
City of Grand Island



Tuesday, August 24, 2021 Council Session Agenda

City Council:

Jason Conley
Michelle Fitzke
Bethany Guzinski
Chuck Haase
Maggie Mendoza
Vaughn Minton
Mitchell Nickerson
Mike Paulick
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 - Pastor Steven Peeler, Messiah Lutheran Church, 708 North Locust Street

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item C-1

Community Redevelopment Authority (CRA) Budget Presentation

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Director

Meeting: August 24, 2021

Subject: Community Redevelopment Authority 2021-2022
Annual Budget

Presenter(s): Chad Nabity, AICP, Director

It is my privilege to present to you the budget for the Community Redevelopment Authority (CRA) for 2021-2022. This plan and budget continues the high-quality services that have enabled the CRA to partner with the City of Grand Island, private developers and businesses and with property owners in the blighted and substandard areas to make Grand Island vibrant, clean, safe and attractive.

The CRA budget for 2021-2022 is offered to you with a review of the responsibilities of the CRA. Those responsibilities and abilities are outlined in State Statutes and are summarized, in part, as follows:

The creation of a Redevelopment Authority was authorized by the Nebraska Legislature in order to provide communities with the ability to address certain areas of a city in need of improvement and development. Powers granted to CRAs are outlined in Chapter 18 of the Statutes and include the ability to expend funds to acquire substandard or blighted areas, make public improvements, and assist with development and redevelopment projects in specified areas. The Authority has virtually the same powers as any political subdivision, including borrowing money, issuing bonds, undertaking surveys and appraisals and asking for a levy of taxes.

A five-member board, appointed by the Mayor with the approval of the City Council, governs the CRA. The CRA is administered by a Director and devotes the overwhelming share of its resources to highly visible and effective programs. The CRA funds its programs primarily through assessments on taxable properties within the Grand Island city limits.

BLIGHTED AND SUBSTANDARD AREAS

There are 31 designated Blighted and Substandard Areas within the Grand Island City Limits. The City of Grand Island has the authority to designate up to 35% of the community a blighted and substandard. At present 22.96% of the City has been designated blighted and substandard. Council has approved one blight study during the

last year for 32 (Old Potash and North Road). Two other studies areas 33 (Husker Highway and Prairieview Street) and 34 (Claude Road Corridor) are currently under consideration and could be approved before the end of September. The proposed study for the Conestoga Mall Area (28) was pulled for consideration by the applicant in December of 2018 and it does not appear there is any traction on that study. Information about all of the Grand Island CRA Areas and TIF Projects that have been approved are available at: <https://tinyurl.com/GI-CRA>.

CRA MISSION

The CRA is charged with taking action in specified areas of the community to assist in the prevention and to inhibit physical deterioration (blighted and substandard conditions) thereby enhancing property values and creating incentives for private investment. They do this by encouraging new investment and improved infrastructure in older areas of the community through the use of tax increment financing. They also take an active role in purchasing and demolishing properties that need to be cleared. This property is then made available for redevelopment.

FISCAL RESOURCES

General Revenues for 2021-2022

The CRA is requesting property tax revenues of \$745,146 including \$196,818 for Lincoln Pool Construction and Bonds and \$548,328 for all other CRA programs. The CRA is requesting that the levy remain the same increasing the tax ask by \$45,138. It is anticipated that there will be more interest in the façade program for the upcoming year based on applications received at this time. Railside BID also submitted a project list detail upwards of \$335,000 of potential requests for funding from the CRA. At this point it is based on the certified valuation for 2021 the levy will be 0.020546 per \$100 valuation. The CRA is allowed a levy of up to 0.026. This will allow the CRA to meet obligations, continue with their successful programs, the levies and tax asking have been:

2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014
0.020548	0.021661	0.02224	0.0224	0.026	0.026	0.026	0.026
\$700,008	\$700,008	\$700,008	\$686,000	746,691	\$732,050	\$691,245	\$669,384

Program Funding

The CRA has the ability to assist private developers and governmental entities with the commercial, residential or mixed-use redevelopment projects throughout the City. Specific detail on projects is as follows:

- **Facade Development:** For the façade development program \$250,000 has been budgeted, including grants and interest buy down. Last year the CRA funded

\$200,000 of façade projects and received applications and approved this expenditure for 3 projects. It is anticipated that all two of these three projects will be completed and the grants paid prior to the end of September 2021. We currently have 3 projects in line for the 2022 fiscal year and several people have made inquiries and are working with local contractors and architects on submissions. No projects will be approved until after the budget is finalized. This program has been used extensively in the Downtown part of Redevelopment Area #1 but has also been used in Areas #2 and #6. It is only available in those areas that have a generalized redevelopment plan including commercial façade development.

