td>7 days</td><td>7 days</td></tr></table> <p>Note: These times are based on 20.0 mil (500 micron) dry film thickness. Cure time varies with surface temperature, air movement, humidity, and film thickness. Ventilation: When used as a tank lining or in enclosed areas, provide adequate ventilation during application and cure.</p>	Temperature	To Touch	Dry Through	Minimum to Recoat	Return to Service	Maximum to Recoat	95°F (35°C)	2 1/2 hours	5 1/2 hours	4 hours	5 days	7 days	75°F (24°C)	7 hours	18 hours	16 hours	5 days	7 days	50°F (10°C)	24 hours	27 hours	32 hours	7 days	7 days
Temperature	To Touch	Dry Through	Minimum to Recoat	Return to Service	Maximum to Recoat																				
95°F (35°C)	2 1/2 hours	5 1/2 hours	4 hours	5 days	7 days																				
75°F (24°C)	7 hours	18 hours	16 hours	5 days	7 days																				
50°F (10°C)	24 hours	27 hours	32 hours	7 days	7 days																				
VOLATILE ORGANIC COMPOUNDS	Unthinned: 0.10 lbs/gallon (12 grams/litre) Thinned 5%: 0.44 lbs/gallon (52 grams/litre) †																								
HAPS	Unthinned: 0.0 lbs/gal solids Thinned 5%: 0.37 lbs/gal solids																								
THEORETICAL COVERAGE	1,604 mil sq ft/gal (39.4 m²/L at 25 microns). See APPLICATION for coverage rates. †																								
NUMBER OF COMPONENTS	Two: Part A (polyamine) and Part B (epoxy)																								
MIXING RATIO	By volume: One (Part A) to one (Part B).																								
PACKAGING	<table><tr><th></th><th>PART A</th><th>PART B</th><th>When Mixed</th></tr><tr><td>Large Kit</td><td>5 gallon pail</td><td>5 gallon pail</td><td>10 gallons (37.85 L)</td></tr><tr><td>Medium Kit</td><td>6 gallons pail (partial fill)</td><td>3 gallon can (partial fill)</td><td>5 gallons (15.14 L)</td></tr><tr><td>Small Kit</td><td>1 gallon can (partial fill)</td><td>1 gallon can (partial fill)</td><td>1 gallon (3.79 L)</td></tr></table> <p>Large kit offered for plural component application.</p>		PART A	PART B	When Mixed	Large Kit	5 gallon pail	5 gallon pail	10 gallons (37.85 L)	Medium Kit	6 gallons pail (partial fill)	3 gallon can (partial fill)	5 gallons (15.14 L)	Small Kit	1 gallon can (partial fill)	1 gallon can (partial fill)	1 gallon (3.79 L)								
	PART A	PART B	When Mixed																						
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Medium Kit	6 gallons pail (partial fill)	3 gallon can (partial fill)	5 gallons (15.14 L)																						
Small Kit	1 gallon can (partial fill)	1 gallon can (partial fill)	1 gallon (3.79 L)																						
NET WEIGHT PER GALLON	12.70 ± 0.25 lbs (5.76 ± .11 kg) (mixed) †																								
STORAGE TEMPERATURE	Minimum 20°F (-6°C) Maximum 110°F (43°C)																								
TEMPERATURE RESISTANCE	(Dry) Continuous 250°F (121°C) Intermittent 275°F (135°C)																								
SHELF LIFE	Part A: 12 months and Part B: 12 months at recommended storage temperature.																								

EPOXOLINE® | SERIES 22

FLASH POINT - SETA Part A and Part B: >200°F (97°C)

HEALTH & SAFETY Paint products contain chemical ingredients which are considered hazardous. Read container label warning and Material Safety Data Sheet for important health and safety information prior to the use of this product. Keep out of the reach of children.

APPLICATION

COVERAGE RATES

	Dry Mils (Microns)	Wet Mils (Microns)	Sq Ft/Gal (m ² /Gal)
Minimum	16.0 (400)	16.0 (400)	100 (9.3)
Maximum	40.0 (1016)	40.0 (1016)	40 (3.7)

Allow for overspray and surface irregularities. Film thickness is rounded to the nearest 0.5 mil or 5 microns. Application of coating below minimum or above maximum recommended dry film thicknesses may adversely affect coating performance. †

MIXING

Mix the entire contents of Part A and Part B separately. Scrape all of the Part A and Part B into a suitable container by using a flexible spatula. Use a variable speed drill with a PS Jiffy blade and mix the blended components for a minimum of two minutes. Apply the mixed material within the spray or pot life limits after agitation. For optimum application characteristics, material temperature should be between 70°F (21°C) and 80°F (27°C). Note: A large volume of material will gel quickly if not applied or reduced in volume. Caution: Do not reseal mixed material. An explosion hazard may be created.

THINNING

May thin up to 5% or 6 fluid ounces per gallon with No. 2 Thinner. DO NOT thin in areas with strict extractable regulations.

POT LIFE

45 minutes at 75°F (24°C) and 5% thinning

SPRAY LIFE

25 minutes at 75°F (24°C) and 5% thinning

APPLICATION EQUIPMENT

Airless Spray

Spray Gun	Pump Size	Tip Orifice	Atomizing Pressure	Mat'l Hose ID	Manifold Filter
Graco XHF, XTR7 or WIWA 500F	56:1, X50 or X60	0.019"-0.023" (483-585 microns)	5500-6000 psi (379-413 bar)	See Below	N/R

Use appropriate tip/atomizing pressure for equipment, applicator technique and weather conditions.

Note: Remove all filters. Material needs to be gravity fed through a material hopper. Material will not feed through a suction tube.

Material Hose ID (Nominal 100 feet): Attach 100' x ½" hose to the pump. Attach 10' x 3/8" hose (whip) to the ½" line.

Material Hose ID (Nominal 200 feet): Attach 100' x ¾" hose to the pump. Attach 100' x ½" hose to the ¾" line. Attach 10' x 3/8" hose (whip) to the ½" line.

Plural Component Application: Contact Tnemec Technical Service for detailed equipment requirements.

Brush: Recommended for small areas only. Use high quality natural or synthetic bristle brushes.

Roller: Application not recommended.

SURFACE TEMPERATURE

Minimum 50°F (10°C) Maximum 130°F (54°C)

The surface temperature should be at least 5°F (3°C) above the dew point. Coating will not cure below minimum surface temperature. To avoid outgassing, concrete temperature should be stable or in a descending temperature mode.

MATERIAL TEMPERATURE

Prior to application, the material temperature should be between 70°F and 80°F (21°C and 27°C). It is suggested the material be stored at these temperatures at least 48 hours prior to use. Temperature will affect the workability. Cool temperatures increase viscosity and decrease workability. Warm temperatures will decrease viscosity and shorten pot life.

HOLIDAY TESTING

If required by the project specifications, holiday testing should be performed in accordance with NACE SP0188. Contact Tnemec Technical Service for voltage recommendations and curing parameters prior to testing.

CLEANUP

Flush and clean all equipment immediately after use with Tnemec No. 4 Thinner. Use Tnemec No. 68 Thinner when needed to comply with VOC regulations.

† Values may vary with color.

