
City of Grand Island



Tuesday, August 11, 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, August 11, 2020

Council Session

Item D-1

#2020-BE-2 - Consideration of Determining Benefits for Sanitary Sewer District No. 543; Willow Street

Council action will take place under Ordinance item F-3.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 11, 2020

Subject: Consideration of Determining Benefits for Sanitary Sewer District No. 543; Willow Street

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

Background

The Certificate of Final Completion for Sanitary Sewer District No. 543; Willow Street was approved by City Council on July 14, 2020, via Resolution No. 2020-158; with August 11, 2020 set as the date for Council to sit as the Board of Equalization. Starostka Group Unlimited, Inc. of Grand Island, Nebraska was hired to perform such work in the amount of \$402,798.85. Work was completed at a price of \$365,223.08; with additional costs of \$57,172.63, all detailed below.

Original Bid	\$ 402,798.85
Overruns	\$ (37,575.77)
Sub Total (Construction Price) =	\$ 365,223.08
Additional Costs:	
The Grand Island Independent – Advertising	\$ 266.42
Hall County Register of Deeds – Filing Fees	\$ 62.00
Grand Island Utilities- Pole Relocation & Hold	\$ 4,743.07
GSI Engineering, LLC- Soil Boring	\$ 3,130.00
JEO Consulting Group, Inc.- Locate Property Pins	\$ 3,325.00
Grand Island Public Works Engineering	\$ 45,646.14
Sub Total of Additional Costs =	\$ 57,172.63
TOTAL COST =	\$ 422,395.71

Total project cost is \$422,395.71, with an assessable amount of \$242,395.71. The remaining \$180,000.00 was covered by the Community Development Block Grant (CDBG) funds.

All work has been completed and special assessments have been calculated for the improvements.

Discussion

The costs for this project will be assessed to the benefitting properties. The payments are spread over ten (10) years at 7% simple interest. The first payment of principle only at 1/10th of the assessment is due 25 days after filing of the ordinance that levies the costs as approved at the Board of Equalization. The City has had multiple correspondences with the property owners and sent a reminder letter advising them that the BOE is scheduled for August 11, 2020 and the first payment will be due shortly after.

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 meet as the Board of Equalization to determine benefits and pass an ordinance to levy Special Assessments to the individual properties.

Sample Motion

(Sample Motion for the Board of Equalization)

Move to approve the resolution establishing benefits for Sanitary Sewer District No. 543; Willow Street.

(Sample Motion for the Resolution)

Move to approve the ordinance levying the assessments for Sanitary Sewer District No. 543; Willow Street.

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

AFFIDAVIT OF MAILING

RaNae Edwards, City Clerk, being first duly sworn on oath, deposes and says that she is the duly appointed and acting City Clerk of the City of Grand Island, Nebraska, and that on July 28, 2020; she mailed copies of the "Notice of Board of Equalization Hearing - Sanitary Sewer District No. 543; Willow Street", which notice was first published in the Grand Island Independent on July 28, 2020, to the following named parties:

Armando's Construction, Inc.
812 E 5th St
Grand Island, NE 68801

Miguel A & Maria I Mendoza
405 E 3rd St
Grand Island, NE 68801

Irene E Avery Life Estate
404 Woodland Dr Stop #1
Grand Island, NE 68801

Jennifer M Jimenez
1507 E 7th St
Grand Island, NE 68801

Blender, LLC
2885 St Paul Rd
Grand Island, NE 68801

Michael C & Norma I Wagner
1623 E 7th St
Grand Island, NE 68801

Alicia Canfield
1511 E 7th St
Grand Island, NE 68801

Irma K Fregoso Ochoa
1522 E 7th St
Grand Island, NE 68801

Edwin C Chamberlin
1908 W 1st St
Grand Island, NE 68803

Patrick Rentals, LLC
2885 St Paul Rd
Grand Island, NE 68801

Michael & Marilyn J Galvan
552 E Capital Ave
Grand Island, NE 68801

Wayne W & Irene C Radcliff
1511 1/2 E 7th St
Grand Island, NE 68801

Edy O Hernandez Ortiz
1212 W Koenig St
Grand Island, NE 68801

Angel Cordova Sotelo*
209 E 15th St
Schuyler, NE 68661

L & P Investments, LLC
429 Industrial Ln
Grand Island, NE 68803

Michael Carl Wagner
1623 E 7th St
Grand Island, NE 68801

Such communications were properly posted and deposited in the United States mail.

Those names shown with an asterisk were mailed copies by certified mail, return receipt requested, being owners of property within the district whose addresses were shown on the tax rolls of Hall County at the time said Notice was first published as being outside the boundaries of Hall County.

Affiant further states that she, and her attorney, after diligent investigation and inquiry, were unable to ascertain and does not know the post office address of any other party appearing to have a direct legal interest in the proceedings other than the above parties to whom notice has been mailed.

DATED: July 28, 2020



RaNae Edwards, City Clerk

Subscribed and sworn to before me this 28th date July, 2020.





Notary Public

NOTICE OF BOARD OF EQUALIZATION HEARING

NOTICE OF BOARD OF EQUALIZATION HEARING Sanitary Sewer District No. 543; Willow Street NOTICE is hereby given to all persons owning real estate within the Sanitary Sewer District No. 543; Willow Street in the City of Grand Island, Hall County, Nebraska, and to all persons interested, that the City Council of said City will sit as a Board of Equalization at the City Council Chambers on August 11, 2020 at 7:00 p.m., to determine benefits accruing to the respective lots, tracts, and parcels of land in said district to pay the cost of such sanitary sewer district. All owners of real estate within said sanitary sewer district, and all persons interested, will take notice of the time and place of the sitting of the Board of Equalization, at which time any person or persons may appear and show cause, if any there be, why assessments should not be made. By order of the City Council, Grand Island, Nebraska. RaNae Edwards, City Clerk 28-4-11

Grand Island Daily Independent publication 2020/7/28

- [Legal](#)

DRAFT

RESOLUTION 2020

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District No. 543; Willow Street, after due notice having been given thereof, that we find and adjudge:

That total project cost is \$422,395.71, with benefits accruing to the real estate in such district to be the total sum of \$242,395.71; and

Such benefits are based on Sanitary Sewer District No. 543; Willow Street at the adjacent property and are equal and uniform; and

According to the area of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 543; Willow Street, such benefits are the sums set opposite the description as follows:

Parcel No.	Property Owner	LEGAL	Assessment
400398214	ARMANDO'S CONSTRUCTION INC	LAMBERT'S FOURTH SUB LT 2	\$ 6,551.23
400059711	IRENE E AVERY LIFE ESTATE	LAMBERT'S SUB LT 4	\$ 6,551.23
400059843	BLENDER LLC	LAMBERT'S FOURTH SUB LT 1	\$ 6,551.23
400059738	ALICIA CANFIELD	LAMBERT'S SUB N 422' LT 5	\$ 6,551.23
400205890	EDWIN C CHAMBERLIN	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059789	MICHAEL & MARILYN J GALVAN	LAMBERT'S SUB LT 9	\$ 6,551.23
400145642	EDY O HERNANDEZ ORTIZ	SANCHEZ SUBDIVISION LOT 2	\$ 6,551.23
400059800	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 1	\$ 6,551.24
400523080	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 2	\$ 6,551.24
400523085	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 3	\$ 6,551.24
400523090	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 4	\$ 6,551.24
400523095	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 5	\$ 6,551.24
400523100	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 6	\$ 6,551.24
400523105	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 7	\$ 6,551.24
400523110	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 8	\$ 6,551.24
400523115	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 9	\$ 6,551.24
400523120	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 10	\$ 6,551.24
400523125	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 11	\$ 6,551.24
400059819	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 12	\$ 6,551.24
400059827	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 20	\$ 6,551.24
400059835	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 19	\$ 6,551.24

Approved as to Form c ____
July 28, 2020 c City Attorney

400523160	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 18	\$ 6,551.24
400523155	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 17	\$ 6,551.24
400523150	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 16	\$ 6,551.24
400523145	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 15	\$ 6,551.24
400523140	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 14	\$ 6,551.24
400523135	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 13	\$ 6,551.24
400205858	MIGUELA & MARIA I MENDOZA	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059762	JENNIFER M JIMENEZ	LAMBERT'S THIRD SUB LT 2	\$ 6,551.23
400059703	MICHAEL C & NORMA I WAGNER	LAMBERT'S SIXTH SUB LOT 1	\$ 6,551.23
400205831	IRMA K FREGOSO OCHOA	SANCHEZ SUBDIVISION LOT 1	\$ 6,551.23
400038994	PATRICK RENTALS LLC	COTIAGE GROVE ADD PT 118 THRU 127 & PT VAC ST	\$ 6,551.23
400145723	PATRICK RENTALS LLC	MISCELLANEOUS TRACTS 10-11-9 PT NE 1/4 SE 1/4 1.47 AC	\$ 6,551.23
400059746	WAYNE W & IRENE C RADCLIFF	LAMBERT'S SUBS 141' LT 5	\$ 6,551.23
400205866	ANGEL CORDOVA SOTELO	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 1.38 AC	\$ 6,551.23
400059673	MICHAEL CARL & NORMA WAGNER	LAMBERT'S SIXTH SUB LT 3	\$ 6,551.23
400059681	MICHAEL CARL WAGNER	LAMBERT'S SIXTH SUB LT 2	\$ 6,551.23

TOTAL: \$242,395.71

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

- 2 -

DRAFT

This Space Reserved for Register of Deeds

ORDINANCE NO. _____

An ordinance assessing and levying a special tax to pay the cost of Sanitary Sewer District No. 543; Willow Street of the City of Grand Island, Nebraska; providing for the collection of such special tax; repealing any provisions of the Grand Island City Code, ordinances, and 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. There is hereby assessed upon the following described lots, tracts and parcels of land specially benefited, for the purpose of paying the cost of Sanitary Sewer District No. 543; Willow Street, as adjudged by the Mayor and Council of the City, to the extent of benefits thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

Parcel No.	Property Owner	LEGAL	Assessment
400398214	ARMANDO'S CONSTRUCTION INC	LAMBERT'S FOURTH SUB LT 2	\$ 6,551.23
400059711	IRENE E AVERY LIFE ESTATE	LAMBERT'S SUB LT 4	\$ 6,551.23
400059843	BLENDER LLC	LAMBERT'S FOURTH SUB LT 1	\$ 6,551.23
400059738	ALICIA CANFIELD	LAMBERT'S SUB N 422' LT 5	\$ 6,551.23
400205890	EDWIN C CHAMBERLIN	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059789	MICHAEL & MARILYN J GALVAN	LAMBERT'S SUB LT 9	\$ 6,551.23
400145642	EDY O HERNANDEZ ORTIZ	SANCHEZ SUBDIVISION LOT 2	\$ 6,551.23
400059800	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 1	\$ 6,551.24
400523080	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 2	\$ 6,551.24
400523085	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 3	\$ 6,551.24

Approved as to Form a _____
July 28, 2020 a City Attorney

ORDINANCE NO. __ __ (Cont.)

400523090	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 4	\$ 6,551.24
400523095	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 5	\$ 6,551.24
400523100	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 6	\$ 6,551.24
400523105	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 7	\$ 6,551.24
400523110	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 8	\$ 6,551.24
400523115	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 9	\$ 6,551.24
400523120	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 10	\$ 6,551.24
400523125	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 11	\$ 6,551.24
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400059827	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 20	\$ 6,551.24
400059835	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 19	\$ 6,551.24
400523160	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 18	\$ 6,551.24
400523155	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 17	\$ 6,551.24
400523150	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 16	\$ 6,551.24
400523145	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 15	\$ 6,551.24
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400523135	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 13	\$ 6,551.24
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400059703	MICHAEL C & NORMA I WAGNER	LAMBERT'S SIXTH SUB LOT 1	\$ 6,551.23
400205831	IRMA K FREGOSO OCHOA	SANCHEZ SUBDIVISION LOT 1	\$ 6,551.23
400038994	PATRICK RENTALS LLC	COTTAGE GROVE ADD PT 118 THRU 127 & PT VAC ST	\$ 6,551.23
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400059681	MICHAEL CARL WAGNER	LAMBERT'S SIXTH SUB LT 2	\$ 6,551.23

TOTAL: \$242,395.71

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in twenty-five (25) days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and

ORDINANCE NO. __ (Cont.)

levied against any lot, tract or parcel of land may be paid within twenty-five (25) days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments, except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become delinquent, interest at the rate specified by Nebraska Revised Statutes Section 45-104.01, as such rate may from time to time be adjusted by the Legislature, shall be paid thereon until such installment is collected and paid.

SECTION 3. The treasurer of the City of Grand Island, Nebraska is hereby directed to collect the amount of said taxes herein set forth as provided by law.

SECTION 5. Any provision of the Grand Island City Code and any provision of any ordinance, or part of ordinance, in conflict herewith is hereby repealed.

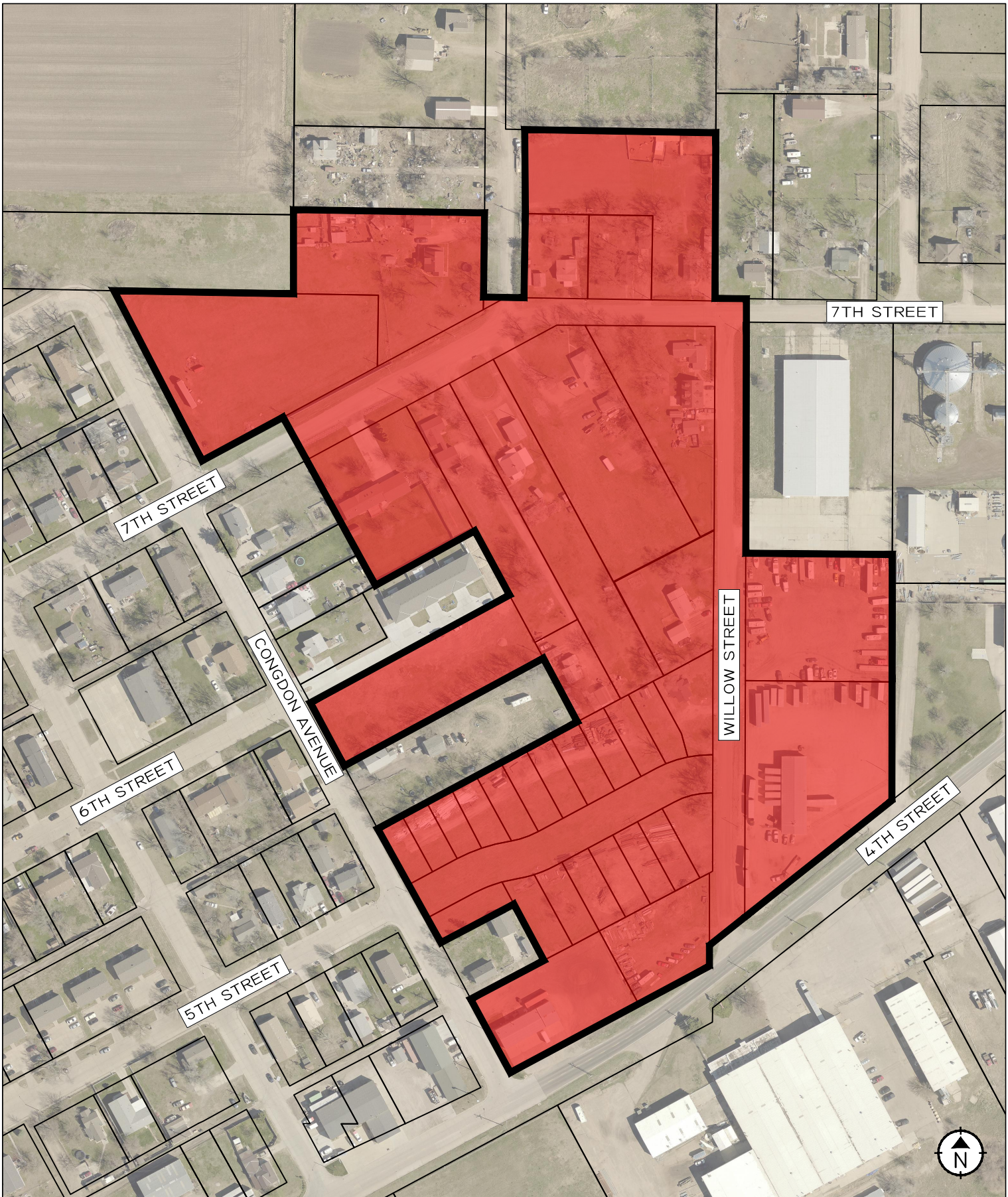
SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: August 11, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



SEWER DISTRICT BOUNDARY

WILLOW STREET SANITARY SEWER DISTRICT #543

GRAND ISLAND, NEBRASKA

CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT

R E S O L U T I O N 2020-BE-2

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District No. 543; Willow Street, after due notice having been given thereof, that we find and adjudge:

That total project cost is \$422,395.71, with benefits accruing to the real estate in such district to be the total sum of \$242,395.71; and

Such benefits are based on Sanitary Sewer District No. 543; Willow Street at the adjacent property and are equal and uniform; and

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400523090	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 4	\$ 6,551.24
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400523150	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 16	\$ 6,551.24
400523145	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 15	\$ 6,551.24
400523140	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 14	\$ 6,551.24

Approved as to Form August 7, 2020	<input type="checkbox"/> _____ City Attorney
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400523135	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 13	\$ 6,551.24
400205858	MIGUEL A & MARIA I MENDOZA	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059762	JENNIFER M JIMENEZ	LAMBERT'S THIRD SUB LT 2	\$ 6,551.23
400059703	MICHAEL C & NORMA I WAGNER	LAMBERT'S SIXTH SUB LOT 1	\$ 6,551.23
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400059673	MICHAEL CARL & NORMA WAGNER	LAMBERT'S SIXTH SUB LT 3	\$ 6,551.23
400059681	MICHAEL CARL WAGNER	LAMBERT'S SIXTH SUB LT 2	\$ 6,551.23

TOTAL: \$242,395.71

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item E-1

Public Hearing on Request from Amy J Schutte dba Bella Design & Decor, 110 East 3rd Street for a Class “C” Liquor License

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

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: August 11, 2020

Subject: Public Hearing on Request from Amy Schutte dba Bella Design & Decor, 110 East 3rd Street for an Addition to their Class “C-123032” Liquor License

Presenter(s): RaNae Edwards, City Clerk

Background

Amy Schutte dba Bella Design & Decor, 110 East 3rd Street has submitted an application for an addition to their Class “C-123032” Liquor License. The request is to add an outdoor area of approximately 38’ x 12’ to the south side of their business to their current license.

Discussion

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

The request is to add an outdoor area of approximately 38’ x 12’ to the south side of their business to their current license. Staff is recommending approval contingent upon final inspections.

Alternatives

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

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

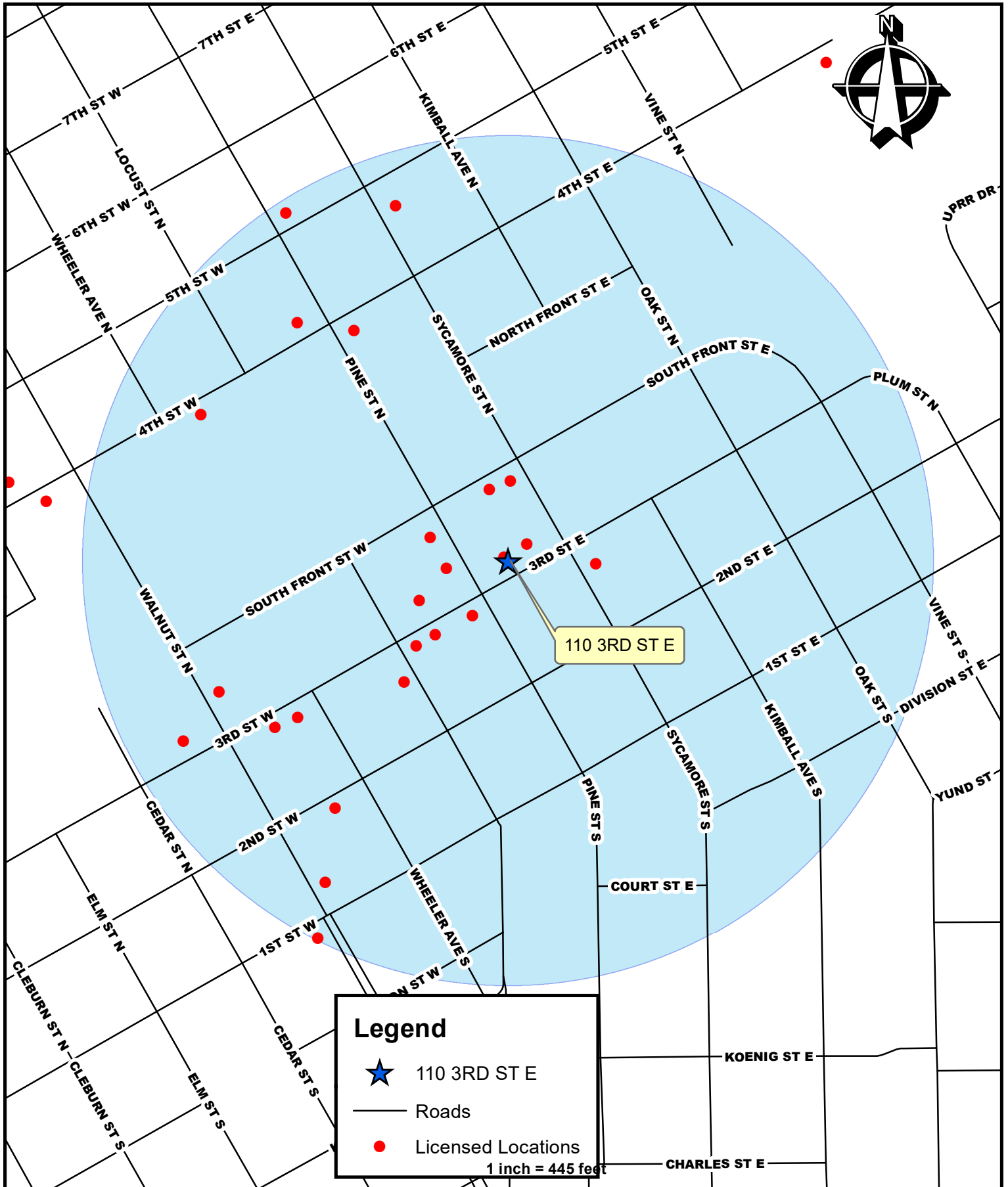
Recommendation

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

Sample Motion

Move to approve the application for an addition to Amy Schutte dba Bella Design & Decor, 110 East 3rd Street Liquor License "C-123032" for an addition to their outdoor area of approximately 38' x 12' to the south side of their business to the current liquor license contingent upon final inspections.

Liquor License Application: Class "C" : Amy Schutte dba Bella Design & Décor





City of Grand Island

Tuesday, August 11, 2020

Council Session

Item F-1

**#9780 - Consideration of Amending Grand Island City Code
Section 2-21 - City Council Members Compensation**

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: August 11, 2020

Subject: Consideration of Amending Grand Island City Code
Section 2-21 – City Council Members Compensation

Presenter(s): Aaron Schmid, Human Resources Director

Background

The City of Grand Island City Code, Chapter 2 Administration, Article I. Meetings; Committees §2-21 City Council Members; Compensation states, “Beginning at the first regular Council meeting in December, 2014 and thereafter, the annual compensation for members of the city council shall be seven thousand eight hundred dollars (\$7,800.00), payable monthly in equal installments as required by law.”

Discussion

A wage survey was completed in 2019 which included a review of Council compensation. Array responses indicate the midpoint compensation should be adjusted to eight thousand four hundred dollars (\$8,400.00). The proposed increase would become effective the first regular Council meeting in December with the seating of the next Council. Under current law, the filing fee for city council is based upon the salary in effect for council members as of November 30 of the year preceding the election.

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 makes no recommendations.

ORDINANCE NO. 9780

WHEREAS, the Grand Island City Council has decided to amend Sections 2-21, its law setting forth the compensation of members of the City Council,

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

I. That §2-21 of the Grand Island City Code be amended to read as follows:

§2-21. City Council Members; Compensation

Beginning at the first regular Council meeting in December, 2020 and thereafter the annual compensation for members of the city council shall be eight thousand four hundred dollars (\$8,400.00), payable monthly in equal installments as required by law.

II. The Administration is directed to bring this matter before the Council for review as part of the City's budget during years in which there is a Council election.

III. Any ordinances or parts of ordinances in conflict are hereby repealed.

IV. This ordinance shall be in full force and will take effect from and after its passage.

Enacted: August 11, 2020.

Roger G. Steele, Mayor

ATTEST:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 7, 2020	▣ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item F-2

#9781 - Consideration of Salary Ordinance

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: August 11, 2020

Subject: Consideration of Approving Salary Ordinance No. 9781

Presenter(s): Aaron Schmid, Human Resources Director

Background

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

Discussion

Wage changes presented in this Ordinance are for bargaining units according to their respective labor agreements and negotiated wages. Average union changes range from zero to three percent. The Ordinance also includes changes to the non-union positions. Changes reflect a one and one half percent increase along with classification specific adjustments. The adjustments are part of a three year plan to bring compensation closer to comparability of array cities. A one-half percent increase in pension contribution has been factored into the non-union rate calculations. Compensation calculations are determined by following Nebraska Revised Statute 48-818. The wages represented in this proposed Ordinance are included in the proposed 2020/2021 fiscal year budget.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve proposed Salary Ordinance No. 9781.

Sample Motion

Move to approve Salary Ordinance No. 9781.

ORDINANCE NO. 9781

An ordinance to amend Ordinance 9756 known as the Salary Ordinance which lists the currently occupied classifications of officers and employees of the City of Grand Island, Nebraska and established the ranges of compensation of such officers and employees; to amend the salary ranges of non-union employees and those employees covered under the FOP labor agreement, the IAFF labor agreement, the IBEW Service/Clerical/Finance labor agreement and the IBEW WWTP labor agreement; to amend the salary range of the non-union position of Community Service Officer – Part Time to align with the Community Service Officer – Full Time in the IBEW Service/Clerical/Finance labor agreement~~add the non-union position and salary range of Meter Reader – Part Time; and to reimburse the non-union Meter Reader – Part Time position sixty percent (60%) of the actual cost of providing and cleaning protective clothing required for the position;~~ and to repeal those portions of Ordinance No. 9756 and any parts of other ordinances in conflict herewith; to provide for severability; to provide for the effective date thereof; and to provide for publication of this ordinance in pamphlet form.

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accountant	26.4150/38.6380 <u>27.2753/39.7703</u>	Exempt
Accounting Technician – Solid Waste	20.4135/ 25.8403	40 hrs/week

Approved as to Form ☐ _____
 ☒ City Attorney

ORDINANCE NO. 9781 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	/25.9519	
Administrative Coordinator – Public Works	22.0092/31.6931 22.8587/33.1114	40 hrs/week
Assistant Finance Director	35.2700/51.4400 35.8655/52.7923	Exempt
Assistant Public Works Director/Engineering	41.1300/63.0000 42.5573/64.9788	Exempt
Assistant Utilities Director – Engineering/Business Operations	56.0485/81.7800 56.5770/	Exempt
Assistant Utilities Director – Production	56.0485/81.7800 56.5770/	Exempt
Assistant Utilities Director – Transmission	56.0485/81.7800 56.5770/	Exempt
Attorney	35.0573/52.0769 36.6260/54.3186	Exempt
Building Department Director	41.2900/60.9300 /63.6719	Exempt
Cemetery Superintendent	26.2260/38.5105 26.9488/39.2419	Exempt
City Administrator	76.1973/88.7644 79.6073/92.3328	Exempt
City Attorney	51.1831/71.0744 53.4735/74.0871	Exempt
City Clerk	33.8388/45.3688 34.8928/46.6248	Exempt
Civil Engineer I	31.3740/44.5826	Exempt
Civil Engineer II	35.6038/51.2718	Exempt
Collection System Supervisor	26.3531/38.5602 26.9863/39.7405	40 hrs/week
Community Development Administrator	23.0800/33.5800 23.8318/35.0429	40 hrs/week
Community Service Officer – Part time	16.8469/23.5356 17.0793/24.1383	40 hrs/week
Custodian – Library, Police	15.5701/21.6946 15.9716/21.8376	40 hrs/week
Customer Service Representative	10.6729/14.7180 10.9565/15.0674	40 hrs/week
Customer Service Team Leader	21.5389/29.8815 22.1770/31.2188	Exempt
Deputy City Clerk	27.4400/35.5280 27.8516/36.0609	40 hrs/week
Electric Distribution Superintendent	41.2596/54.9768 41.4935/56.1900	Exempt
Electric Distribution Supervisor	38.8735/ 52.9283 /53.7222	40 hrs/week

ORDINANCE NO. 9781 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Electric Underground Superintendent	41.2596/ 54.9768 <u>/55.8015</u>	Exempt
Electrical Engineer I	30.3798/43.3486 <u>30.8629/43.4826</u>	Exempt
Electrical Engineer II	34.8211/50.1998 <u>34.9698/50.3248</u>	Exempt
Emergency Management Deputy Director	28.9309/42.5398 <u>29.7703/43.7618</u>	Exempt
Emergency Management Director	41.1754/60.9343 <u>42.3700/62.6845</u>	Exempt
Engineer I – Public Works	34.6000/ 48.2600 <u>/48.9839</u>	Exempt
Engineer I – WWTP	34.6000/ 48.2600 <u>/48.9839</u>	Exempt
Engineering Technician - WWTP	22.7343/31.8463 <u>23.0135/32.6882</u>	40 hrs/week
Equipment Operator - Solid Waste	20.1229/28.0023 <u>21.0174/28.4284</u>	40 hrs/week
Finance Director	46.7955/70.9710 <u>48.1188/72.6675</u>	Exempt
Finance Operations Supervisor	25.1200/35.2000 <u>26.2374/36.7783</u>	Exempt
Fire Chief	46.7670/69.8151 <u>49.1054/71.7403</u>	Exempt
Fire EMS Division Chief	39.6795/56.2614 <u>41.6635/57.7228</u>	Exempt
Fire Operations Division Chief	39.6795/56.2614 <u>41.6635/57.7228</u>	Exempt
Fire Prevention Division Chief	39.6795/56.2614 <u>41.6635/57.7228</u>	Exempt
Fleet Services Shop Foreman	26.0843/38.8784 <u>26.9164/39.9637</u>	40 hrs/week
GIS Coordinator - PW	29.8365/44.5116 <u>29.9969/44.7633</u>	Exempt
Golf Course Superintendent	26.3811/38.1699 <u>26.6261/38.6184</u>	Exempt
Grounds Management Crew Chief – Cemetery	22.0203/32.3915 <u>22.0764/32.9595</u>	40 hrs/week
Grounds Management Crew Chief – Parks	23.6475/33.8464 <u>23.9225/34.1470</u>	40 hrs/week
Human Resources Director	41.5100/62.1000 <u>42.9253/64.3310</u>	Exempt
Human Resources Benefits/Risk Mgmt Coordinator	25.1073/37.3863 <u>25.8799/38.7634</u>	40 hrs/week
Human Resources Recruiter	25.1073/37.3863 <u>25.8799/38.7634</u>	40 hrs/week

ORDINANCE NO. 9781 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Human Resources Specialist	<u>25.1073/37.3863</u> <u>25.8799/38.7634</u>	40 hrs/week
Information Technology Manager	<u>39.8171/60.2115</u> <u>40.8291/ 61.7054</u>	Exempt
Legal Secretary	<u>21.9574/30.7236</u> <u>22.1785/32.0608</u>	40 hrs/week
Librarian I	<u>24.7613/33.1573</u> <u>25.5266/34.3460</u>	Exempt
Librarian II	<u>27.9810/36.9788</u> <u>29.2331/38.1074</u>	Exempt
Library Assistant I	<u>16.0535/23.2007</u> <u>16.7718/24.2389</u>	40 hrs/week
Library Assistant II	<u>19.8390/28.0855</u> <u>20.7268/29.3423</u>	40 hrs/week
Library Director	<u>44.9256/68.3671</u> <u>46.6055/70.5936</u>	Exempt
Library Page	<u>11.4129/15.7445</u> <u>11.9236/16.4491</u>	40 hrs/week
Library Secretary	<u>17.6121/24.4772</u> <u>18.0415/25.1461</u>	40 hrs/week
Maintenance Worker – Golf	<u>17.0125/26.3171</u> <u>17.2547/26.3686</u>	40 hrs/week
Meter Reader – Part Time	20.8602/27.9301	40 hrs/week
Meter Reader Supervisor	<u>24.8044/32.1658</u> <u>25.6121/33.1084</u>	Exempt
MPO Program Manager	28.5770/ <u>42.0450</u> <u>/42.3743</u>	Exempt
Office Manager – Police Department	<u>21.0390/30.5340</u> <u>21.7587/31.9004</u>	40 hrs/week
Parks and Recreation Director	<u>44.9156/67.9979</u> <u>46.3285/69.8100</u>	Exempt
Parks Superintendent	<u>33.4069/49.3428</u> <u>34.4120/50.7128</u>	Exempt
Payroll Specialist	<u>21.8505/31.8161</u> <u>22.7591/33.2227</u>	40 hrs/week
Planner I	<u>25.0900/36.0300</u> <u>25.5954/37.4524</u>	40 hrs/week
Planning Director	<u>42.4161/63.6235</u> <u>43.4884/64.8205</u>	Exempt
Police Captain	<u>38.9895/56.3971</u> <u>40.0990/58.2043</u>	Exempt
Police Chief	<u>47.6514/71.6401</u> <u>48.3429/74.3303</u>	Exempt
Power Plant Maintenance Supervisor	<u>37.4591/51.1981</u> <u>38.6540/53.3943</u>	Exempt

ORDINANCE NO. 9781 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Power Plant Operations Supervisor	39.1313/54.6741 <u>39.7709/56.1244</u>	Exempt
Power Plant Superintendent – Burdick	45.5090/63.4500 <u>47.5455/67.4591</u>	Exempt
Power Plant Superintendent – PGS	51.0104/72.9678 <u>51.7940/74.6985</u>	Exempt
Public Works Director	48.0175/71.8620 <u>49.2356/74.0023</u>	Exempt
Public Works Engineer	34.6028/50.6015 <u>35.3710/52.2789</u>	Exempt
Receptionist	17.1392/26.3534 <u>17.5507/26.3534</u>	40 hrs/week
Recreation Coordinator	24.6495/35.1719 <u>25.3045/36.0068</u>	Exempt
Recreation Superintendent	33.4353/50.2938 <u>33.7756/50.4243</u>	Exempt
Regulatory and Environmental Manager	41.1493/57.4829 <u>37.6163/55.7655</u>	Exempt
Senior Civil Engineer	39.2996/58.2610 <u>40.4714/57.1761</u>	Exempt
Senior Electrical Engineer	41.5808/59.1449 <u>21.2775/28.3220</u>	Exempt
Senior Public Safety Dispatcher	22.1951/29.2994 <u>19.6160/26.9908</u>	40 hrs/week
Senior Utility Secretary	/27.1369 <u>29.7586/44.9183</u>	40 hrs/week
Shooting Range Superintendent	30.5494/45.9846 <u>20.4252/25.7922</u>	Exempt
Solid Waste Division Clerk - Full Time	20.8570/26.3146 <u>18.3827/23.2130</u>	40 hrs/week
Solid Waste Division Clerk - Part Time	18.7713/23.6831 <u>24.2594/33.8702</u>	40 hrs/week
Solid Waste Foreman	25.3065/35.3275 <u>34.5540/51.0973</u>	40 hrs/week
Solid Waste Superintendent	35.2956/52.3214 <u>32.6403/48.2648</u>	Exempt
Street Superintendent	33.1310/48.6936 <u>25.3949/37.3590</u>	Exempt
Street Foreman	26.1261/38.5768 <u>28.5300/41.6300</u>	40 hrs/week
Transit Program Manager	29.2590/43.3301 <u>23.7096/33.6482</u>	Exempt
Turf Management Specialist	23.9298/34.0439 <u>75.7041/102.4728</u>	40 hrs/week
Utilities Director	/103.5558	Exempt

ORDINANCE NO. 9781 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Utility Production Engineer	39.4781/57.9095 40.1500/58.6175	Exempt
Utility Warehouse Supervisor	28.2792/39.3908 29.1077/40.1601	40 hrs/week
Victim Assistance Unit Coordinator	17.3274/24.9070 17.8650/25.3267	40 hrs/week
Victim/Witness Advocate	15.8857/22.8289 16.3791/23.2112	40 hrs/week
Wastewater Plant Chief Operator	25.5094/36.6879 26.3768/37.5014	40 hrs/week
Wastewater Plant Engineer	35.5893/53.8583 35.8539/54.6663	Exempt
Wastewater Plant Operations Engineer	34.7543/52.0493 35.3811/53.0681	Exempt
Wastewater Plant Maintenance Supervisor	26.8071/38.4864 27.3606/39.6934	40 hrs/week
Wastewater Plant Regulatory Compliance Manager	33.9519/41.0848 /41.4294	Exempt
Water Superintendent	33.4413/49.0888 34.2741/50.4840	Exempt
Water Supervisor	26.7174/41.0040 27.8126/41.6191	40 hrs/week
Worker / Seasonal	9.0000/20.0000	Exempt
Worker / Seasonal	9.0000/20.0000	40 hrs/week
Worker / Temporary	9.0000/20.0000	40 hrs/week
Worker / Parks & Recreation Part time	9.0000/20.0000	40 hrs/week

ORDINANCE NO. 9781 (Cont.)