- **Husker Harvest Days Commitments:** Farm Progress, the City of Grand Island and the CRA entered into an agreement in November of 2017 to facilitate infrastructure improvements at the Husker Harvest Days site. The CRA has committed to transfer \$200,000 a year to Farm Progress for 10 years beginning in November of 2018. The City has agreed to transfer \$200,000 from the food and beverage tax collections to the CRA in October of each year to cover that payment. Farm Progress made more than \$7,500,000 worth of improvements to the site and will continue to hold at least a three day event on the site for the next 20 years or be subject to repayment penalties. This will be extended an additional year per the redevelopment contract due to the fact that Farm Progress did not hold a show during the 2020 year. This is the fourth of ten scheduled payments.
- **TIF Payments:** The largest portion of the CRA Budget is the payments on the TIF Bonds. These payments are funded by the tax increment created by each project. The funds are received from the County Treasurer in the month after the taxes have been paid and the CRA places those funds in a separate account for each project and send payment in the amount received from the treasurer to the bond holder of record. Accounts are set up by the finance department after the first payment is received from the treasurer. It is expected that the CRA will make TIF payments totaling around \$4,900,000 on all projects. The TIF line item does budget \$500,000 to accommodate new projects and the possibility that a project may need to pay off prior to the end of the bond period. There are 62 active TIF projects with signed contracts and a total of 13 projects that have been paid off or canceled. The CRA paid off the John Shulte Project at Lincoln and Anna and the Pharmacy Properties project on 4th Street. Additional projects will be paid off during the 21-22 tax year including the Girard Veterinary Clinic and Southeast Commons.
- **Other Projects:** In the blighted and substandard areas \$230,000 has been reserved for other projects. This funding can be assigned to specific projects including but not limited to infrastructure improvements in the blighted and substandard areas that would support larger redevelopment plans. The CRA assisted in the 1868 Foundation with a campus plan for the Fonner Park area, provided funding for the community match of the Veterans' Cemetery and helped with improvements in the Railside BID along with helping preserve the historic Carnegie Library on 2nd and Walnut. The CRA has used this funding item in the past to fund additional façade improvement projects and to make grants to fund specific projects for: the Business Improvement Districts, the Grand Island Parks Department, Fonner Park, The

Central Nebraska Humane Society, St. Stephens, Habitat for Humanity and other community groups for specific projects that meet the mission of the CRA.

CONCLUSION

This budget provides for measured funding of redevelopment efforts during the 2021-2022 fiscal year. The investments this community has made in housing, redevelopment efforts, infrastructure and economic development bode well for the future of the community. This budget is reflective of the commitments the CRA has made and will enable them to pay off existing commitments and maintain a cash balance to guarantee payment of future commitments.

The CRA will also continue to examine the community to identify areas that might benefit from a Blighted and Substandard declaration and to review and recommend approval of redevelopment plan amendments for tax increment financing projects on both large and small scale developments. **The CRA is charged with taking action in specified areas of the community to assist in the prevention and to inhibit physical deterioration (blighted and substandard conditions) thereby enhancing property values and creating incentives for private investment.** All of the tools used by the CRA are necessary for them to accomplish this mission:

**COMMUNITY REDEVELOPMENT AUTHORITY
2022 BUDGET**

	2021 BUDGET	2020-2021 YE Projected	2022 BUDGET
CONSOLIDATED			
Beginning Cash	677,632	677,632	548,785
REVENUE:			
Property Taxes - CRA	504,203	504,203	548,328
Property Taxes - Lincoln Pool	195,805	195,805	196,818
Property Taxes - TIF's	4,858,000	4,858,000	5,400,000
Loan Income (Poplar Street Water Line)	20,000	16,000	20,000
Interest Income - CRA	10,000	10,000	10,000
Land Sales			-
Other Revenue - CRA	200,000	200,000	200,000
Other Revenue - TIF's			
TOTAL REVENUE	<u>5,788,008</u>	<u>5,784,008</u>	<u>6,375,146</u>
TOTAL RESOURCES	<u>6,465,640</u>	<u>6,461,640</u>	<u>6,923,931</u>
EXPENSES			
Auditing & Accounting	3,000	3,000	3000
Legal Services	3,000	500	3000
Consulting Services	5,000	-	5000
Contract Services	75,000	65,000	75000
Printing & Binding	1,000	-	1000
Other Professional Services	16,000	200	16000
General Liability Insurance	250	-	250
Postage	200	100	250
Legal Notices	500	250	500
Travel & Training	4,000	-	4000
Other Expenditures	-	-	
Office Supplies	1,000		1000
Supplies	300	200	300
Land	30,000		30000
Bond Principal - Lincoln Pool	185,000	185,000	190000
Bond Interest- Lincoln Pool	10,805	10,805	6817.5
Husker Harvest Days Payment (Year 4 of 10 Nov 2021)	200,000	200,000	200000
Façade Improvement	200,000	160,000	250000
Building Improvement	670,000	268,000	500000
Other Projects	200,000	162,000	230000
TIF Payments	4,857,800	4,857,800	5400000
TOTAL EXPENSES	<u>6,462,855</u>	<u>5,912,855</u>	<u>6,916,118</u>
INCREASE(DECREASE) IN CASH	(674,847)	(128,847)	(540,972)
ENDING CASH	<u>2,785</u>	<u>548,785</u>	<u>7,813</u>

