City of Grand Island



Tuesday, April 14, 2020 Council Session Agenda

City Council:

Jason Conley Chuck Haase Julie Hehnke Jeremy Jones Vaughn Minton Mitchell Nickerson Mike Paulick Clay Schutz Justin Scott 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

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item E-1

Public Hearing on Request from Bosselman Pump & Pantry, Inc., dba Pump & Pantry 52, 3210 Old Potash Highway for a Class "D" Liquor License

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

Staff Contact: RaNae Edwards

Council Agenda Memo

From:	RaNae Edwards, City Clerk
Meeting:	April 14, 2020
Subject:	Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry 52, 3210 Old Potash Highway for a Class "D" Liquor License
Presenter(s):	RaNae Edwards, City Clerk

Background

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

Declared Legislative Intent

It is hereby declared to be the intent and purpose of the city council in adopting and administering the provisions of this chapter:

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

Discussion

Bosselman Pump & Pantry, Inc. dba Pump & Pantry 52, 3210 Old Potash Highway has submitted an application for a Class "D" Liquor License. A Class "D" Liquor License allows for the sale of alcohol off sale only inside the corporate limits of the city. This location currently has a Class "B" Liquor License which allows for beer off sale only.

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Health, and Police Departments. Also submitted was a request for Liquor Manager Designation for Brian Fausch, 2009 West Highway 34. Staff recommends approval of the liquor license contingent upon final inspections and liquor manager designation for Brian Fausch contingent upon completing a state approved alcohol server/seller training program.

Alternatives

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

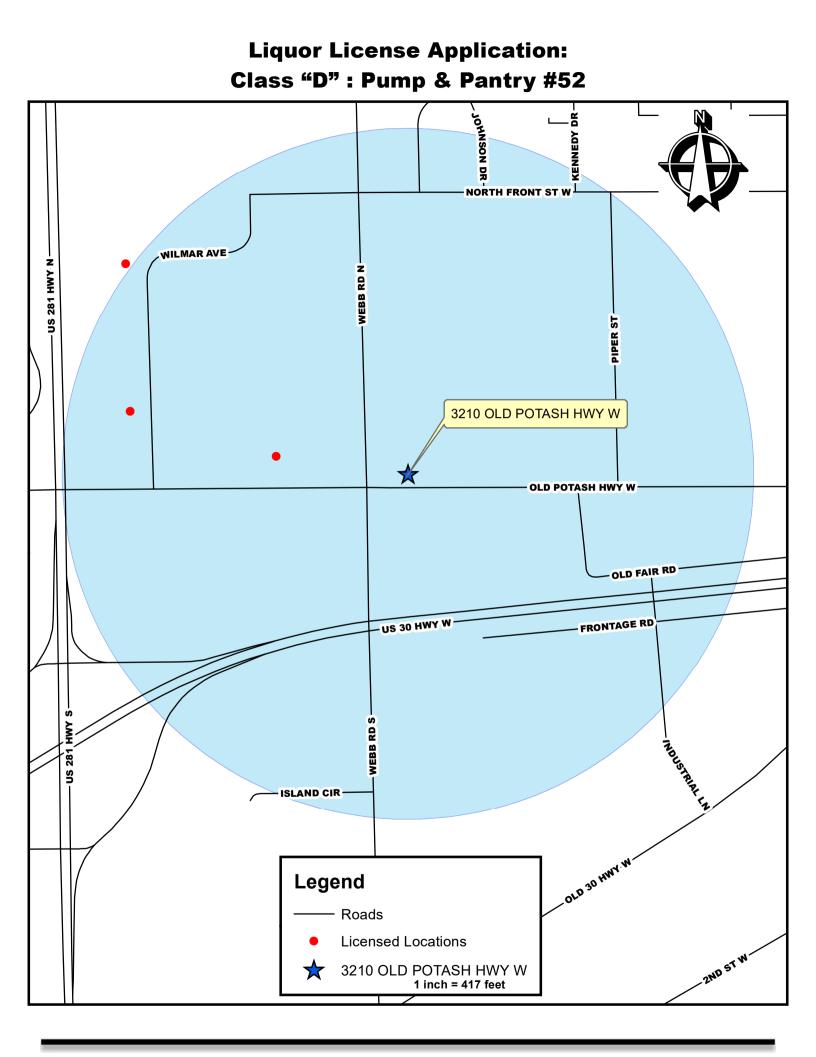
- 1. Approve the application.
- 2. Forward to the Nebraska Liquor Control Commission with no recommendation.
- 3. Forward to the Nebraska Liquor Control Commission with recommendations.
- 4. Deny the application.

Recommendation

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

Sample Motion

Move to approve the application for Bosselman Pump & Pantry, Inc. dba Pump & Pantry 52, 3210 Old Potash Highway for a Class "D" Liquor License contingent upon final inspections and Liquor Manager Designation for Brian Fausch, 2009 West Highway 34 contingent upon completion of a state approved alcohol server/seller training program.





City of Grand Island

Tuesday, April 14, 2020 Council Session

Item E-2

Public Hearing on Request from Axe Holes, LLC dba Axe Holes, 2300 N. Webb Road, Suite 109 for a Class "A" 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:	April 14, 2020
Subject:	Public Hearing on Request from Axe Holes, LLC dba Axe Holes, 2300 N. Webb Road, Suite 109 for a Class "A" Liquor License
Presenter(s):	RaNae Edwards, City Clerk

Background

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

Declared Legislative Intent

It is hereby declared to be the intent and purpose of the city council in adopting and administering the provisions of this chapter:

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

Discussion

Axe Holes, LLC dba Axe Holes, 2300 N. Webb Road, Suite 109 has submitted an application for a Class "A" Liquor License. A Class "A" Liquor License allows for the sale of beer on sale only inside the corporate limits of the city.

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Health, and Police Departments. See attached Police Department report. Also submitted was a request for Liquor Manager Designation for Eric Christensen, 2610 So. Engleman Road, Alda, Nebraska. Mr. Christensen has completed a state approved alcohol server/seller training program. Staff recommends approval of the liquor license contingent upon final inspections.

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve the application for Axe Holes, LLC dba Axe Holes, 2300 N. Webb Road, Suite 109 for a Class "A" Liquor License contingent upon final inspections and Liquor Manager Designation for Eric Christensen, 2610 So. Engleman Road, Alda, Nebraska.

Supplement

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Liquor License Investigation

Grand Island Police Department Supplemental Report

Date, Time: 3-25-20 Reporting Officer: Sgt Dvorak Unit #: CID

Eric and Danielle Christensen are planning to open a new recreational establishment, Axe Holes in the old YMCA Express location in the Gordman's Plaza on Webb Road. They are applying for a Class A Liquor License, which allows on sale of beer only, and only on the premises. The business is in the early stages of preparation for opening.

I noted on the application that Eric Christensen disclosed that he has been convicted of three (3) historical misdemeanors, all of which appear to be connected to partying and/or drinking, and several infractions for speeding. Danielle Christensen disclosed that she was convicted of one DUI and three (3) traffic infractions. None of the misdemeanors were in the past five (5) years.

I checked both Eric and Danielle through Spillman and NCJIS. I found nothing noteworthy in Spillman reports, and found both subjects have valid Nebraska drivers licenses. I found neither to have any outstanding warrants for their arrest. I also checked both Christensens through a paid Law Enfrocement only database, which tends to provide mostly personal identifying information and details of any civil issues. No concerns were located.

On 3-25-20 Nebraska State Patrol Investigator Jeromy McCoy and I met with the Christensens at 2300 N Webb, suite 109. Several contractors were present, and building plans and renovations were discussed. No renovations had yet taken place. The site is mainly a very large open space, with one large glass enclosed room and two offices down a separate hallway.

Eric and Danielle advised that they have never owned or operated such a business, have never worked in the service industry, and decided to take a chance on this venture because they have seen a high interest in axe throwing facilities in larger municipalities. Eric advised he plans to keep his current job, in Kearney, for the time being. Danielle told us she plans to be on site most of the time after the business opens.

The Christensens said they plan to have only afternoon and evening business hours on Wednesday, Thursday and Friday. The plan to be open all day on Saturdays, and open noon to ten pm on Sunday. They foresee regular hours of three pm to eleven pm on the weekdays. Danielle advised she plans to only employ two or three other employees, those those personnel have not yet been identified.

Eric told us they plan to offer eight lanes of axe throwing, along with other activities such as archery tag, corn hole and giant Jenga. The Christensens envision a family focused business most of the time, with the ability to rent the facility for parties and bring in (or cater) food for parties. They currently plan to offer only pre-packaged snack items and have no plans for a kitchen facility. They will also offer non-alcoholic beverage selecttions, in addition to canned beer. Eric plans to have both axe throwing and corn hole tournaments periodically, and they intend to offer league competition at a later

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date.

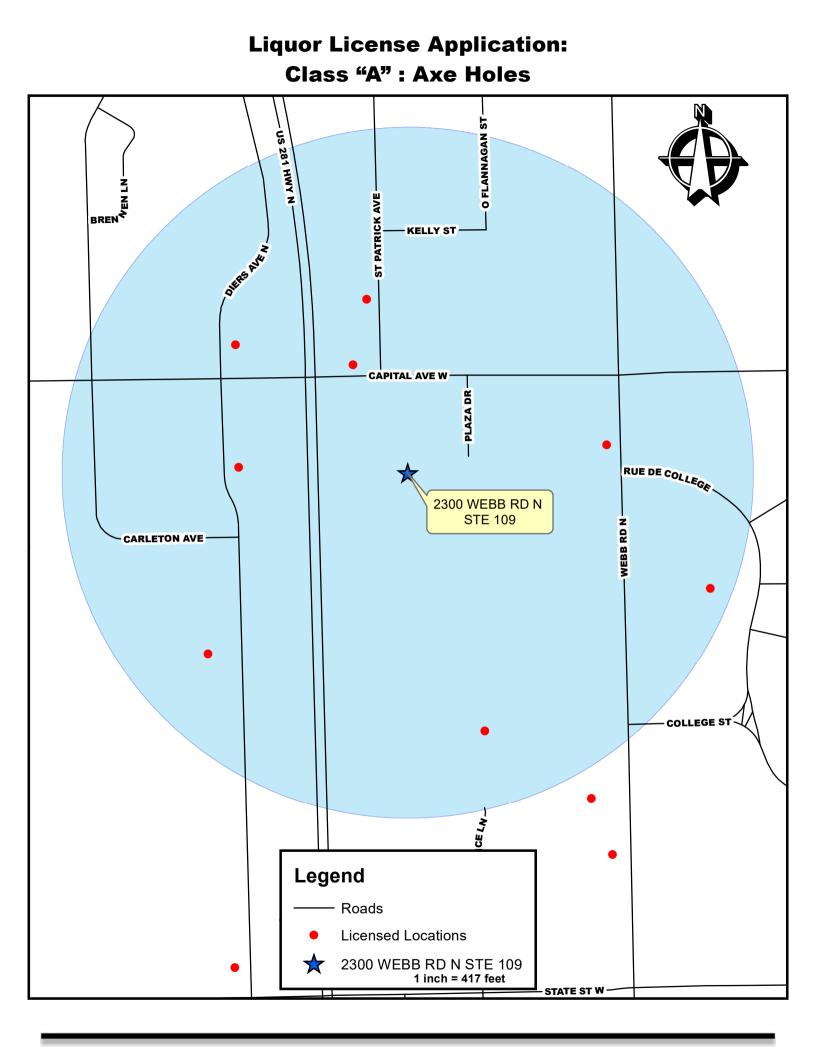
We discussed the concerns of having intoxicated people throwing axes. Eric told us that they are aware of the liability, and plan to copy the Omaha and Lincoln facility rules, with a three (3) beer maximum service when patrons are in the axe throwing area. Eric and Danielle said they will only offer canned beer, and do not plan to have table service. Eric envisions that patrons will have to come to the office/greeting area to purchase their beers. The cooler and beer storage area will be located in the office at the southwest corner of the building, completely removed from the customer area. Eric said they plan to install a good security/surveillance system, so the entire facility can be monitored from the front counter, wich is located inside the entry door on the northwest corner of the building.

I asked Eric about his misdemeanor convictions in Colorado. He advised that the MIP was when a party he was attending was busted, and the first Disorderly violation was due to a loud house party he was hosting, and the second stemmed for a fight with another guy when they found out they were both dating the same girl. Eric said neither he nor the other guy wanted to file assault charges, so they were both charged with Disorderly violations.

McCoy then covered several other Liquor Commission items and training requirements, and again cautioned the Christensens regarding the dangerous nature of throwing axes while intoxicated. Eric stressed that they will make it a point of emphasis to ensure drunk people do not partake in the axe throwing. He reiterated that they do not envision their venture being a bar/nighclub setting, but stressed they want to be more family oriented and recreation focused.

The Grand Island Police Department has no objections to Eric and Danielle Christensen, as owners of Aze Holes, receiving a Class A liquor license to serve canned beer at their new axe throwing recreational facility.

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City of Grand Island

Tuesday, April 14, 2020 Council Session

Item E-3

Public Hearing on the Redevelopment Plan for CRA No. 1 (Paramount Development, LLC) located at 824 East 9th Street, Grand Island, Nebraska

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

Staff Contact: Chad Nabity

Council Agenda Memo

From:	Chad Nabity, AICP CRA Director
Meeting:	April 14, 2020
Subject:	Site Specific Redevelopment Plan for CRA Area #1
Presenter(s):	Chad Nabity, AICP CRA Director

Background

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

Paramount Development LLC has submitted an application for tax increment financing to aid in acquisition of property, demolition of an existing structure and site preparation for the construction a five-unit townhome style apartment building at 824. E 9th Street. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on March 18, 2020 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on April 1, 2020. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on April 1, 2020. The Planning Commission approved Resolution 2020-06 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 337 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

Discussion

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

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #1 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that TIF will be used to offset allowed costs for redevelopment such as acquisition and demolition of an existing single family home that is uninhabitable due to a fire, along with improvements to infrastructure including but not limited to: streets, water, sewer, drainage costs as allowed by state statute to provide to support the development of this site consisting of a five unit townhome style apartment building. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for an eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 15 years. The proposed bond for this project will be issued for the amount of \$112,380.

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve the resolution as submitted.

Redevelopment Plan Amendment Grand Island CRA Area 1 March 2020

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

Executive Summary:

Project Description

THE REDEVELOPMENT PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERESECTION OF NINTH STREET AND BEAL STREET FOR THE CONSTRUCTION OF A FIVE UNIT TOWN HOMES STYLE APARTMENT BUILDING, INCLUDING ACQUISITION OF PROPERTY, SITE WORK, SEWER, SEWER WATER, STORM SEWER AND STREETS AND DEMOLITION OF AN EXISTING STRUCTURE.

The use of Tax Increment Financing to aid in expenses associated with redevelopment of the property located at 824 E. 9th Street into a five unit apartment building. The property currently is occupied by a fire damaged single family home. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. This property is planned for low to medium density residential. This project as proposed would not be possible without the use of TIF.

Paramount Development LLC acquire this property on January 20, 2020 for \$43,980. They are proposing to build a five unit townhouse style 2 story apartment building on this site. The existing residential unit is currently vacant and was damaged in a fire and in need of demolition. The developer is responsible for and has provided evidence that they can secure adequate debt-financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated for up to 15 years for a period beginning January 1, 2022 towards the allowable costs and associated financing project.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area") Hall County Assessor Parcels 400077965.

Legal Descriptions: All of Lots 4, 5 and 6 of Block 6 of Pleasant Hill Addition to the City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years for which the payments become delinquent in years 2022 through 2036 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the development and construction of the apartment building on this property.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of up to 15 years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

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

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

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are substantially consistent with the Comprehensive Plan. The future land use plan from the Grand Island Comprehensive Development Plan indicates that this property is intended for low to medium density residential. The Hall County Regional Planning Commission held a public hearing at their meeting on April 1, 2020 and passed Resolution 2020-06 confirming that this project will be consistent with the Comprehensive Plan for the City of Grand Island as amended.

Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. This property is planned for low to medium density residential. This property is in private ownership. [§18-2103(b) and §18-2111]

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

The area is zoned R-4 High Density Residential and the proposed use would be permitted in this district. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

Site Coverage and Intensity of Use

The developer is proposing to increase the number of dwelling units on the property from one to five. The size of the building and lot coverage will increase, but remain in conformance with the applicable regulations regarding site coverage and intensity of use for the proposed zoning district. [§18-2103(b) and §18-2111]

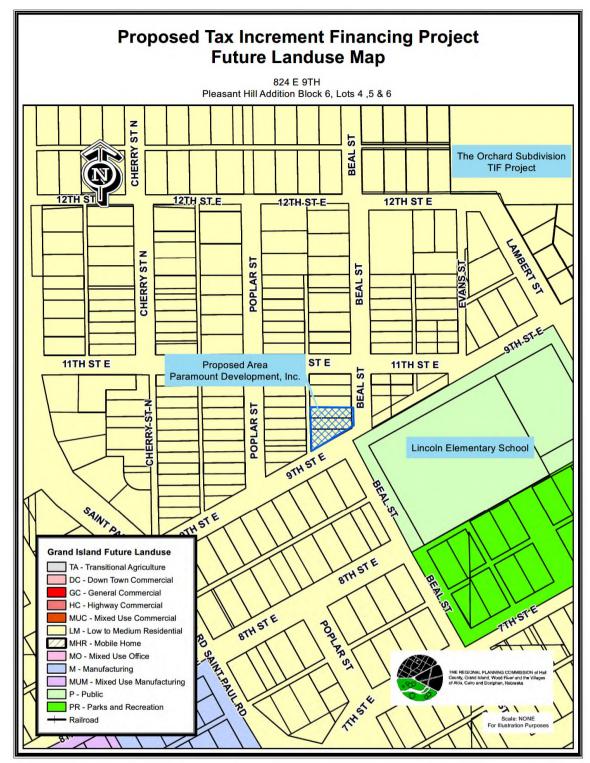
Additional Public Facilities or Utilities

Sewer and water are available to support this development.

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

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

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



City of Grand Island Future Land Use Map

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. The existing house on this property was vacant prior to consideration of this paln. No relocation is contemplated or necessary. [§18-2103.02]

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

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

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

The estimated costs for this project including acquisition are \$506,849. Site acquisition cost \$43,980. Site improvements including: tree removal, utility improvements, sidewalks and other flat concrete of \$60,800. Architectural and Engineering planning services of \$2,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$5,600 are included as TIF eligible expenses for this project is \$112,380.

The developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$112,380 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2022 through December 2036.

c. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the

healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will develop a vacant and underutilize property with housing units in a manner consistent with the goals of the 2019 Housing Study for the City of Grand Island.

8. Time Frame for Development

Development of this project is anticipated to be completed between June 2020 and January of 2021. Excess valuation should be available for this project for up to 15 years beginning with the 2021 tax year.

9. Justification of Project

The proposed construction will provide new quality housing in an existing neighborhood and remove a structure contributing to blight within the neighborhood. This will also add housing units to the total supply in the city consistent with the recommendation of the 2019 Housing Study.

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

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

Project Sources and Uses. Public funds from tax increment financing in the amount of \$112,380 provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$424,469 in private sector financing and equity investment; a private investment of \$3.90 for every TIF dollar invested.

Use of Funds.	Source of Funds									
Description	TIF Funds	Pri	vate Funds	Total						
Site Acquisition	\$ 43,980			\$	43,980					
Building Costs		\$	424,469	\$	424,469					
Sewer	\$ 3,000			\$	3,000					
Water	\$ 3,000			\$	3,000					
Electric	\$ 6,300			\$	6,300					
Trails/Sidewalks	\$ 21,150			\$	21,150					
Site preparation/Dirt Work	\$ 12,350			\$	12,350					
Demolition	\$ 15,000			\$	15,000					
Architecture/Engineering	\$ 2,000			\$	2,000					
Financing Fees		\$	5,000	\$	5,000					
Legal/TIF Contract	\$ 3,500			\$	3,500					
other (Landscaping)		\$	9,000	\$	9,000					
Govt. Fees and Expenses	\$ 2,100			\$	2,100					
TOTALS	\$ 112,380	\$	438,469	\$	550,849					

Tax Revenue. The property to be redeveloped has January 1, 2020, valuation of approximately \$57,511. Based on the 2019 levy this would result in a real property tax of approximately \$1,285. It is anticipated that the assessed value will increase by \$552,629 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$12,344 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2020 assessed value:	\$ 57,511
Estimated taxable value after completion	\$ 610,140
Increment value	\$ 552,629
Annual TIF generated (estimated)	\$ 12,344
TIF bond issue	\$ 112,380

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

The redevelopment project area currently has an estimated valuation of \$57,511. The proposed redevelopment will create additional valuation of \$552,629. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. The Grand Island Public School system was notified of this application prior to consideration of this plan by the Grand Island CRA, Regional Planning Commission or City Council. Fire and police protection are available and should not be negatively impacted by this development though any additional development and population may impact time of service.

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

This will provide additional housing options for the residents of Grand Island including those looking for employees. Housing that is affordable for employees is on the major issues facing employers in Grand Island.

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

This project will not have a negative impact on other employers except potentially to provide housing options for employees.

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

This development will have an impact on the Grand Island School system and will likely result in additional students at both the elementary and secondary school levels.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. Four additional households would house 11 people. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that there would be an additional 2 school age children generated by this development. These 2 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. The Grand Island Public School System was notified on March 10, 2020 that the CRA would be considering this application at their March 18, 2020 meeting.

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

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

This project is consistent the goals of the 2019 Housing Study for the City of Grand Island to create more than 1400 new dwelling units by 2024. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

Time Frame for Development

Development of this project is anticipated to be completed during between June of 2020 beginning with property clearance and utility installation and January of 2021. The base tax should be calculated on the value of the property as of January 1, 2020. Excess valuation should be available for this project for 15 years beginning in 2021 with taxes due in 2022. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$112,380. The developer will spend at least \$112,380 on eligible activities based on the estimates presented.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Address:	
Telephone No.:	Fax No.:
Email:	
Contact:	

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

Community Redevelopment Area Number

Form Updated 7-25-2019cn

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Present Ownership Proposed Project Site:

Is purchase of the site contingent on Tax Increment Financing Approval? Yes No

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

If Property is to be Subdivided, Show Division Planned:

Estimated Project Costs: Acquisition Costs: \$_____ A. Land B. Building \$ **Construction Costs:** \$_____ A. Renovation or Building Costs: B. On-Site Improvements: \$_____ Sewer \$ _____ Water Electric \$ _____ Gas \$ _____ Public Streets/Sidewalks \$ _____

Form Updated 7-25-2019cn

Page | 2

VI.

	Private Streets	\$
	Trails	\$
	Grading/Dirtwork/Fill	\$
	Demolition	\$
	Other	\$
	Total	\$
<u>Sof</u>	<u>Costs:</u>	
А.	Architectural & Engineering Fees:	\$
В.	Financing Fees:	\$
C.	Legal	\$
D.	Developer Fees:	\$
E.	Audit Fees	\$
F.	Contingency Reserves:	\$
G.	Other (Please Specify)	\$
	TOTAL	\$
Total Estir	nated Market Value at Completion:	\$
Source for	Estimated Market Value	
Source of	Financing:	
A.	Developer Equity:	\$
B.	Commercial Bank Loan:	\$
		T
C.	Tax Credits:	
	1. N.I.F.A.	\$
	2. Historic Tax Credits	\$
	3. New Market Tax Credits	\$
	4. Opportunity Zone	\$
D.	Industrial Revenue Bonds:	\$
E.	Tax Increment Assistance:	\$
F.	Enhanced Employment Area	\$

Form Updated 7-25-2019cn

Page | 3

- G. Nebraska Housing Trust Fund
- H. Other

\$ _____ \$ _____

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

Estimated Real Estate Taxes on Project Site Upon Completion of Project: (Please Show Calculations)

Project Construction Schedule:

Construction Start Date:

Construction Completion Date:

If Phased Project:

Yea		% Complete
Yea		% Complete
Yea	-	% Complete

Form Updated 7-25-2019cn

XII. Please Attach Construction Pro FormaXIII. Please Attach Annual Income & Expense Pro Forma (With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

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

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project:

Form Updated 7-25-2019cn

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

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

Form Updated 7-25-2019cn



Toll Free: 800-641-5046 www.equitableonline.com

February 25, 2020

Paramount Development, LLC 1522 S Gunbarrel Rd Grand Island, NE 68801

Dear Pat & Sonja,

This letter is to confirm that Equitable Bank is considering extending credit in connection with a possible real estate project by your company at 824 E 9th St in Grand Island, Nebraska. Based upon the financial information provided to date Equitable Bank may be willing to provide financing that will include, but not be limited to the following requirements:

- The funding of any credit facility shall be subject to the receipt of approval of Tax Increment Financing by the Community Redevelopment Authority of the City of Grand Island, and the execution of redevelopment agreement committing such funding to the project by all appropriate parties;
- 2. The approval of all necessary local zoning officials or boards, the Grand Island City Council, and any other governmental agencies or entities which may have approval authority over any portion of the project; and
- 3. The finalization of a credit facility agreement in a form mutually acceptable to your firm and Equitable Bank which, in addition to repayment terms involving Tax Increment Financing, shall include such guarantees, pledges of collateral, and other security provisions as may be appropriate for the credit facility.

Nothing herein shall be deemed a commitment to extend credit. This letter is simply to acknowledge the potential involvement of Equitable Bank in the project's financing.

Please contact the undersigned with any questions. I can be reached at 308-382-3136 or drichardson@equitableonline.com.