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

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Equipment Operator – Streets	20.8650/30.9087	40 hrs/week
Fleet Services Mechanic	23.3145/34.5422	40 hrs/week
Horticulturist	23.8961/35.4669	40 hrs/week
Maintenance Worker – Cemetery	19.7275/29.2485	40 hrs/week
Maintenance Worker – Parks	19.4596/28.8679	40 hrs/week
Maintenance Worker – Streets	19.4506/28.8342	40 hrs/week
Senior Equipment Operator – Streets	22.3929/33.2126	40 hrs/week
Senior Maintenance Worker – Streets	22.2384/32.9835	40 hrs/week
Traffic Signal Technician	22.0846/32.7555	40 hrs/week

SECTION 3. The currently occupied classifications of employees of the City of Grand Island included under the IBEW Utilities labor agreement, and the ranges of

ORDINANCE NO. 9781 (Cont.)

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Administrative Assistant-Utilities	21.9201/31.1427	40 hrs/week
Custodian	17.3168/21.4065	40 hrs/week
Electric Distribution Crew Chief	38.9666/50.8883	40 hrs/week
Electric Underground Crew Chief	38.9666/50.8883	40 hrs/week
Engineering Technician I	25.6354/33.5904	40 hrs/week
Engineering Technician II	32.4212/42.0591	40 hrs/week
Instrument Technician	34.3553/45.2280	40 hrs/week
Lineworker Apprentice	26.6079/36.6610	40 hrs/week
Lineworker First Class	33.0441/41.8296	40 hrs/week
Materials Handler	31.0007/38.0597	40 hrs/week
Meter Reader	20.8602/27.9301	40 hrs/week
Meter Technician	31.3285/36.6107	40 hrs/week
Power Dispatcher I	33.7325/40.5910	40 hrs/week
Power Dispatcher II	40.1796/48.0800	40 hrs/week
Power Plant Maintenance Mechanic	31.9732/42.0591	40 hrs/week
Power Plant Operator	34.5848/41.9279	40 hrs/week
Senior Engineering Technician	33.2735/43.6982	40 hrs/week
Senior Materials Handler	33.4702/43.5889	40 hrs/week
Senior Meter Reader	22.0869/28.7680	40 hrs/week
Senior Power Dispatcher	46.4846/54.8986	40 hrs/week
Senior Power Plant Operator	40.6167/48.5947	40 hrs/week
Senior Substation Technician	39.6994/44.7362	40 hrs/week
Senior Water Maintenance Worker	25.8211/35.9365	40 hrs/week
Substation Technician	39.5895/41.3051	40 hrs/week
Systems Technician	38.9776/45.0094	40 hrs/week
Tree Trim Crew Chief	30.7493/41.4471	40 hrs/week
Utility Electrician	31.9513/42.3869	40 hrs/week
Utility Groundman	20.0188/28.0000	40 hrs/week

ORDINANCE NO. 9781 (Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Utility Secretary	21.0568/29.3725	40 hrs/week
Utility Technician	34.2461/42.5617	40 hrs/week
Utility Warehouse Clerk	23.8324/30.1483	40 hrs/week
Water Maintenance Worker	24.6738/32.5960	40 hrs/week
Wireworker I	23.8324/36.0600	40 hrs/week
Wireworker II	33.0441/41.8296	40 hrs/week

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

Classification	Hourly Pay Range Min/Max	
Police Officer	22.6435/35.9531 23.3228/37.0317	
Police Sergeant	31.3672/42.6610 32.3082/43.9408	
Police Lieutenant	34.6000/48.6219 35.6380/50.0806	

OVERTIME ELIGIBILITY

The City has reserved its right to the utilization of the 207(k) FLSA exemption. The pay period for purposes of calculating overtime shall consist of a fourteen (14) day cycle that runs concurrent with the City's current payroll cycle. For purposes of calculating eligibility for overtime, "hours worked" shall include actual hours worked, vacation, personal leave and holiday hours. Employees shall be eligible for overtime when they exceed their hours scheduled for work in the fourteen (14) day pay cycle with a minimum of eighty (80) hours. All work

ORDINANCE NO. 9781 (Cont.)

completed after eighty (80) hours in a pay period that is performed for work that is funded by grants from parties outside or other than the City of Grand Island, shall be paid overtime for the time worked after eighty (80) hours, if the time is funded at overtime rates by the grant.

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Fire Captain	22.1366/28.4820 <u>22.5794/29.0516</u>	212 hrs/28 days
Firefighter / EMT	16.6877/23.2313 <u>17.0215/23.7540</u>	212 hrs/28 days
Firefighter / Paramedic	18.0399/25.3581 <u>18.4007/25.9286</u>	212 hrs/28 days
Life Safety Inspector	25.4583/33.1935 <u>25.9675/33.8573</u>	40 hrs/week
Battalion Chief	28.4540/32.7824 <u>29.0231/33.4381</u>	212 hrs/28 days

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

SECTION 6. The currently occupied classifications of the employees of the City of Grand Island included under the IBEW Wastewater Treatment Plant labor agreement, and the ranges of compensation salary and wages, excluding shift differential as provided by contract, to

ORDINANCE NO. 9781 (Cont.)

be paid for such classifications, and the number of hours and work period which certain such employees included under the IBEW Wastewater Treatment Plant labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Technician – WWTP	18.5411/26.9638 <u>18.7045/27.6313</u>	40 hrs/week
Biosolids Technician	21.4846/32.0754 <u>22.2523/33.0104</u>	40 hrs/week
Equipment Operator – WWTP	19.8813/27.9091 <u>20.5975/28.8856</u>	40 hrs/week
Lead Maintenance Mechanic	22.6243/32.3034 <u>23.0360/33.1170</u>	40 hrs/week
Lead Maintenance Worker	21.3132/29.9900 <u>21.9425/30.8754</u>	40 hrs/week
Lead Wastewater Plant Operator	23.7147/33.9967 <u>24.4149/34.0004</u>	40 hrs/week
Maintenance Mechanic I	19.3955/28.2451 <u>19.6844/29.1284</u>	40 hrs/week
Maintenance Worker – WWTP	19.7011/28.4653 <u>19.8164/28.9993</u>	40 hrs/week
Stormwater Program Manager	23.3249/33.9725 <u>23.9575/35.4030</u>	40 hrs/week
Wastewater Plant Laboratory Technician	21.5806/30.1151 <u>22.1861/30.8417</u>	40 hrs/week
Wastewater Plant Operator I	19.4564/27.3467 <u>20.0035/28.1013</u>	40 hrs/week
Wastewater Plant Operator II	21.9202/30.9318 <u>22.6395/31.9878</u>	40 hrs/week

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Clerk	17.7758/ 25.0186 <u>/25.7665</u>	40 hrs/week

ORDINANCE NO. 9781 (Cont.)

Accounting Technician – Streets	20.6086/27.1846 <u>21.2972/27.9410</u>	40 hrs/week
Accounts Payable Clerk	19.2750/27.4436 <u>20.0515/28.3453</u>	40 hrs/week
Administrative Assistant-Bldg, Fire, Parks, Planning	20.0426/28.7466	40 hrs/week
Administrative Assistant – Public Works	20.7989/30.0162 <u>21.1770/30.6510</u>	40 hr/week
Audio Video Technician	22.6223/30.8696 <u>24.0072/32.3010</u>	40 hrs/week
Building Inspector	23.1441/34.0970 <u>23.5373/35.2842</u>	40 hrs/week
Cashier	17.7704/24.3535 <u>18.2595/25.0890</u>	40 hrs/week
Community Service Officer	16.8469/23.5356 <u>17.0793/24.1383</u>	40 hrs/week
Computer Operator	23.8896/32.3226 <u>/32.7818</u>	40 hrs/week
Computer Technician	24.8770/34.7203 <u>25.0125/35.9070</u>	40 hrs/week
Crime Analyst	23.6446/31.4740 <u>24.6410/31.8421</u>	40 hrs/week
Electrical Inspector	23.2534/34.0460 <u>23.7012/35.2077</u>	40 hrs/week
Emergency Management Coordinator	20.7916/30.0162 <u>21.1661/30.6510</u>	40 hrs/week
Engineering Technician – Public Works	23.0241/32.4715 <u>23.6944/33.4167</u>	40 hrs/week
Evidence Technician	18.9149/27.5594 <u>19.8439/28.8589</u>	40 hrs/week
GIS Coordinator	29.6004/43.6354 <u>30.4621/45.8945</u>	40 hrs/week
Maintenance Worker I – Building, Library, Police	16.8177/23.4604 <u>/23.8105</u>	40 hrs/week
Maintenance Worker II – Building, Library, Police	19.0859/25.7470 <u>19.7674/26.6079</u>	40 hrs/week
Payroll Clerk	19.6062/27.0001 <u>20.5214/28.7387</u>	40 hrs/week
Plans Examiner	23.4249/34.5678 <u>23.4608/35.2842</u>	40 hrs/week
Plumbing/Mechanical Inspector	23.2607/33.8202 <u>23.7122/34.8689</u>	40 hrs/week
Police Records Clerk	17.2105/24.4452 <u>17.7268/25.1785</u>	40 hrs/week
Public Safety Dispatcher	19.9030/27.0934 <u>21.3628/28.2361</u>	40 hrs/week
Senior Accounting Clerk	19.8226/27.4663 <u>19.8876/28.3016</u>	40 hrs/week
Shooting Range Operator	25.2024/33.9923 <u>26.1052/35.1312</u>	40 hrs/week

- 12 -

ORDINANCE NO. 9781 (Cont.)

Wastewater Secretary	19.4007/27.3830 <u>19.9641/28.1814</u>	40 hrs/week
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The hourly rates for Community Service Officers training new Community Service Officers shall increase three percent (3%) during the training period.

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

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

ORDINANCE NO. 9781 (Cont.)

agreement and are regularly assigned to a shift whose majority of hours occur between 1800 hours and 0600 hours, shall be paid an additional forty-five cents (\$0.45) per hour. Full time employees covered in the AFSCME labor agreement normally assigned to a work schedule commencing between 4 a.m. and 11 a.m., who are temporarily assigned to a work schedule commencing before 4 a.m. or after 11 a.m., shall receive a shift differential of twenty-five cents (\$0.25) per hour added to the base hourly rate for the hours worked during such temporary assignment. Full time employees covered in the IBEW Wastewater Treatment Plant labor agreement who are regularly scheduled to work swing shift will receive an additional twenty-five cents (\$0.25) per hour; employees who are regularly schedule to work graveyard shift will receive an additional thirty-five cents (\$0.35) per hour for wages attributable to those shifts. Employees working twelve (12) or ten (10) hour shifts will receive an additional twenty-five cents (\$0.25) per hour for wages attributable to the evening shift.

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

Each employee covered by the IAFF labor agreement after their first year, except Life Safety Inspector, will be credited Five Hundred Twenty-five dollars (\$525.00) annual credit to be used for the purchase of the uniform item purchases as needed. New hires will receive Four Hundred dollars (\$400.00) credit for the purchase of initial uniforms. After probation they shall receive an additional Five Hundred dollars (\$500.00) for the purchase of a Class A uniform or other items as necessary. All employees of the FOP labor agreement shall be paid a clothing and uniform allowance in addition to regular salary at the rate of Three Hundred Twenty-five dollars

ORDINANCE NO. 9781 (Cont.)

(\$325.00) semi-annually. If any such employee covered by the FOP labor agreement shall resign, or his or her employment be terminated for any reason whatsoever, the clothing allowance shall be paid on a prorata basis, but no allowance shall be made for a fraction of a month. New employees covered by the IBEW Utilities labor agreement who are required to wear full fire retardant (FR) clothing will be eligible for a one-time reimbursement up to One Thousand Two Hundred dollars (\$1,200.00) to purchase or rent required uniforms. All other employees required to wear full FR clothing will be eligible for reimbursement up to Seven Hundred (\$700.00) in Years 1 and 2; in Year 3 eligible up to One Thousand dollars (\$1,000.00). The non-union position of Meter Reader Supervisor who are required to wear full fire retardant clothing will be eligible for an annual stipend of Seven Hundred dollars (\$700.00) in Years 1 and 2; in Year 3 eligible up to One Thousand dollars (\$1,000.00) to purchase or rent required uniforms. Those employees who are required to wear partial fire retardant clothing will be eligible for an annual stipend of Three Hundred Fifty dollars (\$350.00). Employees will be reimbursed for said purchases with a receipt showing proof of purchase. Employees in the non-union Community Service Officer Part Time position shall be paid a prorated uniform allowance based on hours worked, not to exceed Twenty-five dollars (\$25.00) per pay period. Full-time Community Services Officers shall be paid a uniform allowance at the rate of Twenty-five dollars (\$25.00) per pay period.

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

ORDINANCE NO. 9781 (Cont.)

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

Employees covered by the AFSCME labor agreement shall be granted a meal allowance of Ten Dollars (\$10.00) if they are required to work two (2) hours overtime consecutively with their normal working hours during an emergency situation, and if such overtime would normally interfere with and disrupt the employee's normal meal schedule. Employees covered by the IBEW - Utilities labor agreement and the IBEW-Wastewater Treatment Plant labor agreement shall be allowed a meal allowance for actual cost, or up to Twelve dollars (\$12.00) per meal, if they are required to work two (2) hours overtime consecutively with their normal working hours and if such overtime would normally interfere with and disrupt the employee's normal meal schedule. Direct supervisors of employees who are covered by labor agreements which allow overtime meal allowance shall be entitled to the same meal allowance benefit. Non-exempt direct supervisors of employees who are covered by labor agreements which allow stand-by pay shall be entitled to the same stand-by pay benefit.

Utilities Department personnel in the IBEW bargaining unit and the classifications of Meter Reader Supervisor, Power Plant Superintendent, Power Plant Supervisor, Electric Distribution Superintendent, Electric Distribution Supervisor, Water Superintendent, Water Supervisor, and Electric Underground Superintendent shall be eligible to participate in a voluntary uniform program providing an allowance up to Eighteen dollars (\$18.00) per month. When protective clothing is required for personnel covered by the IBEW Utilities, the non-union position of Meter Reader – Part Time, and IBEW Wastewater Treatment Plant labor agreements

ORDINANCE NO. 9781 (Cont.)

and employees covered by the AFSCME labor agreement, except the Fleet Services Division of the Public Works Department, the City shall pay sixty percent (60%) of the actual cost of providing and cleaning said clothing and the employees forty percent (40%) of said cost. Full-time Fleet Services personnel shall receive a uniform allowance of Twelve Dollars (\$12) biweekly. Public Works Department personnel in the job classifications of Fleet Services Shop Foreman and Fleet Services Mechanic shall receive a tool allowance of Thirty dollars (\$30.00) biweekly.

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

1. (A) All employees covered in the IBEW Utilities labor agreement shall have a contribution to a VEBA made on their behalf for fifty-three percent (53%) of their accumulated medical leave at the time of their retirement, early retirement, or death, not to exceed five hundred eighty-six and eighteen hundredths (586.18) hours [calculated at 53% x 1,106 hours], the rate of compensation to be based on the employee's salary at the time of retirement or death. Employees covered in the IAFF labor agreement, with the exception of Life Safety Inspector, shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-eight percent (38%) of their accumulated medical leave at the time of their retirement, not to exceed six hundred five and thirty-four hundredths hours (605.34) [calculated at 38% x 1,593 hours]. The Life Safety Inspector shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty percent (50%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred forty-two

ORDINANCE NO. 9781 (Cont.)

(542) hours [calculated at $50\% \times 1,084 = 542$]. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the IBEW Service/Clerical/Finance labor agreements shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave at the time of retirement, early retirement, or death, based on the employee's salary at the time of retirement, not to exceed four-hundred sixty-eight and sixty-five-hundredths (468.65) hours [calculated at $35\% \times 1,339$ hours]. Employees covered by the IBEW Wastewater labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-six percent (36%) of their accumulated medical leave at the time of retirement, early retirement, or death, based on the employee's salary at the time of retirement not to exceed four-hundred eighty-two and four-hundredths hours (482.04) [calculated at $36\% \times 1,339$ hours]. Non-union employees shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty-three percent (53%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred eighty-six and eighteen-hundredths (586.18) hours [calculated at $53\% \times 1,106$ hours]. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the AFSCME labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave bank at the time of their retirement, based on the employee's salary at the time of retirement not to exceed four hundred sixty-

ORDINANCE NO. 9781 (Cont.)

eight and sixty-five hundredths hours (468.65) [calculated at 35% x 1,339 hours]. Employees covered under the FOP labor agreement shall be paid twenty percent (20%) for their accumulated medical leave at separation of employment after twenty (20) years of service; forty percent (40%) for their accumulated medical leave at separation of employment after twenty-five (25) years of service; fifty percent (50%) of accumulated medical leave for a death not occurring in the line of duty and one hundred percent (100%) of accumulated medical leave for a death occurring in the line of duty. The rate of compensation is based on the employee's salary at the time of separation. The payout for medical leave shall be made to a VEBA made on their behalf in lieu of payment.

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

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

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

ORDINANCE NO. 9781 (Cont.)

labor agreement, IBEW Wastewater Treatment Plant labor agreement and the FOP labor agreement, shall have a contribution made on their behalf to their VEBA account in the amount of Twenty Dollars (\$20.00) per pay period. Employees represented by the IAFF labor agreement shall have a contribution made on their behalf to the VEBA account of Ten Dollars (\$10.00) per pay period.

SECTION 11. An employee, who is represented by the following labor agreements, shall annually receive longevity pay based upon the total length of service with the City. Such pay shall be effective beginning with the first full pay period following completion of the specified years of service. Payment shall be made on a prorated basis on each regular pay day. The following rate schedule shall apply for those employees who are represented by the FOP labor agreement:

Five (5) years (beginning 6 th year	\$ 350.00
Ten (10) years (beginning 11 th year)	\$ 645.50
Fifteen (15) years (beginning 16 th year)	\$ 870.00
Twenty (20) years (beginning 21 st year)	\$1,096.00
Twenty-five (25) years (beginning 26 th year)	\$1,270.00

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

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

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

ORDINANCE NO. 9781 (Cont.)

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

Those employees who are represented by the IAFF labor agreement shall annually receive longevity pay, beginning with the first full pay period in October 2019, as follows:

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

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

SECTION 13. The adjustments identified herein shall be effective on the date of passage and publication in pamphlet form in one issue of the Grand Island Independent as provided by law effective ~~January 15~~October 11, 2020.

SECTION 14. Those portions of Ordinance No. 9756 and all other parts of ordinances in conflict herewith be, and the same are, hereby repealed.

ORDINANCE NO. 9781 (Cont.)

Enacted: _____

Roger G. Steele, Mayor

Attest: _____
RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item F-3

#9782 - Consideration of Approving Benefits for Sanitary Sewer District No. 543; Willow Street

This item relates to the aforementioned Board of Equalization item D-1.

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

ORDINANCE NO. 9782

An ordinance assessing and levying a special tax to pay the cost of Sanitary Sewer District No. 543; Willow Street of the City of Grand Island, Nebraska; providing for the collection of such special tax; repealing any provisions of the Grand Island City Code, ordinances, and 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. There is hereby assessed upon the following described lots, tracts and parcels of land specially benefited, for the purpose of paying the cost of Sanitary Sewer District No. 543; Willow Street, as adjudged by the Mayor and Council of the City, to the extent of benefits thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

Parcel No.	Property Owner	LEGAL	Assessment
400398214	ARMANDO'S CONSTRUCTION INC	LAMBERT'S FOURTH SUB LT 2	\$ 6,551.23
400059711	IRENE E AVERY LIFE ESTATE	LAMBERT'S SUB LT 4	\$ 6,551.23
400059843	BLENDER LLC	LAMBERT'S FOURTH SUB LT 1	\$ 6,551.23
400059738	ALICIA CANFIELD	LAMBERT'S SUB N 422' LT 5	\$ 6,551.23
400205890	EDWIN C CHAMBERLIN	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059789	MICHAEL & MARILYN J GALVAN	LAMBERT'S SUB LT 9	\$ 6,551.23
400145642	EDY O HERNANDEZ ORTIZ	SANCHEZ SUBDIVISION LOT 2	\$ 6,551.23
400059800	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 1	\$ 6,551.24
400523080	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 2	\$ 6,551.24
400523085	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 3	\$ 6,551.24
400523090	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 4	\$ 6,551.24
400523095	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 5	\$ 6,551.24
400523100	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 6	\$ 6,551.24
400523105	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 7	\$ 6,551.24
400523110	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 8	\$ 6,551.24

Approved as to Form ☐ _____
August 7, 2020 ☐ City Attorney

ORDINANCE NO. 9782 (Cont.)

400523115	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 9	\$ 6,551.24
400523120	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 10	\$ 6,551.24
400523125	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 11	\$ 6,551.24
400059819	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 12	\$ 6,551.24
400059827	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 20	\$ 6,551.24
400059835	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 19	\$ 6,551.24
400523160	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 18	\$ 6,551.24
400523155	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 17	\$ 6,551.24
400523150	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 16	\$ 6,551.24
400523145	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 15	\$ 6,551.24
400523140	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 14	\$ 6,551.24
400523135	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 13	\$ 6,551.24
400205858	MIGUEL A & MARIA I MENDOZA	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059762	JENNIFER M JIMENEZ	LAMBERT'S THIRD SUB LT 2	\$ 6,551.23
400059703	MICHAEL C & NORMA I WAGNER	LAMBERT'S SIXTH SUB LOT 1	\$ 6,551.23
400205831	IRMA K FREGOSO OCHOA	SANCHEZ SUBDIVISION LOT 1	\$ 6,551.23
400038994	PATRICK RENTALS LLC	COTTAGE GROVE ADD PT 118 THRU 127 & PT VAC ST	\$ 6,551.23
400145723	PATRICK RENTALS LLC	MISCELLANEOUS TRACTS 10-11-9 PT NE 1/4 SE 1/4 1.47 AC	\$ 6,551.23
400059746	WAYNE W & IRENE C RADCLIFF	LAMBERT'S SUB S 141' LT 5	\$ 6,551.23
400205866	ANGEL CORDOVA SOTELO	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 1.38 AC	\$ 6,551.23
400059673	MICHAEL CARL & NORMA WAGNER	LAMBERT'S SIXTH SUB LT 3	\$ 6,551.23
400059681	MICHAEL CARL WAGNER	LAMBERT'S SIXTH SUB LT 2	\$ 6,551.23

TOTAL: \$242,395.71

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in twenty-five (25) days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and levied against any lot, tract or parcel of land may be paid within twenty-five (25) days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments, except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become

ORDINANCE NO. 9782 (Cont.)

delinquent, interest at the rate specified by Nebraska Revised Statutes Section 45-104.01, as such rate may from time to time be adjusted by the Legislature, shall be paid thereon until such installment is collected and paid.

SECTION 3. The treasurer of the City of Grand Island, Nebraska is hereby directed to collect the amount of said taxes herein set forth as provided by law.

SECTION 5. Any provision of the Grand Island City Code and any provision of any ordinance, or part of ordinance, in conflict herewith is hereby repealed.

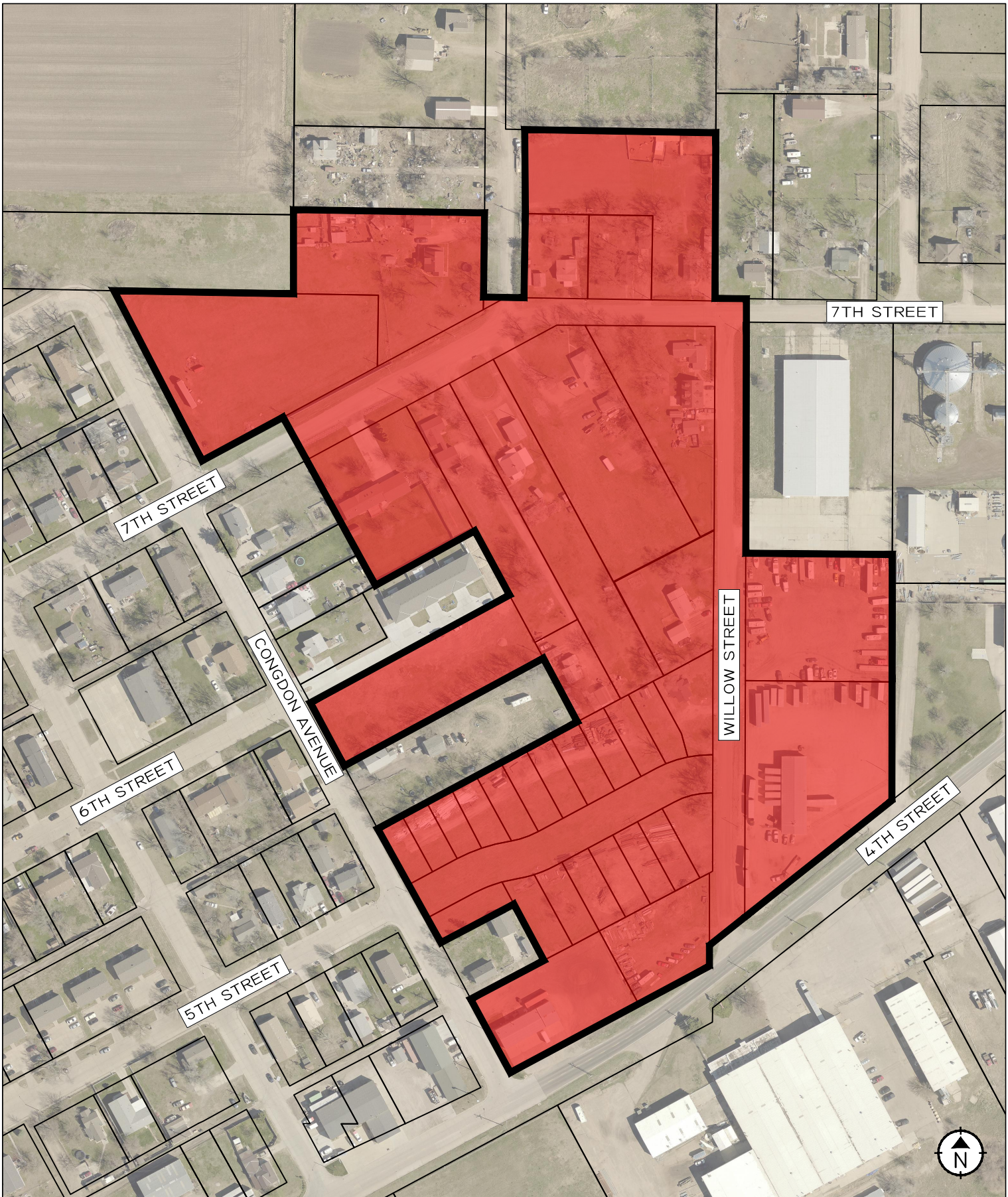
SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: August 11, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



SEWER DISTRICT BOUNDARY

WILLOW STREET SANITARY SEWER DISTRICT #543

GRAND ISLAND, NEBRASKA





City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-1

Approving Minutes of July 27, 2020 Joint Health Department Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF JOINT HEALTH SPECIAL MEETING

July 27, 2020

Pursuant to due call and notice thereof, a Special Joint Meeting of the City Council of the City of Grand Island, Nebraska, the Hall County Board of Supervisors, the Hamilton County Board of Commissioners, the Merrick County Board of Commissioners, and the Central District Health Department was conducted at the Grand Island Police Department, 111 Public Safety Drive, Grand Island, Nebraska on July 27, 2020. Notice of the meeting was given in the *Grand Island Independent* on July 20, 2020.

Central District Health Department (CDHD) Board President Chuck Haase called the meeting to order at 6:00 p.m. Present for the meeting were: CDHD Board members: Chuck Haase, Merrick County Supervisor Tom Weller, Sandra Barrera, Hamilton County Supervisor Opal Christensen, Traci Dieckman, Shay McGowan, Hall County Commissioner Ron Peterson, and David Stoddard. Others attending were: Hall County Commissioner Gary Quandt, Mayor Roger G. Steele, City Councilmembers Chuck Haase, Vaughn Minton, Mitch Nickerson, Mark Stelk, Justin Scott, City Administrator Jerry Janulewicz, Finance Director Patrick Brown, and City Clerk RaNae Edwards. Health Department employees: Teresa Anderson, Jeremy Collinson, and Lisa Boeke.

Mr. Haase welcomed those attending and thanked Ms. Anderson and Mayor Roger Steele for working through COVID-19 issues.

Budget Overview. Executive Director Teresa Anderson gave an overview of the 2020-2021 Budget which was approved by the Health Board. She stated money had been coming in for COVID-19 and they had budgeted \$395,144 for COVID-19 expenses for next year. There were very little changes in the budget from last year. The personnel budget would be higher due to hiring more employees and an Assistant Health Director. Ms. Anderson mentioned most expenses were due to COVID-19.

Discussion was held regarding the availability of laptops and telephone changing to be able to work from home.

Reviewed were the CDHD positivity rate by county per month for COVID-19. Mentioned was the ability to get the message out to the public. She commended St. Francis Hospital and others for their help in dealing with this pandemic. Ms. Anderson stated the positivity rate had been increasing over the last few weeks. Mentioned was the Risk Dial that had been created by Hall County to show the positivity rate.

Ms. Anderson stated they were testing more and were working with GIPS to be able to test kids. Contact tracing was mentioned and working on turnaround times. They were working with Test Nebraska and were looking to hire more nurses to take these tests.

Jeremy Collinson gave an overview of how their programs had handled COVID. He stated they didn't have a lot of changes until March 26, 2020. All inspections had been stopped such as food establishments, day cares, tattoo parlors, swimming pools, etc. A few inspections had been done on new establishments. The water testing program had been continued. Personal Protective Equipment (PPE) was a big part of their duties in acquiring and getting the supplies to the health community such as doctor's offices, dentist offices, hospitals, long term care, Police, Fire, etc. Mentioned was being short staffed as a challenge. Other challenges mentioned were not being able to attend training to keep their licenses up to date. He mentioned they were working with the new hospital in getting them PPE.

Comments were made regarding what CDHD would do differently if COVID reemerged. Ms. Anderson stated they would work closely with the long term care facilities. She commented on other programs they had to put on hold because of COVID.

Lisa Boeke, reported on Women Infant & Children (WIC) program. The program was run and funded by the USDA. When COVID struck they went directly to remote services. Mentioned was the SNAP program which was for food stamps. Structural changes had taken place in the office. Their biggest challenge was staffing. The Immunization program had been suspended in March but on June 16, 2020 they had resumed the program. They were planning on increasing the influenza vaccine and encouraged everyone to get their flu shot.

Ms. Anderson stated they were looking forward to the COVID vaccine and planning for mass vaccination.

Discussion was held concerning staffing, Health Departments role in animal bites, COVID testing, auditing hot spots, and the pending flu season.

ADJOURNMENT: The meeting was adjourned at 7:15 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-2

Approving Minutes of July 28, 2020 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

July 28, 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 July 28, 2020. Notice of the meeting was given in *The Grand Island Independent* on July 22, 2020.