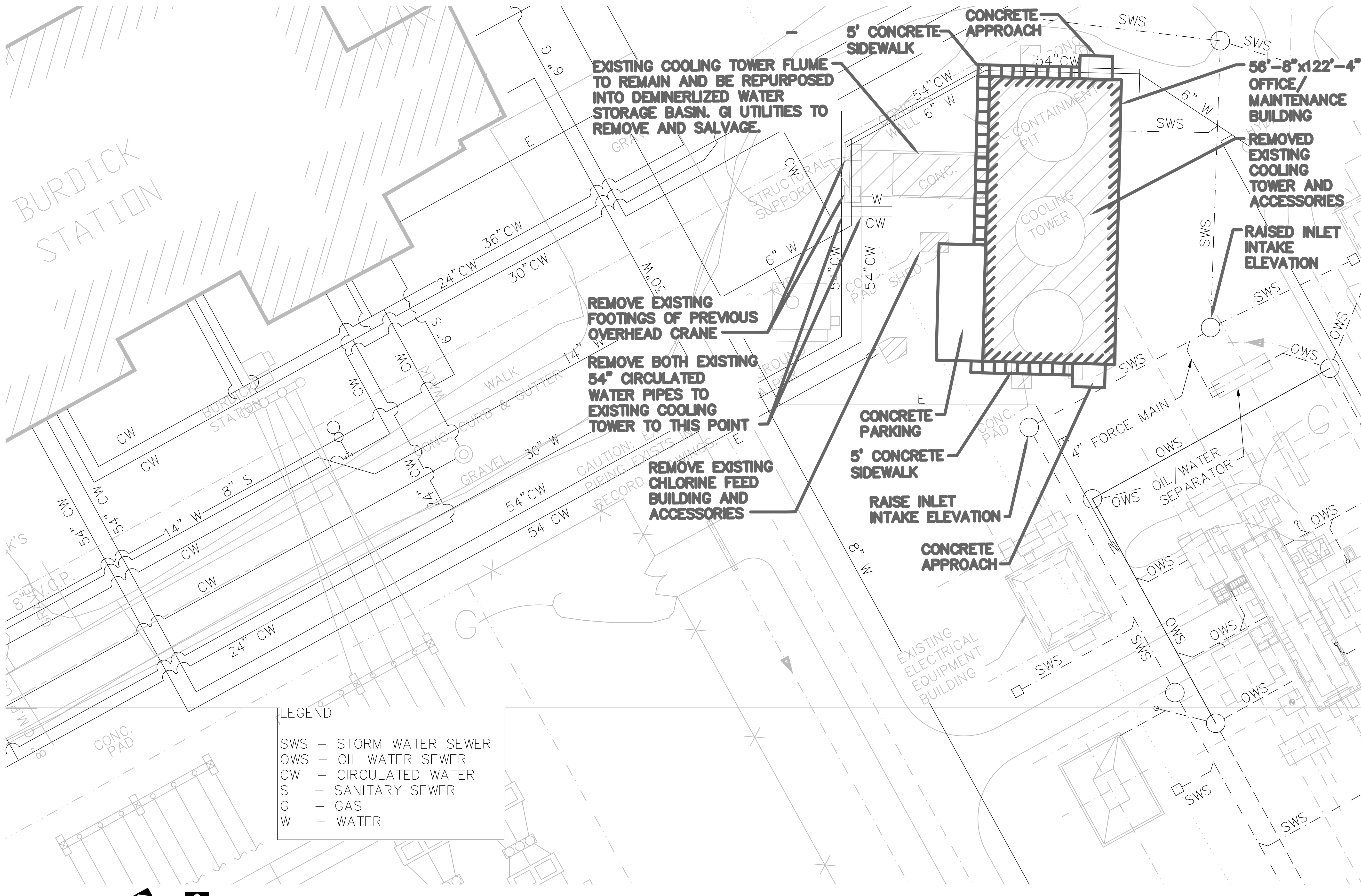
WARRANTY & LIMITATION OF SELLER'S LIABILITY: Tnemec Company, Inc. warrants only that its coatings represented herein meet the formulation standards of Tnemec Company, Inc. THE WARRANTY DESCRIBED IN THE ABOVE PARAGRAPH SHALL BE IN LIEU OF ANY OTHER WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. The buyer's sole and exclusive remedy against Tnemec Company, Inc. shall be for replacement of the product in the event a defective condition of the product should be found to exist and the exclusive remedy shall not have failed its essential purpose as long as Tnemec is willing to provide comparable replacement product to the buyer. NO OTHER REMEDY (INCLUDING, BUT NOT LIMITED TO, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR LOST PROFITS, LOST SALES, INJURY TO PERSON OR PROPERTY, ENVIRONMENTAL INJURIES OR ANY OTHER INCIDENTAL OR CONSEQUENTIAL LOSS) SHALL BE AVAILABLE TO THE BUYER. Technical and application information herein is provided for the purpose of establishing a general profile of the coating and proper coating application procedures. Test performance results were obtained in a controlled environment and Tnemec Company makes no claim that these tests or any other tests, accurately represent all environments. As application, environmental and design factors can vary significantly, due care should be exercised in the selection and use of the coating.

Tnemec Company Incorporated 6800 Corporate Drive Kansas City, Missouri 64120-1372 1-800-TNEMEC1 Fax: 1-816-483-3969 www.tnemec.com