Sincerely,

Dave Richardson Community Bank President

NORTH PLATTE 920 South Jeffers Street Post Office Box 728 North Platte, NE 69103-0728 Phone: 308-532-7200 Fax: 308-532-7202 OMAHA 10855 West Dodge Road Suite 110 Omaha, NE 68154 Phone: 402-827-8100 Fax: 402-827-8103 GRAND ISLAND 113 North Locust Street 619 North Diers Avenue Post Office Box 160 Grand Island, NE 68802-0160 Phone: 308-382-3136 Fax: 308 381-0122



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-																			
Dist TIF Fun				eighborh						S	Status	s: 01 - Impro				Location: 03 -			
School Bas	e: 40-0082		G	reenbelt	Acres:						Jse:	11 - Exem	•			City Size: 00 -			
Affiliated Co	ode: [EMPTY	']	G	reenbelt	Loss:		_					g: 05 - Agric	ultural			Lot Size: 07 -	10.01 acres - 2	0.0 acres	
		Color									sions	s Entered				Malua			
Date	\$ Amount	Sales NUT	C Recordin	a	Date	Numbe			i <mark>g Per</mark> \$ Am		1	Reason	Туре	T	Assessed	Values		1	
Date	ψAmount			9	Date	Turnbe	-	ay	ψAIII	ount		Reason	Land	╈	A3363364				
								_					Dwlg	-	\$610,140)			
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														-					
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													Total	-	\$610,140)			
	- <u>Cturraturu</u>				Finish	<u> </u>					<u> </u>	Directoria		1				<u> </u>	_
Occ. Code	<u>s. Structure</u>	112	Ttl Rooms Above #		Finish Bedrooms	Above #			0	Full B	ath	Plumbing	I	1	Addition	l dition 1 of 1	Garage	rage 1 o	of 1
	T		Ttl Rooms Below #	0					0			all Bath		÷	Year Built	2020		Att	
Occ. Descr.	IOW	nhouse	Tu rooms below #		Dedrooma	DCIOW #			<u> </u>	Toilet					EFA	1	WXL	0' X	
Maran Davitt		2020								Lavat					EFA Year	2020	Area (SF)		282
Year Built										Wate	•	set			Style	1 Sty Fr.	Year Built	20)20
EFA / EFYr	1 /	2020	Foundation	None	•					Sink					Area (SF)	282	EFA		1
Arch. Dsgn		N/A	Exterior Walls	Vinyl						Shower Stall/Tub				Condition	Normal	EFF Year	20)20	
Style	2 Story	y Frame	Roof	Comp-	Shingle					Mtl St	Sh E	Bath							
			Interior Finish	None						Mtl St	tall Sl	hower			Bsmt (SF)		Condition	N	ML
AreaSF/TLA	558 /	1,398	Flooring	None						No Ba	athroo	om			NoBsmt Flr(SF)		Bsmt (SF)		
GLA 1st/2nd	840 /	558	Non-base H	eating		Firepla	ace			Wet Bar				Heat	Yes	Qtrs Over	No	one	
			Floor/Wall #		D							Bathroom			AC	Yes	Qtrs Over (SF)		
			Pipeless #		5					Whirl					Attic (SF)		Qtrs AC (SF)		
			Hand Fired (Y/N)	N	5							ater Tank]		
Condition		NML	Space Heat #		D					No Pl		•					Door Opnrs		
				Aı		s						Vater Only					Stalls- Bsmt / Std		
			Range Unit			-In Vacuur	ns					y w/Sink		_					
Basement		Slab				com Syste				Hot T Bidet									
No Bsmt Flr.		0	Oven - Double			tereo(Spkr		ıly)				vice Sink							
NU DOILLEIL		U	Dishwasher			(1 ···		.,		Urinal									
Heat		Yes								Sauna									
AC		Yes	Trash Compacto	or								th w/Shower							
			Jennair									Incl. in Base)		6			© 1995-2019 Vangua (rev. 23.5.37.4024)	rd Appraisals, Inc.	
Attic		None	Security System	1								(Addtn'l Fixts)		2			(164. 23.3.3 <i>1</i> .4024)		
L L											9 (-					

Thu, 2/20/2020, 8:39 AM Page 2 PDF+PIN: 021+999999995 Bidg/ Addn 1 of 5 Description Units Year 112 - Townhouse 2 Story Frame 558 Adjustment for basement - Slab Base Heat Add Central Air 558 #1 Porch: Concrete Stoop/Deck 210 SF Plumbing 9 Garage: Att Frame 282 SF 2020 Adtn 1 Story Frame 282 SF 2020

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R	<u>es. Structure</u>	2 of 5	1	F	inish		Plumbing		A	ddition		arage
Occ. Code		112	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath	1	Addition	1 of 1		1 of 1
Occ. Descr.	Том	nhouse	Ttl Rooms Below #	Rooms Below # 0 Bed		0	Shower Stall Bath		Year Built	2020	Style	Att Fr.
							Toilet Room		EFA	1	WXL	0' X 0'
Year Built		2020					Lavatory		EFA Year	2020	Area (SF)	282
EFA / EFYr	1 /	2020					Water Closet		Style	1 Sty Fr.	Year Built	2020
	17		Foundation	None			Sink		Area (SF)	282	EFA	1
Arch. Dsgn		N/A	Exterior Walls	Vinyl			Shower Stall/Tub		Condition	Normal	EFF Year	2020
Style	2 Stor	y Frame	Roof	Comp-S	hingle		Mtl St Sh Bath					
			Interior Finish	None			Mtl Stall Shower		Bsmt (SF)		Condition	NML
AreaSF/TLA	558 /	1,398	Flooring	None			No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)	
GLA 1st/2nd	840 /	558	Non-base H	eating	Firep	lace	Wet Bar		Heat	Yes	Qtrs Over	None
			Floor/Wall #	0			Whirlpool Bathroom		AC	Yes	Qtrs Over (SF)	
			Pipeless #	0			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
			Hand Fired (Y/N)	No			No Hot Water Tank					
Condition		NML	Space Heat #	0			No Plumbing				Door Opnrs	
Condition			Opace ricat#	-			Sewer & Water Only				Stalls- Bsmt / Std	
				Арр	oliances		Water Only w/Sink					
Basement		Slab	Range Unit		Built-In Vacuu		Hot Tub					
Dasement			Oven - Single		Intercom Syst		Bidet					
No Bsmt Flr.		0	Oven - Double		BI Stereo(Spl	krsOnly)	Fbgls Service Sink					
		Vee	Dishwasher				Urinal					
Heat		res	Microwave				Sauna				$(\Delta - \Delta)$	
AC		Yes	Trash Compact	or			W'Pool Bath w/Shower					
			Jennair				Plumbing (Incl. in Base)	6			© 1995-2019 Vangu (rev. 23.5.37.4024)	ard Appraisals, Inc.
Attic		None	Security Syster	n			Plumbing (Addtn'l Fixts)	2			(

Thu, 2/20/2020, 8:39 AM Page 4 PDF+PIN: 021+999999995 Bldg/ Addn 2 of 5 Description Units Year 112 - Townhouse 2 Story Frame 558 Adjustment for basement - Slab Base Heat Add Central Air 558 210 SF #1 Porch: Concrete Stoop/Deck Plumbing 9 Garage: Att Frame 282 SF 2020 Adtn 1 Story Frame 282 SF 2020

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R	<u>es. Structure</u>	3 of 5		F	inish	-	Plumbing	_	A	ddition		arage
Occ. Code		112	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath	1	Addition	1 of 1		1 of 1
Occ. Descr.	Том	vnhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built	2020	Style	Att Fr.
							Toilet Room		EFA	1	WXL	0' X 0'
Year Built		2020					Lavatory		EFA Year	2020	Area (SF)	282
EFA / EFYr	1 /	2020					Water Closet		Style	1 Sty Fr.	Year Built	2020
	17		Foundation	None			Sink		Area (SF)	282	EFA	1
Arch. Dsgn		N/A	Exterior Walls	Vinyl			Shower Stall/Tub		Condition	Normal	EFF Year	2020
Style	2 Stor	y Frame	Roof	Comp-S	hingle		Mtl St Sh Bath					
			Interior Finish	None			Mtl Stall Shower		Bsmt (SF)		Condition	NML
AreaSF/TLA	558 /	1,398	Flooring	None			No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)	
GLA 1st/2nd	840 /	558	Non-base H	eating	Firep	lace	Wet Bar		Heat	Yes	Qtrs Over	None
			Floor/Wall #	0			Whirlpool Bathroom		AC	Yes	Qtrs Over (SF)	
			Pipeless #	0			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
			Hand Fired (Y/N)	No			No Hot Water Tank					
Condition		NML	Space Heat #	0			No Plumbing				Door Opnrs	
Condition			Space Tieat #	-			Sewer & Water Only				Stalls- Bsmt / Std	
				Арр	oliances		Water Only w/Sink					
Basement		Slab	Range Unit		Built-In Vacuu		Hot Tub					
Descriterit		Siap	Oven - Single		Intercom Syst		Bidet					
No Bsmt Flr.		0	Oven - Double		BI Stereo(Spl	krsOnly)	Fbgls Service Sink					
		N	Dishwasher				Urinal					
Heat		Yes	Microwave				Sauna				$(\Delta - \Delta)$	
AC		Yes	Trash Compact	or			W'Pool Bath w/Shower					
			Jennair				Plumbing (Incl. in Base)	6			© 1995-2019 Vangu (rev. 23.5.37.4024)	ard Appraisals, Inc.
Attic		None	Security Syster	n			Plumbing (Addtn'l Fixts)	2			(

Thu, 2/20/2020, 8:39 AM Page 6 PDF+PIN: 021+999999995 Bldg/ Addn 3 of 5 Description Units Year 112 - Townhouse 2 Story Frame 558 Adjustment for basement - Slab Base Heat Add Central Air 558 210 SF #1 Porch: Concrete Stoop/Deck Plumbing 9 Garage: Att Frame 282 SF 2020 Adtn 1 Story Frame 282 SF 2020

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R	<u>es. Structure</u>	4 of 5		F	inish	-	Plumbing		A	ddition	-	arage
Occ. Code		112	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath	1	Addition	1 of 1		1 of 1
Occ. Descr.	Том	/nhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built	2020	Style	Att Fr.
							Toilet Room		EFA	1	WXL	0' X 0'
Year Built		2020					Lavatory		EFA Year	2020	Area (SF)	282
EFA / EFYr	1 /	2020					Water Closet		Style	1 Sty Fr.	Year Built	2020
	17		Foundation	None			Sink		Area (SF)	282	EFA	1
Arch. Dsgn		N/A	Exterior Walls	Vinyl			Shower Stall/Tub		Condition	Normal	EFF Year	2020
Style	2 Stor	y Frame	Roof	Comp-S	hingle		Mtl St Sh Bath					
			Interior Finish	None			Mtl Stall Shower		Bsmt (SF)		Condition	NML
AreaSF/TLA	558 /	1,398	Flooring	None			No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)	
GLA 1st/2nd	840 /	558	Non-base H	eating	Firep	lace	Wet Bar		Heat	Yes	Qtrs Over	None
			Floor/Wall #	0			Whirlpool Bathroom		AC	Yes	Qtrs Over (SF)	
			Pipeless #	0			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
			Hand Fired (Y/N)	No			No Hot Water Tank					
Condition		NML	Space Heat #	0			No Plumbing				Door Opnrs	
Condition			Space l'leat #	-			Sewer & Water Only				Stalls- Bsmt / Std	
				Арр	oliances		Water Only w/Sink					
Basement		Slab	Range Unit		Built-In Vacuu		Hot Tub					
Dasement			Oven - Single		Intercom Syst		Bidet					
No Bsmt Flr.		0	Oven - Double		BI Stereo(Spl	krsOnly)	Fbgls Service Sink					
		Maa	Dishwasher				Urinal					
Heat		res	Microwave				Sauna				(A-A)	
AC		Yes	Trash Compact	or			W'Pool Bath w/Shower					
			Jennair				Plumbing (Incl. in Base)	6			© 1995-2019 Vangu (rev. 23.5.37.4024)	ard Appraisals, Inc.
Attic		None	Security Syster	n			Plumbing (Addtn'l Fixts)	2			(

Thu, 2/20/2020, 8:39 AM Page 8 PDF+PIN: 021+999999995 Bldg/ Addn 4 of 5 Description Units Year 112 - Townhouse 2 Story Frame 558 Adjustment for basement - Slab Base Heat Add Central Air 558 210 SF #1 Porch: Concrete Stoop/Deck Plumbing 9 Garage: Att Frame 282 SF 2020 Adtn 1 Story Frame 282 SF 2020

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	<mark>es. Structure</mark>	5 of 5			Finish		Plumbing			ddition		arage
Occ. Code		112	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath	1	Addition	1 of 1		1 of 1
Occ. Descr.	Tow	nhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built	2020	Style	Att Fr.
							Toilet Room		EFA	1	WXL	0' X 0'
Year Built		2020					Lavatory		EFA Year	2020	Area (SF)	282
EFA / EFYr	1 /	2020					Water Closet		Style	1 Sty Fr.	Year Built	2020
	17		Foundation	None		-	Sink		Area (SF)	282	EFA	1
Arch. Dsgn		N/A	Exterior Walls	Vinyl			Shower Stall/Tub		Condition	Normal	EFF Year	2020
Style	2 Stor	y Frame	Roof	Comp-S	hingle		Mtl St Sh Bath					
			Interior Finish	None			Mtl Stall Shower		Bsmt (SF)		Condition	NML
AreaSF/TLA	558 /	1,398	Flooring	None			No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)	
GLA 1st/2nd	840 /	558	Non-base H	eating	Firep	lace	Wet Bar		Heat	Yes	Qtrs Over	None
			Floor/Wall #	0	1		Whirlpool Bathroom		AC	Yes	Qtrs Over (SF)	
			Pipeless #	0	_		Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
			Hand Fired (Y/N)	No			No Hot Water Tank					
o		NML	Space Heat #	0	-		No Plumbing				Door Opnrs	
Condition		INIVIL	Space Heat #	-			Sewer & Water Only				Stalls- Bsmt / Std	
				Ар	pliances		Water Only w/Sink					
Basement		Olah	Range Unit		Built-In Vacuu	ıms	Hot Tub					
basement		Slab	Oven - Single		Intercom Syst	em	Bidet					
No Bsmt Flr.		0	Oven - Double		BI Stereo(Spl	(rsOnly)	Fbgls Service Sink					
			Dishwasher				Urinal				-	
Heat			Microwave				Sauna				Δ-Δ	
AC		Yes	Trash Compact	or			W'Pool Bath w/Shower					
			Jennair				Plumbing (Incl. in Base)	6			© 1995-2019 Vangu (rev. 23.5.37.4024)	ard Appraisals, Inc.
Attic		None	Security Syster	n			Plumbing (Addtn'l Fixts)	2			(101.20.0.07.4024)	

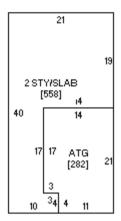
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Bldg / Addn		Description	Units			Year				
5 of 5		112 - Townhouse			•					
		2 Story Frame	558							
		Adjustment for basement - Slab								
		Base Heat								
		Add Central Air	558							
	#1	Porch: Concrete Stoop/Deck	210 SF							
		Plumbing	9							
		Garage: Att Frame	282 SF			2020				
	Adtn	1 Story Frame	282 SF			2020				

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Prior Year	Comment	Value Type	Location	Class	Land	Dwlg	Impr	PP	Total Value
2019		BofE	Rural	Ex	\$0	\$0	\$0		\$0
2019		BofE	Rural	Ex	\$0	\$0	\$0		\$0



Sketch 1 of 1

Grand Island

Projected 5 Plex Cost 824 E. 9th St, Grand Island, NE

Acquisition			\$43,979.86
Demolition			
			\$15,000.00
Concrete			
Footings		\$10,750.00	
House pad		\$19,000.00	
Front Porches		\$5,000.00	
Patio pads	10 x 105	\$5,000.00	
Cidewalka	216 + 105 = 321 L.F plus	¢4 400 00	
Sidewalks Cut Dirt to Grade	ADA accessibility	\$4,400.00	
Parking Areas		\$3,350.00 \$16,750.00	
Faiking Aleas		\$10,750.00	\$64,250.00
			304,230.00
HVAC			
	Island Indoor Climate		\$29,000.00
Electrical	Island Electrical		\$28,500.00
New service to building	-		\$5,500.00
2 Large property lights			\$800.00
Plumbing			
Plumbing bid			\$33,500.00
New sewer line to building			\$6,000.00
Drafting Fees			\$2,000.00
Employee Labor			
Site prep			\$1,500.00
Gary Weinrich Labor			
Site prep	-		\$1,500.00
Tree Removal	Tree Removal and Stump Grinding		\$6,000.00
Landscaping	UGS, Sod, Plants, Rocks, Mulch and Trees		\$9,000.00

EXTERIOR					
Front Door & Hardware	\$290.00		5 \$1,45	50.00	
Windows- Bedrooms	\$175.00	x	15 \$2,62	25.00	
Windows- Lvgrm & Kitch	\$190.00	x	10 \$1,90	00.00	
Patio Doors & Hrdware	\$290.00	x	5 \$1,45	50.00 \$7,425	.00
Siding	_			\$6,850	.00
Front Porch Gable				\$3,750	.00
Framing Materials					
1st Floor Framing	_			\$7,100	.00
1St Floor Cap				\$12,500	
Attic Framing				\$600.	
2nd Floor Framing				\$7,500	
Roof Framing				\$12,500	
2nd Story Floor Joists					
Joist Hangers	_		\$32	0.00	
LVL Beam			\$49	3.00	
Ridge Beam			\$304	4.00 \$1,117	.00
Sheet Rock					
Drywall, Install, and Finish	Labor and Materials for unfinished layers of dry-			\$19,020	0.00
Drywall Install	wall on 2 hr firewalls			\$2,241	.33
Sub Floor OSB	2nd story 3/4"			\$1,510	00
038	5/4			Ş1,510	.00
Stairs					
Stringers				0.00	
Steps			-	0.00	
Nails		64 40 L . U	-	5.00	
Vinyl Plank Flooring	72 sq ft x 5 = 360 sq ft	\$1.10/sq ft		6.00	
Stair Nose Stair Banisters	\$100 per unit x 5			0.00 0.00 \$2,271	00
Stall Dallisters			اد2ډ	0.00 \$2,271	
Insulation					
Walls	1st & 2nd story	R-15	\$2,00	00.00	
Ceiling	R-19	13" deep		00.00	
Insulation between units			\$60	0.00 \$4,600	.00

Trusses (Gabel)					
Common	-			\$6,468.00	
End				\$322.00	
Misc.				\$150.00	\$6,940.00
Brick & Mortar	Bottom 4 ft back building				
Brick	-				\$4,000.00
Gutters	<u>.</u>				\$1,750.00
	Back patio fence and				
Vinyl Fencing	patio dividers			\$275.00	
Concrete and forms				\$200.00	
Posts				\$200.00	\$675.00
Interior Doors					
10 per unit	Price includes hardware	50	х	\$120.00	\$6,000.00
Pocket Door frame		5	@	\$65.00	\$325.00
Pocket Door Slab		5	@	\$65.00	\$325.00
Roof					
Shingles	•			\$4,800.00	
Labor				\$5,000.00	\$9,800.00
Painting					
Paint and Primer	-			\$3,500.00	
Labor				\$10,000.00	\$13,500.00
Labor	-				_
3 full time laborers - 7 month					\$116,500.00
Includes all framing, roofing, s	-				
Install of cabinetry, interior an	iu exterior doors,				
windows, trim, countertops					

Kitchen

Cabinets Hardware	White Shaker Style	\$3,400.00 \$100.00			
Appliances	black 4 pc each kitchen	\$100.00 \$1,700.00			
Countertops		\$500.00			
Backsplash		\$250.00			
Sink Faucet		\$250.00 \$125.00			
Garbage Disposal		\$125.00 \$100.00			
Garbage Disposal		Ş100.00			
	Per Unit	\$6,425.00	х	5	
				All Units	\$32,125.00
2nd Floor Full Bath	_ ,				
Tub/Shower Combo	w/ plumber quote	\$0.00			
Toilet Vanity w/ Top and Sink	w/ plumber quote	\$0.00 \$220.00			
Tri-View Med Cabinet		\$329.00 \$100.00			
Backsplash		\$100.00			
Towel Bar Set		\$75.00			
Lighting		\$150.00			
0 0		·			
	Der Unit	6C70.00	v	-	
	Per Unit	\$679.00	х	5	
	Per Unit	\$679.00	*	All Units	\$3 <i>,</i> 395.00
	Per Unit	\$679.00	*		\$3,395.00
1st Floor 1/2 Bath		-	X		\$3,395.00
Toilet	w/ plumber quote	\$0.00	X		\$3,395.00
Toilet Vanity		\$0.00 \$100.00	X		\$3,395.00
Toilet Vanity Cabinet		\$0.00 \$100.00 \$100.00	X		\$3,395.00
Toilet Vanity Cabinet Backsplash		\$0.00 \$100.00 \$100.00 \$60.00	~		\$3,395.00
Toilet Vanity Cabinet		\$0.00 \$100.00 \$100.00	~		\$3,395.00
Toilet Vanity Cabinet Backsplash		\$0.00 \$100.00 \$100.00 \$60.00 \$100.00	x		\$3,395.00
Toilet Vanity Cabinet Backsplash	w/ plumber quote	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00		All Units	\$3,395.00 \$1,800.00
Toilet Vanity Cabinet Backsplash Lighting	w/ plumber quote	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00		All Units	
Toilet Vanity Cabinet Backsplash Lighting Flooring	w/ plumber quote	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00 \$360.00		All Units	
Toilet Vanity Cabinet Backsplash Lighting Flooring Luxury Vinyl Plank	w/ plumber quote	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00 \$360.00 \$3,300.00		All Units	
Toilet Vanity Cabinet Backsplash Lighting Flooring Luxury Vinyl Plank Plank Adhesive	w/ plumber quote Per Unit 3000 sq ft x \$1.10	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00 \$360.00 \$3,300.00 \$300.00		All Units	
Toilet Vanity Cabinet Backsplash Lighting Flooring Luxury Vinyl Plank	w/ plumber quote	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00 \$360.00 \$3,300.00		5 All Units	\$1,800.00
Toilet Vanity Cabinet Backsplash Lighting Flooring Luxury Vinyl Plank Plank Adhesive	w/ plumber quote Per Unit 3000 sq ft x \$1.10	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00 \$360.00 \$3,300.00 \$300.00		All Units	
Toilet Vanity Cabinet Backsplash Lighting Flooring Luxury Vinyl Plank Plank Adhesive	w/ plumber quote Per Unit 3000 sq ft x \$1.10	\$0.00 \$100.00 \$100.00 \$60.00 \$100.00 \$360.00 \$3,300.00 \$300.00		5 All Units	\$1,800.00

Total Build Cost

\$540,249.19



March 10, 2020

Virgil D. Harden, RSBA, SFO Chief Financial Officer Grand Island Public Schools 123 S. Webb Road P.O. Box 4904 Grand Island, NE 68802-4904

Dear Virgil,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for a five unit apartment building at 824 E 9th Street in Grand Island, NE. Paramount Development LLC is proposing to build a single building with 5 townhome style apartments in place of the existing fire damaged home at this location across the street from Lincoln School.

The application seeks \$124,900 in TIF assistance for this development.

At present, the proposed timeline for approval will be as follows:

٠	CRA receives initial application,	3 p.m. March 18 2020
٠	Regional Planning Commission holds public hearing	6 p.m. April 1, 2020
٠	CRA reviews Planning Commission recommendation,	4 p.m. April 8, 2020
٠	Grand Island City Council holds public hearing and takes action,	7 p.m. April 14, 2020
٠	CRA considers redevelopment contract	4 p.m. May 13, 2020

Additional notification will be provided to you prior to the public hearings. Should you have any questions or comments, please call me at (308) 385-5240.

Sincerely,

Chad Nabity, AICI

Chad Nabity, Director

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 334

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 18th day of March, 2020

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

Leona Com Chairperson

ATTEST

Paramount Development LLC Fourth, 824 E. 9th Street

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

RESOLUTION NO. 335

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island. Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 1, from Paramount Development LLC., (The "Developer") for redevelopment of property located at 824 E 9th Street, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area: and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 18th day of March, 2020.

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

Bv Chairperson

ATTES Secretary

Paramount Development LLC Fourth, 824 E. 9th Street

Resolution Number 2020-06

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), referred the Redevelopment Plan for 824. E. 9th Street-Paramount Development LLC to the Hall County Regional Planning Commission, (the "Commission") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"); and

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

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

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

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

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

DATED: April 1, 2020

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By Leslie E Rug Secretary

Jay Chair

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION NO. 337

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF GRAND ISLAND, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and Council of the City of Grand Island, Nebraska (the "City"), upon the recommendation of the Planning Commission of the City of Grand Island, Nebraska (the "Planning Commission"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), duly declared the redevelopment area legally described on Exhibit A attached hereto (the "Redevelopment Area") to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the "Redevelopment Plan"), has been prepared by Community Redevelopment Authority of Grand Island, Nebraska, (the "Authority") pursuant to an application by Paramount Development LLC (the "Redeveloper"), in the form attached hereto as Exhibit B, for the purpose of redeveloping Redevelopment Area legally described on Exhibit A, referred to herein as the Project Area (the "Project Area"); and

WHEREAS, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the "**Project**"), in accordance with and as permitted by the Act; and

WHEREAS, the Authority has conducted a cost benefit analysis of the Project (the "Cost Benefit Analysis") pursuant to Section 18-2113 of the Act, a which is included in the Redevelopment Plan attached hereto as Exhibit B; and

WHEREAS, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and communitive facilities, and other public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

824 E 9th Street Paramount Development LLC

Grand Island

Section 2. The Authority has conducted a Cost Benefit Analysis for the Project, included in the Redevelopment Plan attached hereto as Exhibit B. in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of preparation for redevelopment including site work, onsite utilities and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$112,380 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

Section 4. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

Section 5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 6. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 8th day of April, 2020.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND NEBRASKA

ATTEST:

Jour Cours

824 E 9th Street Paramount Development LLC

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Lot 1 of Prairie Commons Fourth Subdivision in the City of Grand Island, Hall County, Nebraska.

Tabitha Grand Island Inc. Prairie Commons Phase 3

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EXHIBIT B

FORM OF REDEVELOPMENT PLAN

Tabitha Grand Island Inc. Prairie Commons Phase 3

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City of Grand Island

Tuesday, April 14, 2020 Council Session

Item E-4

Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (T & E Cattle Company- Parcel No. 400150212 & 400150220); South of Faidley Avenue, East of North Road

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

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public	Works Director
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Meeting: April 14, 2020

- Subject: Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (T & E Cattle Company- Parcel No. 400150212 & 400150220); South of Faidley Avenue, East of North Road
- **Presenter(s):** John Collins PE, Public Works Director

Background

The Old Potash Highway Roadway Improvements; Project No. 2019-P-1 is for improvements to Old Potash Highway, as well as intersecting roadways from North Road to Webb Road. The interaction between the various traffic features is complex, so an overall master plan was created to ensure that the individual projects will function together and address other safety issues in these areas. This plan includes widening and reconfiguring Old Potash Highway, signal and geometric improvements at each intersection, access management throughout the corridor, and improvements to the north and south of the Old Potash Highway corridor. Improvements are needed to allow the corridor to safely handle the ever increasing traffic in this area.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council.

Discussion

Public right-of-way is needed to accommodate intersection improvements for the Old Potash Highway Roadway Improvements; Project No. 2019-P-1, as well as allow for an outlet at the existing Kaufmann detention cell and improve drainage in the Kaufman Avenue area. The property owner has signed the necessary document to grant the property, as shown on the attached drawing.

Engineering staff of the Public Works Department negotiated with the property owner for such purchase.

Property Owner
Property Owner

Alternatives

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

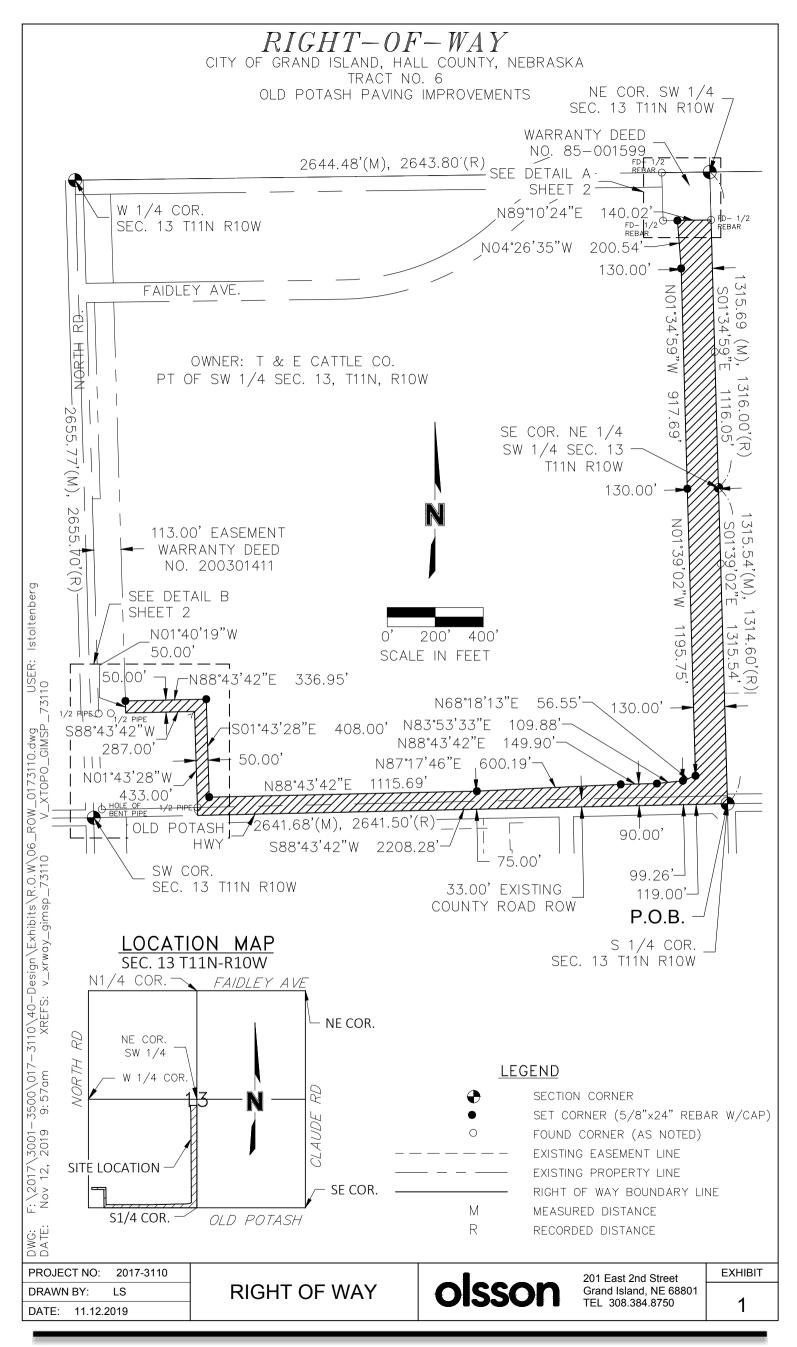
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

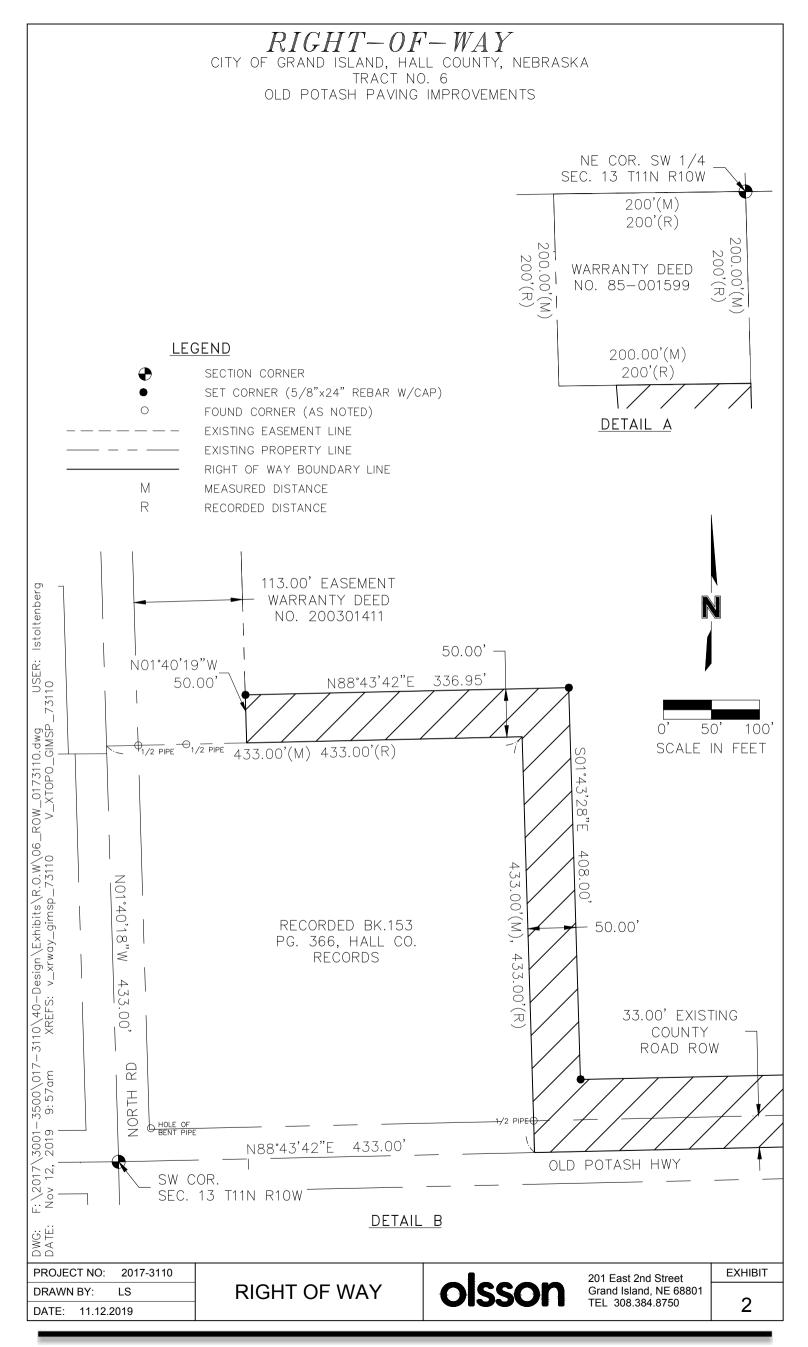
Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the public right-of-way from the affected property owner, in the amount of \$301,785.00.

