
City of Grand Island



Tuesday, February 9, 2021 Council Session Agenda

City Council:

Jason Conley
Michelle Fitzke
Bethany Guzinski
Chuck Haase
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, February 9, 2021

Council Session

Item C-1

Update Concerning Heartland Events Center Operations

Chris Kotulak, Executive Director and Mark Landis with the Heartland Events Center will update the Mayor and City Council on the events that have taken place at the Heartland Events Center.

Staff Contact: Jerry Janulewicz



FONNER PARK

The Nebraska Springtime Tradition
GRAND ISLAND, NE



HEARTLAND EVENTS CENTER

GRAND ISLAND CITY COUNCIL UPDATE

FEBRUARY 9, 2021



PROGRAM

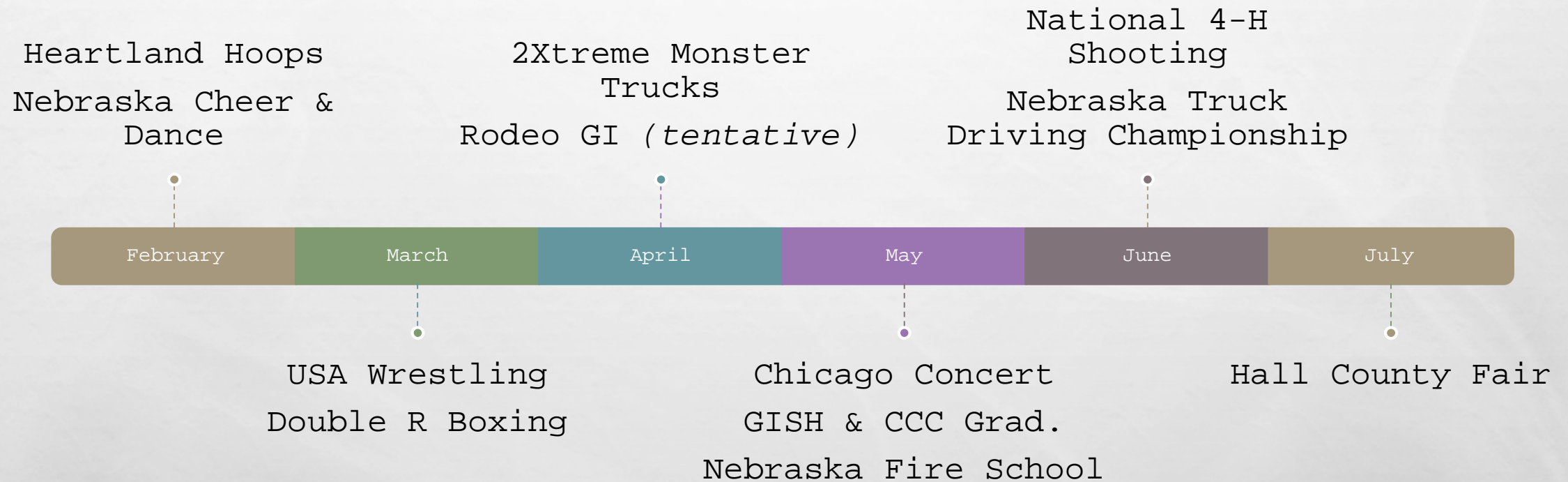
- Events since last update (October 2018)
 - Upcoming events
- Effects of Covid
 - Cancelled events
 - Covid relief
- The Future of HEC and Fonner Park
 - Bond repayment completion
 - Repairs and improvements

	Concerts	Community Events	Sports Events
2019	Little Big Town Brett Eldredge Mannheim Steamroller Maren Morris Trace Adkins	GISH Graduation Shrine Circus CCC Graduation GIPS Gear Up Nebraska Nat'l Guard Send-off	USA Wrestling Nebraska Cheer & Dance Heartland Hoops Harlem Globetrotters Nebraska Danger
2020	PJ Masks Hairball		

MAJOR EVENTS – 2019 AND 2020



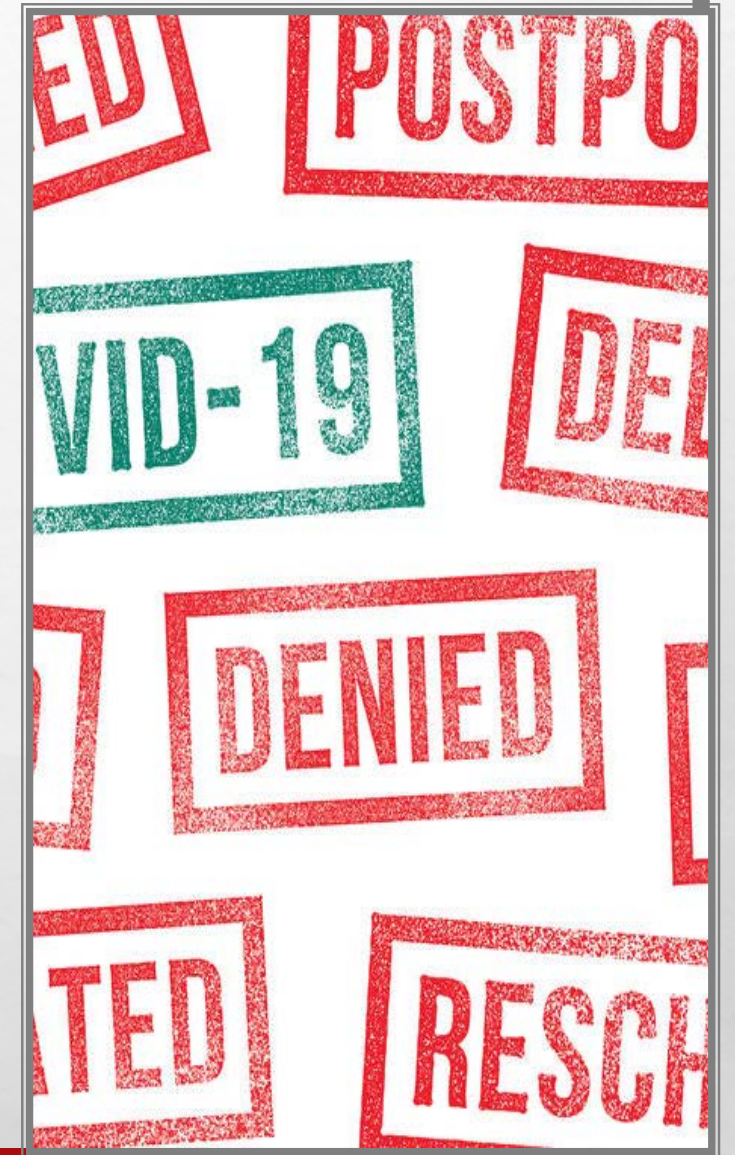
MAJOR UPCOMING EVENTS - 2021



COVID CANCELLATIONS & POSTPONEMENTS

Concerts	Community & Trade Shows	Sports Events
Chicago	Nursing in Nebraska Conference	Flatwater Fracas
Cirque Musica	GISH Graduation	Husker Volleyball
#IMomSoHard	Husker Harvest Days Reception	USA Wrestling

Events stopped booking in second quarter of 2021



COVID-19 RELIEF

- HEC has received two sources of federal Covid-19 relief:
 - A Payroll Protection Program loan that has been forgiven
 - A CARES grant administered through the State of Nebraska's Events Center and Sports Arena Stabilization Program
- HEC also appears to qualify for Shuttered Venue Operations relief as passed in the most recent federal stimulus package
 - Final SBA guidance has not yet been issued

HEC AND THE FONNER PARK CASINO

- Nebraska voters have approved casino gaming at racetracks
 - Fonner Park intends to build a "destination" casino that will attract visitors from the region to Grand Island
 - Fonner Park is still in the process of selecting a casino operator
 - Construction on the casino will not start until after the 2021 Nebraska State Fair at the earliest
- The Heartland Events Center will be a part of the overall experience for visitors
 - Concerts and events may be held at HEC in conjunction with the casino
 - Events held in HEC will be completely separate from the casino gaming floor

BOND PAYMENTS AND BUILDING TRANSFER

- The last Hall County bond payment will be made in March of 2021
- The city continues to make bond payments twice per year
 - One payment is made each June for half the interest for the year
 - A second, much larger payment is made each December for the remaining interest plus the principal for the year
- The last city payment occurs on December 15, 2024
 - After this payment, the building transfers back to the city
 - Fonner Park Exposition and Events Center will still own most of the equipment (audio/visual equipment, video monitors, signage, concession equipment, etc.) that is inside the building

MAJOR RECENT REPAIRS AND IMPROVEMENTS

- Boiler replacement (2 boilers)
- Concession area cooling system
- Mobile electronic signs
- Bosselman Conference Center ceiling repairs
- Sidewalk de-icing system
- Glycol piping replacement
- Parking lot repairs
- And several others

MAJOR IMMINENT REPAIRS AND IMPROVEMENTS

- Primary and secondary entrances; walkway and precipitation issues; windowpanes
- Boiler and water heater repairs
- Lighting upgrade to LED
- Flooring upkeep/cleaning and repair
- Seating maintenance and improvements
- Roof repair and replacement
- Parking lot repair and resurfacing
- Total quoted costs of these repairs: over \$3.5 million
 - For comparison, total city bond payments were about \$7.5 million

THE FUTURE OF HEC?





City of Grand Island

Tuesday, February 9, 2021

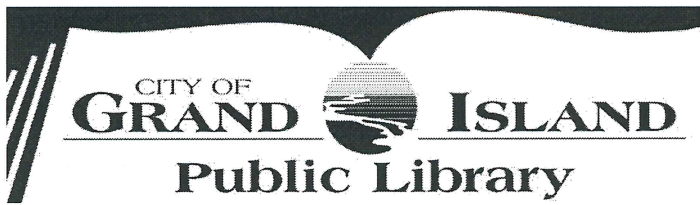
Council Session

Item C-2

Receipt of Annual Library Report

Library Director Celine Swan will present the Annual Library Report.

Staff Contact: Celine Swan



February 1, 2021

Affidavit for Filing Library Annual Report

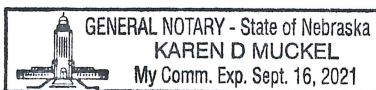
The undersigned, being duly sworn, states that he is authorized to file the attached Annual Report on behalf of the Grand Island Public Library Board; that to the best of his knowledge, information and belief, all statements of fact contained therein are true; and that said Annual Report is a correct statement of the business and affairs of the Grand Island Public Library in respect to each and every matter set forth during the reporting period identified therein.

A handwritten signature in blue ink that reads "Tanya Hansen".

Tanya Hansen, Library Board President

STATE OF NEBRASKA)
)ss.
COUNTY OF HALL)

Before me, a notary public, on this 3rd day of February, 2021, personally appeared Tanya Hansen, President, Grand Island Public Library Board, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

A handwritten signature in black ink that reads "Karen D. Muckel".
Notary Public

[seal]



Grand Island
Public Library

February 2021

www.gilibrary.org | 308.385.5333

ANNUAL REPORT

FY 2019 - 2020

*Filed & Submitted as outlined
Neb. Rev. Stat. § 51-213*

The Grand Island Public Library is the gateway for the people of our diverse community to achieve a lifetime of learning and literacy.



GIPL eagerly kicked off our new fiscal year with programs and other services such as regular storytimes, Breakfast with Santa, AARP Tax Aide, and Humanities Nebraska Prime Time. Patrons enjoyed newly renovated common areas and meeting rooms, a new teen section, Art Alcove, and Makerspace. In-person library visits and program attendance, as well as circulation and use of other service continued to rise until mid-March when the COVID-19 Pandemic hit Nebraska.

The COVID-19 Pandemic was an unprecedented time. The Library building was closed to the public for 16 weeks. The Library continued providing services and completed important projects such as collections inventories, curbside materials pickup, virtual programming, and expanded digital collections due to CARES Grant funding. Many challenges were also met, including a staff layoff, reduction in force to 18 FTE, and reduction of weekly service hours from 62 to 46 per week.

"You have kept us entertained during this pandemic. The staff is exceptional — helpful — friendly...and with a smile.

Thank You!"

Duane & Bev R, Grand Island



Despite hardships of the previous year, GIPL is committed to thriving and growing. Celine Swan became the new Library Director. The Library Board will create an updated strategic plan. A beautiful crane sculpture and seating area, donated by the Staab Family and Library Foundation will be placed in front of the building. Community partnerships will be expanded. Projects replacing the HVAC system will begin, as well as continued updates to computer and ILS systems.

Hours: M-F 9:30A-6:00P, Saturdays 9:30A-1P, Closed Sundays | Address: 1124 W 2nd St. Grand Island, NE

BY THE NUMBERS

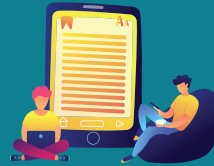


35,272
REGISTERED PATRONS

216,458
CHECKOUTS



PRINT COLLECTIONS
99,209



DIGITAL COLLECTIONS
85,899



A/V COLLECTIONS
19,578

SERIAL SUBSCRIPTIONS
225



9,190
ITEMS ADDED



13,122
ITEMS WITHDRAWN



REFERENCE & ILL
24,204

COMPUTER & WIRELESS
88,471



939,895
PHYSICAL &
VIRTUAL VISITS



TOTAL BUDGET \$1,918,833
PERCENTAGE USED 88.3%
EXPENSES \$1,703,890
REVENUE \$60,573



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item E-1

Public Hearing on Zoning Change for Property located South of Nebraska Highway 2 and West of Independence Avenue from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential-Small Lot and B2 General Business. (A & H Holdings, LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP Director

Meeting: February 9, 2021

Subject: Rezone from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential Small Lot and B2 General Business Zone property located south of NE Highway 2 and west of Independence Avenue to be platted as Highland North Subdivision

Presenter(s): Chad Nabity, AICP Director

Background

An application has been made to rezone a tract of land consisting from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential Small Lot and B2 General Business Zone. This property is south of NE Highway 2 and west of Independence Avenue to be platted as Highland North Subdivision.

Discussion

This property is zoned RO Residential Office. The RO zone allows for a variety of residential uses with no maximum density and some commercial uses. The proposed rezoning would limit the commercial uses on this property to the northeast corner of the property at the intersection of Nebraska Highway 2 and Independence Avenue. The proposed R3 medium density residential reduce the density of residential uses to 1 dwelling per 3000 square feet of lot area. The R3-SL zone would allow smaller lot sizes and 1 detached dwelling per 3000 square feet of lot area and 1 attached dwelling (townhome or row house) per 2100 square feet of lot area.

At the regular meeting of the Regional Planning Commission, held January 6, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated the property is currently zoned as RO-Residential Office and was planned for mixed-use commercial developments due to the proximity to a major highway. Nabity went on to explain that as the property sits today a variety of

commercial uses is allowed and retail is limited to medial uses. He also noted that the current zoning would allow for residential uses with no limits on density. Nabity stated, the request is to rezone the property with some limited commercial B2 General Business located in northeast corner near Highway 2, R3-SL Medium Density Residential Small Lot, located in the middle of the property and R3-Medium Density Residential, located at the south of the property backing onto the existing residential houses. Nabity noted that the changes will change the density from allowing the developer to build as many units with the only limitation being parking stalls to allowing for only 1 dwelling per 3000 sq ft. (lot size). He stated that the developer intends on developing these the lots that back onto existing houses with 1400-1500 sq ft homes and there will be roughly 3 lots developed for every 2 lots located on Utah Ave. Nabity mentions that this would allow for a lower density of housed compared to what can be built with today's zoning and that the change from RO to R3 would protect the existing houses and provide a buffer from the more intense and dense development to the north. He also express the importance of more density allow the highway as it can buffer noise from traffic and the railroad track.

Brad Dobesh – 4209 Utah – Mr. Dobesh explained his issues with the project are water issues, drainage issues and increased traffic. Mr. Dobesh also opposes the convenience store.

Brenda Piper – 4258 Utah Ave - Mrs. Piper explained her concerns. Mrs. Piper said that the increase of traffic could cause issues.

Coree Sattley – 4234 Utah Ave – Mrs. Sattley stated she agrees with drainage issues but has seen the proposed plan and talked to the developer. Mrs. Sattley says she feels that the developer has plans for the drainage issues and is confident that the issues will be addressed. Mrs. Sattley is in support of the zoning change.

Michael Lingeman – 4264 Nevada – Mr. Lingman asked where the drainage would be put in. Chairman O'Neill explained that the water would have to drain out to Hwy 2 to drain out to the west. Mr. Lingman showed the Planning Commission members a picture taken April 4th of all the water on the field. Mr. Lingman asked if all the water would drain to the north. Mr. Lingman felt that the water would not go anywhere but to the south and believes that it is going to cause problems.

Amos Anson – 4234 Arizona Ave. – Mr. Anson mentioned he invited everyone in the area to attend an informational meeting he held at the Chocolate Bar. Mr. Anson went on to explain his plans for the project.

O'Neill closed the public hearing.

A motion was made by Randone and second by Rainforth to approve the change of zoning from RO Residential Office to R3- Medium Density Residential, R3-SL

Medium Density Residential Small Lot and B2 General Business for property located west of Independence Ave and south of Nebraska Highway 2.

The motion was carried with ten members voting in favor (O'Neill, Ruge, Nelson, Monter, Robb, Rubio, Randone, Allan, Hendricksen and Rainforth) with no members voting no.

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

Alternatives

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

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

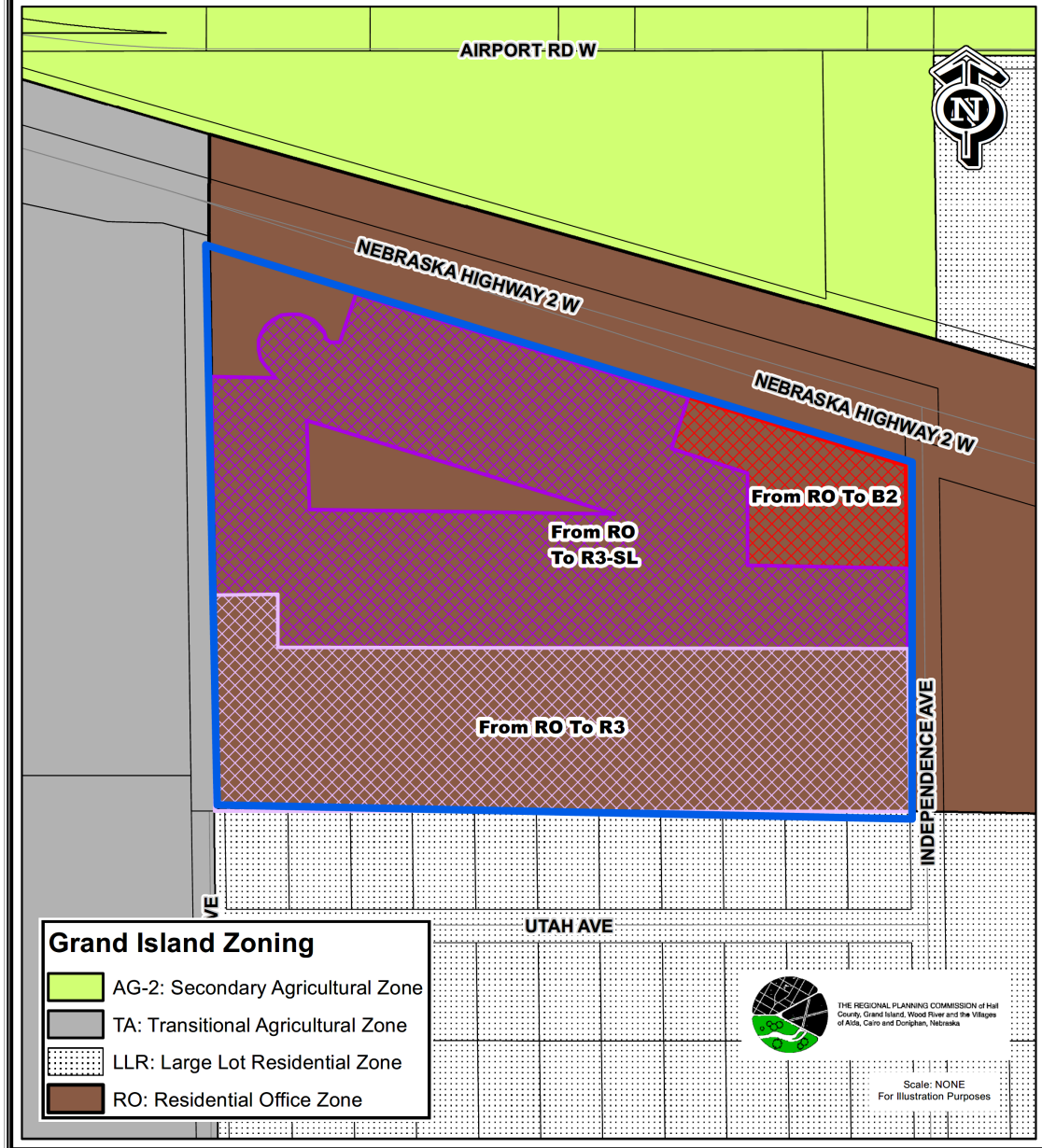
Recommendation

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

Sample Motion

Move to approve the ordinance as presented.

Proposed Zoning Change Location Map



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 28 2020

SUBJECT: *Zoning Change (C-09-2021GI)*

PROPOSAL: This application is requesting a rezoning of approximately 22 acres of land located south of Nebraska Highway 2 and west of Independence Avenue. The property is located within the Grand Island City limits and a request has been made by the owners for rezoning.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RO: Residential Office Zone
<i>Intent of zoning district</i>	RO: To provide the highest density of residential uses as well as for various office, personal services and professional uses. This zoning district is also used as a transitional zone between lower density residential zones and business or manufacturing zones..
<i>Permitted and conditional uses:</i>	RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.
<i>Existing land uses.</i>	Undeveloped property
<i>Proposed Zoning Designation</i>	B2: General Business Zone R3: Medium Density Residential Zone R3-SL: Medium Density-Small Lot Residential Zone
<i>Intent of zoning district:</i>	B2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District. R3: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting

community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

R3-SL: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zone is intended to provide market flexibility regarding lot size and housing configuration.

Permitted and conditional uses:

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

R-3: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

R3-SL: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Adjacent Properties Analysis

Current zoning designations:

North: AG-2: Secondary Agricultural Zoning District,
South: LLR: Large Lot Residential Zone,
East: RO: Residential Office Zone,
West: TA: Transitional Agriculture Zone

Intent of zoning district:

AG-2: The (AG-2) Secondary Agricultural Zoning District regulations are intended to provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock to specific limits and accessory uses; to prevent encroachment of uses of land that could be mutually incompatible and continue to provide for agricultural uses as a major asset to the economy of the area of the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses.