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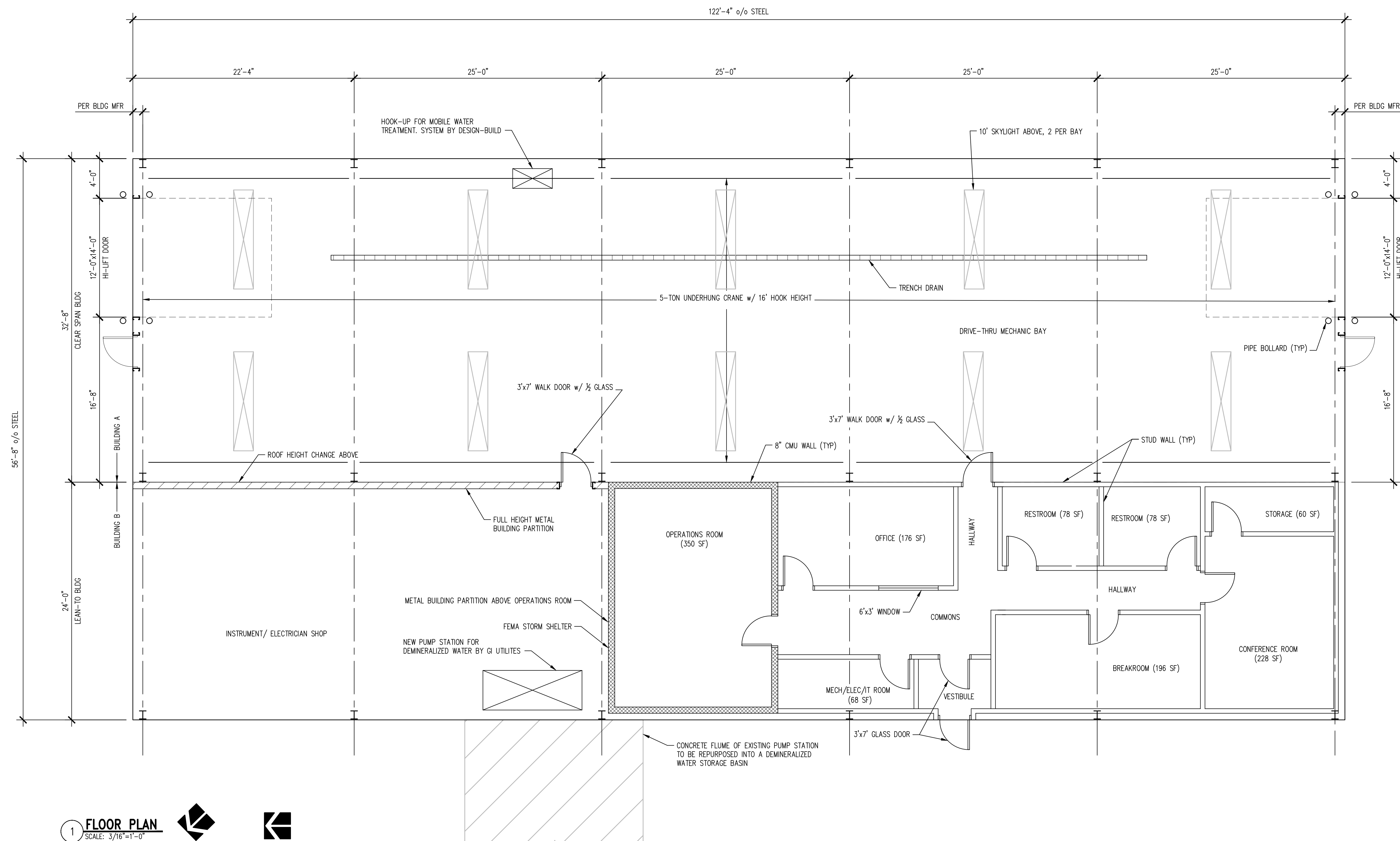
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SWS	— STORM WATER SEWER
OWS	— OIL WATER SEWER
CW	— CIRCULATED WATER
S	— SANITARY SEWER
G	— GAS
W	— WATER

1 SITE PLAN
SCALE: 1"=20'



Burdick Station - New Office / Maintenance Building		Site Address: 800 Bischeld St, Grand Island, NE	Sheet No. 1 of 5
Maintenance Building		Drawn by: MDS	Date: 04.02.2019
		Approved: LMM	Scale: See Plan
NO.	REVISION		DATE
	BY	APVD	



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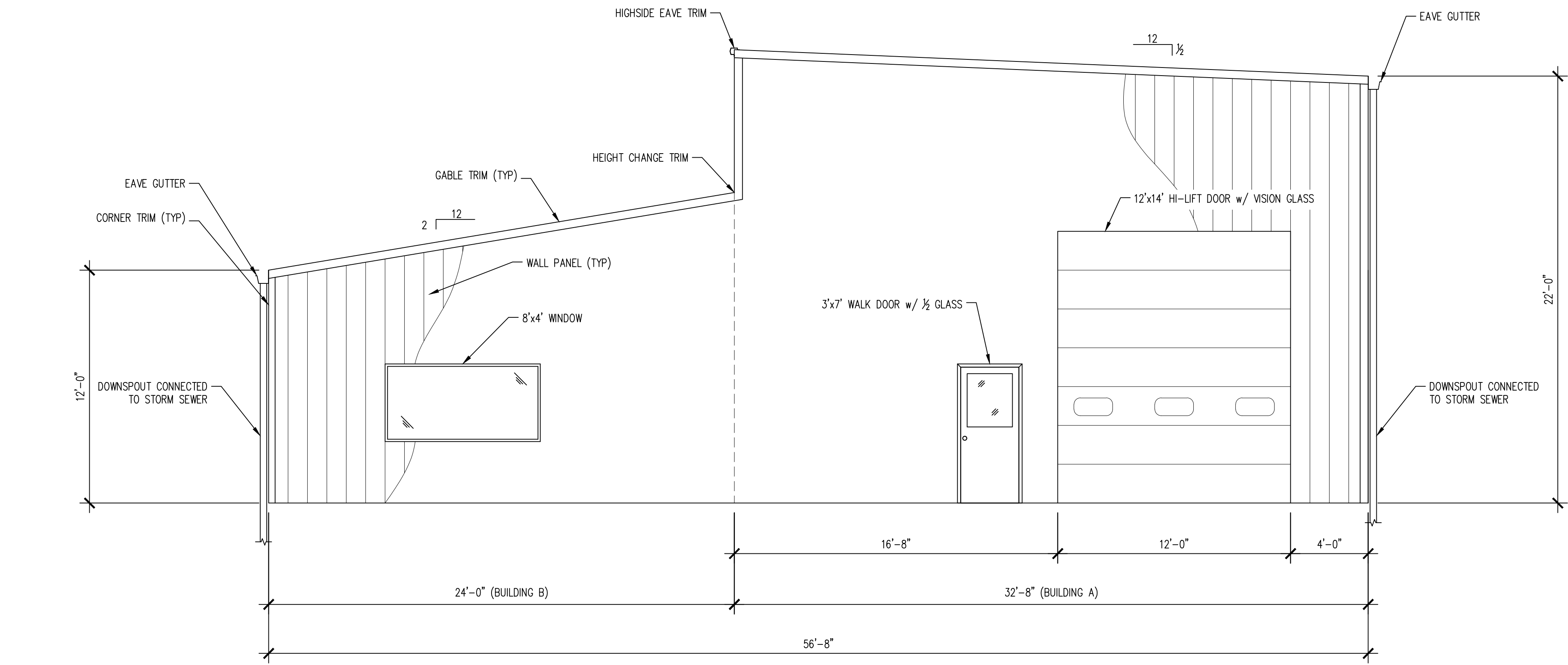
1 FLOOR PLAN
SCALE: 3/16"=1'-0"