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

PUBLIC HEARINGS:

Public Hearing on Request from Leo's Market, LLC dba Leo's Market, 218 S. Wheeler Avenue for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Leo's Market, LLC dba Leo's Market, 218 S. Wheeler Avenue. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on June 30, 2020; notice to the general public of date, time, and place of hearing published on July 18, 2020; notice to the applicant of date, time, and place of hearing mailed on July 6, 2020. Staff recommended approval contingent upon final inspections and completion of a state approved alcohol server/seller training program. Dayrin Ramirez, 104 Lakeview Circle Apt. #7 was present to answer questions. No further public testimony was heard.

Public Hearing on Request from Havana Night, LLC dba Havana Night, 1403 S. Eddy Street for a Class "I" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "I" Liquor License had been received from Havana Night, LLC dba Havana Night, 1403 S. Eddy Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on July 14, 2020; notice to the general public of date, time, and place of hearing published on July 18, 2020; notice to the applicant of date, time, and place of hearing mailed on July 14, 2020. Staff recommended approval contingent upon final inspections and completion of a state approved alcohol server/seller training program. Derek Mitchell, 102 North Locust Street, attorney for the applicant and Thayris Manzano Gonzalez, 108 West 14th Street was present to answer questions. No further public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 3860 S. Locust Street - Hooker Bros. Sand & Gravel, Inc.. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 3860 S. Locust Street was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. Hooker Bros. Sand & Gravel, Inc. were putting on an addition to their maintenance building and an existing pad-mount transformer needed to be relocated with underground electric service in the easement. The proposed easement would allow the Utilities Department to install, access, operate, and maintain

the electrical infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Proposed Blighted and Substandard Area 31 for 1.69 Acres located South of South Street between Henry Street and the Grand Island Bike Trail (John Baasch Augers). Regional Planning Director Chad Nabity reported that John Baasch Augers, had commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 31. The study was prepared by Marvin Planning Associates of David City, Nebraska. This study was approximately 1.69 acres of property located south of South Street between Henry Street and the bike trail in south central Grand Island. Staff recommended approval. Keith Marvin, David City, Nebraska and Bradley Baasch, owner spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (CHT Grand Island NE Senior Living, LLC- 3990 W Capital Avenue). Public Works Director John Collins reported that public right-of-way was needed to accommodate the roadway improvements of North Road from just north of 13th Street to Highway 2. The property owner had signed the necessary documents to grant the property. Staff recommended approval. No public testimony was heard.

Public Hearing on Presentation of One and Six Year Street Improvement Plan and Capital Improvement Projects. Finance Director Patrick Brown reported the 2020 expenses for projects was \$10,000,000 and the proposed 2021 expenses was \$15,000,000.

Public Works Director John Collins presented the 2020/2021 Capital Projects. Reviewed were the 2020 projects, projects funded by Sales Tax and projects funded by Gas Tax Money. The following Capital projects were proposed for 2020/2021:

- Capital Avenue, Moores Creek to North Road - \$1,090,000/\$2,375,000
- Eddy Street Underpass Rehabilitation - \$900,000/\$1,057,000
- Custer Avenue Rehabilitation - \$900,000/\$3,695,700
- Annual Curb Ramp Installation – 155,000
- Webb Road Paving Assessment (City share) - \$120,000
- Old Potash Highway, North Road to Webb Road - \$7,875,000/\$15,735,000
- Broadwell/UPRR Grade Separation - \$125,000/\$18,350,000
- North Road, Highway 2 to 13th Street - \$2,540,000/\$11,648,080
- North Road, 13th Street to Old Potash Highway and North Road - \$15,000/\$4,595,296
- North Road; Old Potash Highway to Highway 30 - \$15,000/\$3,014,768
- North Moores Creek 80 Wetland Detention Design - \$150,000/\$1,700,000
- Northwest Flood Control Project - \$490,500
- Moores Creek Drain Extension - \$95,000/\$245,000
- Capital Avenue Drainage - \$250,000
- Platte Valley Industrial Park Outlet - \$200,000/\$600,000
- Capital Heights Drainage District - \$300,000
- Misc. Drainage Improvements – Various Locations - \$75,000

Total 2021 Capital Improvement Budget for projects funded by the Gas Tax was \$13,734,000 and projects funded by Sales Tax were \$1,585,500 for a total of \$15,319,500. Staff recommended approval. No public testimony was heard.

ORDINANCES:

#9773 – Consideration of Annexing Property being Platted as Brooklyn Subdivision an Addition to the City of Grand Island (Final Reading) (This item was pulled at the request of the owner.)

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

#9777 - Consideration of Vacation of Utility Easements at 3860 S. Locust Street - Hooker Bros. Sand & Gravel, Inc.

#9778 - Consideration of Vacation of Utility Easement at 3551 North U.S. Highway 281 - Grone's/Tilleys

#9779 - Consideration of Vacation of Public Utility Easement in Sterling Estates Tenth Subdivision; 3793 Monarch Avenue (Starostka Group Unlimited, Inc.)

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.

#9777 - Consideration of Vacation of Utility Easements at 3860 S. Locust Street - Hooker Bros. Sand & Gravel, Inc.

Utilities Director Tim Luchsinger reported that there were two existing twenty (20) foot wide utility easements located at 3860 S. Locust Street. The existing two 20’ easements needed to be vacated and a new 20’ utility easement would be acquired for the existing underground electric service for the addition of a maintenance building for Hooker Bros. Sand & Gravel, Inc. Staff recommended approval.

Motion by Paulick, second by Stelk to approve Ordinance #9777.

City Clerk: Ordinance #9777 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 #9777 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 #9777 is declared to be lawfully adopted upon publication as required by law.

#9778 - Consideration of Vacation of Utility Easement at 3551 North U.S. Highway 281 - Grone's/Tilleys

Utilities Director Tim Luchsinger reported that the overhead primary electrical line that went through Lot Three (3), Pulte Second Subdivision (Grone's at 3551 North U.S. Highway 281), had

been converted to underground and relocated to the front of the lot. The portion of the remaining easement consisted of overhead and underground lines and appurtenances. The vacation of this easement would allow the business owner to proceed with future building expansion. Staff recommended approval.

Motion by Hase, second by Conley to approve Ordinance #9778.

City Clerk: Ordinance #9778 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 #9778 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 #9778 is declared to be lawfully adopted upon publication as required by law.

#9779 - Consideration of Vacation of Public Utility Easement in Sterling Estates Tenth Subdivision; 3793 Monarch Avenue (Starostka Group Unlimited, Inc.)

Public Works Director John Collins reported that the current property owner of 3793 Monarch Avenue was requesting to vacate the public utility easement to allow for further development of the area. There was no utility currently or proposed within this easement that would be affected by the vacation. Staff recommended approval.

Motion by Stelk, second by Nickerson to approve Ordinance #9779.

City Clerk: Ordinance #9779 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 #9779 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 #9779 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of July 14, 2020 City Council Regular Meeting.

Approving Minutes of July 14, 2020 City Council Budget Work Session.

Approving Minutes of July 21, 2020 City Council Study Session.

Approving Re-Appointments of Jim Partington and Mike Spilinek to the Building Code Advisory Board.

#2020-163 - Approving Request from Leo's Market, LLC dba Leo's Market, LLC, 218 S. Wheeler Ave., for a Class "D" Liquor License and Liquor Manager Designation for Dayrin Ramirez, 104 Lakeview Circle Apt. #7, Grand Island, Nebraska.

#2020-164 - Approving Request from Havana Night, LLC dba Havana Night, 1403 S. Eddy Street, for a Class "I" Liquor License and Liquor Manager Designation for Thayris Manzano Gonzalez, 108 West 14th Street.

#2020-165 - Approving Final Plat and Subdivision Agreement for Anthem Subdivision. It was noted that Brian Levander, owner, had submitted the Final Plat and Subdivision Agreement for Anthem Subdivision located north of Westgate Road and east of North Road for the purpose of creating 2 lots on 8.9 acres.

#2020-166 - Approving Preliminary and Final Plat and Subdivision Agreement for Northwest Gateway Subdivision. It was noted that Famos Construction, Inc., owner, had submitted the Preliminary and Final Plat and Subdivision Agreement for Northwest Gateway Subdivision located south of NE Hwy 2, west of Idaho Avenue and north of East Nevada Avenue for the purpose of creating 15 lots on 5.516 acres.

#2020-167 - Approving Bid Award - Turbine Valve Overhaul at Platte Generating Station - Fall 2020 with GE Steam Power, Inc. of Windsor, Connecticut in an Amount of \$221,000.00.

#2020-168 - Approving Acquisition of Utility Easement - 3860 S. Locust Street - Hooker Bros. Sand & Gravel, Inc..

#2020-169 - Approving the Adoption of 2020 Hall County Local Emergency Operations Plan.

#2020-170 - Approving 2020-2021 Fee Schedule.

#2020-171 - Approving Amendment No. 1 to Engineering Consulting Agreement for Custer Avenue- Forrest Street to Old Potash Highway Roadway Rehabilitation; Project No. 2019-P-13 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$27,000.00 and a Revised Contract Amount of \$127,900.00.

#2020-172 - Approving Amendment No. 1 to Engineering Consulting Agreement for Eddy Street Underpass Rehabilitation; Project No. 2019-U-1 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$67,570.00 and a Revised Contract Amount of \$79,060.00.

#2020-173 - Approving Acquisition of Public Right-of-Way for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (CHT Grand Island NE Senior Living, LLC- 3990 W Capital Avenue).

#2020-174 - Approving Temporary Construction Easement for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (CHT Grand Island NE Senior Living, LLC- 3990 W Capital Avenue).

#2020-175 - Approving Change Order No. 1 for Annual Pavement Markings for the Streets Division of the Public Works Department with Straight-Line Striping, Inc. of Grand Island, Nebraska for an Increase of \$15,000.00 and a Revised Contract Amount of \$126,621.25.

RESOLUTIONS:

#2020-176 - Consideration of Approving Proposed Blighted and Substandard Area 31 for 1.69 Acres located South of South Street between Henry Street and the Grand Island Bike Trail (John Baasch Augers). This item was related to the aforementioned Public Hearing. Discussion was held regarding the condition of the property. John Baasch, 2408 Arrowhead Road answered questions.

Motion by Haase, second by Jones to approve Resolution #2020-176. Upon roll call vote, Councilmembers Conley, Haase, Jones, Minton, Nickerson, Paulick, and Stelk voted aye. Councilmembers Schutz and Scott voted no. Motion adopted.

#2020-177 - Consideration of Approving the Revised City Fiscal Policies. Finance Director Patrick Brown reported that the goals and objectives as stated in the 2006 fiscal policy manual were still pertinent today and provided the basis for the update. There was an effort to condense language, expand clarity, and bring concepts up to date, while maintaining the policy substance. Staff recommended approval.

Comments were made regarding having a Fiscal Policy since 1992 and over the years have been updated to keep up with the times. Mr. Brown answered questions regarding cash reserves/fund balances. He stated in the General Fund they would like to keep 30% in reserves. This Fiscal Policy was a guideline to be followed for fiscal responsibility. It was suggested that a range be put in the policy instead of 30% for the cash reserves/fund balance.

Motion by Haase, second by Schutz to approve Resolution #2020-177.

Motion by Nickerson, second by Schutz to amend the policy that the city shall maintain the fund balance of no less than 20% and no greater than 30%. Upon roll call vote, Councilmembers Conley, Haase, Jones, Minton, Nickerson, Paulick, Scott, and Stelk voted aye. Councilmember Schutz voted no. Motion adopted.

Discussion was held regarding the Enterprise Funds.

Upon roll call vote on the main motion, all voted aye. Motion adopted.

#2020-178 - Consideration of Approving to Retain the Services of a Bond Underwriting Firm. Finance Director Patrick Brown reported that Administration was wanting to explore the refinancing of the Sewer, Water and Electric bonds by issuing a Request for Proposal or such other method determined appropriate to obtain proposals from underwriting firms to serve as underwriter under the guidance of the City's financial advisor. Staff recommended approval.

Motion by Haase, second by Conley to approve Resolution #2020-178. Upon roll call vote, all voted aye. Motion adopted.

#2020-179 - Consideration of Approving One and Six Year Street Improvement Plan and Capital Improvement Projects. This item was related to the aforementioned Public Hearing. Discussion was held regarding the road construction by the Fire. Mr. Collins stated there would be an exit during construction of North Road. Broadwell Grade Separation was discussed. An overpass was being planned which would take some time to construct.

Motion by Minton, second by Stelk to approve Resolution #2020-179. Upon roll call vote, all voted aye. Motion adopted.

#2020-180 - Consideration of Approving Donation Agreement with JBS-USA for Hike Bike Trail Expansion and Playground Improvements. Parks and Recreation Director Todd McCoy reported that JBS had approached the City to provide \$1,000,000 of funding to build a new playground at the Veteran's Sports Complex and extend the existing beltline hike/bike trail system. The funding for this project comes from a recent JBS Hometown Strong initiative to support local communities. Staff recommended approval of the agreement.

JustinBstandig, 4139 Iowa Avenue spoke in support.

Motion by Minton, second by Nickerson to approve Resolution #2020-180. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Nickerson to approve the payment of claims for the period of July 15, 2020 through July 28, 2020 for a total amount of \$ \$5,605,725.94. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:21 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-3

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

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

Staff Contact: Mayor Roger Steele



SMITH, JOHNSON, ALLEN,
CONNICK & HANSEN
ATTORNEYS AT LAW

ESTABLISHED IN 1929

PARTNERS

MICHAEL L. JOHNSON | CATHLEEN H. ALLEN
BRANDON S. CONNICK | TANYA J. HANSEN | JARED J. KREJCI

ASSOCIATES

ERIN E. SCHROEDER | KEVIN P. WALSH

A.J. LUEBS (1903-1996) | D. STEVEN LEININGER (RETIRED)
BRUCE I. SMITH (RETIRED) | DANIEL M. PLACZEK (RETIRED)

July 30, 2020

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

COPY

Re: Fonner Park Exposition and Events Center, Inc.

Dear Mayor Steele:

Please have the City Clerk of the City of Grand Island, Nebraska ("the City") place the following matter on the agenda of the meeting of the City Council of the City scheduled for August 11, 2020:

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

Hall County Livestock Improvement Association ("Fonner Park") held its annual meeting on July 29, 2020, one (1) of the purposes of which was to elect directors of Fonner Park Exposition and Events Center, Inc. ("Heartland").

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

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

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

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

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

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

Cindy Johnson

The following four (4) directors were also elected:

Jim Cannon
Steve Dowding
Steve Kunzman
Roger Luebbe

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

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

Thank you for your time and consideration.

SMITH, JOHNSON, ALLEN,
CONNICK & HANSEN



MICHAEL L. JOHNSON
MLJ/par

cc: Ms. RaNae Edwards, City Clerk
Mr. Chris Kotulak

43-4/838224



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-4

#2020-181 - Approving Request from Amy J Schutte, LLC dba Bella Design & Decor, 110 East 3rd Street, for a Class “C” Liquor License

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

Staff Contact: RaNae Edwards

RESOLUTION 2020-181

WHEREAS, an application was filed by Amy Schutte doing business as Bella Design & Decor, 110 East 3rd Street for an Addition to their Class "C-123032" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on August 1, 2020; such publication cost being \$17.25; and

WHEREAS, a public hearing was held on August 11, 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 above-identified liquor license application contingent upon final inspections.

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-5

#2020-182 - Approving Bid Award - Electrostatic Precipitator Controls Upgrade

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 11, 2020

Subject: Electrostatic Precipitator Controls Upgrade

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

Background

Platte Generating Station operates with an electrostatic precipitator designed to remove fly ash from the flue gas of a coal-fired boiler. The system, implemented in 1983, is designed such that an electric potential is created onto collecting plates and discharge electrodes. These plates and electrodes then attract particulate matter to them. After collecting the particulate matter, a system of rappers is used to “shake” the collected particulate off into a collecting chamber. In order to abide by the EPA regulations, the electrostatic precipitator needs to be running at optimal efficiency.

The rappers and transformer/rectifiers are controlled by electronic components. These electronic components are failing periodically, and the components are obsolete, and replacement parts are difficult to find. To prevent the risk of shutting down and failure to meet emission standards, an upgrade to a controls package is recommended. Software that monitors and operates the precipitator rappers and transformer/rectifiers was upgraded in 1999. The software will not work with the new upgraded system, thus, requiring a software upgrade. This upgrade will allow for energy management dependent on the varying load of the turbine.

Discussion

Specifications for the Electrostatic Precipitator Controls Upgrade were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on July 16, 2020. The engineer’s estimate for this project was \$250,000.00.

Bidder	Bid Price
The Babcock & Wilcox Company, Newport News, Virginia	\$ 177,790.80
Redkoh Industries, Hillsborough, New Jersey	\$ 182,200.00

Bids were reviewed by plant engineering staff. All bidders could comply with the required schedule constraints. The Babcock & Wilcox Company was otherwise found compliant with the specifications and less than the engineer's estimate.

Alternatives

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

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

Recommendation

City Administration recommends that Council award the Contract for the Electrostatic Precipitator Controls Upgrade to The Babcock & Wilcox Company of Newport News, Virginia, as the low responsive bidder, with the bid in the amount of \$177,790.80.

Sample Motion

Move to approve the bid from the Babcock & Wilcox Company, in the amount of \$177,790.80 for the Electrostatic Precipitator Controls Upgrade.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: July 16, 2020 at 2:00 p.m.
FOR: Electrostatic Precipitator Controls Upgrade
DEPARTMENT: Utilities
ESTIMATE: \$250,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: June 30, 2020
NO. POTENTIAL BIDDERS: 3

SUMMARY

Bidder:	<u>Redkoh Industries</u> Hillsborough, NJ	<u>The Babcock & Wilcox Company</u> Akron, OH
Bid Security:	Cashier's Check	Berkley Insurance Co.
Exceptions:	Noted	Noted
Bid Price:		
Material:	\$115,550.00	\$110,085.42
Labor:	\$ 57,950.00	\$ 59,449.00
Sales Tax:	\$ 8,700.00	\$ 8,256.38
Total Bid:	\$182,200.00	\$177,790.80

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent
Karen Nagel, Utility Secretary

Pat Gericke, Admin. Asst. Utilities
Patrick Brown, Finance Director
Ryan Kruse, Production Engineer

P2213



Working Together for a
Better Tomorrow. Today.

BID SPECIFICATION PACKAGE

for

**ELECTROSTATIC PRECIPITATOR CONTROLS
UPGRADE**

C 129296

Bid Opening Date/Time

Thursday, July 16, 2020 at 2:00 p.m.
City of Grand Island, City Hall
100 East 1st Street, P.O. Box 1968
Grand Island, NE 68802-1968

Contact Information

Ryan Kruse
City of Grand Island – Utilities Department
Platte Generating Station
1035 W. Wildwood Drive
Grand Island, NE 68801
308/385-5496

Date issued: June 30, 2020

**ADVERTISEMENT TO BIDDERS
FOR
ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE
FOR
CITY OF GRAND ISLAND, NEBRASKA**

Sealed bids for Electrostatic Precipitator Controls Upgrade will be received at the office of the City Clerk, 100 E. First Street, P.O. Box 1968, Grand Island, Nebraska 68802, until **Thursday, July 16, 2020 at 2:00 p.m. local time**, FOB the City of Grand Island, freight prepaid. Bids will be publicly opened at this time in the Grand Island City Hall City Clerk's Office located on 1st floor of City Hall. **Submit an original and three copies if submitting by mail.** Bid package and any Addendas are also available on-line at www.grand-island.com under Business-Bids and Request for Proposals-Bid Calendar under the bid opening date. Bidding documents, plans and specifications for use in preparing bids may be downloaded from the QuestCDN website www.QuestCDN.com for a fee. Submitting through QuestCDN requires one original document of the bid to be uploaded. **Bids received after the specified time will not be considered.**

The successful bidder 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. Successful bidder 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.

Each bidder shall submit with the bid a certified check, a cashiers check, or bid bond payable to the City of Grand Island in an amount no less than five percent (5%) of the bid price which shall guarantee good faith on the part of the bidder and the entering into a contract within fifteen (15) days at the bid price if accepted by the City. **Your certified check, cashiers check or bid bond must be submitted in a separate envelope attached to the outside of the envelope containing the bid.** **Each envelope must be clearly marked indicating its contents. Failure to submit the necessary qualifying information and correct number of copies in clearly marked and separate envelopes will result in your bid not being opened or considered.** Only surety companies authorized to do business in the State of Nebraska may issue bid bonds.

Bids will be evaluated by the Purchaser based on price, schedule, quality, adherence to schedule, plan and specifications, economy and efficiency of operation, experience and reputation of the bidder, ability, capacity, and skill of the bidder to perform contract required and adaptability of the particular items to the specific use intended.

The Purchaser reserves the right to reject any or all bids, to waive irregularities therein, and to accept whichever bid that may be in the best interest of the City, at its sole discretion.

No bidder may withdraw his/her bid for a period of thirty (30) days after date of bid opening.

RaNae Edwards, City Clerk

Advertised

(All bids must be submitted on this form)

ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE

BID DATA FORM

CITY OF GRAND ISLAND
GRAND ISLAND, NE

The undersigned Bidder, having examined all specifications and other bidding documents, and all addenda thereto, and being acquainted with and fully understanding all conditions relative to the specified materials and equipment, hereby proposes to replace and upgrade the existing rapper controls, AVC controls, communication protocol, and monitoring software FOB-Destination the City of Grand Island-Platte Generating Station, freight prepaid, in compliance with the Bid Specification, at the following price:

ITEM DESCRIPTION

EXTENDED COST

Base Bid:

Material	\$	_____
Labor	\$	_____
Applicable Sales tax*	\$	_____
Total Base Bid	\$	_____

* If bidder fails to include sales tax in their bid price or takes exception to including sales tax in their bid price, the City will add a 7.5% figure to the bid price for evaluation purposes; however, the City will only pay actual sales tax due.

☐ **Exceptions Noted** - Bidder acknowledges there are *Exceptions* and/or *Clarifications* noted to the above bid, and those exceptions are fully explained on a separate sheet, clearly marked, and included with the Bid.

Bidder Company Name Date

Company Address City State Zip

Print Name of Person Completing Bid Signature

Email: _____ Telephone No. _____

According to Nebraska Sales and Use Tax Requirements, Section 1-017, Contractors, check which option you have selected to file with the Nebraska Department of Revenue:

Nebraska law provides a sales and use tax exemption on contractor labor charges for the construction, repair, or annexation of any structure used for the generation, transmission, or distribution of electricity. Separately stated contractor labor would be exempt, all materials are taxable according to the contractor's option.

Option 1 (Section 1-017.05) _____ Option 2 (Section 1-017.06) _____ Option 3 (Section 1-017.07) _____

If the Nebraska sales and use tax election is not filed or noted above, the contractor will be treated as a retailer under Option 1 for sales and use tax purposes.

☐ By checking this box, Bidder acknowledges the specified completion date of the project is November 17, 2020.

☐ By checking this box, Bidder acknowledges that Addenda Number(s) _____ were received and considered in Bid preparation.

Note: If Bidder supplies individual unit pricing information as supplemental pricing to the base material and labor cost above, said individual pricing is proprietary information and should not be released under a public records request. The total base bid is not considered proprietary information and will be released pursuant to City Procurement Code.

CHECKLIST FOR BID SUBMISSION

FOR

ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE

Bids must be received by the City Clerk before 2:00 p.m. on Thursday, July 16, 2020.

The following items must be completed for your bid to be considered.

- ☐ Submittal of bid documents:
 - ☐ **Option 1 – Mailing:** A signed original and three (3) copies of the bidding documents. Failure to submit the correct number of copies may result in your bid not being considered.
 - ☐ Note: Your certified check, cashiers check or bid bond should be clearly marked in a separate envelope attached to the signed original bid.
 - ☐ **Option 2 – QuestCDN (online):** Purchase the bid specification through QuestCDN at their \$35.00 fee. Upload the signed original of the Bid Data Form, along with any supporting material required to meet the bid specification through QuestCDN. Upload your bid bond online through QuestCDN. *Bidders using Certified check or Cashiers' Check must mail said check to the office of the City Clerk no later than the scheduled bid opening date and time and clearly marked with the project name.*
- ☐ Bidders must complete and sign the Bid Data Form provided in these Documents. All blank spaces must be filled in. Bidders shall acknowledge receipt of any Addenda information on the Bid Data Form.
- ☐ Selection of Nebraska Sales Tax Option. If the Nebraska sales and use tax election is not filed or noted above, the Contractor will be treated as a retailer under Option 1 for sales and use tax purposes.
- ☐ Firm lump sum pricing; firm unit pricing in case adjustments are necessary, and breakout of sales tax pricing.
- ☐ A reference list of at least three (3) projects of similar scope and complexity. (See Detailed Section 1.1.1)
- ☐ A proposed construction/test schedule. (See Detailed Section 1.3.1)
- ☐ A description of the system proposed, including equipment, controls, performance data, scope of design and engineering, shop testing procedures, and operation. (See Detailed Section 1.3.1)
- ☐ Exceptions to the specification or Owner's Contract Document.
- ☐ Acknowledgment of Addenda Number(s) _____.
- ☐ Pre-bid Site Visit is required. (Form provided in specification)

Please check off each item as completed to ensure compliance. If you have any questions, please feel free to contact our office prior to the bid opening date/time.

INSTRUCTIONS TO BIDDERS

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 Bid Data Form.

3. PREPARATION OF BIDS.

Bidders shall use only the Bid Data Form provided in these Documents. All blank spaces in the Bid Data Form must be filled in, preferably in BLACK ink, in both words and figures where required. No changes to the wording or content of the forms is permitted. Written amounts shall govern in case of discrepancy between the amounts stated in writing and the amounts stated in figures.

Prices stated shall be f.o.b. with freight and full insurance paid by Bidder, to the job site located in Grand Island, Nebraska.

The Bidder shall acknowledge receipt of all Addenda in the Bid Data Form. Bids received without acknowledgement or without the Addendum enclosed will be considered informal.

Individual unit pricing as listed on the Bid Data Form or supplied as supplemental information may be deemed proprietary information and not be released under a public records request. The total amount of the bid is not considered proprietary information and will be released pursuant to City Procurement Code.

4. SUBMISSION OF BIDS.

All Bids must be submitted intact with the correct number of copies no later than the time prescribed, at the place, and in the manner set forth in the ADVERTISEMENT FOR BIDS. Bids must be made on the Bid Data Form provided herein. Each Bid mailed 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.

5. BID SECURITY.

Bids must be accompanied by cash, a certified check, or cashier's check drawn on a bank which is insured by the Federal Deposit Insurance Corporation, or a bid bond issued by a Surety authorized to issue such bonds in the state where the Work is located, in the amount of 5 percent of the bid amount payable to OWNER. This bid security shall be given as a guarantee that the Bidder will not withdraw their Bid for a period of **thirty (30) days after** bid opening, and that if awarded the Contract, the successful Bidder will execute the attached Contract and furnish a properly executed Performance Bond and Payment Bond, each in the full amount of the Contract price, within the time specified.

The Attorney-in-Fact that executes this bond on behalf of the Surety must attach a notarized copy of his/her power of attorney as evidence of his/her authority to bind the Surety on the date of execution of the bond. Where State Statute requires, certification by a resident agent shall also be provided.

6. RETURN OF BID SECURITY.

Within fifteen (15) days after the award of the Contract, the OWNER will return the bid securities to all Bidders whose Bids are not to be further considered in awarding the Contract. All other retained bid securities will be held until the Contract has been finally executed, after which all bid securities, other than Bidders' bonds and guarantees which have been fortified, will be returned to the respective Bidders whose Bids they accompanied.

7. BASIS OF AWARD.

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

Delivery time	Conformance with the terms of the Bid
Bid price	Documents
Cost of installation	
Suitability to project requirements	Responsibility and qualification of Bidder

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

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

9. PERFORMANCE AND PAYMENT BONDS.

The successful Bidder shall file with the OWNER Performance and Payment Bonds in the full amount (100 percent) of the Contract price, as security for the faithful performance of the Contract and the payment of all persons supplying labor and materials for the Work under this Contract, and to cover all guarantees against defective workmanship or materials, or both, for a period of one (1) year after the date of final acceptance of the Work by the OWNER. The Surety furnishing these bonds shall have a record of service satisfactory to the OWNER, be authorized to do business in the State where the OWNER's project is located and shall be named on the current list of approved Surety Companies, acceptable on Federal bonds as published by the Audit Staff, Bureau of Accounts, U.S. Treasury Department.

The Attorney-in-Fact (Resident Agent) who executes these bonds on behalf of the Surety must attach a notarized copy of his/her power-of-attorney as evidence of his/her authority to bind the Surety on the date of execution of the bond.

10. TIME OF COMPLETION.

The time of completion of the Work to be performed under this Contract is the essence of the Contract. The time allowed for the completion of the Work is stated in the Bid Data Form.

11. 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.

12. FISCAL YEAR.

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

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **[SUCCESSFUL BIDDER]**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for bids to be published for ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE; and

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

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

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "Agreement" or the "Contract Documents";

1. This Contract Agreement.
2. City of Grand Island's Specification for this project.
3. **[NAME OF SUCCESSFUL BIDDER]** bid signed and dated **[DATE OF BID]**.

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

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

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this Contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the Contract) of **[DOLLAR AMOUNT] (\$00.00)** for all services, materials, and work covered by and included in the Contract award and designated in the foregoing Article II; payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

The total cost of the Contract includes:

Base Bid:	\$.00
Sales Tax on Materials/Equipment:	\$.00
Sales Tax on Labor:	<u>\$.00</u>
Total	\$.00

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

ARTICLE IV. The Contractor hereby agrees to act as agent for the City in purchasing materials and supplies for the City for this project. The City shall be obligated to the vendor of the materials and supplies for the purchase price, but the Contractor shall handle all payments hereunder on behalf of the City. The vendor shall make demand or claim for payment of the purchase price from the City by submitting an invoice to the Contractor. Title to all materials and supplies purchased hereunder shall vest in the City directly from the vendor. Regardless of the method of payment, title shall vest immediately in the City. The Contractor shall not acquire title to any materials and supplies incorporated into the project. All invoices shall bear the Contractor's name as agent for the City. This paragraph will apply only to these materials and supplies actually incorporated into and becoming a part of the finished product of the ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE.

ARTICLE V. That the Contractor shall start work as soon as possible after the Contract is signed and the required bonds and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Platte Generating Station, and complete the work on or before **November 17, 2020**.

ARTICLE VI. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this Contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this Contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

ARTICLE VII. Gratuities and kickbacks: City Code states that it is unethical for any person to offer, give, or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefor. It shall be unethical for any payment, gratuity, or offer of employment to be

made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

[SUCCESSFUL BIDDER]

By _____ Date _____

Title _____

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____
Mayor

Attest: _____
City Clerk

The Contract is in due form according to law and hereby approved.

Attorney for the City

Date

DRAFT

REQUEST FOR BIDS - GENERAL SPECIFICATIONS

The Bid shall be in accordance with the following and with all attached BID DATA and DETAILED SPECIFICATIONS.

All prices are to be furnished and installed FOB, 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.** * If bidder fails to include sales tax in their bid price or takes exception to including sales tax in their bid price, the City will add a 7.5% figure to the bid price for evaluation purposes; however, the City will only pay actual sales tax due.

Mailed bids shall include the following on the **outside** of the mailing envelope: **“Electrostatic Precipitator Controls Upgrade”**. All bids submitted by mail must include **an original and three copies** of the bid. The bid specification and on-line bidding forms are also available 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 for their fee. If submitting through QuestCDN, **one** original document of the bid is required to be uploaded. No verbal bids will be considered. All sealed bids are due no later than Thursday, **July 16, 2020 at 2:00 p.m. local time.** to:

Mailing Address: City Clerk
City Hall
P. O. Box 1968
Grand Island, NE 68802-1968

Street Address: City Clerk
City Hall
100 E. First Street
Grand Island, NE 68801

Bids will be opened at this time in the City Hall City Clerk’s Office located on 1st floor of City Hall. Any bid received after the specified date will not be considered.

Bids will be evaluated by the Purchaser based on price, schedule, quality, adherence to schedule, plan and specifications, economy and efficiency of operation, experience and reputation of the bidder, ability, capacity, and skill of the bidder to perform contract required and adaptability of the particular items to the specific use intended.

The successful bidder 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.

*Platte Generating Station / 1035 W. Wildwood Drive / Box 1968 / Grand Island, Nebraska 68802-1968
Phone (308) 385-5496 / FAX (308) 385-5353*

The equipment and materials must be new, the latest make or model, unless otherwise specified. Prior to approving the invoice for payment, the City reserves the right to thoroughly inspect and test the equipment to confirm compliance with specifications. Any equipment or material which does not meet the City's requirements will be returned at vendor's expense for correction. The invoice 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.

Each bidder shall submit with the bid a certified check, a cashier's check, or bid bond payable to the City of Grand Island in an amount no less than five percent (5%) of the bid price which shall guarantee good faith on the part of the Bidder and the entering into a contract within fifteen (15) days at the bid price if accepted by the City. **Your certified check, cashier's check or bid bond must be submitted in a separate envelope attached to the outside of the envelope containing the bid.** Each envelope must be clearly marked indicating its contents. Failure to submit the necessary qualifying information and correct number of copies in clearly marked and separate envelopes will result in your bid not being opened or considered. Only surety companies authorized to do business in the State of Nebraska may issue bid bonds.

Successful bidder shall comply with the City's insurance requirements; performance and payment bonds are required for this project as outlined in the Detailed Specifications and Instructions to Bidders. All bids shall be valid for at least thirty (30) working days after the bid deadline for evaluation purposes.

All bids must be on the bid form and 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 Bid. Any changes that are found made to the original bid specification, other than Owner generated Addendums, would result in your bid not being considered. Please contact Ryan Kruse at 308-385-5495, for questions concerning this specification.