LLR: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

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

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

Permitted and conditional uses:

AG-2: Agricultural operations, residential uses such as ranch and farm dwellings, recreational camp grounds, parks, churches, schools, public owned buildings/facilities and a variety of utility uses.

LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks.

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

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

Existing land uses:

North: Residential, Suburban Agriculture, Nebraska Hwy 2, BNSF Railway

South: Residential

East: Vacant Land

West: Vacant Land

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for mixed use commercial development generally including medium to high density residential*

and general business uses. This piece does back onto existing residential so residential uses are most appropriate along the southern property line.

- *Accessible to Existing Municipal Infrastructure: City water and sewer services is available to serve the rezoning area.*
- *Would provide additional housing: This would provide modernized housing allowing for more housing choices throughout the community.*
- *Commercial Zoning at the intersection of Independence Avenue and Nebraska Highway 2 would provide for a local commercial node near these neighborhoods allowing for limited neighborhood commercial services. This intersection is an appropriate place for some commercial development and this is supported by the future land use map.*
- **Negative Implications:**
- *None foreseen:*

Other Considerations

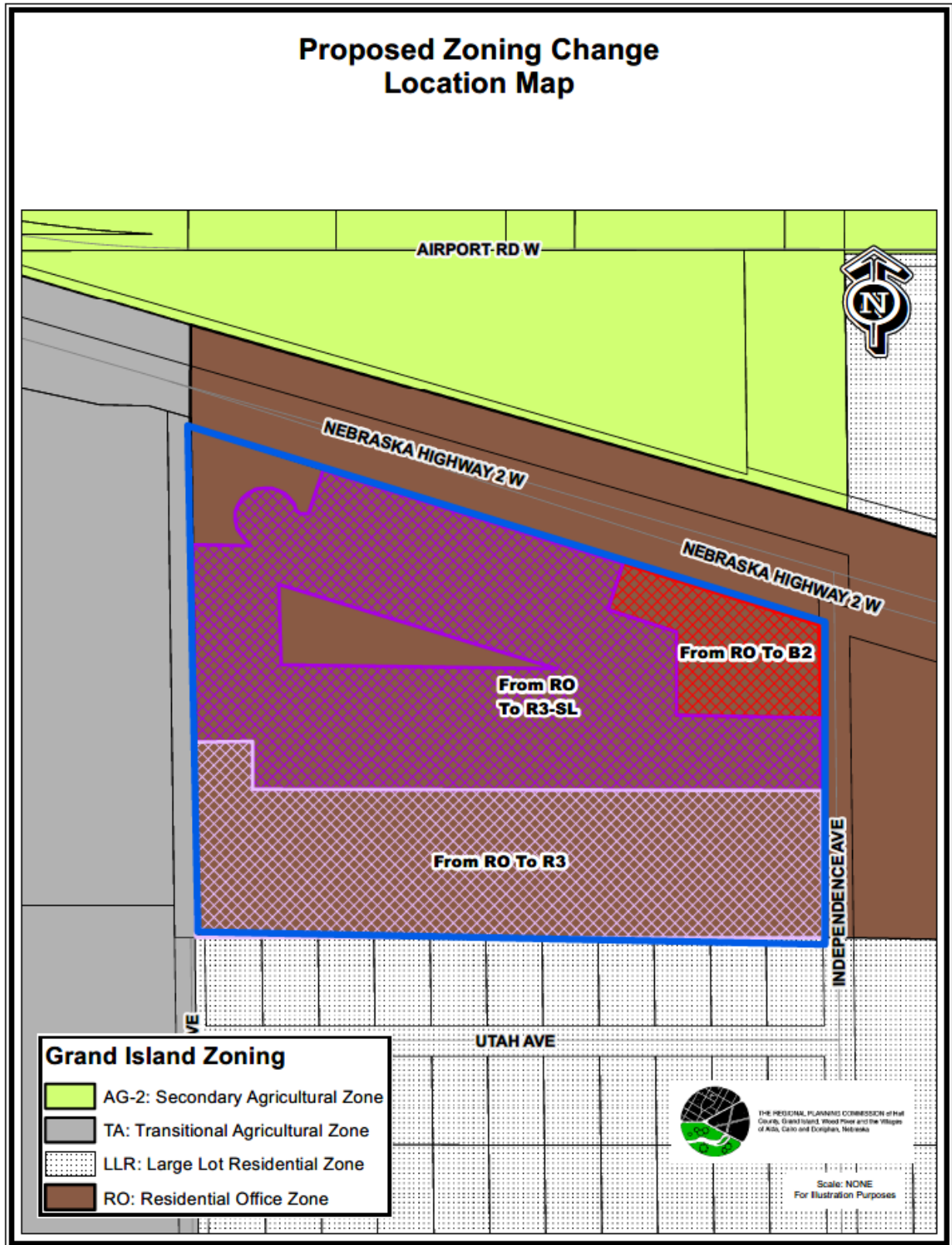
The majority of this property is planned for mixed use commercial development on the Future Land Use Map for the City of Grand Island. These changes would allow for residential uses to back onto the existing residential property located to the south of the proposed development area, protecting current owners from the possibility of commercial uses being developed near their property.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **RO:** Residential Office Zone to **B2:** General Business Zone, **R3:** Medium Density Residential Zone & **R3-SL:** Medium Density-Small Lot Residential Zone

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Location Map





City of Grand Island

Tuesday, February 9, 2021

Council Session

Item F-1

#9814 - Consideration of Approving Zoning Change for Property located at 3225 Wildwood Drive from B2 General Business and TA Transitional Agriculture to ME Manufacturing Estates Zone. (Station 31, LLC) (2nd and Final Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP Director

Meeting: February 9, 2021

Subject: Rezone from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone

Presenter(s): Rashad Moxey, Planner

Background

An application has been made to rezone a tract of land consisting of all of Lot 1 of Lewis Acres Subdivision in Grand Island, Hall County, Nebraska from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone. This property is south of Wildwood Drive and east of U.S. Highway 281.

Discussion

This property is zoned both B2 General Business and TA Transitional Agriculture. It is also in a GCO Gateway Corridor Overlay Zone designed to protect the entrance to the city. A truck terminal and distribution facility would like to locate at this site and these uses are allowed in the ME Manufacturing Estates Zone. The original Platte Valley Industrial park to the north of this site is also zone ME. The ME zone is one of the preferred zoning districts for the Gateway Corridor Overlay because of the lot sizes and required setbacks. This rezoning will make the zoning on this lot consistent with the lot boundaries and consistent with the intent of the Gateway Corridor Overlay.

At the regular meeting of the Regional Planning Commission, held January 6, 2021 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity stated the property is located on the southeast corner of Highway 281 and Wildwood Road in Grand Island. The request is to change zoning from B2 General Business and TA Transitional Agriculture within a GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway

Corridor Overlay District. As part of the district it is recommended that only the RD Residential Development, CD-Commercial Development and ME Manufacturing Estates Zones be considered for undeveloped property within these corridors. Nabity went on to say it is consistent with the comprehensive plan and consistent with the intent Gateway Corridor Overlay Zone and recommends approval.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the change of zoning from B2 General Business and TA Transitional Agriculture within a GCO Gateway Corridor Overlay District to ME Manufacturing Estates within a GCO Gateway Corridor Overlay District for Lot 1 of Lewis Acres Subdivision.

The motion was carried with ten members voting in favor (O'Neill, Ruge, Nelson, Monter, Robb, Rubio, Randone, Allan, Hendricksen and Rainforth) with no members voting no.

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

Alternatives

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

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

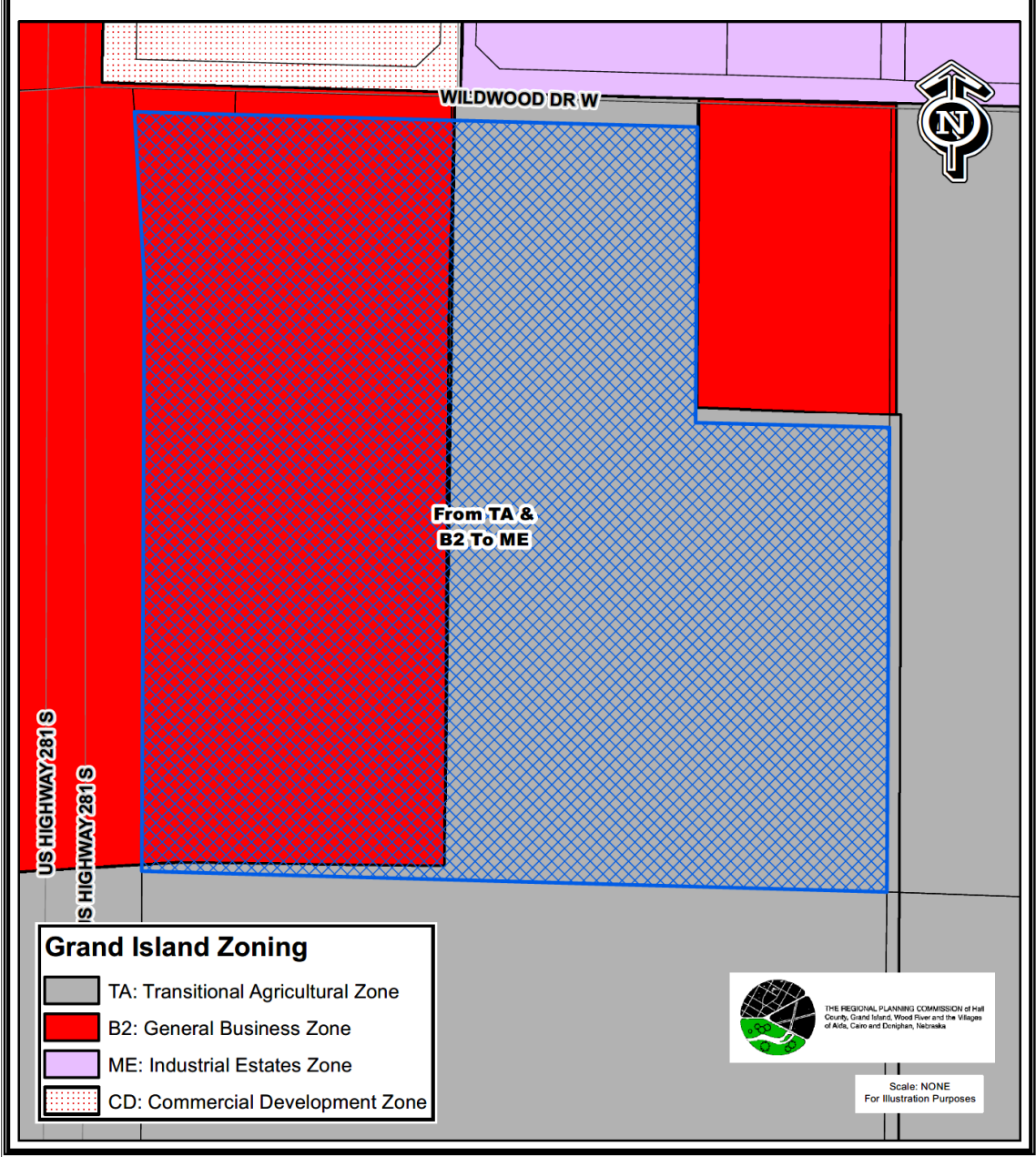
Recommendation

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

Sample Motion

Move to approve the ordinance as presented.

Proposed Zoning Change Location Map



Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 15 2020

SUBJECT: *Zoning Change (C-06-2021GI)*

PROPOSAL: This application is requesting a rezoning of approximately 33 acres of land south of Wildwood Drive and east of U.S. Highway 281. This is property located on the corner of U.S. Highway 281 and Wildwood Drive is zoned B-2 General Business & TA: Transitional Agriculture Zone. The property is located within the Grand Island City limits and a request has been made by the owners for rezoning. This rezoning will make the zoning on this lot consistent with the lot boundaries.

OVERVIEW:

Site Analysis

Current zoning designation:

B-2 General Business Zone

TA: Transitional Agriculture Zone

Intent of zoning district

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

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

Permitted and conditional uses:

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

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

Existing land uses.

Undeveloped property Previously Lewis Greenscape, a single family home and farm ground.

Proposed Zoning Designation

ME- Industrial Estates Zone

Intent of zoning district:

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

Permitted and conditional uses:

Any industrial/manufacturing use found in the Zoning Matrix, Administrative offices for the wholesale distribution of propane, Bus Garaging and Equipment Maintenance, Truck and Trailer Storage, Motor Freight Terminals, Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant, Commercial Recreational Vehicle Storage Trade and vocational schools.

Adjacent Properties Analysis

Current zoning designations:

North: **ME-** Industrial Estates Zone, **B-2-** General Business Zone, & **CD-** Commercial Development,
South: **TA-**Transitional Agriculture Zone,
East: **TA-**Transitional Agriculture Zone,
West: **B-2** General Business Zone

Intent of zoning district:

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

CD: The intent of this zoning district is to permit a more flexible regulation of land use so as to more fully implement comprehensive planning for large parcels of land proposed for commercial use.

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

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

Permitted and conditional uses:

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

CD: Commercial, office and retail uses as permitted and built according to the approved development plan. R4 Residential uses up to a density of 43 units per acre, along with a variety of non-profit, recreational and educational uses.

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

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

Existing land uses:

North: Industrial & Commercial

South: Vacant Land

East: Commercial & Vacant Land

West: Commercial

EVALUATION:

All of this property is within the Gateway Corridor Overlay Zone-GCO. The intent of the GCO zone is to provide quality development appropriate to the entrances of the community from Interstate 80. As part of that district it is recommended that only the RD Residential Development, CD-Commercial Development and ME Manufacturing Estates Zones be considered for undeveloped property within these corridors.

The ME Zone provides for greater landscaping and setbacks from the primary streets in the hopes of creating a campus effect as people drive into the community.

The Positive Implications:

- *Consistent with the City of Grand Island's current zoning regulations.*
- *Accessible to Existing Municipal Infrastructure: City water and sewer services is available to serve the rezoning area.*
- *Would provide additional jobs to the workforce.*

- *Consistent with the Future Land Use Plan and requirements of the GCO Gateway Corridor Overlay.*
- *Monetary Benefit to Applicant: Would allow the applicant to develop the property for Industrial uses.*
- **Negative Implications:**
- *None foreseen:*

Other Considerations

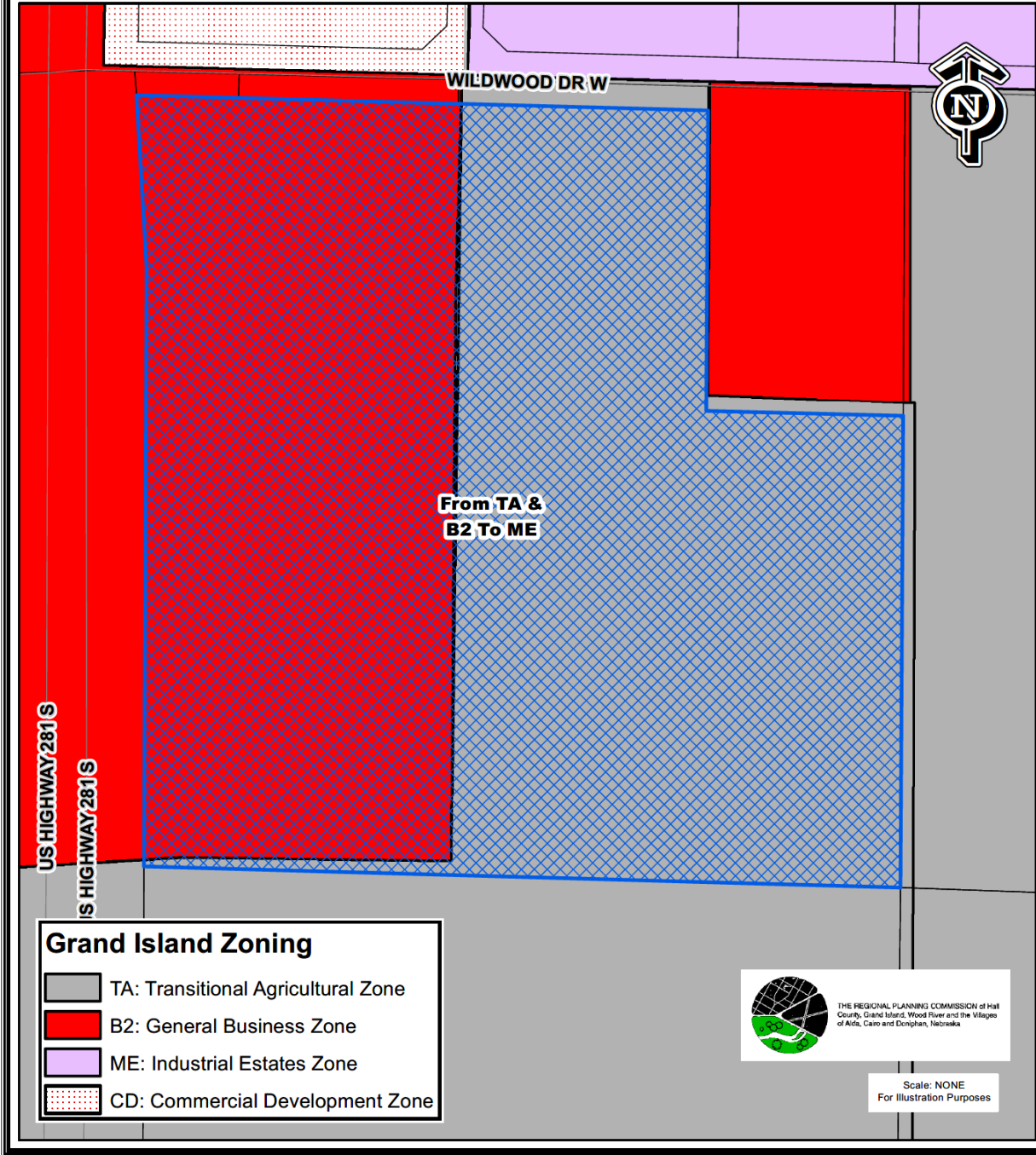
The majority of this property is planned for manufacturing uses on the Future Land Use Map for the City of Grand Island though it has been used for general business and agricultural uses.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from **B2:** General Business Zone & **TA:** Transitional Agriculture Zone to **ME:** Industrial Estates Zone

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Location Map



APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

\$850.00

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Station 31, LLC Phone (h) (308) 380-2689 (w) (308) 389-7288

Applicant Address P.O. Box 1151, Grand Island, NE. 68802-1151

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 3225 Wildwood Drive, Grand Island, NE.

Legal Description: (provide copy of deed description of property)

Lot 1 Block 0 Subdivision Name Lewis Acres Subdivision, and/or

All/Part _____ ¼ of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From TA & B2 to ME

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☒)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To be zoned appropriately for future user and to comply with Gateway Corridor Overlay.

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person

Rosa Bullington

Date 11/6/2020

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/23/19

ORDINANCE NO. 9814

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of Lot 1 of Lewis Acres Subdivision in Grand Island, Hall County, Nebraska, from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone; directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on January 6, 2021, held a public hearing on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on January 26, 2021 the City Council found and determined the change in zoning be approved and made.

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

SECTION 1. The following tract of land is hereby rezoned, reclassified and changed from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone;

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF LEWIS ACRES SUBDIVISION IN GRAND ISLAND, HALL COUNTY, NEBRASKA.

Approved as to Form	by _____
February 5, 2021	City Attorney

ORDINANCE NO. 9814(Cont.)

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

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

Enacted: February 9, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item F-2

#9815 - Consideration of Recommending Discontinuation of Sanitary Sewer District No. 545; Parkview Subdivision (2nd and Final Reading)

Staff Contact: John Collins PE - Public Works Director

Council Agenda Memo

From: John Collins PE, Public Works Director

Meeting: February 9, 2021

Subject: Recommending Discontinuation of Sanitary Sewer District No. 545; Parkview Subdivision

Presenter(s): John Collins, Public Works Director

Background

Three (3) property owners requested creation of a sanitary sewer district on the south side of Pioneer Boulevard, east of Blaine Street due to failing septic systems. At the October 13, 2020 regular meeting, the City Council created Sanitary Sewer District No. 545; Pioneer Subdivision with their approval of Ordinance No. 9794. Legal notice of the creation of the District was published in the *Grand Island Independent* on October 19, 2020, with notification being mailed to all involved property owners.

The boundary for Sanitary Sewer District No. 545; Parkview Subdivision was selected to serve an area previously unserved that is located north of Mill River Road, east of South Blaine Street. The district boundary would eliminate approximately eight (8) septic tanks and provide sanitary sewer service to sixteen (16) lots. There is a portion of this area with multiple lots, parcels, and vacated streets inclusive to a community building that will be served as one (1) lot.

Discussion

The district completed the 30-day protest period at 5:00 p.m., Monday, November 23, 2020. There were eight (8) valid protests filed against this District by affected property owners. These owners represent 854.40 front feet, or 31.12% of the total District frontage of 2,745.20 feet.

After reviewing Sanitary Sewer District No. 545; Parkview Subdivision the City Administration has decided to recommend to Council that this district be discontinued so that the work can be combined with the South Interceptor Project.

The existing South Interceptor is nearing capacity and is anticipated to be replaced in 2030 with a higher capacity pipeline located to the south. If the existing South Interceptor is to remain in service, rehabilitation will be necessary to address structural and operational deficiencies. Combining construction of a Parkview Subdivision sanitary sewer main with rehabilitation of the existing South Interceptor should significantly reduce cost attributed to a Parkview Subdivision sanitary sewer main project.

Rehabilitation of the existing South Interceptor cannot occur until the flow can be diverted from it to the new South Interceptor. We currently anticipate this will start in 2030 or soon thereafter.

Alternatives

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

1. Approve the discontinuation of Sanitary Sewer District 545.
2. Refer the issue to a Committee.
3. Postpone the issue to a future date.
4. Take no action on the issue.

Recommendation

City Administration recommends that the Council approve the discontinuation of Sanitary Sewer District 545; Parkview Subdivision.

Sample Motion

Move to approve the discontinuation of Sanitary Sewer District 545; Parkview Subdivision.

ORDINANCE NO. 9815

An ordinance repealing the creation of Sanitary Sewer District No. 545, via Ordinance No. 9794, of the City of Grand Island, Nebraska; defining the boundaries thereof; providing for certification to the Register of Deeds; and providing for publication and the effective date of this ordinance.

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

SECTION 1. Sanitary Sewer District No. 545 is hereby discontinued for the construction of an 8" inch gravity sanitary sewer system within a portion of Parkview and Olde Mill Subdivisions all within the City of Grand Island, Hall County, Nebraska.