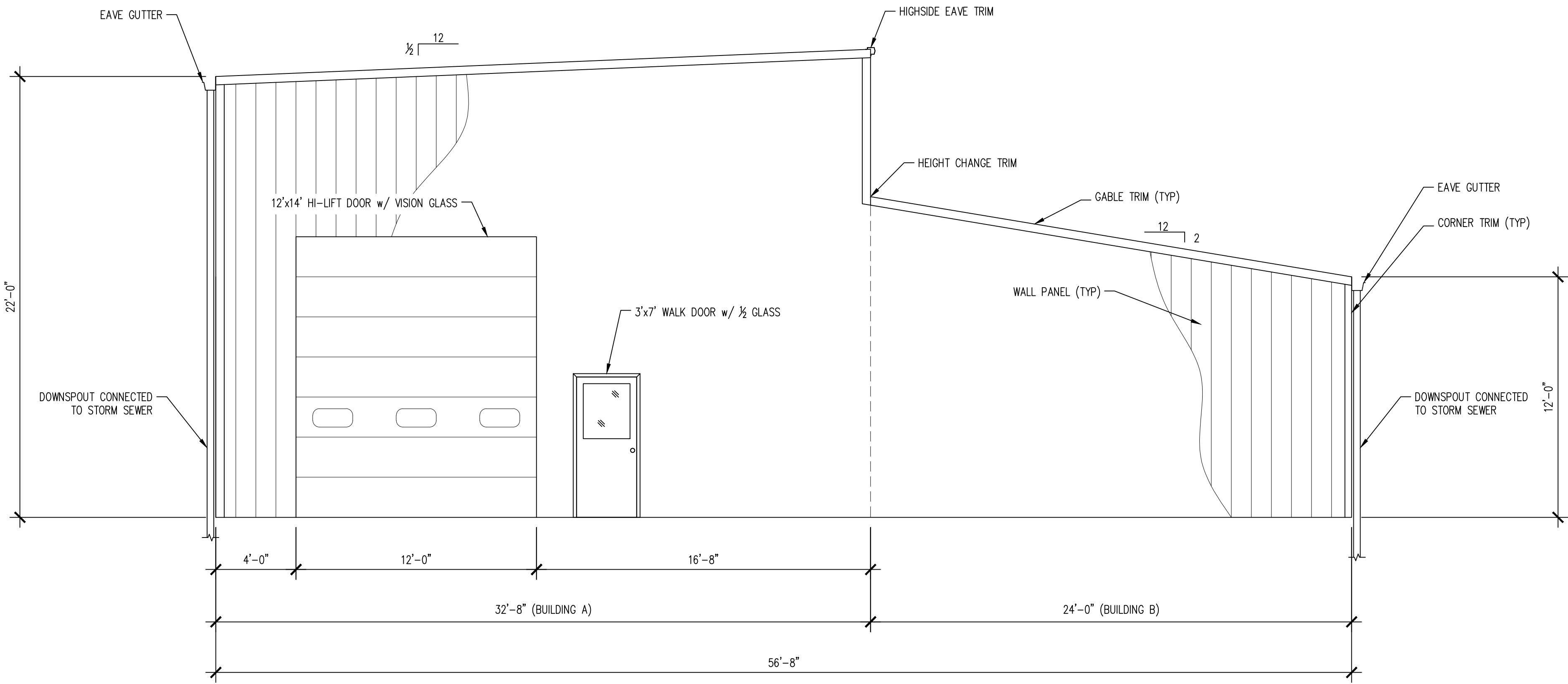
PLANT
NORTH



TRUE
NORTH



1 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



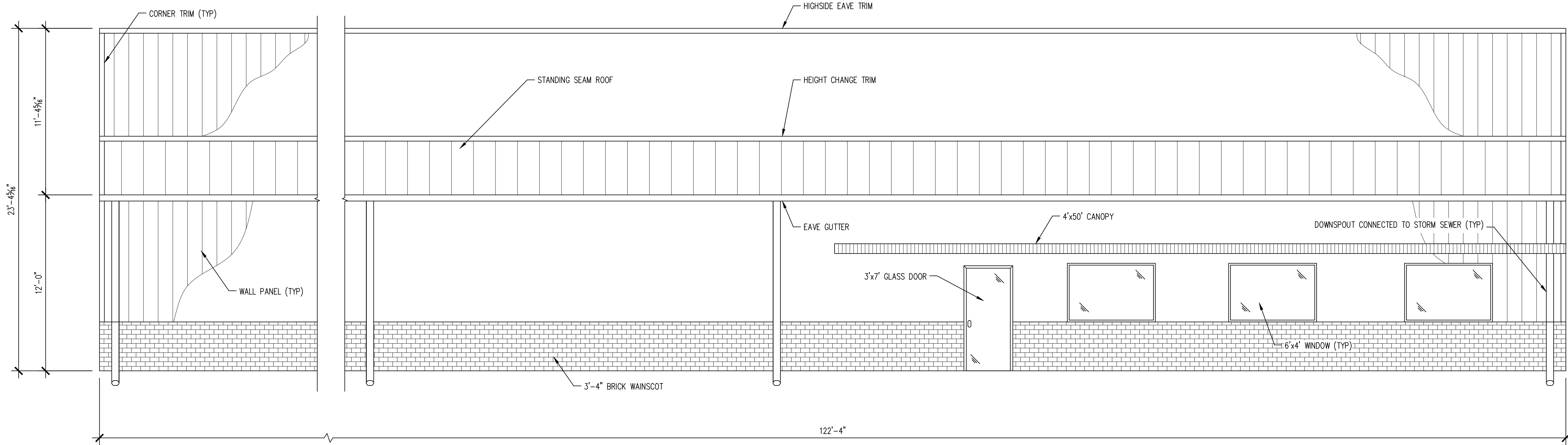
2 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"

**Burdick Station - New Office /
Maintenance Building**

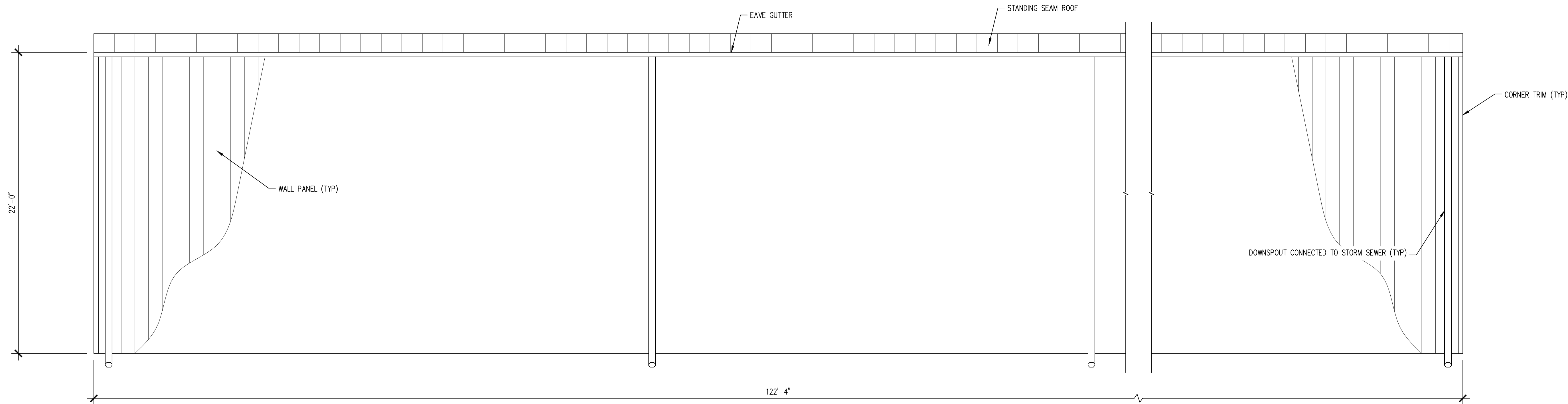
Site Address:	800 Bischeld St, Grand Island, NE	Sheet No.	3 of 5
Drawn by:	MDS	Date:	04.02.2019
Approved:	LMM	Scale:	See Plan