Sample Motion

Move to approve the acquisition.





$\begin{array}{c} RIGHT-OF-WAY\\ \text{City of grand island, hall county, nebraska}\\ \text{tract no. 6} \end{array}$

OLD POTASH PAVING IMPROVEMENTS

RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 13; THENCE ON AN ASSUMED BEARING OF S88*43'42"W ON THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 2208.28 FEET TO THE SE CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 153, PAGE 366 RECORDED IN THE HALL COUNTY REGISTOR OF DEEDS OFFICE, HALL COUNTY, NEBRASKA; THENCE N01'43'28"W ON THE EAST LINE OF SAID DEEDED TRACT, A DISTANCE OF 433.00 FEET; THENCE S88*43'42"W ON THE NORTH LINE OF SAID DEEDED TRACT, A DISTANCE OF 287.00 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 200301411; THENCE N01'40'19"W ON THE EAST LINE OF SAID WARRANTY DEED NO. 200301411 A DISTANCE OF 50.00 FEET; THENCE N88*43'42"E A DISTANCE OF 136.95 FEET; THENCE S01'43'28"E A DISTANCE OF 408.00 FEET; THENCE N88'43'42"E A DISTANCE OF 1115.69 FEET; THENCE N87'17'46"E A DISTANCE OF 600.19 FEET; THENCE N88'43'42"E A DISTANCE OF 149.90 FEET; THENCE N83*53'33"E A DISTANCE OF 109.88 FEET; THENCE N68'18'13"E A DISTANCE OF 56.55 FEET; THENCE N01'39'02"W A DISTANCE OF 917.69 FEET; THENCE N04'26'35"W A DISTANCE OF 200.54 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 85-001599; THENCE N89'10'24"E ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SAUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S01'34'59"E ON THE EAST LINE OF SAID SECTION 13; THENCE S01'34'59"E ON THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S01'34'59"E ON THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S01'34'59"E ON THE EAST LINE OF SOUTHWEST QUARTER A DISTANCE OF 1315.54 FEET TO A POINT OF BEGINNING. SAID TRACT

SECTION TIES

E 31.37' TO SE 41.82' TO SW 36.30' TO SW 94.97' TO	ASPHALT SURFACE NORTH/SOUTH ROAD CHISELED X ON TOP OF 24" RCP CENTER OF STORM DRAIN MANHOLE MAG & WASHER ON TOP OF 24" CMP (N MAG & WASHER IN POWERPOLE	ORTH SIDE)				
Image: point of the second	BELOW GRADE ON SOUTH SIDE OF REFERI EAST/WEST ROAD FENCE SOUTH MAG NAIL IN POWERPOLE NAIL IN POWERPOLE 5/8" REBAR HWEST CORNER OF WEST EBX	ENCE POST				
MO W 12' TO € R(LO SE 42.66' TO O X SW 88.56' TO						
N 42.09' TO "X"NAILS IN POWERPOLE N 32.58' TO RED HEAD IN POWERPOLE SW COR. SEC. 13, T11N, R10W FOUND SURVEY SPIKE WITH WASHER @ ASPHALT SURFACE AND ON Q OF NORTH/SOUTH ROAD N 2' TO Q OF EAST/WEST ROAD N 2' TO Q OF EAST/WEST ROAD N 2' TO MAG & WASHER IN POWERPOLE SW 59.87' TO RED HEAD IN POWERPOLE SU 59.87' TO RED HEAD IN POWERPOLE SU 59.87' TO MAG & WASHER ON TOP OF SAWED OFF POWERPOLE SU 50.50' TO MAG & WASHER ON TOP OF SAWED OFF POWERPOLE						
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT ON NOVEMBER 1, 2019 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF SW 1/4 OF SECTION 13, T11N R10W IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE SURVEY RECORD; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS. 96 5.						
1002 107 1002 107 1000 STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-485 1000 DATE 1000 DATE						
PROJECT NO: 2017-3110 DRAWN BY: LS DATE: 11.12.2019	RIGHT OF WAY	olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT 3		



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item E-5

Public Hearing on Acquisition of Public Utility/Access, Drainage and Sidewalk Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Big B, Inc.-Parcel No. 400150212-S of Faidley Ave, E of North Rd & Little B's Corporation-Parcel No. 400150689-S of Old Potash Hwy, E of North Rd

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

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

Council Agenda Memo

From:	Keith Kurz PE, Assistant Public Works Director		
Meeting:	April 14, 2020		
Subject:	Public Hearing on Acquisition of Public Utility/Access, Drainage and Sidewalk Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Big B, Inc Parcel No. 400150212- S of Faidley Ave, E of North Rd & Little B's Corporation- Parcel No. 400150689- S of Old Potash Hwy, E of North Rd)		
Presenter(s):	John Collins PE, Public Works Director		

Background

The Old Potash Highway Roadway Improvements; Project No. 2019-P-1 is for improvements to Old Potash Highway, as well as intersecting roadways from North Road to Webb Road. The interaction between the various traffic features is complex, so an overall master plan was created to ensure that the individual projects will function together and address other safety issues in these areas. This plan includes widening and reconfiguring Old Potash Highway, signal and geometric improvements at each intersection, access management throughout the corridor, and improvements to the north and south of the Old Potash Highway corridor. Improvements are needed to allow the corridor to safely handle the ever increasing traffic in this area.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council.

Discussion

A public utility/access easement, drainage easement, and sidewalk easement are needed to accommodate the roadway improvements along Old Potash Highway. The property owner has signed the necessary documents to grant the property, as shown on the attached drawings.

Engineering staff of the Public Works Department negotiated with the property owner for such purchases.

Property Owner	Legal Description	Amount
Big B, Inc. (Utility/Access Easement)	Part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska, and more particularly described as follows: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼); THENCE ON AN ASSUMED BEARING N01°34'59'W ON THE WEST LINE OF SAID NW ¼ OF THE SW ¼ OF SAID SECTION 13 A DISTANCE OF 261.92 FEET TO THE POINT OF BEGINNING; THENCE N01°34'59'W ALONG THE WEST LINE OF SAID NE ¼, SE ¼ OF SECTION 13 A DISTANCE OF 110.02 FEET; THENCE S46°05'24''E A DISTANCE OF 452.86 FEET; THENCE N89°23'51''E A DISTANCE OF 452.86 FEET; THENCE N89°23'51''E A DISTANCE OF 452.86 FEET TO THE WEST LINE OF SAID LOT 5 OF RICHMOND FOURTH SUBDIVISION; THENCE S00°36'09''E ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 59.93 FEET TO THE NORTHWEST CORNER OF LOT 4 OF RICHMOND FOURTH SUBDIVISION; THENCE S01°37'03''E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 5.27 FEET; THENCE S43°54'15''W A DISTANCE OF 27.92 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 34,709 SQ FT MORE OR LESS. (the "Easement Area")	\$30,370.38
Little B's Corporation	Part of the Northwest Quarter (NW ¹ / ₄) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska, and more particularly described as follows: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¹ / ₄) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF SAID RIGHT- OF-WAY SURVEY, A DISTANCE OF 47.00 FEET TO THE SOUTHWEST CORNER OF A PROPOSED SIDEWALK EASEMENT, POINT ALSO BEING THE POINT OF BEGINNING; THENCE N81°12'04"E ALONG THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 53.44 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID	\$1.00

	SECTION 24; THENCE N88°43'42"E ALONG THE NORTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 892.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF WESTGATE INDUSTRIAL PARK SUBDIVISION, POINT ALSO BEING THE NORTHEAST CORNER OF SAID SIDEWALK EASEMENT; THENCE S01°08'59"E ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE S88°43'42"W PARALLEL WITH AND 80.00 FEET SOUTH OF THE NORTH LINE FO SAID NORTHWEST QUARTER (1/4), A DISTANCE OF 945.42 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 37,631 SQ FT MORE OR LESS. (the "Easement Area")	
Little B's Corporation	Part of the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska more particularly described as follows: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF RIGHT-OF-WAY SURVEY, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°43'42"E ALONG THE SAID SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY A DISTANCE OF 945.41 FEET TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S01°08'20"E ON SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S81°12'04"W A DISTANCE OF 53.44 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 6,803 SQ FT MORE OR LESS. (the "Easement Area")	\$1.00

Alternatives

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

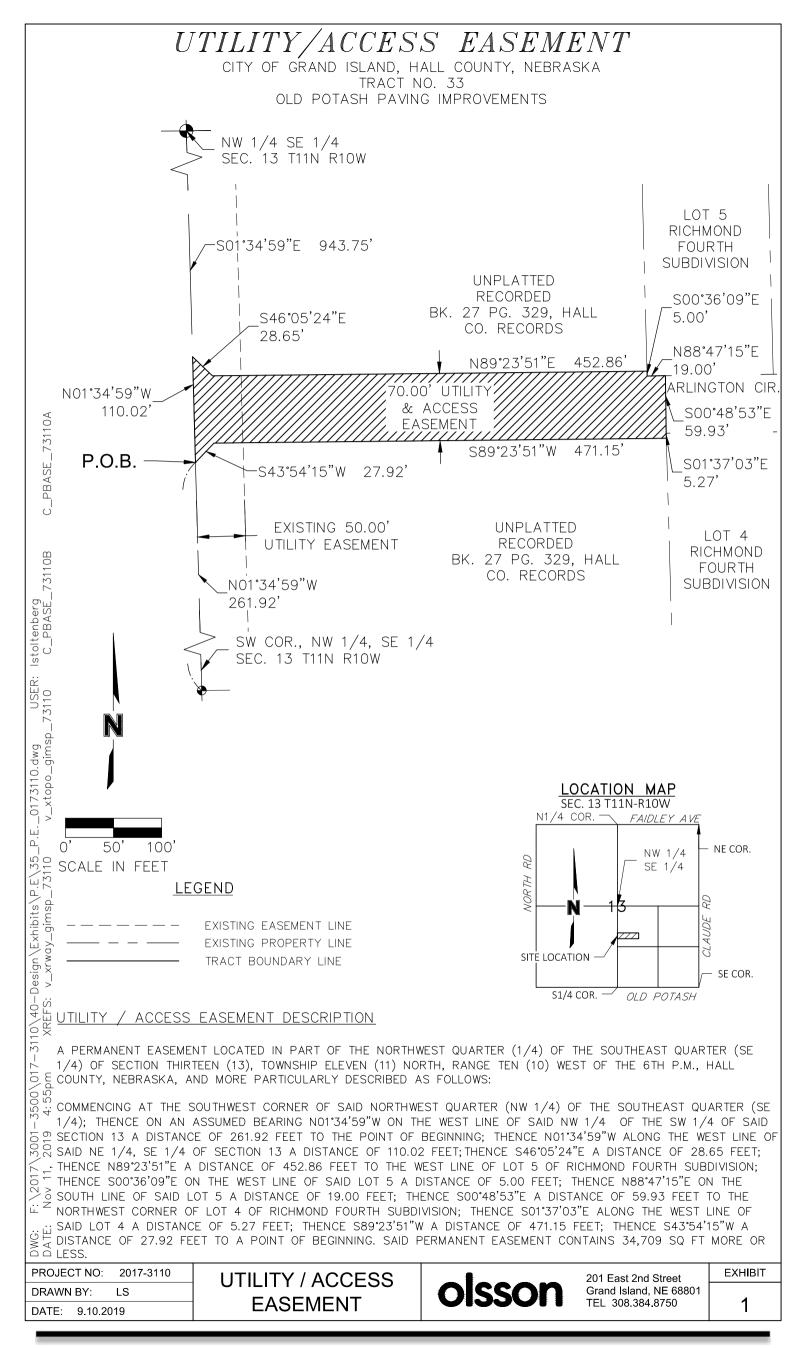
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

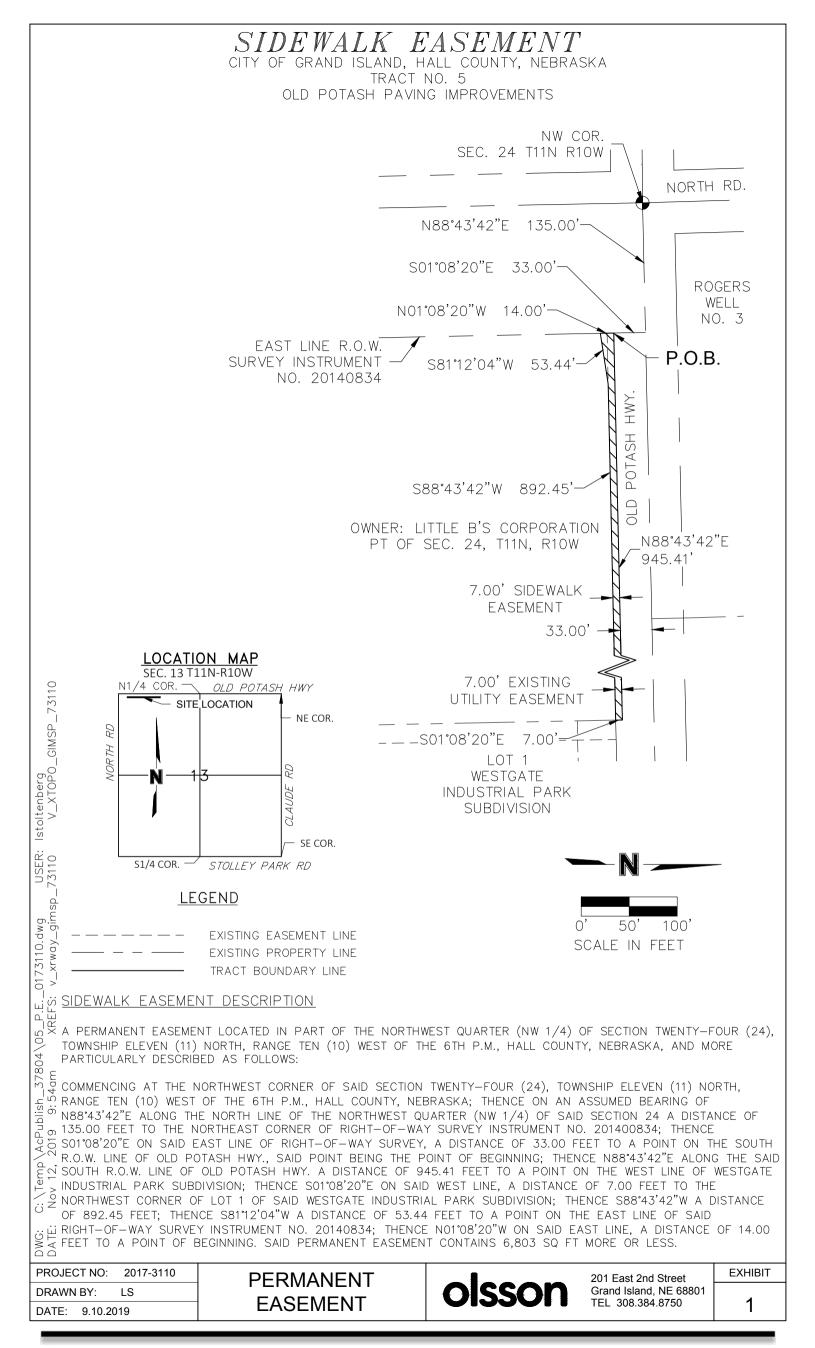
Recommendation

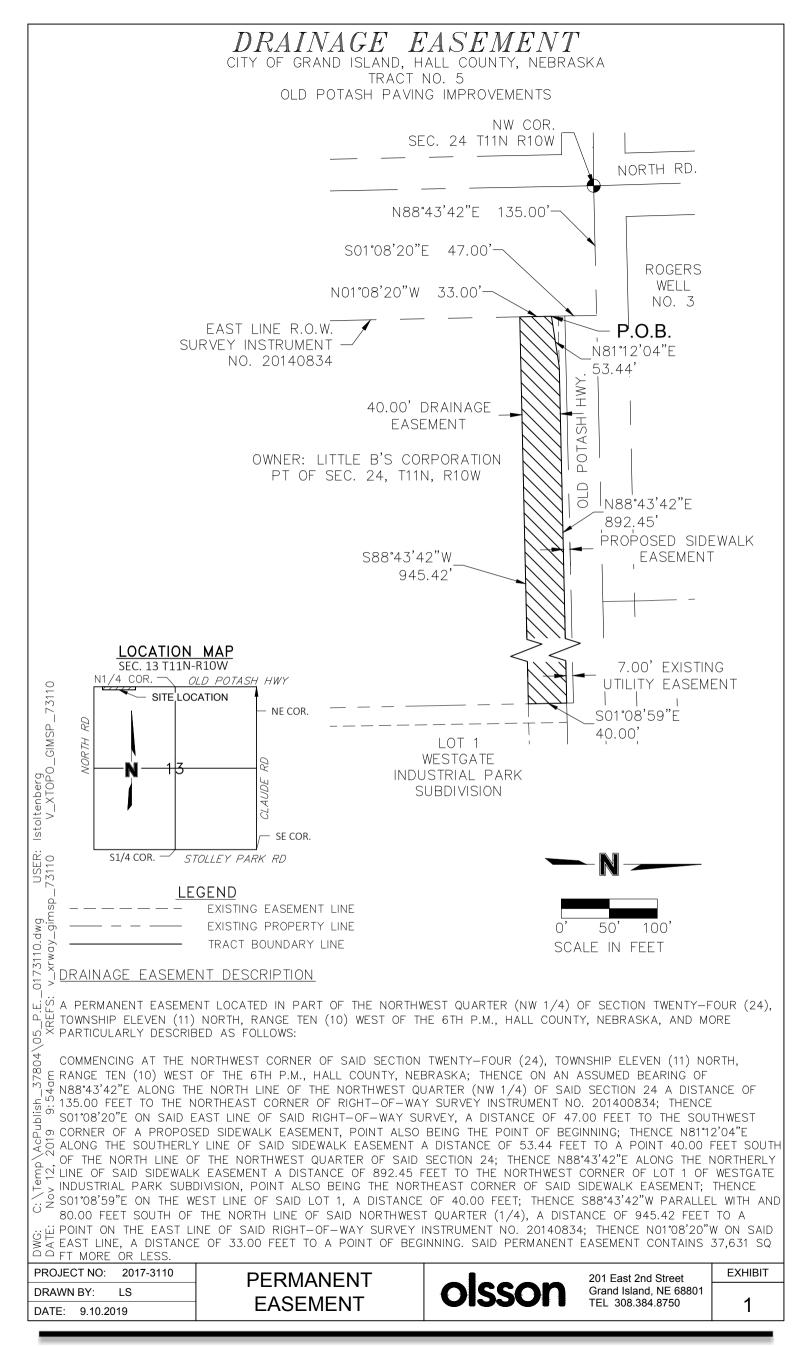
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the public utility/access easement, drainage easement, and sidewalk easement from the affected property owner for Old Potash Highway Roadway Improvements; Project No. 2019-P-1, in the total amount of \$30,372.38.

Sample Motion

Move to approve the acquisition.









City of Grand Island

Tuesday, April 14, 2020 Council Session

Item F-1

#9765 - Consideration of Sale of Property Located at 3231 West Schimmer Drive (Parcel No. 400401746)

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

Council Agenda Memo

From:	Keith Kurz PE, Assistant Public Works Director	
Meeting:	April 14, 2020	
Subject:	Consideration of Sale of Property Located at 3231 West Schimmer Drive (Parcel No. 400401746)	
Presenter(s):	John Collins PE, Public Works Director	

Background

On April 9, 2019, via Resolution No. 2019-127, City Council approved an agreement with Berkshire Hathaway Home Services Da-Ly Realty of Grand Island, Nebraska for real estate services at 3231 West Schimmer Drive (Parcel No. 400401746). With no City use for this parcel the sale of such will eliminate maintenance costs and liability for the City.

Two (2) offers have been received on the subject property, which requires City Council approval. Below are the offers submitted to the Public Works Administration office.

Offeror	Purchase Price	Conditions	
3 Diamonds, Inc.	\$125,000.00	None	
Midwest Waste Trucks, LLC	\$100,000.00	None	

Discussion

The Proposed Real Estate Purchase Agreement (the "Agreement") would, if approved by City Council through adoption of an ordinance, authorize the execution of the Agreement and direct the sale of the above-mentioned property to 3 Diamonds, Inc., which submitted the high bid.

As provided by law, notice of the sale and the terms of sale are required to be published for three (3) consecutive weeks in a newspaper published for general circulation in the City of Grand Island. The City Clerk is directed and instructed to prepare and publish said notice. The electors of the City of Grand Island may file a remonstrance against the sale of the real estate. If a remonstrance petition against the sale is signed by registered voters of the City of Grand Island equal in number to thirty percent (30%) of the registered voters of the City of Grand Island voting at the last regular city election held in the City and filed with the City Council within thirty (30) days of passage and publication of such ordinance, said property shall not then, nor within one year thereafter, be conveyed.

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 adopt the Ordinance approving the Purchase Sale Agreement with 3 Diamonds, Inc. and directing the sale subject to public remonstrance.

Sample Motion

Move to approve the ordinance.

ORDINANCE NO. 9765

An ordinance directing and authorizing the sale of Parcel No. 400401746, addressed as 3231 West Schimmer Drive, City of Grand Island, Hall County, Nebraska to 3 Diamonds, Inc.; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing for publication and the effective date of this ordinance.

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

SECTION 1. The conveyance by warranty deed to 3 Diamonds, Inc., a Nebraska Limited Liability Company ("Buyer"), of the City's interests in and to Parcel No. 400401746, address as 3231 West Schimemr Drive, Grand Island, Hall County, Nebraska is hereby approved and authorized.

SECTION 2. Consideration for such conveyance shall be One Hundred Twenty Five Thousand Dollars and 00/100 (\$125,000.00) and other valuable considerations.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three (3) consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

SECTION 4. Authority if hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent (30%) of the registered voters of the City of Grand Island

> Approved as to Form ¤ April 10, 2020 ¤ City Attorney

ORDINANCE NO. 9765 (Cont.)

voting at the last regular municipal election held in such City be filed with the City Council within thirty (30) days of passage and publication of such ordinance, said property shall not then, nor within one (1) year thereafter, be conveyed.

SECTION 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, the Mayor shall make, execute and deliver to Buyer, a warranty deed for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

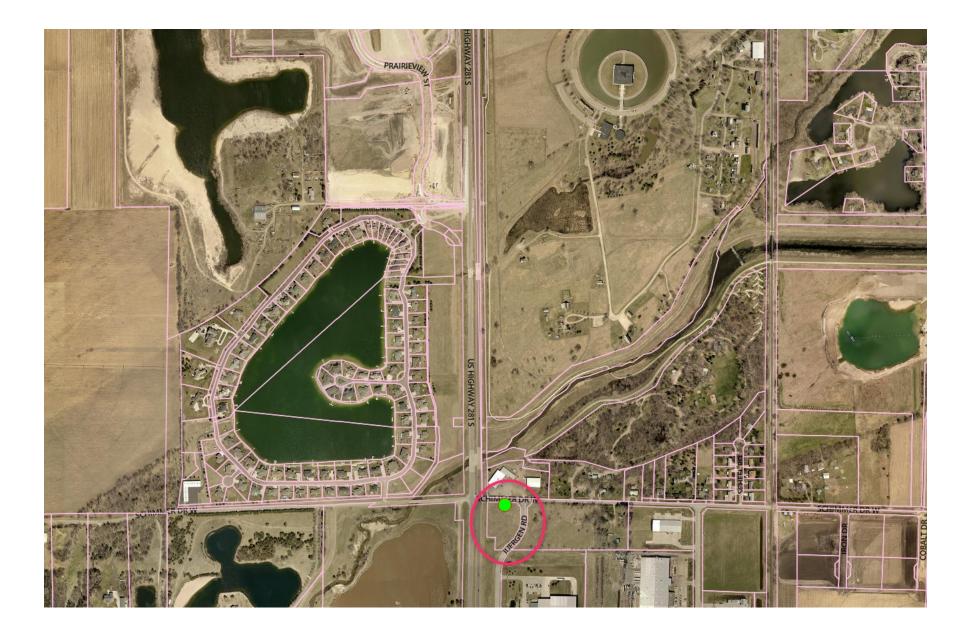
SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen (15) days in one issue of the Grand Island Independent as provided by law.

Enacted: April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk





Tuesday, April 14, 2020 Council Session

Item F-2

#9768 - Consideration of Vacation of Public Utility Easement in Lassonde Subdivision; South of Capital Avenue, West of Ord Branch Union Pacific Railroad Track (Grand Island Area Habitat for Humanity, Inc.)

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

Council Agenda Memo

From:	Keith Kurz PE, Assistant Public Works Director	
Meeting:	April 14, 2020	
Subject:	Consideration of Vacation of Public Utility Easement in Lassonde Subdivision; South of Capital Avenue, West of Ord Branch Union Pacific Railroad Track (Grand Island Area Habitat for Humanity, Inc.)	
Presenter(s):	John Collins PE, Public Works Director	

Background

A public utility easement within Lassonde Subdivision was dedicated through an easement document, filed with Hall County Register of Deeds on July 10, 2003 as Document No. 200308772.