Program Operating

Building Improvement includes all committed projects (Life/Safety, Façade and Other Projects) that have not been paid out



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item E-1

Public Hearing on Proposed Blighted and Substandard Area 33 for approximately 210 Acres located West of Prairieview Street North of Husker Highway (Innate Development, LLC)

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

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, Regional Planning Commission

Meeting: August 24, 2021

Subject: Innate Development LLC Study (Proposed Area #33)
C-20-2021GI

Presenter(s): Chad Nabity, Regional Planning Commission

Background

Innate Development LLC has commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 33. This study is approximately 210 acres of property located west of Prairieview Street and north of Husker Highway in western Grand Island (See the attached map) On May 21, 2021, Council referred the attached study to the Planning Commission for its review and recommendation. The study as prepared and submitted indicates that this property could be considered blighted and substandard. The full study is attached for your review and consideration.

The decision on whether to declare an area substandard and blighted is entirely within the jurisdiction of the City Council.

Discussion

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

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

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

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

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

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

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

~Reissue Revised Statutes of Nebraska 7-19-18

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

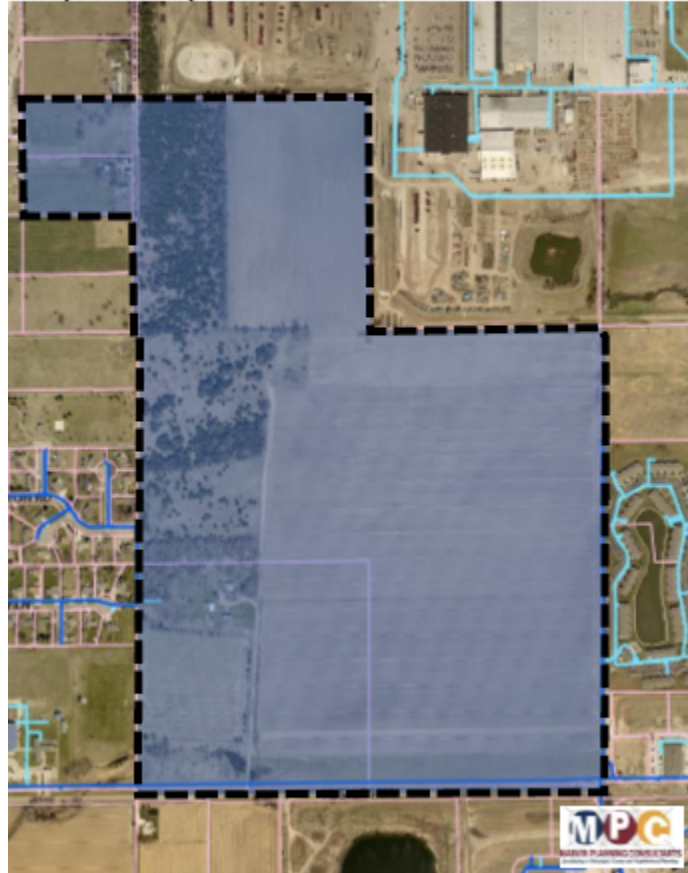
At this time, the Council is only concerned with determining if the property is blighted and substandard. Figure 3 is an overview of the differences between the blight and substandard declaration and the redevelopment plan. If a declaration as blighted and substandard is made by Council then the Community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

The City of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of July 19, 2021, 22.96% of the City has been declared blighted and substandard. Proposed Area 33 would add 210 acres (1.08%) bringing total to 24.04%. This study for area 34 would add 86.04 acres or 0.44%. The total area declared blighted and substandard if both areas 33 and 34 are approved is 24.48%.