NO.	DATE	REVISION	BY	APVD



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



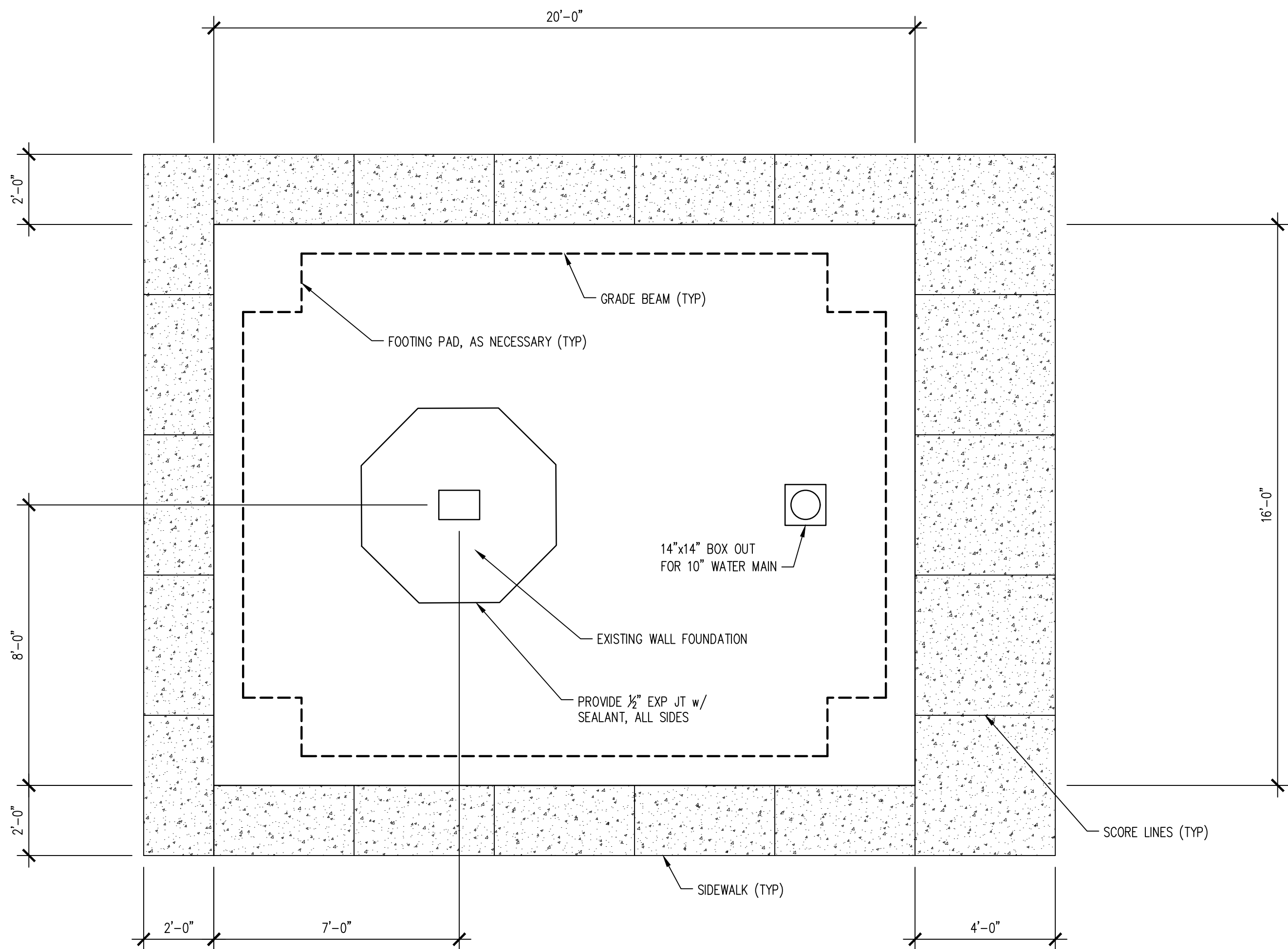
2 EAST ELEVATION
SCALE: 1/4"=1'-0"



Burdick Station - New Office /
Maintenance Building

Site Address:	800 Bischel St, Grand Island, NE	Sheet No.	4 of 5
Drawn by:	MDS	Date:	04.02.2019
Approved :	LMM	Scale:	See Plan