Discussion

Through replatting Lassonde Subdivision was incorporated into Lassonde Third Subdivision. The current property owner/developer of Lassonde Third Subdivision is requesting to vacate such dedicated easement that currently lies within Lassonde Third Subdivision, Lot One (1) through Lot Eight (8). There are no utilities currently or proposed within these easements that will be affected by the vacation. The attached sketch details the referenced easement to be vacated.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass an ordinance vacating the public utility easement in Lassonde Subdivision (Grand Island Area Habitat for Humanity, Inc.).

Sample Motion

Move to approve an ordinance vacating the easement.

ORDINANCE NO. 9768

An ordinance to vacate an existing public utility easement and to provide for

filing this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal

any ordinance or parts of ordinances in conflict herewith, and to provide for publication and the

effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF

GRAND ISLAND, NEBRASKA:

SECTION 1. That existing public utility easement located in Lassonde Third Subdivision, in the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

BEING THE WEST TWENTY (20) FEET OF LOT ONE (1), LOT TWO (2), LOT THREE (3), LOT FOUR (4), LOT FIVE (5), LOT SIX (6), LOT SEVEN (7), AND LOT EIGHT (8), LASSONDE THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

is hereby vacated. Such easement to be vacated is shown and more particularly described on

Easement Vacate Exhibit A attached hereto.

SECTION 2. The title to the property vacated by Section 1 of this ordinance shall

revert to the owner or owners of the real estate upon which the easement is located.

Approved as to Form	¤
April 10, 2020	¤ City Attorney

ORDINANCE NO. 9768 (Cont.)

SECTION 3. This ordinance is directed to be filed, with the drawing, in the office

of the Register of Deeds of Hall County, Nebraska.

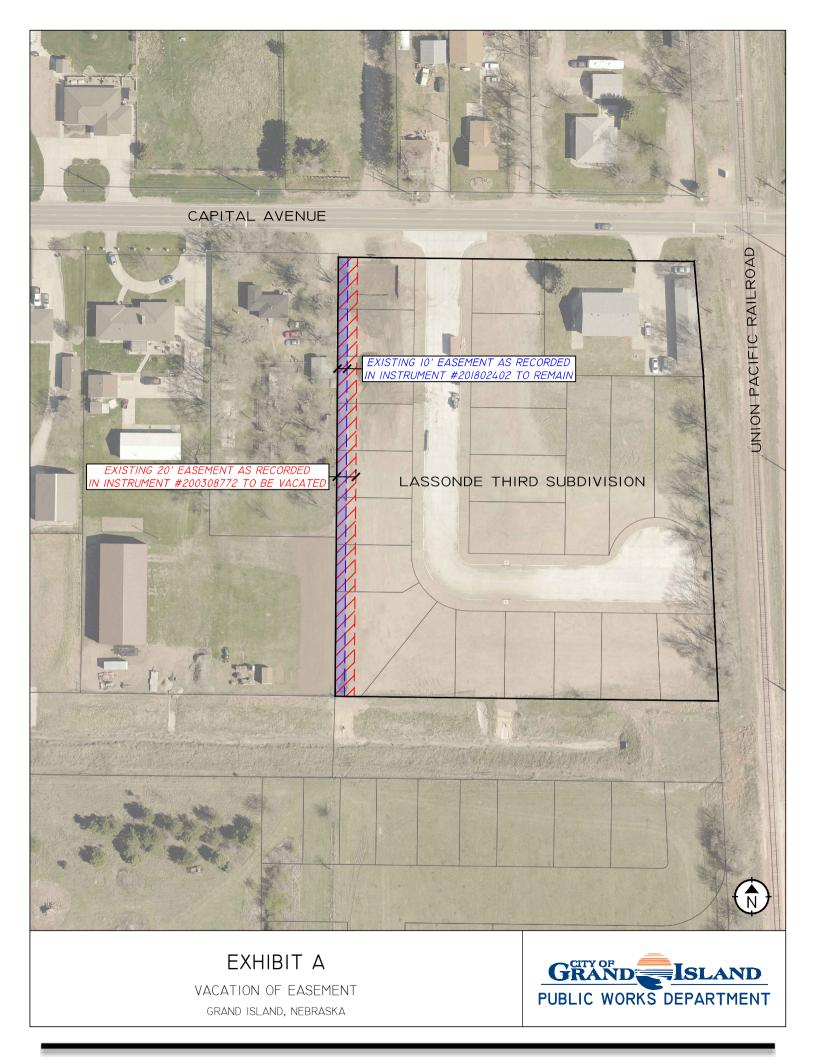
SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: April 14, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk





Tuesday, April 14, 2020 Council Session

Item F-3

#9769 - Consideration of Amending Chapter 20 of the Grand Island City Code Relative to the Directed Health Measure Violations

Staff Contact: Stacy Nonhof, Interim City Attorney

Council Agenda Memo

From:	Stacy R. Nonhof, Interim City Attorney	
Meeting:	April 14, 2020	
Subject:	Amending Chapter 20 of the Grand Island City Code add a Directed Health Measure Violation	
Presenter(s):	Stacy R. Nonhof, Interim City Attorney	

Background

Directed Health Measures have been issued by the State and the local Health Department. Currently, the City has no section of the Grand Island City Code for a violation of one of those orders.

Discussion

This ordinance amends Chapter 20 of the Grand Island City Code, to add the section Directed Health Measure Violation. This will allow the Grand Island Police Department to issue citations for violations of all Directed Health Measures. It provides that there will be a \$100.00 fine per citation. If it is a business in violation, it will be a fine per patron in the business in violation of the Directed Health Measure. This is an emergency ordinance and will go into effect on April 15, 2020.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the Ordinance amending Chapter 20 of the Grand Island City Code.

Sample Motion

Move to approve the Ordinance.

ORDINANCE NO. 9769

An emergency ordinance to amend Chapter 20 of Grand Island City Code; to add Section 20-21; to clarify and/or make general corrections to various code sections, to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. Section 20-21 of the Grand Island City Code is hereby added to read as follows:

§20-21. Directed Health Measure Violation

It shall be unlawful for any person or business to violate the findings and orders of a Directed Health Measure duly issued by the Central District Health Department or by the Health Director for the Nebraska Department of Health and Human Services. Any person violating the provisions of this section shall be fined not less than \$100.00 per incident or per patron, if a business, according to the provisions of the Grand Island City Code and as found on the Grand Island City Code Waiver Fine Schedule as approved by the Grand Island City Council.

SECTION 2. Any ordinance or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. This emergency ordinance shall be in force and take effect on April 15, 2020, and after its passage and publication in one issue of the Grand Island Independent as provided by law.

Enacted: April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤	
April 10, 2020	¤ City Attorney	



Tuesday, April 14, 2020 Council Session

Item G-1

Approving Minutes of March 24, 2020 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING March 24, 2020

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on March 24, 2020. Notice of the meeting was given in *The Grand Island Independent* on March 18, 2020.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Justin Scott, Jeremy Jones, Mark Stelk, Jason Conley, Vaughn Minton, Clay Schutz, Mitch Nickerson, and Chuck Haase. Councilmember Julie Hehnke and Mike Paulick were present by teleconference. 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.

Mayor Steele commented on the Coronavirus (COVID-19) pandemic. He stated Governor Ricketts had suggested there be no more than 10 people at public events, restaurants and bars to help stop the spread of the virus. The Central District Health Department currently did not have any cases in Grand Island but were predicting there would be in the near future. The Mayor also encouraged people to give blood as there was a shortage due to the pandemic.

The <u>PLEDGE OF ALLEGIANCE</u> was said.

PUBLIC HEARINGS:

<u>Public Hearing on Request from Grand Island Hotel, LLC, dba Comfort Suites, 228 Lake Street</u> <u>for a Class "I" Liquor License.</u> City Clerk RaNae Edwards reported that an application for a Class "I" Liquor License had been received from Grand Island Hotel, LLC dba Comfort Suites, 228 Lake Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on March 2, 2020; notice to the general public of date, time, and place of hearing published on March 14, 2020; notice to the applicant of date, time, and place of hearing mailed on March 2, 2020. Staff recommended approval contingent upon final inspections and completion of a state approved alcohol server/seller training program. No public testimony was heard.

<u>Public Hearing on Changes to Chapter 36-102 of the Grand Island City Code Relative to</u> <u>Landscaping Requirements.</u> Regional Planning Director Chad Nabity reported that due to the upgrades to the Old Potash Highway between Webb Road and North Road that the City exempt this area from the landscaping requirements. Staff recommended approval. No public testimony was heard.

<u>Public Hearing on Redevelopment Plan for CRA Area #16 located at 2300 W. Capital Avenue (Nebraska Veterans Home Property).</u> Regional Planning Director Chad Nabity reported that the transfer of the Nebraska Veterans Home property needed to go through the CRA so they could transfer the ownership to the White Lotus Group for redevelopment. No Tax Increment Financing would be used. Staff recommended approval. No public testimony was heard.

<u>Public Hearing on Acquisition of Utility Easement - 3961 Silver Road - Genuine Diesel, Inc.</u> Utility Director Tim Luchsinger reported that that acquisition of a utility easement located at 3961 Silver Road was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. A new three-phase pad mount transformer and 4" PVC conduit with 1/0 copper cable would be installed along the south line of their property and north to the new building location to accommodate the new service. Staff recommended approval. No public testimony was heard.

ORDINANCES:

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

#9764 - Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Streets and Sidewalks (Second and Final Reading)

#9765 - Consideration of Sale of Property Located at 3231 West Schimmer Drive (Parcel No. 400401746) (This item was pulled from the agenda at the request of the Public Works Department.)

#9766 - Consideration of Changes to Chapter 36-102 of the Grand Island City Code Relative to Landscaping Requirements

#9767 - Consideration of Amending Chapter 15 of the City Code Relative to Electricity

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.

#9764 - Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Streets and Sidewalks

Public Works Director John Collins reported that City Council approved a cost share sidewalk repair program for single family residential properties to improve pedestrian safety and continue efforts to comply with applicable law. Suggested additions to Chapter 32 of the City Code had been drafted and were presented. Council approved Ordinance No. 9764 on first reading at their March 10, 2020 City Council meeting. Staff recommended approval.

Motion by Nickerson, second by Stelk to approve Ordinance #9764 on second and final reading

City Clerk: Ordinance #9764 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9764 is declared to be lawfully adopted upon publication as required by law.

#9766 - Consideration of Changes to Chapter 36-102 of the Grand Island City Code Relative to Landscaping Requirements

This item was related to the aforementioned Public Hearing.

Motion by Stelk, second by Schutz to approve Ordinance #9766.

City Clerk: Ordinance #9766 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 #9766 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9766 is declared to be lawfully adopted upon publication as required by law.

#9767 - Consideration of Amending Chapter 15 of the City Code Relative to Electricity

Utility Director Tim Luchsinger reported that the Department had a request from a customer planning a solar installation larger than provided for in the current code. State statutes do not address installations of this size; therefore, code revisions were drafted based on requirements used by other electric systems in the state. A correction was also proposed with regards to determination of the electric demand charge. Staff recommended approval.

Motion by Haase, second by Conley to approve Ordinance #9767.

City Clerk: Ordinance #9767 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 #9767 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9767 is declared to be lawfully adopted upon publication as required by law.

<u>CONSENT AGENDA</u>: Motion by Haase, second by Jones to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of March 10, 2020 City Council Regular Meeting.

Receipt of Official Document – Tort Claim filed by Eakes Office Solutions.

#2020-67 - Approving Request from Grand Island Hotel, LLC, dba Comfort Suites, 228 Lake Street for a Class "I" Liquor License and Liquor Manager Designation for Milo Graff, 9909 Hollow Tree Drive, Lincoln, NE.

#2020-68 - Approving Final Plat and Subdivision Agreement for Copper Creek Estates Sixteenth Subdivision. It was noted that Guarantee Group, LLC, owner, had submitted the Final Plat and Subdivision Agreement for Copper Creek Estates Sixteenth Subdivision located east of Engleman Road and south of Old Potash Highway for the purpose of creating 16 lots on 4.086 acres.

#2020-69 - Approving Bid Award - Water Main Project 2020-W-5 - Pleasant View Drive with Starostka Group Unlimited of Grand Island, Nebraska in an Amount of \$98,855.06.

#2020-70 - Approving Amendment #2 to the Agreement between the City of Grand Island Utilities Department and Tenaska Power Services.

#2020-71 - Approving Acquisition of Utility Easement - 3961 Silver Road - Genuine Diesel, Inc..

#2020-72 - Approving Bid Award for Veteran's Home Cemetery Maintenance - City Parks & Recreation Department with GMP Fertilizing & Lawncare, LLC of Grand Island, Nebraska for rate per visit as stated in bid.

#2020-73 - Approving Bid Award for Curb Ramp Project No. 2020-CR-1 with Galvan Construction, Inc. of Grand Island, Nebraska in an Amount of \$116,693.45.

#2020-74 - Approving Bid Award for Chip Seal Project No. 2020-CS-1 with Topkote, Inc. of Yankton, South Dakota in an Amount of \$175,669.02.

#2020-75 - Approving Time Extension for 2019 Pavement Condition Assessment with Engineering and Research International, Inc. of Savoy, Illinois to May 31, 2020.

#2020-76 - Approving Bid Award for the 2020 Asphalt Resurfacing Project No. 2020-AC-1 with Gary Smith Construction Co., Inc. of Grand Island, Nebraska in an Amount of \$898,534.85.

#2020-77 - Approving Inter-local Agreement with Hall County for Improvements to Sections of Schimmer Drive, Blaine Street, and Shady Bend Road.

#2020-78 - Approving Continuation of Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivision.

#2020-79 - Approving Award of Professional Engineering Consulting Services for Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivision with Alfred Benesch & Company of Lincoln, Nebraska in an Amount not to exceed \$59,428.00.

#2020-80 - Approving Amendment No. 1 to Engineering Consulting Agreement for North Road-13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 with JEO Consulting Group of Grand Island, Nebraska for an Increase of \$608,110.00 and a Revised Contract Amount of \$1,284,930.00.

#2020-81 - Approving Change Order No. 2 for North Broadwell Avenue Drainage; Project No. 2018-D-1 with Starostka Group Unlimited, Inc. of Grand Island, Nebraska for an Increase of \$15,000.00 and a Revised Contract Amount of \$262,981.06.

#2020-82 - Approving 2020 State Bid Award for One (1) 2020 Chevrolet Silverado 1500 4x4 Crew Cab Pickup for the Wastewater Division of the Public Works. This item was pulled from the agenda at the request of the Public Works Department. #2020-83 - Approving Procurement for Tree Grinding and Hauling at Third City Christian Church.

#2020-84 - Approving the Disaster Declaration for COVID-19 Response.

REQUESTS AND REFERRALS:

<u>Consideration of Approving Request from Hooker Bros. Sand & Gravel for a Conditional Use</u> <u>Permit for a Sand & Gravel Operation located at 3895 S. Locust Street.</u> Building Department Director Craig Lewis reported that this item was continued from the February 25, 2020 City Council meeting in order to receive a drainage plan. The plan was submitted with the approval of both Hall County and the Central Platte Natural Resources District. Staff recommended approval.

Motion by Haase, second by Nickerson to approve the request from Hooker Bros. Sand & Gravel. Upon roll call vote, all voted aye. Motion adopted.

RESOLUITONS:

<u>#2020-85 - Consideration of Redevelopment Plan for CRA Area #16 located at 2300 W. Capital Avenue (Nebraska Veterans Home Property).</u> This item was related to the aforementioned Public Hearing. Discussion was held regarding when an updated plan would be available. Scott Henry representing the White Lotus Group on the phone stated once they had site control they would look at putting this on the National Register for historical tax credits. They would then look at applying for TIF sometime over the summer.

Motion by Haase, second by Stelk to approve Resolution #2020-85. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Schutz to approve the payment of claims for the period of March 11, 2020 through March 24, 2020 for a total amount of \$3,762,373.77. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:35 p.m.

RaNae Edwards City Clerk



Tuesday, April 14, 2020 Council Session

Item G-2

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

Staff Contact: RaNae Edwards

Council Agenda Memo

From:	RaNae Edwards, City Clerk	
Meeting:	April 14, 2020	
Subject:	Approving Renewal of Pawnbrokers Official Bond	
Presenter(s):	RaNae Edwards, City Clerk	

Background

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

Discussion

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

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the application and bond for renewal of pawnbroker's license.

Sample Motion

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



Pawnbroker's License Application

Business Owner Name: Darlo Beazley
Business Owner Address: 1810 Huy 58 Dannebrog Ne 68831
Business Manager Name: Patricia Beazlay
Business Manager Address: 1810 Hone 58 Downbroch De 68831
Business Street Address: 1004 W 2nd St Grand JSland Ne 68801
Telephone: <u>308-382-9573</u>

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

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

Offense	Location of Court	Conviction Date	
	<u> </u>	·	
		<u> </u>	
· · · · · · · · · · · · · · · · · · ·	·		

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

Additional Documents Required:

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

All licenses expire on April 30^{th} of each year. The City of Grand Island requires payment of an occupation tax in the amount of <u>\$110.00</u> when the license is issued <u>as well as</u> a license fee in the amount of <u>\$110.00</u> for a total of \$220.00.

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



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

Bond Continuation Certificate

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

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

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

in favor of City of Grand Island

for the extended term beginning 12:00:00 a.m. April 30, 2020

and ending 11:59:59 p.m. April 29, 2021

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

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

SIGNED, SEALED AND DATED January 30, 2020

NATIONWIDE MUTUAL INSURANCE COMPANY

Stephen S. Rasmussen, President

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



Pawnbroker's License Application

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

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

4 NI

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

Offense	Location of Court	Conviction Date
NIA		
·		

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

Additional Documents Required:

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

All licenses expire on April 30th of each year. The City of Grand Island requires payment of an occupation tax in the amount of <u>\$110.00</u> when the license is issued <u>as well as</u> a license fee in the amount of <u>\$110.00</u> for a total of \$220.00.

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

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

CONTINUATION CERTIFICATE

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

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

Grand Island, NE 68801

OBLIGEE

City of Grand Island 100 East 1st Street

Grand Island, NE 68801

ORIGINAL FOR BOND RENEWAL

IT AND ANY AND ALL ENDORSEMENTS	SHALL NEVER EXCEED T	THE PENALTY SET FORTH IN T	RIDED THAT THE LOSSES OR RECOVERIES ON HE BOND AND WHETHER THE LOSSES OR ENEWAL PERIOD, PRESENT, PAST OR FUTURE.
SIGNED AND DATED THIS	17th		June 2017
0405437			
ELLERBROCK-NORRIS, INC.		Old Republic Surety Company	
2203 OSBORNE DRIVE W	EST		SURETY
P O BOX 816			
HASTINGS, NE 68902-08 402-463-2461	16	By_Rale	ATTORNEY-IN-FACT

ORSC 22054 (8-94)



Tuesday, April 14, 2020 Council Session

Item G-3

#2020-86 - Approving Request from Bosselman Pump & Pantry, Inc., dba Pump & Pantry 52, 3210 Old Potash Highway for a Class "D" Liquor License and Liquor Manager Designation for Brian Fausch, 2009 West Hwy 34

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

Staff Contact: RaNae Edwards

RESOLUTION 2020-

WHEREAS, an application was filed by Bosselman Pump & Pantry, Inc. doing business as Pump & Pantry 52, 3210 Old Potash Highway for a Class "D" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on April 4, 2020; such publication cost being \$17.25; and

WHEREAS, a public hearing was held on April 14, 2020 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 aboveidentified liquor license application.
- _____ 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 aboveidentified liquor license application for the following reasons:
- The City of Grand Island hereby recommends approval of Brian Fausch, 2009 West Highway 34, Grand Island, Nebraska as liquor manager of such business contingent upon completion of a state approved alcohol server/seller training program.

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
April 10, 2020	¤ City Attorney



Tuesday, April 14, 2020 Council Session

Item G-4

#2020-87 - Approving Request from Axe Holes, LLC dba Axe Holes, 2300 N. Webb Road, Suite 109 for a Class "A" Liquor License and Liquor Manager Designation for Eric Christensen, 2610 So. Engleman Road, Alda, Nebraska

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

Staff Contact: RaNae Edwards

RESOLUTION 2020-

WHEREAS, an application was filed by Axe Holes, LLC doing business as Axe Holes, 2300 N. Webb Road, Suite 109 for a Class "A" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on April 4, 2020; such publication cost being \$17.25; and

WHEREAS, a public hearing was held on April 14, 2020 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 aboveidentified 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 aboveidentified liquor license application for the following reasons:______
- The City of Grand Island hereby recommends approval of Eric Christensen, 2610 So. Engleman Road, Alda, Nebraska as liquor manager of such business.

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

- - -

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form¤April 10, 2020¤City Attorney



Tuesday, April 14, 2020 Council Session

Item G-5

#2020-88 - Approving Engineering Services for the Affordable Clean Energy Rule

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From:	Timothy G. Luchsinger, Utilities Director Stacy Nonhof, Interim City Attorney	
Meeting:	April 14, 2020	
Subject:	Affordable Clean Energy Rule Engineering Services	
Presenter(s):	Timothy G. Luchsinger, Utilities Director	

Background

July 8, 2019, EPA finalized the Affordable Clean Energy (ACE) Rule. In accordance with Section 111(d) of the CAA, the ACE Rule provides guidelines for states to follow in developing implementation plans to establish CO₂ performance standards for existing coal-fired electric utility units. The ACE Rule replaced the 2015 Clean Power Plan (CPP), which the Agency determined included requirements that exceeded its authority under the Clean Air Act (CAA). While the CPP was substantially based on the shifting generation on the fleet-wide level from coal to natural gas and renewable sources, the ACE Rule defines the best system of emission reductions in terms of the reductions associated with heat rate improvements that may reasonably made at each individual source.

Utility staff has recommended retaining an engineering firm to evaluate the Platte Generating Station process for compliance with the ACE rule and help develop a compliance plan. This compliance plan must be submitted to the State by September 10, 2020.

Discussion

The request for proposal for engineering services for the ACE Rule was publicly advertised in accordance with the City Purchasing Code and sent to three potential firms. Proposals from the following firms were received from the following consultants:

Black & Veatch - Overland Park, Kansas	
Sargent & Lundy - Chicago, Illinois	
RMB Raleigh - North Carolina	

Using a matrix of the Utility Department's established evaluation criteria, which included pricing and commercial terms, fees, company and personnel experience, contract forms,

and proposal responsiveness, these proposals were reviewed by department management staff. A tabulation of the evaluation factors indicated a consensus for RMB. This firm's proposal was ranked the highest by each evaluator.

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 the Council award the Proposal for ACE Rule -Engineering Services to RMB of Raleigh, North Carolina as the best evaluated proposal, with a proposal price not to exceed \$65,000.00.

Sample Motion

Move to approve the proposal from RMB of Raleigh, North Carolina, for the ACE Rule - Engineering Services for a price not to exceed \$65,000.00.

Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

REQUEST FOR PROPOSAL FOR AFFORDABLE CLEAN ENERGY (ACE)

RFP DUE DATE:

March 31, 2020 at 4:00 p.m.

DEPARTMENT: Utilities

PUBLICATION DATE: March 19, 2020

NO. POTENTIAL BIDDERS: 3

PROPOSALS RECEIVED

<u>RMB Consulting & Research Inc.</u> Raleigh, NC <u>Sargent & Lundy</u> Chicago, IL

Black & Veatch Corporation Overland Park, KS

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

P2206



AFFORDABLE CLEAN ENERGY (ACE) RULE – ENGINEERING SERVICES

REQUEST FOR PROPOSAL

C128992

Proposals due

Tuesday, March 31, 2020 @ 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: March 18, 2020

ADVERTISEMENT FOR PROPOSALS AFFORDABLE CLEAN ENERGY RULE-ENGINERING SERVICES 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, March 31, 2020 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 <u>outside</u> of the envelope: "**Proposal for Affordable Clean Energy Rule** - **Engineering Services**". 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 response to the proposal, experience of the company and project personnel, commercial terms, 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

Page 2 of 14



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 Affordable Clean Energy Rule-Engineering Services**". 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 <u>http://www.grandisland.com/business/bids-and-request-for-proposals/bid-calendar</u> under the specified opening date and "Click here for bid document link" through QuestCDN. If submitting through QuestCDN, <u>one</u> original document of the proposal and supporting materials is required to be uploaded. All proposals shall be submitted for evaluation purposes to the following:

Mailing Address: RaNae Edwards, City Clerk		Street Address:	RaNae Edwards, City Clerk		
	City Hall		City Hall		
	P. O. Box 1968		100 E. First Street		
	Grand Island, NE 68802-1968		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 Page 3 of 14 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.

Platte Generating Station / 1035 W. Wildwood Drive / Box 1968 / Grand Island, NE 68802-1968 Phone (308) 385-5496 / FAX (308) 385-5353 Page 4 of 14

AFFORDABLE CLEAN ENERGY (ACE) RULE - ENGINEERING SERVICES DETAILED SPECIFICATIONS

<u>SCOPE</u> The City of Grand Island Utilities is soliciting proposals for engineering services to provide the evaluation of the seven Best System of Emission Reduction (BSER) Heat Rate Improvement (HRI) technologies for the Affordable Clean Energy (ACE) Rule.

<u>DESCRIPTION</u> The City of Grand Island owns and operates a 100MW coal fired generating unit in the SPP Market that is required to meet the ACE Rule. Nebraska Utilities having generation that fall into the ACE Rule are working with the Nebraska Department of Environment and Energy (NDEE) to submit a State Implementation Plan (SIP). Each owner is evaluating their effected units and coordinating with other generators to evaluate the units in a similar manner. The timeline to complete the evaluation must be ready to be submitted to the State by September 10, 2020.

<u>STANDARDS, GUIDELINES AND REFERENCES</u> The standards, guidelines and references are as follows:

- Affordable Clean Energy Rule
- EPA Cost Estimation- Concepts and Methodology
- AACE Classification System

<u>DELIVERABLES</u> The deliverables are as follows:

- 1. **Request for Information**. Within seven (7) days from the date of issuance of the Notice to Proceed, the Contractor shall submit a Request For Information (RFI) to Utility Engineering for the information needed to perform the ACE Rule evaluation.
- 2. **Data Evaluation.** The Contractor shall evaluate the data and use a Level 5 cost analysis to determine if the seven (7) BSER will meet the criteria in the ACE Rule to be a viable project. If a BSER is viable, a Level 4 cost analysis is to be completed.
- 3. **Draft Report.** The Contractor shall provide a detailed draft report for the scope of work performed for the plant within sixty (60) days.
- 4. **Final Report.** Upon receiving comments from the draft report, the final report shall be ready no later than September 7, 2020 .

EXECUTION The execution is as follows:

- 1. **Preparation.** Perform preliminary work to determine what information is needed from the plant staff to evaluate the seven areas. Utility Engineering shall provide all requested data to the Contractor, to the extent it is available, within 30 days of receiving the RFI.
- Evaluation. Each of the seven (7) BSER stated in the ACE Rule shall be evaluated for feasibility using a Class 5 estimate. If from that Class 5 estimate an area shows that it is feasible, a Class 4 estimate shall be performed.
- **3. Report.** Provide a report documenting the evaluation and the methodology used to determine the feasibility of each of the seven areas. The expected benefit of Compliance with the

Page 5 of 14

regulatory standards shall be clearly stated in an executive summary as well as throughout the report. Any items identified as not feasible shall include a discussion. A draft report, shall be submitted to the City for review and comment prior to the final report being submitted.

<u>PROPOSAL EVALUATION.</u> The proposals will be evaluated on the following criteria. Also indicated are the weighting factors which will be used in tabulating the evaluation scores.

- 1. Proposal Responsiveness (x 1)
- 2. Company Experience (x 2)
- 3. Personnel Experience (x 2)
- 4. Commercial Terms (x 1)
- 5. Engineering Fees (x 1)

<u>SITE INSPECTION.</u> Site inspections can be arranged by contacting Lynn Mayhew, 308-385-5494, for an appointment.

<u>PROPOSAL QUALIFICATIONS.</u> Only respondents with an established reputation and demonstrated experience performing the work described herein will be considered. The respondent shall have performed such work for a minimum of five (5) years. All work is to be performed by or under the direct supervision of experienced engineers registered in the State of Nebraska.

<u>PROPOSAL INFORMATION</u> The Proposal shall provide hourly fees by personnel classification, fee multiplier, a schedule of applicable expenses, and proposed contract. A list of projects of similar scope to those indicated in these specifications and client contacts shall also be provided. Proposed primary personnel with their qualifications and anticipated involvement in the project shall be included with the Proposal.