Redevelopment Area 33

Study Area

Figure 1
Study Area Map



Source: Hall County/Grand Island GIS, Marvin Planning Consultants 2021

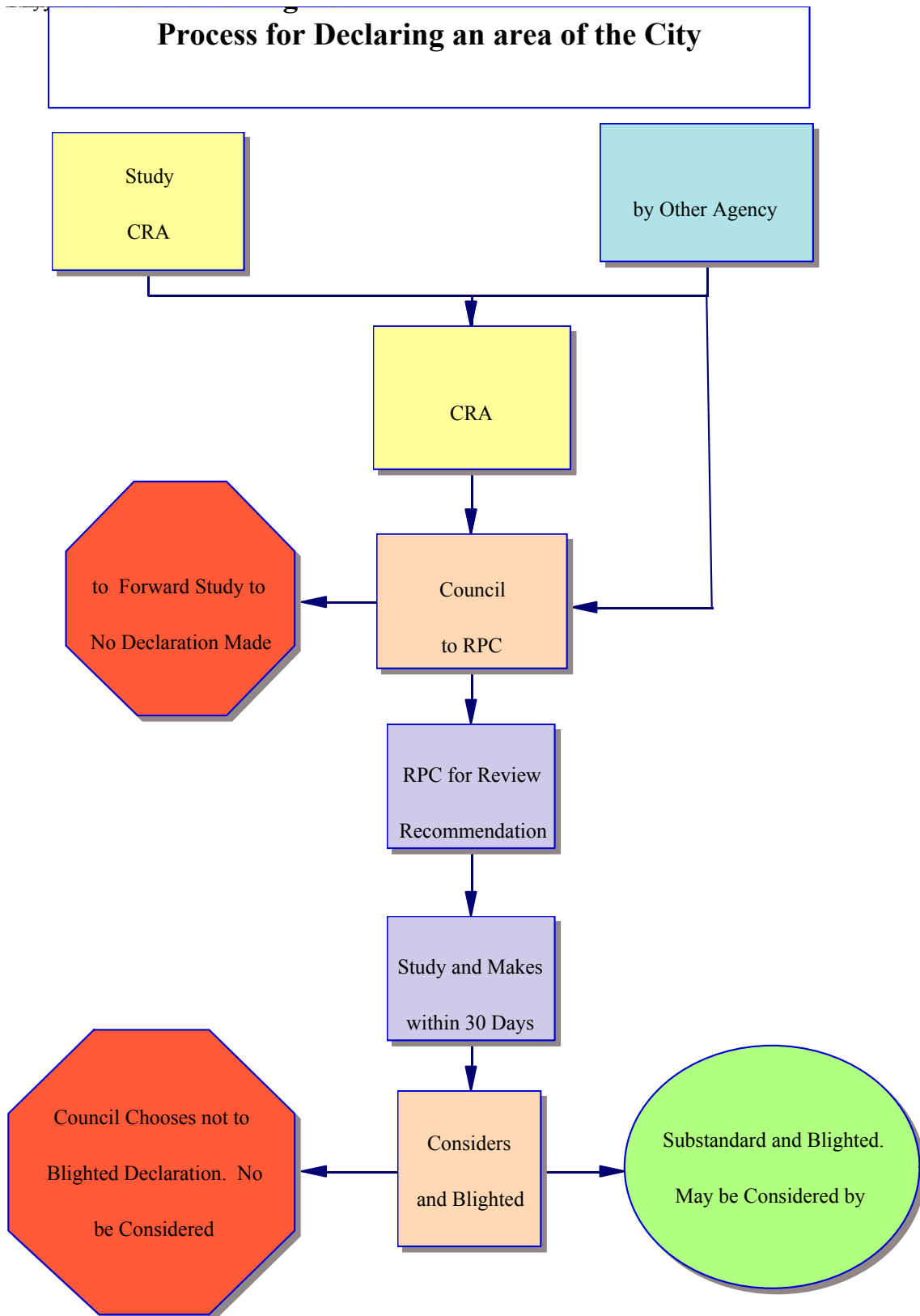


Figure 1 Blight Declaration Process (Planning Commission Recommendation is the second purple box).

Substandard and Blighted Declaration vs. Redevelopment Plan



- | | |
|---|--|
| <ul style="list-style-type: none">● Substandard and Blighted Declaration● A Study of the Existing Conditions of the Property in Question● Does the property meet one or more Statutory Conditions of Blight?● Does the Property meet one or more Statutory Conditions of Substandard Property?● Is the declaration in the best interest of the City? | <ul style="list-style-type: none">● Redevelopment Plan● What kinds of activities and improvements are necessary to alleviate the conditions that make the property blighted and substandard?● How should those activities and improvements be paid for?● Will those activities and improvements further the implementation of the general plan for the City? |
|---|--|

Figure 2 Blight and Substandard Declaration compared to a Redevelopment Plan

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

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

Blighted and Substandard Defined

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

Section 18-2103

Terms, defined.