SECTION 2. The boundaries of such sanitary sewer district shall be as follows:

A SANITARY SEWER DISTRICT BOUNDARY COMPRISING ALL OF LOT 3, BONNEY SUBDIVISION; ALL OF LOTS 1 THRU 15, BLOCK E, PARK-VIEW SUBDIVISION, ALL OF LOTS 1 THRU 12, BLOCK 1, OLDE MILL SUBDIVISION; AND ALL OF LOTS 3 THRU 24, BLOCK 2, OLDE MILL SUBDIVISION; LOCATED IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK E, PARK-VIEW SUBDIVISION, SAID POINT BEING THE ACTUAL POINT OF BEGINNING; THENCE EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF PIONEER BOULEVARD TO THE NORTHEAST CORNER OF LOT 1, BLOCK E, PARK-VIEW SUBDIVISION; THENCE CONTINUING EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF SAID PIONEER BOULEVARD FOR A DISTANCE OF 79.18 FEET; THENCE NORTHEASTERLY ON THE

Approved as to Form	▣ _____
February 5, 2021	▣ City Attorney

ORDINANCE NO. 9815 (Cont.)

SOUTH RIGHT OF WAY LINE OF SAID PIONEER BOULEVARD TO THE NORTHEAST CORNER OF LOT 3, BONNEY SUBDIVISION; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 3, BONNEY SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3, BONNEY SUBDIVISION; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 3, BONNEY SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 3, BONNEY SUBDIVISION; THENCE CONTINUING WESTERLY ON THE SOUTH LINE OF PARK-VIEW SUBDIVISION TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, OLDE MILL SUBDIVISION; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 12, BLOCK 1, OLDE MILL SUBDIVISION FOR A DISTANCE OF 100.0 FEET; THENCE EASTERLY ON THE NORTHERN LINE OF SAID LOT 12, BLOCK 1, OLDE MILL SUBDIVISION TO THE NORTHWEST CORNER OF LOT 13, BLOCK 1, OLDE MILL SUBDIVISION; THENCE SOUTHWESTERLY ON THE EASTERN LINE OF SAID LOT 12, BLOCK 1, OLDE MILL SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 1, OLDE MILL SUBDIVISION; THENCE SOUTHERLY ON THE WEST LINE OF BLOCK 1, OLDE MILL SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 1, OLDE MILL SUBDIVISION; THENCE WESTERLY ON THE NORTH LINE OF LOT 1, OLDE MILL SECOND SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1, OLDE MILL SECOND SUBDIVISION; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, OLDE MILL SECOND SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1, OLDE MILL SECOND SUBDIVISION; THENCE WESTERLY ON THE NORTH RIGHT OF WAY LINE OF MILL RIVER ROAD TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 2, OLDE MILL SUBDIVISION, THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 24 AND THE WEST LINE OF LOT 3, BLOCK 2, OLDE MILL SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 2, OLDE MILL SUBDIVISION; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OLDE MILL SUBDIVISION; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 1, BLOCK 1, OLDE MILL SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, OLDE MILL SUBDIVISION; THENCE EASTERLY ON THE NORTH LINE OF OLDE MILL SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 15, BLOCK E, PARK-VIEW SUBDIVISION; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 15, BLOCK E, PARK-VIEW SUBDIVISION TO THE POINT OF BEGINNING.

SECTION 3. This ordinance shall be in force and take effect from and after its passage, approval and publication, without the plat, as provided by law.

SECTION 4. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 5. After passage, approval and publication of this ordinance, notice of the discontinuation of said district shall be published in the Grand Island Independent, a legal

ORDINANCE NO. 9815 (Cont.)

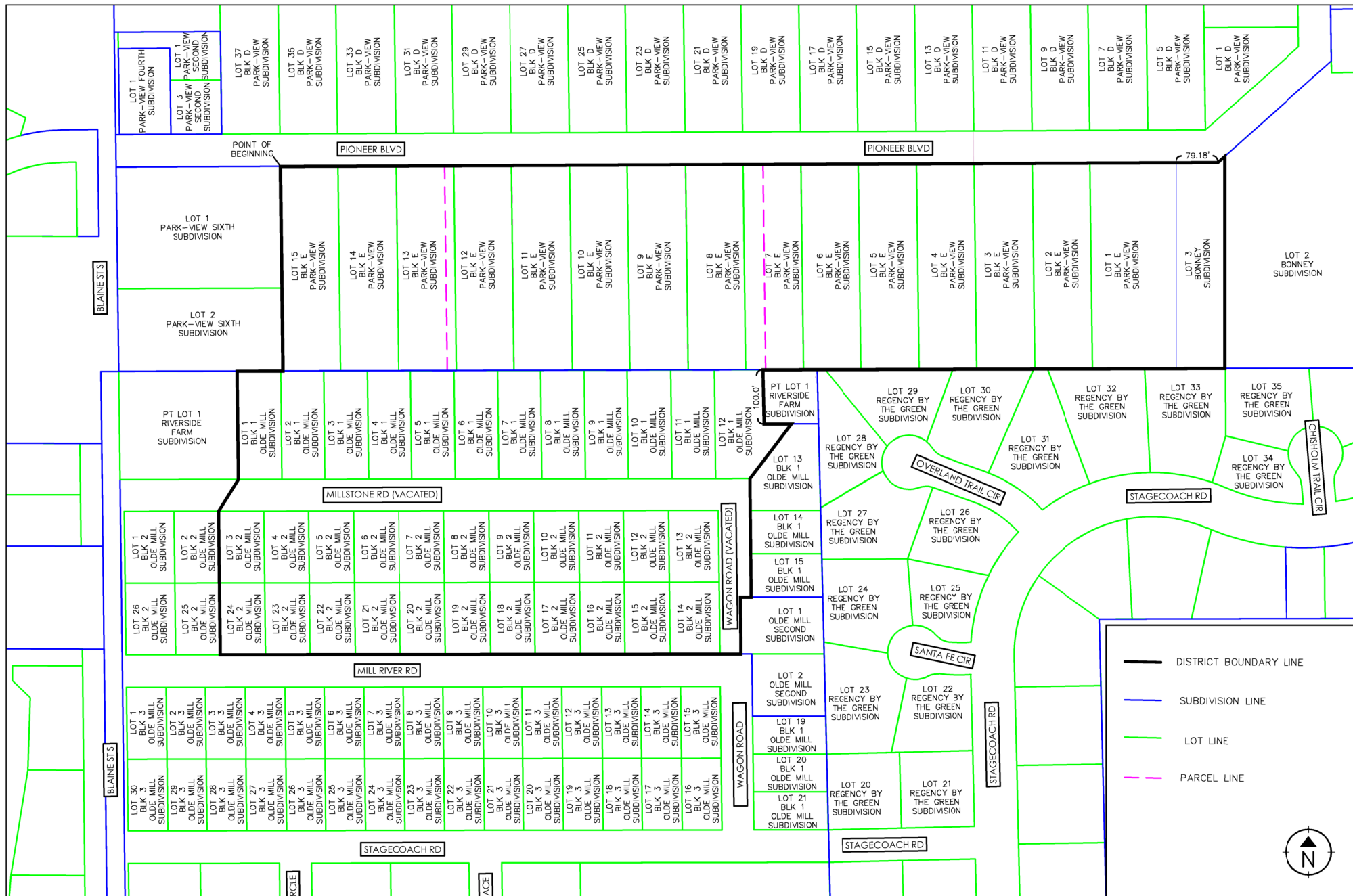
newspaper published and of general circulation in said City, as provided by law, and shall be provided by mailed notice to the affected property owners of such district discontinuation.

Enacted: February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



SANITARY SEWER DISTRICT 545



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item F-3

#9816 - Consideration of Approving Zoning Change for Property located South of Nebraska Highway 2 and West of Independence Avenue from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential-Small Lot and B2 General Business. (A & H Holdings, LLC)

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9816

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of tracts of land all located in a tract of land consisting of part of the northwest quarter (NW1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6TH P.M., Hall County, Nebraska and further described below from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Small Lot Residential, and B2 General Business Zone directing that such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on January 6, 2021, held a public hearing on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Boards of Education of the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on February 9, 2021 the City Council found and determined the change in zoning be approved and made.

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

SECTION 1. The following tracts of land are hereby rezoned, reclassified and changed from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Small Lot Residential, and B2 General Business Zone;

TRACT 1 FROM RO RESIDENTIAL OFFICE TO R3 MEDIUM DENSITY RESIDENTIAL

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Approved as to Form	by _____
February 5, 2021	City Attorney

ORDINANCE NO. 9816 (Cont.)

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°58'00"W, ALONG THE NORTH LINE OF SAID CAPITAL HEIGHTS EIGHTH SUBDIVISION, A DISTANCE OF 1301.86 FEET TO A POINT BEING THE NORTHWEST CORNER OF NORTHWEST AVENUE; THENCE N00°45'20"W, ALONG A WEST PROPERTY LINE, A DISTANCE OF 418.54 FEET; THENCE S89°58'00"E A DISTANCE OF 127.30 FEET; THENCE S00°02'00"W A DISTANCE OF 128.50 FEET; THENCE S89°58'00"E A DISTANCE OF 1176.02 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S00°48'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 290.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 393739.33 SQUARE FEET OR 9.039 ACRES MORE OR LESS.

TRACT 2 FROM RO RESIDENTIAL OFFICE TO R3-SL MEDIUM DENSITY SMALL LOT RESIDENTIAL

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE ON AN ASSUMED BEARING OF N00°48'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 290.03 FEET TO THE POINT OF BEGINNING; THENCE N89°58'00"W A DISTANCE OF 1176.02 FEET; THENCE N00°02'00"E A DISTANCE OF 128.50 FEET; THENCE N89°58'00"W A DISTANCE OF 127.30 FEET TO A POINT ON A WEST PROPERTY LINE; THENCE N00°45'20"W, ALONG SAID WEST PROPERTY LINE, A DISTANCE OF 300.03 FEET; THENCE S89°58'00"E A DISTANCE OF 131.43 FEET; THENCE N00°02'00"E A DISTANCE OF 64.43 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 56°33'47", HAVING A RADIUS OF 11.00 FEET, AND CHORD BEARING N28°14'54"W A CHORD DISTANCE OF 10.42 FEET TO A CONTINUED POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE 219°51'10", HAVING A RADIUS OF 62.50 FEET, AND CHORD BEARING N53°23'48"E A CHORD DISTANCE OF 117.5164 FEET TO A CONTINUED POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 56°05'41", HAVING A RADIUS OF 11.00 FEET, AND CHORD BEARING S44°43'27"E A DISTANCE OF 10.34 FEET; THENCE S72°46'17"E A DISTANCE OF 28.62 FEET; THENCE N17°13'43"E A DISTANCE OF

- 2 -

ORDINANCE NO. 9816 (Cont.)

100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE S72°46'17"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 644.00 FEET; THENCE S17°13'43"W A DISTANCE OF 100.00 FEET; THENCE S72°46'17"E A DISTANCE OF 138.00 FEET; THENCE S00°02'00"W A DISTANCE OF 175.24 FEET; THENCE S89°58'00"E A DISTANCE OF 302.77 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S00°48'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING. EXCLUDING SAID DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE ON AN ASSUMED BEARING OF N00°48'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 627.15 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE N72°46'17"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 479.46 FEET; THENCE S17°13'43"W A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING OF SAID EXCLUDING TRACT; THENCE N89°58'00"W A DISTANCE OF 581.09 FEET; THENCE N00°02'00"W A DISTANCE OF 179.83 FEET; THENCE S72°46'17"E A DISTANCE OF 608.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 502263.43 SQUARE FEET OR 11.530 ACRES MORE OR LESS.

TRACT 3 FROM RO RESIDENTIAL OFFICE TO B2 GENERAL BUSINESS

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE ON AN ASSUMED BEARING OF N00°48'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 440.05 FEET TO THE POINT OF BEGINNING; THENCE N89°58'00"W A DISTANCE OF 302.77 FEET; THENCE N00°02'00"E A DISTANCE OF 175.24 FEET; THENCE N72°46'17"W A DISTANCE OF 138.00 FEET; THENCE N17°13'43"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE S72°46'17"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 421.09 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S00°48'54"E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 187.10 FEET TO THE

ORDINANCE NO. 9816 (Cont.)

POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 115,332 SQUARE FEET OR 2.647 ACRES MORE OR LESS.

SECTION 3. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

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

Enacted: February 9, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item F-4

#9817 - Consideration of Amending Chapter 2-74 of the Grand Island City Code by Extending the Effective Date of the Mask Requirement to May 31, 2021

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Stacy R. Nonhof, Interim City Attorney

Meeting: February 9, 2021

Subject: Amend City Code §2-74

Presenter(s): Stacy R. Nonhof, Interim City Attorney

Background

Teresa Anderson, Director of the Central District Health Department, is recommending that the City of Grand Island adopt an ordinance extending the requirement of facial coverings as a means to prevent or retard the spread of COVID-19 to May 31, 2021. Ms. Anderson's letter to council is attached to this memo for background information.

Discussion

City Council has before it the option of extending the current facial covering requirement from midnight on February 23, 2021 to midnight May 31, 2021. This Council adopted changes to Chapter 2 of City Code in November of 2020 requiring the wearing of facial coverings. The option to either extend or end this requirement early is granted to the City Council. The request for extending the requirement to May 31, 2021, is from Teresa Anderson, Director of the Central District Health Department. City Administration has no position on this matter and brought this Ordinance forward at the request of Ms. Anderson. The current mask ordinance will expire on its own on February 23, 2021. No action on this proposed ordinance will allow the current mask requirement to expire on February 23, 2021.

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 has no recommendation on Ordinance No. 9817.

February 3, 2021

Mayor Steele and Grand Island City Council,

We ask that the Grand Island City Emergency Ordinance No. 9807 extension be placed on the City Council agenda for February 9, 2021 for consideration and action. We recommend that the ordinance be extended to May 31, 2021. The rationale for such a recommendation is contained herein.

The following rationale (*italicized*) accompanied the Central District Health Department's recommendation to the Grand Island City Board of Health.

"The week ending November 14, 2020, saw that average increase to 774 new cases/ 100,000 persons, more than doubling the rate of new cases. As of November 17, 2020, just over 50% of hospitalizations in the Central District are COVID-19 related. Hospitalizations have nearly doubled since November 1, 2020 when there were 28 inpatients, and as of November 17, 2020, there are 51 inpatients. Long term care facilities are experiencing COVID-19 outbreaks and some schools have been forced to temporarily close based on staff and administration illness."

We provide here an update on the status of COVID-19 in our community. The week ending January 23, 2021, saw 181 new cases/ 100,000 persons, a significant decrease. As of January 25, 2021, 18% of hospitalizations in the Central District were COVID-19 related, down from a peak of 70% on November 22, 2020. Since the mask ordinance was implemented, we have seen a gradual decrease in the number of COVID-19 related inpatients, and as of January 25, 2021, there were 18 inpatients. However, in the last two-month period, CDHD has reported 32 (25% total) COVID-19 related deaths. Our positivity rate continues to be unacceptable but has decreased from 46% on November 28, 2020 to the most recent weekly positivity rate of 27% for the week ending January 23, 2021. Our goal is a positivity rate below 5%

We now have limited COVID-19 vaccine. Long term care facilities are currently in the process of receiving second COVID-19 vaccinations through federal pharmacy contractors. Central District has provided 1,765 first and second doses to Phase 1A healthcare personnel and has begun the Phase 1B priority vaccinations which include those over age 65 and those over age 18 with underlying health conditions that place them at high risk for serious complications as a result of contracting COVID-19. We know now that we will receive 1000 first doses of vaccine each week. Our Central District population over 65 and those with high -risk conditions is estimated at 22,000. Given just 1000 doses each week, it will take us 5 ½ months to get through this priority group. Once vaccinated, the use of nonpharmaceutical interventions including the use of masks, avoidance of crowds, staying home when ill, and frequent and thorough handwashing are still advised.

Healthy People, Healthy Community!

Following is an excerpt from the Centers for Disease Control:

Scientific Brief: Community Use of Cloth Masks to Control the Spread of SARS-CoV-2:

<https://www.cdc.gov/coronavirus/2019-ncov/more/masking-science-sars-cov2.html>

“Experimental and epidemiological data support community masking to reduce the spread of SARS-CoV-2. The prevention benefit of masking is derived from the combination of source control and personal protection for the mask wearer. The relationship between source control and personal protection is likely complementary and possibly synergistic¹⁴, so that individual benefit increases with increasing community mask use.... Adopting universal masking policies can help avert future lockdowns, especially if combined with other non-pharmaceutical interventions such as social distancing, hand hygiene, and adequate ventilation.”

And we offer this excerpt from the Journal of the American Medical Association:

Preventing the Spread of SARS-CoV-2 With Masks and Other “Low-tech” Interventions:

<https://jamanetwork.com/journals/jama/fullarticle/2772459>

“Ultimately, a safe and effective vaccine will be essential to control the pandemic and allow resumption of the many activities of normal life. While results of phase 3 trials for multiple candidate vaccines are on the near horizon, “low-tech” tools to prevent the spread of SARS-CoV-2 are essential, and it must be emphasized that these interventions will still be needed after a vaccine is initially available. Even if one or more vaccines have high efficacy and uptake in the population, it will take at least several months for enough people to be vaccinated to confer herd immunity on a population basis.

Modalities in the combination prevention “toolbox” against the spread of SARS-CoV-2 include wearing masks, physical distancing, hand hygiene, prompt testing (along with isolation and contact tracing), and limits on crowds and gatherings. If a vaccine has only moderate efficacy, or if vaccine uptake is low, these other modalities will be even more critical.

Wearing face coverings—masks—in the community setting to prevent the spread of SARS-CoV-2 is a key component of this combination approach. Multiple lines of evidence support the effectiveness of masks for the prevention of SARS-CoV-2 transmission. Mandates for the wearing of masks in public have been associated with a decline in the daily growth rate of COVID-19 cases in the US. The implementation of such mandates averted more than 200 000 cases of COVID-19 by May 22, 2020, according to modeling estimates.”

Lastly, we provide the UNMC Statement on Face Mask Mandates: February 2, 2021 (on UNMC letterhead) following this summary statement.

Certainly, these are uncertain times. Certainly, there are divided opinions on the value of masks in the community as well as policy on mask requirements. And most certainly, we should be tuned into experts

Healthy People, Healthy Community!

who base their findings on research. The Center for Global Health Studies at UNMC is recognized as a world leader in public health education, research, and practice. On a more familiar note, UNMC is where many of us go when we need a second opinion on a health condition or to consult for treatments and surgeries. It is UNMC's united opinion that universal masking is an effective tool in reducing community transmission of COVID-19, especially when faced with the treat of more infections coronavirus variants taking hold of our communities. This is clearly not the time to sunset the mask ordinance.

Thank you for your consideration in this critical public health measure.

Sincerely,



Teresa Anderson MSN, APRN- PH/CH CNS
Health Director

Healthy People, Healthy Community!

**UNMC Statement on Face Mask Mandates**
February 2, 2021

Cases of coronavirus disease 2019 (COVID-19) in Nebraska have reduced to levels last seen in early October 2020, hospitalization levels remain high but have also lowered to levels last seen in late October 2020 and Nebraska deaths have eased to levels last seen in November 2020. The easing of these key COVID-19 indicators are encouraging and indicate that preventative measures implemented during the October through December months were impactful. That being said, the current disease levels remain concerning and have the same potential for explosive growth in cases, hospitalizations and deaths if community prevention measures are relaxed. Communities must continue to take action to suppress transmission to prevent excess deaths and hospitalizations that have stressed our hospitals to their breaking point for over four months. The available scientific evidence clearly shows that mask mandates can significantly reduce community transmission of COVID and are particularly important community prevention measures as we face a rise in infections of COVID-19 variants from the UK, South Africa and Brazil that have been characterized as more infectious than the virus Nebraska has battled to date. Therefore, ordinances mandating the wearing of face masks outside of one's home are a low-cost and effective tool that can help communities protect vulnerable populations, health system function, and economic vitality even as more easily transmitted viruses take hold in our community.

The consensus of infectious disease and public health experts continues to strengthen in support of the efficacy of face masks, including multi-layered cloth masks, for reducing community transmission of COVID-19. The U.S. Centers for Disease Control and Prevention (CDC) has published a scientific brief documenting the role of face masks in COVID-19 transmission, citing 45 supporting papers and studies.¹ Recently, a team of leading U.S. researchers examined the breadth of evidence and found a "preponderance of evidence indicates that mask wearing reduces transmissibility" of virus and strongly recommended widespread use of and regulations for widespread mask use published in the Proceedings of the U.S. National Academy of Science.² Many population centers across Nebraska enacted mask ordinances in late fall that contributed to the reduction of COVID-19 infections and reaped the benefits outlined in the Goldman Sachs economists study of improved community compliance, reduced cases, and reduced negative economic consequences in communities by avoiding shut downs and school closures.³

In conclusion, the public health and infectious disease experts in the Global Center for Health Security at the University of Nebraska Medical Center agree that mandatory, universal face mask use is an effective tool for reducing community transmission of COVID-19 especially when faced with the threat of more infectious coronavirus variants taking hold in our communities. Mask mandates should be used in a layered combination of community non-pharmaceutical interventions in order to create the largest reduction in COVID-19 cases.

Christopher Kratochvil, MD
Executive Director of Clinical Research
Global Center for Health Security

John Lowe, PhD
Executive Director of Training and Education
Global Center for Health Security

Kenneth Bayles, PhD
Executive Director Basic Science Research
Global Center for Health Security

James V. Lawler, MD, MPH
Executive Director of International Programs
and Innovation
Global Center for Health Security

Shelly Schwedhelm, MSN, RN, NEA-BC
Executive Director of Emergency Management
and Clinical Operations
Global Center for Health Security

¹ <https://www.cdc.gov/coronavirus/2019-ncov/more/masking-science-sars-cov2.html>

² <https://www.pnas.org/content/118/4/e2014564118.short>

³ <https://www.goldmansachs.com/insights/pages/face-masks-and-gdp.html>

Global Center for Health Security

987878 Nebraska Medical Center, DGC | Omaha, NE 68198-6161 | 402.836.9911 | gchs@unmc.edu
unmc.edu/healthsecurity

ORDINANCE NO. 9817

An ordinance to amend Chapter 2 of Grand Island City Code; to amend Section 2-74; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. Section 2-74 of the Grand Island City Code is hereby amended to read as follows:

§2-12. Sunset Provision

The requirements imposed by this Article shall expire and terminate at 11:59 p.m. on May 31, 2021, unless otherwise extended or earlier terminated by ordinance of the City Council.

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

SECTION 3. This ordinance shall be in force and take effect from and after its passage and publication pursuant to law.