<u>PAYMENT:</u> Payment for the engineering services will be determined by hours worked plus miscellaneous expenses, up to a predetermined "not to exceed" amount on a project basis. Time estimates for various portions of projects, man-hours by classification, and miscellaneous expense details may be requested.

<u>PRICING</u> The Contractor shall provide in the Proposal a not-to-exceed price for the specified work, including standard rates for services and expenses and all other terms and policies to be in effect during this project.

INSURANCE The Contractor shall comply with the attached **INSURANCE REQUIREMENTS**.

<u>GRATUITIES AND KICKBACKS</u> 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

Page 6 of 14

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.

<u>FISCAL YEAR</u> 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.

ATTACHMENTS

- AACE International Recommended Practice No. 18R-97 Cost Estimate Classification System as applied in engineering, procurement, and construction for the process industries
- Cost Estimation: Concepts and Methodology

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 PROPOSAL.

All Proposals must be submitted intact not later than the time prescribed, at the place, and in the manner set forth in the ADVERTISEMENT FOR BIDS. Proposals must be made on the Company's official letterhead, and must be signed and dated to be accepted. Each Proposal 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 <u>http://www.grand-island.com/business/bids-and-request-for-proposals/bid-calendar</u> 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. Proposals received without acknowledgement or without the Addendum enclosed will be considered informal.

If exceptions and/or clarifications are noted to the proposal, 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.

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.

4. BASIS OF AWARD

The award will be made by the OWNER on the basis of the Proposal from the lowest responsive, responsible Bidder which, in the OWNER's sole and absolute judgment will best serve the interest of the OWNER.

All Proposals will be considered on the following basis:

- 1. Proposal Responsiveness (x 1)
- 2. Company Experience (x 2)
- 3. Personnel Experience (x 2)

- 4. Commercial Terms (x 1)
- 5. Engineering Fees (x 1)

Page 8 of 14

The OWNER reserves the right to reject all Proposals, or any Proposal not in conformance with the intent of the Bid Documents, and to waive any informalities and irregularities in said Proposal.

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 if required in these Bid Documents. Within fifteen (15) days after receiving the signed Contract from the successful Bidder, the OWNER's authorized agent will sign the Contract. Signature by both parties constitutes execution of the Contract.

6. 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.

ENGINEERING SERVICES - CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **[SUCCESSFUL BIDDER]**, hereinafter called the Engineer, 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 *Affordable Clean Energy (ACE) Rule-Engineering Services;* and

WHEREAS, the City, in the manner prescribed by law, has evaluated the proposals submitted, and has determined the aforesaid Engineer to be the responsible proposer, and has duly awarded to the said Engineer a contract therefore, for the sum or sums named in the Engineer'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 Engineer and of the mutual agreements herein contained, the parties have agreed and hereby agree, the City for itself and its successors, and the Engineer for itself, him/herself, or themselves, and its, his, or their successors, as follows:

<u>ARTICLE I</u>. 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. Agreement for Engineering Services between the City of Grand Island and [Engineering Company]
- 3. City of Grand Island's Request for Proposals.
- 4. [Engineering Company's] Proposal dated [date].
- 5. City Council Resolution [resolution number] dated [date].

In the event of any conflict between the terms of the Contract Documents, the provisions of the document first listed shall prevail.

<u>ARTICLE II</u>. That the Engineer shall provide the services set forth in this agreement and the attachments thereto in accordance with the normal degree of care and skill of other reputable professionals providing similar services on similar projects of like size and nature for this area;

Page 10 of 14

<u>ARTICLE III</u>. That the City shall pay to the Engineer for the performance of the work embraced in this contract and the Engineer 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
	\$.00
	<u>\$</u>	.00
Total	\$.00

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.

<u>ARTICLE IV</u>. The Engineer hereby agrees to act as agent for the City. The invoice for Engineer'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.

<u>ARTICLE V</u>. The Engineer 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 Engineer 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 Engineer and all sub-Engineers 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 Engineer agrees to comply with all applicable Local, State and Federal rules and regulations. The Engineer agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public Engineer and his, her or its sub-Engineers 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.

Ву	Date			
Title				
CITY OF GRAND ISLAND, NEBRASKA				
ByMayor	Date			
Attest:City Clerk				
The contract is in due form according to law and hereby approved.				
	Date			
Attorney for the City				

[SUCCESSFUL PROPOSAL COMPANY]

Page 12 of 14

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 Employers Liability Statutory Limits \$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.

Page 13 of 14

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.

Page 14 of 14

RESOLUTION 2020-88

WHEREAS, the City of Grand Island requested proposal for Engineering Services for the Affordable Clean Energy (ACE) Rule, according to plans and specifications on file with the Utilities Department; and

and

WHEREAS, Proposals were received on March 31, 2020; opened and reviewed;

WHEREAS, RMB of Raleigh, North Carolina, submitted a proposal in accordance with the terms of the advertisement for proposals and plans and specifications and all other statutory requirements contained therein, such proposal not to exceed \$65,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal from RMB of Raleigh, North Carolina, in an amount not to exceed \$65,000.00, for Engineering Services for the Affordable Clean Energy Rule, is hereby approved as the lowest responsible proposal.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
April 10, 2020	¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-6

#2020-89 - Approving Amendment #1 to the Transmission Operating Agreement between the City of Grand Island Utilities Department and Omaha Public Power District

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From:	Timothy Luchsinger, Utilities Director Stacy Nonhof, Interim City Attorney	
Meeting:	April 14, 2020	
Subject:	Transmission Operator Services Agreement Addendum #1 between the City of Grand Island Utilities Department and Omaha Public Power District	
Presenter(s):	Timothy Luchsinger, Utilities Director	

Background

In 2007 the federal government began enforcing regulatory standards on electric utilities across the country. Applicable standards were determined by the various roles each utility played. Larger utilities with larger service areas and more transmission and generation assets were subject to a larger number of standards than smaller utilities.

Each utility was registered under certain functions such as Transmission Owner (TO), Transmission Operator (TOP), Generator Owner (GO), Generator Operator (GOP), etc. Since the Grand Island electric system utilizes a 115,000 volt transmission system, Grand Island Utilities was registered as a TO among other functions. Grand Island Utilities has not been registered as a TOP. The TOP function requires a significant amount of manhours and training as well as some sophisticated equipment to maintain compliance.

In February of 2017, Midwest Reliability Organization (MRO), informed Grand Island Utilities that they would require registration as a TOP by July 1, 2017, and fully compliant within two years. Due to the staffing needs and costs to implement this registration, the decision was made to hire an outside contractor that was already set up to perform these functions.

On August 27, 2017, City Council approved a three-year contract with Omaha Public Power District (OPPD) to perform these functions. Since the original contract is coming to an end, OPPD has presented an addendum to extend it for another three years. Since the Agreement is Confidential, a copy of the Addendum will be furnished to Council under separate cover.

Discussion

Grand Island Utilities staff reviewed the addendum and the performance of OPPD for these services. OPPD has done a great job of performing the TOP functions and the pricing for the extension is reasonable.

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 Transmission Operator Services Agreement Addendum #1 with Omaha Public Power District.

Sample Motion

Move to approve the Transmission Operator Services Agreement Addendum #1 with Omaha Public Power District.

RESOLUTION 2020-89

WHEREAS, in 2007 the federal government began enforcing regulatory standards on electric utilities across the country and applicable standards were determined by the roles each utility played; and

WHEREAS, Grand Island Utilities was registered as a Transmission Owner (TO); and in February of 2017, Midwest Reliability Organization (MRO) informed Grand Island Utilities that they would require registration as a Transmission Operator (TOP) by July 1, 2017 and be fully compliant within two years; and

WHEREAS, due to the staffing needs and costs to implement this registration, the decision was made to hire an outside contractor that was already set up to perform these functions; and

WHEREAS, on August 27, 2017, City Council approved a three-year contract with Omaha Public Power District (OPPD) to perform these functions; and

WHEREAS, since the original contract is coming to an end, OPPD has presented an addendum to extend it for another three years; and

WHEREAS, OPPD has done a good job performing the TOP functions and the pricing for the extension is reasonable.

WHEREAS, the Legal Department has reviewed the Addendum and is in agreement with the Utilities Department.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Addendum #1 to the Transmission Operator Services Agreement between the City of Grand Island Utilities Department and Omaha Public Power District is approved, and the Mayor is hereby authorized to sign the Addendum on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form¤April 10, 2020¤City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-7

#2020-90 - Approving Award of Proposal for Community Meeting Room Audio/Video Update at Law Enforcement Center

Staff Contact: Robert Falldorf, Police Chief

Council Agenda Memo

From:	Robert Falldorf, Police Chief		
Meeting:	April 14, 2020		
Subject:	Approving Award of Proposal for Community Meeting Room Audio/Video update at Law Enforcement Center		
Presenter(s):	Robert Falldorf, Police Chief		

Background

On March 12, 2020 a Request for Proposals (RFP) for an Audio/Video update for the Community Meeting Room at the Law Enforcement Center was advertised in the Grand Island Independent. The current Audio/Video set-up at the Law Enforcement Center is out of date and a different room layout with upgraded equipment was determined to be in the best interest for the Community Meeting Room.

Discussion

Two (2) proposals were received on March 18, 2020 from the following firms:

- AVI Systems of Omaha, Nebraska
- SKC Communication Products, LLC of Shawnee, Kansas

City Police Department staff and City Information Technology (IT) staff reviewed the proposals. AVI Systems of Omaha, Nebraska submitted the proposal that was chosen using the criteria listed in the RFP and was the proposal with the lowest cost. AVI Systems will provide all installation, labor, and systems support for the Audio/Video update for an amount not to exceed \$43,814.29.

This will be paid as a 50%/50% cost share between the City of Grand Island and Hall County under the Law Enforcement Center Building Renovation Fund.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the award of the proposal to AVI Systems of Omaha, Nebraska for an amount not to exceed \$43,814.29.

Sample Motion

Move to approve the award of the proposal to AVI Systems of Omaha, Nebraska.

Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

REQUEST FOR PROPOSAL FOR COMMUNITY MEETING ROOM AUDIO/VIDEO UPDATE AT LAW ENFORCEMENT CENTER

RFP DUE DATE:

March 18, 2020 at 4:00 p.m.

DEPARTMENT: Police Department

PUBLICATION DATE: March 12, 2020

NO. POTENTIAL BIDDERS: 3

PROPOSALS RECEIVED

AVI Systems Omaha, NE SKC Communication Products, LLC. Shawnee, KS

cc: Robert Falldorf, Police Chief Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Jim Duering, Police Captain Patrick Brown, Finance Director

P2194

AVI Systems Inc., 5055 S 111th St Omaha, NE, 68137-2339 | Phone: (402)593-6500, Fax: (402)593-8500

SITE

Proposal Number: 934417 Prepared For: Grand Island Police Department Attn: Jim Duering

Prepared By: Guy Sauer Phone: (402)384-4569 Email: guy.sauer@avisystems.com

BILL TO

Attn: Jim Duering

Grand Island Police Department 111 Public Safety Dr. Omaha, NE, 68801 Phone: (308)385-5400 Email: jduering@gipolice.org Customer Number: GIP002

COMMENTS

Proposal Date: March 26, 2020

Grand Island Police Department - Community Meeting Room

Attn: Jim Duering
Police Department
111 Public Safety Dr
Grand Island, NE, 68801
Phone: 308-385-5400 ext. 2214
Email: jduering@gipolice.org

PRODUCTS AND SERVICES SUMMARY

Tax	0.00
Grand Total	\$43.814.29
PRO Support	\$1,759.00
Shipping & Handling	\$182.00
Integration	\$14,675.02
Equipment	\$27,198.27

Unless otherwise specified. The prices quoted reflect a discount for a cash payment (i.e., check, wire transfer) made by Customer in full within the time stated for payment on each invoice. Discount only applies to new items included on the invoice, and only applies if the balance on the invoice is paid in full.

All returned equipment is subject to a restocking charge. The prices are valid for 30 days and may be locked in by signing this Retail Sales Agreement.

Overdue balances are subject to a finance charge of 1.5% per month, or interest at the highest rate permitted by applicable law. In the event AVI must pursue collection of unpaid invoices, Customer agrees to pay all of AVI's costs of collection, including its attorneys' fees.

INVOICING AND PAYMENT TERMS

Customer and AVI have agreed on the payment method of ACH. Payment must be remitted by stated method. To the extent Customer seeks to use of any payment methods other than stated, and that payment method results in an increased transaction cost to AVI, the new payment must be approved in writing, and the Customer shall be responsible for paying the increased transaction cost to AVI associated with the change in payment method. Payments shall be made 30 days from invoice date. So long as the invoice has been sent and the Customer's payment is made within the terms work will continue.

AVI uses progress billing, and invoices for equipment and services allocated to the contract on a monthly basis. Unless otherwise specified, all items quoted (goods and services) as well as applicable out of pocket expenses (permits, licenses, shipping, etc.) are invoiced in summary (including applicable sales taxes due for each category of invoiced items).

Customer is to make payments to the following "Remit to" address:

AVI Systems NW8393 PO Box 1450 Minneapolis, MN 55485-8393

If Payment Method is ACH: Customer must make all payments in the form of bank wire transfers or electronic funds transfers through an automated clearinghouse with electronic remittance detail, in accordance with the payment instructions AVI Systems provides on its invoice to Customer.

A monthly summary of detailed equipment received is available upon request. Equipment received may be different than equipment billed based on agreed billing method.

TAXES AND DELIVERY

Unless stated otherwise in the "Products and Services Summary" above, AVI will add and include all applicable taxes, permit fees, license fees, and delivery charges to the amount of each invoice. Taxes will be calculated according to the state law(s) in which the product(s) and/or service(s) are provided. Unless Customer provides a valid tax exemption certificate for any tax exemption(s) claimed, AVI shall invoice for and collect all applicable taxes in accordance with state law(s), and Customer will be responsible for seeking a tax credit/refund from the applicable taxing authority.

AGREEMENT TO QUOTE AND DOCUMENTS CONSTITUTING YOUR CONTRACT WITH AVI

Customer hereby accepts the above quote for goods and/or services from AVI. When duly executed and returned to AVI, AVI's Credit Department will check Customer's credit and approve the terms. After approval by AVI's Credit Department and signature by AVI, this Retail Sales Agreement will, together with the <u>AVI General Terms &</u> <u>Conditions</u> (which can be found at <u>http://www.avisystems.com/TermsofSale</u>) form a binding agreement between Customer and AVI. (This Retail Sales Agreement and the AVI General Terms & Conditions of Sale (the "T&Cs") are referred to collectively as the "Agreement"). If not defined in this Agreement, all capitalized terms shall have the meaning given to them in the T&Cs. Should AVI's Credit Department determine at any point prior to AVI commencing work that Customer's credit is not adequate, or should it otherwise disapprove of the commercial terms, AVI reserves the right to terminate the Agreement without cause and without penalty to AVI.

AGREED AND ACCEPTED BY

	AVI Systems, Inc.
Company	Company
Signature	Signature
Printed Name	Printed Name
Date	Date

RESOLUTION 2020-90

WHEREAS, the City Of Grand Island invited proposals for the update of the Audio/Video system at the Law Enforcement Center, according to Request For Proposals on file with the Grand Island Police Department; and

WHEREAS, on March 18, 2020 proposals were received, reviewed, and evaluated in accordance with established criteria; and

WHEREAS, AVI Systems of Omaha, Nebraska submitted a proposal in accordance with the terms of the Request for Proposals and all statutory requirements contained therein and the City Procurement Code with the work performed at actual costs with a maximum of \$43,814.29.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of AVI Systems of Omaha, Nebraska for the update of the Community Room Audio/Video System at the Law Enforcement Center 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, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
April 10, 2020	¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-8

#2020-91 - Approving Application for the Nebraska Public Transportation Assistance Program

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

Council Agenda Memo

From:	Charley Falmlen, Transit Program Manager			
Meeting:	April 14, 2020			
Subject:	Approving Application for the Nebraska Publi Transportation Assistance Program			
Presenter(s):	John Collins PE, Public Works Director			

Background

On June 25, 2019 via Resolution No. 2019-197 City Council approved the agreement between the City and Senior Citizens Industries, Inc. of Grand Island, Nebraska for public transit services. Such approval consisted of an agreement providing compensation to Senior Citizens Industries, Inc (SCI.) in the total amount of \$697,213.17 for the period of July 1, 2019 to June 30, 2020. The City has the option to renew the agreement beyond June 30, 2022 on an annual basis for a two (2) year period, after which time proposals will be solicited. Compensation for the extended service is at the following rates, billed monthly: July 1, 2020 through June 30, 2021- \$718,129.57 annually and July 1, 2021 through June 30, 2022– \$739,673.46 annually. Service will be provided both in the City of Grand Island and County of Hall via a unified system operated by Senior Citizens Industries, Inc.

The Federal Transit Authority's (FTA) 5307 Urbanized Area Formula Grants reimburse a portion of the City of Grand Island's contract with SCI. Additionally, 5307 Urbanized Area Formula Grants reimburse the City for a portion of the public transit project administration conducted by the Public Works Transit Division. FTA reimburses the City for capital expenses at a ratio of 80/20, and operating expenses at a ratio of 50/50.

Funds are available through the State of Nebraska Public Transportation Assistance Program to aid the City in meeting the required matching funds. If awarded, these State funds will be used towards the City's local matching obligation for 5307 Urbanized Area Formula Grants.

Funds from the Nebraska Public Transportation Assistance Program are competitive, and the City must complete a new application every year. Last year, the City of Grand Island was awarded Nebraska Public Transportation Assistance Program funding in the amount \$182,418.00 for the period of July 1, 2019 to June 30, 2020.

Discussion

Public Works Transit Division is requesting a resolution to move forward with the annual application for matching funds under the Nebraska Public Transportation Assistance program in the amount of \$187,101.00. Upon the State's review of all submitted requests the City will be notified of the exact amount they are to receive, based on funds available vs. funds requested.

Public Works Transit Division is also requesting approval to submit the Nebraska Public Transportation Assistance Program application each year administratively, with the agreement being presented to City Council for 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 Application for the Nebraska Public Transportation Assistance Program to aid the City in providing public transit services.

Sample Motion

Move to approve the Application for the Nebraska Public Transportation Assistance Program.

Application for the Nebraska Public Transportation Assistance Program

	Project Name:		-			
	Public Transit - Grand Island, Nebrask	ka				
	SPONSORING CONTRACTOR	VI	DUNS NUMBER			
Legal Name: City of Grand Island			47-6006205			
Addre		VIII	II BUDGET SUMMARY			
	E. 1 st Street		00070			
	Box 1968		COSTS	1		
Gra	nd Island, Ne 68802	┨	Dereennel			
Exect	utive Officer's Name: 308-385-5444	2	Rersonnel Administrative	\$	545;989:00	
	SUBCONDRACTOR (if any)	3	(Enter trom Bage 9) Special Services 9)		0.00	
Legal	Name:	4	BEnitain from a cagan d) Utilities		59,250.00	
	⁵⁵⁵ Senior Citizens Industries, Inc		(Enter from Page 8)		-	
Gra	nd Island, Nebraska 68803	5	(Enter from Page 8)		72,100.00	
Telep	hone:		Lubrication, Maintenance, Parts and		67.000.00	
Title:	hone: utive Officer's Name: 308-646-0069 Theresa Englehardt Executive/but/ce/for	6 7	Other from Page 9)		67,000.00 20,600.00	
	EXECUTIVE	2 2	Tertal/Orpenatinge Opsts	¢	20,000.00	
• Private for Profit * Private Nonprofit • Public		INCOME				
N	Name of Person to be Responsible for Daily Operation of Project:		Project Income			
		9	(Vertepfeozitingapeficit)	\$	0.00	
MONTH DAY YEAR MONTH DAY YEAR		10	(Line 8 minus Line 9, if anv)		870,815.00	
VI JERSON WHO PREPARED THIS APPLICATION ²¹ Name:		11	Federal Contribution		496,612.00	
Addre		12	(Vient Exignation) Deficit	\$	374,203.00	
	Diers Avenue Suite 119	13	(Liter Matcining Hered Juli any)		187,102.00	
Gran	d Island, NE 68803		(Enter from Page 10)		101,102.00	
Telep	hone:					
	NAME AND TITLE OF WAR AUTHORIZED TO COMMIT LOCAL FUR	vD164rc	StaterEidinidan Beschingsteidsponsoring	G C ON	TR11879401.00	
Name	Roger G. Steele	Admini	strator, Chairman of County Board, or Chairman Mayor	of Go	overning Board)	
Signa			Date:			
	ituro.					
FOR STATE OFFICE USE ONLY						
Proie	ct No.:	TIGE	Project Period:		Project Year:	
L			I			

Modal 23 (January, 2019)

Public Transit - Grand Island, Nebraska

Transportation Service

Give total number of vehicles in operation. Give type and capacity of vehicles. Also, list whether or not vehicles have wheelchair lifts or ramps for wheelchairs. (Examples of type of vehicle include: transit bus, school bus, van, etc.)

TYPE OF VEHICLE	NUMBER OF VEHICLES	VEHICLE CAPACITY	VEHICLES WITH WHEELCHAIR LIFTS	VEHICLES WITH WHEELCHAIR RAMPS	VEHICLES WITHOUT LIFTS OR RAMPS
2014 Dodge Caravan	2	2	0	2	0
2013 Ford Small Bus	1	14	1	0	0
2008 Chevy Small Bus	1	14	1	0	0
2009 Chevy Small Bus	1	14	1	0	0
2014 Ford Small Bus	1	14	1	0	0
2015 Senator II Small Bus	2	1	4	2	0
2010 Ford Small Bus	3	14	3	0	0
2012 Chevy Van	1	12	0	0	1

Define the geographical boundaries of the area being provided transportation service. Describe the type and frequency of service (*Dial-a-Ride, scheduled route, etc.*).

Senior Citizens Industries, Inc dba CRANE Public Transit is a portal-to-portal, demand-response service that operates within the city limits of Grand Island while serving the remainder of Hall County including the communities of Alda, Wood River, Cairo, and Doniphan. 24-hour notice is required from an individual needing transportation.

Office hours for CRANE Public Transit are Monday-Friday 8:00 a.m. to 5:00 p.m. Buses run from Monday-Friday, 6:00 a.m. to 6:00 p.m., with the first available pick-up time being 6:00 a.m., and the last scheduled pick-up time at 5:00 p.m. All buses return to the parking lot by 6:00 p.m.

Modal 23

Transportation Service

If your transportation service makes trips outside the geographical boundaries, whether on a regular or irregular basis, please identify the route, destination, and estimated frequency of these trips.

CRANE Public Transit operates demand response service in areas outside the Urbanized Area of Grand Island. This includes service to Wood River, Cairo, Doniphan, and rural Hall County.

Trips are scheduled 24 hours in advance and upon review of ridership statistics, it is estimated that this portion of transit services comprises approximately 5-7% of ridership. Reimbursement for trips outside of the Urbanized Area of Grand Island, are administered by Senior Citizens Industries directly to Hall County. No funding for trips or service outside of the Urbanized Area of Grand Island are included in this application budget.

What other transportation services exist in the immediate area to be served? (Include intracity and intercity bus, taxi, AMTRAK service, air transportation, existing special transportation programs and subsidies for elderly, handicapped, low income, or other special groups. Exclude school bus systems.)

Burlington Trailways - Burlington Trailways provides intercity service seven days a week from Grand Island. The bus station is co-located with Arrow Stage Lines in Grand Island. The buses are at the station in Grand Island at 12:50 am, 3:05 am, and 5:30 pm. Agency staff estimates approximately 50 boardings and deboardings occur in Grand Island each month. Popular destinations include Lincoln, Omaha, Des Moines, and Indianapolis. Agency staff report 18 buses are on the road during peak travel periods. The company has 39 vehicles in its fleet. Passengers on Burlington Trailways include many students, elderly, and people on fixed incomes

Central City Mini Bus - Merrick County - The Mini Bus operates demand response, curb-to-curb service Monday through Friday from 7:00 am to 4:00 pm. Reservations are required 24-hour in advance. To travel to/from Grand Island, it is \$10 round trip. The agency travels to Grand Island the first Monday of every month. The primary purpose of most passengers traveling from Central City to Grand Island are for medical appointments.

Ryde Transit- Ryde Transit is based out of Kearney, operates buses in Buffalo, Adams, Dawson, Franklin, Hamilton, Kearney and Gosper Counties. Ryde provides services from some of said counties to/from Grand Island on a weekly basis. The agency estimates approximately 10,000 annual trips to Grand Island. The majority of trips are for medical appointments in Grand Island. The one-way fare to Grand Island is \$8.00 per person.

Private Transit Providers - Other transportation providers within Hall County and Grand Island are private companies such as Camelot Transportation, Action Cab & Courier, and Uber.

Modal 23

Transportation Service

How will the transportation service which you provide be coordinated with these other transportation systems?

At this point and time, CRANE Public Transit provides a very specific service to Grand Island and the surronding area. There is little to no coordination taking place between CRANE Public Transit and the other listed organizations, other than on a referral basis.

In the past, CRANE Public Transit partnered with local cab companies and offered taxi vouchers. The funding for said voucers is no longer available.

In 2017 the Grand Island Area Metropolitan Planning Organization (GIAMPO) along with the City of Grand Island, finished a Transit Needs Analysis. The Transit Needs Analysis pointed to several service addition options, such as ride-share, and vanpool programs, which would be coordinated with the City of Grand Island, and were intented to address some of the shortcomings of the current demand-response system.

Describe the fare structure of your transportation system:

CRANE Public Transit operates on a fare structure of \$2.00 per one-way trip.

Modal 23

Transportation Service

In what way does your system provide for the transportation needs of the elderly and disabled?

CRANE Public Transit offers a service that is public transportation, which includes elderly patrons and persons with disabilities. A wheelchair-accessible vehicle is used for riders in wheelchairs or other mobility devices. The vehicle fleet includes nine lift-equipped buses with a capacity for two wheelchairs each and two lowered floor mini-vans equipped with wheelchair ramps.

CRANE Public Transit offers curb-to-curb service, and therefore drivers are available to help disabled and elderly persons onto and off of the bus. In addition to this, the City of Grand Island maintains a process for riders to request reasonable modifications, which allows for drivers to offer additional assistance as approved.

Modal 23

Public Transit - Grand Island, Nebraska

ITEMIZED BUDGET		PERSONNEL COSTS					
	a		b	С	d	е	f
	EL JOB TITLE OR IFICATION	PERCENT	NUMBER OF EMPLOYEES	PROJECT SALARIES Yearly	EMPLOYER'S SHARE OF FICA Yearly	FRINGE BENEFITS (Detail in Budget Narrative or Notes) Yearly	TOTAL PERSONNEL COSTS (Total of Items C, D, & E for each line entry) Yearly
Senior Citizens Ind	ustrios Inc	100	17	\$395,000.0	\$40,500.00	\$7,400.00	\$442,900.00
		100	17	0	\$40,500.00	\$7,400.00	\$442,900.00
City of Grand Islan	d	100	1	\$75,400.00	\$6,100.00	\$21,500.00	\$103,000.00
							\$0.00
							\$0.00
							\$0.00
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							\$0.00
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							\$0.0
							\$0.0
							\$0.00
Totals		1	\$470,400.0 0	\$46,600.00	\$28,900.00	\$545,900.00	
	irand Total of		Cooto //		VIII-1 of Page 1)		\$545,900.00

Fringe Benefits include total payment by Senior Citizens Industries of unemployment and worker's compensation benefits.

Modal 23

ITEMIZED BUDGET	ADMINISTRATIVE COSTS	ADMINISTRATIVE COSTS		
	ITEMIZED DESCRIPTION	COST		
Senior Citizens	s Industries, Inc	\$100,300.00		
City of Grand I	Island	\$5,665.00		
	Total Administrative Costs (Enter on Line VIII-2 of Page 1)	\$105,965.00		

Administrative Costs Budget Narrative or Notes:

Senior Citizens Industries - Training, Office Suport, Compliance Support, Administrative Support

City of Grand Island - Travel & Training, Office Supplies, Legal Notices

ITEMIZED BUDGET	SPECIAL SERVICES COSTS		
	ITEMIZED DESCRIPTION	COST	
Software		\$0.00	
	Total Special Services Costs (Enter on Line VIII-3 of Page 1)	\$0.00	

Special Services Costs Budget Narrative or Notes:

Potential cost of software purchase and timeline for software purchase unknown at this time.