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

(3) **Blighted area means** an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the

last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;

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

~Reissue Revised Statutes of Nebraska 7-19-18

ANALYSIS-Blight and Substandard Study

Study Area 33 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

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

- **Substantial number of deteriorating structures**
 - Within the study area 100.00% of the structures were deemed to be in a normal condition or worse.
- **Deterioration of site or other improvements**
 - Curb and gutter are missing over a majority of the frontage along Husker Highway.
 - The study area has what is considered rural section (ditches) and the drainage areas appear to be silting in.
 - A majority of the frontage of Husker Highway has average or poorer condition.
 - Sidewalks are missing within the entire study area.
- **Insanitary and Unsafe Conditions**
 - There is a Palustrine Emergent Wetland located in the study area. Standing water could create a sanitary and safety issue with mosquitoes.
 - There is also a Riverine Wetland on the south side which could create similar issues to the Palustrine Emergent Wetland.

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.**
 - 9 (100.00%) buildings or improvements were determined to be 40 years of age or older.
 - 0 (0.00%) buildings or improvements were determined to be less than 40 years of age.
 - The average age based upon a cumulative age calculation is 70.8 years.

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

- Diversity of Ownership
- Factors Which Are Impairing And/or Arresting Sound Growth
- 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 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.

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 #33

Blight Study Area #33 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**
- **Insanitary and Unsafe Conditions**
- **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.**

Recommendation

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

Recommend Questions for City Council

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

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

Planning Commission Recommendation

The Regional Planning Commission held a public hearing and took action on the blight and substandard study proposed Area 33 during its meeting on June 7, 2021. This study is approximately 210 acres of located west of Prairieview Street and north of Husker Highway. (C-21-2021GI)

Monter opened the public hearing:

Nabity stated the property is approximately 210 acres and is located west of Prairie Road and north of Husker Highway. The Substandard and Blight Study was prepared by Marvin Planning Consultants and indicates that this property could be considered blighted and substandard. The Planning Commission recommendation must be forwarded to the Grand Island City Council within 30 days of making the recommendation. If the study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

Ron Depue, Keith Marvin and Scott Rief all testified in favor of declaring the area blighted and substandard and made themselves available to questions from the commission.

Ruge specifically asked about the ground water contamination in the area and if that was one of the factors that impacted this property and supported the declaration. Marvin agreed that it was included in the study because it does support the declaration and will impact the development of the property. Nabity stated that the developer's engineers have been in contact with city staff and both the Nebraska Department of Environment and Energy and the EPA and working with them to coordinate development efforts within the restrictions on property as part of their due diligence.

Monter closed the public hearing:

A motion was made by Robb and second by Rubio to approve the Substandard and Blight Study CRA Area #33 and Resolution 2021-05.

The motion carried with eight members voting yes (Nelson, Ruge, Olson, Robb, Monter, Rubio, Hendricksen and Doane) and no members voting no.

Alternatives

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

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

Sample Motion

If Council wishes to approve the designation of this property as blighted and substandard, an action required if Tax Increment Financing is to be used for the redevelopment of properties in this area, a motion should be made to approve the Substandard and Blight Designation for Redevelopment Area No. 33 in Grand Island, Hall County, Nebraska finding the information in the study to be factual and supporting such designation. A resolution authorizing the approval of this study has been prepared for Council consideration.



City of Grand Island, NE
Blight and Substandard Study
Area #33
March 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 33 of the city of Grand Island. This study has been commissioned by the Innate Development LLC 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, a residential area which was once a farmyard and the rest of the property is used for agricultural purposes.

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.