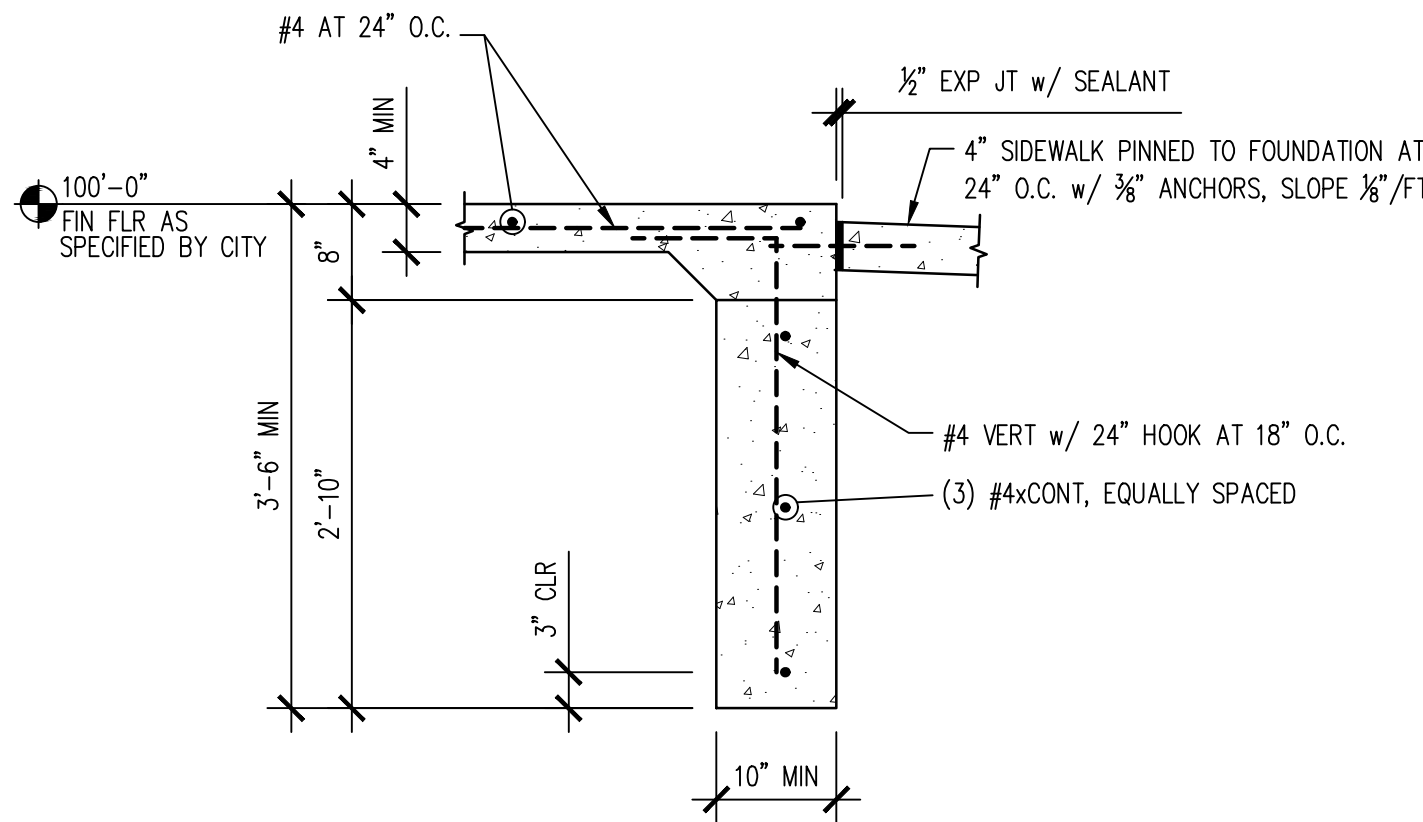
NO.	DATE	REVISION	BY	APVD



1 FOUNDATION PLAN
SCALE: 3/8"=1'-0"

- GENERAL NOTES
- CODE: 2015 INTERNATIONAL BUILDING CODE w/ CITY OF GRAND ISLAND AMENDMENTS
 - LIVE LOAD 20.0 PSF w/ NO TRIBUTARY REDUCTION
 - DEAD LOAD
BUILDING WEIGHT PER BUILDING MANUFACTURER
COLLATERAL 5.0 PSF
 - SNOW
GROUND SNOW LOAD (Pg) 25.0 PSF
SNOW EXPOSURE CATEGORY (Ce) 1.0
SNOW IMPORTANCE FACTOR (Is) 1.2
SNOW THERMAL FACTOR (Ct) 1.2
FLAT-ROOF SNOW LOAD (Pf) 25.2 PSF
MINIMUM ROOF SNOW LOAD 30.0 PSF (CITY)
 - WIND
BASIC WIND SPEED (V) 120 MPH
WIND EXPOSURE CATEGORY C
INTERNAL PRESSURE COEFF (GCpi) ±0.18
 - SEISMIC
SEISMIC USE GROUP II
SEISMIC SITE CLASS D
SEISMIC IMPORTANCE FACTOR 1.0
SEISMIC DESIGN CATEGORY B
SPECTRAL RESPONSE COEFF (Ss) 12.6%
SPECTRAL RESPONSE COEFF (S1) 4.1%
 - FOUNDATION DESIGN IS RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SIGNED BY A LICENSED PROFESSIONAL ENGINEER.
 - FOUNDATION DESIGN SHALL BE BASED ON A NET SOIL BEARING PRESSURE OF 1,500 PSF. CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT A MINIMUM 1,500 PSF SOIL BEARING PRESSURE IS OBTAINED PRIOR TO PLACEMENT OF THE FOUNDATION.
 - PROVIDE (2) #4 BAR x 3'-0" LONG, DIAGONALLY AT REENTRANT CORNERS, CENTER IN SLAB.
 - HORIZONTAL REINFORCING IN FOOTINGS AND STEMWALLS SHALL BE CONTINUOUS. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS.
 - CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'c) OF CONCRETE FOUNDATION AND STEMWALL SHALL BE 3000 PSI, SAND AND GRAVEL MIX. MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'c) OF CONCRETE SLAB SHALL BE 4000 PSI, 47B WITH 15% ROCK.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
 - LAP SPLICES ARE TO BE 48 BAR DIAMETERS, WITH A MINIMUM LAP OF 24".
 - STRUCTURAL CONCRETE SHALL BE MECHANICALLY CONSOLIDATED IN ACCORDANCE WITH ACI 309.
 - PROVIDE CONTROL JOINTS AT 12'-6" O.C. MAXIMUM OR AT THE DIRECTION OF THE OWNER.
 - ALL ANCHOR BOLTS SHALL BE ASTM A307 MINIMUM.
 - ALL SOIL COMPACTION SHALL BE 95%.

2 GENERAL NOTES
SCALE: N.T.S.



3 TYPICAL GRADE BEAM
SCALE: 3/4"=1'-0"

NO.	DATE	REVISION	BY	APVD



NEW OFFICE / MAINTENANCE
BULDING OVER REMOVED
COOLING TOWER FOOTPRINT

N

BISCHELD ST

CITY OF
GRAND ISLAND
UTILITIES DEPARTMENT

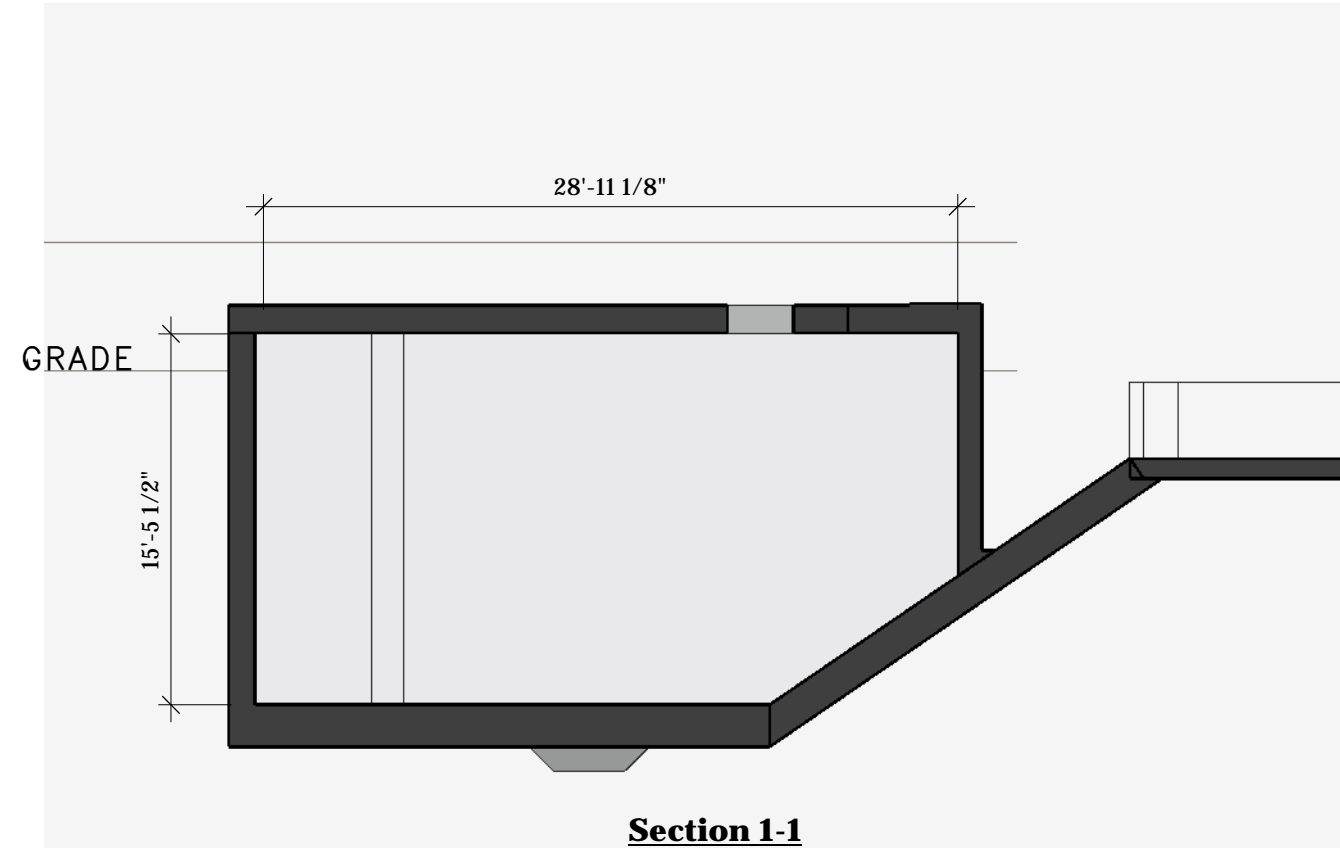
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Google earth