Enacted: February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 4, 2021	☐ City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-1

Approving Minutes of January 26, 2021 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

January 26, 2021

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 January 26, 2021. Notice of the meeting was given in *The Grand Island Independent* on January 20, 2021.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Michelle Fitzke, Mark Stelk, Bethany Guzinski, Mitch Nickerson, Chuck Haase, Vaughn Minton and Jason Conley. Councilmember Justin Scott and Mike Paulick were absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

PUBLIC HEARINGS:

Public Hearing on Zoning Change for Property located at 3225 Wildwood Drive from B2 General Business and TA Transitional Agriculture to ME Manufacturing Estates Zone. (Station 31, LLC). Planner Rashad Moxey reported that an application had been made to rezone a tract of land consisting of all of Lot 1 of Lewis Acres Subdivision in Grand Island, Hall County, Nebraska from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone. This property was located south of Wildwood Drive and east of U.S. Highway 281. A truck terminal and distribution facility would like to locate at this site and these uses are allowed in the ME Manufacturing Estates Zone. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Permanent Utility Easement for Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivisions at 1118 N North Road (West). Public Works Director John Collins reported that permanent utility easement was needed to accommodate the construction of Sanitary Sewer District No. 544; Ellington Pointe & Westwood Park Subdivisions. Staff recommended approval. No public testimony was heard.

ORDINANCES:

#9814 - Consideration of Approving Zoning Change for Property located at 3225 Wildwood Drive from B2 General Business and TA Transitional Agriculture to ME Manufacturing Estates Zone. (Station 31, LLC)

This item was related to the aforementioned Public Hearing.

Motion by Haase, second by Stelk to approve Ordinance #9814 on first reading only.

City Clerk: Ordinance #9814 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.

#9815 - Consideration of Recommending Discontinuation of Sanitary Sewer District No. 545; Parkview Subdivision

Public Works Director John Collins reported that three (3) property owners requested creation of a sanitary sewer district on the south side of Pioneer Boulevard, east of Blaine Street due to failing septic systems. After reviewing Sanitary Sewer District No. 545; Parkview Subdivision the City Administration had decided to recommend to Council that this district be discontinued so that the work can be combined with the South Interceptor Project.

Discussion was held regarding those septic systems that were failing. Mr. Collins commented on the costs to the homeowners.

Motion by Stelk, second by Haase to approve Ordinance #9815 on first reading only.

City Clerk: Ordinance #9815 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Conley, Fitzke, Haase, Minton, Nickerson, and Stelk voted aye. Councilmember Guzinski voted no. Motion adopted.

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

Approving Minutes of January 12, 2021 City Council Regular Meeting.

#2021-11 - Approving 2021 Victim's of Crime Act (VOCA) Grant Application for Police Department.

#2021-12 - Approving Acquisition of Permanent Utility Easement for Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivisions at 1118 N North Rd (West).

#2021-13 - Approving Bid Award for Asphalt Hot-Mix 2021 with Gary Smith Construction Co. of Grand Island, Nebraska for various amounts.

#2021-14 - Approving Bid Award for Concrete Ready-Mix for 2021 with Gerhold Concrete Company, Inc. of Grand Island, Nebraska and Consolidated Concrete Co. of Grand Island, Nebraska for various amounts.

#2021-15 - Approving Bid Award for Road Gravel 2021 with Hooker Bros. Sand and Gravel, Inc. of Grand Island, Nebraska in the Amount of \$9.50 per ton.

#2021-16 - Approving Bid Award for Crushed Rock for 2021 with Dobesh Land Leveling, LLC of Grand Island, Nebraska and Blessing Construction, LLC of Kearney, Nebraska for various amounts.

#2021-17 - Approving Bid Award for North Road Paving Improvements; Project No. 2019-P-5 (Phase II) and Water Main Project No. 2020-W-11 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$3,282,035.30.

#2021-18 - Approving Change Order #1 - Circulating Water Pump 1B Repair at Platte Generating Station with JCI Industries, Inc. of Lee's Summit, Missouri for an Increase of \$2,137.10 and a Revised Contract Amount of \$47,017.10.

RESOLUTIONS:

#2021-19 - Consideration of Approving Letter of Support for Essential Air Service (EAS) to the Department of Transportation (DOT). Mike Olson, Executive Director of the Central Nebraska Regional Airport gave a presentation regarding Essential Air Service (EAS). On January 20, 2011 the Hall County Airport Authority conducted a public meeting to discuss the bids for Essential Air Service to Grand Island, Nebraska. The Hall County Airport Authority was recommending American Airlines to the Department of Transportation (DOT) for air service for the Central Nebraska Regional Airport under the Essential Air Service Program.

Motion by Haase, second by Stelk to approve Resolution #2021-19. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Conley to approve the payment of claims for the period of January 13, 2021 through January 26, 2021 for a total amount of \$7,533,979.96. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:42 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-2

#2021-20 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for Highland North First Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: February 9, 2021

Subject: Highland North Subdivision – Preliminary Plat

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

Background

This property is located west of Independence Avenue and south of Nebraska Highway 2 in Grand Island, Nebraska (135 lots, 25.1 acres). This property is zoned RO – Residential Office with a proposed change to B2 General Business, R3 Medium Density Residential and R3-SL Medium Density Small Lot Residential.

Discussion

The preliminary plat for Highland North Subdivision was considered at the Regional Planning Commission at the February 3, 2020 meeting.

A motion was made by Ruge and second by Rubio to approve Preliminary Plat for Highland North Subdivision.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Nelson, Doane, Olson, Monter, Rubio, and Rainforth) with no members voting no.

Alternatives

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

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

Recommendation

City Administration recommends that Council approve the preliminary plat as presented contingent on approval of the ordinance to change the zoning.

Sample Motion

Move to approve as recommended.

Developer/Owner

A&H Holdings, LLC
581 Shady Bend Road
Grand Island, NE 68801
To create

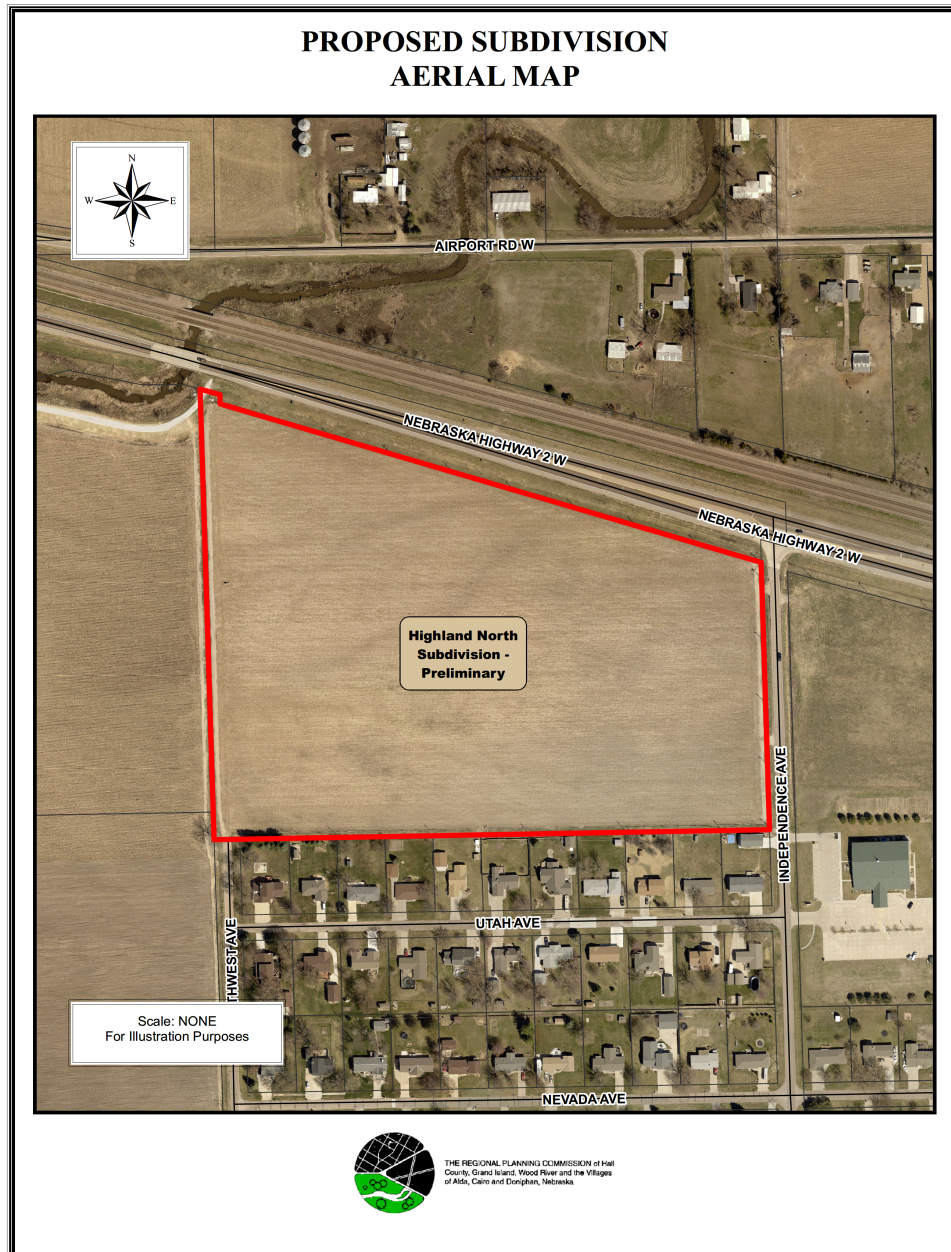
Size: Preliminary Plat 135 lots, 25.1 Acres

Zoning: RO – Residential Office (Proposed B2 General Business, R3 Medium Density Residential and R3-SL Medium Density Residential Small Lot.)

Road Access: A combination of 32' and 37' streets are proposed in accordance with City street standards.

Water: City water is available and will be extended to all lots in the subdivision.

Sewer: City Sewer is available and will be extended to all lots in the subdivision .



Council Agenda Memo

From: Regional Planning Commission

Meeting: February 9, 2021

Subject: Highland North First Subdivision –Final Plat

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

Background

This property is located west of Independence Avenue and south of Nebraska Highway 2 in Grand Island, Nebraska (10 lots, 2.647 acres). This property is zoned RO – Residential Office Zone with a proposed change to R3 Medium Density Residential Zone.

Discussion

The final plat for Highland North First Subdivision were considered at the Regional Planning Commission at the February 3, 2021 meeting.

A motion was made by Ruge and second by Rubio to approve final plat for Highland North First Subdivision.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Nelson, Doane, Olson, Monter, Rubio, and Rainforth) with no members voting no.

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve as recommended.

Developer/Owner

A&H Holdings, LLC
581 Shady Bend Road
Grand Island, NE 68801

To create

Size: Final Plat 2.647 lots, 10 Acres

Zoning: R4 – High Density Residential Zone

Road Access: Amble way will be constructed as 32' street with offset driveways and a temporary turn around.

Water: City water will be extended to all lots.

Sewer: City sewer will be extended to all lots.



olson

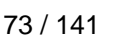
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

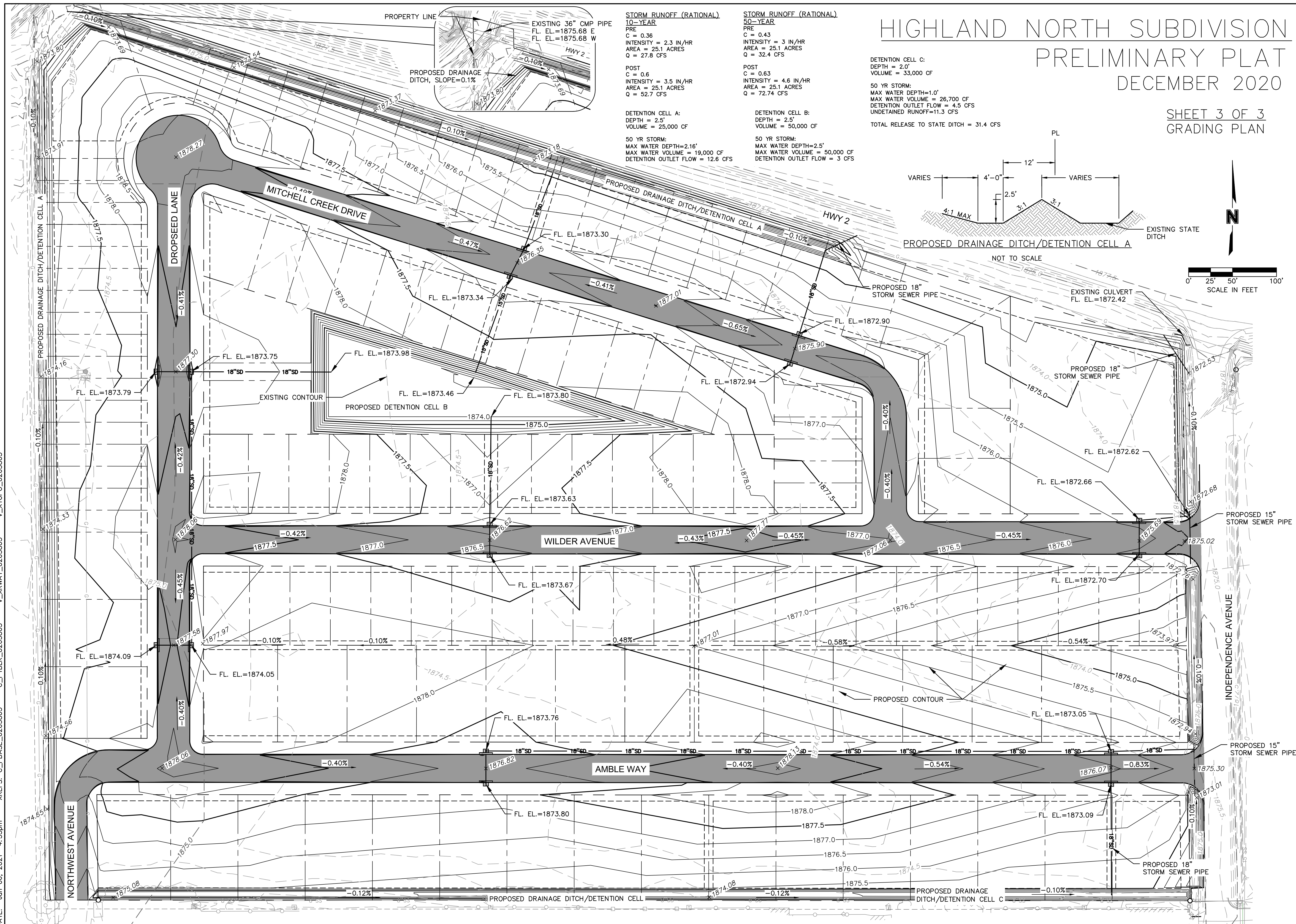
REVISIONS

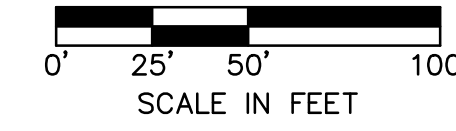
1.707

GRAND ISLAND, NE

SHEET
of 3







olson

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

[illegible]

HIGHLAND NORTH SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____ 020-3805
drawing no.: _____
date: _____ 12.19.2020

SHEET
EXHIBIT_A

HIGHLAND NORTH FIRST SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

INTERSECTION OF
SOUTH R.O.W. OF NE HWY 2 &
WEST R.O.W. OF INDEPENDENCE AVE.

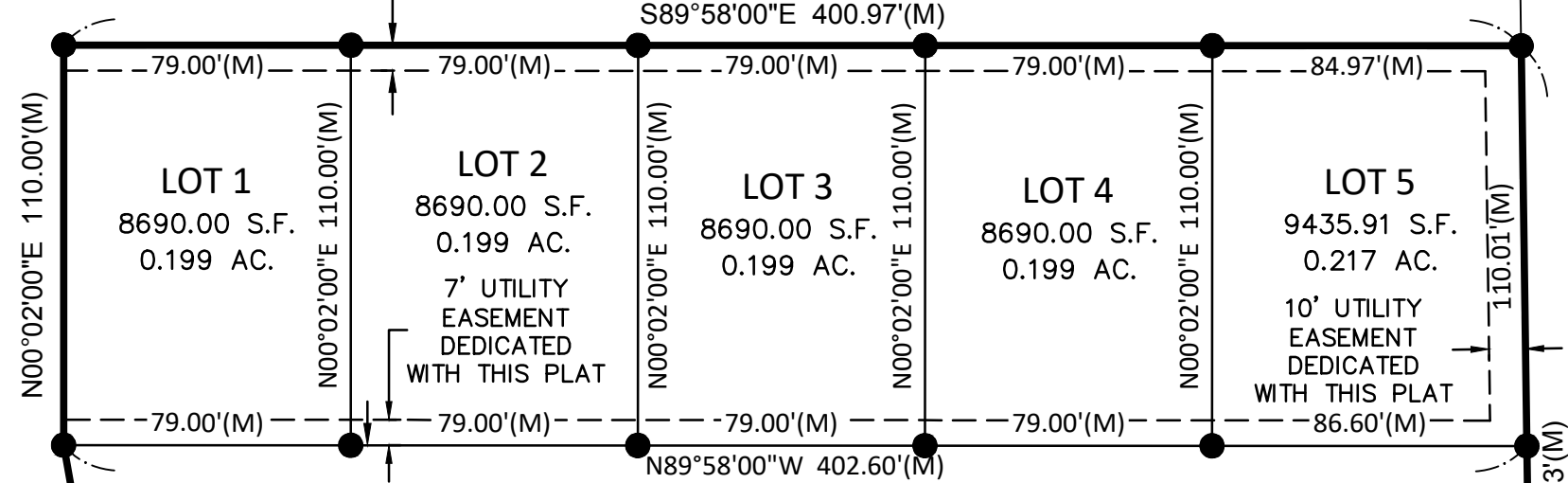
UPLATTED
PART NW1/4
SEC 2-T11N-R10W
(NOT A PART)

7' DRAINAGE/
UTILITY/TRAIL
EASEMENT
DEDICATED
WITH THIS PLAT

7' UTILITY
EASEMENT
DEDICATED
WITH THIS PLAT

10' UTILITY
EASEMENT
DEDICATED
WITH THIS PLAT

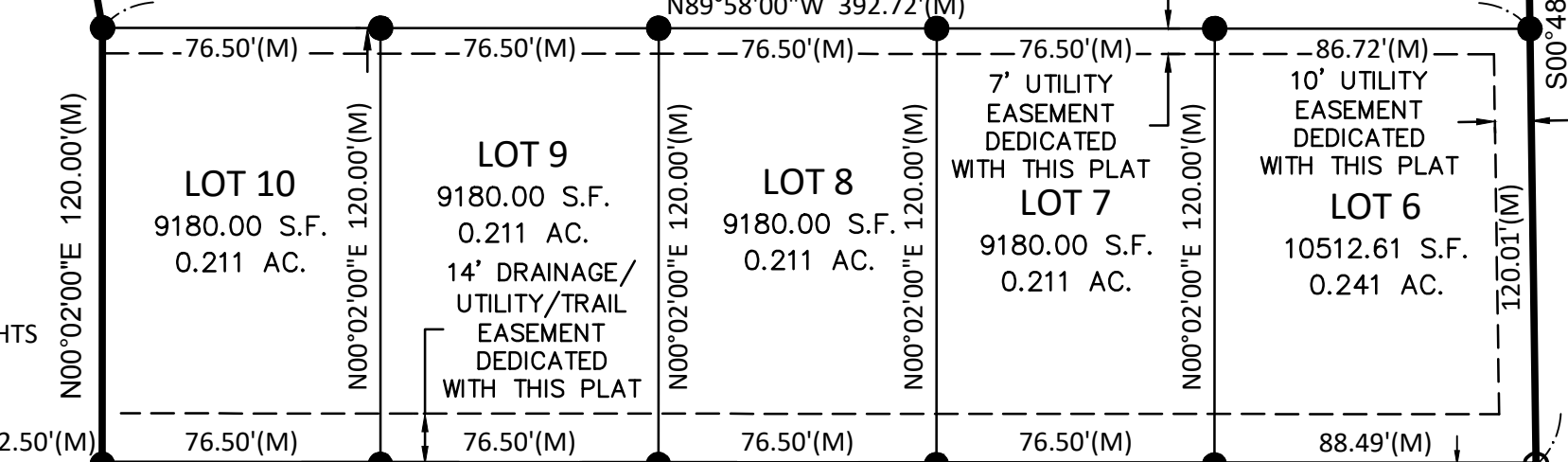
INDEPENDENCE AVENUE
(61' R.O.W.)



60' ROAD
RIGHT-OF-WAY
DEDICATED
WITH THIS PLAT

AMBLE WAY

LOT 1
HW SUB
(NOT A PART)



LOT 15
CAPITAL
HEIGHTS
EIGHTH SUB
(NOT A PART)

LOT 14
CAPITAL
HEIGHTS
EIGHTH SUB
(NOT A PART)

LOT 13
CAPITAL
HEIGHTS
EIGHTH SUB
(NOT A PART)

LOT 12
CAPITAL
HEIGHTS
EIGHTH SUB
(NOT A PART)

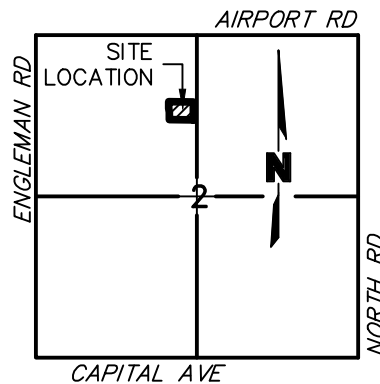
POB

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- ROW LINE
- - - EXISTING PROPERTY LINE
- SUBDIVISION LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE CAPITAL HEIGHTS 8TH SUB

LOCATION MAP

SEC. 2, T11N, R10W
NOT TO SCALE



olsson

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

PROJECT NO. 2020-3805
FAMOS CONST.
HIGHLAND NORTH SUB
FB HALL CO 5

OWNERS: A & H HOLDINGS, LLC
SUBDIVIDER: A & H HOLDINGS, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 10

0' 25' 50' 100'
SCALE IN FEET

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°58'00"W, ALONG THE NORTH LINE OF SAID CAPITAL HEIGHTS EIGHTH SUBDIVISION, A DISTANCE OF 394.49 FEET; THENCE N00°02'00"E A DISTANCE OF 120.00 FEET; THENCE N14°48'22"W A DISTANCE OF 62.07 FEET; THENCE N00°02'00"E A DISTANCE OF 110.00 FEET; THENCE S89°58'00"E A DISTANCE OF 400.97 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S00°48'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 290.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 115287.88 SQUARE FEET OR 2.647 ACRES MORE OR LESS OF WHICH 0.548 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 20____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**HIGHLAND NORTH FIRST SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 20____.

AMOS C. ANSON, MEMEBER
A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AMOS C. ANSON, MEMBER, A & H HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

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

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 20____.