Modal 23

ITEMIZED BUDGET	BUILDING SPACE AND UTILITIES COSTS	
	ITEMIZED DESCRIPTION	COST
Senior Citizens Indu	istries, Inc	\$51,500.00
City of Grand Island		\$7,750.00
Total Buil	ding Space and Utilities Costs (Enter on Line VIII-4 of Page 1)	\$59,250.00

Building Space and Utilities Costs Budget Narrative or Notes: Senior Citizens Industires - Rent & Utilities

City of Grand Island - Utilities

ITEMIZED BUDGET	FUEL		
	ITEMIZED DESCRIPTION	COST	
Senior Citizens Inc	Senior Citizens Industries		
	Total Fuel (Enter on Line VIII-5 of Page 1)	\$72,100.00	

Fuel and Lubrication Costs Budget Narrative or Notes:

Modal 23

ITEMIZED BUDGET		
·	ITEMIZED DESCRIPTION	COST
Maintenance		\$67,000.00
Total Lub	rication, Maintenance, Parts and Supplies Costs (Enter on Line VIII-6 of Page 1)	\$67,000.00

Maintenance, Maintenance Parts and Supplies Costs Budget Narrative or Notes:

ITEMIZED BUDGET	OTHER COSTS (Including Equipment Rental)	
	ITEMIZED DESCRIPTION	COST
Senior Citizens Indu	ustries	\$15,450.00
City of Grand Island	1	\$5,150.00
	Total Other Costs (Enter on Line VIII-7 of Page 1)	\$20,600.00

Other Costs Budget Narrative or Notes:

Senior Citizens Industries - Equipment & Supplies, various operating costs

City of Grand Island - Operations Service Expansion

Modal 23

Page 9

ITEMIZED BUDGET	ESTIMATED PROJECT INCOME				
sc	DURCES	UNIT DESCRIPTION	NO. OF UNITS	UNIT RATE	AMOUNT
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	Total Project Inco	me (Enter on Line VIII-9 of Page 1)			\$0.00

ITEMIZED BUDGET	FEDERAL CONTRIBUTION	
	SOURCES	AMOUNT
FTA Operating Ass	istance	\$333,400.00
FTA Preventative N	laintenance	\$53,600.00
FTA Support Equip	ment	\$12,360.00
FTA City Program	Admin	\$97,252.00
Т	otal Federal Contribution (Enter on Line VIII-11 of Page 1)	\$496,612.00

ITEMIZED BUDGET	LOCAL MATCHING REVENUE	
	SOURCES	AMOUNT
City of Grand Island	1	\$187,102.00
٢	Fotal Matching Revenue (Enter on Line VIII-13 of Page 1)	\$187,102.00
Modal 23		Page 10

WHEREAS, funds are available through the State of Nebraska Public Transportation Assistance Program to aid the City financially in providing public transit services; and

WHEREAS, the City of Grand Island is in contract with Senior Citizens Industries, Inc, for implementation of a Transit Program using 5307 Urbanized Area Formula Grants, and thereby eligible for State of Nebraska Public Transportation Assistance Program funds; and

WHEREAS, such State funds will be used towards the City's local matching obligation for 5307 Urbanized Area Formula Grants; and

WHEREAS, the Nebraska Public Transportation Assistance Program application shall be submitted each year administratively, with the agreement being presented to City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized and directed to sign the application and subsequent agreement for the Nebraska Public Transportation Assistance Program in an amount not to exceed \$187,101.00.

BE IT FURHTER RESOLVED, all future applications shall be submitted administratively, with the Agreement being presented to City Council for approval.

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ April 10, 2020 ¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-9

#2020-92 - Approving Bid Award for Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2

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

Council Agenda Memo

From:	Keith Kurz PE, Assistant Public Works Director
Meeting:	April 14, 2020
Subject:	Approving Bid Award for Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2
Presenter(s):	John Collins PE, Public Works Director

Background

On November 26, 2019, via Resolution No. 2019-353, City Council approved the bid award to Ovivo USA, LLC of Salt Lake City, Utah in the amount of \$148,854.00 for Furnishing Components for "EIMCO® Type C3D-Full Trough Skimmer Clarifier Mechanism; Project No. 2019-WWTP-5 in regards to the renovation of Final Clarifier No. 2.

On March 5, 2020 the Engineering Division of the Public Works Department advertised for bids for Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2.

This project involves the renovation of Final Clarifier No. 2, which consists of labor and installation of parts procured through Ovivo USA, LLC, and painting of both existing and new clarifier components.

Discussion

Two (2) bids were received and opened on March 24, 2020. The Engineering Division of the Public Works Department and the Purchasing Division of the City's Attorney's Office have reviewed the bids that were received. A summary of the bids is shown below.

BIDDER	BID AMOUNT
Fab Tech Wastewater Solutions, LLC of O'Fallon, MO	\$168,000.00
Starostka Group Unlimited, Inc. of Grand Island, NE	\$233,596.00

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

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the bid award to Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in the amount of \$168,000.00.

Sample Motion

Move to approve the bid award.

Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

BID OPENING

BID OPENING DATE:March 24, 2020 at 2:15 p.m.FOR:Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2DEPARTMENT:Public WorksESTIMATE:\$265,000.00FUND/ACCOUNT:53030054-85213-53533PUBLICATION DATE:March 5, 2020NO. POTENTIAL BIDDERS:9

SUMMARY

Bidder:	<u>Fab Tech Wastewater Solutions, LLC</u> Warrenton, MO	<u>Starostka Group Unlimited, Inc.</u> Grand Island, NE
Bid Security: Exceptions:	Employers Mutual Casualty Co. None	Universal Surety Co. None
Bid Price:	\$168,000.00	\$233,596.00

cc: John Collins, Public Works Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Catrina DeLosh, Admin. Cord. PW Patrick Brown, Finance Director Robert Greenberg, Wastewater Engineer I **P2200**

WHEREAS, the City of Grand Island invited sealed bids for Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on March 24, 2020 bids were received, opened, and reviewed; and

WHEREAS, Fab Tech Wastewater Solution, LLC of O'Fallon, Missouri submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$168,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in the amount of \$168,000.00 for Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2 is hereby approved as the lowest responsible bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
April 10, 2020	¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-10

#2020-93 - Approving Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (T & E Cattle Company- Parcel No. 400150212 & 400150220); South of Faidley Avenue, East of North Road

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

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

WHEREAS, public right-of-way is required by the City of Grand Island, from T & E Cattle Company, Grand Island, Hall County, Nebraska and more particularly described as follows:

<u>T & E Cattle Company- \$301,785.00</u>

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 13; THENCE ON AN ASSUMED BEARING OF S88°43'42"W ON THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 2208.28 FEET TO THE SE CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 153, PAGE 366 RECORDED IN THE HALL COUNTY REGISTER OF DEEDS OFFICE, HALL COUNTY, NEBRASKA; THENCE N01º43'28"W ON THE EAST LINE OF SAID DEEDED TRACT, A DISTANCE OF 433.00 FEET; THENCE S88º43'42"W ON THE NORTH LINE OF SAID DEEDED TRACT, A DISTANCE OF 287.00 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 200301411; THENCE N01º40'19"W ON THE EAST LINE OF SAID WARRANTY DEED NO. 200301411 A DISTANCE OF 50.00 FEET; THENCE N88°43'42"E A DISTANCE OF 336.95 FEET; THENCE S01°43'28"E A DISTANCE OF 408.00 FEET; THENCE N88°43'42"E A DISTANCE OF 1115.69 FEET; THENCE N87°17'46"E A DISTANCE OF 600.19 FEET; THENCE N88°43'42"E A DISTANCE OF 149.90 FEET; THENCE N83°53'33"E A DISTANCE OF 109.88 FEET; THENCE N68°18'13"E A DISTANCE OF 56.55 FEET; THENCE N01°39'02"W A DISTANCE OF 1195.75 FEET; THENCE N01°34'59"W A DISTANCE OF 917.69 FEET; THENCE N04°26'35"W A DISTANCE OF 200.54 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 85-001599; THENCE N89º10'24''E ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S01°34'59"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1116.05 FEET TO THE SE CORNER NE 1/4, SW 1/4 OF SAID SECTION 13; THENCE S01°39'02"E ALONG SAID EAST LINE OF SOUTHWEST QUARTER A DISTANCE OF 1315.54 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 11.90 ACRES, OF WHICH 1.67 ACRES ARE EXISTING COUNTY ROAD ROW.

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to enter into the Agreement for the public right-of-way on the above described tract of land, in the amount of \$301,785.00.

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

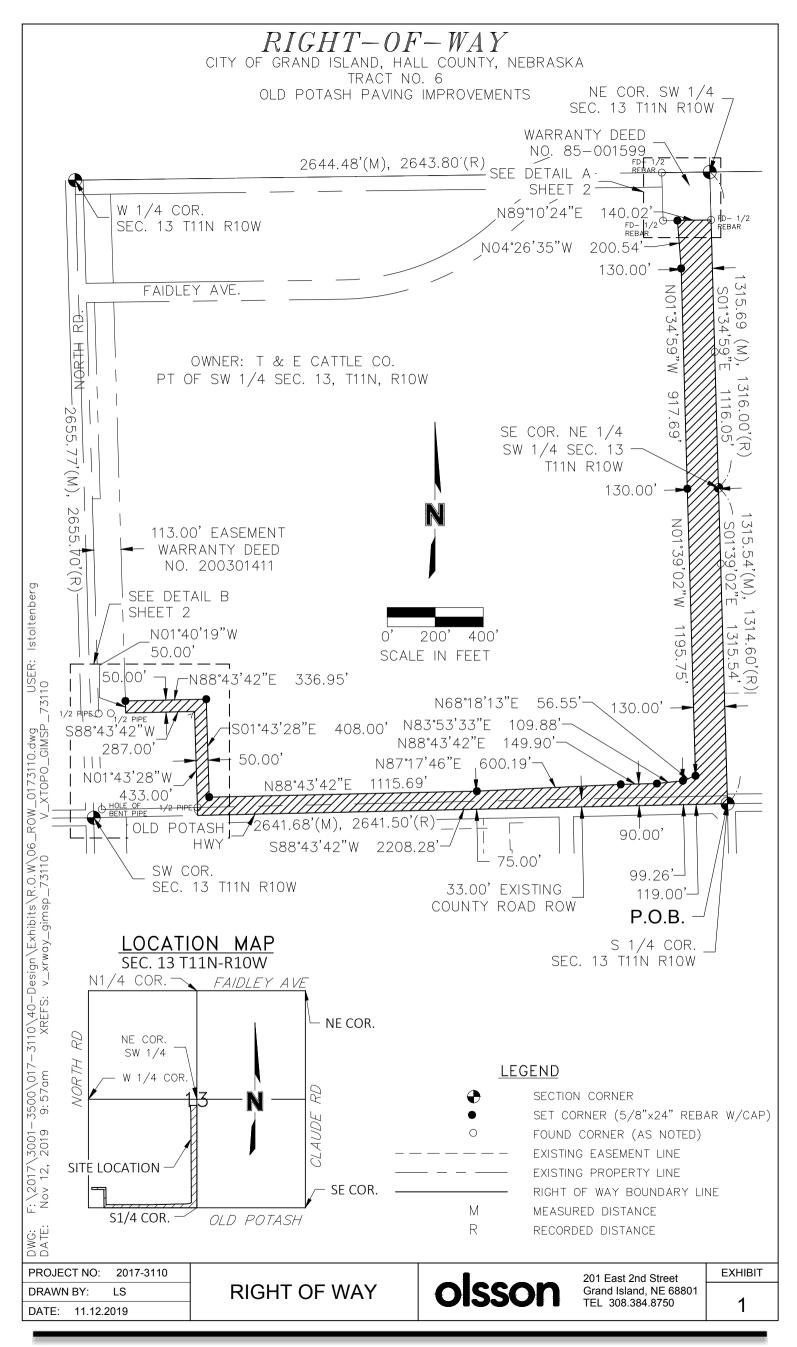
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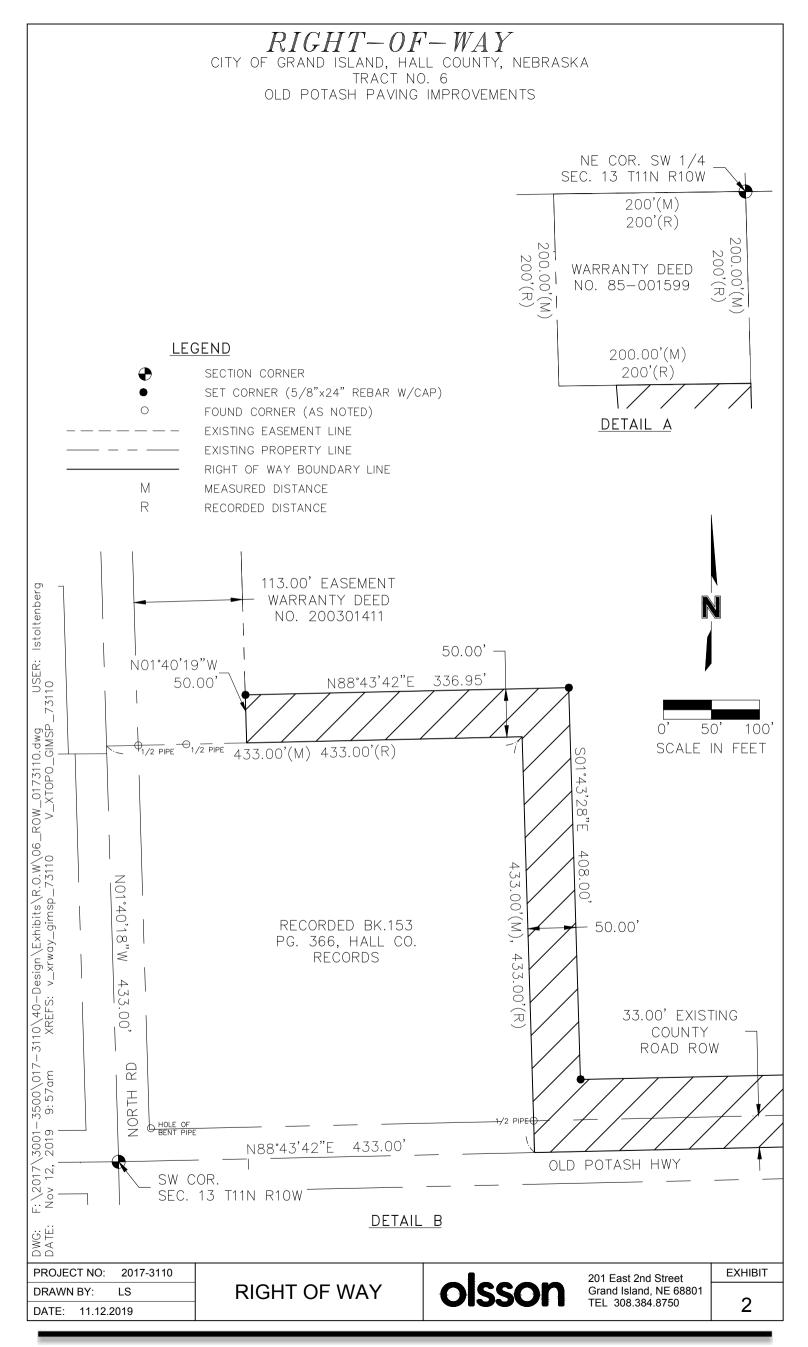
Approved as to Form ¤ April 10, 2020 ¤ City Attorney Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk





$\begin{array}{c} RIGHT-OF-WAY\\ \text{City of grand island, hall county, nebraska}\\ \text{tract no. 6} \end{array}$

OLD POTASH PAVING IMPROVEMENTS

RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 13; THENCE ON AN ASSUMED BEARING OF S88*43'42"W ON THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 2208.28 FEET TO THE SE CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 153, PAGE 366 RECORDED IN THE HALL COUNTY REGISTOR OF DEEDS OFFICE, HALL COUNTY, NEBRASKA; THENCE N01'43'28"W ON THE EAST LINE OF SAID DEEDED TRACT, A DISTANCE OF 433.00 FEET; THENCE S88*43'42"W ON THE NORTH LINE OF SAID DEEDED TRACT, A DISTANCE OF 287.00 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 200301411; THENCE N01'40'19"W ON THE EAST LINE OF SAID WARRANTY DEED NO. 200301411 A DISTANCE OF 50.00 FEET; THENCE N88'43'42"E A DISTANCE OF 136.95 FEET; THENCE S01'43'28"E A DISTANCE OF 408.00 FEET; THENCE N88'43'42"E A DISTANCE OF 1115.69 FEET; THENCE N87'17'46"E A DISTANCE OF 600.19 FEET; THENCE N88'43'42"E A DISTANCE OF 149.90 FEET; THENCE N83'53'33"E A DISTANCE OF 109.88 FEET; THENCE N68'18'13"E A DISTANCE OF 56.55 FEET; THENCE N01'39'02"W A DISTANCE OF 917.69 FEET; THENCE N04'26'35"W A DISTANCE OF 200.54 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED NO. 85-001599; THENCE N89'10'24"E ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID WARRANTY DEED NO. 85-001599 A DISTANCE OF 140.02 FEET TO A POINT ON THE SAUTH LINE OF SAID WARRANTY DEED NO. 13; THENCE S01'34'59"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1116.05 FEET TO THE SE CORNER NE1/4, SW1/4 OF SAID SECTION 13; THENCE S01'39'02"E ALONG SAID EAST LINE OF SOUTHWEST QUARTER A DISTANCE OF 1315.54 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 11.90 ACRES, OF WHICH 1.67 ACRES ARE EXISTING COUNTY ROAD ROW.

SECTION TIES

E 31.37' T(SE 41.82' T(SW 36.30' T(ອັ NNW 94.97' T(- IN, R10₩ ASPHALT SURFACE F NORTH/SOUTH ROAD O CHISELED X ON TOP OF 24" RCP O CENTER OF STORM DRAIN MANHOLE O MAG & WASHER ON TOP OF 24" CMP (N O MAG & WASHER IN POWERPOLE	ORTH SIDE)		
Image: Description N 40' TO € C Image: Description E 1' TO € C Image: WSW 70.97' TO Image: Description E 116.07' TO MAGe Image: Description N 15.84' TO	3, T11N, R10W ' BELOW GRADE ON SOUTH SIDE OF REFERI OF EAST/WEST ROAD OF FENCE SOUTH O MAG NAIL IN POWERPOLE O NAIL IN POWERPOLE O 5/8" REBAR RTHWEST CORNER OF WEST EBX	ENCE POST		
Mode W 12' TO C Mode SE 42.66' TO TO C Mode SE 42.66' TO TO C TO TO C TO TO				
O ² / ₂ /N 2' TO € C Still NE 51.64' TC Still SW 59.87' TC Signification SWS 53.83' TC	R10W ITH WASHER @ ASPHALT SURFACE AND ON OF EAST/WEST ROAD O MAG & WASHER IN POWERPOLE O RED HEAD IN POWERPOLE O MAG & WASHER IN POWERPOLE O MAG & WASHER ON TOP OF SAWED OFF			
SURVEYOR'S (SURVEYOR'S (SURVEY OF A TRACT SURVEY OF A TRACT ISLAND, HALL COUNTY MARKERS, EXCEPT WH	AT ON NOVEMBER 1, 2019 UNDER MY OF LAND BEING PART OF SW 1/4 OF , NEBRASKA, AS SHOWN ON THE ACCO IERE INDICATED WERE FOUND OR PLAC	SECTION 13, T11N R10W IN Ompanying survey recor ed at all property cor	THE CITY OF GRAND ND THEREOF; THAT IRC NERS; THAT THE	N
DDMG: PATE: Nov 12, 2017 Nov 12, 2017 DONG STEVENSON, NEI DATE DATE DATE	RACT ARE AS SHOWN ON THE SURVEY N AND RECORDED MONUMENTS. BRASKA REGISTERED LAND SURVEYOR	NO. LS-485		
PROJECT NO: 2017-3110 DRAWN BY: LS DATE: 11.12.2019	RIGHT OF WAY	olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	ЕХНІВІТ З



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-11

#2020-94 - Approving Acquisition of Public Utility/Access, Drainage and Sidewalk Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Big B, Inc.-Parcel No. 400150212-S of Faidley Ave, E of North Rd & Little B's Corp.-Parcel No. 400150689-S of Old Potash Hwy, E of North Rd

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

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

WHEREAS, a public utility/access easement, drainage easement, and sidewalk easement are required by the City of Grand Island, from an affected property owner in Old Potash Highway Roadway Improvements; Project No. 2019-P-1 project area:

Property Owner	Legal Description	Amount
Big B, Inc. (Utility/Access Easement)	Part of the Northwest Quarter (NW ¹ / ₄) of the Southeast Quarter (SE ¹ / ₄) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska, and more particularly described as follows: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¹ / ₄) OF THE SOUTHEAST QUARTER (SE ¹ / ₄); THENCE ON AN ASSUMED BEARING N01°34'59"W ON THE WEST LINE OF SAID NW ¹ / ₄ OF THE SW ¹ / ₄ OF SAID SECTION 13 A DISTANCE OF 261.92 FEET TO THE POINT OF BEGINNING; THENCE N01°34'59"W ALONG THE WEST LINE OF SAID NE ¹ / ₄ , SE ¹ / ₄ OF SECTION 13 A DISTANCE OF 110.02 FEET; THENCE S46°05'24"E A DISTANCE OF 28.65 FEET; THENCE N89°23'51"E A DISTANCE OF 452.86 FEET TO THE WEST LINE OF LOT 5 OF RICHMOND FOURTH SUBDIVISION; THENCE S00°36'09"E ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 5.00 FEET; THENCE N88°47'15"E ON THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 19.00 FEET; THENCE S00°48'53"E A DISTANCE OF 59.93 FEET TO THE NORTHWEST CORNER OF LOT 4 OF RICHMOND FOURTH SUBDIVISION; THENCE S01°37'03"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 5.27 FEET; THENCE S89°23'51"W A DISTANCE OF 471.15 FEET; THENCE S43°54'15"W A DISTANCE OF 27.92 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 34,709 SQ FT MORE OR LESS. (the "Easement Area")	\$30,370.38
Little B's Corporation	Part of the Northwest Quarter (NW ¹ / ₄) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska, and more particularly described as follows: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¹ / ₄) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF SAID RIGHT-OF-WAY SURVEY, A DISTANCE OF 47.00 FEET TO THE SOUTHWEST CORNER OF A PROPOSED SIDEWALK EASEMENT, POINT ALSO BEING THE POINT OF BEGINNING; THENCE N81°12'04"E ALONG THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 53.44 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF	\$1.00

Approved as to Form ¤

April 10, 2020 ¤ City Attorney

	SAID SECTION 24; THENCE N88°43'42"E ALONG THE NORTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 892.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF WESTGATE INDUSTRIAL PARK SUBDIVISION, POINT ALSO BEING THE NORTHEAST CORNER OF SAID SIDEWALK EASEMENT; THENCE S01°08'59"E ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE S88°43'42"W PARALLEL WITH AND 80.00 FEET SOUTH OF THE NORTH LINE FO SAID NORTHWEST QUARTER (1/4), A DISTANCE OF 945.42 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 37,631 SQ FT MORE OR LESS. (the "Easement Area")	
Little B's Corporation	Part of the Northwest Quarter (NW ¹ / ₄) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska more particularly described as follows: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¹ / ₄) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF RIGHT-OF-WAY SURVEY, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°43'42"E ALONG THE SAID SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY A DISTANCE OF 945.41 FEET TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S01°08'20"E ON SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S88°43'42" W A DISTANCE OF 53.44 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 6,803 SQ FT MORE OR LESS. (the "Easement Area")	\$1.00

WHEREAS, agreements for the public utility/access easement, drainage easement, and sidewalk easement have been reviewed and approved by the City Legal Department.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL

- 2 -

OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to enter into the Agreements for the public utility/access easement, drainage easement, and sidewalk easement on the above described tracts of land.

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

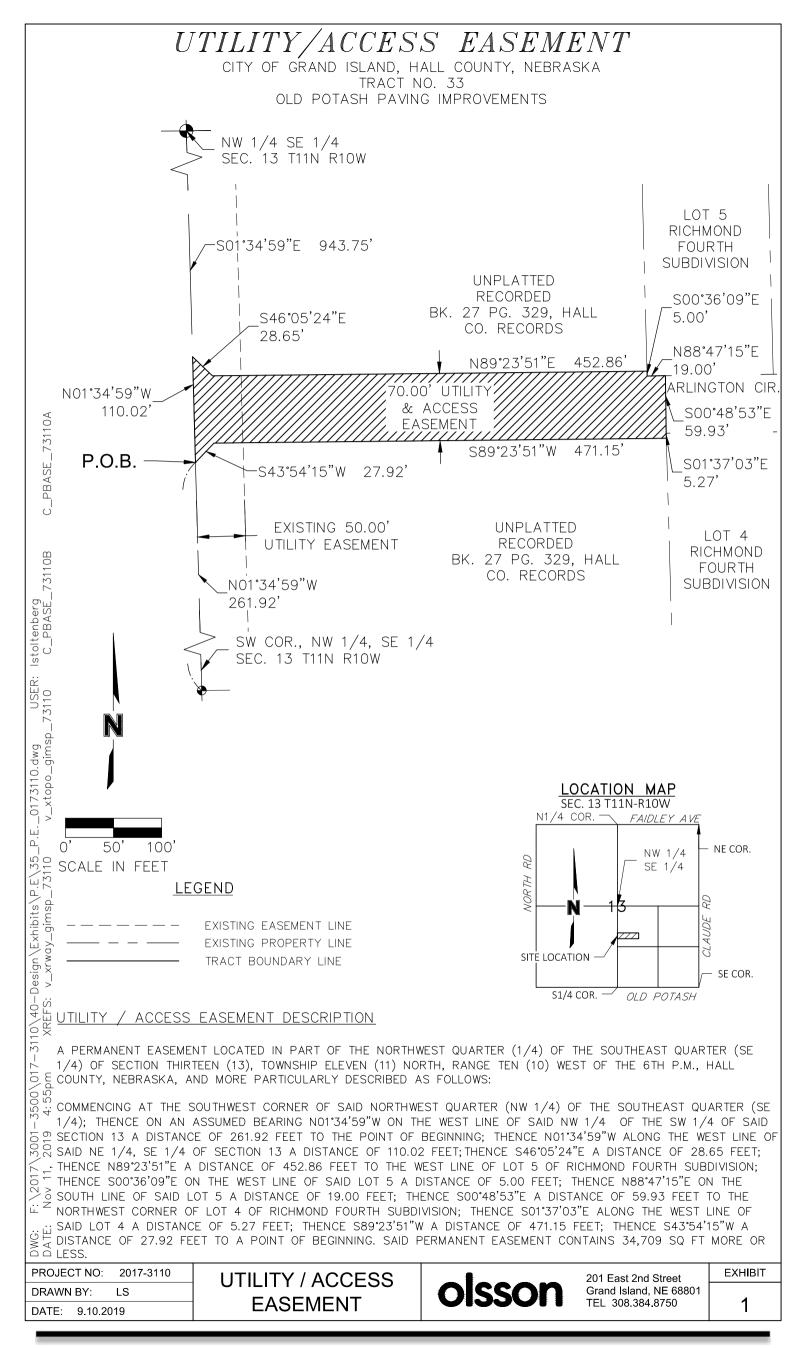
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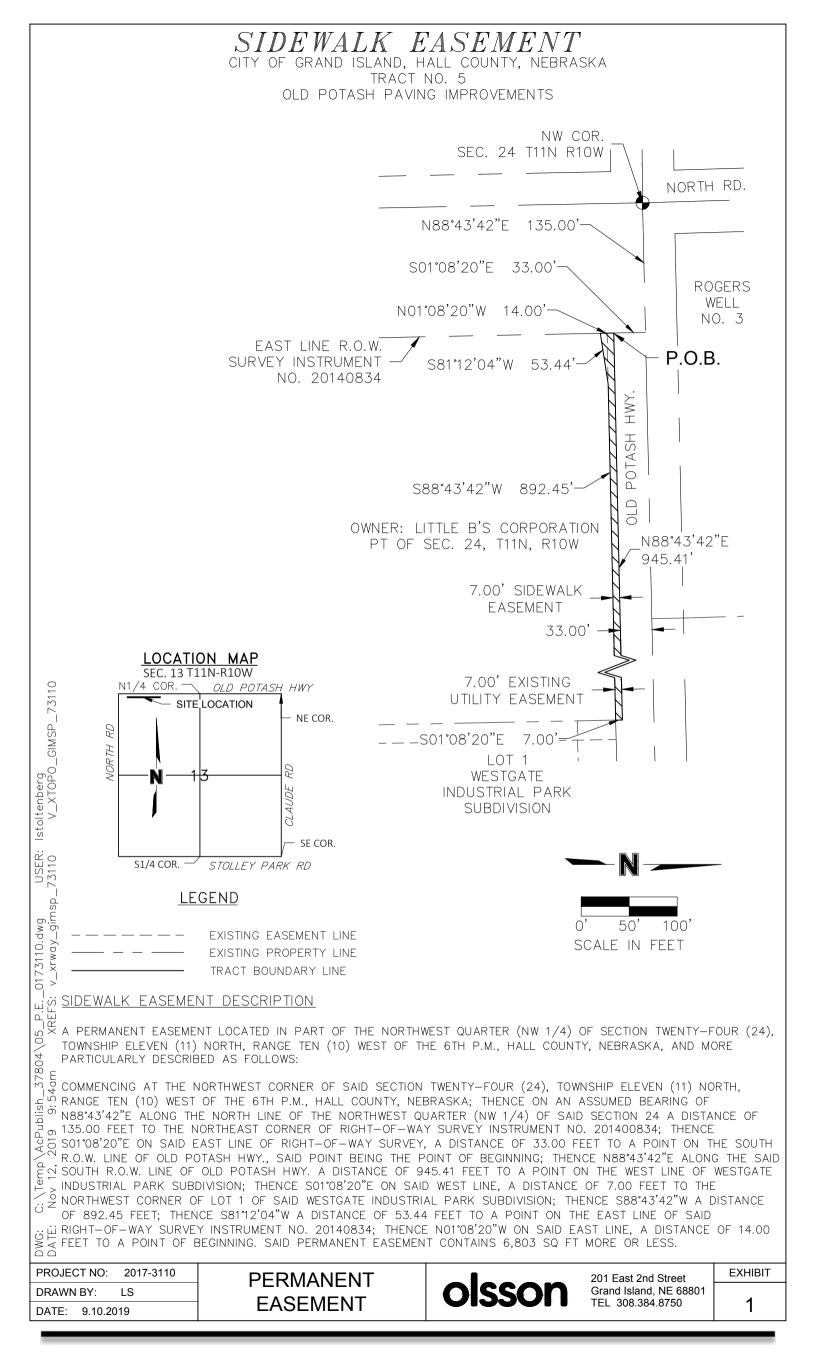
Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