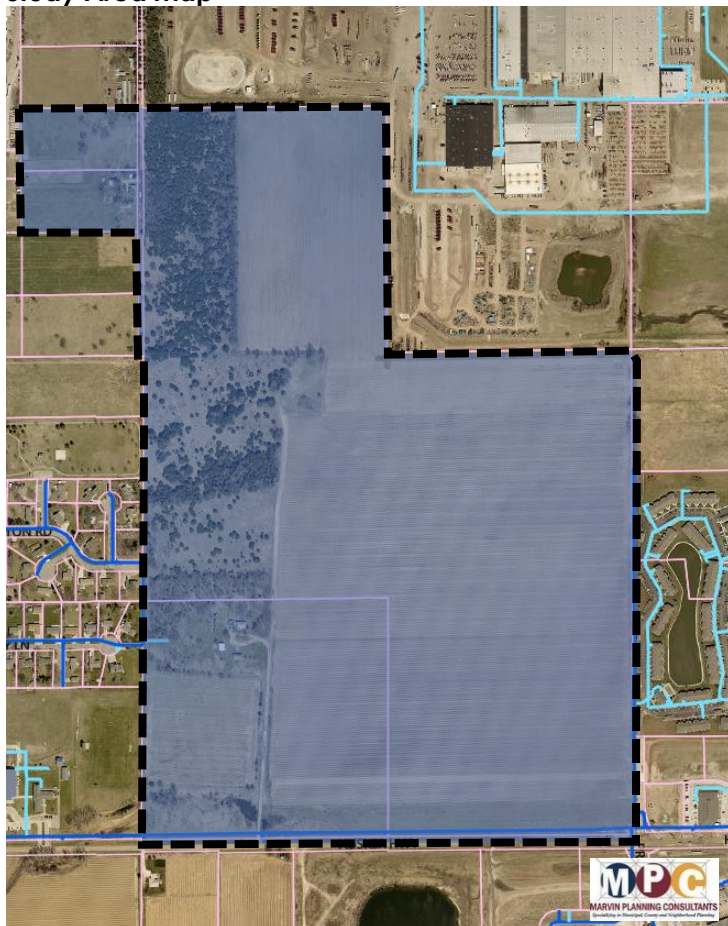
The following is the description of the designated area within the City of Grand Island.

A Tract described as follows: **MISC TRACTS SE1/4 NW1/4 & NE1/4 SW1/4 & PT W1/2 SE1/4 25-11-10 plus the north half of the R.O.W. along Husker Highway, 158.69 AC** and a tract described as follows: **MISCELLANEOUS TRACTS PT SE1/4 SW1/4 25-11-10; plus, Hayman's Subdivision Lots 5 and 6 and adjacent right-of-way of Memorial Park Road; plus, the north half of the R.O.W. along Husker Highway, 40.09 AC.** Total acres for this area is 210.32 acres.