MAYOR _____

CITY CLERK _____

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

HIGHLAND NORTH FIRST SUBDIVISION
10 LOTS

In the City of Grand Island, Hall County Nebraska

The undersigned, A & H Holdings, L.L.C., hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 12, CAPITAL HEIGHTS EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°58'00"W, ALONG THE NORTH LINE OF SAID CAPITAL HEIGHTS EIGHTH SUBDIVISION, A DISTANCE OF 394.49 FEET; THENCE N00°02'00"E A DISTANCE OF 120.00 FEET; THENCE N14°48'22"W A DISTANCE OF 62.07 FEET; THENCE N00°02'00"E A DISTANCE OF 110.00 FEET; THENCE S89°58'00"E A DISTANCE OF

400.97 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S00°48'54"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 290.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 115287.88 SQUARE FEET OR 2.647 ACRES MORE OR LESS OF WHICH 0.548 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

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

1. **Paving.** The Subdivider agrees to pave Amble Way in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Amble Way, the City may create a paving district to perform such work. The Subdivider agrees to waive the right to object to the creation of any paving district for Independence Avenue where it abuts the subdivision.

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

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

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

The Subdivider further agrees to form a Homeowners Association for the purposes of maintaining all of the privately owned drainage as planned on the approved preliminary plat or as amended and approved for future development including all platted lots within the Association at the time of approval and filing of each subsequent plat.

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

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

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
Amble Way			NO
Independence Ave			YES

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

6. **Driveways.** Driveways along the 32 foot sections of Amble Way shall be limited to the locations shown on the attached driveway exhibit as attached.

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

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

seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

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

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

Dated _____, 2021.

A & H Holdings, L.L.C., A NEBRASKA
LIMITED LIABILITY COMPANY,
Subdivider

By: _____
Amos C. Anson, Member

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amos C. Anson, Member of A & H Holdings, L.L.C., a Nebraska Limited Liability Company, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of A & H Holdings, L.L.C.

WITNESS my hand and notarial seal the date above written.

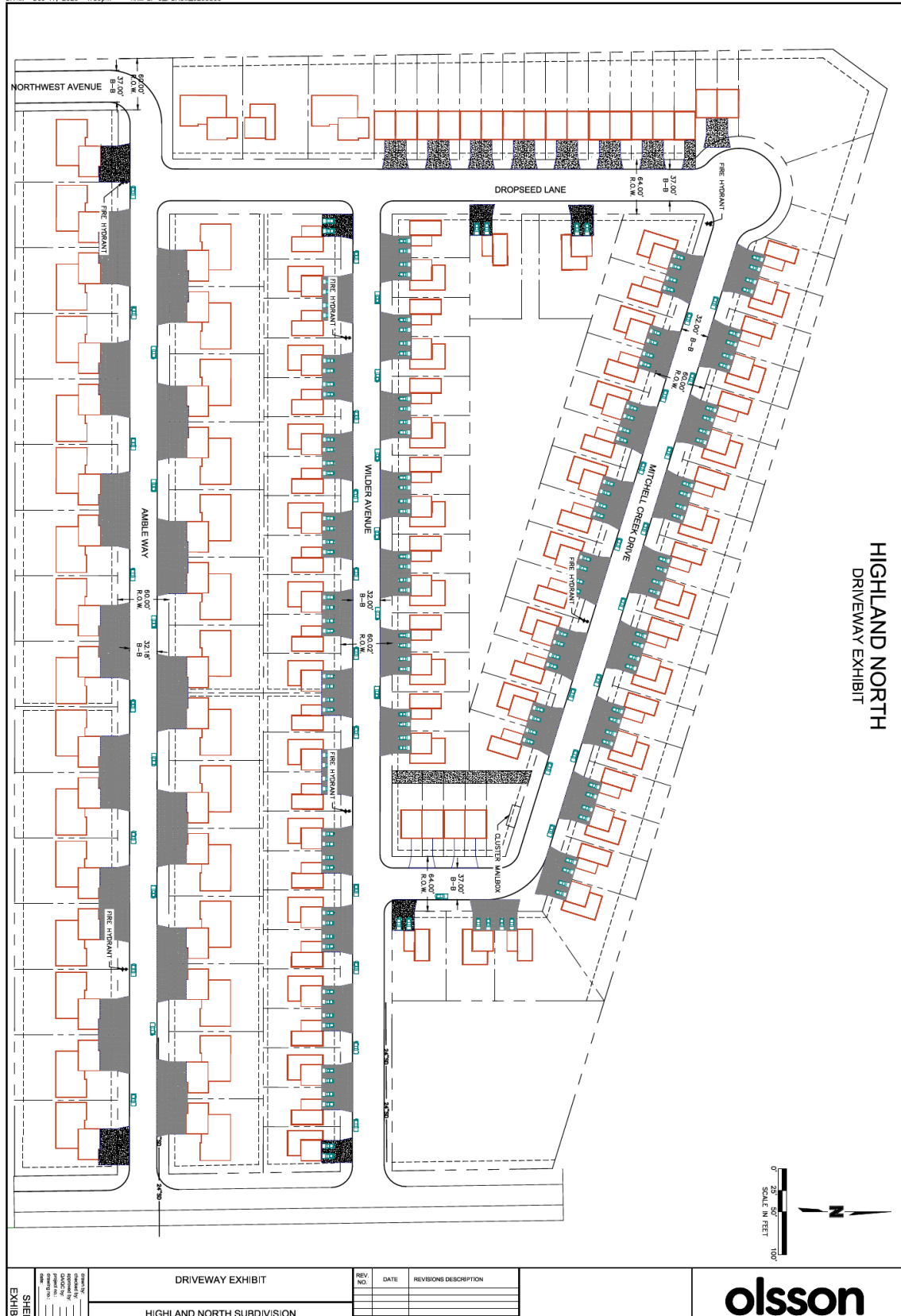
CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

By: _____

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

WITNESS my hand and notarial seal the date above written.

- 6 -



RESOLUTION 2021-20

WHEREAS, know all men by these presents, that A & H Holdings, LLC, A Nebraska Limited Liability Company, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "HIGHLAND NORTH FIRST SUBDIVISION", in part of the Northwest Quarter (NW1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 3, 2021	☐ City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-3

#2021-21 - Approving Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: February 9, 2021

Subject: Approving Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1

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

Background

Starostka Group Unlimited, Inc. of Grand Island, Nebraska was awarded a \$247,981.06 contract for construction of North Broadwell Avenue Drainage; Project No. 2018-D-1 on February 26, 2019 via Resolution No. 2019-80.

On August 27, 2019, via Resolution No. 2019-256, City Council approved Change Order No. 1 to provide a time extension for project completion from September 1, 2019 to May 31, 2019 with no contract amount modification.

On March 24, 2020, via Resolution No. 2020-81, City Council approved Change Order No. 2, in the amount of \$15,000.00, which allowed for re-building of the temporary storm water diversion structure due to continual rainfall experienced in 2019. Such change resulted in a revised contract amount of \$262,981.06.

On May 26, 2020, via Resolution No. 2020-124, City Council approved Change Order No. 3, in the amount of \$7,868.00 to address additional work for repair of damaged asphalt in the Eagle Scout Lake parking area and a sanitary sewer force main in the Vet's Sports Complex. Such change order resulted in a revised contract amount of \$270,849.06.

This drainage improvement project consisted of removing trees and re-grading the ditch to allow for proper maintenance and improved channel flow.

Work commenced on March 12, 2019 and was completed on September 30, 2020.

Discussion

The project was completed in accordance with the terms, conditions, and stipulations of the contract, plans and specifications. Construction was completed with an underrun of \$23,075.11, for a total cost of \$247,773.95. The underrun on this project was due to a

smaller quantity of seeding required to complete the project. Additional project costs are shown below.

ADDITIONAL COSTS

AT&T Corporation- Fiber Relocation	\$ 19,838.40
Public Works- Engineering	\$ 31,187.27

Additional Costs = \$ 51,025.67

Total project costs equate to \$298,799.62.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1.

Sample Motion

Move to approve the Certificate of Final Completion.

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

North Broadwell Avenue Drainage; Project No. 2018-D-1
 CITY OF GRAND ISLAND, NEBRASKA
 February 9, 2021

TO THE MEMBERS OF THE COUNCIL
 CITY OF GRAND ISLAND
 GRAND ISLAND, NEBRASKA

This is to certify that North Broadwell Avenue Drainage; Project No. 2018-D-1 has been fully completed by Starostka Group Unlimited, Inc. of Grand Island, Nebraska under the contract awarded February 26, 2019. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provisions of Section 16-650 R.R.S., 1943.

Item No.	Description	Total Quantity	Unit	Unit Price	Total Cost
Base Bid Section					
1	MOBILIZATION	1.00	LS	\$ 3,844.00	\$ 3,844.00
2	TREE REMOVAL	1.00	LS	\$15,637.00	\$ 15,637.00
3	CLEARING & GRUBBING	1.00	LS	\$ 8,735.00	\$ 8,735.00
4	REMOVE & SALVAGE CHAIN LINK FENCE & GATE	265.00	LF	\$ 2.45	\$ 649.25
5	EXCAVATION, EQ	12,341.11	CY	\$ 5.70	\$ 70,344.33
6	15" REINFORCED CONCRETE PIPE	16.00	LF	\$ 45.25	\$ 724.00
7	24" REINFORCED CONCRETE PIPE	24.00	LF	\$ 72.60	\$ 1,742.40
8	15" REINFORCED CONCRETE COLLAR	2.00	EA	\$ 642.00	\$ 1,284.00
9	24" REINFORCED CONCRETE COLLAR	3.00	EA	\$ 751.00	\$ 2,253.00
10	15" REINFORCED CONCRETE FLARED-END SECTION	2.00	EA	\$ 823.00	\$ 1,646.00
11	24" REINFORCED CONCRETE FLARED-END SECTION	3.00	EA	\$ 896.00	\$ 2,688.00
12	CONCRETE FLUME	164.09	SY	\$ 118.00	\$ 19,362.62
13	BUILD 6' HIGH CHAIN LINK FENCE	269.32	LF	\$ 31.85	\$ 8,577.84
14	BUILD 6' HIGH DOUBLE SWING GATE, (12' WIDTH)	1.00	EA	\$ 812.00	\$ 812.00
15	EROSION AND SEDIMENT CONTROL	1.00	LS	\$24,315.00	\$ 24,315.00
16	EROSION CONTROL BLANKET (CLASS 1D)	21,646.00	SY	\$ 0.85	\$ 18,399.10
17	SILT FENCE	225.00	LF	\$ 5.05	\$ 1,136.25
18	SEEDING	6.16	AC	\$ 3,811.00	\$ 23,475.76
19	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 6,875.00	\$ 6,875.00
20	TEMPORARY STORM WATER DIVERSION	1.00	LS	\$ 5,625.00	\$ 5,625.00
21	REMOVE STORM SEWER PIPE	50.30	LF	\$ 26.35	\$ 1,325.41
22	REMOVE HEADWALL & FLAP GATE	1.00	EA	\$ 687.00	\$ 687.00
23	REMOVE FLARED-END SECTION	2.00	EA	\$ 154.00	\$ 308.00
24	CONCRETE FLUME DEWATERING	5.00	EA	\$ 892.00	\$ 4,460.00
Total Base Bid =					\$ 224,905.95
Change Order No. 1					
CO1-1	Time Extension- 2019/9/1 to 2020/5/31	1.00	LS	\$ -	\$ -
Total Change Order No. 1 =					\$ -
Change Order No. 2					
CO2-1	Temporary Storm Water Diversion	1.00	LS	\$15,000.00	\$ 15,000.00
Total Change Order No. 2 =					\$ 15,000.00
Change Order No. 3					
CO3-1	Repair Asphalt & Sanitary Sewer Force Main	1.00	LS	\$ 7,868.00	\$ 7,868.00
Total Change Order No. 3 =					\$ 7,868.00
Grand Total =					\$ 247,773.95

Additional Costs:

AT&T Corporation- Fiber Relocation	\$ 19,838.40
Public Works- Engineering	\$ 31,187.27
Additional Costs =	\$ 51,025.67

Grand Total =	\$ 298,799.62
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I hereby recommend that the Engineer's Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1 be approved.

John Collins – City Engineer/Public Works Director

Roger G. Steele – Mayor

R E S O L U T I O N 2021-21

WHEREAS, the City Engineering/Public Works Director for the City of Grand Island issued a Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1 certifying that Starostka Group Unlimited, Inc. of Grand Island, Nebraska, under contract, has completed such project for the total construction amount of \$247,773.95; and

WHEREAS, the City Engineer/Public Works Director recommends the acceptance of the project; and

WHEREAS, additional project costs equate to \$51,025.67, as shown

ADDITIONAL COSTS

AT&T Corporation- Fiber Relocation	\$ 19,838.40
Public Works- Engineering	\$ 31,187.27

Additional Costs = \$ 51,025.67

WHEREAS, the Mayor concurs with the recommendation of the City Engineer/Public Works Director.

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

1. The Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1, in the total amount of \$298,799.62 is hereby confirmed.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ February 5, 2021 <input type="checkbox"/> City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-4

**#2021-22 - Approving Certificate of Final Completion for
Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1**

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: February 9, 2021

Subject: Approving Certificate of Final Completion for Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1

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

Background

The Diamond Engineering Company of Grand Island, Nebraska was awarded a \$1,794,404.38 contract for construction of Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1 on August 28, 2018 via Resolution No. 2018-252.

On August 27, 2019, via Resolution No. 2019-258, City Council approved Change Order No. 1 to provide a time extension for substantial completion from August 1, 2019 to November 12, 2019, with final completion from September 30, 2019 to January 7, 2020 with no contract amount modification.

On November 12, 2019, via Resolution No. 2019-339, City Council approved Change Order No. 2, which allowed for both a time extension and additional work necessary to complete the project. The time extension authorized substantial completion from November 12, 2019 to May 1, 2020, with final completion from January 7, 2020 to May 15, 2020. The additional work allowed for the refeed of underpass lighting and installation of a new electrical service, along with additional concrete repair and lowering of a gas main due to a storm sewer conflict in the amount of \$74,820.00, resulting in a revised contract amount of \$1,869,224.38.

The Sycamore Street Underpass was built in 1950 and an engineering analysis identified a number of repairs and replacements necessary to preserve the structure. This included a number of issues related to the retaining walls, the South Front Street Bridge, and the storm sewer pumping system.

Work commenced on November 7, 2018 and was completed on August 17, 2020.

Discussion

The project was completed in accordance with the terms, conditions, and stipulations of the contract, plans and specifications. Construction was completed with an underrun of \$79,395.55, for a total cost of \$1,789,828.83. The underrun on this project was due to the reduced amount of traffic control necessary, as well as the additional North Front Street Bridge deck repair not being needed, which was approved in Change Order No. 2. Additional project costs are shown below.

ADDITIONAL COSTS

Olsson, Inc.- Structural Observation	\$ 3,618.81
Public Works- Engineering	\$ 26,781.64
Alfred Benesch- Engineering	\$ 551,832.08
Grand Island Independent- Advertising	\$ 125.07
Pedro Rivera Hernandez- Structural Inspection	\$ 1,000.00
B2 Environmental- Lead Based Paint Assessment	\$ 550.00

Additional Costs = \$ 583,907.60

Total project costs equate to \$2,373,736.43.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the Certificate of Final Completion for Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1.

Sample Motion

Move to approve the Certificate of Final Completion.

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1
CITY OF GRAND ISLAND, NEBRASKA
February 9, 2021

TO THE MEMBERS OF THE COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

This is to certify that Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1 has been fully completed by The Diamond Engineering Company of Grand Island, Nebraska under the contract awarded August 28, 2018. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provisions of Section 16-650 R.R.S., 1943.

Item No.	Description	Total Quantity	Unit	Unit Price	Total Cost
Base Bid Section					
1	Site Preparation & Mobilization	1.00	LS	\$ 27,724.74	\$ 27,724.74
2	Dewatering	1.00	LS	\$ 27,935.03	\$ 27,935.03
3	Remove Existing Bridge Structure	1.00	LS	\$ 31,988.96	\$ 31,988.96
4	Saw Cut Pavement	252.00	LF	\$ 3.15	\$ 793.80
5	Remove Existing Pavement	4,928.00	SY	\$ 3.52	\$ 17,346.56
6	Remove Existing Curb Inlet	1.00	EA	\$ 440.59	\$ 440.59
7	Remove Existing Manhole	4.00	EA	\$ 737.13	\$ 2,948.52
8	Remove Existing Storm Sewer Pipe	55.00	LF	\$ 25.32	\$ 1,392.60
9	Remove Existing 6" Water Main	120.00	LF	\$ 21.70	\$ 2,604.00
10	Adjust Valve to Grade	2.00	EA	\$ 393.54	\$ 787.08
11	Adjust Monitoring Well to Grade	1.00	EA	\$ 603.54	\$ 603.54
12	Excavation	134.00	CY	\$ 13.75	\$ 1,842.50
13	Excavation for Structures	1,200.00	CY	\$ 7.16	\$ 8,592.00
14	Over Excavation	0.00	CY	\$ 21.64	\$ -
15	Embankment	0.00	CY	\$ 12.82	\$ -
16	Controlled Earth Embankment	20.00	CY	\$ 16.77	\$ 335.40
17	Sand Gravel Backfill	1,000.00	CY	\$ 18.36	\$ 18,360.00
18	Temporary Crushed Rock Surfacing	0.00	SY	\$ 18.56	\$ -
19	7" Portland Cement Concrete Pavement	1,415.00	SY	\$ 42.76	\$ 60,505.40
20	9" Portland Cement Concrete Pavement	78.00	SY	\$ 53.41	\$ 4,165.98
21	9" Portland Cement Concrete Pavement with Integral Curb	2,647.00	SY	\$ 47.93	\$ 126,870.71
22	5" Concrete Sidewalk	6,555.00	SF	\$ 6.48	\$ 42,476.40
23	Detectable Warning Panel	84.00	SF	\$ 29.83	\$ 2,505.72
24	Sidewalk Chase	0.00	LF	\$ 268.74	\$ -
25	Pavement Marking, 4" Yellow	1,840.00	LF	\$ 4.54	\$ 8,353.60
26	Tap Existing Storm Drain Structure	2.00	EA	\$ 1,359.82	\$ 2,719.64
27	4" PVC Tee	1.00	EA	\$ 325.36	\$ 325.36
28	12" x 6" PVC Tee	4.00	EA	\$ 494.29	\$ 1,977.16
29	12" PVC Tee Cap	1.00	EA	\$ 364.34	\$ 364.34
30	12" x 45 Deg. PVC Bend	1.00	EA	\$ 392.59	\$ 392.59
31	8" x 22.5 Deg. Bend, M.J.	2.00	EA	\$ 336.09	\$ 672.18
32	4" Perforated PVC (Contech A2000 or Equal)	106.00	LF	\$ 14.68	\$ 1,556.08
33	4" PVC (Contech A2000 or Equal)	6.00	LF	\$ 62.13	\$ 372.78
34	6" PVC (Contech A2000 or Equal)	24.00	LF	\$ 64.28	\$ 1,542.72
35	12" PVC (Contech A2000 or Equal)	120.00	LF	\$ 38.27	\$ 4,592.40
36	8" Ductile Iron Pipe Storm Drain	22.00	LF	\$ 101.79	\$ 2,239.38
37	12" RCP (Class III)	0.00	LF	\$ 49.99	\$ -
38	15" RCP (Class III)	348.00	LF	\$ 46.26	\$ 16,098.48
39	36" RCP (Class III)	0.00	LF	\$ 125.55	\$ -

40	Storm Drain Concrete Collar	3.00	EA	\$ 956.03	\$ 2,868.09
41	Storm Sewer Lift Station	1.00	LS	\$ 459,850.70	\$ 459,850.70
42	Storm Drain Manhole, Type A	2.00	EA	\$ 6,083.80	\$ 12,167.60
43	Storm Drain Manhole, Type B	1.50	EA	\$ 4,725.00	\$ 7,087.50
44	Storm Drain Manhole, Type C	1.00	EA	\$ 6,892.21	\$ 6,892.21
45	Curb Inlet	2.00	EA	\$ 2,902.12	\$ 5,804.24
46	Grate Inlet	3.00	EA	\$ 3,487.16	\$ 10,461.48
47	24" Dia. Grate Inlet (Nyoplast or Equal)	1.00	EA	\$ 2,087.48	\$ 2,087.48
48	Trench Drain (Neenah or Equal)	28.00	LF	\$ 839.70	\$ 23,511.60
49	Trench Drain (Aco Slab Drain or Equal)	28.00	LF	\$ 281.76	\$ 7,889.28
50	Field Tap Storm Drain	3.00	EA	\$ 707.98	\$ 2,123.94
51	Concrete Thrust Block	1.00	EA	\$ 427.44	\$ 427.44
52	Concrete Gravity Block	1.00	EA	\$ 427.44	\$ 427.44
53	Flowable Fill	4.00	CY	\$ 347.21	\$ 1,388.84
54	6" Plug with Blind Flange, M.J.	0.00	EA	\$ 254.19	\$ -
55	Bollard	5.00	EA	\$ 573.93	\$ 2,869.65
56	Stop Sign & Post	1.00	EA	\$ 226.54	\$ 226.54
57	SWPPP Reporting & Erosion Control Measures	1.00	LS	\$ 2,278.34	\$ 2,278.34
58	Sandblast & Paint Existing Pipe Railing / Lights	1.00	LS	\$ 45,361.74	\$ 45,361.74
59	Sign Day	8,565.00	EA	\$ 0.39	\$ 3,340.35
60	Barricade Sign Day	7,171.00	EA	\$ 0.87	\$ 6,238.77
61	Barricade, Type II	3,342.00	BDAY	\$ 0.87	\$ 2,907.54
62	Barricade, Type III	12,305.00	BDAY	\$ 0.50	\$ 6,152.50
63	Concrete Protection Barrier	0.00	LF	\$ 52.50	\$ -
64	Replace Existing Pipe Railing (In Kind)	90.00	LF	\$ 40.86	\$ 3,677.40
65	Retaining Wall Repair – Vertical Cracks	566.90	LF	\$ 45.75	\$ 25,935.68
66	Retaining Wall Repair – Spall	587.00	SF	\$ 87.92	\$ 51,609.04
67	Retaining Wall Repair – Breakout	1.00	SF	\$ 209.51	\$ 209.51
68	Retaining Wall Repair – Pop Out	2.50	CF	\$ 289.70	\$ 724.25
69	Retaining Wall Repair – Gouge / Pull Away	0.00	EA	\$ 851.79	\$ -
70	Retaining Wall Repair – Joint Repair	0.00	EA	\$ 915.07	\$ -
71	Underpass Lighting	1.00	LS	\$ 24,753.75	\$ 24,753.75
72	Class 47B Concrete for Bridge	374.60	CY	\$ 602.83	\$ 225,820.12
73	Epoxy Coated Reinforcing Steel	51,500.00	LB	\$ 1.46	\$ 75,190.00
74	Pedestrian Railing (Chain-Link Type)	30.00	LF	\$ 247.81	\$ 7,434.30
75	Temporary Bridge Shoring	1.00	LS	\$ 120,132.14	\$ 120,132.14
76	Bridge Deck Grooving	0.00	SY	\$ 48.49	\$ -
77	Modify Pipe Handrail	1.00	LS	\$ 1,543.96	\$ 1,543.96
78	Inlet Protection – Type 1	0.00	EA	\$ 139.71	\$ -
79	Sediment Control Log	0.00	LF	\$ 10.55	\$ -
80	Construction Entrance	0.00	EA	\$ 3,549.39	\$ -
81	SWPPP Sign	1.00	EA	\$ 753.18	\$ 753.18
82	SikaQuick Smooth Finish	26,600.00	SF	\$ 7.46	\$ 198,436.00
Total Base Bid =					\$ 1,770,008.83
Change Order No. 1					
CO1-1	Time Extension- Substantial Completion from 2019/8/1 to 2019/11/12; Final Completion from 2019/9/30 to 2020/1/7	1.00	LS	\$ -	\$ -
Total Change Order No. 1 =					\$ -
Change Order No. 2					
CO2-1	Time Extension- Substantial Completion from 2019/11/12 to 2019/5/1; Final Completion from 2020/1/7 to 2020/5/15	1.00	LS	\$ -	\$ -
CO2-2	Extra length of conduit and wiring to new pole location	1.00	LS	\$ 3,300.00	\$ 3,300.00
CO2-3	North Front Street Bridge Repair (full deck concrete repair)	0.00	LS	\$ 31,500.00	\$ -
CO2-4	Pedestrian Walkway panel repair (remove and replace)	7.00	EA	\$ 1,260.00	\$ 8,820.00
CO2-5	2" Steel Gas Main Lowering for Storm Sewer Conflict	1.00	LS	\$ 1,750.00	\$ 1,750.00
CO2-6	Window Well Sealing (123 S Front St)	10.00	EA	\$ 2,400.00	\$ 24,000.00
CO2-7	Refeed Underpass Lighting (240/120 removed & 480/277 installed)	1.00	EA	\$ 5,450.00	\$ 5,450.00
Total Change Order No. 2 =					\$ 43,320.00
Liquidated Damages for Final Completion Date (2020/5/15 to 2020/8/17)					\$ (23,500.00)

Additional Costs:

Olsson, Inc.- Structural Observation	\$ 3,618.81
Public Works- Engineering	\$ 26,781.64
Alfred Benesch- Engineering	\$ 551,832.08
Grand Island Independent- Advertising	\$ 125.07
Pedro Rivera Hernandez- Structural Inspection	\$ 1,000.00
B2 Environmental- Lead Based Paint Assessment	\$ 550.00

Additional Costs = \$583,907.60

Grand Total = \$ 2,373,736.43

I hereby recommend that the Engineer's Certificate of Final Completion for Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1 be approved.