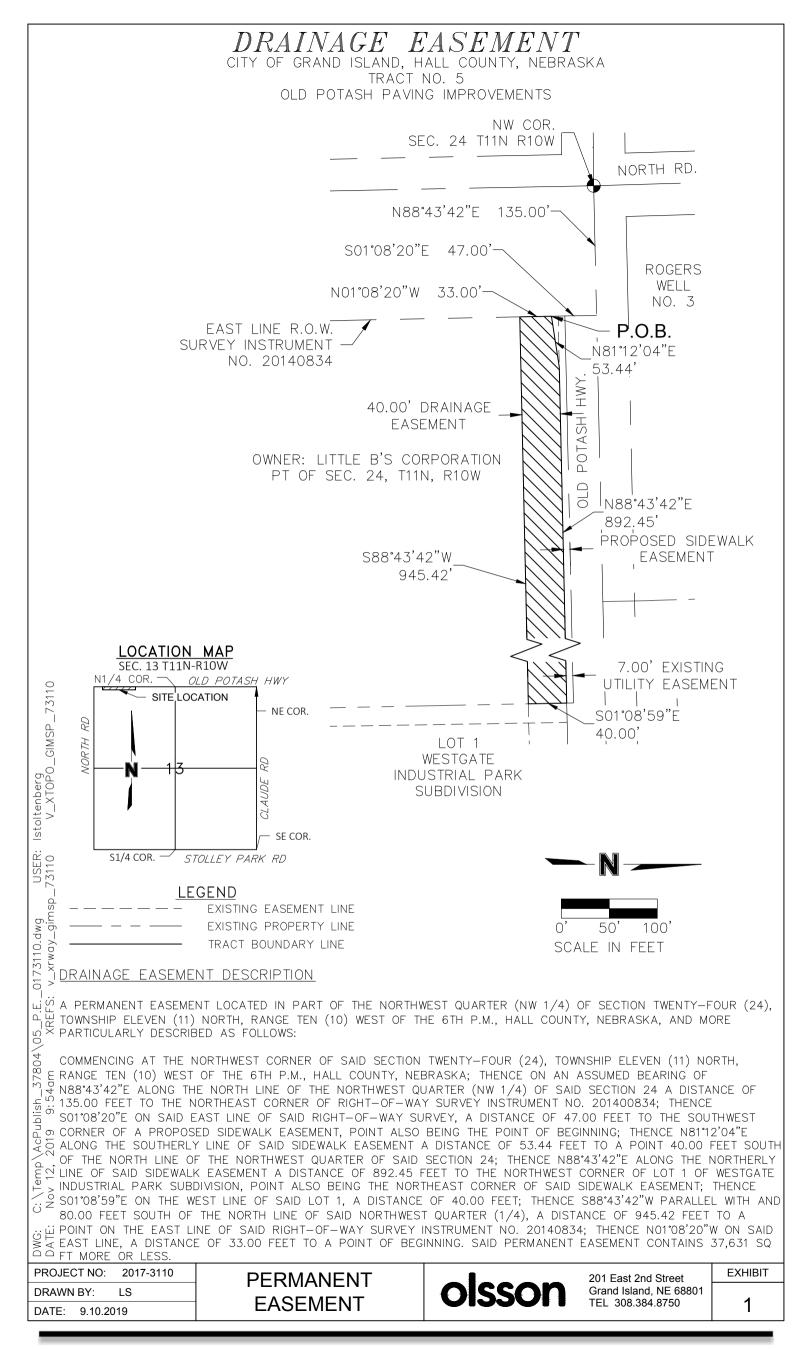
Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk









City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-12

#2020-95 - Approving Bid Award for Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2

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

Council Agenda Memo

From:	Jon Menough PE, Wastewater Treatment Plant Engineer
Meeting:	April 14, 2020
Subject:	Approving Bid Award for Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2
Presenter(s):	John Collins PE, Public Works Director

Background

Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2 was originally bid on June 5, 2019, with all bids being rejected. This decision was based on the lowest responsible bid received being over the estimated project cost by 13%. There was also not sufficient budget authority at the time for the City to proceed with the project. The lowest responsible bid received was from Sampson Construction Co., Inc. in the amount of \$3,290,000.00, compared to the estimate of \$2,900,000.00.

On March 5, 2020 the Engineering Division of the Public Works Department advertised for bids for Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2.

The Wastewater Administration building, which was designed in 1978, is located at 3013 East Swift Road. The 3,500 square feet building is the primary station for employees involved with management, accounting, laboratory and operations.

Over the 4 decades since the building was completed, the building, safety, and environmental regulations have increased, and become more stringent. Additionally, the plant operations have expanded with the growth of the City.

As part of assessing the Wastewater Division's ability to comply with existing and anticipated environmental regulations the lab was reviewed. Identified issues included:

- A Heating, Ventilation, and Air Conditioning (HVAC) system shared with the laboratory and rest of the building, posing an immediate safety hazard.
- Lack of a fire suppression system.
- Outdated and/or marginally functional equipment.
- Limited physical space that will not be able to accommodate future needs.

• Electrical and mechanical limitations that must be expanded to handle future needs and can be made more efficient.

When the investigation was expanded to the rest of the building it was determined that the electrical and mechanical systems also limited the operators work stations and that the physical space was insufficient for their needs. SCADA and other monitoring equipment are in need of updating.

The Solids Handling Building (Building 6) was constructed to add a second floor. Engineering and Wastewater employees investigated moving some combination of the management, accounting, operations, and/or lab groups to this location, but the current costs of ADA compliance combined with the construction costs would make the price high relative to at grade construction. Additionally there are advantages to having these groups remain in proximity to each other, and located at the plant entrance.

The potential of building a new building to house the lab and operators was compared to building an addition (which would require temporary housing for some staff) to the existing building (which would still require some renovation). A new building would be less disruptive during construction, but the continuous benefits of maintaining proximity weighed in favor of adding to the existing building.

Discussion

Four (4) bids were received and opened on April 2, 2020. The Engineering Division of the Public Works Department and the Purchasing Division of the City's Attorney's Office have reviewed the bids that were received. A summary of the bids is shown below.

Bidder	Exceptions	Bid Price
Sampson Construction Co., Inc. of Grand Island, NE	None	\$3,454,000.00
RMV Construction Company of Kearney, NE	None	\$3,543,375.00
Lacy Construction Company of Grand Island, NE	None	\$3,940,000.00
Chief Construction of Grand Island, NE	None	\$3,985,000.00

<u>Alternatives</u>

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

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

Recommendation

City Administration recommends that the Council approve the bid award to the low compliant bidder, Sampson Construction Co., Inc. of Grand Island, Nebraska in the amount of \$3,454,000.00.

Sample Motion

Move to approve the bid award.

Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

BID OPENING

Building Renovation; Project No. 2017-WWTP-2

WWTP Laboratory, Operations Control Center, and Administrative

BID OPENING DATE: April 2, 2020 at 2:00 p.m.

FOR:

DEPARTMENT: Public Works

ESTIMATE: \$4,300,000.00

FUND/ACCOUNT: 53030054-85213-53553

PUBLICATION DATE: March 5, 2020

NO. POTENTIAL BIDDERS: 12

SUMMARY

Bidder: Bid Security: Exceptions:	<u>RMV Construction Company</u> Kearney, NE Hudson Insurance Co. None	<u>Chief Construction</u> Grand Island, NE Fidelity & Deposit Co. None	
Bid Price:	\$3,543,375.00	\$3,985,000.00	
Bidder: Bid Security: Exceptions:	<u>Lacy Construction Company</u> Grand Island, NE Merchants Bonding Co. None	<u>Sampson Construction</u> Grand Island, NE Liberty Mutual Ins. Co. None	
Bid Price:	\$3,940,000.00	\$3,454,000.00	
Jerry Janulew	Public Works Director vicz, City Administrator F, Purchasing Agent	Catrina DeLosh, Admin. Cord. PW Patrick Brown, Finance Director Keith Kurz, Asst. Public Works Director	

P2199

WHEREAS, the City of Grand Island invited sealed bids for Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on April 2, 2020 bids were received, opened, and reviewed; and

WHEREAS, Sampson Construction Co., Inc. of Grand Island, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$3,454,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Sampson Construction Co., Inc. of Grand Island, Nebraska in the amount of \$3,454,000.00 for Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2 is hereby approved as the lowest responsible bid.

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

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤_____ April 10, 2020 ¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-13

#2020-96 - Approving Change Order No. 3 for Downtown Sanitary Sewer Rehabilitation- 2019; Project No. 2019-S-1

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

Council Agenda Memo

From:	Keith Kurz PE, Assistant Public Works Director
Meeting:	April 14, 2020
Subject:	Approving Change Order No. 3 for Downtown Sanitary Sewer Rehabilitation- 2019; Project No. 2019-S-1
Presenter(s):	John Collins PE, Public Works Director

Background

Municipal Pipe Tool Co., LLC of Hudson, Iowa was awarded a \$634,409.00 contract on April 23, 2019, via Resolution No. 2019-143, for Downtown Sanitary Sewer Rehabilitation- 2019; Project No. 2019-S-1.

On November 12, 2019, via Resolution No. 2019-342, City Council approved Change Order No. 1 in the amount of \$19,290.00 to allow an increase to the pre-liner footage and additional pay items for 12" pre-liner and mortar plugging for pipe transition to minimize risk of failure on this project. Change Order No. 1 resulted in a revised contract amount of \$653,699.00.

On January 14, 2020, via Resolution No. 2, City Council approved Change Order No. 2 to address reinstatement of an unknown serve at the time of design, add a transition liner to a line that was found to be in bad repair which is adjacent to pipes included in the original project, add bypass pumping and traffic control, as well as rectify quantities on a few pay items. Change Order No. 2, in the amount of \$47,341.00, resulting in a revised contract amount of \$701,040.00.

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

There are approximately 230 miles of gravity sewer within the City of Grand Island's collection system. The majority of this infrastructure is between 26 and 75 years old, and

between 8 and 18 inches in diameter. The majority of the sanitary sewer rehabilitations are for old clay tile pipe and or damaged / dilapidated manholes.

Discussion

Change Order No. 3 to the referenced project is being requested to rectify quantities; detailed on the attached change order, resulting in a contract reduction of \$52,557.00, for an overall contract amount of \$648,483.00.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve Change Order No. 3 for Downtown Sanitary Sewer Rehabilitation- 2019; Project No. 2019-S-1 with Municipal Pipe Tool Co., Inc. of Hudson, Iowa.

Sample Motion

Move to approve the resolution.



CHANGE ORDER NO. 3

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

CONTRACTOR: Municipal Pipe Tool Co., Inc.

AMOUNT OF CONTRACT: \$634,409.00

CONTRACT DATE: April 29, 2019

To rectify quantities; detailed below.

ltem No.	Description	Quantity	Unit	Unit Price	Total Price
2	18-INCH CIPP LINING	- 88.00	LF	\$ 115.00	\$ (10,120.00)
3	15-INCH CIPP LINING	- 906.00	LF	\$ 52.00	\$ (47,112.00)
4	12-INCH CIPP LINING	+1,491.00	LF	\$ 27.50	\$ 41,002.50
5	8-INCH CIPP LINING	- 493.00	LF	\$ 25.00	\$ (12,325.00)
6	15-INCH PRE-LINER	- 695.00	LF	\$ 5.00	\$ (3,475.00)
7	8-INCH PRE-LINER	- 3,296.00	LF	\$ 5.00	\$ (16,480.00)
8	TRIM PROTRUSION	+ 11.00	EA	\$ 250.00	\$ 2,750.00
9	SERVICE REINSTATEMENT	- 68.00	EA	\$ 90.00	\$ (6,120.00)
10	MANHOLE END SEAL	- 13.00	EA	\$ 125.00	\$ (1,625.00)
11	PRE-LINING CCTV INSPECTION/PIPE CLEANING	+ 4.00	LF	\$ 2.50	\$ 10.00
13	POST-LINING CCTV INSPECTION	+ 4.00	LF	\$ 0.50	\$ 2.00
17	12-INCH PRE-LINER	+ 287.00	LF	\$ 5.00	\$ 1,435.00
18	MORTAR PLUGGING FOR PIPE TRANSITION	- 1.00	EA	\$ 500.00	\$ (500.00)
		Change	Order	No. 3 Total =	\$ (52,557.50)

Contract Price Prior to this Change Order	\$ 634,409.00
Net Increase Resulting from Change Order No. 1	\$ 19,290.00
Net Increase Resulting from Change Order No. 2	\$ 47,341.00
Net Decrease Resulting from this Change Order	\$ (52,557.50)
Revised Contract Price Including this Change Order	\$

The Above Change Order Accepted:

Municipal Pipe Tool Co., LLC.

Ву_____

Date_____

BV	ł	-2	v	
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John Collins PE, Public Works Director/City Engineer

Date_____

Approved for the City of Grand Island, Nebraska

Ву_____

Mayor

Date_____

Attest_____

City Clerk

WHEREAS, on April 23, 2019, via Resolution No.2019-143, the City of Grand Island awarded Municipal Pipe Tool Co., Inc. of Hudson, Iowa the bid in the amount of \$634,409.00 for Downtown Sanitary Sewer Rehabilitation- 2019; Project No. 2019-S-1; and

WHEREAS, on November 12, 2019, via Resolution No. 2019-342, City Council approved Change Order No. 1 in the amount of \$19,290.00 to allow an increase to the pre-liner footage and additional pay items for 12" pre-liner and mortar plugging for pipe transition to minimize risk of failure on this project, resulting in a revised contract amount of \$653,699.00; and

WHEREAS, on January 14, 2020, via Resolution No. 2, City Council approved Change Order No. 2 in the amount of \$47,341.00 to reinstate an unknown service, add a transition liner to a line, add bypass pumping and traffic control, as well as rectify quantities on a few pay items, resulting in a revised contract amount of \$701,040.00

WHEREAS, it is necessary to further rectify quantities on such project; and

WHEREAS, such modifications have been incorporated into Change Order No. 3;

and

WHEREAS, the result of such modifications will decrease the contract amount by \$52,557.00 for a revised contract price of \$648,483.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 3 in the amount of \$(52,557.00) between the City of Grand Island and Municipal Pipe Tool Co., Inc. of Hudson, Iowa to provide the modifications.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ April 10, 2020 ¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-14

#2020-97 - Approving Changes to the Waiver Fine Schedule Relative to the Directed Health Measure

Staff Contact: Stacy Nonhof, Interim City Attorney

Council Agenda Memo

From:	Stacy R. Nonhof, Interim City Attorney
Meeting:	April 14, 2020
Subject:	City Code Violations Waiver Schedule
Presenter(s):	Stacy R. Nonhof, Interim City Attorney

Background

The City of Grand Island last updated the City Code Violations – Waiver Schedule in 2014. Due to the emergency nature of the current COVID-19 pandemic, a section was added to City Code for violations of Directed Health Measures.

Discussion

The proposed change to the City Code Violations – Waiver Schedule is limited to just this one violation. Any changes to the Schedule are submitted to Hall County Court for input into Justice. This change will make it a \$100.00 fine for violating a Directed Health Measure.

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 amending the Grand Island City Code Violations – Waiver Schedule as reflected in Exhibit "A".

Sample Motion

Move to approve the Resolution.

WHEREAS, the City Code Violations – Waiver Schedule was last updated in 2014; and

WHEREAS, the current COVID-19 pandemic has created an emergency need for an Ordinance and a fine; and

WHEREAS, the Waiver Schedule is submitted to the Hall County Court for input into the Justice program; and

WHEREAS, the Waiver Schedule will be submitted to the Nebraska Crime Commission for input into the eTracs program of electronic citations; and

WHEREAS, it is necessary to amend such Waiver Schedule to modify fines for violations of Grand Island City Code, as identified on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, it would be beneficial to the City of Grand Island to implement the amendments to the Waiver Schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the 2020 Grand Island City Code Violations – Waiver Schedule be modified and the changes incorporated as identified on Exhibit "A" Grand Island City Code Violations – Waiver Schedule.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ April 10, 2020 ¤ City Attorney

EXHIBIT A

GRAND ISLAND CITY CODE VIOLATIONS - WAIVER SCHEDULE Effective April 15, 2020

1-8 Fai	lure to Appear	50.00
4-18 Dri	inking in Public	
4-19 Alc	cohol in Park	50.00
4-20 Mir	nors Not Permitted After 9 P.M.	50.00
	erference With Animal Control Officer	
	lure to Obtain Commercial Animal Establishment Permit	
	ling Animals On City or Private Property	
	Animal License	
5-14 No	Pet Shelter	50.00
5-15 Enc	closure/Restraint Violation	50.00
5-17 Fai	lure to Register Animal Enclosure	50.00
5-18 Nu	mber of Animals	50.00
5-21 Foc	od, Water, Health Care, Grooming	50.00
5-22 Cru	uelty to Animals	250.00
5-30 No	Vaccination	50.00
5-34 Dog	g/Cat at Large	
	First Offense	25.00
S	Second Offense	75.00
7	Third Offense	150.00
F	Fourth OffenseSubject to Nuisance Owne	r Status
	ngerous/Potentially Dangerous Enclosure Violation	
	ngerous/Potentially Dangerous Spay/Neuter Microchip	
	ngerous/Potentially Dangerous Animal Off Owner's Property	
5-38 Bar	rking Dog Violation	
F	First Offense	25.00
S	Second Offense	100.00
5-40 No	Wild Animal License	50.00
5-46 Nui	isance Owner	100.00
8-22 Fai	lure to Obtain Permit	25.00
	ilding Code Violation	
16-4 Unl	lawful Transportation of Dangerous Material	50.00
	mpering with Fire Alarm System	
16-7 Unl	lawful Duplication of Fire Alarm System Key	25.00
16-8 Fals	se Fire Alarm	50.00
16-9 Uni	lawful Storage of Combustible Material	25.00
	proper Disposal of Combustible Material	
	en Burning Violation	
1	authorized Use of Fireworks	
16-13 No	Permit to Sell Fireworks	100.00

16-15	Unlawful Sale of Fireworks	
16-16	Improper Fireworks Stand	
16-17	Sale of Fireworks by Underage Individual	
16-18	Discharge of Fireworks Where Sold Prohibited	
16-19	Throwing Explosives Prohibited	
16-22	Discharge of Fireworks	
17-3	Accumulation of Litter	
17-4	Litter and Offensive Substances	
17-14	No Garbage Receptacle	
17-15	No Garbage Receptacle Non-residential	
17-19	Tree Limbs and Branches	
17-33	Violation of Garbage Collection Time	
17-45	Automobile parts at landfill	
17-50	Weeds Prohibited	
17-51	Duty to Cut	
17-57	Inoperable/Unlicensed Vehicle	
17-66	Graffiti	
20-1	Disturbing the Peace	
20-1	Noise	50.00
	Fighting	
	Offensive Action	
20-2	Trespassing	
20-2	Littering	
20-3	Shoplifting	
20 4	First Offense	
	Second Offense	
20-5	Tampering with Meter	
20-5	Theft of Services	
20-7	Public Urination	
20-8	Discharge Gun/BB Gun, etc.	
20-0	Juvenile Curfew	
20-10	No Horses on City Streets	
20-10	Obstruction of Public Right-of-Way	
20-12	Obstruction of Public Easement	
20-12	Skateboards Prohibited	
20-10	Disorderly House	
20-17	Failure to Disperse	
20-10	Volume Control	
20-20	Minor in Possession of Tobacco	
20-20	Directed Health Measure Violation	
22.12		25 00
22-13	No Valid Registration	
22-14	No Plates	
22-14	Fictitious Plates	
22-16	No Operator's/Motorcycle License	
22-17	No License on Person	
22-18	Operator's License Acts Prohibited	

22-19	Vehicle not equipped with Horn	
22-20	No Red Tail Lights after Dark	
22-21	Vehicle Head Lights	
22-22	Headlights; Motorcycles	
22-23	Failure to Dim	
22-24	Defective Brakes	
22-25	Vehicle Equipment	
22-26	Projecting Loads	
22-28	Traffic Sign/Signal	
22-28	Wrong Way on a One Way	
22-30	Defacing Traffic Signs or Signals	
22-31	Leaving Scene of Personal Injury Accident	
22-32	Leaving Scene of Property Damage Accident	
22-33	ROW Intersections	
22-34	Fail to Yield - Left Turn	
22-35	Failure to Yield - ROW Private Road/Drive	
22-36	ROW Curb	
22-37	Stop Sign Violation/Failure to Yield	
22-38	Failure to Yield - Yield Sign	
22-39	Failure to Yield - Emergency Vehicle	
22-37	Illegal U-Turn	
22-43	Improper Left Turn	
22-44	Unlawful Turning or Stopping/Failure to Signal	
22-45	Left of Center	
22-40	Improper Pass	
22-47	Improper Passing on Right	
22-48	Unlawful Passing on Left	
22-50	Speeding	23.00
22-31	Too Fast for Conditions	100.00
	In Excess of Posted Speed	
	1	
	1 - 5 mph over	
	6 - 10 mph over	
	11 - 15 mph over	
	16 - 20 mph over	
	21 - 35 mph over	
	36+ mph over	
	Speeding in Construction Zone (same limits as above) FINES	
22.52	Speeding in School Zone (same limits as above) FINES ARE Do	
22-52	Racing on Streets	
22-53	Careless Driving.	
22-54	Reckless Driving	
22-55	Willful Reckless Driving	
22-56	Failure to Remove Debris from Street	
22-57	Following Too Close to Emergency Vehicles	
22-58	Driving over Fire Hose	
22-59	Spilling Contents of Vehicle	
22-60	Unlawful Use of Toy Vehicles	
22-62	Overloaded Front Seat	
22-63	Soliciting Rides	

22-64	Impeding Traffic	
22-65	Following too Closely	
22-66	Unsafe Backing	
22-67	Avoiding Traffic Signal	
22-68	Clinging to Motor Vehicle	
22-69	Riding Outside Vehicle	
22-70	Driving on Sidewalk	
22-71	Driving Over Newly-laid Pavement	
22-73	Off Designated Truck Route	
22-76.1	Engine Braking	
22-82	Improper Use of Loading Zone	25.00
22-83	Improper Parking	10.00*
22-84	Vending Vehicle Improper Parking	10.00*
22-85	Unlawful Parking on Sidewalk	
22-86	Unlawful Parking Near Intersections	10.00*
22-87	Obstruction of Private Driveway	10.00*
22-88	Unlawful Parking near Fire Hydrant	10.00*
22-92	Unlawful Truck Parking in Residential District *Waiverable fine amount if failed to pay initial police tag fine within 5 days	
22-131	Handicapped Parking	
	First Offense	100.00
	Second Offense [within a 1-year period]	
	Third Offense [within a 1-year period]	
24-3	Driving on Grass in Park	
24-5	Park Curfew	
25-25	Tatooing of Minors	25.00
28-1	Railroad Crossing Arms	100.00
36-50	Visibility Obstruction	
39-4	Smoking in Public Place	
	First Offense	100.00
	Second Offense	200.00
	Third Offense	500.00
39-5	Allowing Smoking in Public Place	
	First Offense	100.00
	Second Offense	200.00
	Third Offense	500.00
		25.00

ALL OTHER VIOLATIONS	5.00
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City of Grand Island

Tuesday, April 14, 2020 Council Session

Item G-15

#2020-98 - Approving Final Plat and Subdivision Agreement for GIPS South Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From:	Chad Nabity, AICP, Regional Planning Director
Meeting:	April 14, 2020
Subject:	GIPS South Subdivision – Final Plat
Presenter(s):	Chad Nabity, AICP, Regional Planning Director

Background

This property is located between Custer Avenue and Lafayette Avenue north of State Street and including the vacated College Street all in Grand Island, Hall County, Nebraska. (7 lots and 1 outlot, 21.07 acres). This property is zoned R4-High Density Residential. This subdivision combines a variety of lots and blocks and vacated right of way underlying the Grand Island Senior High Memorial Stadium and adjoining buildings and uses to provide for a single lot for each use in Grand Island, Hall County, Nebraska.

Discussion

The final plat for GIPS South Subdivision was considered by the Regional Planning Commission at the October 2, 2019 meeting.

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

A roll call vote was taken and the motion passed with 11 members present and voting in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen and Randone) and no members present voting no.