*Platte Generating Station / 1035 W. Wildwood Drive / Box 1968 / Grand Island, Nebraska 68802-1968
Phone (308) 385-5496 / FAX (308) 385-5353*

**Electrostatic Precipitator
Controls Upgrade
Detailed Bid Specification
City of Grand Island
Platte Generating Station**

Contents

Table of Contents

Electrostatic Precipitator Controls Upgrade	1
Detailed Bid Specification.....	1
Contents.....	2
1.1 Project Details	3
1.1.1 Owner	3
1.1.2 Contractor	3
1.1.3 Location.....	3
1.1.4 Contact Information	3
1.2 Background Information.....	4
1.2.1 Existing Equipment.....	5
1.3 Bid Requirements.....	6
1.3.1 Data to be Submitted.....	6
1.1.1 Contractor Qualifications	7
Responsibilities.....	7
2.1 Contractor Responsibilities.....	7
2.1.1 Site Visit.....	7
2.1.2 Other Requirements	8
2.2 Owner Responsibilities	9
2.2.1 General.....	9
Specific Project Information.....	9
3.1 Project Schedule	9
3.1.1 Schedule of Events	9
3.2 Project Architecture.....	10
3.2.1 Rapper Controls Hardware	10
3.2.2 AVCControls Hardware.....	11
3.2.3 Software Architecture.....	11
3.2.4 PC Architecture.....	11
3.2.5 Programmable Logic Controllers.....	12
3.3 Upon Approval of Contract.....	12
3.3.1 Materials and Workmanship	12
3.3.2 Upon Completion.....	12

General Information

1.1 Project Details

The project regarding this detailed specification consists of upgrading the electrostatic precipitator controls at Platte Generating Station. The primary focus of this contract will be to replace and/or upgrade the existing rapper controls, AVC controls, communication protocol, and monitoring software.

1.1.1 Owner

The City of Grand Island Utilities Department will be known as the 'Owner'.

1.1.2 Contractor

The Bidder will be known as the 'Contractor'.

1.1.3 Location

Platte Generating Station
1035 W. Wildwood Drive
Grand Island, NE 68801

1.1.4 Contact Information

Any questions regarding this specification may be directed to:

Ryan Kruse, Production Engineer
Platte Generating Station
1035 W. Wildwood Dr.
Grand Island, NE 68801
Phone: (308) 385-5495
Email: rkruse@giud.com

1.2 Background Information

Platte Generating Station operates with an electrostatic precipitator designed by Western Precipitation Division, a branch of Joy Manufacturing Company. This precipitator is designed to remove fly ash from the flue gas of a coal-fired boiler. The boiler is a tangential fired utility boiler that burns pulverized coal.

The precipitator is divided into basic units, such as chambers and fields. A chamber can be classified as a unit parallel to the gas flow which is isolated from the gas flow of adjacent chambers. A field can be classified as a section in the gas flow that is energized by its own high voltage source, in this case, a transformer-rectifier (T/R) set.

The precipitator has four chambers with five fields for each chamber. Each chamber is energized by total of 20 T/R sets, one for each of the 20 fields of the four chambers. The high voltage output of each T/R set is controlled (to minimize sparking) from individual automatic voltage control (AVC) panels and connected to the high voltage electrodes through high voltage disconnect (HVD) switches, and bus ducts. Each field has two bus sections, individually energized through their own HVD switch from the same T/R set, which energizes two bus sections in adjacent fields, enabling one section to operate while the other is disconnected and grounded. Each T/R set is interlocked with a boiler latching relay which shuts off the high voltage in case of boiler trouble. There are two relays, each located in a power distribution panel, which are interlocked with 10 T/R sets each. Relays are activated by User's controls. Each chamber consists of its own individual inlet and outlet flues.

As the flue gas passes through the chambers an electrostatic field is created by stepping up low AC voltage via transformer resulting in a high AC voltage. This high AC voltage is rectified to create a high DC voltage. This rectified current is then transferred to a system of discharge electrodes. Particles with opposite charge, than that of the collecting surfaces, within the gas, are then collected on the surfaces. This collected material is periodically removed by a system of rappers and falls by gravity into the precipitator hoppers.

Power distribution, automatic voltage control, and rapper control panels are located in the precipitator control room.

The AVC system regulates the power delivered by each precipitator transformer-rectifier set. Control units for individual T/R sets are in chassis-mounted cabinets with hinged front panels. Mounted on the front panel of each modular control cabinet is an ammeter to measure transformer primary current, a voltmeter to measure transformer primary voltages, the manual voltage control (potentiometer) knob, an auto-man selector switch, and a power on pilot light. The manual control knob is provided to manually adjust the input voltage to the T/R set primary. With the Auto-Man selector switch in Man position only. The AVC consists of a set of solid-state control circuits to regulate the power input to the precipitator. This is done by controlling the output of a pair of thyristor power modules wired in series with one leg of the T/R set primary. The undervoltage relay in the primary circuit energizes the signal system when unusually low voltages occur due to a prolonged short in

the precipitator. Each AVC has an alarm signal delay which prevents the undervoltage alarm horn on the panel and the Owner's alarm from sounding when the AVC circuit breaker is first placed in the ON position and before the T/R set primary voltage reaches operating level as set on the undervoltage relay.

This precipitator consists of two-hundred and twenty-eight rappers. These electric rappers are used to dislodge the collected material from the gas distribution plates, collecting surfaces, and high voltage system. Each rapper is mounted on a shaft, the lower end of which is attached to the part to be rapped. One section of the high voltage system rapper shaft is of non-metallic material. This section provides electrical insulation between the rapper and the high voltage system. The use of relay logic for the power-off rapping has been utilized. The rapping sequence and the choice of power-off rapping is a function of the programming of the matrix board on the Field Select Modules. The control is based upon splitting the precipitator into two parts: Chambers 1 and 2, and chambers 3 and 4. Each part will be controlled in the same manner. However, they will be 180° out of phase. All four programming panels must be programmed the same to prevent two AVC's from being powered off at the same time. The master rapper control system consists of a single master panel which can control from 2 to 10 rapper panels. The master panel provides a single timing function for all the rapper panels. All the rapper panels proceed in unison to rap all the rappers in a field (up to 20 rappers). All rappers finish at exactly the same time, since they are all responding to the same timing signal.

1.2.1 Existing Equipment

1. Automatic Voltage Controllers

(a) SQ-300 which has the following functions:

- i. Primary Current Limit.
- ii. Analog Input Low Limit.
- iii. Primary Voltage Limit.
- iv. Secondary Current Limit.
- v. Secondary Voltage Limit.
- vi. Spark Quench.
- vii. Arc Quench.
- viii. Fast Ramp Time.
- ix. Spark Set Back.
- x. Spark Rate.
- xi. Search Ramp Rate.
- xii. SCR Firing Angle Limit.
- xiii. Secondary Peak Voltage Limit.
- xiv. Secondary Voltage Limit Type.

2. Rapper Controls

- (a) PRC-100 programmable Rapper Controller system which uses multiple micro-processors and micro-controllers to execute all necessary functions within the precipitator rapper system. These functions include: activating rappers, vibrators, and solenoids, and storing and retrieving data. The PRC-100 is able to read and act upon inputs, detect and control fault conditions, and

communicate with a local device or the system computer while communicating simultaneously with an operator through the keyboard and monitor.

3. Software

- (a) The computer is a win 2000 32bit OS.
- (b) WinRap v 1.2.2.40
- (c) DCSLinks v 1.01.70
- (d) WinDAC v 1.5.1.6
- (e) InPoine 2003 v 1.1.1.20

4. Communication

- (a) Data is communicated between Bailey's Multi-function Controller/Processor and a Modbus Protocol Device.
- (b) Serial data link with RS-485.
- (c) ABB symphony+ as OPC client; OPC slave PC running Kepware Kepserver

1.3 Bid Requirements

1.3.1 Data to be Submitted

1. Provide a detailed description or listing of the material and services the Contractor proposes to furnish including all equipment, performance data, scope of design and engineering, shop testing procedures and drawings and documents to be provided.
2. Include a description of any work that shall be completed by the owner or that shall be sub-contracted.
3. Provide a description of how the new system will interface with the existing systems and equipment from both a design and installation standpoint.
4. Provide a description of recommended construction plan requiring minimum plant outage duration, including recommended construction sequence, equipment installation requirements and degree of shop assembly.
5. Include expected man-hours to install each component for the equipment and systems being furnished.
6. Include a complete description of the equipment, design features description, drawings, brochures, operation and maintenance requirements, bills of material, and all requirements for customer supplied interface items.
7. Pricing shall include:
 - (a) All applicable material, equipment, licensing, and/or software.
 - (b) Labor
 - (c) Travel Expenses
 - (d) Living expenses
 - (e) Permits required

- (f) All shipping, delivery, and handling of equipment, tools, and material used for project shall be included in the bid.
- (g) Taxes NOTE: Platte Generating Station is not tax exempt and is subject to 7.5% sales tax. Refer to Nebraska Department of Revenue's web site:
www.revenue.state.ne.us

This pricing shall be itemized separately.

1.1.1 Contractor Qualifications

1. Qualified suppliers shall have a dedicated commitment to the power generation industry. Proof of commitment shall include continued investment in technology, long-term support on equipment and services provided, and an extensive knowledge of Electro- static Precipitator Controls.
2. Contractor shall be insured and bonded as required by the City of Grand Island and the State of Nebraska. Please see attached Insurance Requirements.
3. The Contractor shall provide at least three related projects to ensure capabilities of such project. If the Contractor/Bidder does not have ready references regarding said project, the Contractor shall (at its own expense) install and prove the technology is capable and will function to the standards set forth in this specification.
4. 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 requirements 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 sub- contractor or any person associated therewith, as an inducement for the award of a subcontract or order.

Responsibilities

2.1 Contractor Responsibilities

2.1.1 Site Visit

1. A pre-bid site visit shall be required. A site visit will allow the Contractor to become familiar with the existing equipment arrangement, clearances, measurement of

existing equipment and arrangement, obstructions, and other site conditions unique to Platte Generating Station. Failure to conduct the site visit will not relieve the Contractor's responsibility for providing equipment sized to fit within the physical limitations and meet the operational requirements of this specification.

The submittal of a bid shall be considered conclusive evidence that the bidder has examined the site and is aware of all conditions which may affect the bid, whether or not such conditions are evident or are referred to in this specification.

2. Site visits can be arranged by contacting:

Ryan Kruse (308) 385-5495
rkruse@giud.com

2.1.2 Other Requirements

1. Replace/Repurpose existing systems
2. Supply and install all hardware including but not limited to:
 - (a) New rapper controls and associated components.
 - (b) AVC controls and associated components.
 - (c) Communication and any associated apparatus.
 - (d) Software for control and monitoring. Any associated licensing.
 - (e) New PC and monitoring screens in Relay room (if required).
3. Supply new Tag names associated with the rapper and AVC controls and upgrade.
4. Contractor shall provide a time-frame for the pricing basis.
5. The Contractor is responsible for compliance with all of the detailed requirements in this specification. The contractor shall be responsible for determining any differences in the Standards listed and this specification and shall bring them to the Owners attention via writing. No deviations from this specification, its attachments, and references shall be permitted without a written request and subsequent written approval from the Owner.
6. The Contractor shall provide the services of a field engineer during the installation of their equipment. This individual shall be familiar with the design, construction, and installation of this equipment.
7. The Contractor is responsible for following all applicable OSHA regulations and plant safety regulations. Required PPE includes:
 - (a) Hard Hats
 - (b) Safety Glasses
 - (c) All-Leather, Steel-Toe or composite-Toe, Boots.
 - (d) Hearing protection (where required)
 - (e) FR clothing and PPE where required.

NOTE: All personnel working on-site will be required to view the plant's short safety presentation before commencing any work.

8. The Contractor shall provide training on the installed equipment to the selected personnel at Platte Generating Station to ensure proper operation with the new equipment and software. This training shall include the following:
 - (a) Training on the software that monitors and operates the two-hundred twenty-eight rappers and twenty automatic voltage controllers.
 - (b) Training on routine maintenance required for any of the installed equipment.

2.2 Owner Responsibilities

2.2.1 General

1. Provide construction power. Contractor will be required to provide their own tools, test equipment, consumables and all other equipment and material necessary to complete the project.
2. All shipment shall be sent to Platte Generating Station. The Contractor shall prepare all materials and articles for shipment in such a manner as to facilitate handling and to protect them from damage in transit and shall be responsible for and make good any and all damage due to improper preparation for loading and shipment. Boxes and crates shall have a packing list enclosed showing parts contained therein. Before shipment, all surfaces shall be coated or otherwise protected with an approved rust preventative. Parts requiring manual lubrication shall be lubricated before shipment.
3. Access to the plant will be available at all times and the Contractor may determine working hours. However, the plant staff will only be guaranteed to be available during normal working hours (7:00am - 3:30pm). There is one gate with a card access security system and the Contractor may request to use access cards rather than request entry and exit for each trip. In such a case, Contractors will be granted access cards. There is a 25.00 charge for each access card that is not returned when job is completed.
4. Any documents needed to assist in the hardware upgrade can be provided.
5. Any documents regarding the communication to the DCS can be provided (with limitations on security).

Specific Project Information

3.1 Project Schedule

3.1.1 Schedule of Events

1. The schedule should be determined such that it will be done in stages. The rapper controls upgrade shall be completed during outage. There is a four (4) week outage

planned for the Fall of 2020. If it is feasible to get all upgrades done in that time, then it shall be scheduled accordingly. In the event that more time is needed to complete the project, a schedule must be provided with expected completion dates for those remaining stages.

2. If the AVC upgrade can be done while online, a schedule shall be provided with details on the duration of the AVC being down and the quantity of AVC's that will be out. Please note that during this installation, at no point is the opacity to exceed our maximum. If it does, any fines or fees accrued will befall on the Contractor.
3. All work done during outage shall be done between October 22nd, 2020 through November 17th, 2020. These outage dates are subject to change.
4. All scheduled work not planned during outage is to be completed by December of 2020.
5. Contractor shall provide a detailed schedule of events with the time periods between receipt of a Contract to delivery and start-up of system.
6. Contractor should develop projected milestones. Such as:
 - (a) Kickoff meeting
 - (b) Delivery of hardware
 - (c) Rapper replacement
 - (d) AVC replacement
 - (e) Software installation
 - (f) Commissioning
 - (g) Training
 - (h) Punch-list completion

3.2 Project Architecture

3.2.1 Rapper Controls Hardware

The new rapper controls hardware shall be capable of the following:

1. Each Controller card shall be able to control any type of high current rapper and/or vibrator.
2. Detect and control fault conditions.
3. Control low current solenoid outputs for various apparatus's.
4. The Control boards shall be programmable as follows (minimum):
 - (a) Start/Stop time
 - (b) Intensity
 - (c) Alarm checks, fine tuning, adjusting trigger levels.
 - (d) Clock cycle adjustment.
 - (e) Default sequence or custom sequence.
 - (f) Changing Rapper lift levels.

- (g) Lift Calibration
- (h) Ethernet communication capable.

3.2.2 AVC Controls Hardware

1. Each AVC shall be compatible with the current silicon-controlled rectifiers and Integrated Gate Bipolar Transistor (IGBT).
2. Utilize an energy management programming capability with a default program in the result of a communication failure.
3. Ability to control the spark rate. Whether automatically or through a software program.
4. Alarm analysis and status indication.
5. Automatic and adjustable ramp rate.
6. Automatic or adjustable current/Voltage ratio.
7. Ability to control and detect back Corona.
8. Ability to interface with our control system (ABB Symphony+) through OPC or Mod- bus TCP.
9. Trending, reporting, historic data, and data acquisition.

3.2.3 Software Architecture

1. The Software shall interface with the control system (ABB Symphony+) for operation monitoring and alarm control.
2. The Software shall be programmable to do the following:
 - (a) Command and manage Automatic Voltage Controllers and Rapper controls.
 - (b) Trend data.
 - (c) Track and set limits for alarms.
 - (d) Set specific programs to be a default and/or Energy management that can be determined by an opacity reading.
3. Data Acquisition (with V/I curve capability)
4. Operating System shall be Windows 10 or newer.

3.2.4 PC Architecture

1. It is desired to have a rack mount PC in order to preserve space and to provide symmetry in Relay Room.
2. Computer shall have sufficient cores and clock speed for the system.

3. x64-based processor.(64-bit Operating System)
4. Minimum of 2 Ethernet ports.

3.2.5 Programmable Logic Controllers

1. Any PLC's implemented shall be of Rockwells Allen Bradley brand.

3.3 Upon Approval of Contract

3.3.1 Materials and Workmanship

1. Upon approval of Contract, the contractor shall adhere to the following:
 - (a) All equipment shall be new and of standard, commercial, first grade quality as to materials, workmanship, and design, in accordance with best manufacturing and engineering practice.
 - (b) Design and fabrication of all equipment shall be fully compatible with other plant systems and with the equipment that interfaces with the requirements of this scope and shall be proven service for its intended purpose.
 - (c) All fittings, fixtures, and other apparatuses shall be of approved manufacture and of first-grade quality.
 - (d) Materials shall be kept clean at all times and protected from weather and shall be free from excessive scale and rust.
 - (e) Workmanship shall be first class and shall be done by workmen skilled in their respected trade.

3.3.2 Upon Completion

- (a) Dimensional outlines, connection diagrams, one-line drawings, electrical schematics, and maintenance and removal diagrams must be included. These documents can be presented in a PDF format and/or hardcopy.
- (b) Any testing data that was completed during the commissioning of the project must be submitted.
- (c) Any Operational and Maintenance manuals regarding the equipment, material, software, or any other sections of the project, shall be included.
- (d) Submittal of Spare Parts Lists. This list shall be referenced to actual drawing numbers and Bill of Material, utilizing the same part identification number as used on item prices. The Contractor shall also identify which spare parts are required for commissioning and which parts are for routine maintenance. along with their replacement duration.

- (e) The contractor shall provide Datasheets, Bills of Materials, Installation Instructions, Installation Procedures, Spare Parts Lists, Startup Spare Parts Lists, Name- plate Lists, Procedures for Handling and Storage, Shipping lists, and Original Equipment Manufacturer supplier lists.

REQUEST FOR BIDS - SITE CONDITIONS

ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE

Site Visit: Bidders shall visit the site in order to inform themselves of the conditions under which the work is to be performed, concerning the site of the work, the nature of the existing facilities, the obstacles which may be encountered, the sequence of the work, and all other relevant matters concerning the work to be performed. No extra compensation shall be allowed by reason of the failure of such bidder to fully inform themselves of said site conditions prior to the bidding. The Contractor shall employ, so far as possible, such methods and means in the carrying out of their work as will not cause any interruption or interference with the City's operations and any other contractors.

A site visit may be arranged by contacting Ryan Kruse at 385-5495.

Signature of person visiting site: _____

Signature of Utilities personnel witnessing visit: _____

Date of Visit: _____

*Platte Generating Station / 1035 W. Wildwood Drive / Box 1968 / Grand Island, Nebraska 68802-1968
Phone (308) 385-5496 / FAX (308) 385-5353*

MINIMUM INSURANCE REQUIREMENTS
CITY OF GRAND ISLAND, NEBRASKA

The successful bidder shall obtain insurance from companies authorized to do business in Nebraska of such types and in such amounts as may be necessary to protect the Bidder and the interests of the City against hazards or risks of loss as hereinafter specified. This insurance shall cover all aspects of the Bidder's operations and completed operations. Failure to maintain adequate coverage shall not relieve Bidder of any contractual responsibility or obligation. Minimum insurance coverage shall be the amounts stated herein or the amounts required by applicable law, whichever are greater.

1. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

This insurance shall protect the Bidder against all claims under applicable State workers compensation laws. This insurance shall provide coverage in every state in which work for this project might be conducted. The liability limits shall not be less than the following:

Workers Compensation	Statutory Limits
Employers Liability	\$100,000 each accident
	\$100,000 each employee
	\$500,000 policy limit

2. BUSINESS AUTOMOBILE LIABILITY

This insurance shall be written in comprehensive form and shall protect the Bidder, Bidder's employees, or subcontractors from claims due to the ownership, maintenance, or use of a motor vehicle. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$ 500,000 Combined Single Limit
---------------------------------	----------------------------------

3. COMPREHENSIVE GENERAL LIABILITY

The comprehensive general liability coverage shall contain no exclusion relative to explosion, collapse, or underground property. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$ 500,000 each occurrence
	\$1,000,000 aggregate

4. UMBRELLA LIABILITY INSURANCE

This insurance shall protect the Bidder against claims in excess of the limits provided under employer's liability, comprehensive automobile liability, and commercial general liability policies. The umbrella policy shall follow the form of the primary insurance, including the application of the primary limits. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$1,000,000 each occurrence
	\$1,000,000 general aggregate

5. ADDITIONAL REQUIREMENTS

The City may require insurance covering a Bidder or subcontractor more or less than the standard requirements set forth herein depending upon the character and extent of the work to be performed by such Bidder or subcontractor.

Insurance as herein required shall be maintained in force until the City releases the Bidder of all obligations under the Contract.

The Bidder shall provide and carry any additional insurance as may be required by special provisions of these specifications.

6. CERTIFICATE OF INSURANCE

Satisfactory certificates of insurance shall be filed with the City prior to starting any work on this Contract. **The certificates shall show the City as an additional insured on all coverage except Workers Compensation. The certificate shall state that thirty (30) days written notice shall be given to the City before any policy is cancelled (strike the "endeavor to" wording often shown on certificate forms). If the Bidder cannot have the "endeavor to" language stricken, the Bidder may elect to provide a new certificate of insurance every thirty (30) days during the contract. Bidder shall immediately notify the City if there is any reduction of coverage because of revised limits or claims paid which affect the aggregate of any policy.**

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **THE BABCOCK & WILCOX COMPANY**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for bids to be published for ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE; and

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

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

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "Agreement" or the "Contract Documents";

1. This Contract Agreement.
2. City of Grand Island's Specification for this project.
3. The Babcock & Wilcox Company's bid signed and dated July 15, 2020.

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

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

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this Contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the Contract) of **One Hundred Seventy-Seven Thousand Seven Hundred Ninety and 80/100 Dollars (\$177,790.80)** for all services, materials, 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 - Materials	\$ 110,085.42
Base Bid - Labor	59,449.00
Sales Tax	<u>8,256.38</u>
Total	\$ 177,790.80

Option 1 Contractor

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

ARTICLE IV. The Contractor hereby agrees to act as agent for the City in purchasing materials and supplies for the City for this project. The City shall be obligated to the vendor of the materials and supplies for the purchase price, but the Contractor shall handle all payments hereunder on behalf of the City. The vendor shall make demand or claim for payment of the purchase price from the City by submitting an invoice to the Contractor. Title to all materials and supplies purchased hereunder shall vest in the City directly from the vendor. Regardless of the method of payment, title shall vest immediately in the City. The Contractor shall not acquire title to any materials and supplies incorporated into the project. All invoices shall bear the Contractor's name as agent for the City. This paragraph will apply only to these materials and supplies actually incorporated into and becoming a part of the finished product of the ELECTROSTATIC PRECIPITATOR CONTROLS UPGRADE.

ARTICLE V. That the Contractor shall start work as soon as possible after the Contract is signed and the required bonds and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Platte Generating Station, and complete the work on or before **November 17, 2020**.

ARTICLE VI. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this Contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this Contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

ARTICLE VII. 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.

THE BABCOCK & WILCOX COMPANY

By _____ Date _____

Title_____

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____
Mayor

Attest: _____
City Clerk

The Contract is in due form according to law and hereby approved.

Attorney for the City

Date _____

RESOLUTION 2020-182

WHEREAS, the City of Grand Island invited sealed bids for Electrostatic Precipitator Controls Upgrade, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on July 16, 2020, bids were received, opened and reviewed; and

WHEREAS, the Babcock & Wilcox Company of Newport News, Virginia, 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 \$177,790.80; and

WHEREAS, the bid of The Babcock & Wilcox Company, is less than the estimate for Electrostatic Precipitator Controls Upgrade.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of The Babcock & Wilcox Company in the amount of \$177,790.80, for the Electrostatic Precipitator Controls Upgrade, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-6

#2020-183 - Approving Bid Award - Precipitator Bottom Ash & Industrial Cleaning at Platte Generating Station - Fall 2020

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: August 11, 2020

Subject: Precipitator, Bottom Ash and Boiler Industrial Cleaning
– Fall 2020 Outage

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

Background

The electrostatic precipitator at the Platte Generating Station is the air quality control equipment used to remove coal ash particulates from the plant's boiler flue gas stream. Proper performance of this equipment is required as part of the plant's operating permit. Due to volume and characteristics of the coal ash, the precipitator must be grit blasted twice a year to remove ash build-up to allow the plant to remain below permitted emission levels. In addition to maintaining performance, removal of the ash deposits also allows an inspection of the precipitator internal surfaces and components.

The next outage is scheduled for October of this year. Specifications were developed by the plant maintenance staff for the removal of ash deposits throughout the precipitator and boiler including grit blasting of the electrostatic precipitator, bulk vacuuming of the associated ductwork and hoppers, and high pressure water wash of the bottom ash system.

Discussion

The specifications for the Precipitator, Bottom Ash and Boiler Industrial Cleaning - Fall 2020 Outage, were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on July 28, 2020. Specifications were sent to seven potential bidders and responses were received as listed below. The engineer's estimate for this project was \$180,000.00.

Bidder	Bid Amount
W-S Industrial Services, Inc., Council Bluffs, Iowa	\$ 200,474.75
Meylan Enterprises, Inc., Omaha, Nebraska	\$ 180,115.41
AIMS Companies, Scottsdale, Arizona	\$ 163,346.25

The bids were reviewed by Utility Engineering staff. All bids were in compliance with the specifications and had no exceptions. The bid from AIMS Companies is compliant with the specification and less than the engineer's estimate.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the bid of AIMS Companies, of Scottsdale, Arizona, as the low responsive bidder, with a bid in the amount of \$163,346.25.

Sample Motion

Move to approve the bid in the amount of \$163,346.25 from AIMS Companies for the Precipitator, Bottom Ash and Boiler Industrial Cleaning – Fall 2020 Outage.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: July 28, 2020 at 2:00 p.m.
FOR: Precipitator Bottom Ash & Industrial Cleaning-Fall 2020
DEPARTMENT: Utilities
ESTIMATE: \$180,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: July 13, 2020
NO. POTENTIAL BIDDERS: 7

SUMMARY

Bidder: AIMS Companies
Scottsdale, AZ
Bid Security: Argonaut Insurance Co.
Exceptions: None

Bid Price:	<u>Precipitator Abrasive Cleaning</u>	<u>Vacuum Services</u>	<u>Hydro-blast Services</u>
Material:	\$24,958.00	\$30,636.00	\$38,292.00
Labor:	\$12,336.00	\$28,672.00	\$17,056.00
Sales Tax:	<u>\$ 2,797.05</u>	<u>\$ 4,448.10</u>	<u>\$ 4,151.10</u>
Total Bid:	\$40,091.05	\$63,756.10	59,499.10

Total Base Bid: \$163,346.25

Bidder: W-S Industrial Services, Inc.
Council Bluffs, IA
Bid Security: Merchants Bonding Co.
Exceptions: None

Bid Price:	<u>Precipitator Abrasive Cleaning</u>	<u>Vacuum Services</u>	<u>Hydro-blast Services</u>
Material:	\$16,406.30	\$23,731.50	\$36,282.40
Labor:	\$24,680.60	\$49,278.66	\$35,917.58
Sales Tax:	<u>\$ 3,286.95</u>	<u>\$ 5,475.46</u>	<u>\$ 5,415.00</u>
Total Bid:	\$44,373.85	\$78,485.92	\$77,614.98
Total Base Bid:	\$200,474.75		

Bidder: Meylan Enterprises, Inc.
Omaha, NE
Bid Security: Universal Surety Co.
Exceptions: None

Bid Price:	<u>Precipitator Abrasive Cleaning</u>	<u>Vacuum Services</u>	<u>Hydro-blast Services</u>
Material:	\$ 5,500.00	\$31,215.00	\$42,110.00
Labor:	\$35,735.00	\$32,016.00	\$20,976.00
Sales Tax:	<u>\$ 3,092.63</u>	<u>\$ 4,742.33</u>	<u>\$ 4,731.45</u>
Total Bid:	\$44,327.63	\$67,973.33	\$67,817.45
Total Base Bid:	\$180,115.41		

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

P2215



Working Together for a
Better Tomorrow. Today.

BID SPECIFICATION PACKAGE

for

PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING – FALL 2020 OUTAGE

C 129343

Bid Opening Date/Time

Tuesday, July 28, 2020 @ 2:00 p.m.
City of Grand Island, City Hall
100 East 1st Street, P.O. Box 1968
Grand Island, NE 68802-1968

Contact Information

Lynn Mayhew, Assistant Utilities Director-Production
City of Grand Island – Utilities Department
Platte Generating Station
308/385-5496

Date issued: Friday, July 10, 2020

**ADVERTISEMENT TO BIDDERS
FOR
PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING-FALL 2020 OUTAGE
FOR
CITY OF GRAND ISLAND, NEBRASKA**

Sealed bids for Bottom Ash and Boiler Industrial Cleaning-Spring 2020 Outage will be received at the office of the City Clerk, 100 E. First Street, P.O. Box 1968, Grand Island, Nebraska 68802, until Tuesday, July 28, 2020 at 2:00 p.m. local time, FOB the City of Grand Island, freight prepaid. Bids will be publicly opened at this time in the Grand Island City Hall City Clerk's Office located on 1st floor of City Hall. Submit an original and three copies if submitting by mail. Bid package and any Addendas are 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 for a fee. Submitting through QuestCDN requires one original document of the bid to be uploaded. Bids received after the specified time will be returned unopened to sender.

The successful bidder 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. Successful bidder 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.

Each bidder shall submit with the bid a certified check, a cashiers' check, or bid bond payable to the City of Grand Island in an amount no less than five percent (5%) of the bid price which shall guarantee good faith on the part of the bidder and the entering into a contract within fifteen (15) days at the bid price if accepted by the City. **Your certified check, cashiers' check or bid bond must be submitted in a separate envelope attached to the outside of the envelope containing the bid.** Each envelope must be clearly marked indicating its contents. **Failure to submit the necessary qualifying information and correct number of copies in clearly marked and separate envelopes will result in your bid not being opened or considered.** Only surety companies authorized to do business in the State of Nebraska may issue bid bonds.

Bids will be evaluated by the Purchaser based on price, schedule, quality, adherence to schedule, plan and specifications, economy and efficiency of operation, experience and reputation of the bidder, ability, capacity, and skill of the bidder to perform contract required and adaptability of the particular items to the specific use intended.

The Purchaser reserves the right to reject any or all bids, to waive irregularities therein, and to accept whichever bid that may be in the best interest of the City, at its sole discretion.

No bidder may withdraw his/her bid for a period of thirty (30) days after date of bid opening.

RaNae Edwards, City Clerk

Advertised

(All bids must be submitted on this form)

PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING
FALL 2020 OUTAGE
BID DATA FORM

CITY OF GRAND ISLAND
GRAND ISLAND, NE

The undersigned Bidder, having examined all specifications and other bidding documents, and all addenda thereto, and being acquainted with and fully understanding all conditions relative to the specified materials and equipment, hereby proposes to provide all necessary supervision, materials, equipment, and labor to provide industrial cleaning services, consisting of an grit blasting in the precipitator, rodding and vacuum in the superheat, high pressure water blasting and line moling in the bottom ash system and SDA, and vacuum cleaning throughout Platte Generating Station FOB the City of Grand Island, freight prepaid, at the following price:

<u>ITEM DESCRIPTION</u>	Precipitator Abrasive Cleaning (Firm fixed pricing)	Vacuum Services (Lump sum-T&M)	Hydro-blast Services (Lump sum-T&M)
Material	\$ _____	\$ _____	\$ _____
Labor	\$ _____	\$ _____	\$ _____
Applicable Sales tax*	\$ _____	\$ _____	\$ _____
Base Bid	\$ _____	\$ _____	\$ _____
Total Base Bid	\$ _____		

* If bidder fails to include sales tax in their bid price or takes exception to including sales tax in their bid price, the City will add a 7.5% figure to the bid price for evaluation purposes; however, the City will only pay actual sales tax due. **The State of Nebraska Department of Revenue has determined that building cleaning and maintenance services are taxable on both materials and labor.**

☐ EXCEPTIONS: By checking this box, Bidder acknowledges there are Exceptions or Clarifications noted to the bid, and those exceptions are fully explained on a separate sheet, clearly marked, and attached to the Bid Data Form.

☐ By checking this box, Bidder acknowledges the specified completion date of the project is **October 27, 2020**.

Bidder Company Name _____ Date _____

Company Address _____ City _____ State _____ Zip _____

Print Name _____ Signature _____

Email: _____ Telephone No. _____

According to Nebraska Sales and Use Tax Requirements, Section 1-017, Contractors, check which option you have selected to file with the Nebraska Department of Revenue:

Option 1 (Section 1-017.05)_____ Option 2 (Section 1-017.06)_____ Option 3 (Section 1-017.07)_____

If the Nebraska sales and use tax election is not filed or noted above, the contractor will be treated as a retailer under Option 1 for sales and use tax purposes.

☐ By checking this box, Bidder acknowledges that Addenda Number(s) _____ were received and considered in Bid preparation.

If Bidder supplies individual unit pricing information as supplemental pricing to the base material and labor cost above, said individual pricing is proprietary information and should not be released under a public records request. The total amount of the bid is not considered proprietary information and will be released pursuant to City Procurement Code.

CHECKLIST FOR BID SUBMISSION
FOR
PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING-FALL 2020 OUTAGE

Bids must be received by the City Clerk before 2:00 p.m. on Tuesday, July 28, 2020.

The following items must be completed for your bid to be considered.