Study Area

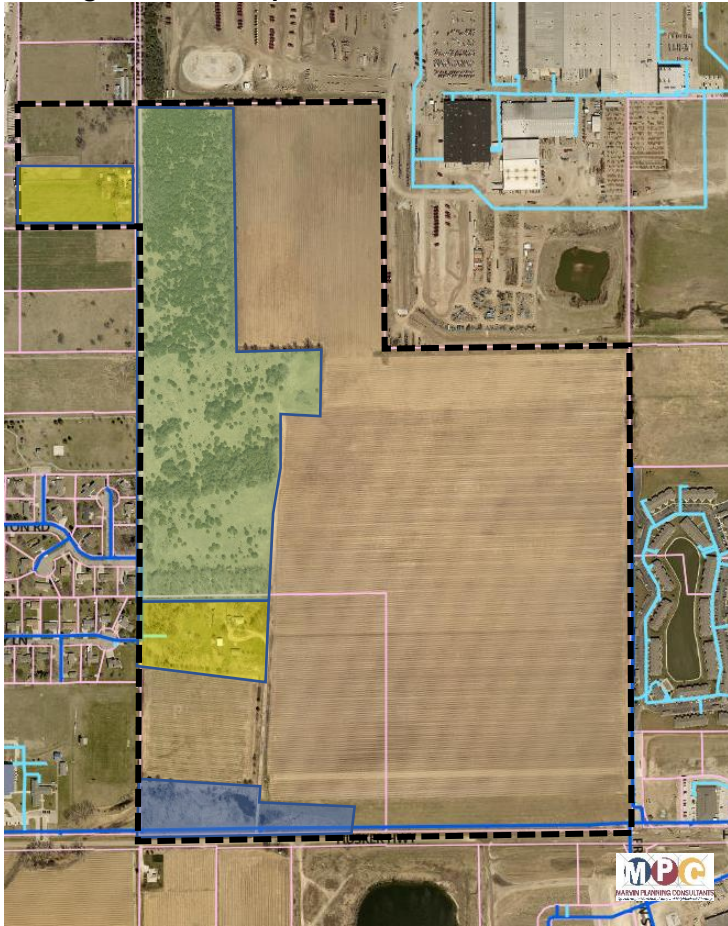
Figure 1

Study Area Map



Source: Hall County/Grand Island GIS, Marvin Planning Consultants 2021

Figure 2
Existing Land Use Map

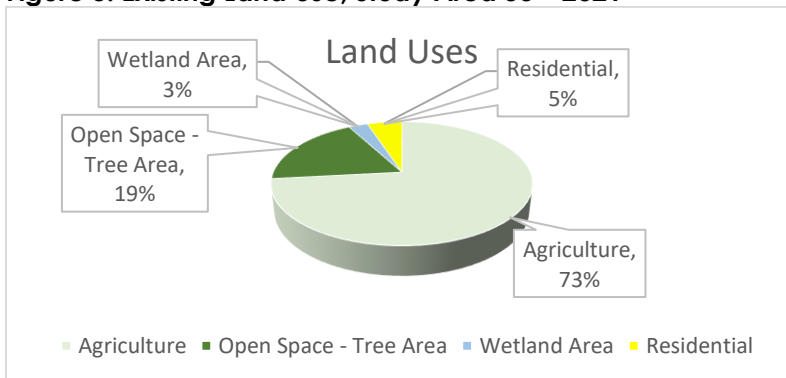


Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

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 33 – 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. Figure 3 shows the different uses present within the corporate limits of the area. 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 five 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
- 5 (55.55%) structures rated Normal
- 0 (0.00%) structures rated Below Normal
- 4 (44.44%) structures rated Poor
- 0 (0.00%) structure rated as Very Poor

Figure 4: Structure Conditions





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, 80.00% of the structures in this study area are considered to in Poor Conditions.

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 2,664 lineal feet or .50 miles of area where sidewalk could or should be located. The area along Husker Highway is a rapidly developing area of Grand Island with the new hospital and multiple commercial business located between the study area and US Highway 281. 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
- 2,664 (100.00%) lineal feet of no sidewalk

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

Figure 5: Sidewalk Conditions

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 2,664 lineal feet of curb and gutter possible. Of the total area, approximately 855 feet of concrete paving and underground pipe was constructed during the hospital project. In addition, there were several inlets constructed along the area. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- **855 (32.10%) 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**
- **1,809 (67.90%) lineal feet of no curb and gutter**

The majority of this area's street and drainage have been designed and constructed in a manner referred to as rural section. There is a good reason since this area had once been under the county highway departments jurisdiction. 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. As this area becomes more urban, it needs to have urban amenities.

Figure 6
Curb and Gutter Conditions



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



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 2,664 lineal feet or .50 miles of street possible. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- **855 (32.1%) lineal feet of Excellent street**
- **0 (0.0%) lineal feet of Good street**
- **0 (0.0%) lineal feet of Average street**
- **1,809 (67.9%) lineal feet of Fair street**
- **0 (0.0%) lineal feet of Poor street**

The newly paved area north and west of the new hospital is a well-designed and excellent driving surface. As development continues west of this pavement, the additional 1,800 feet of frontage is in need of upgrading.

Figure 7: Street Conditions

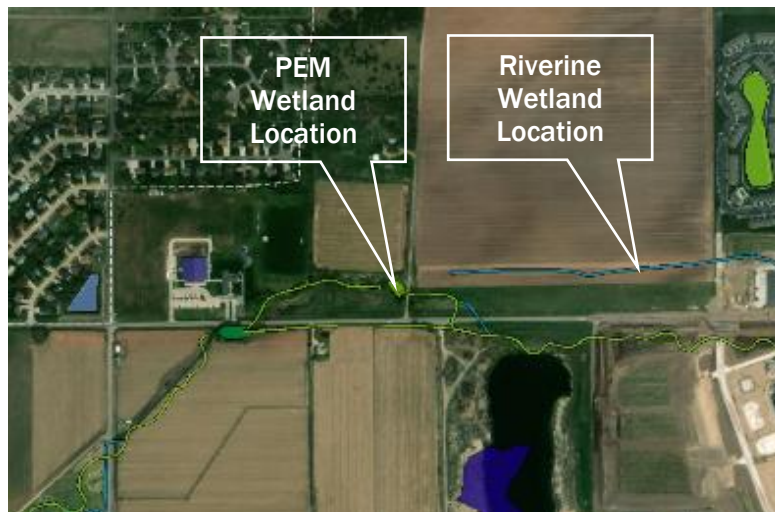
Source: Hall County Assessor's Office, Marvin Planning Consultants 2021



Insanitary and Unsafe Conditions

Along Husker Highway on the actual site is a drainage way which filters through a Palustrine Emergent Wetland (PEM). Within this wetland, there is a high probability that water sitting in the area may create Insanitary and Unsafe Conditions due to the water and the potential for breeding of mosquitoes and their ability to spread disease. The wetland is currently present and has been identified on the Wetland Mapper, therefore, this issue needs some level of mitigation which improves the overall safety of this body of water.

In addition, there is a small Riverine Wetland running along the south side of the study area.