Alternatives

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

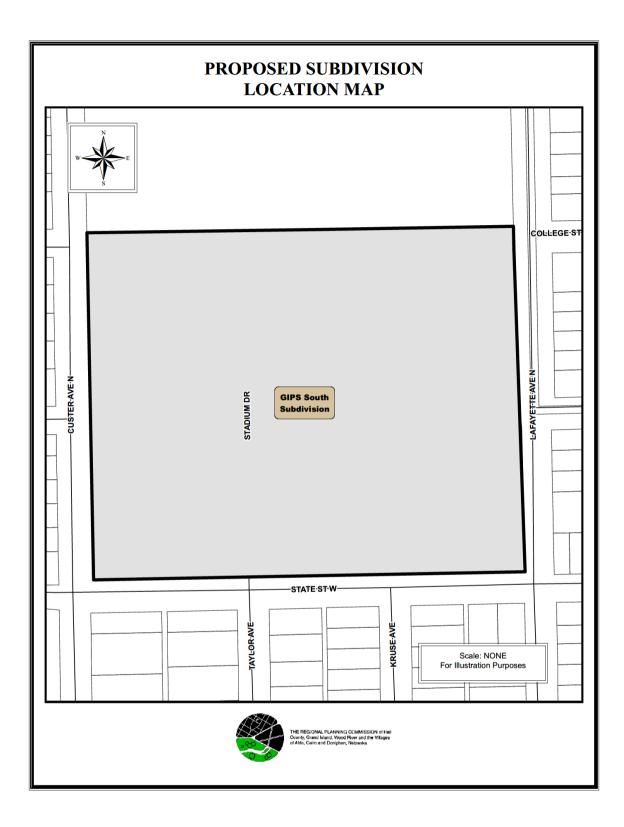
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

Recommendation

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

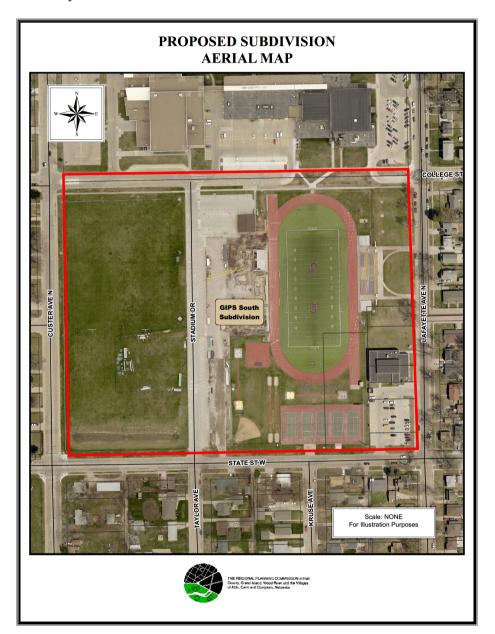
Sample Motion

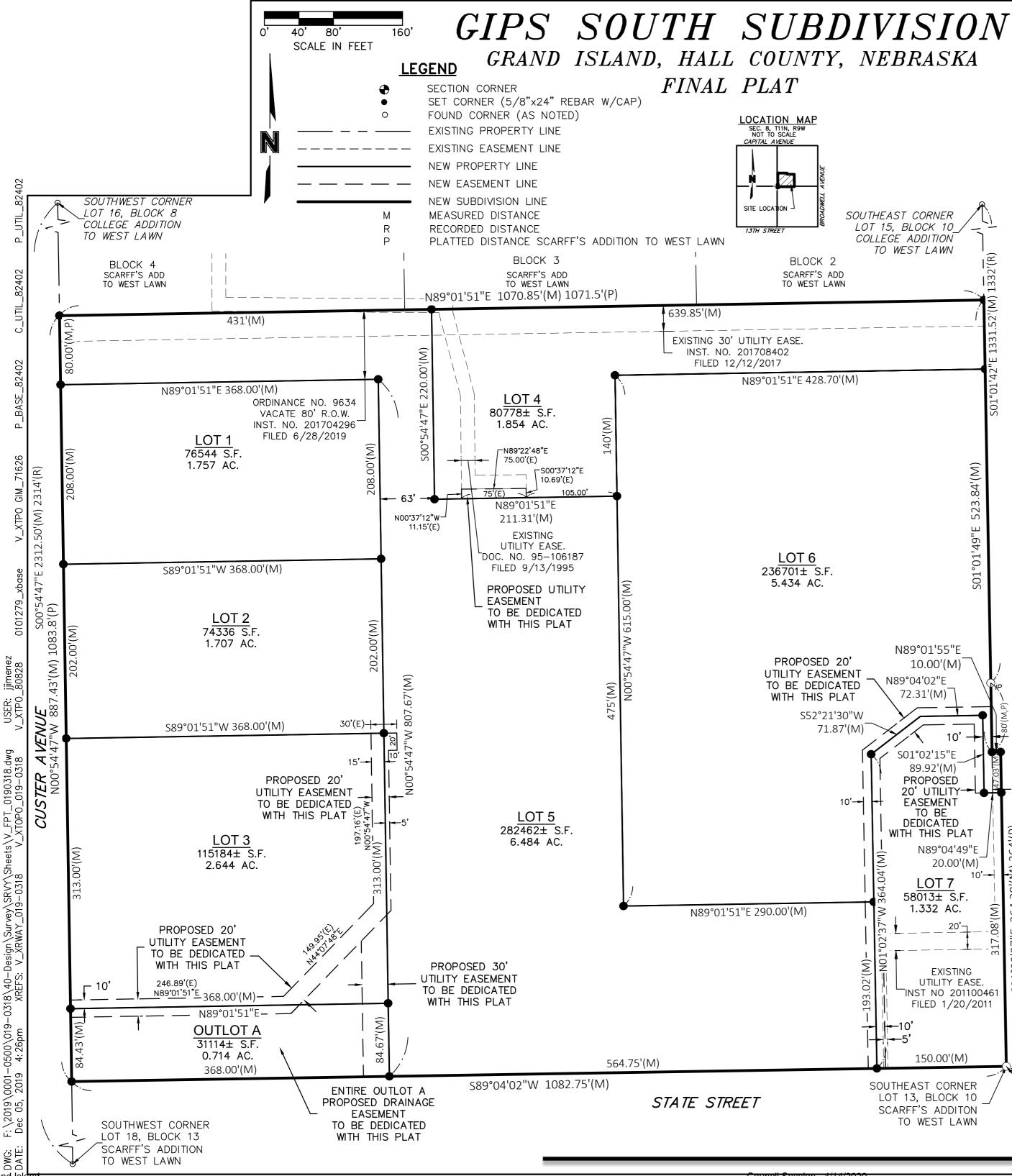
Move to approve as recommended.



Developer/Owner Hall County District 2 PO Box 4904 Grand Island, NE 68802

To replat the GIPS property south of Grand Island Senior High between Custer and Lafayette into conforming lots based on the current and proposed use of those lots. Size: 21.128 Acres 7 Lots and 1 Outlot Zoning: R4-High Density Residential Road Access: Existing City Streets. Water Public: City water is available. Sewer Public: City sewer is available.





Jouncil Session

SOUTHEAST CORNER

LOT 15, BLOCK 10

COLLEGE ADDITION

TO WEST LAWN

24

N89°01'55"E

N89°04'02"E

72.31'(M)

S01°02'15"E

89.92'(M)

PROPOSED

20' UTILITY-

EASEMENT

TO BE

DEDICATED

WITH THIS PLAT

LOT 7 58013± S.F.

1.332 AC.

N89°04'49"E

20.00'(M)

EXISTING

UTILITY EASE.

INST NO 201100461

FILED 1/20/2011

150.00'(M)

10'—

Σ

02'

93

⊢−10′

⊷5'

10.00'(M)

10'

VENU

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LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019 AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. , INST. NO. , FILED ; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 10, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE STREET AND THE WEST R.O.W. LINE OF LAFAYETTE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°04'02"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 1082.75 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 12, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF CUSTER AVENUE; THENCE N00°54'47"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 887.43 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, SCARFF'S ADDITION TO WEST LAWN; THENCE N89°01'51"E, ALONG THE NORTH VACATED R.O.W. LINE OF COLLEGE STREET, ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019 A DISTANCE OF 605.00 FEET; THENCE S00°54'47"E A DISTANCE OF 80.00 FEET TO THE SOUTH VACATED R.O.W. LINE OF SAID COLLEGE STREET; THENCE N89°01'51"E, ALONG SAID SOUTH VACATED R.O.W. LINE, A DISTANCE OF 466.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE AND SAID SOUTH VACATED R.O.W. LINE OF COLLEGE STREET; THENCE S01°01'51"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 444.00 FEET TO THE INTERSECTION OF THE SOUTH VACATED R.O.W. LINE OF WAUGH STREET AND SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE; THENCE S89°06'01"E, ALONG SAID SOUTH R.O.W. LINE OF WAUGH STREET, A DISTANCE OF 10.00 FEET; THENCE S01°02'37"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 364.11 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 917,859.51 SQUARE FEET OR 21.071 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361: AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. . INST. NO. , FILED : ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HALL COUNTY DISTRICT 2, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GIPS SOUTH SUBDIVISION" A REPLAT OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. , INST. NO.

; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE FII FD ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

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

BONNIE HINKLE - SCHOOL BOARD PRESIDENT

STATE OF NEBRASKA 55

COUNTY OF HALL ON THIS DAY OF _, 2019, BEFORE ME _ , A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BONNIE HINKLE, SCHOOL BOARD PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT ______, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC

APPROVAL

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

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____ , 2019.

MAYOR

CITY CLERK

- POB

SURVEYOR: olsson

olsson

SOUTHEAST CORNER LOT 13, BLOCK 10 SCARFF'S ADDITON TO WEST LAWN

OWNERS: HALL COUNTY DISTRICT 2 SUBDIVIDER: HALL COUNTY DISTRICT 2 OISSO NUMBER OF LOTS: 7 LOTS/1 OUTLOT

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

GIPS SPORTS OMPLEX REPLATTIN FB

PROJECT NO. 2019-0318

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

GIPS SOUTH SUBDIVISION

(8 LOTS)

In the City of Grand Island, Hall County Nebraska

The undersigned, HALL COUNTY DISTRICT 2, hereinafter called the

Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more

particularly described as follows:

A TRACT OF LAND CONSISTING OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _______, INST. NO. ________, FILED _______; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 10, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE STREET AND THE WEST R.O.W. LINE OF

LAFAYETTE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°04'02"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 1082.75 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 12, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF CUSTER AVENUE; THENCE N00°54'47"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 887.43 FEET TO THE SOUTHWEST CORNER OF BLOCK 4. SCARFF'S ADDITION TO WEST LAWN: THENCE N89°01'51"E, ALONG THE NORTH VACATED R.O.W. LINE OF COLLEGE STREET, ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019 A DISTANCE OF 605.00 FEET: THENCE S00°54'47"E A DISTANCE OF 80.00 FEET TO THE SOUTH VACATED R.O.W. LINE OF SAID COLLEGE STREET; THENCE N89°01'51"E, ALONG SAID SOUTH VACATED R.O.W. LINE. A DISTANCE OF 466.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE AND SAID SOUTH VACATED R.O.W. LINE OF COLLEGE STREET: THENCE S01°01'51"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 444.00 FEET TO THE INTERSECTION OF THE SOUTH VACATED R.O.W. LINE OF WAUGH STREET AND SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE; THENCE S89°06'01"E, ALONG SAID SOUTH R.O.W. LINE OF WAUGH STREET, A DISTANCE OF 10.00 FEET; THENCE S01°02'37"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 364.11 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 917,859.51 SQUARE FEET OR 21.071 ACRES MORE OR LESS.

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

- 2 -

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

1. **Paving**. The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Custer Avenue, State Street and Lafayette Avenue where they abut the subdivision.

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

3. **Sanitary Sewer**. Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection. The existing sewer connection between lot 4 and the school to the north (as shown on the attached exhibit) shall be permitted until such time as it needs to be replaced/repaired. At such time a sewer service shall be connected to the public main nearest lot 4. At the time of filing of this agreement the nearest main was at the east end of lot 4 in Lafayette Avenue.

4. **Storm Drainage**. The Subdivider agrees to provide and maintain positive drainage from all lots, according to the drainage plan, so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district

- 3 -

to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision. The Subdivider is responsible for the maintenance of Outlot A.

5. **Sidewalks.** The Subdivider shall maintain all public sidewalks required by the City of Grand Island.

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

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

- 4 -

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

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

Dated _____, 2020.

HALL COUNTY DISTRICT 2,

By:

Bonnie Hinkle, School Board President

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On ______, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bonnie Hinkle, School Board President known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of SSB Development, L.L.C.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

CITY OF GRAND ISLAND, NEBRASKA A Municipal Corporation

- 5 -

By:

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

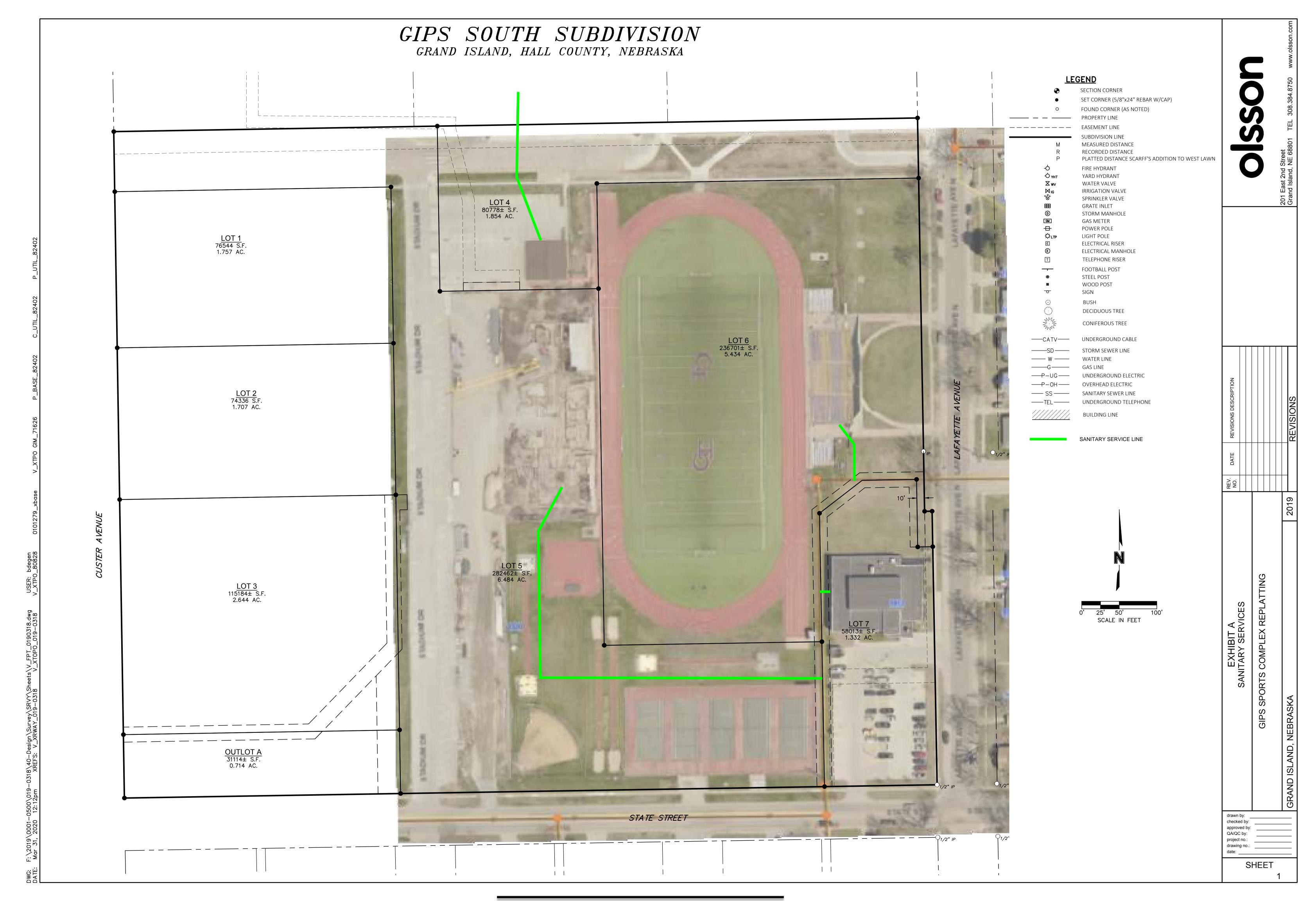
STATE OF NEBRASKA)) ss COUNTY OF HALL)

On ______, 2020, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2018-____, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires:



RESOLUTION 2020-98

WHEREAS, know all men by these presents, that Hall County District 2, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "GIPS SOUTH SUBDIVISION". A tract of land consisting of lots 1-14, Blocks 5, all of lots 1-14, block 6, all of lots 1-14, block 7, all of lots 1-14, block 10, all of lots 1-14, block 11, and all of lots 1-14, block 12, all in Scarff's Addition to West Lawn, and parts of vacated Waugh Street and vacated Kruse Avenue, and part of vacated College Street, Hall County, Nebraska.

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

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

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

BE IT FURTHER RESOLVED that the final plat of GIPS SOUTH SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

_ _ _

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ April 10, 2020 ¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item I-1

#2020-99 - Consideration of Approving the Redevelopment Plan for CRA No. 1 (Paramount Development, LLC) located at 824 East 9th Street, Grand Island, Nebraska

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

Staff Contact: Chad Nabity

RESOLUTION 2020-99

WHEREAS, the City of Grand Island, Nebraska, a municipal corporation and city of the first class, has determined it be desirable to undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 2007, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared Redevelopment Area No. 1 of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), has prepared a Redevelopment Plan pursuant to Section 18-2111 of the Act, and recommended the Redevelopment Plan to the Planning Commission of the City; and

WHEREAS, the Planning Commission of the City reviewed the Redevelopment Plan pursuant to the Act and submitted its recommendations, to the City, pursuant to Section 18-2114 of the Act; and

WHEREAS, following consideration of the recommendations of the Authority to the Planning Commission, the recommendations of the Planning Commission to the City, and following the public hearing with respect to the Redevelopment Plan, the City approved the Plan; and

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: to construct a senior living facility with a combination of independent living, assisted living, skilled and memory care and all necessary site work, streets, grading and public infrastructure along with eligible planning expenses and fees associated and other eligible activities associated with the redevelopment project. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

WHEREAS, the City published notices of a public hearing and mailed notices as required pursuant to Section 18-2115 of the Act and has, on the date of the Resolution held a public hearing on the proposal to amend the Redevelopment Plan to include the Redevelopment Project described above.

NOW, THEREFORE, be it resolved by the City Council of the City of Grand Island, Nebraska:

Approved as to Form	¤
April 10, 2020	¤ City Attorney

1 The Redevelopment Plan of the City approved for Redevelopment Area No. 1 in the city of Grand Island, Hall County, Nebraska, including the Redevelopment Project described above, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified above, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined that (a) the redevelopment project in the plan would not be economically feasible without the use of taxincrement financing. (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission.

2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.

3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described above shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall set by the Community Redevelopment Authority in the redevelopment contract as follows:

- a. That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- b. That proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.
- c. The Mayor and City Clerk are authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.

4. The City hereby finds and determines that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purposes of accomplishing, in accordance with the general plan for development of the City, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity; and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of a healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item I-2

#2020-100 - Consideration of Approving Resolution Directing Property Owner to Reroute Sump Pump Discharge at 2525 Del Monte Avenue

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

Council Agenda Memo

From:	Keith Kurz PE, Assistant Public Works Director
Meeting:	April 14, 2020
Subject:	Resolution Directing Property Owner to Reroute Sump Pump Discharge at 2525 Del Monte Avenue
Presenter(s):	John Collins PE, Public Works Director

Background

Dating back to August 17, 2017 Public Works staff has been working with the property owner at 2525 Del Monte Avenue regarding sump pump discharge. The water discharged from the sump pumps serving the subject property runs northeast down Del Monte Avenue to La Mar Avenue, then east to Arthur Street eventually entering the storm sewer on the west side of Arthur Street. The discharged water is a public nuisance, creating difficulties and safety issues for neighboring properties due to the amount of moss/ice buildup as it prevents residence from entering their driveways, causes a fall hazard with the slickness, and prohibits vehicles parked along the curb from moving after the water freezes.

The property owner of 2525 Del Monte Avenue has requested the City hire a contractor to perform the necessary work to reroute the sump pump discharge to the south end of the property, with costs being assessed once the work is complete.

Discussion

The Public Works Department is requesting that a resolution be passed giving staff authority to hire a contractor, as requested by the property owner of 2525 Del Monte Avenue, to reroute the sump pump discharge at such property and assess all associated costs back to the property owner. Staff has obtained the following quotes from area plumbers.

Plumber	Quote
Extreme Plumbing Company, LLC of Grand Island, NE	\$2,500.00
	\$1,450.00
Manfull Plumbing Plus, LLC of Grand Island, NE	*did not quote all work
	necessary for completion
Larry's Plumbing, Grand Island, NE	declined to provide quote

Based on the quote of Extreme Plumbing Company, LLC covering all necessary work required to reroute the sump pump, as show on the attached sketch, Public Works staff recommends award of such in the amount of \$2,500.00.

Alternatives

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

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

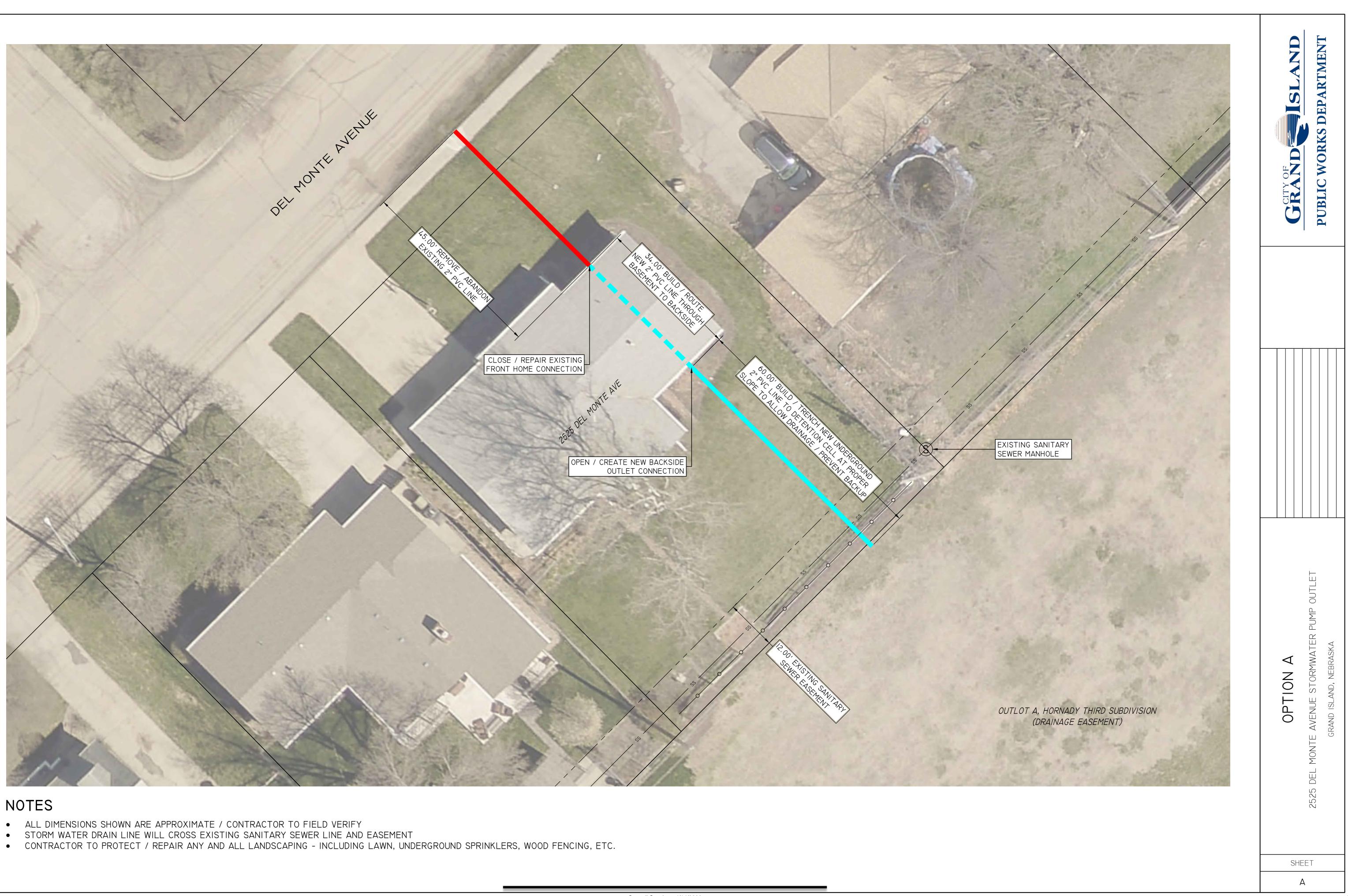
Recommendation

City Administration recommends that the Council approve a resolution directing Public Works staff to reroute the sump pump discharge at 2525 Del Monte Avenue via award to Extreme Plumbing Company, LLC in the amount of \$2,500.00, with all associated costs assessable to the property.

Sample Motion

Move to approve a resolution.

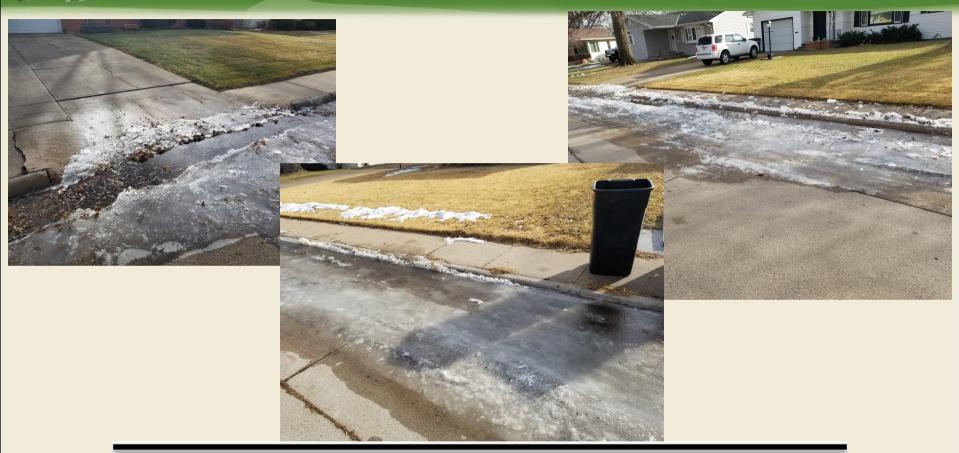




Public Works







Public Works



Public Works



RESOLUTION 2020-100

WHEREAS, dating back to August 17, 2017 Public Works staff has been working with the property owner at 2525 Del Monte Avenue regarding sump pump discharge; and

WHEREAS, the discharged water is a public nuisance, creating difficulties and safety issues for neighboring properties due to the amount of moss/ice buildup as it prevents residence from entering their driveways, causes a fall hazard with the slickness, and prohibits vehicles parked along the curb from moving after the water freezes; and

WHEREAS, the property owner of 2525 Del Monte Avenue has requested the City hire a contractor to perform the necessary work to reroute the sump pump discharge to the south end of the property, with costs being assessed once the work is complete; and

WHEREAS, Public Works staff recommends the award of such work to Extreme Plumbing Company, LLC of Grand Island, Nebraska in the amount of \$2,500.00; and

WHEREAS, the cost of all associated work will be assessed to the subject property of 2525 Del Monte Avenue.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Public Works staff is hereby directed to reroute the sump pump discharge at 2525 Del Monte Avenue via award to Extreme Plumbing Company, LLC in the amount of \$2,500.00, with all associated costs assessable to the property.

Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤_____ April 10, 2020 ¤ City Attorney



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item I-3

#2020-101 - Consideration of Approving Refunding Annual Golf Passes at Jackrabbit Run Golf Course

Staff Contact: Todd McCoy

Council Agenda Memo

From:	Todd McCoy, Parks and Recreation Director
Meeting:	April 14, 2020
Subject:	Approval of Golf Course Refunds
Presenter(s):	Todd McCoy, Parks and Recreation Director

Background

On March 31, 2020 the City of Grand Island operated Jackrabbit Run Golf Course was closed to the public by Mayor Steele because of health concerns related to the Covid-19 pandemic. As a result of the closure many patrons have requested refunds for their annual passes, cart passes, and prepaid rounds.

Discussion

City Administration is recommending to refund all annual passes, cart passes, and unused prepaid rounds to our patrons. The primary goal is to make it right for our patrons. It's unfortunate Jackrabbit Run is closed (due to the Covid-19 pandemic) but we want our customers to feel valued and hopefully return to our course when it reopens.

The estimated cost of the refunds is approximately \$115,000. The refund includes the annual passes, cart passes, prepaid green fees, and sales tax. The golf pro has collected just over \$13,000 in commissions on these sales. At this time we recommend not pursuing commissions but do recommend changing the accounting and the timing of paying commissions to the golf pro going forward.

Upon City Council approval, refunds will be processed with credit card refunds or paid as claims beginning with the April 28, 2020 City Council meeting schedule of bills.

Alternatives

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

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

Recommendation

City Administration recommends that the City Council approve the resolution authorizing full refunds for Jackrabbit Run season pass holders, cart passes, and prepaid green fees.

Sample Motion

Move to approve the Jackrabbit Run refunds.

RESOLUTION 2020-101

WHEREAS, the Parks and Recreation Department operates the Jackrabbit Run Golf Course; and

WHEREAS, on March 31, 2020 Jackrabbit Run Golf Course was closed to the public by Mayor Steele because of the health concerns related to the Covid-19 pandemic; and

WHEREAS, due to the unforeseen closure City Administration is recommending to refund all annual passes, cart passes and any unused prepaid rounds of golf; and

WHEREAS, the estimated cost of the refunds is approximately \$115,000; and

WHEREAS, upon City Council approval, refunds will be processed with credit card refunds or paid as claims beginning with the April 28, 2020 City Council meeting schedule of bills.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that full refunds for Jackrabbit Run season pass holders, cart passes and prepaid green fees is hereby accepted.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤		
April 10, 2020	¤С	ity Attorney	



City of Grand Island

Tuesday, April 14, 2020 Council Session

Item J-1

Approving Payment of Claims for the Period of March 25, 2020 through April 14, 2020

The Claims for the period of March 25, 2020 through April 14, 2020 for a total amount of \$5,566,854.88. A MOTION is in order.

Staff Contact: Patrick Brown