John Collins – City Engineer/Public Works Director

Roger G. Steele – Mayor

RESOLUTION 2021-22

WHEREAS, the City Engineering/Public Works Director for the City of Grand Island issued a Certificate of Final Completion for Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1 certifying that The Diamond Engineering Company of Grand Island, Nebraska, under contract, has completed such project for the total construction amount of \$1,789,828.83; and

WHEREAS, the City Engineer/Public Works Director recommends the acceptance of the project; and

WHEREAS, additional project costs equate to \$583,907.60, as shown

ADDITIONAL COSTS

Olsson, Inc.- Structural Observation	\$ 3,618.81
Public Works- Engineering	\$ 26,781.64
Alfred Benesch- Engineering	\$ 551,832.08
Grand Island Independent- Advertising	\$ 125.07
Pedro Rivera Hernandez- Structural Inspection	\$ 1,000.00
B2 Environmental- Lead Based Paint Assessment	\$ 550.00

Additional Costs =\$583,907.60

WHEREAS, the Mayor concurs with the recommendation of the City Engineer/Public Works Director.

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

1. The Certificate of Final Completion for Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1, in the total amount of \$2,373,736.43 is hereby confirmed.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 5, 2021	☐ City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-5

**#2021-23 - Approving Change Order #1 - Boiler Scaffolding at
Platte Generating Station**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: February 9, 2021

Subject: Change Order #1 - Boiler Scaffolding

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

Background

The turbine generator receives boiler inspections during the fall outage at Platte Generating Station. The fall outage was scheduled for October 19, 2020, through November 19, 2020, during which time inspection and maintenance on the boiler was performed. To conduct the maintenance on the boiler and maintenance on other areas of the plant, scaffolding was erected to reach and repair these areas safely.

Specifications were developed by the plant maintenance staff for the scaffolding. The contract included an additional 80 labor hours for smaller scaffolding projects that may be needed during the outage.

The specification was issued for bid and the contract was awarded by Council on September 8, 2020, to HTH Companies, Inc., from Union, Missouri in the amount of \$61,460.00 per Resolution 2020-208.

Discussion

During the outage, additional work was required above the base hours for scaffolding in the turbine intercept valve, turbine exhaust, and precipitator. The additional work was completed in accordance with the contracted time and materials. These additions and modifications to the work scope resulted in an addition of \$42,762.32, for a final contract cost of \$104,222.32.

Alternatives

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

1. Move to approve

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

Recommendation

City Administration recommends authorizing Change Order #1 with HTH Companies, Inc., of Union, Missouri, for the Boiler Scaffolding for an addition of \$42,762.32 to the contract price, for a total contract price of \$104,222.32.

Sample Motion

Move to approve Change Order #1 from HTH Companies, Inc., in the amount of \$42,762.32 for the Boiler Scaffolding.



Platte Generating Station
1035 W. Wildwood Drive
Grand Island, NE 68801
308/385-5468

*Working Together for a
Better Tomorrow. Today.*

TO: HTH Companies, Inc.
239 Rock Industrial Blvd.
Union, MO 63084
dhoberock@hthcompanies.com

PROJECT: Boiler Scaffolding
CHANGE ORDER 1

You are hereby directed to make the following change in your contract:

1 Additional payment per the attached spreadsheet.

ADD: \$42,762.32

The original Contract Sum	<u>\$61,460.00</u>
Previous Change Order Amounts	<u>\$ -</u>
The Contract Sum is increased by this Change Order	<u>\$ 42,762.32</u>
The Contract Sum is decreased by this Change Order	<u>\$</u>
The total modified Contract Sum to date	<u>\$ 104,222.32</u>

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: CITY OF GRAND ISLAND

By: _____

Date _____

Attest: _____

Approved as to Form, City Attorney

ACCEPTED: HTH Companies, Inc.

By: 

Date 1/27/2021

Boiler Scaffolding

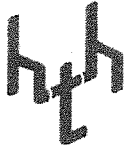
2020-208

Comments: Extra work that was required due to the extended Outage and scaffolding not included in original bid.

Contract:

\$61,460.00

<u>Change Order Request</u>	<u>Description</u>	<u>Amount</u>
001	Add'l Scaffolding for PSV valves-2nd floor/Boiler (pre-outage) 10/25/20	\$ 12,794.50
002	Scaffold Rental (pre-outage) 11/1/2020	\$ 3,249.18
003	Modify and replace Boiler insulation & insulation for SDA 11/8/20	\$ 12,831.00
004	Deliver Insulation and Demo Scaffold 11/15/20	\$ 9,497.00
005	Insulation for Turbine and Mobilization/Demobilization 11/22/20	\$ 11,350.64
006	Less 80 Labor hours on original contract	\$ (6,960.00)
007		
008		
009		
010		
011		
012		
013		
014		
015		
017		
018		
019		
020		
021		
023		
024		
028		
029		
030		
	Total	\$ 42,762.32



hth companies, inc
239 Rock Industrial Blvd
Union, MO 63084

Phone: (636) 583-8698
Fax: (636) 583-5971

City of Grand Island Utilities
Accounts Payable

Invoice Date 1/15/2021
Invoice# 952454#6
PO# C129440

PROJECT INVOICE

TO BILL FOR LABOR, MATERIAL, AND NECESSARY EQUIPMENT:

Boiler

Material	\$	5,000.00	T
Labor	\$	25,000.00	
Tax		2,250.00	375.00

Dewater Bins

Material	\$	500.00	T
Labor	\$	3,000.00	
Tax	\$	250.00	37.50

Voucher#

PO #	Spray Dry Absorber Dampers		
Vendor #		Material	\$ 2,800.00 T
Invoice #		Labor	\$ 14,400.00
Description		Tax	\$ 1,300.00 210.00
Approved by		Date	
Org-obj#	Amount	WO#	Taxable Amt

TOTAL AMOUNT DUE THIS INVOICE

\$ ~~54,500.00~~ 51,322.50

63177.50

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAVIERS" FROM ALL PERSONS SUPPLYING MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAVIERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

R E S O L U T I O N 2021-23

WHEREAS, turbine generator boiler inspections are done during the fall outage at Platte Generating Station; and

WHEREAS, to conduct the maintenance on the boiler and maintenance on other areas of the plant, scaffolding was erected to reach and repair these areas safely; and

WHEREAS, specifications were issued for bids and the contract was awarded by Council on September 8, 2020, to HTH Companies, of Union, Missouri, in the amount of \$61,460.00 per Resolution 2020-208; and

WHEREAS, during the outage, additional work was required above the base hours for scaffolding in the turbine intercept valve, turbine exhaust, and precipitator; and

WHEREAS, the additional work was completed in accordance with the contract time and materials and these additions and modifications to the work scope resulted in an addition of \$42,762.32 for a final contract cost of \$104,222.32.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 for Boiler Scaffolding is approved, and the Mayor is hereby authorized to sign the Change Order on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
February 5, 2021	▣ City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-6

**#2021-24 - Approving Proposal for Renovation of Stolley Park
Concession Building - Parks and Recreation Department**

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: February 9, 2021

Subject: Approving Stolley Park Concession Building Renovation

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

Background

The concession building located inside Stolley Park was originally constructed in 1983 as part of the Heritage Zoo. After the zoo was discontinued the building remained to serve families at Kids Kingdom and the Stolley Railroad. The building is also used as a central hub for children's park programs and summer staff. Repairs are recommended for the building because of age, weather degradation, and recent vandalism.

On December 27, 2020 the Parks and Recreation Department advertised a Request For Proposals (RFP) to remove and dispose of asbestos shingles, existing siding, and windows. The RFP also includes furnishing and installing new shingles, siding, gutters, downspouts, and windows.

Discussion

Two proposals were received.

- **Obermiller Seamless of Grand Island, Nebraska**
- **Lyon Pride Roofing, Inc. of Giltner, Nebraska**

Staff recommends selecting Lyon Pride Roofing, Inc. of Giltner, Nebraska in the amount of \$47,550.50 to complete the proposed exterior renovations of the Stolley concession building.

Renovation of the Stolley Park building was not originally specified in the 2020-21 City budget; however, \$385,000 that was budgeted from the Food and Beverage Tax to develop a trail connection to Eagle Scout Park will not be spent this year. Because trail project funding will go unused this year, staff recommends reallocating up to \$60,000 to complete the proposed exterior updates and additional interior renovations.

Alternatives

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

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

Recommendation

City Administration recommends that the City Council approve the reallocation of \$60,000 of capital project funding originally dedicated for trail development and hire Lyon Pride Roofing, Inc. of Giltner, Nebraska in the amount totaling \$47,550.50 for proposed exterior renovations of the Stolley concession building.

Sample Motion

Move to approve the reallocation of \$60,000 of capital project and hire Lyon Pride Roofing, Inc. in the amount \$47,550.50 to renovate the Stolley concession building.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
RENOVATE STOLLEY CONCESSION BUILDING**

RFP DUE DATE: January 19, 2021 at 4:00 p.m.

DEPARTMENT: Parks and Recreation

PUBLICATION DATE: December 27, 2020

NO. POTENTIAL BIDDERS: 4

PROPOSALS RECEIVED

Obermiller Seamless
Grand Island, NE

Lyon Pride Roofing, Inc.
Giltner, NE

cc: Todd McCoy, Parks & Recreation Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent

Patti Buettner, Parks Admin. Assist.
Patrick Brown, Finance Director
Barry Burrows, Park Superintendent

P2249

RESOLUTION 2021-24

WHEREAS, the City of Grand Island issued a Request for Proposals (RFP) for Renovation of Stolley Concession Building located in Stolley Park; and

WHEREAS, Renovation of the Stolley Park building was not originally specified in the 2020-21 City budget; however, \$385,000 that was budgeted from the Food and Beverage Tax to develop a trail connection to Eagle Scout Park will not be spent this year. Because trail project funding will go unused this year, staff recommends reallocating up to \$60,000 to complete the proposed exterior updates and additional interior renovations.

WHEREAS, two (2) request for proposals were received; and

WHEREAS, Lyon Pride Roofing, Inc. from Giltner, Nebraska, submitted a proposal for such project in accordance with the Request for Proposals; and

WHEREAS, a contract amount of \$47,550.50 has been negotiated; and

WHEREAS, such project will be funded through the Food & Beverage Tax.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal from Lyon Pride Roofing, Inc. from Giltner, Nebraska for Renovation of Stolley Concession Building located in Stolley Park for a total cost of \$47,550.50 and the reallocation of \$60,000 from the capital fund for trail connection to Eagle Scout Park for said project is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 5, 2021	☐ City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item G-7

#2021-25 - Approving Bid Award for Fire Station 2 Addition

Staff Contact: Cory Schmidt, Fire Chief

Council Agenda Memo

From: Cory Schmidt, Fire Chief

Meeting: February 9, 2021

Subject: Bid Award for Fire Station 2 Addition

Presenter(s): Cory Schmidt, Fire Chief

Background

The fire department's 2019-20 capital budget included \$350,000.00 for an addition to fire station 2. The proposed project consists of adding six private sleeping rooms, an office, and a fire alarm and sprinkler system to the current station. Due to the uncertainty of the economic impact of COVID on City finances, the project was postponed. It was reapproved by Council for FY 2020-21.

Discussion

Bids were solicited for the proposed fire station 2 project. On December 22, three bids were received and reviewed by City staff. Hackel Construction Inc. submitted the lowest priced bid in the amount was \$402,300.00. Although the bid is higher than estimated, City Administration and Finance Department are comfortable moving forward with the project. The fire department will have \$10,000.00 from funds budgeted for ambulance acquisition that may be used to help offset the overage. When the addition is completed, the private bedrooms will reduce the possibility of spreading communicable diseases and increase privacy for fire department staff.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approves the Hackel Construction Inc. bid of \$402,300.00 for the fire station two addition.

Sample Motion

Move to approve the station 2 bid award to Hackel Construction Inc. in the amount of \$402,300.00.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: December 22, 2020 at 2:00 p.m.
FOR: Addition to Fire Station Two
DEPARTMENT: Fire
ESTIMATE: \$360,500.00
FUND/ACCOUNT: 41022101-85612
PUBLICATION DATE: November 27, 2020
NO. POTENTIAL BIDDERS: 7

SUMMARY

Bidder:	<u>Mid Plains Construction Co.</u> Grand Island, NE	<u>Hackel Construction, Inc.</u> Ord, NE
Bid Security:	Universal Surety Company	Granite RE, Inc.
Exceptions:	None	None
Bid Price:		
Sleep Addition:	\$378,500.00	\$328,000.00
Sprinkler System:	<u>\$ 29,000.00</u>	<u>\$ 79,000.00</u>
Total Base Bid:	\$407,500.00	\$407,000.00
Bidder:	<u>RMV Construction</u> Kearney, NE	
Bid Security:	Hudson Insurance Company	
Exceptions:	None	
Bid Price:		
Sleep Addition:	\$382,581.00	
Sprinkler System:	<u>\$ 34,000.00</u>	
Total Base Bid:	\$416,581.00	

cc: Cory Schmiet, Fire Chief
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent

Rose Rhoads, Fire Admin. Assist.
Patrick Brown, Finance Director

P2241

BIDDER CHECKLIST FOR
ADDITION TO FIRE STATION TWO
FOR
CITY OF GRAND ISLAND, NEBRASKA

Bids must be received by the City Clerk before 2:00 p.m., (local time) on Tuesday, December 22, 2020.

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

- ☒ This completed bidder checklist form.
 - ☒ A signed **original and one (1) copy** of the bidding documents.
 - ☒ Firm unit pricing or lump sum pricing, as applicable.
 - ☒ A certified check, cashier's check, or bid bond 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 in clearly marked and separate envelopes will result in your bid not being opened.
 - ☒ Acknowledgement of Addendum(s), if any
 - ☒ Acknowledgement of **PERFORMANCE BOND** requirement on award of the Contract. The successful Contractor shall furnish a Performance Bond which shall be in an amount equal to the full Contract price, guaranteeing faithful compliance with all requirements of the Contract Documents and complete fulfillment of the Contract, and payment of all labor, material and other bills incurred in carrying out this Contract. According to Nebraska Law, the surety company executing the Performance Bond must be authorized to do business in the State of Nebraska.
 - ☒ Acknowledgement of **PAYMENT BOND** requirement on award of the Contract. The successful Contractor shall furnish a Payment Bond which shall be in an amount equal to the full Contract price, guaranteeing protection of all persons supplying labor and materials to the Contractor or its subcontractors for the performance of the work provided for in the Contract. In accordance with Nebraska Law, the surety company executing the Payment Bond must be authorized to do business in the State of Nebraska.
- * *If checked you will be claiming the individual pricing as listed on the Bid Form 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.*

Hackel Construction, Inc.
Bidder Company Name

December 22, 2020
Date

Tanner Hackel
Print – Name of Person Completing Bid

Tanner Hackel
Signature

**ADDITION TO FIRE STATION TWO
GRAND ISLAND FIRE DEPARTMENT**

CITY OF GRAND ISLAND, NEBRASKA

CONTRACTOR'S BID FORM

TO THE MEMBERS OF THE COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

THE UNDERSIGNED BIDDER, having examined the plans, specifications, general and special conditions, and other proposed contract documents, and all addenda thereto and being acquainted with and fully understanding (a) the extent and character of the work covered by this Bid, (b) the location, arrangement, and specified requirements for the proposed work, (c) the location, character, and condition of existing streets, roads, highways, railroad, pavements, surfacing, walks, driveways, curbs, gutters, trees, sewers, utilities, drainage courses and structures, and other installations, both surface and underground which may affect or be affected by the proposed work, (d) the nature and extent of the excavations to be made and the handling and re-handling of excavated materials, (e) the location and extent of necessary or probable dewatering requirements, (f) the difficulties and hazards to the work which might be caused by storm and flood water, (g) local conditions relative to labor, transportation, hauling and rail delivery facilities, and (h) all other factors and conditions affecting or which may be affected by the work.

HEREBY PROPOSES to furnish all required materials, supplies, equipment, tools and plans, to perform all necessary labor and supervision, and to construct, install, erect, equip and complete all work stipulated in, required by and in accordance with the contract documents and the plans, specifications and other documents referred to therein (as altered, amended or modified by all addenda thereto) for and in consideration of the following prices:

HEREBY PROPOSES to furnish all required materials, supplies, equipment, tools and plans, to perform all necessary labor and supervision, and to construct, install, erect, equip and complete all work stipulated in, required by and in accordance with the contract documents and the plans, specifications and other documents referred to therein (as altered, amended or modified by all addenda thereto) for and in consideration of the following prices:

BASE BID -

No.	Description	Estimated Quantity	Unit	Firm Unit Price	Total Price
1	BUILDING SLEEP ADDITION	1.00		\$328,000.00	\$ 328,000.00
2	SPRINKLER SYSTEM Including fire line to building	1.00		\$ 79,000.00	\$ 79,000.00

TOTAL BASE BID - Edit to remove the canopy sprinklers as agreed on By the City Of Grand Island. ~~\$ 407,000.00~~ **\$402,300.00**

Notes on bid:

~~\$7,464 will be deducted from this quote if fire alarm is not required in existing building. N/A~~

We will deduct \$4,700 from Sprinkler System bid if the canopy is not required to be sprinkled. **Applied**

Date edited 2/2/2021

Tanner Hackel

EXPERIENCE DATA:

Each bidder shall supply the following data on their experience:

Name of Bidder: Hackel Construction, Inc.

Project Owner/Contact/Phone No.	Project Location	Completion Date
Central Valley Public Schools, Amy Malander, 308-245-3201, Scotia, NE		January 2018
10 Place T Hangar, Jack Johnston, 308-645-9016	Thedford, NE	April 2019
Ord Aquatic Facility, Dan Petska, 308-728-7941, Ord, NE		May 2019
Additional Data: _____		

INSURANCE: Bidder acknowledges that bid includes compliance with the attached insurance requirements.

ADDENDA:

Bidder acknowledges that the following Addendums were received and considered in Bid preparation.

ADDENDUM NO.**DATE****SIGNATURE**

Addendum No. 1

12/3/20

Tanner Hackel

Addendum No. 2

12/18/20

Tanner Hackel

Bidder acknowledges that Addenda Number(s) 2 were received and considered in Bid preparation.

Exceptions shall be listed in the following blanks. If additional space is required for exception explanation, please reference and attach a letter to bid. Reference shall not be made to other attachments for exceptions and supplementary terms. Failure to outline such exceptions as specifically stated herein will require the successful bidder to comply with these specifications. In case of conflict between the bid and these specifications, these specifications shall govern unless specific exceptions are listed by the bidder.

Exceptions to specifications, pages _____

The undersigned bidder agrees to furnish the required bond and to enter into a contract within fifteen (15) days after acceptance of this Bid, and further agrees to complete all work covered by the foregoing bid in accordance with specified requirements. **No work shall commence until the Certificate of Insurance and bonds (when required) are approved by the City and the contract is executed.** The proposed work can commence after the contract is signed and the required bond is approved. All Work associated with the contract shall be completed no later than **July 31, 2021**.

It is understood and agreed that time is the essence of the contract. Should the Contractor fail to perform the work within the period of time stipulated in the Contract Agreement, the Contractor shall pay to the City, as liquidated damages and not as a penalty, **\$250.00 per calendar day** of default unless extensions of time granted by the City specifically provide for the waiving of liquidated damages. The City shall have the right to deduct the liquidated

2 | Page

City of Grand Island | Contractor's Bid
Addition to Fire Station 2

damages from any moneys in its hands, otherwise due, or to become due, to the Contractor, or to sue for and recover compensation for damages for non-performance of this contract within the time stipulated.