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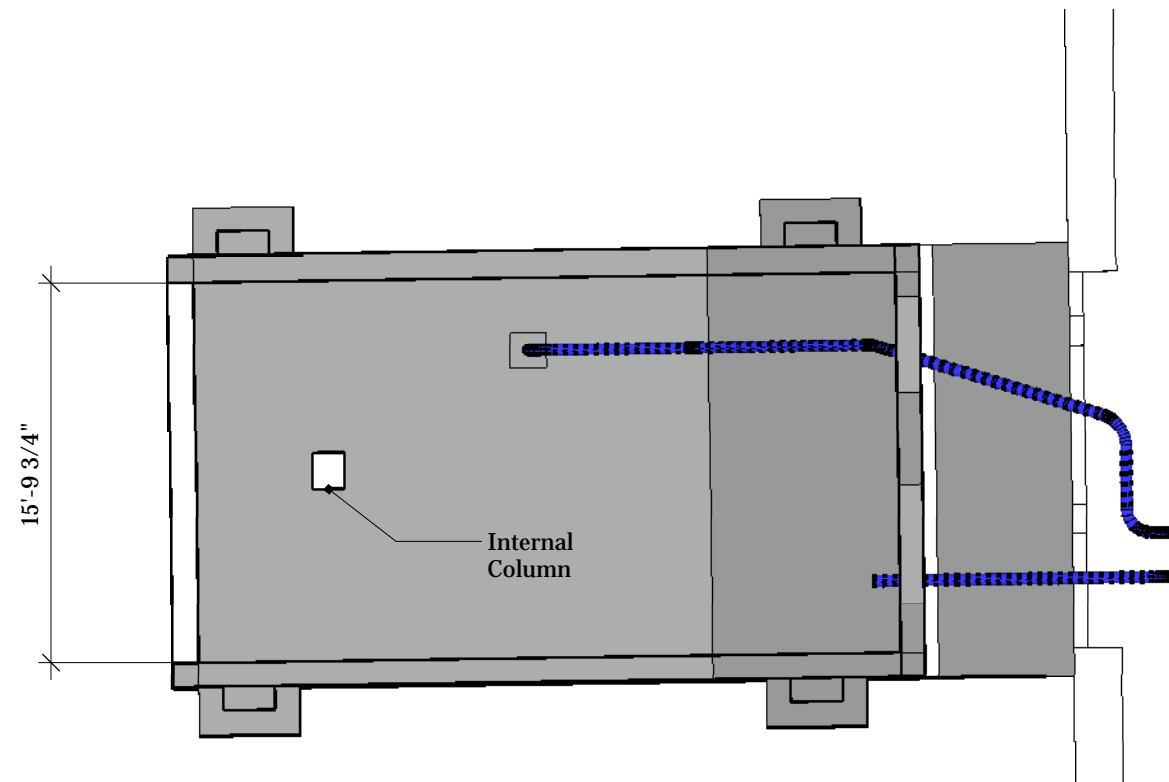
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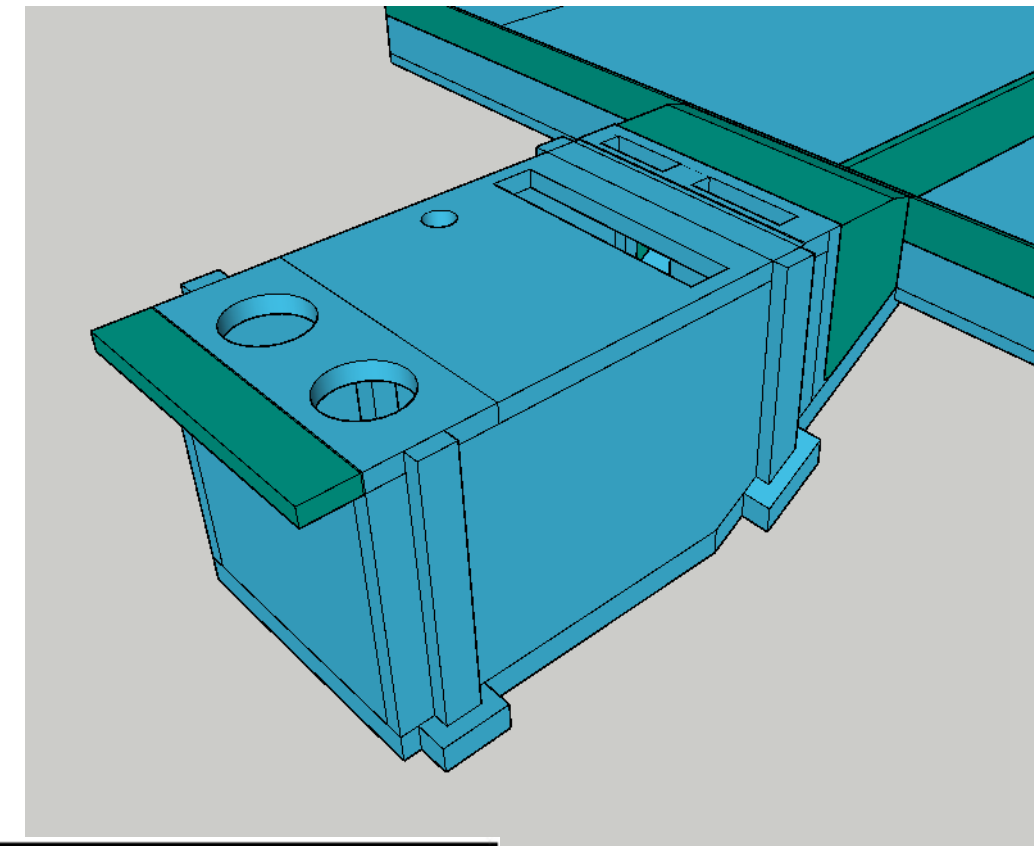
Section 1-1
Scale 1/8" = 1'-0"

Notes:

1. Basin fill and suction lines are to be 4" pipe.
2. Pipe 304 or 316 Stainless steel.
3. Pipe to extend above finish floor 1'-0" with standard flanged connection, location inside building 4' from inside wall.
4. Suction pipe shall be 4" above basin floor.
5. Fill line shall extend 1'-0" inside basin wall.
6. Pipe route to be determined by contractor, meeting locations specified, and minimizing bends.
7. Pipe must be pressure tested to 100 psi prior to concrete pour.
8. All pipe supports and fasteners are to be 304 Stainless Steel, with epoxy anchors to concrete.



Section 2-2
Scale 1/8" = 1'-0"



C127888

REVISIONS

MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...