- ☐ Submittal of bid documents:
 - ☐ **Option 1 – Mailing:** A signed original and three (3) copies of the bidding documents. Failure to submit the correct number of copies may result in your bid not being considered.
 - ☐ Note: Your certified check, cashiers check or bid bond should be clearly marked in a separate envelope attached to the signed original bid.
 - ☐ **Option 2 – QuestCDN (online):** Purchase the bid specification through QuestCDN. Upload the signed original of the Bid Data Form, along with any supporting material required to meet the bid specification through QuestCDN. Upload your bid bond online through QuestCDN. *Bidders using Certified check or Cashiers' Check must mail said check to the office of the City Clerk no later than the scheduled bid opening date and time and clearly marked with the project name.*
- ☐ Bidders must complete and sign the Bid Data Form provided in these Documents. All blank spaces must be filled in. Bidders shall acknowledge receipt of any Addenda information on the Bid Data Form.
- ☐ A certified check, cashiers' check or bid bond in a separate envelope attached to the **outside of the envelope containing the original bid**. Each envelope must be clearly marked indicating its contents. Failure to submit the necessary qualifying information in clearly marked and separate envelopes will result in your bid not being opened.
- ☐ Selection of Nebraska Sales Tax Option.
- ☐ A reference list of at least three (3) projects of similar scope and complexity.
- ☐ A summary of the experience of the Job Superintendent proposed for this project.
- ☐ If alternative cleaning methods are proposed, other than as generally described herein, full and complete descriptions with separate pricing for the optional utilization of such proposed methods, including references where the system has successfully been used.
- ☐ A copy of your OSHA compliant Confined Space Procedure and Respiratory Protection Procedure, and proof that workers have successfully completed respiratory fit testing and pulmonary function testing and have been trained for confined space entry.
- ☐ Precipitator/: Firm lump sum fixed pricing; firm unit pricing in case adjustments are necessary, and breakout of sales tax pricing.
- ☐ Vacuum/Hydro-blasting: Firm lump sum time and material pricing; firm unit pricing in case adjustments are necessary, and breakout of sales tax pricing.
- ☐ A proposed schedule.
- ☐ A detailed breakdown of the individual bid amounts in the same format as will be used for daily time sheets and final billing.
- ☐ Acknowledgment of Addenda Number(s) _____.
- ☐ Time is of the essence: Provide all other proposed terms and conditions which will be in effect during the performance of the work as a separate attachment with the bid. Any exceptions the bidder wishes to take regarding the Owners specifications and contract documents must be submitted with the bid.

Please check off each item as completed to ensure compliance. If you have any questions, please feel free to contact our office prior to the bid opening date/time.

INSTRUCTIONS TO BIDDERS

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 Bid Data Form.

3. PREPARATION OF BIDS.

Bidders shall use only the Bid Data Form provided in these Documents. All blank spaces in the Bid Data Form must be filled in, preferably in BLACK ink, in both words and figures where required. No changes to the wording or content of the forms is permitted. Written amounts shall govern in case of discrepancy between the amounts stated in writing and the amounts stated in figures.

Prices stated shall be f.o.b. with freight and full insurance paid by Bidder, to the job site located in Grand Island, Nebraska.

The Bidder shall acknowledge receipt of all Addenda in the Bid Data Form. Bids received without acknowledgement or without the Addendum enclosed will be considered informal.

Individual unit pricing as listed on the Bid Data Form or supplied as supplemental information may be deemed proprietary information and not be released under a public records request. The total amount of the bid is not considered proprietary information and will be released pursuant to City Procurement Code.

4. SUBMISSION OF BIDS.

All Bids must be submitted intact with the correct number of copies no later than the time prescribed, at the place, and in the manner set forth in the ADVERTISEMENT FOR BIDS. Bids must be made on the Bid Data Form provided herein. Each Bid mailed 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.

5. BID SECURITY.

Bids must be accompanied by cash, a certified check, or cashier's check drawn on a bank which is insured by the Federal Deposit Insurance Corporation, or a bid bond issued by a Surety authorized to issue such bonds in the state where the Work is located, in the amount of 5 percent of the bid amount payable to OWNER. This bid security shall be given as a guarantee that the Bidder will not withdraw their Bid for a period of **thirty (30) days after** bid opening, and that if awarded the Contract, the successful Bidder will execute the attached Contract and furnish a properly executed Performance Bond and Payment Bond, each in the full amount of the Contract price, within the time specified.

The Attorney-in-Fact that executes this bond on behalf of the Surety must attach a notarized copy of his/her power of attorney as evidence of his/her authority to bind the Surety on the date of execution of the bond. Where State Statute requires, certification by a resident agent shall also be provided.

6. RETURN OF BID SECURITY.

Within fifteen (15) days after the award of the Contract, the OWNER will return the bid securities to all Bidders whose Bids are not to be further considered in awarding the Contract. All other retained bid securities will be held until the Contract has been finally executed, after which all bid securities, other than Bidders' bonds and guarantees which have been fortified, will be returned to the respective Bidders whose Bids they accompanied.

7. BASIS OF AWARD.

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

Delivery time	Conformance with the terms of the Bid
Bid price	Documents
Cost of installation	
Suitability to project requirements	Responsibility and qualification of Bidder

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

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

9. PERFORMANCE AND PAYMENT BONDS.

The successful Bidder shall file with the OWNER Performance and Payment Bonds in the full amount (100 percent) of the Contract price, as security for the faithful performance of the Contract and the payment of all persons supplying labor and materials for the Work under this Contract, and to cover all guarantees against defective workmanship or materials, or both, for a period of one (1) year after the date of final acceptance of the Work by the OWNER. The Surety furnishing these bonds shall have a record of service satisfactory to the OWNER, be authorized to do business in the State where the OWNER's project is located and shall be named on the current list of approved Surety Companies, acceptable on Federal bonds as published by the Audit Staff, Bureau of Accounts, U.S. Treasury Department.

The Attorney-in-Fact (Resident Agent) who executes these bonds on behalf of the Surety must attach a notarized copy of his/her power-of-attorney as evidence of his/her authority to bind the Surety on the date of execution of the bond.

10. TIME OF COMPLETION.

The time of completion of the Work to be performed under this Contract is the essence of the Contract. The time allowed for the completion of the Work is stated in the Bid Data Form.

11. 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.

12. FISCAL YEAR.

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

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **[SUCCESSFUL BIDDER]**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for bids to be published for *PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING-FALL 2020 OUTAGE*; and

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

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

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "Agreement" or the "Contract Documents";

1. This Contract Agreement.
2. City of Grand Island's Specification for this project.
3. **[NAME OF SUCCESSFUL BIDDER]** bid signed and dated **[DATE OF BID]**.

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

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

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this Contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the Contract) of **[DOLLAR AMOUNT] (\$00.00)** for all services, materials, 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:

	Precipitator Abrasive Cleaning (Firm fixed pricing)	Vacuum Services (Lump sum-T&M)	Hydro-blast Services (Lump sum-T&M)
Material	\$ _____	\$ _____	\$ _____
Labor	\$ _____	\$ _____	\$ _____
Applicable Sales tax*	\$ _____	\$ _____	\$ _____
Base Bid	\$ _____	\$ _____	\$ _____
Total Base Bid	\$ _____		

Contractor Tax Option _____. The State of Nebraska Department of Revenue has determined that building cleaning and maintenance services are taxable on both materials and labor.

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

ARTICLE IV. The Contractor hereby agrees to act as agent for the City in purchasing materials and supplies for the City for this project. The City shall be obligated to the vendor of the materials and supplies for the purchase price, but the Contractor shall handle all payments hereunder on behalf of the City. The vendor shall make demand or claim for payment of the purchase price from the City by submitting an invoice to the Contractor. Invoices can be presented hard copy or via email to billing@giud.com. Title to all materials and supplies purchased hereunder shall vest in the City directly from the vendor. Regardless of the method of payment, title shall vest immediately in the City. The Contractor shall not acquire title to any materials and supplies incorporated into the project. All invoices shall bear the Contractor's name as agent for the City. This paragraph will apply only to these materials and supplies actually incorporated into and becoming a part of the finished product of the precipitator, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING-FALL 2020 OUTAGE.

ARTICLE V. That the Contractor shall start work as soon as possible after the Contract is signed and the required bonds and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Platte Generating Station, and complete the work on or before **October 27, 2020**.

ARTICLE VI. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this Contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to

contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this Contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

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

[SUCCESSFUL BIDDER]

By _____ Date _____

Title _____

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____

Mayor

Attest: _____

City Clerk

The Contract is in due form according to law and hereby approved.

Attorney for the City

Date _____

REQUEST FOR BIDS - GENERAL SPECIFICATIONS

The Bid shall be in accordance with the following and with all attached BID DATA and DETAILED SPECIFICATIONS.

All prices are to be furnished and installed FOB, 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.** * If bidder fails to include sales tax in their bid price or takes exception to including sales tax in their bid price, the City will add a 7.5% figure to the bid price for evaluation purposes; however, the City will only pay actual sales tax due.

Mailed bids shall include the following on the **outside** of the mailing envelope: **“Precipitator, Bottom Ash and Boiler Industrial Cleaning-Fall 2020 Outage”**. All bids submitted by mail must include **an original and three copies** of the bid. The bid specification and on-line bidding forms are also available 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. If submitting through QuestCDN, **one** original document of the bid is required to be uploaded. No verbal bids will be considered. All sealed bids are due no later than Tuesday, **July 28, 2020 at 2:00 p.m. local time.** to:

Mailing Address: City Clerk
City Hall
P. O. Box 1968
Grand Island, NE 68802-1968

Street Address: City Clerk
City Hall
100 E. First Street
Grand Island, NE 68801

Bids will be opened at this time in the City Hall City Clerk’s Office located on 1st floor of City Hall. Any bid received after the specified date will not be considered.

Bids will be evaluated by the Purchaser based on price, schedule, quality, adherence to schedule, plan and specifications, economy and efficiency of operation, experience and reputation of the bidder, ability, capacity, and skill of the bidder to perform contract required and adaptability of the particular items to the specific use intended.

The successful bidder 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 equipment and materials must be new, the latest make or model, unless otherwise specified. Prior to approving the invoice for payment, the City reserves the right to thoroughly inspect and test the equipment to confirm compliance with specifications. Any equipment or material which does not meet the City’s requirements will be returned at vendor’s expense for correction. The invoice 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.

Each bidder shall submit with the bid a certified check, a cashier's check, or bid bond payable to the City of Grand Island in an amount no less than five percent (5%) of the bid price which shall guarantee good faith on the part of the Bidder and the entering into a contract within fifteen (15) days at the bid price if accepted by the City. **Your certified check, cashier's check or bid bond must be submitted in a separate envelope attached to the outside of the envelope containing the bid.** Each envelope must be clearly marked indicating its contents. Failure to submit the necessary qualifying information and correct number of copies in clearly marked and separate envelopes will result in your bid not being opened or considered. Only surety companies authorized to do business in the State of Nebraska may issue bid bonds.

Successful bidder shall comply with the City's insurance requirements; performance and payment bonds are required for this project as outlined in the Detailed Specifications and Instructions to Bidders. All bids shall be valid for at least thirty (30) working days after the bid deadline for evaluation purposes.

All bids must be on the bid form and 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 Bid. Any changes that are found made to the original bid specification, 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.

PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING
Fall 2020 OUTAGE
DETAILED SPECIFICATION

SCOPE: The Contractor shall provide all necessary supervision, materials, equipment, and labor to provide industrial cleaning services at the Platte Generating Station (PGS). This scope will generally consist of grit blasting in the precipitator, rodding and vacuum in the superheat, high pressure water blasting and line moling in the bottom ash system and Spray Dry Absorber (SDA) and vacuum cleaning throughout the power station.

This contract will be awarded to a single prime Contractor for the full scope of services. The Contractor shall provide a qualified Superintendent who shall be responsible for coordinating all aspects of the specified scope of work, including coordination of all work provided by such subcontractors as may be utilized by the prime Contractor and coordination with other work in progress performed by PGS and such other contractors as may be on site.

DESCRIPTION: The Platte Generating Station is located at 1035 W. Wildwood Drive, two (2) miles south of Grand Island, Nebraska. The plant entrance is located two (2) miles south of U.S. Highway 34 and 1 ½ miles east of U.S. Highway 281.

The Unit 1 steam generator is a tangential fired, natural circulation, superheat/reheat, pulverized coal-fired boiler manufactured by ABB-CE (CE Contract No. 13477). The steam generator produces 765,000 lb/hr (MCR) of steam at 1000 F and 1800 psi which is delivered to a 100,000 kw steam turbine. The unit uses Powder River Basin Coal from various mines in the basin.

The electrostatic precipitator is a hot-side precipitator designed by Joy-Western Precipitator, and is described as follows:

<u>Item</u>	<u>Quantity</u>
Discharge Electrodes	7120
Collecting Plates	640
Plate Size	9' x 30'
Ash Hoppers	15 (Contractor shall clean 12 precipitator hoppers and 3 economizer hoppers)
Overall height	36' (excluding hoppers)
Overall width	97'
Distance from grade	62' (to top of precipitator hoppers)

Precipitator Abrasive Cleaning

The Contractor shall furnish all necessary materials, supplies, tooling, equipment and labor, including but not limited to material handling, blasting and cleaning equipment, compressed air, blasting media, materials, sundries and personal protective equipment for its employees. Electrical power will be available at the plant site.

The Contractor shall blast clean all collecting plates, electrodes, inlet and outlet distribution plates, both the perforated plates and zig zag plates and the internal structural steel. The contractor's personnel, equipment, procedures and practices must accomplish the ash removal without damage to the base metals, wires and collector plates. Only well trained, experienced and qualified personnel shall be used.

It is approximately 10 feet from the internal walkways to the perforated plates on both the inlet and the outlet fields. The contractor shall provide such hose to nozzle pipe extensions as may be required to thoroughly clean the perforated plates from the internal walkway access.

Adequate manpower, hoses and equipment shall be provided to assure the precipitator abrasive cleaning is accomplished within the 24-hour blasting period as scheduled, currently estimated as from noon October 20, 2020 to noon October 21, 2020. Inspections of the precipitator work by plant personnel will be no earlier than 7:00 a.m. October 21, 2020.

The precipitator ash hoppers will be emptied by plant personnel prior to the Contractor beginning work. Hopper doors will be closed by plant personnel prior to the commencement of Contractor cleaning operations unless such doors have been tagged open through the issuance of a red tag by the Owner's equipment tag out authority. Immediately prior to blasting, the Contractor shall contact the Owner's representative and review the status of equipment access doors.

A suitable grade of Black Beauty shall be used as the media. The Contractor shall have enough media on site to complete the work; including a margin of extra media should the work require an extended effort. Unused media shall remain the property of the Contractor and will be removed by the contractor on demobilization from the site.

Alternate blast media proposals may be submitted only as an option to the use of Black Beauty and will be considered at the sole discretion of the Utility. Information regarding source of media, MOH scale hardness, mesh size and mean particle size, required air blasting pressure **shall be provided with the bid** for both the Black Beauty and any proposed alternates.

The precipitator shall have all ash removed to bare metal without causing damage to electrodes, plates, fasteners, or structures, resulting in a 95% ash removal efficiency. Any remaining residual ash deposits where blast cleaning fails to remove the material, the Contractor shall utilize other methods of ash removal that accomplish the remaining cleaning without damage to the components and as are acceptable to the PGS designated representative. These cleanliness criteria will only be applied as an expected removal efficiency of the ash deposits from all surfaces and will not be applied to any remaining mill scale, rust, discoloration or other surface abnormalities of the underlying steel.

Vacuum Services:

Precipitator Vacuum Cleaning

The Contractor shall vacuum all accumulated ash and media from the precipitator, precipitator hoppers, gas outlet and inlet flue areas, and other areas of work performed by the Contractor as described herein and dispose into on-site disposal areas. Any ash which is spilled by the Contractor onto the precipitator building floor or surrounding areas shall be fully cleaned by the Contractor. There are clean-out taps connected to the precipitator hoppers and ash removal lines.

Ductwork Vacuum Cleaning

Vacuum work in the ducts shall generally consist of removing all ash from all boiler hot air ducts and boiler gas ducts, including:

- Air heater air side exit through wind box, to each aux air corner duct, and through each horizontal duct to up to the vertical drop for each mill.
- The economizer ash hoppers and economizer gas exit duct work to each of four (4) precipitator inlet ducts and inlet nozzles up to the zig zag inlet distribution plates.
- Precipitator outlet plenum and duct to air heater gas inlet.
- Air heater gas outlet hoppers.
- Flue gas exit duct from the ID fan to the SDA.
- One (1) SDA Hopper
- Flue gas duct from the SDA to the Fabric Filter.
- Six (6) fabric filter Hoppers.
- Fly ash collects on the gas distribution devices, perforated plates and zig zag plates within the inlet and exit transition sections of the precipitator and accumulates on the sloped floors. Whereas all of the distribution

plates must be blast cleaned, the contractor shall be responsible for staging and coordinating the vacuum work in these areas accordingly. The inlet and outlet transitions shall have all ash removed and the gas passages of the distribution plates shall be 100% opened and free of ash accumulations.

Additional Vacuum Cleaning Areas

Additional wet and dry vacuum efforts typically occur during the outage, such as:

- Boiler Penthouse floors and dead air spaces in the upper boiler arch.
- The cooling tower basin will be cleaned and washed down by plant personnel and the wastewater vacuumed out by the Contractor.
- The bottom ash sump pit will be vacuumed out to remove all slag build up from the pit.
- The blowdown tank will be power washed and vacuumed out.
- Wet vacuum may be needed to assist with the cleaning of the settling tanks

SDA and Swirler Vane Wash Vacuum Support

The Spray Dry Absorber and three Swirler Vanes at the top of the SDA that periodically get plugged up with lime ash. The Contractor's hydro blast crew will be tasked with hydro-jetting those vanes. The plant will also be fire hosing the interior of the SDA walls. The plant will have a dumpster with a liner located at the bottom of the SDA to catch lime ash and water from these cleaning processes. The Contractor shall vacuum all lime ash and water from the dumpster for disposal on site.

Hydro-blasting Services:

The hydro-blasting work areas generally consists of the below listed items. Each area shall be inspected and determined if cleaning is needed by plant personnel.

- Settling and surge and pump manifolds on top of dewatering bins.
- Upper, middle, and lower dewatering bin screens and tank walls.
- Drip pans at bottom of both bins.
- Lower dewatering legs.
- Bottom ash hopper fluting lines.
- Bottom ash hopper water boxes.
- Slope flush headers to bottom ash hoppers.
- Fan room drains out to manhole.
- Bottom ash floor drains to manhole.
- Mechanical exhaust room drain.
- Low pressure ash sluice line suction and supply lines from pump to building, header at bottom of boiler on seal trough, and before seal trough.
- Surge and settling tank sludge return in bottom ash building.
- Flushing header at the bottom of the boiler.
- Blow down tank drain header to manhole.
- Floor drains that are plugged.
- Bottom ash sluice line drain to bottom ash sump.
- Air heater hot side gas hoppers to manhole (which will need to be done before water blasting air heater).
- Manhole by precipitator transformers to surge tank overflow manhole.
- Mechanical exhaust room floor drain to bottom ash drains.
- Dewatering bin drain lines.
- Slope nozzle legs if needed (both hoppers).
- Lime auger drop chutes

Swirler vane wash

The Spray Dry Absorber and three Swirler Vanes at the top of the SDA periodically get plugged up with lime ash. The Contractor's hydro blast crew will be tasked with manually hydro-jetting those vanes and the transition duct above the vanes with lower pressure hand held wands. Access to the vanes is through the SDA inlet duct at the top of the SDA. The plant will have a dumpster with a liner located at the bottom of the SDA to catch lime ash and water from the cleaning process.

Tools needed for all of the hydroblast work include but are not limited to:

- A minimum of two high pressure, high volume water pumps and blasting systems capable of a minimum 20 gpm at 20,000 psi and a minimum 100gpm at 10,000 psi, BJV blasting nozzles, 1" pipe nozzle, 6" pipe nozzle, 200' of blasting hose, supply hose from truck to foot pedal, and shot gun blaster.
- Rodding equipment suitable for removal of the ash and slag in designated areas.

The Contractor's pumping equipment shall have the full pressure and flow capabilities required to provide an effective cleaning of the dewatering bins and other hard ash buildups.

REQUIREMENTS: If the Contractor proposes alternative cleaning methods for consideration by the Owner other than as generally described herein for any portion of the work, full and complete descriptions **must be included with the bid** with separate pricing for the optional utilization of such proposed methods. References where the system has successfully been used must be included.

Bidder is solely responsible for obtaining any and all clarifications to this specification as may be required for the Bidder to submit an accurate and complete bid proposal.

NOTE: No ash or diesel fuel will be permitted to be spilled on equipment, structures, plant site grounds, or roads. The contractor shall maintain its equipment in top working condition to eliminate fluid leaks and equipment breakdowns that could delay the progress of the work. The contractor is responsible for having on site the capability to take any and all extraordinary measures to fully contain and clean up any and all leaks from the contractor's equipment as well as to implement any and all necessary repairs to equipment as required to eliminate and avoid such leaks from further occurrence. The Contractor is responsible for clean up of all spilled ash and any diesel fuel spilled from equipment fueling operations. Upon completion, the Contractor shall leave the premises in a neat and clean condition with respect to his own operation.

Contractor will coordinate closely with PGS personnel on execution of all phases of the work and all safety requirements, including but not limited to:

- Provide information on all employees arriving at PGS
- Lock Out/Tag Out
- Confined Space Entry
- PGS Equipment Operation, such as fans and dampers
- Scheduling sequence of work scope items and related plant system preparations for work execution
- Inspections of completed work

QUALIFICATIONS: The Contractor shall be a firm specializing in the provision of services as outlined within this scope for large-scale utility precipitators and boilers used in the electric power industry. The Contractor shall substantiate its experience through the submittal of three (3) similar projects' **reference list with the bid**. The Contractor will be expected to perform the work without the assistance of Platte Generating Station personnel or tools, and comply with plant safety regulations and equipment lockout/tag out procedures.

SUPERINTENDENT: The Contractor shall provide well qualified supervisor(s) and a Job Superintendent who will fully direct all field operations for the duration of the project, serve as liaison to the Owner's designated

representatives, be fully authorized to make any and all decisions affecting the work in the field and coordinate activities between the Contractor and its subcontractors, if any. A summary of the experience of the Superintendent proposed for this project shall be **provided with the bid**.

INSPECTION: All work performed by the contractor will be inspected by the owner's designated representative or other assigned plant personnel upon notification by the Contractor that the contractor considers that portion of the work completed. The Contractor will be required to re-clean any areas in which bare metal cleanliness was not achieved or ash accumulations remain.

SCHEDULES: The PGS 2020 Fall Outage is currently scheduled for October 19, 2020 through November 19, 2020. Though these dates are fairly firm, they remain subject to change based upon changing conditions relative to the needs of the Grand Island Utility, schedule coordination with other outage work, as well due as outside influences typical of the industry. The overall schedule as related to this base work scope is currently estimated to be executed as follows:

10/19/2020	PGS unit is scheduled to be taken off-line at approximately 10am Contractor may mobilize for staging of equipment and making all preparations required for grit blasting of the precipitator. Mobilize Vacuum equipment for work to begin morning of 10/19/2020. Mobilize Hydro blasting equipment for work to begin morning of 10/19/2020.
10/20/2020	Precipitator is released 24 to 30 hours after the unit is removed from service. Blast cleaning of precipitator may begin at approximately noon. Set up vacuum 1 for wet vac at cooling tower followed by other accessible boiler areas.
10/21/2020	Complete the blast cleaning of the precipitator by noon. Teardown and demobilize precipitator blast cleaning.
10/21-22/2020	Set up vacuum 1 for dry vacuuming the precipitator hoppers.
10/23/2020	Set up hydro blasting equipment and begin hydro blasting on bottom ash bins. Finish Vacuum of precipitator hoppers and move Vacuum 1 to Precipitator outlet duct. Set up vacuum 2 for dry vac of the SDA outlet duct/AQCS ducts and fabric filter hoppers.
10/24/2020	Move hydroblast equipment to SDA for washing SDA Inlet duct, swirler vanes, slaking system and slurry tank. Plant personnel will fire hose the SDA walls. Set up vacuum 2 for wet vac of SDA wash water and slurry tank. Move Vacuum 1 to dry vac economizer hoppers and duct.
10/25/2020	After SDA work is complete, move hydroblast equipment to hydro bins to finish bins and line moling. Vacuum 1 finish Economizer hoppers and ducts Vacuum 2 finish SDA work and move to wet vac surge tank cleaning
10/26/2020	Vacuum 1 on SH Rodding, Vacuum 2 on track coal spills. Hydro on bottom ash system and line moling
10/27/2020	Hydro Blowdown tank, drains, misc Vacuum 1 on blowdown tank, drains, misc Vacuum 2 track coal spills, misc All work completed, demobilize by end of shift.

To accomplish all vacuum work in the time available, two (2) vacuum trucks will be required, working simultaneously during the outage from 10/19/2020 – 10/26/2020, on the 12 hour day shifts only, for a total of 8 days or ninety-six (96) crew/equipment service hours on each of two trucks.

To accomplish all hydro blasting work in the time available, contractor will use one of the two (2) pump systems at any given time, depending on requirements, during the outage from 10/20/2020 – 10/27/2020, on the 12 hour day shifts only, for a total of 8 days or ninety-six (96) crew/equipment service hours.

SAFETY: The Contractor is an Independent Contractor required to follow their OSHA regulations for work in areas that are contaminated with fly ash and for areas that may be considered as confined spaces. NOTE: All contractors must submit **with the bid** a copy of their OSHA compliant Confined Space Procedure and Respiratory Protection Procedure. The Contractor will be required to provide proof that workers have successfully completed respiratory fit testing and pulmonary function testing and have been trained for confined space entry.

The Contractor shall be responsible for compliance with all safety practices as required by the regulatory agencies governing the Contractor's operations as well as any and all safety requirements of the Contractor's organization and shall submit historical evidence of such compliance. All personnel working on site will be required to participate in the plant's safety orientation prior to performing any work on site at PGS.

The plant has an equipment lockout/tag out procedure to prevent the unauthorized starting of motors and the unauthorized movement of valves and dampers. The Contractor is required to use the procedure and add its own locks/tags on top of the plant lock/tags if required. *Removal of plant locks/tags is not allowed and is cause for removal from the plant site.*

OWNER PROVISIONS: Platte Generating Station (PGS) will provide:

- An owner's designated representative for on-site coordination with PGS.
- Safety orientation for all contractor employees as related to PGS site safety considerations.
- Dumpsters for trash and debris.
- Portable toilet facilities with hand wash stations.
- Potable water source for contractor's drinking water containers.
- Designated contractor parking on site.
- Electrical service connections for job trailers and equipment.
- The bottom ash system will be open and inspected by plant personnel for contractor to clean.

SITE ENTRY: There is no separate contractor entrance at the Platte Generating Station. There is one gate with a card access security system and the Contractor may request to use access cards to gain entry rather than request entry and exit each trip. There is a \$25.00 charge for all access cards that are not returned.

SERVICE RATES: The Contractor **shall include in the Bid:**

Precipitator

A firm, lump sum fixed price including any and all costs associated with the Precipitator Abrasive Cleaning portion of work including, but not limited to, all expenses, equipment, travel and mileage, per diems, labor, mobilization and demobilization, setup and teardown of equipment, subcontractors, blast media and sundries. The base bid shall be based on use of Black Beauty and any alternative media must be proposed separately as an alternate, along with all information regarding the alternate media necessary for the owner, at its sole discretion, to make a determination as to the suitability of the media for use in this application.

Vacuum

A lump sum, time and material, not to exceed price for two (2) vacuum trucks working simultaneously for ninety-six (96) service hours each including any and all costs associated with the Vacuum Cleaning Services portion of the work including, but not limited to, all expenses, equipment, travel and mileage, per diems, labor, mobilization and demobilization, subcontractors, set up and tear down of equipment, supplies and sundries. Daily Time Sheets and job logs must be completed to accurately document the service hours. Separate T&M costs shall be provided that represents the variable cost adjustment for more or fewer service hours from the base 96 hours.

Hydro blasting

A lump sum, time and material, not to exceed price based on ninety-six (96) service hours of all inclusive water blasting services including any and all costs associated with the High Pressure water blast cleaning and line cleaning portion of the work including, but not limited to, all expenses, equipment, travel and mileage, per diems, labor, mobilization and demobilization, subcontractors, supplies and sundries. Daily Time Sheets and job logs must be completed to accurately document the service hours. Separate T&M costs shall be provided that represents the variable cost adjustment for more or fewer service hours from the base 96 hours.

Bid Detail Submittal

In addition, the bidder shall submit separate detailed breakdowns of the individual bid amounts in the same format as will be used for daily time sheets and ultimately for final billing. The bidder may use the attached spreadsheet format or their own comparable format for the bid detail submittal.

The Precipitator Blast Cleaning is a firm bid and will not be adjusted for final billing other than for delays caused by the owner.

Mobilization and demobilization charges for the vacuum and hydro-blast services as submitted with the bid detail will be considered firm and will not be adjusted for final billing.

No adjustments will be made for personnel downtime, or equipment downtime resulting from the contractors own scheduling of personnel and equipment.

No adjustments will be made for additional labor, equipment or expenses incurred in the performance of the specified base scope of work as submitted in the bid detail.

T&M Rates

The Bid shall also include, as a separate T&M rate attachment, firm unit pricing for all labor, equipment, sundries **and expenses reflecting the charges to be used in billing the T&M portions of the work as well as for making any** adjustments that may be required for new work scope additions, additional services other than what is required in this specification or reductions in the same.

Terms and Conditions

Provide all other proposed terms and conditions which will be in effect during the performance of the work as a separate attachment **with the bid**. Any exceptions the bidder wishes to take regarding the Owners specifications and contract documents must be submitted **with the bid**, and noted on the Bid Data Form.

Time is of the essence in the evaluation of proposals, the execution of contract documents and/or issuance of a Purchase Order for the execution of the work. Submittal of proposals that include terms and conditions unacceptable to the Owner, or that lack the information and clarity required by these specifications may be subject to rejection at the sole discretion of the Owner.

A single contract will be awarded for all work included in this specification.

Time and Material Accounting

Contractor shall be required to maintain accurate job logs and daily time sheets detailing all work performed and expenses incurred **in the same format as the bid detail submittal**. Daily time sheets shall identify all individuals by name, craft and all hours worked on each portion of the work. Such job logs and time sheets shall accurately account for all man-hours with clear separation and identification of Time, Equipment and Material as required accounting for the actual Vacuum and Hydro-blasting service hours and expenses.

The timesheets/logs shall clearly detail the specific work that was accomplished during the shift. These sheets will be presented to the Owner's representative on a daily basis for review with the Contractor. The Owners representative will sign these documents as a record of receipt and review only. Any corrections that need to be made to such signed documents shall be implemented upon the discovery of the error and both parties shall initial the change made on the form. These records will then serve as record of the work performed and a basis for determining the final billing.

The Platte Generating Station is NOT tax exempt and is subject to 7.5% sales tax. See the Nebraska Department of Revenue web site at www.revenue.state.ne.us for contractor's tax information.

PERFORMANCE AND PAYMENT BONDS: The successful Bidder shall file with the OWNER Performance and Payment Bonds in the full amount (100 percent) of the Contract price, as security for the faithful performance of the Contract and the payment of all persons supplying labor and materials for the Work under this Contract, and to cover all guarantees against defective workmanship or materials, or both, for a period of 1 year after the date of final acceptance of the Work by the OWNER. The Surety furnishing these bonds shall have a record of service satisfactory to the OWNER, be authorized to do business in the State where the OWNER's project is located and shall be named on the current list of approved Surety Companies, acceptable on Federal bonds as published by the Audit Staff, Bureau of Accounts, U.S. Treasury Department.

The Attorney-in-Fact (Resident Agent) who executes these bonds on behalf of the Surety must attach a notarized copy of his power-of-attorney as evidence of his authority to bind the Surety on the date of execution of the bond.

INSURANCE: The Contractor shall comply with the attached City's insurance requirements.

CONTACT: Questions regarding this specification may be directed to Lynn Mayhew at the Platte Generating Station, telephone (308) 385-5494.

DRAWINGS & SITE INFORMATION: A selection of various drawings have been provided with the bid package for reference only. Additional drawings are available for review at Platte Generating Station office. The Contractor is responsible for making such pre-bid site visits as required to obtain additional details for bidding and execution of the work and for clarification of any questions or concerns the bidder may have related to the work scope and site conditions.

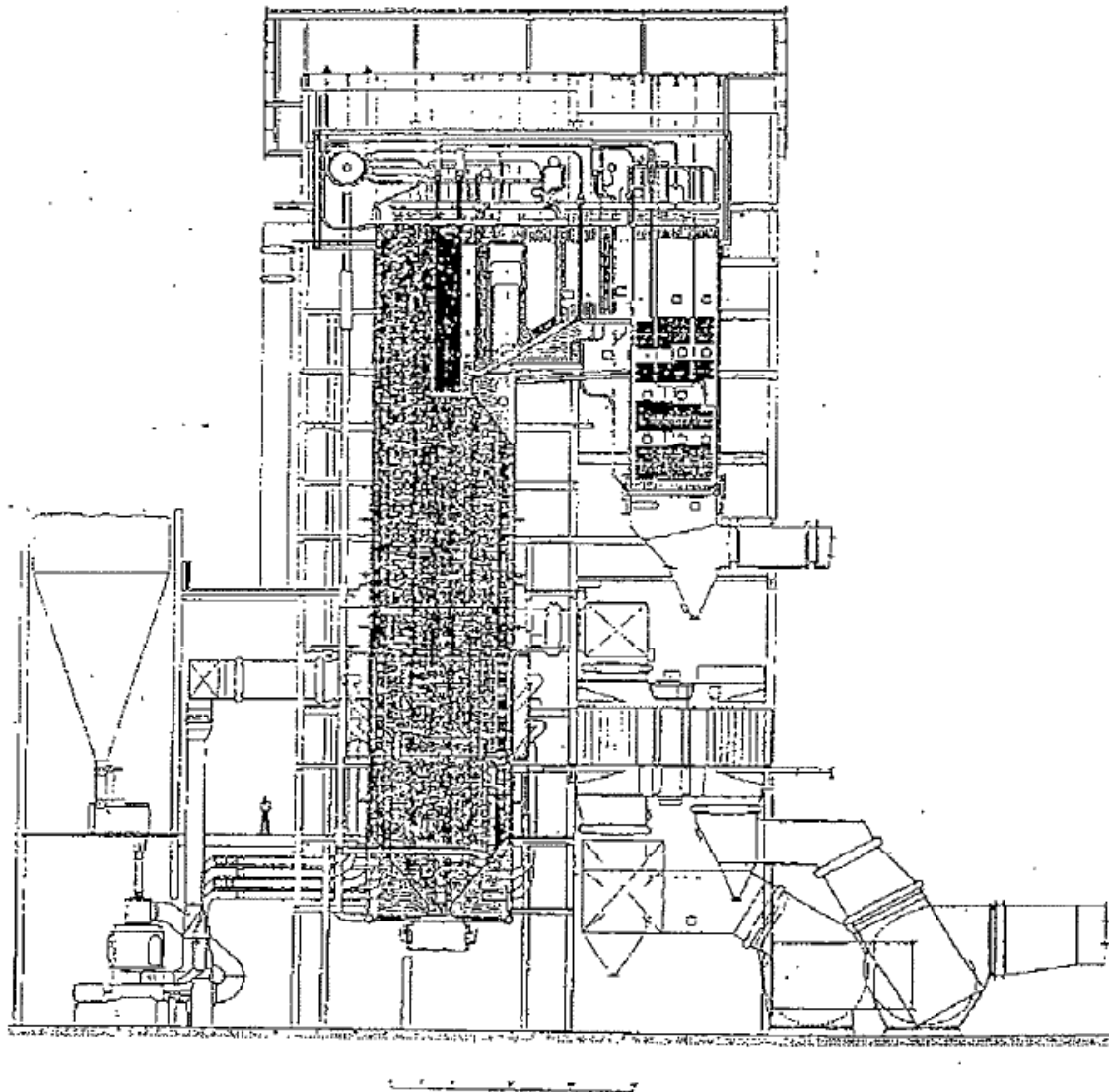
ATTACHMENTS:

Figure 1	56-01 Flow Diag.	56-02 General Arrangement
56-03 Elevation	56-107 Inlet	56-109 Outlet
51-001 Boiler Side View		
SDA Inlet Duct	SDA Inlet Elevation	SDA Outlet to FF
SDA To FF		2020 detail bid_timesheet data
Coal Silos		

Figure #1

Drawing No. 40-195

Cont. 13477



MINIMUM INSURANCE REQUIREMENTS
CITY OF GRAND ISLAND, NEBRASKA

The successful bidder shall obtain insurance from companies authorized to do business in Nebraska of such types and in such amounts as may be necessary to protect the Bidder and the interests of the City against hazards or risks of loss as hereinafter specified. This insurance shall cover all aspects of the Bidder's operations and completed operations. Failure to maintain adequate coverage shall not relieve Bidder of any contractual responsibility or obligation. Minimum insurance coverage shall be the amounts stated herein or the amounts required by applicable law, whichever are greater.

1. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

This insurance shall protect the Bidder against all claims under applicable State workers compensation laws. This insurance shall provide coverage in every state in which work for this project might be conducted. The liability limits shall not be less than the following:

Workers Compensation	Statutory Limits
Employers Liability	\$100,000 each accident
	\$100,000 each employee
	\$500,000 policy limit

2. BUSINESS AUTOMOBILE LIABILITY

This insurance shall be written in comprehensive form and shall protect the Bidder, Bidder's employees, or subcontractors from claims due to the ownership, maintenance, or use of a motor vehicle. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$ 500,000 Combined Single Limit
---------------------------------	----------------------------------

3. COMPREHENSIVE GENERAL LIABILITY

The comprehensive general liability coverage shall contain no exclusion relative to explosion, collapse, or underground property. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$ 500,000 each occurrence
	\$1,000,000 aggregate

4. UMBRELLA LIABILITY INSURANCE

This insurance shall protect the Bidder against claims in excess of the limits provided under employer's liability, comprehensive automobile liability, and commercial general liability policies. The umbrella policy shall follow the form of the primary insurance, including the application of the primary limits. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$1,000,000 each occurrence
	\$1,000,000 general aggregate

5. ADDITIONAL REQUIREMENTS

The City may require insurance covering a Bidder or subcontractor more or less than the standard requirements set forth herein depending upon the character and extent of the work to be performed by such Bidder or subcontractor.

Insurance as herein required shall be maintained in force until the City releases the Bidder of all obligations under the Contract.

The Bidder shall provide and carry any additional insurance as may be required by special provisions of these specifications.

6. CERTIFICATE OF INSURANCE

Satisfactory certificates of insurance shall be filed with the City prior to starting any work on this Contract. **The certificates shall show the City as an additional insured on all coverage except Workers Compensation. The certificate shall state that thirty (30) days written notice shall be given to the City before any policy is cancelled (strike the "endeavor to" wording often shown on certificate forms). If the Bidder cannot have the "endeavor to" language stricken, the Bidder may elect to provide a new certificate of insurance every thirty (30) days during the contract. Bidder shall immediately notify the City if there is any reduction of coverage because of revised limits or claims paid which affect the aggregate of any policy.**

Hydro blast Cleaning - 48 Service hours in 4 12 hour shifts

Mobilization

October 19, 2020

Pump Trailer/truck
Pump Trailer/truck
Support Truck
Support Truck
Support Truck

Supervisor

Operator

Laborer

Personnel

Per diems

Other

Other

Other

totals

48 hrs of Daily Charges

October 20, 2020 thru

October 26, 2020

Pump Trailer/truck
Pump Trailer/truck
Support Truck
Support Truck
Support Truck

Supervisor

Operator

Laborer

Personnel

Per diems

PPE

Consumables

Other

Other

Other

totals

De-Mobilization

October 27, 2020

Pump Trailer/truck
Pump Trailer/truck
Support Truck
Support Truck
Support Truck

Supervisor

Operator

Laborer

Personnel

Per diems

milage

Other

Other

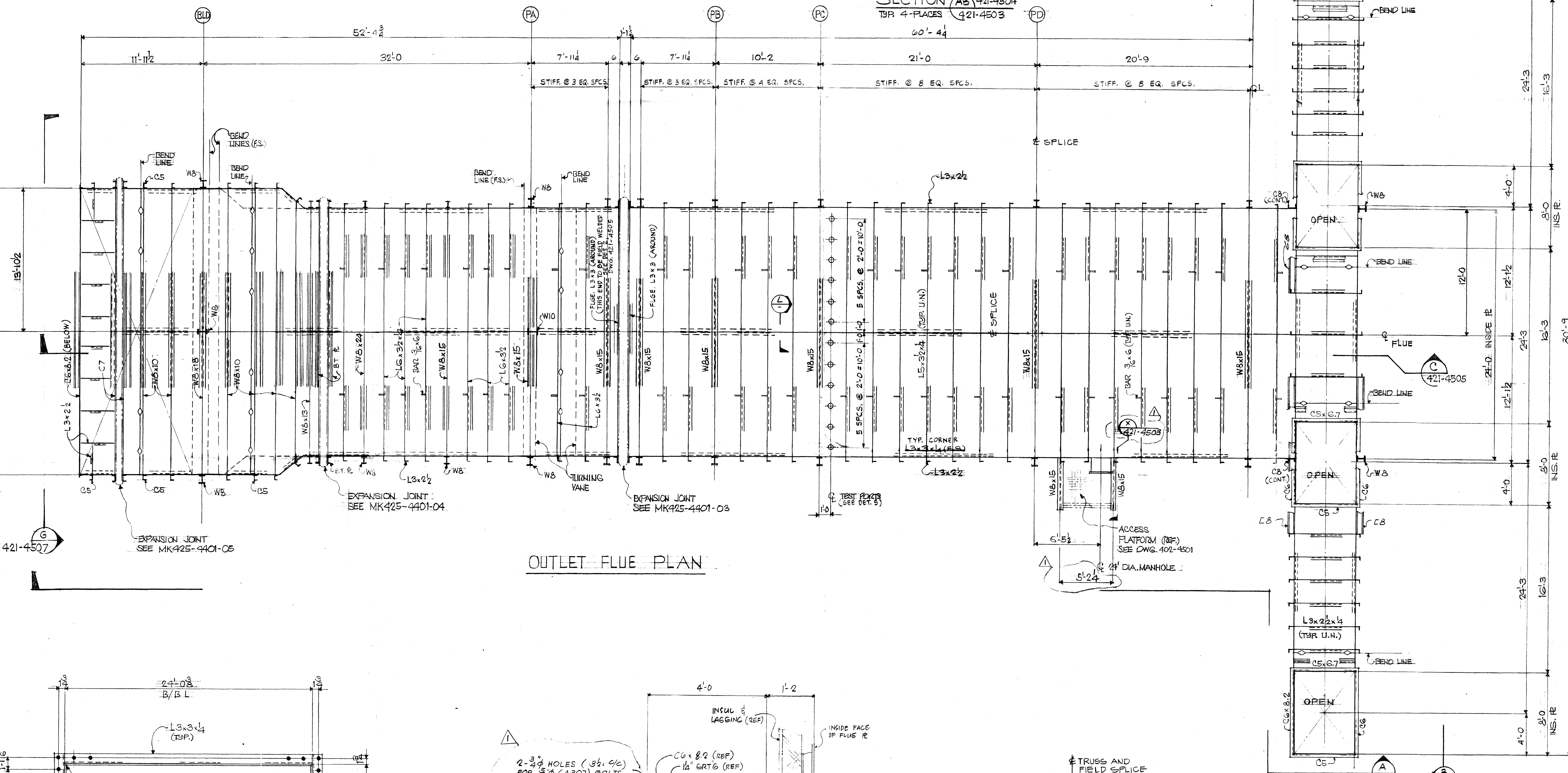
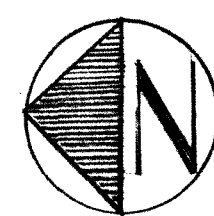
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Totals

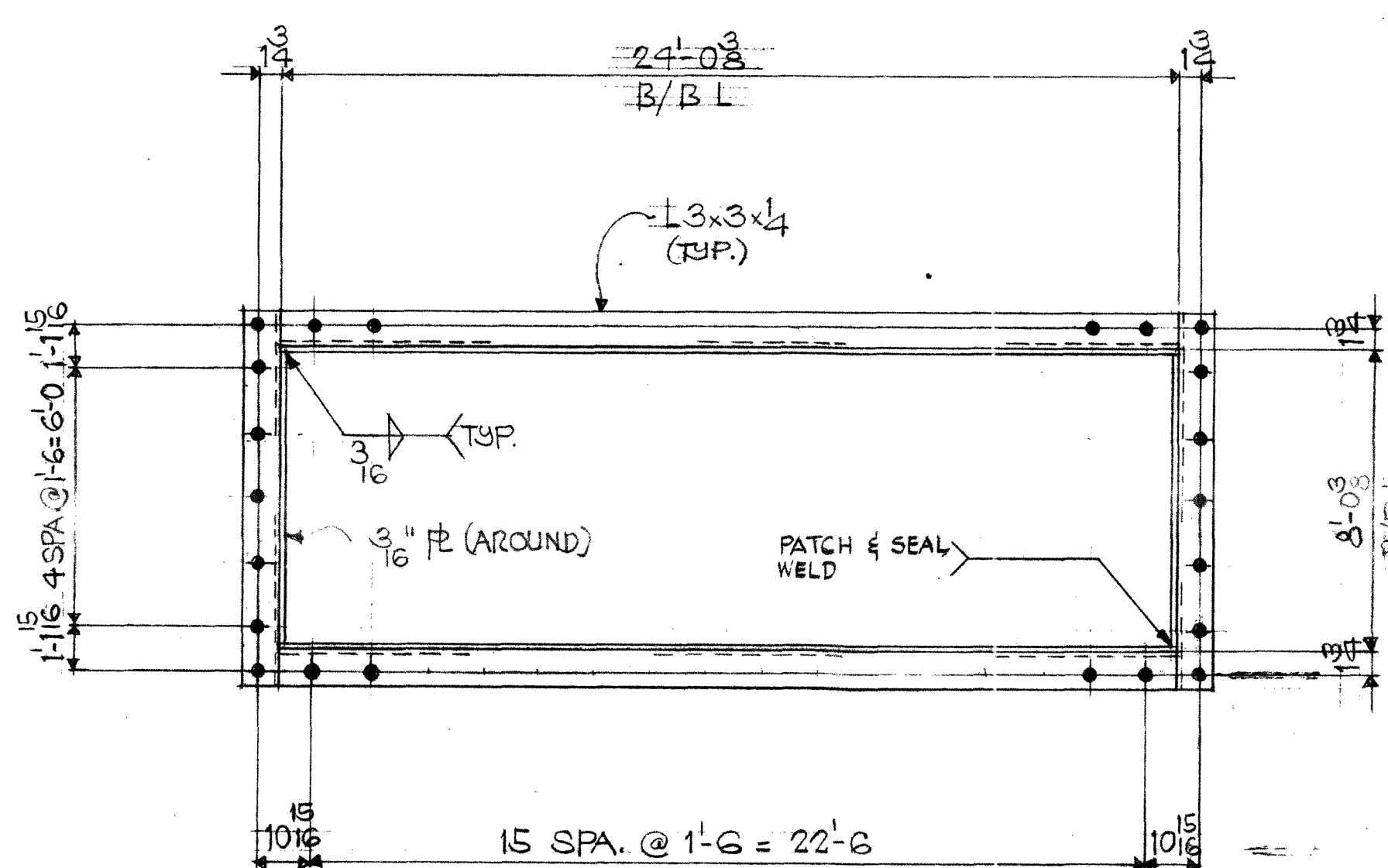
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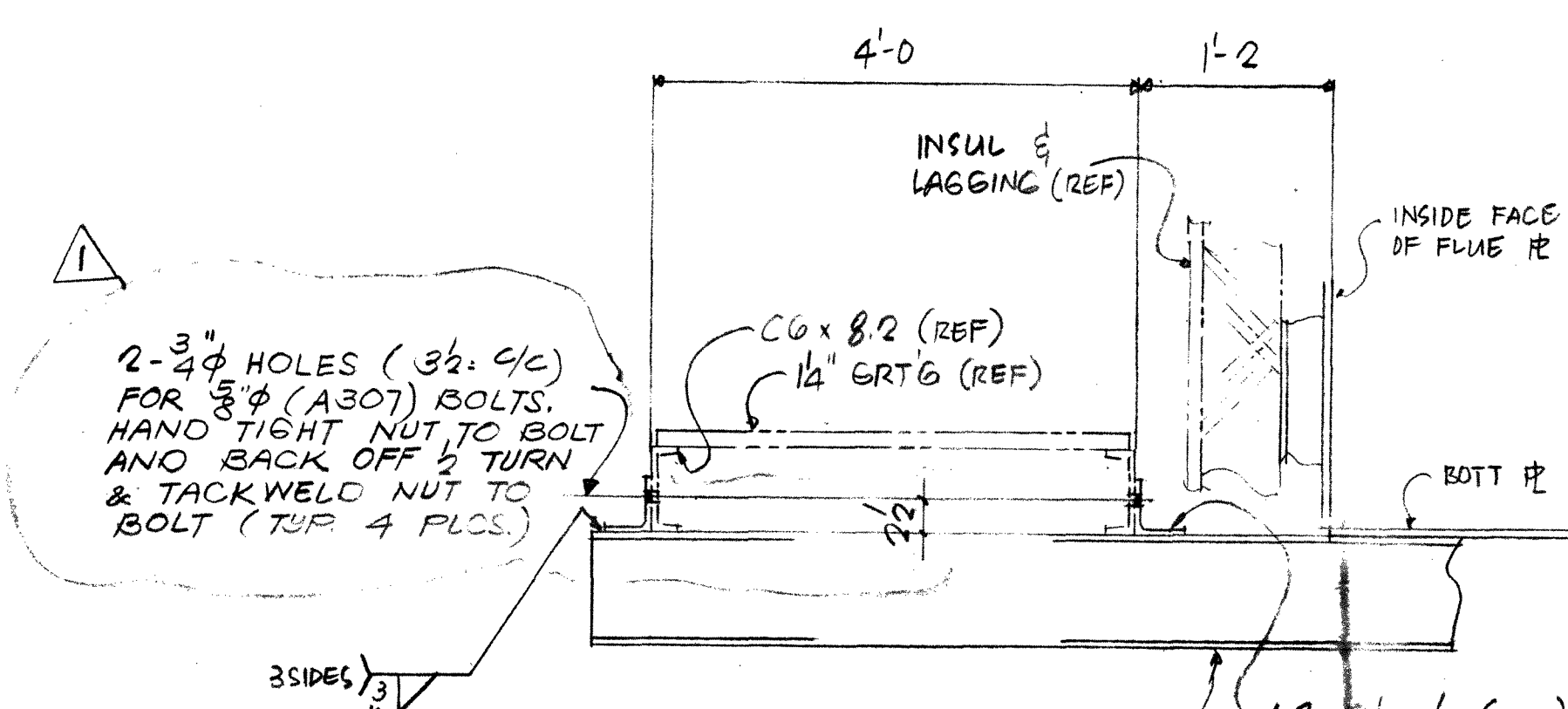
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OUTLET FLUE PLAN

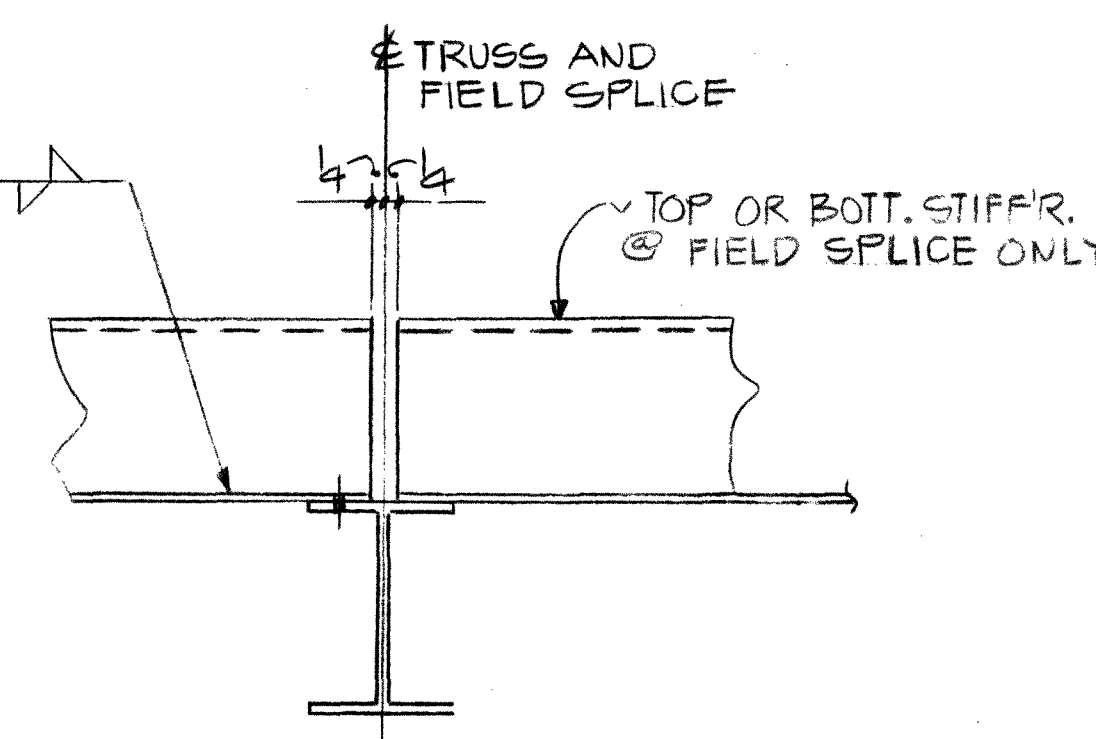


SECTION N 421-4505
421-4503

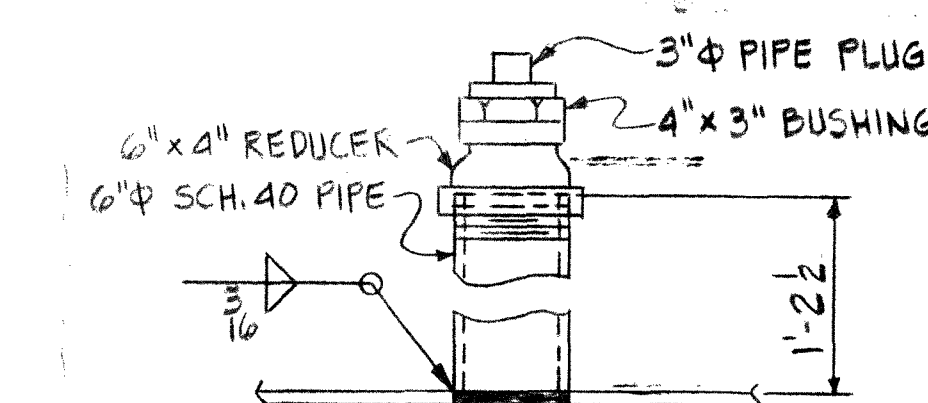


SECTION X 402-4501
421-4503

SEE TYP. DET. DWG. 421-4506



SECTION L



DETAIL S

LUTZ, DAILY & BRAIN Consulting Engineers SHAWNEE, OKLAHOMA	
APPROVED BY 421-4503	DATE 11/77
* Approved for Construction with Engineers' Plans and Specifications. Approval does not imply any part of contract or guarantee detailed conditions or dimensions.	

- NOTE:
- FOR GENERAL NOTES & TYPICAL DETAILS OF FLUE SEE DWG. 421-4506.
 - FOR BASE PLATE DETAILS SEE DWG. 421-4509.

GRAND ISLAND 77-8

MAR 22 1979

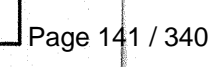
LUTZ, DAILY & BRAIN CITY OF GRAND ISLAND, NEBRASKA PLATE GENERATING STATION	
OUTLET FLUE ASSY. PLAN, SECTIONS and DETAILS	

SCALE: NONE	CONTRACT NO. 0-78-005-17
DRAWING NO. 421-4503	REV. 1

DRAWING RELEASE RECORD					DRAWING RELEASE RECORD				
REV.	DATE	REVISED BY	CHKD. BY	ENG. APP.	DESCRIPTION	REV.	DATE	REVISED BY	CHKD. BY
1	11/77	RV	DCE	DCE	REV'D SECT. 'X' AS SHN. & CHGD. DIM. 5'-2" TO 5'-2 1/2"	1	11/77	RV	DCE

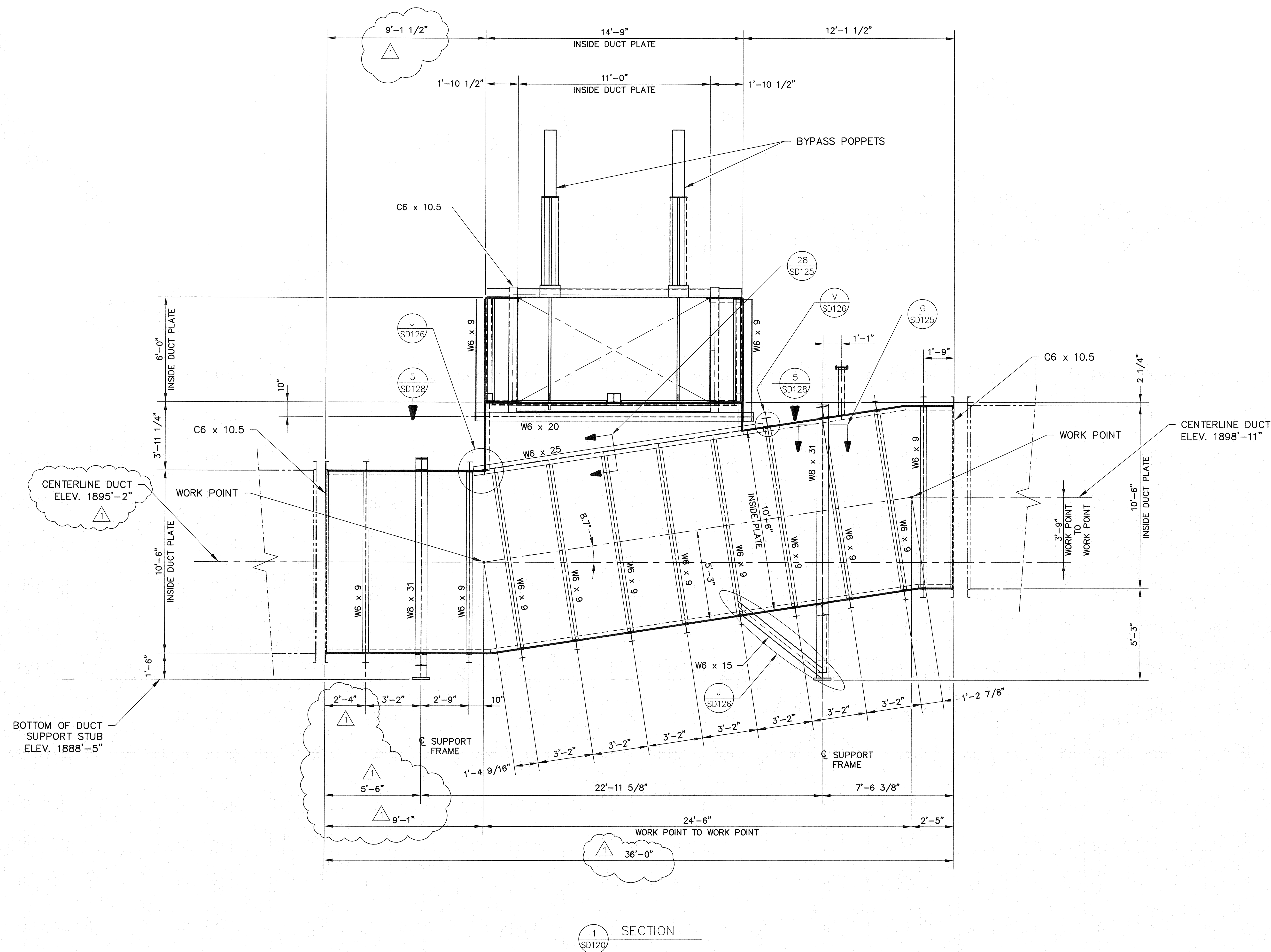
DRAWN BY R. NICOLAS	11-21-77
ENGINEER AL. S. DCE	11-77
CHECKED BY NO. 1	11-28-78
CHIEF ENG. 2/14	3/1/79
PROJ. ENG.	

WESTERN PRECIPITATION DIVISION JOY MANUFACTURING COMPANY LOS ANGELES, CALIF., U.S.A. MONTREAL, LONDON, TORONTO, CHICAGO	
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NOTES:

1. FOR GENERAL NOTES AND REFERENCE DRAWINGS SEE DRAWING C2082-SD-100 AND C2082-SD-120.
2. ELEVATIONS SHOWN ARE BASED ON A GRADE ELEVATION OF 1867'-0".



REFERENCE DRAWINGS:

- | | |
|--------------|--|
| C2082-SD-100 | DUCTWORK
GENERAL NOTES &
REFERENCE DRAWINGS. |
| C2082-SD-120 | DUCTWORK
BYPASS / FABRIC FILTER INLET
PLAN VIEW |
| C2082-SD-125 | DUCTWORK
BYPASS / FABRIC FILTER INLET
SECTIONS AND DETAILS |
| C2082-SD-126 | DUCTWORK
BYPASS / FABRIC FILTER INLET
SECTIONS AND DETAILS |
| C2082-SD-128 | DUCTWORK
BYPASS / FABRIC FILTER INLET
SECTIONS AND DETAILS |

MET 
Marsulex Environmental Technology

CITY OF GRAND ISLAND UTILITIES
GRAND ISLAND, NEBRASKA
PLATTE STATION UNIT #1
AIR QUALITY CONTROL SYSTEMS UPGRADE

DUCTWORK
BYPASS / FABRIC FILTER INLET
ELEVATION VIEW

NOTICE		ISSUED FOR CONSTRUCTION		DATE 06/29/2013	
<p>This is a reproduction of a computer document of Memphis Environmental Technologies, Corp. ("MET") and is supplied to you only for an authorized use. This document is the property of and contains confidential proprietary information of MET and shall not be disclosed, used, copied or otherwise employed in any way, except in connection with such use and with prior written consent of MET. This document must not be used for construction or fabrication unless signed or checked and issued for construction.</p>		<p>DRAWING SCALE: 5/8" = 1'-0"</p> <p>PLOTTING SCALE: 1" = 32'</p>			
AUTHORIZATION NO.		DRAWING NUMBER		REVISION	
C2082		SD-121		1	
FILE NAME: C2082SD121		E		SHEET NO. 1 OF 01	

[illegible]

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **PIPELINE VIDEO INSPECTION LLC, DBA AIMS COMPANIES**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for bids to be published for *PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING-FALL 2020 OUTAGE*; and

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

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

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "Agreement" or the "Contract Documents";

1. This Contract Agreement.
2. City of Grand Island's Specification for this project.
3. Pipeline Video Inspection LLC, dba AIMS Companies' bid signed and dated July 24, 2020.

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

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

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this Contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the Contract) of **One Hundred Sixty-Three Thousand Three Hundred Forty-Six and 25/100 Dollars (\$163,346.25)** for all services, materials, 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:

	Precipitator Abrasive Cleaning (Firm fixed pricing)	Vacuum Services (Lump sum-T&M)	Hydro-blast Services (Lump sum-T&M)
Material	\$ 24,958.00	\$ 30,636.00	\$ 38,292.00
Labor	\$ 12,336.00	\$ 28,672.00	\$ 17,056.00
Applicable Sales tax*	<u>\$ 2,797.05</u>	<u>\$ 4,448.10</u>	<u>\$ 4,151.10</u>
Base Bid	\$ 40,091.05	\$ 63,756.10	\$ 59,499.10
Total Bid	\$ 163,346.25		

The State of Nebraska Department of Revenue has determined that building cleaning and maintenance services are taxable on both materials and labor.

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

ARTICLE IV. The Contractor hereby agrees to act as agent for the City in purchasing materials and supplies for the City for this project. The City shall be obligated to the vendor of the materials and supplies for the purchase price, but the Contractor shall handle all payments hereunder on behalf of the City. The vendor shall make demand or claim for payment of the purchase price from the City by submitting an invoice to the Contractor. Invoices can to be presented hard copy or via email to billing@giud.com. Title to all materials and supplies purchased hereunder shall vest in the City directly from the vendor. Regardless of the method of payment, title shall vest immediately in the City. The Contractor shall not acquire title to any materials and supplies incorporated into the project. All invoices shall bear the Contractor's name as agent for the City. This paragraph will apply only to these materials and supplies actually incorporated into and becoming a part of the finished product of the PRECIPITATOR, BOTTOM ASH AND BOILER INDUSTRIAL CLEANING-FALL 2020 OUTAGE.

ARTICLE V. That the Contractor shall start work as soon as possible after the Contract is signed and the required bonds and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Platte Generating Station, and complete the work on or before **October 27, 2020**.

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

this Contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

ARTICLE VII. 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.

Pipeline Video Inspection LLC dba AIMS Companies

By _____ Date _____

Title _____

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____
Mayor

Attest: _____
City Clerk

The Contract is in due form according to law and hereby approved.

Attorney for the City

Date

RESOLUTION 2020-183

WHEREAS, the City of Grand Island invited sealed bids for Precipitator, Bottom Ash & Industrial Cleaning – Fall 2020, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on July 28, 2020, bids were received, opened and reviewed; and

WHEREAS, AIMS Companies of Scottsdale, Arizona, 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 \$163,346.25; and

WHEREAS, the bid of AIMS Companies is less than the estimate for Precipitator, Bottom Ash & Industrial Cleaning – Fall 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of AIMS Companies in the amount of \$163,346.25 for the the Precipitator, Bottom Ash and Industrial Cleaning – Fall, 2020, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 7, 2020	▣ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-7

**#2020-184 - Approving PGS Coal Combustion Residual (CCR)
Groundwater Services - Task #15**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 11, 2020

Subject: PGS - Coal Combustion Residual (CCR) Groundwater Services – Task 15

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

Background

On April 17, 2015, the U.S. Environmental Protection Agency (EPA) published the final rule for the regulation and management of Coal Combustion Residual (CCR) under the Resource Conservation and Recovery Act (RCRA). The rule became effective on October 19, 2015. In general, CCR compliance activities include publication of public information on the web, signage, groundwater sampling, and impoundment structural and safety assessment is required for the Platte Generating Station.

Platte Generating Station personnel reviewed the regulations and determined consulting services were needed to meet the CCR Rule compliance schedule. HDR Engineering was hired as the sole source to ensure timeliness, high quality and consistency among other electric utilities and independent power producers in Nebraska.

Discussion

On September 27, 2016 Council Approved HDR Engineering to complete Tasks 1-4 to include ground water sampling, review of the Ash land fill closure plan, Post-closure plan, and Run on/run off control system plan for a cost not to exceed \$86,290.

On September 24, 2019, Council approved HDR Engineering to complete Tasks 5-9 to include groundwater sampling, fugitive dust control, alternative source demonstration (ASD) investigation, statistical analysis reporting, and preparation of a conceptual site model of the hydrologic and hydro-geochemical setting of the PGS Ash Landfill including evaluation of the results of the model for a cost not to exceed \$189,960.00.

On October 8, 2019, Council approved HDR Engineering to complete Task 10 to include preparation for the Title 132 Permit Renewal Application and amend the CCR Run-On and Run-Off Control System Plan for a cost not to exceed \$39,970.00. On March 10,

2020, Council approved HDR Engineering to amend Task 10 to address and respond to NDEE regarding the Title 132 Permit Renewal Application revisions and amend the CCR Run-On and Run-Off Control system for an additional cost not to exceed \$14,860.00.

On October 8, 2019, Task 11 was presented for the CCR 2019 Annual Landfill Inspection and Fugitive Dust Control Reporting for a cost not to exceed \$12,990.00.

On November 26, 2019, Council approved HDR Engineering to complete Task 12 to meet the next phase of the CCR Rule for finalizing the Assessment of Corrective Measures (ACM) and update the CCR Groundwater Certifications including the upgradient well MW-10, Task 12 for a cost not to exceed \$16,600.00.

On March 10, 2020, Council approved HDR Engineering to complete Task 13 for the CCR Groundwater Monitoring and Reporting, including semi-annual Groundwater Sampling for the First and Second half of 2020, and the 2020 Spring and Fall Groundwater Reports for a cost not to exceed \$47,100.00.

On June 23, 2020, Council approved HDR Engineering to complete Task 14 for the Site Investigation services for the detection of contaminants at an increased level for a cost not to exceed \$25,900.00.

The Nebraska Department of Environment and Energy (NDEE) began requesting ash disposal areas to incorporate the CCR Rule plans into their permit renewal and other plans, such as the Groundwater Sampling and Analysis Plan. Under the Federal CCR Rule, following the ACM Report, the City is required to discuss the results of the corrective measures assessment prior to selection of remedy. Activities associated with corrective action measures and monitoring requirements of the Federal CCR Rule and NDEE Title 132 and Title 118 in response to the detected SSL at monitoring well 3 continue.

Task 15 is being presented for the CCR Groundwater Services-NDEE Meeting and Corrective Action for the NDEE Meeting and Corrective Action and Monitoring Plan following the ACM report. Task 15 is being presented for a cost not to exceed \$35,600.00.