Enclosed herewith is the required bid guarantee in the amount of

twenty thousand three hundred fifty Dollars (\$ 20,350.00)

which the undersigned bidder agrees is to be forfeited to and become the property of the City of Grand Island, Nebraska, as liquidated damages should this Bid be accepted and a contract be awarded to them and they fail to enter into a contract in the form prescribed and to furnish the required bond within fifteen (15) days, but otherwise the aforesaid bid guarantee will be returned upon signing the contract and delivering the approved bond.

In submitting the bid it is understood that the right is reserved by the City to reject any and all bids; to waive irregularities therein and to accept whichever bid that may be in the best interest of the City. It is understood that this bid may not be withdrawn for forty-five (45) days from bid opening.

In submitting the bid, the bidder states that bidder fully complies with, and will continue to comply with, applicable State fair labor standards as required by section 73-102 RRS, 1943 and also complies with, and will continue to comply with, section 48-657 RRS, 1943 pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska.

The undersigned bidder hereby certifies (a) that this bid is genuine and is not made in the interest of or in the behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation, (b) that they have not directly or indirectly induced or solicited any person, firm or corporation to refrain from bidding, (c) that they have not sought, by collusion or otherwise, to obtain for themselves an advantage over any other bidder or over the City of Grand Island, and (d) that they have not directly or indirectly induced or solicited any other bidder to put in a false or sham bid.

DATED December 22, 2020

SIGNATURE OF BIDDER:

If an Individual: _____ doing business

as _____

If a Partnership: _____

by _____, member of firm.

If a Corporation: Hackel Construction, Inc.

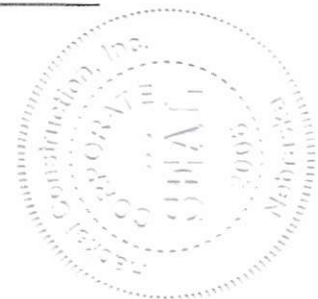
by Tanner Hackel, President _____ (Seal)
Title

BUSINESS ADDRESS OF BIDDER

47407 808th Road, Ord, NE 68823

TELEPHONE NUMBER OF BIDDER

308-728-1222



FAX NUMBER OF BIDDER

308-728-1222

EMAIL ADDRESS

tanner@hackelconstructioninc.com

RESOLUTION 2021-25

WHEREAS, the Grand Island Fire Department has budgeted \$350,000.00 for an addition to fire station 2; and

WHEREAS, bids were solicited and received from three bidders; and

WHEREAS, Hackel Construction Inc. from Ord, Nebraska was the low bidder in the amount of \$402,300.00; and

WHEREAS, the Grand Island Fire Department will have \$10,000.00 from funds budgeted for ambulance acquisition that was not utilized and which is available for the fire station addition; and

WHEREAS, sufficient funds will be available for the fire station additions due to changes in other capital improvement project timelines.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid be awarded to the low bidder, Hackel Construction, in the amount of \$402,300.00.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, February 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 5, 2021	☐ City Attorney



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item H-1

**Consideration of Forwarding Blighted and Substandard Area #32
to the Hall County Regional Planning Commission (Rhoads
Enterprises, Inc.)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: February 9, 2021

Subject: Proposed Blighted and Substandard Area #32

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

Background

Enclosed you will find a copy of a Substandard and Blight Study as prepared for Josh Rhoads with Horizon Builders by Marvin Planning Consultants. This study is approximately 60 acres of property north of Lilly Drive, south of Old Potash Highway and west of North Road. The study as prepared and submitted indicates that this property could be considered blighted and substandard. The full study is attached for your review and consideration.

Josh Rhoads with Horizon Builders has submitted this study for the review and consideration of the Grand Island City Council as permitted by Nebraska law. The decision on whether to declare an area blighted and substandard is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission. If the study is approved it is anticipated that an application for Tax Increment Financing would follow.

The question before Council will be whether to send the study to the Planning Commission for its review and feedback. If the item is not sent to the Planning Commission, the Council cannot declare the area blighted and substandard. Planning Commission will meet March 3, and would have a recommendation ready following that meeting.

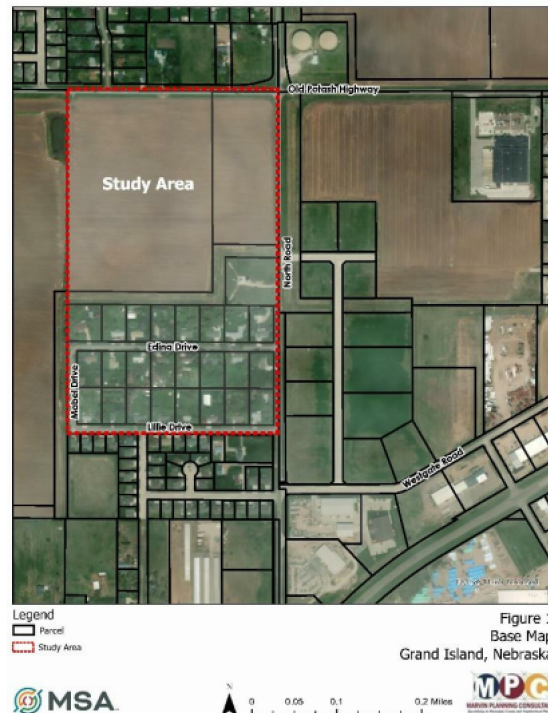
Once an area has been declared blighted and substandard, the CRA can accept redevelopment proposals for the area.

Discussion

The action item tonight relates to the study for proposed CRA Area No. 32 in south central Grand Island as shown below. The study was prepared for 60 acres, all of which is in the Grand Island City Limits.

Study Area

Figure 1
Study Area Map



Source: Google Earth, Marvin Planning Consultants 2021

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

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

- A request is made to the city council to declare an area to be substandard and blighted and in need of development for purposes of enabling the creation of a redevelopment area or a redevelopment project within a redevelopment area.
- The city council submits the question of whether an area is substandard and blighted to the planning commission for its review and recommendation prior to making its declaration that an area is substandard and blighted.
- The planning commission must hold a public hearing and submit its written recommendations within 30 days holding a public hearing on the request.
- Upon receipt of the recommendations from the planning commission the city council may make its findings and declaration with respect to the property within an area.
- Unless the city council of the city in which such area is located has, by resolution adopted after a public hearing with notice, declared such area to be a substandard and blighted area in need of redevelopment, the Community Redevelopment Agency cannot prepare a redevelopment plan for a redevelopment project area.

- Following a declaration that an area is substandard and blighted, the Community Redevelopment Agency is authorized to prepare or cause to be prepared and recommend redevelopment plans to the governing body of the city and to undertake and carry out redevelopment projects within its area of operation and may enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the authority may deem necessary to prevent a recurrence of substandard and blighted areas or to effectuate the purposes of the Community Development Law, and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. Within the area of operation of the Community Redevelopment Authority, the authority may exercise its statutory powers with respect to the redevelopment project.

Neb. Rev. Stat. §§ 18-2107; 18-2109.

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

A CRA is not authorized to prepare a redevelopment plan for a redevelopment project area unless the governing body of the city first enacts a resolution declaring such area to be “a substandard or blighted area in need of redevelopment.” § 18–2109. After such a declaration has been made and a redevelopment plan has been prepared and approved, a CRA is authorized to enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the [CRA] may deem necessary to prevent a recurrence of substandard or blighted areas ... and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. § 18–2107(4). The CRA may utilize tax increment financing to pay for redevelopment projects undertaken pursuant to the CDL. § 18–2124.

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

At this point, Council is only making a decision about whether to forward the study to the Planning Commission for its recommendation or not. According to NRSS §18-2109, it is clear that the Planning Commission must hold a public hearing and have the opportunity

to review the Blight Study prior to Council declaring the property substandard and blighted. If Council wishes to consider a declaration of substandard and blight, State Statute requires that the question of whether an area is substandard and blighted is submitted to the Planning Commission for hearing, review and recommendation.

Blighted Area of the Community

The City of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of February 4, 2021, 22.76% of the City has been declared blighted and substandard. Area 32 would add 60 acres to the total of blighted and substandard property and would, if approved, add 0.31% to the total area declared blighted and substandard bringing the total to 23.07%.

It does not appear that the declaration of Area 32 would significantly impact the City's ability to declare other areas blighted and substandard.

Alternatives

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

1. Move to forward the Study to the Planning Commission for its recommendation.
2. Move to not forward the Study to the Planning Commission for its recommendation.
3. Refer the issue to a committee.
4. Postpone the issue to future date.
5. Take no action on the issue.

Recommendation

City Administration recommends that the Council move to forward the study to the Planning Commission if Council wishes to consider the use of Tax Increment Financing as a redevelopment tool for this property.

Sample Motion

Move to forward the Study to the Planning Commission for their review and recommendation.

City of Grand Island, NE
Blight and Substandard Study
Area #32
February 2021



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within Study Area 32 of the city of Grand Island. This study has been commissioned by the Rhoads Enterprises, Inc. in order to analyze the possibility of declaring the area as blighted and substandard within this specific study area.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program; disaster assistance; effect. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area" means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the

sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

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

"Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

This Blight and Substandard Study is only for a portion of the corporate limits of the city which has not previously been so designated. The Study is intended to give the Grand Island CRA, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

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

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets the entire corporate limits of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area includes several uses including, residential, commercial, industrial, and public uses.

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

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

Point of beginning is the intersection of the centerlines of Old Potash Road and North Road; thence, westerly along the centerline of Old Potash Road to the intersection with the extended west line of the NE ¼ of the NE1/4 of 23-11-10; thence, southerly along said west line of the NE ¼ of the NE1/4 of 23-11-10 to the intersection with the extended centerline of Lillie Drive; thence, easterly along the centerline of Lillie Drive to the intersection with the centerline of North Road; thence, northerly along the centerline of North Road to the POB, +/-60 acres.

Study Area

Figure 1
Study Area Map

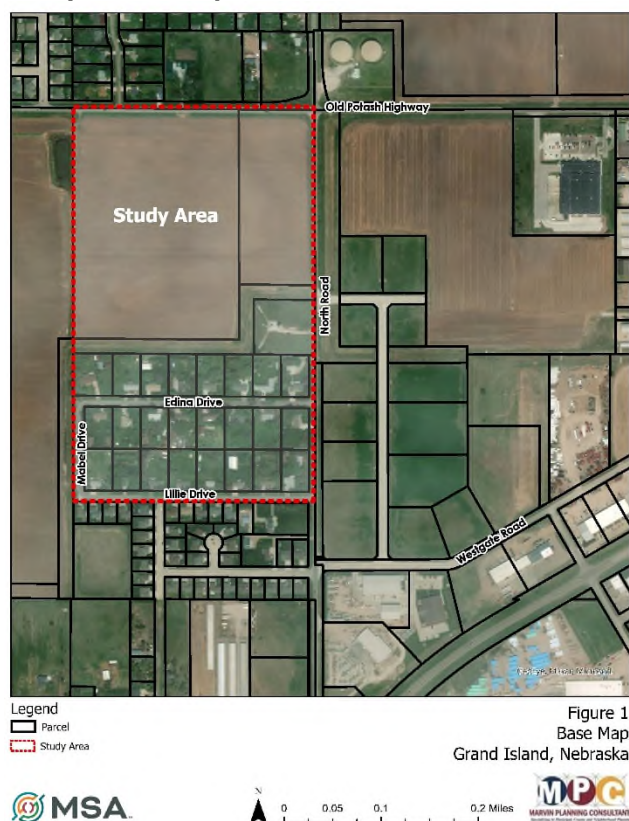
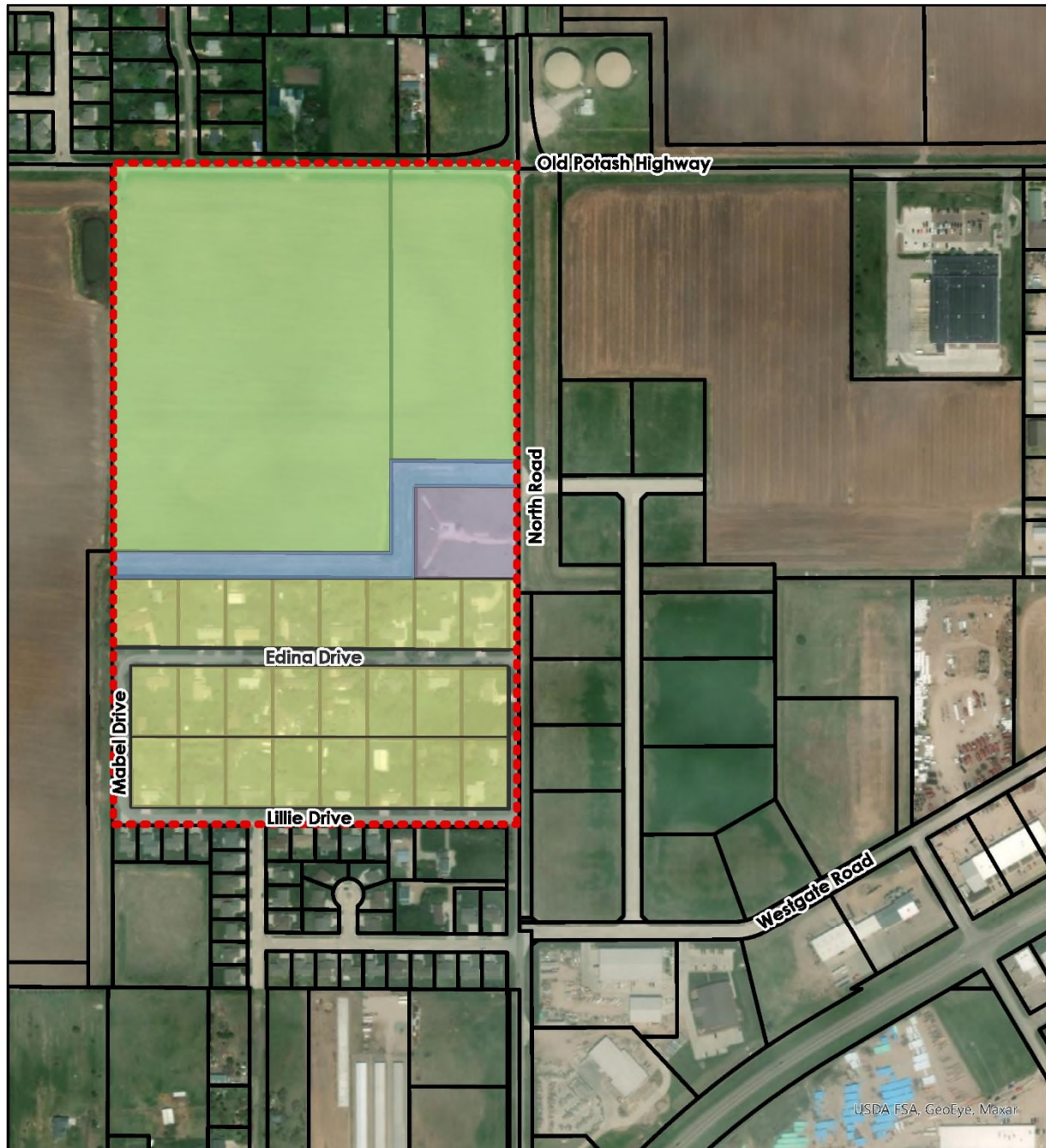


Figure 2
Existing Land Use Map



Legend

- | | |
|------------|----|
| Parcel | V |
| Study Area | I |
| | SF |
| | P |

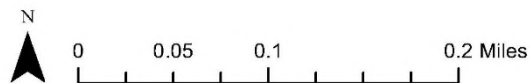


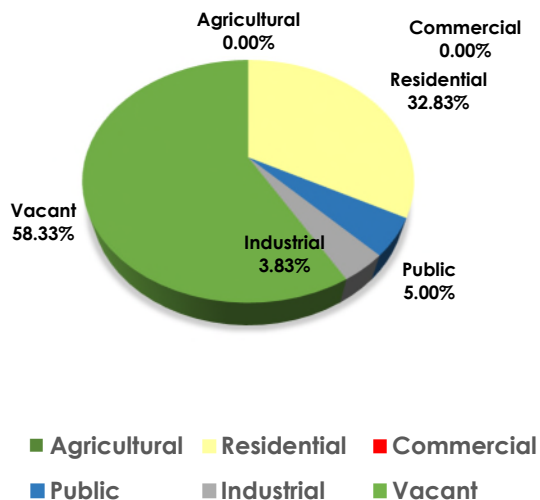
Figure 3
Existing Land Use
Grand Island, Nebraska

Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

EXISTING LAND USES

The term “Land Use” refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

FIGURE 3: EXISTING LAND USE, Study Area 32 – 2021



Source: Marvin Planning Consultants 2021

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs. Figure 3 shows the different uses present within the corporate limits of the during development of the Comprehensive Plan. The different uses also have the overall percent of the total area.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

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

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Excellent, Very Good, Above Normal, Normal, Below Normal, Poor or Very Poor. The data and rating system come from the Hall County Assessor's database and is the same database used to value properties in the area. According to the data there are 24 primary structures in the study area.

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

- **0 (0.00%) structures rated as Excellent**
- **0 (0.00%) structure rated as Very Good**
- **0 (0.00%) structures rated as Above Normal**

- **24 (100.00%) structures rated Normal**
- **0 (0.00%) structures rated Below Normal**
- **0 (0.00%) structures rated Poor**
- **0 (0.00%) structure rated as Very Poor**

Based upon these data, an assumption has been made that normal condition and less would constitute the possibility of some or considerable deterioration. It is common for older structures to need more maintenance and upkeep in order to maintain a good or higher condition. Even a structure rated as normal will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.00% of the structures in this study area are considered as a normal condition.

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

Deterioration of Site or Other Improvements

Sidewalk Conditions

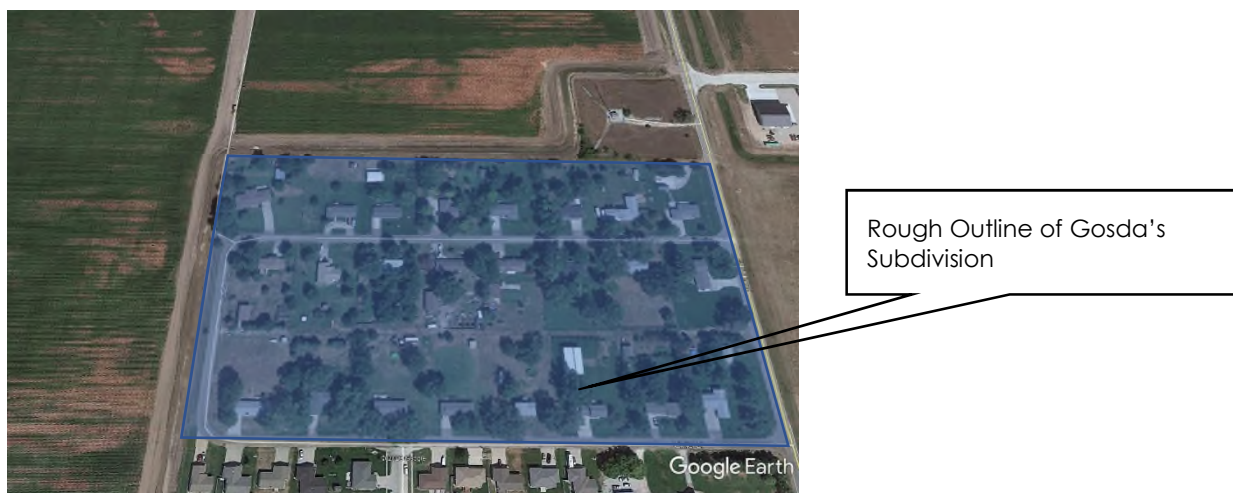
Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off heavily traveled streets.

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on three categories: Fair, Poor, and missing completely.

Within the study area there is approximately 8,875 lineal feet or 1.68 miles of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

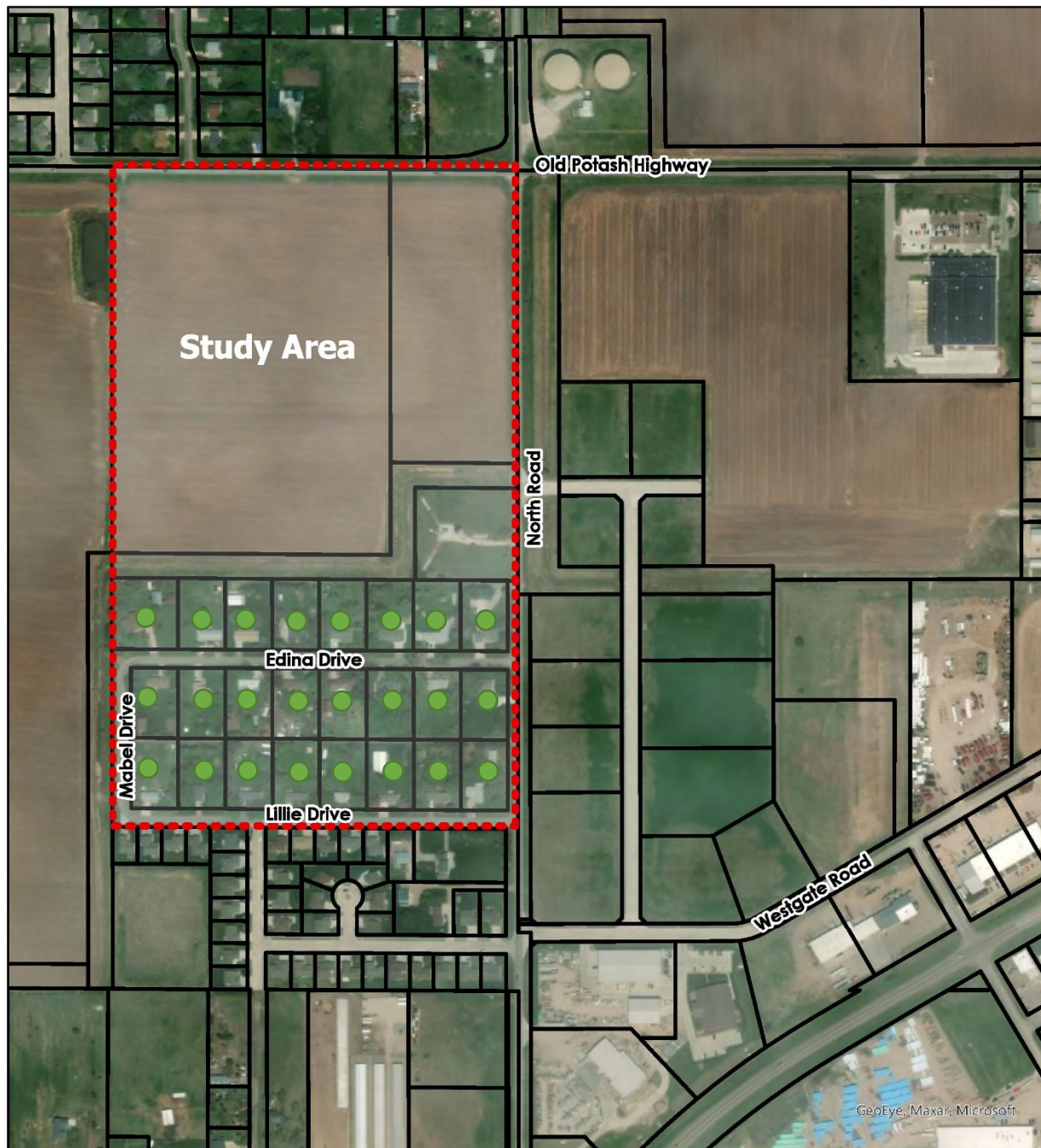
- **0 (0.00%) lineal feet of Excellent sidewalk**
- **0 (0.00%) lineal feet of Good sidewalk**
- **0 (0.00%) lineal feet of Average sidewalk**
- **0 (0.00%) lineal feet of Fair sidewalk**
- **8,875 (100.00%) lineal feet of Poor or Missing sidewalk**

The study area does contain any sidewalks either within the Gosda Subdivision or along Old Potash Road and North Road. Sidewalk is critical to the overall pedestrian movement of an area, long-term. Even sidewalk constructed which at present goes nowhere will eventually connect to several portions of the community.