Burdick Station

BASIN PIPING



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
08/02/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. Kansas City MO Office 4801 Main Street Suite 350 Kansas City MO 64112 USA	CONTACT NAME:	
	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
INSURED Chief Construction 3935 Westgate Road Grand Island NE 68803 USA	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	NAIC #	
	INSURER A: Zurich American Ins Co	16535
	INSURER B: Westchester Fire Insurance Company	10030
	INSURER C:	
INSURER D:		
INSURER E:		
INSURER F:		

Holder Identifier :

COVERAGES**CERTIFICATE NUMBER:** 570077750170**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		GL0937508816	07/01/2019	07/01/2020	EACH OCCURRENCE	\$1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$300,000	
	<input checked="" type="checkbox"/> Contractual Liab.						MED EXP (Any one person)	\$10,000	
	<input checked="" type="checkbox"/> incl XCU Hazards;						PERSONAL & ADV INJURY	\$1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$2,000,000	
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$2,000,000	
	<input type="checkbox"/> OTHER:						Total Agg Limit	\$20,000,000	
	A						AUTOMOBILE LIABILITY	Y	
<input checked="" type="checkbox"/> ANY AUTO		BODILY INJURY (Per person)							
<input type="checkbox"/> OWNED AUTOS ONLY		BODILY INJURY (Per accident)							
<input type="checkbox"/> HIRED AUTOS ONLY		PROPERTY DAMAGE (Per accident)							
<input checked="" type="checkbox"/> \$1,000 Comp/Coll de		<input checked="" type="checkbox"/> SCHEDULED AUTOS							
<input type="checkbox"/> incl HCPD		NON-OWNED AUTOS ONLY							
B	<input checked="" type="checkbox"/> UMBRELLA LIAB	Y		G22014158014	07/01/2019	07/01/2020	EACH OCCURRENCE	\$1,000,000	
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	\$1,000,000	
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000								
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WC011118802 WC011118902	07/01/2019 07/01/2019	07/01/2020 07/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		
							E.L. EACH ACCIDENT	\$1,000,000	
							E.L. DISEASE-EA EMPLOYEE	\$1,000,000	
							E.L. DISEASE-POLICY LIMIT	\$1,000,000	
A	Excess WC			EWS011119002 NE - XS WC \$350,000 SIR SIR applies per policy terms & conditions	07/01/2019	07/01/2020	EL Each Accident EL Disease - Policy EL Disease - Ea Emp	\$650,000 \$650,000 \$650,000	

Certificate No : 570077750170

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is included as blanket additional insured (General, Auto and Umbrella Liability), when so required by written contract. Holder notice of cancellation complies with policy provisions.

CERTIFICATE HOLDER**CANCELLATION**

City of Grand Island Burdick Station 800 E. Birscheld Street Grand Island NE 68801 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Central, Inc.</i>

ACORD 25 (2016/03)

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Blanket Notification to Others of Cancellation or Non-Renewal

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP 9375087-16	07/01/2019	07/01/2020		30380000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial Automobile Coverage Part

- A.** If we cancel or non-renew this Coverage Part by written notice to the first Named Insured, we will mail or deliver notification that such Coverage Part has been cancelled or non-renewed to each person or organization shown in a list provided to us by the first Named Insured if you are required by written contract or written agreement to provide such notification. However, such notification will not be mailed or delivered if a conditional notice of renewal has been sent to the first Named Insured. Such list:
1. Must be provided to us prior to cancellation or non-renewal;
 2. Must contain the names and addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled or non-renewed; and
 3. Must be in an electronic format that is acceptable to us.
- B.** Our notification as described in Paragraph **A.** of this endorsement will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to the first Named Insured. We will mail or deliver such notification to each person or organization shown in the list:
1. Within seven days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
 2. At least 30 days prior to the effective date of:
 - a. Cancellation, if cancelled for any reason other than nonpayment of premium; or
 - b. Non-renewal, but not including conditional notice of renewal.
- C.** Our mailing or delivery of notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such mailing or delivery will not:
1. Extend the Coverage Part cancellation or non-renewal date;
 2. Negate the cancellation or non-renewal; or
 3. Provide any additional insurance that would not have been provided in the absence of this endorsement.
- D.** We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the list provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

All other terms and conditions of this policy remain unchanged.

Blanket Notification to Others of Cancellation or Non-Renewal

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. GLO 9375088-16

Effective Date: 07/01/2019

This endorsement applies to insurance provided under the:

Commercial General Liability Coverage Part

- A.** If we cancel or non-renew this Coverage Part by written notice to the first Named Insured, we will mail or deliver notification that such Coverage Part has been cancelled or non-renewed to each person or organization shown in a list provided to us by the first Named Insured if you are required by written contract or written agreement to provide such notification. Such list:
1. Must be provided to us prior to cancellation or non-renewal;
 2. Must contain the names and addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled or non-renewed; and
 3. Must be in an electronic format that is acceptable to us.
- B.** Our notification as described in Paragraph **A.** of this endorsement will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to the first Named Insured. We will mail or deliver such notification to each person or organization shown in the list:
1. Within 10 days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
 2. At least 30 days prior to the effective date of:
 - a. Cancellation, if cancelled for any reason other than nonpayment of premium; or
 - b. Non-renewal, but not including conditional notice of renewal,
 unless a greater number of days is shown in the Schedule of this endorsement for the mailing or delivering of such notification with respect to Paragraph **B.1.** or Paragraph **B.2.** above.
- C.** Our mailing or delivery of notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such mailing or delivery will not:
1. Extend the Coverage Part cancellation or non-renewal date;
 2. Negate the cancellation or non-renewal; or
 3. Provide any additional insurance that would not have been provided in the absence of this endorsement.

NOTIFICATION TO OTHERS OF CANCELLATION ENDORSEMENT

This endorsement is used to add the following to Part Six of the policy.

**PART SIX
CONDITIONS**

- A.** If we cancel this policy by written notice to you for any reason other than nonpayment of premium, we will mail or deliver a copy of such written notice of cancellation to the name and address corresponding to each person or organization shown in the Schedule below. Notification to such person or organization will be provided at least 10 days prior to the effective date of the cancellation, as advised in our notice to you, or the longer number of days notice if indicated in the Schedule below.
- B.** If we cancel this policy by written notice to you for nonpayment of premium, we will mail or deliver a copy of such written notice of cancellation to the name and address corresponding to each person or organization shown in the Schedule below at least 10 days prior to the effective date of such cancellation.
- C.** If notice as described in Paragraphs **A.** or **B.** of this endorsement is mailed, proof of mailing will be sufficient proof of such notice.

SCHEDULE	
Name and Address of Other Person(s) / Organization(s):	Number of Days Notice:
AS REQUIRED BY WRITTEN CONTRACT	30

All other terms and conditions of this policy remain unchanged.

RESOLUTION 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, August 13, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 9, 2019	☐ City Attorney



City of Grand Island

Tuesday, August 13, 2019

Council Session

Item J-1

Approving Payment of Claims for the Period of July 24, 2019 through August 13, 2019

*The Claims for the period of July 24, 2019 through August 13, 2019 for a total amount of \$5,287,872.69.
A MOTION is in order.*

Staff Contact: Patrick Brown