To ensure the same high quality and consistency for these next phases of the CCR Rule 257.95(g) and NDEE Title 132, it is recommended that HDR Engineering continue with these tasks. HDR is providing state-wide consistency across the state of Nebraska with the NDEE.

In accordance with City procurement code, plant staff recommends that the Council authorize HDR Engineering continue their services as the Consulting Engineer for the Platte Generating Station CCR requirements.

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 authorize HDR Engineering, Inc., of Omaha, Nebraska, for providing Engineering services to meet the Coal Combustion Residuals program CCR Groundwater Services – Task 15 for a fee not to exceed \$35,600.00.

Sample Motion

Move to authorize HDR Engineering, Inc., of Omaha, Nebraska, for providing Engineering Services for the Platte Generating Station CCR Groundwater Services –Task 15, for a fee not to exceed \$35,600.00.

TASK ORDER 15

This Task Order pertains to an Agreement by and between the City of Grand Island, NE (CITY), ("OWNER"), and HDR Engineering, Inc. (HDR), ("ENGINEER"), per the January 5, 2018 Master Services Agreement, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 15

PROJECT NAME: **CCR Final Remedy Selection / NDEE Remedial Action Plan**

PART 1.0 PROJECT DESCRIPTION:

The intent of this Scope of Services is to build upon the assessment of corrective measures and assist the City with selection of remedial action and reporting required by the Federal CCR Rule and the Nebraska Department of Environment and Energy (NDEE) Title 118, for the Platte Generating Station (PGS) Ash Landfill (CCR unit) at the PGS.

Statistically Significant Increases (SSIs) were detected for boron at MW-3 during verification sampling completed July 31, 2018. An Alternate Source Determination (ASD) evaluation was conducted for the published SSI (dated November 14, 2018) at which point an additional upgradient monitoring well (MW-10) and nine downgradient delineation wells (MW-11 through MW-19) were installed. The ASD evaluation, submitted in the 2018 annual report, confirmed the SSI for the PGS Ash Landfill based on the data available to date. As a result, the City initiated an assessment monitoring program, as required in the Federal CCR Rule, for the PGS Ash Landfill within the 90-day period specified in 40 CFR §257.95. In accordance with 40 CFR §257.95(b), the PGS Ash Landfill monitoring network was analyzed for Appendix IV constituents on January 23, 2019. A subsequent sampling event was completed on April 24, 2019 as part of the spring 2019 semiannual sampling event in accordance with 40 CFR §257.95(d).

As a result of entering the assessment monitoring program, groundwater protection standards (GWPS) were established for all detected Appendix IV constituents. During the spring 2019 semiannual sampling event, a statistically significant level (SSL) above the GWPS for cobalt was detected in monitoring well MW-3. The City had a characterization of nature and extent study completed which determined that the cobalt plume was localized and contained within the PGS property. The City conducted an ASD (dated October 31, 2019) which included statistical re-analysis of BTVs with the inclusion of upgradient monitoring well MW-10 and analysis of stormwater samples from within the landfill. Results of the ASD evaluation indicated the cobalt concentrations at MW-3 are partially due to spatial variation of naturally existing concentrations, a potential upgradient source, and/or natural cobalt bound to the soil matrix into the surrounding grassland area. Activities associated with corrective action measures and monitoring requirements of the Federal CCR Rule and NDEE Title 132 and Title 118 in response to the detected SSL at MW-3 is continuing under this task order.

The nature and extent characterization supported the assessment of corrective measures program, along with the results obtained from continued groundwater monitoring. A notification of initiation of assessment of corrective measures was completed November 12, 2019, with formal initiation as of October 14, 2019. An assessment of corrective measures report (ACM Report) was completed in January 2020 and posted to the City's CCR website on February 10, 2020. The PGS Nature & Extent Report was further revised February 2020 to address NDEE comments. The Nature and Extent Report submitted to NDEE assists the NDEE with determining the remedial action class (RAC) for the PGS site. The classification of RAC-1, RAC-2, or RAC-3 is intended to represent a pollution occurrence ranking and gives the NDEE a method to determine the importance of remedial action based on the use of the groundwater. For example, a RAC-3 classification represents the pollution occurrences to be of lowest importance, if the groundwater involved is not used or likely not to be used as drinking water, and generally the remedial action measures will be least extensive for this category. The NDEE will set a preliminary cleanup level for the PGS site based on the RAC ranking. PGS will be notified of the preliminary cleanup level and will have the right to agree or propose alternate levels based on technological and economic analyses. NDEE will consider alternative cleanup levels and will establish a final cleanup level or action. Following the NDEE's decision on the

remedial action necessary, including the proposed final cleanup level will be placed on public notice allowing at least 30 days for any person to submit written comments on the proposed action or request a hearing [NDEE Title 118, Appendix A]. Following the public notice (or public hearing), a workplan for performance of the final remedial action (i.e. Remedial Action Plan) will be prepared by HDR and reviewed by the City prior to submittal for the Department's approval.

Under the Federal CCR Rule, following the ACM Report, the City is required to discuss the results of the corrective measures assessment at least 30 days prior to the selection of remedy, in a public meeting with interested and affected parties [§257.96(e)]. The public meeting will be scheduled to coincide with the NDEE public notice under Title 118 regulations. In accordance with §257.97(a), a final report describing the selected remedy is required to be prepared upon selection of remedy. The final selection of remedy report will be completed to comply with both §257.97(a) and the NDEE Title 118 requirement for a workplan for performance of the final remedial action.

The Scope of Services in this task order continue regulatory required activities including:

- NDEE meetings, public notice and hold a public meeting to discuss the results of the corrective measures assessment at least 30 days prior to selection of remedy (40 CFR §257.96(e)).
- Coordinate corrective measures and remedial action with NDEE requirements under Titles 132 and 118 (NDEE Title 132, Chapter 7, 006.01 and NDEE Title 118, Chapter 10).
- Select a remedy and prepare final report describing selected remedy (40 CFR §257.97) and monitoring program (40 CFR §257.98).

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

Services to be performed by HDR will include the following activities:

Task 15-100 – NDEE & Public Meetings

Objective: To facilitate meetings with the City, NDEE and public.

HDR Activities: With the ACM completed, updated nature and extent characterization submitted to NDEE (February 25, 2020), and further site investigations to be conducted (under separate task order), discussions should begin with the NDEE. We anticipate scheduling up to three (3) meetings with NDEE to review the data and evaluations completed to date, discuss viable corrective measures, and obtain input on recommended measures for development.

NDEE Title 118, Chapter 11, requires the NDEE to post a public notice of the NDEE's decision on the remedial action necessary, including the proposed final cleanup levels. During the 30 day public notice period, written comments or a request for a public hearing may be submitted. The Federal CCR Rule [§257.96(e)] requires the City to discuss the results of the ACM in a public meeting with interested and affected parties at least 30 days prior to the selection of remedy. The CCR public meeting will be scheduled to follow the 30 day NDEE public notice, so that in the event a public hearing is requested then the public meeting will satisfy both NDEE and Federal CCR Rule requirements. Notice of the public meeting is to be published with reasonable advanced notice pursuant to Neb. Rev. Stat. §84-1411 and City's requirements. Notice will also be mailed to all owners of property adjacent to the PGS and to the NDEE. HDR will assist the City in preparing notice for neighboring owners. Minutes of the public meeting is to be placed in the facility operating record and will be considered for selection of final remedy.

HDR will prepare a draft copy of the presentation and provide to the City for review at least one week prior to the scheduled public meeting. Comments provided by the City to HDR will be incorporated into the final copy of the presentation. HDR will present the information at the public meeting. HDR will take note of community concerns during the public meeting and compile a copy to accompany the recorded meeting minutes.

Task Deliverables:

- NDEE Meetings agenda and minutes (up to three)

- Draft copy of presentation
- Final copy of presentation
- Draft & final copy of community concerns

Planned Meetings:

- Up to Three (3) Meetings with NDEE and City, with up to three (3) HDR staff. Conducted via WebEx or similar technology
- One (1) Public Meeting per Federal CCR Rule §257.96(e) (and NDEE Title 118, if requested), with up to three (3) HDR staff.

Key Understandings:

1. All deliverables will be delivered electronically.
2. Meetings with NDEE and City will be virtual meetings via WebEx or similar technology.
3. Results from spring 2020 groundwater monitoring and site investigations (Task Orders 13 and 14, respectively) will be available during development of the presentation.
4. City will identify and provide location for public meeting. Public meeting will follow state and federal guidelines for COVID-19. City will record the meeting minutes. The scope of work includes an onsite public meeting in Grand Island, Nebraska; however, the meeting may be required to be held via WebEx or similar technology in order to follow guidelines for COVID-19.
5. City will publish public meeting notification in the required number of days under City procedures and mail notices to adjacent property owners.
6. Public meeting shall be held at least 30 days prior to City selecting final remedy.

Task 15-200 – CCR Remedy Selection Report/NDEE Remedial Action Plan

Objective: To prepare the final report for the selected remedy in a corrective action plan and establish a corrective action groundwater monitoring program.

HDR Activities: The ACM Report identified partial source controls and Long-Term Monitored Natural Attenuation (LT-MNA) for recommended methods of corrective action for the facility's cobalt exceedance in the shallow aquifer near MW-3. Additional site investigations are being performed (in separate task order) to further investigate upgradient cobalt concentrations and will be considered for the final remedy and cleanup levels. Following the public comment period and public meeting (see Task 15-100), a final remedy will be selected. Comments received from the public during the comment period and public meeting will be considered during selection of the final remedy. Upon selection of a remedy, a final report is required to be prepared describing the selected remedy and how it meets the standards specified in 40 CFR 257.97(b). The final selection of remedy report will satisfy requirements for both Federal CCR Rule and NDEE Title 118. This task will include the following:

1. The final selection of remedy report will describe the method of corrective action(s) and implementation schedule for completing remedial activities. In determining the schedule, factors listed in 40 CFR 257.97(d) should be considered. The final selection report will include a corrective action groundwater monitoring program which will, at a minimum, meet the requirements of an assessment monitoring program, document the effectiveness of corrective action remedy, and demonstrate compliance with groundwater protection standard. It is anticipated that three to four of the investigative/delineation wells will be included for corrective action sampling.
2. Communicate with the City during development of the final selection of remedy report. After submittal of the draft report to the City, HDR will schedule and conduct a review meeting and incorporate comments and revisions into the final report.
3. Complete certification that the remedy selected meets the requirements of 40 CFR 257.97. Submit final report to the City and NDEE.
4. Prepare draft notification letter of availability of final Remedy Selection Report for City's use in notifying the NDEE.

5. Depending upon timing of public meeting, selection of remedy and final report, a semiannual progress report may be needed to describe the progress in selecting and designing the remedy. HDR will prepare a memorandum of the semiannual update by the December 6, 2020 deadline.

Anticipated Meetings:

- Two (2) conference calls held with the City and HDR during development of selected remedy report.
- One (1) review meeting to go over comments on draft Remedy Section Report/NDEE Remedial Action Plan.

Task Deliverables:

- Draft Selection of Remedy Report for the City to review, submitted electronically.
- Final Selection of Remedy Report (one (1) electronic copy to the City and one (1) paper copy to NDEE).
- Notification letter(s) to be placed on City's letterhead (for placement in the facility's operating record and publicly accessible internet site).
- If necessary, Semiannual Update for Selection of Remedy due December 6, 2020 (per 40 CFR 257.97(a)).

Key Understandings and Assumptions:

1. Based on the results of the ACM conducted under 40 CFR 257.96 and NDEE Title 118, the City is required, as soon as feasible, to select a remedy that meets the standards listed in 40 CFR 257.97(b) and NDEE Title 118. The public meeting is required to be held at least 30 days prior to the selection of the remedy (see Task 15-100).
2. The NDEE will set a preliminary cleanup level for the PGS site based on the RAC ranking. The final selection of remedy report will be completed to comply with both §257.97(a) and the NDEE Title 118 requirement for a workplan for performance of the final remedial action. If NDEE adopts the Federal CCR Rule before completion of this scope resulting in a change in the scope due to the adoption of the rule, an amendment to scope and fee will be submitted to the City.
3. Remedy is assumed to be selected soon after the minimum timeframe after the public meeting and will be agreeable to NDEE. This task order includes completing one (1) semiannual progress report describing the progress in selecting and designing the remedy.
4. City will place completed final selection of remedy report in the facility operating record and post to the publically available CCR website.
5. It is not anticipated that any additional monitoring wells will be required, and therefore, this scope of work does not include additional monitoring wells as part of the expanded point-of compliance wells. If NDEE requests the installation of wells, an additional scope and fee will be provided to the City.
6. No groundwater sampling or site investigations are included in this task order.
7. No groundwater modeling is included in this task order.
8. The draft notification letter required by the Federal CCR Rule will be provided in electronic format to the City. The City will place the notification on the City's letterhead prior to placement in operating record and posting to their publicly accessible internet site.
9. Discussions with NDEE (see Task 15-100) will be incorporated into the draft Selection of Remedy Report. No further changes are anticipated by NDEE on the final report. If NDEE comments and requires revisions to the final selection of remedy, responding to their comments can be completed under Additional Services.
10. NDEE decision on remedial action necessary, including proposed final cleanup level, will be placed on public notice by NDEE pursuant to Title 118. Any person may submit written comments on the proposed action or may request a hearing. It is anticipated that the NDEE public hearing, if requested, could coincide with the Federal CCR Rule public meeting. The selection of remedy report will include the monitoring program for documenting performance of the selected remedy and is anticipated to satisfy the NDEE required workplan.

11. Implementation of the selected remedy is not included in this Task Order.

PART 3.0 OWNER'S RESPONSIBILITIES:

1. City will complete public notice and provide public meeting location.
2. City will provide prompt review and comments of the presentation and the report.
3. City will place the report and documents in the facility operating record, including public meeting minutes, semiannual progress update and final selection of remedy report.
4. City will post the semiannual progress update and final selection of remedy on their CCR website within 30 days of placing each document in the facility operating record.
5. City will place draft notification(s) on City letterhead, finalize, and sign and submit notification(s) to NDEE that the semiannual progress update and final selection of remedy report were placed in operating record and posted to the CCR website.

PART 4.0 PERIODS OF SERVICE:

Services associated with this project will commence upon Notice to Proceed from the City of Grand Island. The proposed schedule outlined below is based on anticipated approval of this proposal by July 31, 2020.

CCR Corrective Action & Monitoring Plan	Start Date	End Date
Contract Period	July 2020	December 2020
Task 15-100 – Meetings		
Three (3) Conference Calls w/ City and NDEE	August 2020	October 2020
Draft Presentation for City Review	October 2020	October 2020
NDEE to public notice remedial action clean-up levels	TBD (anticipated October 2020)	TBD (anticipated October 2020)
Notice of Public Meeting*	By City minimum 14 days prior to meeting (30 days if coincide with NDEE Title 118 public hearing, if requested)	
Public Meeting*	November 2020	November 2020
Task 15-200 – Selection of Remedy Report		
Development of draft text for selection of remedy report based on NDEE calls & site investigations data	August 2020	October 2020
Draft Selection of Remedy Report to City**	November 2020	November 2020
Final Selection of Remedy Report to City and NDEE**	December 2020	December 2020
Semiannual Progress Report to City for Operating Record	No later than December 6, 2020	
City to place Semiannual Progress Report on CCR website and notification to NDEE	No later than January 5, 2021	
City to place Selection of Remedy Report in Operating Record**	December 2020	December 2020
City to place final Selection of Remedy Report on CCR website and notification to NDEE	No later than 30 days after placement in Operating Record	

* Actual timing of public meeting to be determined based upon local health directives.

** Draft and final reports assumed to be completed in year 2020. Selection of remedy at least 30 days after public meeting.

PART 5.0 PAYMENTS TO ENGINEER:

Compensation for these Services shall be on a per diem basis with an agreed maximum amount of Thirty-Five Thousand Six Hundred dollars (\$35,600). The following table contains a breakdown of the estimated fee by task for this project.

Task Description		Estimated Total Fee
Task 15-100	NDEE and Public Meetings	\$15,000
Task 15-200	Corrective Action & Monitoring Plan	\$20,600
TOTALS		\$35,600

Per Diem shall mean an hourly rate equal to Direct Labor Cost times a multiplier of 3.2 to be paid as total compensation for each hour an employee works on the project, plus Reimbursable Expense.

Direct Labor Cost shall mean salaries and wages, (basic and overtime) paid to all personnel engaged directly on the Project.

Reimbursable Expense shall mean the actual expenses incurred directly or indirectly in connection with the Project for transportation travel, meals, equipment rental and field supplies, subconsultants, subcontractors, technology charge, telephone, telex, shipping and express, and other incurred expenses.

HDR will add ten percent (10%) to invoices received by HDR from subconsultants and subcontractors to cover supervision, administrative, and insurance expenses. No subconsultants are anticipated on this Task Order 15.

This Task Order is executed this _____ day of _____, 2020.

CITY OF GRAND ISLAND, NE

"OWNER"

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

HDR ENGINEERING, INC.

"ENGINEER"

BY:  _____

NAME: _____

TITLE: _____

ADDRESS: _____

Matthew B. Tondl

Senior Vice President

1917 S 67th St
Omaha, NE 68106

RESOLUTION 2020-184

WHEREAS, the U.S. Environmental Protection Agency's Rule for the regulation and management of Coal Combustion Residual (CCR) under the Resource Conservation and Recovery Act (RCRA) became effective on October 19, 2015; and

WHEREAS, personal at the Platte Generating Station reviewed the regulations and determined consulting services were needed to meet the CCR Rule Compliance schedule, and HDR Engineering was hired as the sole source to ensure timeliness, high quality and consistency among other electric utilities and independent power producers in Nebraska; and

WHEREAS, on September 27, 2016 Council approved HDR Engineering to complete task 1-4 to include ground water sampling, review of the Ash Landfill Closure Plan, Post-closure Plan, and Run-on/run-off Control System Plan for a cost not to exceed \$86,290.00

WHEREAS, on September 24, 2019 Council approved HDR Engineering to complete Tasks #5-9 to allow compliance with the CCR Rule in an amount not to exceed \$189,960.00; and

WHEREAS, on October 8, 2019, Council approved HDR Engineering to complete Task 10 to include preparation for the Title 132 Permit Renewal Application and amend the CCR Run-On and Run-Off Control System Plant at a cost not to exceed \$39,970.00; and Task 11 for the CCR 2019 Annual Landfill Inspection and Fugitive Dust Control Reporting for a cost not to exceed \$12,990.00; and

WHEREAS, on November 26, 2019, Council approved HDR Engineering to completed Task 12, upgradient Well MW-11, for a cost not to exceed \$16,660.00; and

WHEREAS, to ensure continued preparation and to address and respond to NDEE regarding the Title 132 Permit Renewal Application revisions and amend the CCR Run-on and Run-off Control System, Task 10-300, it is recommended that HDR Engineering continue with these tasks. Task 10-300 is being presented for a cost not to exceed \$14,860.00.

WHEREAS, on March 10, 2020, Council approved Task 13 for the CCR Groundwater Monitoring and Reporting which included semi-annual Groundwater Sampling for the first and second half of 2020, and the 2020 Spring and Fall Groundwater Reports for a cost not to exceed \$47,100.00.

WHEREAS, on June 23, 2020, Council approved HDR Engineering to complete Task 14 for the Site Investigation Services for the detection of contaminants at an increased level for a cost not to exceed \$25,900.00.

WHEREAS, Task 15 is being presented for the CCR Groundwater Services – NDEE Meeting and Corrective Action for the NDEE Meeting and Corrective Action and Monitoring Plan following the ACM report at a cost not to exceed \$35,600.00

WHEREAS, the ensure the same high quality and consistency for these next

Approved as to Form	by _____
August 7, 2020	City Attorney

phases of the CCR Rule 257.95(g) and NDEE Title 132, it is recommended that HDR Engineering continue with Task 15 for the CCR Groundwater Services – NDEE Meeting and Corrective Action for the NDEE Meeting and Corrective Action and Monitoring Plan following the ACM report, for a cost not to exceed \$35,600.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that HDR Engineering is authorized to continue with Task 15 associated with the CCR Rule and NDEE Title 132 in an amount not to exceed \$35,600.00.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-8

#2020-185 - Approving Memorandum of Understanding between the City of Grand Island and the Union Local No. 1597, IBEW, AFL-CIO (Utilities Department)

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: August 11, 2020

Subject: Approving Memorandum of Understanding between the City Of Grand Island and the Union Local No. 1597, I.B.E.W., A.F.L.-C.I.O (Utilities Department)

Presenter(s): Aaron Schmid, Human Resources Director

Background

The City of Grand Island (City) maintains a collective bargaining agreement with the International Brotherhood of Electrical Workers (IBEW), Local No. 1597 Utilities Department. The current labor agreement expires as of midnight September 30, 2020.

Discussion

City Administration and the IBEW have agreed to a Memorandum of Understanding (MOU.) The MOU will extend the current labor agreement through September 30, 2021. All provisions of the current contract will remain in effect through the term of the MOU.

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 memorandum of understanding between the City of Grand Island and the IBEW, Local No. 1597 (Utilities Department).

Sample Motion

Move to approve the memorandum of understanding between the City of Grand Island and the IBEW, Local No. 1597 (Utilities Department).

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) between the City of Grand Island, Nebraska (City), and the International Brotherhood of Electrical Workers Local 1597 (IBEW) sets forth terms and conditions agreed to by the parties as follows:

I.

The parties agree the present labor agreement (Labor Agreement) between the City and IBEW for those employees of the City's Utilities Department represented by the IBEW remains in effect for the period previously negotiated by the parties, that being through September 30, 2020.

This MOU does not alter the terms of the Labor Agreement or make those terms subject to renegotiation before the expiration (September 30, 2020) without a separate written agreement between the parties memorializing such.

The parties agree this MOU only affects the provisions contained herein, the alterations are of a temporary nature with the consent of the parties, will not result in the recalculation of wages for any position, and any permanent alterations will require a formal amendment of the Labor Agreement with approval of the parties.

II.

The terms of this MOU will be in effect commencing upon approval of this MOU by City and IBEW and ending on September 30, 2021.

III.

Either party may terminate the MOU with or without cause by providing written notice to the other party at least thirty (30) days prior to the date of termination.

IV.

The following provision of the Labor Agreement shall be altered for the period this MOU is in effect. Alterations pursuant to this MOU are in *italics* and **bold** faced type. The alterations listed below are not of a permanent nature, are only in effect while the MOU is in effect, and do not make the terms

listed below or any of the terms contained in the Labor Agreement subject to renegotiation.

AGREEMENT

THIS AGREEMENT, dated this 1st day of September 2017, by and between the City of Grand Island (hereinafter referred to as the City), and Union Local No. 1597, I.B.E.W., A.F.L.-C.I.O. (hereinafter referred to as the Union). The provisions of this Agreement shall be effective from October 1, 2017 to September 30, **2021**.

V.

The parties agree this document constitutes the entirety of the terms and conditions of this MOU. This MOU shall not be altered or modified in any way unless agreed to by all parties thereto, memorialized in writing, and executed by the parties.

Witness Our Hands:

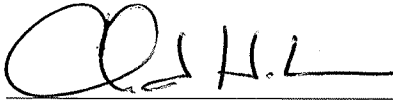
THE CITY OF GRAND ISLAND

Date

By _____
Roger G. Steele
Mayor

IBEW LOCAL 1597

7/6/20
Date

By  _____
Chad Holmes, President

RESOLUTION 2020-185

WHEREAS, pursuant to Neb. Rev. Stat., §16-201, the City Of Grand Island (City) has the authority to make all contracts and do all other acts in relation to the property and concerns of the City necessary to the exercise of its corporate powers; and

WHEREAS, an employee bargaining unit at the City of Grand Island is represented by the Union Local No. 1597, I.B.E.W., AFL-CIO Utilities Department and

WHEREAS, representatives of the City and the IBEW have created a Memorandum of Understanding for the collective bargaining agreement between the City of Grand Island and the Union Local No. 1597, I.B.E.W., AFL-CIO Utilities Department, and

WHEREAS, the City reached an agreement with the IBEW and the agreement has been 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 to execute the Memorandum of Understanding by and between the City of Grand Island and the Union Local No. 1597, I.B.E.W., AFL-CIO Utilities Department for the period of October 1, 2020 through September 30, 2021.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, on August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-9

**#2020-186 - Approving Annual Payment for Utility Billing
Software Support**

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 11, 2020

Subject: Approving Annual Payment for Utility Billing Software Support

Presenter(s): Patrick Brown, Finance Director

Background

On July 9, 2013, Council approved the purchase and implementation of Advanced Utility Systems CIS Infinity software solution for Utility Billing via resolution 2013-227. This software serves as the billing platform for the Electric, Water and Wastewater funds within the City of Grand Island. The system officially went live on April 1, 2015.

Discussion

The total cost for the period of 10/1/2020 to 9/30/2021 is \$86,270.69 (5.00% increase). This includes annual maintenance support for CIS Infinity, the core software, and Infinity.Link, the online payment website.

Alternatives

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

1. Approve the 2020-2021 invoice from AUS for software support and licensing.
2. Postpone the issue to a future meeting.
3. Take no action.

Recommendation

City Administration recommends that the Council approve the Annual Utility Billing Support Invoice in the amount of \$86,270.69.

Sample Motion

Move to approve the Annual Utility Billing Support Invoice from Advanced Utility Systems.

Remit To: N. Harris Computer Corporation
62133 Collections Center Drive
Chicago, IL 60693-0621

Bill to

City of Grand Island
Finance Department
100 E First Street
PO BOX 1968
Grand Island, NE 68802
USA

Ship To

City of Grand Island
Finance Department
100 E First Street
PO BOX 1968
Grand Island, NE 68802
USA

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	GRA01A		LOCAL DELIVERY	

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	AUS - CIS INFINITY	CIS Infinity Support: 10/1/2020 to 9/30/2021	US\$ 72,087.74	US\$ 72,087.74
1.00	AUS - LINK	Infinity.Link Support: 10/1/2020 to 9/30/2021	US\$ 14,182.95	US\$ 14,182.95
1.00	NOTE	Annual maintenance support for the period of Oct 1, 2020 - Sept 30, 2021.	US\$ 0.00	US\$ 0.00
Please note that the payment is due on or before the maintenance period start date. Therefore, please allow at least 10 business days prior to the due date to mail your payment.			Subtotal	US\$ 86,270.69
Invoice Questions? Please call Fatima Awada at 613-226-5511 ext 2842 OR e-mail FAwada@harriscomputer.com			Misc	US\$ 0.00
			Tax	US\$ 0.00
			Freight	US\$ 0.00
			Trade Discount	US\$ 0.00
			Total	US\$ 86,270.69

RESOLUTION 2020-186

WHEREAS, on July 9, 2013, by Resolution 2013-227, the City of Grand Island approved the proposal of N. Harris Computer Corporation, dba Advanced Utility Systems, to implement new utility billing software; and

WHEREAS, in order to receive continued maintenance support from the company, it is necessary to make annual payments to Advanced Utility Systems; and

WHEREAS, the cost for the period of October 1, 2020 to September 30, 2021 for CIS Infinity support is \$72,087.74; and

WHEREAS, the cost for the period of October 1, 2020 to September 30, 2021 for Infinity.Link support is \$14,182.95.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the payment to Advanced Utility System for Annual Maintenance Support in the amount of \$86,270.69 is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-10

#2020-187 - Approving Amendment No. 2 to Engineering Consulting Agreement for Sanitary Sewer Collection System Rehabilitation– Downtown; Project No. 2019-S-1, Phase II

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 11, 2020

Subject: Approving Amendment No. 2 to Engineering Consulting Agreement for Sanitary Sewer Collection System Rehabilitation– Downtown; Project No. 2019-S-1, Phase II

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

Background

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.

On November 6, 2018, via Resolution No. 2018-337, City Council approved an agreement with Olsson, Inc. of Grand Island, Nebraska in the amount of \$81,850.00 for Sanitary Sewer Collection System Rehabilitation- Downtown; Project No. 2019-S-1.

On June 25, 2019, via Resolution No. 2019-196, City Council approved Change Order No. 1 to the original agreement with Olsson, Inc. of Grand Island, Nebraska in the amount of \$61,063.00, for a revised agreement of \$142,913.00. Such change order allowed for construction administration and observation services for Cured in Place Pipe (CIPP) lining of sanitary sewer mains in the downtown area.

Discussion

Staff is requesting a second amendment to the original agreement, which will allow for project design and bid phase services necessary to create documents for the rehabilitation of the manholes within the project boundary for the above sewer collection system rehabilitation project. Staff decided to break the collection pipe linings which were previously completed and the manhole repairs into separate projects to allow for specialized contractors to bid the projects. Amendment No. 2 will be in the amount of \$35,888.00 for a revised agreement of \$178,801.00.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve Amendment No. 2 to the original agreement with Olsson, Inc. of Grand Island, Nebraska, in the amount of \$35,888.00.

Sample Motion

Move to approve the resolution.

RESOLUTION 2020-187

WHEREAS, on November 6, 2018, via Resolution No. 2018-337, the Grand Island City Council approved entering into an agreement with Olsson, Inc. of Grand Island, Nebraska in the amount of \$81,850.00 for engineering consulting services for Sanitary Sewer Collection System Rehabilitation- Downtown; Project No. 2019-S-1; and

WHEREAS, on June 25, 2019, via Resolution No. 2019-196, City Council approved Change Order No. 1, in the amount of \$61,063.00, to the original agreement for a revised amount of \$142,913.00; and

WHEREAS, such change order allowed for construction administration and observation services for Cured in Place Pipe (CIPP) lining of sanitary sewer mains in the downtown area; and

WHEREAS, the original agreement is now being amended to allow for project management, project design, bid phase services, construction administration and observation services, as well as project closeout for the manhole rehabilitation; and

WHEREAS, such amendment is in the amount of \$35,888.00, for a revised agreement amount of \$178,801.00; and

WHEREAS, Amendment No. 2 to the original agreement with Olsson, Inc. of Grand Island, Nebraska is required to proceed with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 2 with Olsson, Inc. of Grand Island, Nebraska for engineering consulting services related to Sanitary Sewer Collection System Rehabilitation- Downtown; Project No. 2019-S-1, Phase II is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-11

**#2020-188 - Approving 2019 Community Development Block
Grant Coronavirus Response Amendment**

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development

Meeting: August 11, 2020

Subject: Substantial Amendment to the 2019-2023 CDBG Consolidated Plan and Annual Action Plan to include CDBG-CV funds

Presenter(s): Amber Alvidrez, Community Development Administrator

Background

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

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

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

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

Discussion

In response to the Coronavirus Pandemic (COVID19), the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program has notified Entitlement community they will receive a formula allocation from the first round of CDBG-CV funding to be used specifically for the prevention of, preparation for, and response to the COVID-19 Coronavirus. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act

(CARES Act), Public Law 116-136, which was signed on March 27, 2020. In response to the CARES Act and CDBG-CV funding, the City is proposing a substantial amendment to the 2019-2023 Consolidated Plan and 2019 Action Plan in order to receive the allotted \$251,495 of CARES Act CDBG-CV funding.

Alternatives

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

1. Accept the Substantial amendment to the 2019-2023 Consolidated Plan and 2019 Annual Action Plan for CDBG Activities.
2. Do not accept the Substantial Amendment to the 2019-2023 Consolidated Plan and 2019 Annual Action Plan for CDBG Activities.

Recommendation

City Administration recommends that the Council accept the Substantial Amendment to the 2019-2023 Consolidated Plan and 2019 Annual Action Plan for CDBG Activities.

Sample Motion

Move to accept the Substantial Amendment to the 2019-2023 Consolidated Plan and Annual Action Plan for CDBG Activities.

Executive Summary

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

1. Introduction

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

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

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

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

In response to the Coronavirus Pandemic (COVID19), the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program has notified Entitlement Community they will receive a formula allocation from the first round of CDBG-CV funding to be used specifically for the prevention of, preparation for, and response to the COVID-19 Coronavirus. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed on March 27, 2020.

The City of Grand Island has prepared a substantial amendment to the 2019-2023 Consolidated plan and 2019-2020 Annual Action Plan to receive and CDBG-CV funding and outline specific priorities and goals associated with the CARES Act and guidance for the use of CDBG-CV funding. The City has been notified it will receive \$202,742 in CDBG-CV funding to be used for the prevention of, preparation for, and response to the COVID-19.

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

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

3. Evaluation of past performance

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

4. Summary of citizen participation process and consultation process

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

Due to the recent Covid-19 Pandemic citizen participation regulations were changed by the department of Housing and Urban Development (HUD). The following changes to the City of Grand island's Citizen Participation Plan were adopted by City council on May 26, 2020.

Exceptions to this plan will apply to any substantial amendments to the 2019 Annual Action Plan and to the creation of the 2020 Annual Action Plan. Change of requirements by the Housing and Urban Development through the CARES Act which was signed on March 27, 2020 allows for Entitlement Communities to allow these plans to require a 1 day notice for virtual public hearings and a 5 day public comment. The above changes are a direct result of the COVID-19 Pandemic.

5. Summary of public comments

Substantial Amendment for CDBG-CV funds- there were no Comments received for this amendment although minutes from public hearings are attached.

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

CDBG-CV Substantial Amendment

All comment received during the public comment period for the Substantial Amendment will be reviewed and included in the final amendment to the documents. Public comment period is currently open until August 11, 2020.

7. Summary

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

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Amber Alvidrez

Community Development Administrator

City of Grand Island

100 East First Street,

Grand Island, NE 68802

308-385-5444 ext 212

Ambera@grand-island.com

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

No agencies were selectively excluded from consultation.

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

Narrative (optional):

PR-15 Citizen Participation

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

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

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

Citizen Participation Outreach

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

Consolidated Plan

GRAND ISLAND

12

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

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

Consolidated Plan

GRAND ISLAND

13

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

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

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

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

Summary of Housing Needs

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

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

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

HUD defines housing problems as:

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

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

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

Consolidated Plan

GRAND ISLAND

19

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

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

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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

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

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

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

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

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

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

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

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

Introduction

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

Please see NA-30 for additional discussion.

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

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

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Discussion

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

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

Introduction

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

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

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

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Discussion

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

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

Introduction:

Housing cost burden is defined by HUD as:

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

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

Please see NA-30 for additional discussion.