Due to the lack of sidewalk, sidewalks are considered a direct contributing factor.

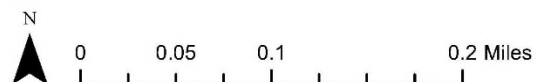
Figure 4
Structure Conditions



Legend

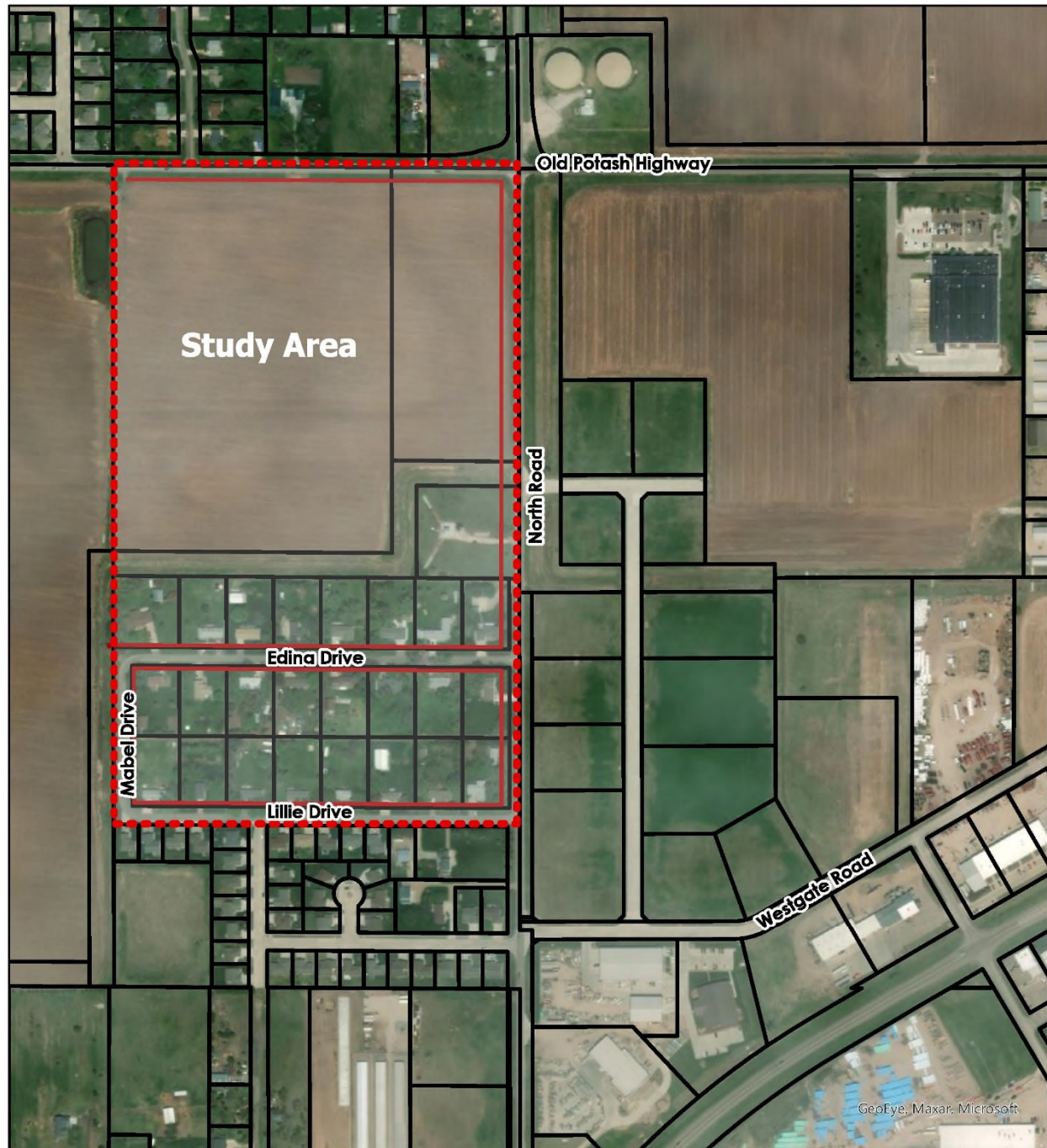
- Parcel
- Study Area

Grand Island, Nebraska



Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

Figure 5
Sidewalk Conditions



Legend
 Parcel
 Study Area
 Sidewalk Missing



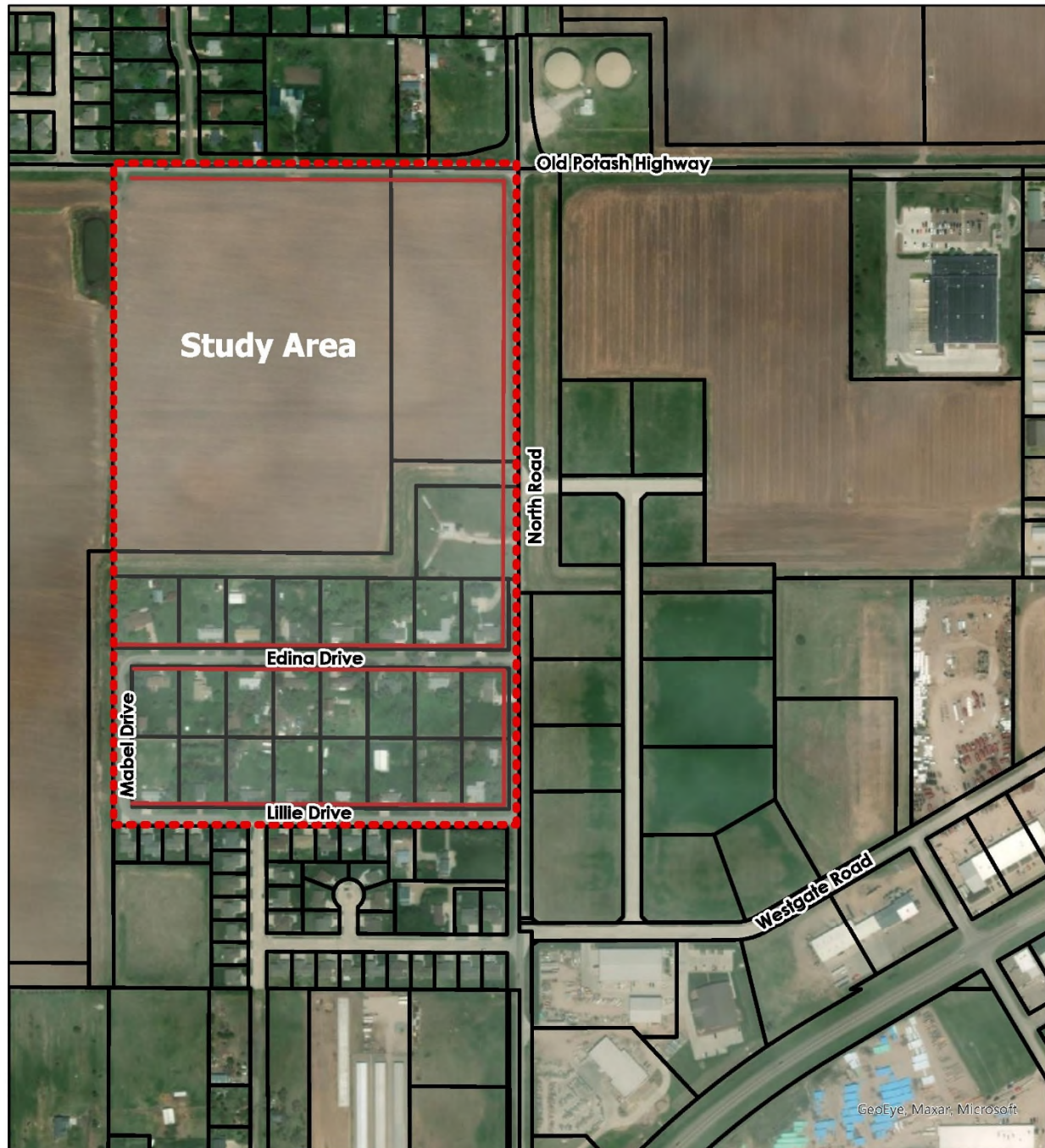
0 0.05 0.1 0.2 Miles



Figure 4
Sidewalk Conditions
Grand Island, Nebraska

Source: Hall County Assessor's Office, Marvin Planning Consultants 2020

Figure 6
Curb and Gutter Conditions



Legend
 Parcel
 Study Area
 Curb and Gutter Missing

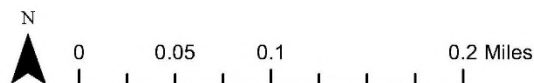


Figure 5
Curb and Gutter Conditions
Grand Island, Nebraska

Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

Figure 7
Street Conditions

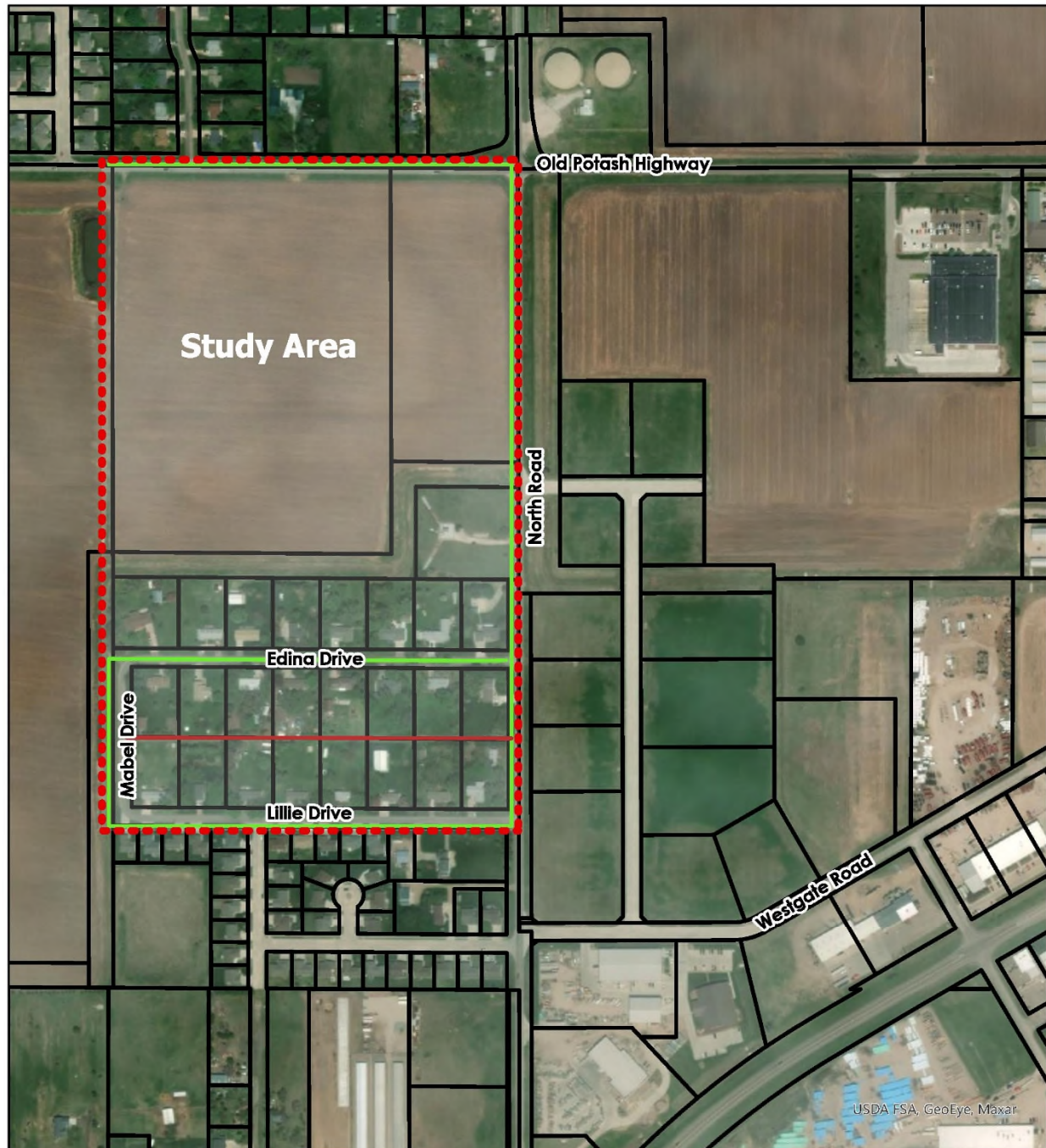
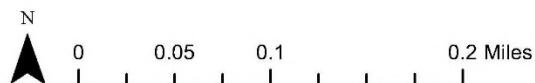


Figure 6
Street Conditions
Grand Island, Nebraska



Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in communities. Their primary function is to be a barrier to collect and direct water to be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

Curb and gutter for the Study Area were examined similarly to sidewalks. The curb and gutter were graded as either Excellent, Good, Average, Fair, Poor and Missing. There is not any curb and gutter within the study area. And is considered rural section drainage.

Within the study area there is approximately 7,125 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- **0 (0.0%) lineal feet of Excellent curb and gutter**
- **0 (0.00%) lineal feet of Good curb and gutter**
- **0 (0.00%) lineal feet of Average curb and gutter**
- **0 (0.00%) lineal feet of Fair curb and gutter**
- **7,125 (100.00%) lineal feet of Poor or Missing curb and gutter**

The majority of the community's streets and drainage have been designed and constructed in a manner referred to as rural section. A rural section street/road is one where water drains directly from the driving surface into ditches paralleling the street. This approach is adequate; however, this design typically sees the ditches begin to silt in and/or have tall grass growing in them. These factors quickly deteriorate the ability of the ditch to adequately drain away water from the driving surface and this typically leads to localized flooding and ponding.



Minimal ditch along Lillie. Ditch on opposite side is newer and better suited to handle drainage

Examples of Poor/Missing Curb and Gutter Conditions

Due to the large amount of deteriorating and missing curb and gutter, the curb and gutter conditions would be a direct contributing factor.

Streets

Streets within a community are essential to moving people and vehicles from place to place. Their condition and construction have an impact on the appearance of a community, which leads directly to how a community is perceived by the outside world.

Within the study area there is approximately 10,325 lineal feet or 1.96 miles of street possible. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- **0 (0.0%) lineal feet of Excellent street**
- **0 (0.0%) lineal feet of Good street**
- **7,875 (76.0%) lineal feet of Average street**
- **0 (0.0%) lineal feet of Fair street**
- **2,440 (24.0%) lineal feet of Poor street**

Within the study area, the only paved streets are along Nebraska Highway 11 and Maple Street north of the highway. Both of these streets are considered in either Good or Average condition. The remaining 24.0% are considered in Poor Condition. Any streets, currently, dirt or gravel are

considered to be in poor condition. Some of the streets in the study area appear to have been paved in some sort of asphaltic material or armor coated.



Examples of Street Conditions

Age of Structure

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

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD – 2021

Number	Year	Age		Cumulative
1	1967	54	54	54
3	1969	52	156	210
7	1971	50	350	560
4	1972	49	196	756
3	1973	48	144	900
2	1974	47	94	994
1	1980	41	41	1,035
1	1991	30	30	1,065
1	1995	26	26	1,091
24				1,091
				45.46

Source: Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structure

Within the study area there are 50 primary structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 22 (91.7%) unit was determined to be 40 years of age or older.
- 2 (8.3%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 45.46 years; thus, meeting the requirements of the statutes.

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

Figure 8

Age of Structures

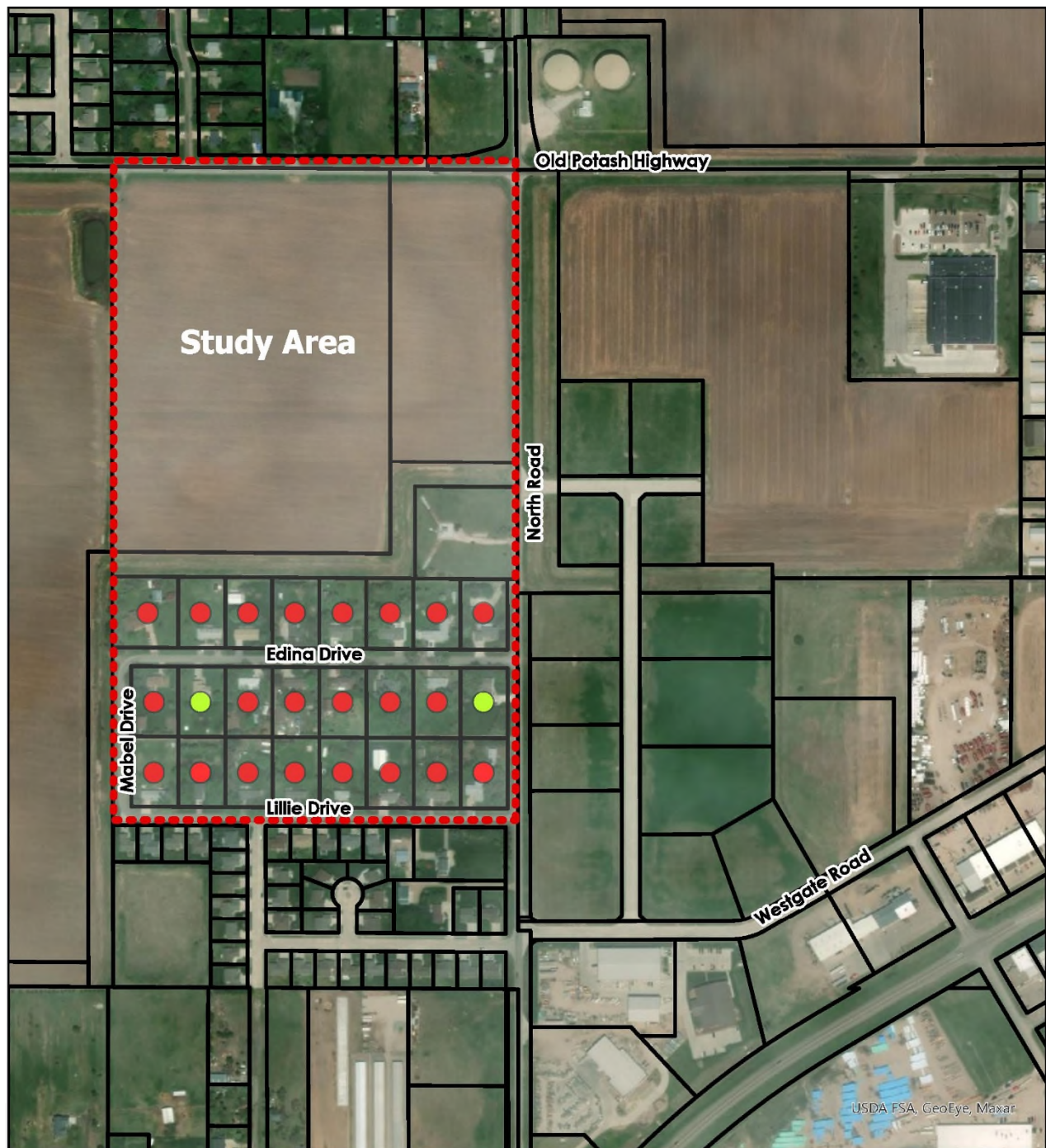
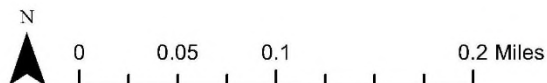


Figure 2
Structure Conditions
Grand Island, Nebraska



Blighting Summary

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

- **Substantial number of deteriorating structures**
 - Within the study are 100.00% of the primary structures were deemed to be in an average condition or worse.
- **Deterioration of site or other improvements**
 - Curb and gutter are missing throughout the study area.
 - The study area has what is considered rural section (ditches) and the drainage areas appear to be silting in.
 - Streets through most of the study area were an average or poorer condition.
 - Sidewalks are missing within the entire study area.
- **Diversity of Ownership**
 - There are many different property owners within the study area including the City of Grand Island.
 - The diversity of ownership may be a barrier to future development.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years.**
 - 22 (91.7%) buildings or improvements were determined to be 40 years of age or older.
 - 2 (8.3%) buildings or improvements were determined to be less than 40 years of age.
 - The average age based upon a cumulative age calculation is 45.46 years.

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

- Factors Which Are Impairing And/or Arresting Sound Growth
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Stable or decreasing population based on the last two decennial censuses
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

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

Substandard Conditions

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

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

Within the study area there are 24 primary structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 22 (91.7%) buildings or improvements were determined to be 40 years of age or older.
- 2 (8.3%) buildings or improvements were determined to be less than 40 years of age.

However, when examining the age based upon a cumulative approach, as in Table 1, the average age of the primary structures is equal to 45.46 years; thus, meeting the requirements of the statutes.

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

Substandard Summary

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

This Study Area meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR BLIGHT AND SUBSTANDARD STUDY AREA #32

Blight Study Area #3 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Substantial number of deteriorated or deteriorating structures.**
- **Condition of Structures**
- **Diversity of Ownership**
- **Average age of the residential or commercial units in the area is at least 40 years.**

Substandard Conditions

- **Average age of the structures in the area is at least forty years.**



City of Grand Island

Tuesday, February 9, 2021

Council Session

Item J-1

Approving Payment of Claims for the Period of January 27, 2021 through February 9, 2021

The Claims for the period of January 27, 2021 through February 9, 2021 for a total amount of \$2,552,172.94. A MOTION is in order.

Staff Contact: Patrick Brown, Finance Director