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

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

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

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

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

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

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

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

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

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

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

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

NA-35 Public Housing – 91.205(b)

Introduction

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Consolidated Plan

GRAND ISLAND

35

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

Data Source: PIC (PIH Information Center)

Consolidated Plan

GRAND ISLAND

36

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

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

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

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

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

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

Homeless Needs Assessment

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

Consolidated Plan

GRAND ISLAND

38

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

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

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

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

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

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

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

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

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

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

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

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

Introduction

All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

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

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

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

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

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

Describe the need for specific types of housing:

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

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

Discussion

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

Introduction

Cost of Housing

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

Table 29 – Cost of Housing

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

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

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

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

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

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

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

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

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

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

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

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

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

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

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

Discussion

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

Introduction

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

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

Definitions

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

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

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

Condition of Units

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

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

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

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

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

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

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

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

Discussion

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

Introduction

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

Totals Number of Units

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Consolidated Plan

GRAND ISLAND

55

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

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

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

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

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

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

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

Discussion:

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

Introduction

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

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

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

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

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

Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

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

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

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

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

For Homeowners

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

For Renters

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

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

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

Introduction

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

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

Economic Development Market Analysis

Business Activity

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

Consolidated Plan

GRAND ISLAND

65

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

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

Table 40 - Business Activity

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

Labor Force

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

Table 41 - Labor Force

Data Source: 2011-2015 ACS

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

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

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

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

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

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

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

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes

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

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

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

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

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

Racial or Ethnic Minorities

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

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

Low-Income Families

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

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

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

Are there any community assets in these areas/neighborhoods?

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

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

Are there other strategic opportunities in any of these areas?

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

Geographic Area

Table 47 - Geographic Priority Areas

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

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

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

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

General Allocation Priorities

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

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

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

Priority Needs

Table 48 – Priority Needs Summary

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

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

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

	Associated Goals	Support Public Services for vulnerable population
	Description	Provide services to low to moderate income neighborhoods and initiatives for all neighborhoods as a whole. This initiative also includes providing support for vulnerable populations which could include homelessness assistance and crisis assistance.
	Basis for Relative Priority	The City has many working relationships with service providers throughout the City of Grand Island, although other than CDBG funding there is no other financial support the City can provide to service providers within our community. Although the City does recognize the need for such services and the positive impact these providers have on our community. When low to moderate income persons receive services that help with daily needs or obstacles, these services help with the overall quality of life within the City of Grand Island.
4.	Priority Need Name	COVID-19 Preparation, Prevention, and Response
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Chronic Homeless Individuals Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Grand Island
	Associated Goals	Homeless Prevention Health related Safety Job training
	Description	CDBG-CV funds will be used for CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19

	Basis for relative Priority	<i>The COVID-19 pandemic has adversely affected businesses and residents in the City of Grand Island.</i>
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Narrative (Optional)

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

Influence of Market Conditions

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

Table 49 – Influence of Market Conditions

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

Introduction

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

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	413,557	0	0	413,557	0	
CDBG-CV	Public-Federal	Public Services	251,459			251,459	0	

Table 50 - Anticipated Resources

Consolidated Plan

GRAND ISLAND

86

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

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

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

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

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

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

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

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

Table 52 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

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

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

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and Preserve Affordable Housing
	Goal Description	The City of Grand Island has an adjusted vacancy rate lower than average due to this the City experiences a "pent up" demand in some part of the Community. Several factors are a part of these issues although creation of suitable affordable housing can alleviate the tensions to the current housing demands within the City of Grand Island.
2	Goal Name	Cultivate Small and Emerging Businesses
	Goal Description	The City of Grand Island continues to complete projects in areas of the City that are in need of rehabilitation. The City will continue to use CDBG funds in a variety of ways in order to support Small businesses within the community. Ways for the City to achieve this goal is to work through partnerships that have been cultivated throughout the past CDBG funding years, continuing programs such the small business rental assistance, infrastructure which allows for more businesses to move into Grand Island.
3	Goal Name	Support Public Services for vulnerable population
	Goal Description	The City Of Grand Island will continue to offer non-profit service providers within Grand Island the opportunity to apply for the public Service Grant from the Yearly CDBG allocation. The City will continue to build relationships with the service providers within our community so that they may be aware of the benefits that may be provided through CDBG assistance. The city will continue to also plan and complete projects such as infrastructure so that sidewalks and streets are safe and accessible to those with disabilities.
4	Goal Name	Prepare, prevent and Respond to Covid-19
	Goal Description	CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic.

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

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

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

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

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

Activities to Increase Resident Involvements

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

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

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

No

Plan to remove the ‘troubled’ designation

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

Barriers to Affordable Housing

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

For Homeowners

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

For Renters

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

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

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For Homeowners

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

For Renters

- Cost of Rent

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

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

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

SP-80 Monitoring – 91.230

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

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

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

Expected Resources

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

Introduction

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

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

Anticipated Resources

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

Consolidated Plan

GRAND ISLAND

106

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG-CV	Public-Federal	Public Services	251,459			251,459	0	

Table 54 - Expected Resources – Priority Table

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

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

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

Table 55 – Goals Summary

Goal Descriptions

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

Consolidated Plan

GRAND ISLAND

109

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

3	Goal Name	Support Public Services for vulnerable population
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

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

The City of Grand Island accepted applications from non-profits and eligible applicants to help in the prevention of, preparation for, and response to the coronavirus. All applications must meet a CDBG eligible activity, national objective, and, must be associated with COVID-19 response. Applications were due on July 7th, Community Development Division and the Entitlement Stakeholders Committee met for an In person meeting to review applications and make a funding recommendation. The recommendation was included in the substantial amendment with posting of the proposed funding recommendation on August 7, 2020, in locations identified in the Citizen Participation Plan and published in local newspaper on August 7, 2020.

Projects

#	Project Name
1	Program Administration
2	Building Literacy
3	Housing Improvement Partnership
4	Heartland United Way Housing
5	Heartland United way Protect GI
6	YWCA Women's Empowerment Center
7	YMCA Coronavirus Response

Table 56 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

Consolidated Plan

GRAND ISLAND

113

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

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

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

4	Project Name	Heartland United Way Community Response
	Target Area	City of Grand Island
	Goals Supported	Prepare, prevent or respond to Covid-19
	Needs addressed	Providing Public Services to vulnerable populations
	Funding	\$75,000
	Description	Heartland United Way will use funds to provide emergency payments for Low to moderate income residents within the City of Grand Island, this will include Rent/mortgage and emergency utility payments, as well as necessary food costs to supply emergency food banks.
	Target Date	March 2022
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	City of Grand Island
5	Planned Activities	Emergency payments for housing, utilities and Food.
	Project Name	Heartland United Way Protect GI
	Target Area	City of Grand Island
	Goals Supported	Prepare, Prevent and Respond to Covid-19
	Needs addressed	Providing Public Services to Vulnerable populations
	Funding	44,459
	Description	Protect GI which will provide necessary PPE to Local non-profits throughout Grand Island. So that non-profits, churches, and Schools can continue to provide vital services throughout the duration of the pandemic.
	Target Date	March 30,2022
	Estimate the number and type of families that will benefit from the proposed activities	4,000

	Location Description	City of Grand Island
	Planned Activities	Providing Personal Protective Equipment to non-profits.
6	Project Name	GI Cares- Housing
	Target Area	City of Grand Island
	Goals Supported	Prepare, prevent and Respond to Covid-19
	Needs addressed	Housing and supporting Vulnerable populations through public Services
	Funding	90,000
	Description	Central Nebraska Community Action Partnership will assist low- and moderate- income households with rental and mortgage payments to prevent homelessness.
	Target Date	March 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	City of Grand Island
	Planned Activities	Assist low- and moderate- income households with rental and mortgage payments to prevent homelessness.
7	Project Name	Women's Empowerment Center
	Target Area	City of Grand Island
	Goals Supported	Prepare, prevent and Respond to Covid-19
	Needs addressed	Supporting Vulnerable populations through public Services.
	Funding	30,000
	Description	The YWCA addressing the issue of job loss and childcare issues that has occurred due to the pandemic
	Target Date	March 30, 2022

	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	City of Grand Island
	Planned Activities	Job Training
8	Project Name	YMCA Coronavirus Response
	Target Area	City of Grand Island
	Goals Supported	Prepare, prevent or Respond to Covid-19
	Needs addressed	Supporting Vulnerable populations through public services.
	Funding	\$12,000
	Description	The YMCA will provide personal protective equipment, supplies, and other materials necessary to continue our work with vulnerable populations. Amongst our Y members we have several populations that are likely to be affected by COVID 19. These include seniors with compromised health, Parkinson's patients who attend our Rock Steady class, and children in our child care. It is also our purpose to provide protection for our staff members who are cleaning and sanitizing many areas of a large building multiple times throughout the day.
	Target Date	March 30,2022
	Estimate the number and type of families that will benefit from the proposed activities	4,000
	Location Description	City of Grand Island
	Planned Activities	Provide PPE and supplies needed to properly disinfect and keep staff and clients healthy within the child care center and facility

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

The Hall County Housing Authority is not designated as troubled.

Discussion

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

Introduction

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

Discussion

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

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

Introduction:

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

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

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

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

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

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

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

RESOLUTION 2020-188

WHEREAS, the United States Department of Housing and Urban Development requires multiple certifications in order to comply with the Community Development Block Grant Program requirements; and

WHEREAS, the Community Development Division is required to develop a Consolidated Plan every 5 years and an Annual Action Plan every fiscal year with the required documentation to serve under the Entitlement Program ; and

WHEREAS, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), public Law 116-136, which was signed on March 27, 2020, through the Community Development Block Grant (CDBG) program Entitlement communities have been notified they will receive a formula allocation from the first round of CDBG-CV funding to be used specifically for the prevention of, preparation for, and response to the COVID-19 Coronavirus.; and

WHEREAS, the City of Grand Island must complete a substantial amendment to the 2019-2023 Consolidated Plan and 2019 Annual Action Plan in order to receive Community Development Block Grant funds through CARES Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA that the City of Grand Island, Nebraska is hereby approves and adopts the development of the Community Development Block Grant, 2018-2019 Annual Action Plan; and the Mayor is hereby authorized to sign such certifications on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item G-12

#2020-189 - Approving Subordination Request for 114 Cherokee Avenue

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Chad Nabity, Regional Planning

Meeting: August 11, 2020

Subject: Approving Subordination Agreement for 114 Cherokee Ave, Grand Island Nebraska

Presenter(s): Chad Nabity, Regional Planning Director

Background

The City Of Grand Island has a Deed of Trust filed on property owned by Tom and Cindy Tjaden located at 114 Cherokee Ave, Grand Island Nebraska in the amount of \$20,000. On September 9, 2013, Community Development Block Grant funds in the amount of \$20,000.00 were loaned to Tom and Cindy Tjaden to assist in the cost of a down payment to obtain the property. The legal description is:

Lot Eight (8), in Block 'A', in Parkview Subdivision, in the City of Grand Island, Hall County, NE

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

Discussion

A new lien in the amount of \$159,200.00 with Equitable Bank would by law be junior in priority to the City's lien; however, Equitable Bank, has asked the City to subordinate its Deed of Trust to the new Deed of Trust.

The property's appraised value is \$199,000.00 and is sufficient to secure the loan of \$159,200.00 from Equitable Bank, and the City's note of \$20,000.00.

Alternatives

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

1. Approve the Subordination Agreement
2. Refer the issue to a Committee

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

Recommendation

Community Development Division recommends that the Council approves the Subordination Agreement with Equitable Bank placing the City in the second position to the new Deed of Trust.

Sample Motion

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

Return to City of Grand Island after Recording.

SUBORDINATION AGREEMENT

COMES NOW the City of Grand Island, Nebraska, secured party/beneficiary and hereby partially subordinates its trust deed/real estate lien recorded September 9, 2013, on the following described real estate:

Lot Eight (8), in Block 'A', in Park View Subdivision, in The City of Grand Island, Hall County, Nebraska.

It is the intent of this Agreement that the trust deed for amounts loaned by Equitable Bank to Tom and Cindy Tjaden (Borrower), that was filed Month Day, Year as Instrument Number ##### shall be superior to the trust deed/real estate lien of the City of Grand Island, its successors and assigns recorded Month Day, Year, up to the amount of \$159,200.00 plus interest and amounts advanced to protect the collateral. Thereafter, the City of Grand Island's lien shall have priority. It is further understood that this subordination shall include all current obligations, extensions, renewals, advances or modifications made by the City of Grand Island, Nebraska to Borrowers which is secured by the trust deed/real estate lien recorded September 9, 2013 as Document Number 201307390 in the records of the Register of Deeds of Hall County, Nebraska. Nothing in this Subordination Agreement is intended as a promise to provide financing or make advances to Borrowers by the City of Grand Island, Nebraska and it is not the intention of the City of Grand Island, Nebraska to warrant or guarantee the obligations of Borrowers but merely to partially subordinate its lien interests under the instrument recorded at Document Number 201307390. It is understood that Equitable Bank intends to lend funds to Borrowers but that the subordinated amount is not to exceed \$159,200.00 plus interest and amounts advanced to protect the collateral.

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

Dated: _____

City of Grand Island, Nebraska

By _____
Roger G. Steele, Mayor

STATE OF NEBRASKA)
)ss.
COUNTY OF HALL)

The foregoing instrument was acknowledged before me on _____,
2020, by Roger G. Steele, Mayor of the City of Grand Island, Nebraska.

Notary Public

RESOLUTION 2020-189

WHEREAS, the City of Grand Island, is the lender and secured party of a Deed of Trust dated September 6, 2013 and recorded on September 9, 2013, as Instrument No.0201307390 respectively, in the total amount of \$20,000.00 secured by property located at 114 Cherokee Ave and owned by Tom and Cindy Tjaden, said property being described as follows:

Lot Eight (8), in Block 'A', in Parkview Subdivision, in the City of Grand Island, Hall County, NE

WHEREAS Tom and Cindy Tjaden wishes to execute a Deed of Trust in the amount of \$159,200.00 with Equitable Bank, to be secured by the above-described real estate upon the subordination of the City's Deed of Trust to their lien priority; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized and directed to execute an agreement subordinating the lien priority of the above described Deeds of Trust Tom and Cindy Tjaden, to the City of Grand Island, as beneficiary to that of the new loan and Deed of Trust of Equitable Bank, Beneficiary, as more particularly set out in the subordination agreement.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item I-1

#2020-190 - Consideration of Approving FY 2020-2021 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 11, 2020

Subject: Consideration of Approving FY 2020-2021 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On August 14, 2018, the City Council adopted Ordinance #9700 creating the Railside Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded tot the City Council for consideration. On June 18, 2020, the Railside BID Board met and approved the 2020-2021 budget that provides for a total special assessment of \$119,985.06. Which is a zero percent increase of the 2020 special assessment.

Discussion

The reformation of the Railside BID that occurred in 2018 created the Railside BID as a perpetual entity. In this district, assessments are paid by property owners based on the County assessor's valuation of the property. Owners will be billed for the assessment after approval by City Council sitting as the Board of Equalization of September 8, 2020. The budgeted assessments of \$119,985.06 will be charged to property owners in the district based on their valuations. Notices will be published in the Grand Island Independent on August 14, 21, and 28, 2020. Copies of the notice will also be mailed to property owners after the first publication via the method required by State law.

Alternatives

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

1. Approve the proposed budget and date for BOE.
2. Deny the proposed budget and date for BOE.
3. Send back to the BID Board for adjustment.

Recommendation

City Administration recommends that the City Council approved the BID budget as proposed and sets the date for Board of Equalization as September 8, 2020.

Sample Motion

Move to approve resolution as proposed.

BID BUDGET

YEAR: 20-21

INCOME TYPE	Explanation	
Beginning Cash		\$10,000.00
Special Assessments	2020-2021 (no increase) Amount 119.985.06	\$119,985.06
Donations		\$0.00
Grants	CDBG	\$26,000.00
Interest		\$500.00
Other Revenue	Fundraising, Credit Card, Green Team Reimbursement, Banner Program for Parking lots, Halloween and Christmas vendor program?	\$5,000.00
TOTAL INCOME		\$161,485.06
EXPENSES		Amount
Personnel - 85105	Director	\$ 33,000.00
	Green Team/Coordintor	\$ 12,000.00
FICA - 85115	FICA	\$ 4,400.00
Unemployment - 85165	Unemployment	\$ 375.00
Contract Services - 85213	Douglass Bookkeeping	\$ 3,700.00
	City Bookkeeping	\$ 4,600.00
	Contract Misc	\$ 1,200.00
	Event Coordinators	\$ 250.00
	Marketing Refresh	\$ 2,250.00
	Equipment Rentals lights, banners etc	\$ 1,500.00
	Greenspace/tree space master plan	\$ 2,400.00
	Marketing Assistant	\$ 6,000.00
Printing/Binding - 85245	Printing, Flyers, Annual Report, Announcement Annual Meeting	\$ 500.00
Snow & Ice Removal - 85249	Snow - Plaza	\$ 1,000.00
Professional Services/Office Rent - 85290	Rent	\$ 10,800.00
	Website Fee	\$ 350.00
Utility Services - 85305	Walnut (triangle)	\$ 600.00
	Wheeler (plaza)	\$ 600.00
	Christmas Lights	\$ 1,500.00
	Backflow Check	\$ 300.00
Repairs & Equipment - 85325		\$ 500.00
Office Copy Machine - 85330	Copy Machine Lease and Copy Charges	\$ 4,000.00
Postage - 85413	Yearly Bill From the City	\$ 750.00
Advertising - 85416	Newspaper	\$ 7,800.00
	Vibe	\$ 480.00
	Social Media Boosting	\$ 600.00
	EV Tour	\$ 300.00
	Railside Branded Items	\$ 350.00
Legal Notices - 85419	Monthly Meeting, annual review of property tax	\$ 2,750.00
Dues & Subcriptions/Main Street - 85422	MainStreet, Chamber, 501C3	\$ 2,250.00
Travel & Training - 85428		\$ 500.00
Events/Other - 85490	HEAR GI/Nebraska	\$ 2,500.00
	Bar Stool Open	\$ 250.00
	Halloween	\$ 100.00
	Christmas	\$ 5,000.00
	Junk Jaunt	\$ 1,500.00
	Other	\$ 750.00
Office Supplies - 85505	Internet	\$ -
	Office Phone	\$ 900.00
	Other	\$ 350.00
Trees & Schrubbs - 85560	Removal and replanting	\$ 4,250.00
Planters/ Plaza - 85561	Plants for planters	\$ 1,200.00
	Watering	\$ 6,900.00
	Sprinkler Repair	\$ 200.00
	Mowing	\$ 1,200.00
General Supplies - 85590	General	\$ 980.06
	EV Tour	\$ 300.00
	Christmas	\$ 500.00
	Green Team	\$ 1,000.00
MISC Projects	CDBG "Rental Assistance Program"	\$ 26,000.00
TOTAL EXPENSES		\$ 161,485.06

#RAILSIDE

ROAD MAPPING FOR THE FUTURE

Goals Achieved

Clean up and Revamp Green Spaces, Streetscapes and Parking Lots in Railside

- Have implemented plan for sidewalks/alley way clean up.
- Working with CCS for three groups who volunteer to pick up three zones once a week.
- Triangle Re-sodding Project, Refreshed the plaza
- Working to establish a plan to expand the plaza
- Working to remove 8 dead trees from the district along with applying for grants for a large scale upgrade on 20 problem areas.
- Working with public works to “own” issues faster and to be able to resolve them

Establish Key Partnerships

- Have developed a key partnership with the CVB, NRD, JEO, Community Foundation and Public Works.

Marketing

- Have hired a part time marketing assistant to assist with marketing Railside businesses.

Developed New Opportunities

- New Business Opportunities include: Amur, Beltzer Building, Downtown Dental, Pinnacle Bank and the expansion of Prairie Pride.
- EV is working on a new business welcome package and an open house to show properties that are available for rent or sale.
- The BID is moving forward on a partnership (2-3 years) with the Community Foundation. This will open opportunity for grant funding on two to three pre-determined projects

Events/Activities

- Working with CVB to develop a guide to holding conferences and meetings in Railside.
- Working to develop an entertainment district.

Historic Building/Railside Redevelopment

- Continued Development of Historic Buildings
- Fill current spaces
- Encourage current buildings/businesses to revitalize storefronts/buildings to assist in the improvement of the overall appearance of Railside.

Updated Goals for 19/20

Clean up and Revamp Green Spaces, Streetscapes and Parking Lots in Railside

- Implement a 3 year plan to upgrade the Aesthetic Appearance of Railside
- Additional lighting options for upgrading appearance and safety
- Railside Plaza Refresh
- Develop a Greenspace/Tree Space Master Plan

Establish Key Partnerships

- Continue to Develop Key Partnerships with the CVB, CRA and Grow Grand Island
- Continue to Develop a sound and productive relationship with the City of Grand Island

Marketing

- Add a marketing assistant to the Railside team with a goal of making Railside impactful in the media.
- Complete the AARP Totem Project
- Add directional mapping to the current parking signs
- Work with the Kearney BID to cross-promote events in each of the districts

Recruitment of Key Business Types

- Recruit High End Options – Dining, Shopping, Sleeping
- Quick Dine Out/Shopping Options
- Recruiting New Business to offer a variety of experiences
- Continue to recruit diverse employers while retaining our current employee base
- Effectively administer the remaining RAP funds

Events/Activities

- Addition of 3 Night Markets in the summer months
- Addition of Junk Street for Junk Jaunt
- Addition of Summer Sidewalk sales
- Addition of an open house for open spaces 2 times a year

Historic Building/Railside Redevelopment

- Continued Development of Historic Buildings
- Fill current spaces
- Encourage current buildings/businesses to revitalize storefronts/buildings to assist in the improvement of the overall appearance of Railside.

THANK YOU



RESOLUTION 2020-190

WHEREAS, the City Council has considered the proposed budget of the Railside Business Improvement District for the fiscal year 2020-2021; and

WHEREAS, the City has received the assessed values of the individual properties within the Railside Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2020.

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

1. The budget for the Railside Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 8, 2020 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the Railside Business Improvement District by U.S. Mail, postage prepaid.

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Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item I-2

#2020-191 - Consideration of Approving FY 2020-2021 Annual Budget for Fonner Park Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 11, 2020

Subject: Approving FY 2020-2021 Annual Budget for Fonner Park Business Improvement District and setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9622 creating the Fonner Park Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On July 23, 2020 the Fonner Park BID Board met and approved the 2020-2021 budget which provides for special assessments in the amount of \$49,490 or \$10/front foot.

Discussion

The reformation of the Fonner Park BID that occurred in 2017 created the Fonner Park BID as a perpetual entity. In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on September 8, 2020. The budgeted assessments of \$49,490 will be charged to property owners in the district based on their front footage. The BID pays the City a fee of \$1,200 for accounting services. A copy of the proposed 2020-2021 budget is attached for review.

Alternatives

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

1. Approve the proposed Budget for the Fonner Park BID and set the date for the Board of Equalization.
2. Modify the budget and/or reschedule the Board of Equalization.

Recommendation

City Administration recommends that the Council approve the proposed Budget for the Fonner Park BID and set the date of September 8, 2020 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to approve the 2020-2021 Budget for the Fonner Park BID and set the date of September 8, 2020 for the Board of Equalization.

Fonner Park BID
Original Resolution
Original Ordinance #8751

		2020-2021 Budget
ASSESSMENT PER FRONT FOOTAGE		\$10.00
Front Footage		4,949
		\$49,490
REVENUE	94011413	
Account		
Planned Carry Over from 2019/2020		
74140 Special Asessments		\$49,490
74140 Past Due Special Assessments		\$10,000
74787 Interest Revenue		
74795 Other Revenue		
TOTAL REVENUE		\$59,490
APPROPRIATIONS		
Account		
85213 Contract Services		\$35,000
85245 Printing & Binding Services		\$25
85249 Snow & Ice Removal		\$3,500
85305 Utility Services		\$6,000
85319 Repair & Maint - Land Improve.		\$10,000
85413 Postage		\$250
85416 Advertising		\$0
85419 Legal Notices		\$500
85490 Other Expenditures		\$1,500
85505 Office Supplies		\$100
85560 Trees and Shrubs		\$1,500
85590 Other General Supplies		\$100
TOTAL OPERATING EXPENSE		\$58,475
ANNUAL EXCESS/(LOSS)		\$1,015

RESOLUTION 2020-191

WHEREAS, the City Council has considered the proposed budget of the Fonner Park Business Improvement District for their fiscal year 2020-2021; and

WHEREAS, the City has received the front footage amounts for the individual properties within the Fonner Park Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2020.

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

1. The budget for the Fonner Park Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 8, 2020 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the Fonner Park Business Improvement District by U.S. Mail, postage prepaid

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 7, 2020	☐ City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item I-3

#2020-192 - Consideration of Approving FY 2020-2021 Annual Budget for South Locust Street Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 11, 2020

Subject: Approving FY 2020-2021 Annual Budget for South Locust Business Improvement District and setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9623 creating the South Locust Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On July 29, 2020 the South Locust BID Board met and approved the 2020-2021 budget which provides for special assessments in the amount of \$93,233 or \$9.50/front foot.

Discussion

The reformation of the South Locust BID that occurred in 2017 created the South Locust BID as a perpetual entity. In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on September 8, 2020. The budgeted assessments of \$93,233 will be charged to property owners in the district based on their front footage. The BID pays the City a fee of \$1,800 for accounting services. A copy of the proposed 2020-2021 budget is attached for review.

Alternatives

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

1. Approve the proposed Budget for the South Locust BID and set the date for the Board of Equalization.
2. Modify the budget and/or reschedule the Board of Equalization.

Recommendation

City Administration recommends that the Council approve the proposed Budget for the South Locust BID and set the date of September 8, 2020 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to approve the 2020-2021 Budget for the South Locust BID and set the date of September 8, 2020 for the Board of Equalization.

South Locust BID	
2020-2021 Budget	2020-2021 Budget
Front Footage	9,814
	\$9.50
Budgeted Revenue	\$93,233

REVENUE 94011412

Planned Carry Over	
74140 Special Assessments	\$93,233
74787 Interest Revenue	
74795 Other Revenue (Grant funding)	
	<hr/> \$93,233

APPROPRIATIONS

Account	
85213 Contract Services	\$50,000
85245 Printing & Binding Services	
85249 Snow & Ice Removal	\$3,500
85290 Other Professional & Technical	
85305 Utility Services	\$8,000
85319 Repair & Maintenance - Land Improv	\$18,000
85325 Repair & Maintenance - M & E	
85390 Other Property Services	
85413 Postage	\$250
85416 Advertising	
85419 Legal Notices	\$500
85490 Other Expenditures	\$900
85505 Office Supplies	
85560 Trees & Shrubs	\$2,000
85590 Other General Supplies	
85608 Land Improvements	\$10,000
TOTAL OPERATING EXPENSE	<hr/> \$93,150

ANNUAL EXCESS/(LOSS) \$83

RESOLUTION 2020-192

WHEREAS, the City Council has considered the proposed budget of the South Locust Business Improvement District for their fiscal year 2020-2021; and

WHEREAS, the City has received the front footage amounts for the individual properties within the South Locust Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2020.

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

1. The budget for the South Locust Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 8, 2020 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the South Locust Business Improvement District by U.S. Mail, postage prepaid

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Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
August 7, 2020	<input type="checkbox"/>	City Attorney



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item J-1

Approving Payment of Claims for the Period of July 29, 2020 through August 11, 2020

*The Claims for the period of July 29, 2020 through August 11, 2020 for a total amount of \$4,778,117.91
A MOTION is in order.*

Staff Contact: Patrick Brown



City of Grand Island

Tuesday, August 11, 2020

Council Session

Item S-1

Review of Capital Equipment, Parks Projects, and Overall Budget Discussion

Staff Contact: Patrick Brown

400 Capital Improvement Fund						Sales Tax Sales Tax Sales Tax Sales Tax Sales Tax Sales Tax Sales Tax
Organization Name	Type	Account Code	Account Name	Description	2021	
PUBLIC WORKS CAPITAL PROJECTS				N80 Wetland Bank (Eng/Permitting)	150,000.00	
PUBLIC WORKS CAPITAL PROJECTS				Capital Ave Drainage (Cont)	250,000.00	
PUBLIC WORKS CAPITAL PROJECTS				NW Flood Control	490,500.00	
PUBLIC WORKS CAPITAL PROJECTS				PVIP Outlet	200,000.00	
PUBLIC WORKS CAPITAL PROJECTS				Moore's Creek (ROW)	95,000.00	
PUBLIC WORKS CAPITAL PROJECTS				Capital Heights Drainage	300,000.00	
PUBLIC WORKS CAPITAL PROJECTS				Misc Drainage Impr- Various Locations	75,000.00	
PUBLIC WORKS CAPITAL PROJECTS				Sidewalk Cost Share Program	25,000.00	
TOTAL 400 Capital Improvement Fund					1,585,500.00	
410 Capital Equipment Fund						General Fund
Organization Name	Type	Account Code	Account Name	Description	2021	
OTHER CAPITAL EQUIPMENT	Expenses	85620	OFFICE FURNITURE & EQUIP	PC Replacement	50,000.00	
OTHER CAPITAL EQUIPMENT				NET ESTIMATED COST	50,000.00	
FIRE	Expenses	85625	VEHICLES	Type 1 Ambulance	315,000.00	
FIRE	Expenses	85615	MACHINERY & EQUIPMENT	UCapit - automatic medical inventory control system	20,000.00	
FIRE	Expenses	85615	MACHINERY & EQUIPMENT	60 SCBA's (air tank & mask) w/ extra air tank & facepiece	517,000.00	
FIRE	Expenses	85610	BUILDINGS	Fire Station #2 Addition	350,000.00	
FIRE				NET ESTIMATED COST	1,202,000.00	
POLICE	Expenses	85615	MACHINERY & EQUIPMENT	In-Car Mobile Video System and Body Worn Cameras	247,050.00	
POLICE	Expenses	85625	VEHICLES	Ford Explorer Utility Vehicles - 4 standard engine @ 46,840 each, 1 standard @ 43,405, 1 hybrid engine @ 46,500	277,265.00	2018 Sales Tax 2018 Sales Tax 2018 Sales Tax/Grant 2018 Sales Tax 2018 Sales Tax 2018 Sales Tax 2018 Sales Tax 2018 Sales Tax
POLICE				NET ESTIMATED COST	524,315.00	
EMERGENCY MGMT	Expenses	85615	MACHINERY AND EQUIPMENT	Replacement of 2 sirens	35,000.00	
EMERGENCY MGMT	Expenses	85616	MACHINERY AND EQUIPMENT	GIS data update to NexGen	22,000.00	
EMERGENCY MGMT	Expenses	85615	MACHINERY AND EQUIPMENT	Fiber run for new EM911 bldg - delayed from 19-20 budget	30,000.00	
EMERGENCY MGMT				NET ESTIMATED COST	87,000.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Skid Steer Loader (T95, buy back program)	6,000.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Skid Steer Loader (T650, buy back program)	10,000.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Tractors, 90hp	42,266.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	2016 Motorgrader	45,723.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	2019 Sewer Combo Unit - Lease Purchase	66,441.00	210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets 210 Fund-Streets
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Snow Heaver, Front-End Loader Mounted (replacement)	25,000.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Dump Truck (10cy) x2	234,000.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Street Sweeper	114,750.00	
STREETS CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Mower Deck Attachment for Tractor	20,000.00	
STREETS CAPITAL EQUIP	Expenses	85616	MACHINERY AND EQUIPMENT	Dump Truck x 2	229,522.00	
STREETS CAPITAL EQUIP	Expenses	85625	VEHICLES	1/2 Ton Pick-up x2	64,000.00	
STREETS CAPITAL EQUIP	Expenses	85612	BUILDING IMPROVEMENTS	Overhead Doors	20,000.00	
STREETS CAPITAL EQUIP				NET ESTIMATED COST	877,702.00	

Organization Name	Type	Account Code	Account Name	Description	2021	
LIBRARY CAP EQUIP	Expenses	85612	BUILDING IMPROVEMENTS	Replacement of 1974-Era Library HVAC	720,000.00	2004 Sales Tax
LIBRARY CAP EQUIP			NET ESTIMATED COST			
					720,000.00	
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Jacobsen TurfCat 72" Mower w/ Cab	30,500.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Jacobsen TurfCat 72" Mower w/ Cab	30,500.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85625	VEHICLES	2020 4x4 CV515 Dump Truck w/ Henderson Mark E Dump Body	85,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Trailer 20' Long by 8' 6" wide tilt bed w/ electric winch	15,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP	Expenses	85615	MACHINERY AND EQUIPMENT	Toro Groundmaster 4010-D (T4)	87,300.00	General Fund
PARKS - GOLF	Expenses	85615	MACHINERY AND EQUIPMENT	Wide Area Rotary Mower 16'	95,000.00	General Fund
PARKS - GOLF	Expenses	85615	MACHINERY AND EQUIPMENT	2 Utility Carts	20,000.00	General Fund
PARKS - GOLF	Expenses	85615	MACHINERY AND EQUIPMENT	72" Rotary Trim Mower	30,000.00	General Fund
PARKS DEPT ALL CAPITAL EQUIP			NET ESTIMATED COST			
					393,300.00	
					3,854,317.00	

Park Projects-These numbers are our out of pocket for cash analysis

	2021	2022	2023
Vet's Pickleball	\$ 350,000		
HPSP Baffles	\$ 485,000		
Vets Playground - JBS			
East Trail Expansion - JBS			
Parking Lot Overlay (Ryder/Eagle Scout)	\$ 150,000	\$ 100,000	\$ 100,000
Cemetery road to spaces	\$ 50,000		
Vets Complex Trail Project	\$ 385,000		
Golf Course Entry Asphalt & Gate	\$ 50,000		
48 Niche Columbarium	\$ 13,500		
Cemetery Shop Buildings Repair	\$ 29,000		
Vets Batting Cage	\$ 100,000		
Water Park Slides		\$ 525,000	
Sterling Park		\$ 150,000	
Bike Trail		\$ 200,000	\$ 100,000
Playground Replace		\$ 100,000	
George Park Upgrade		\$ 200,000	
Splash Pad		\$ 200,000	
Grace Abbott Band Stand			\$ 200,000
Park Development			\$ 350,000
Fieldhouse Turf			\$ 200,000
Cemetery Ground Penetration Radar			\$ 100,000
Subtotal	\$ 1,612,500	\$ 1,475,000	\$ 1,050,000