Figure 8: Insanitary and Unsafe Conditions

Source: Wetlands Mapper (fws.gov), Marvin Planning Consultants 2021



Groundwater Control Area

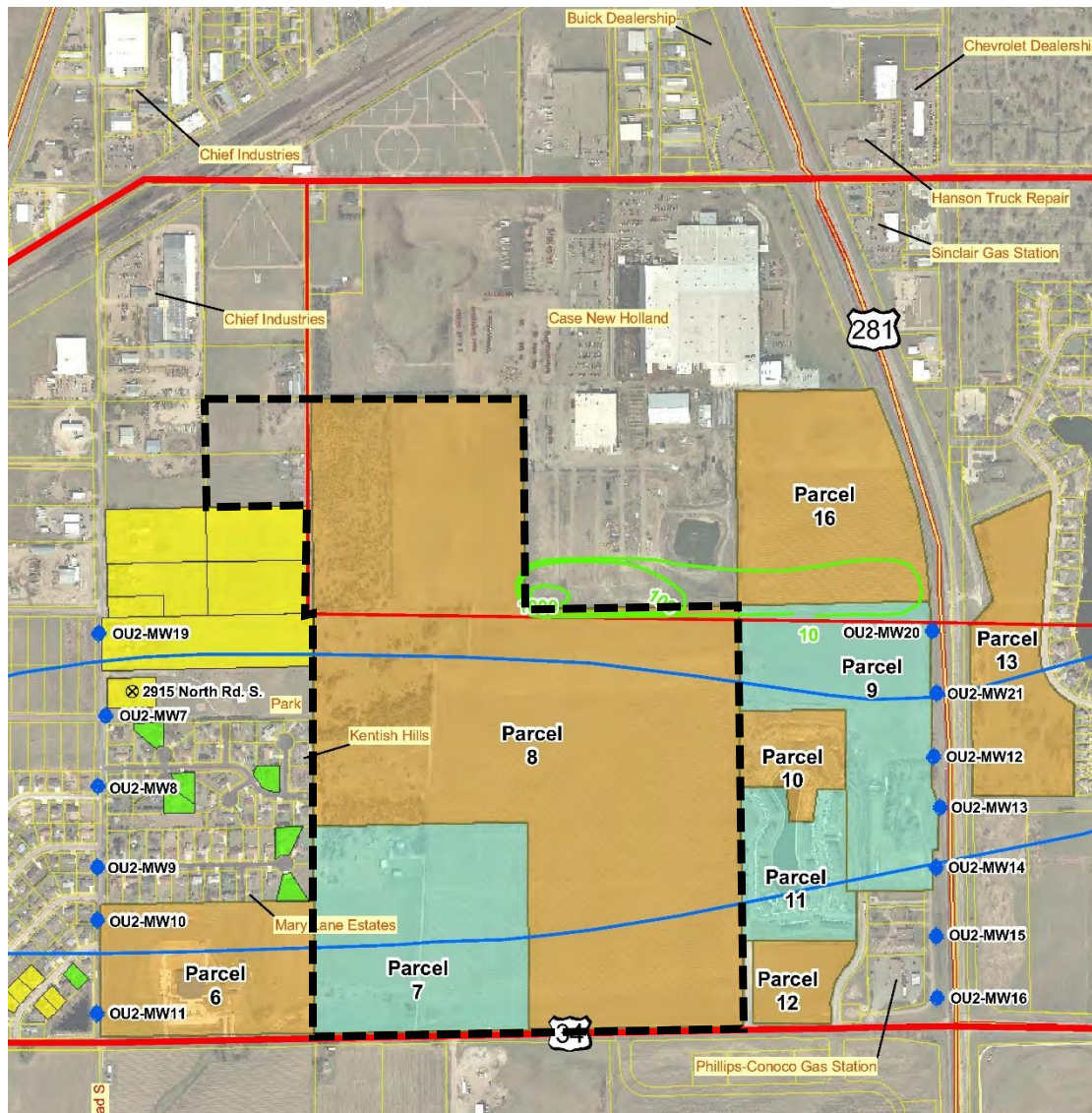
The study area sits in the middle of the Parkview Well Superfund Site dating to September 30, 2007. The site has two areas of groundwater contamination and associated source areas resulting from historical mismanagement of industrial solvents.

The Superfund Site has established remedies in place for the source and its associated Plumes. These remedies are established in order to minimize exposure by humans, especially the consumption of the water within this area.

This area has strict guidelines regarding future operations in the area including the drilling of new water wells with a design capacity of 50 gallons per minute or more; unless an individual party chooses to demonstrate through prescribed hydrological studies that such contamination is not present.

Figure 5 of the Parkview Well Superfund Site (Groundwater Control Area #3) indicates all of the proposed areas of this study are within the adopted boundaries of said Control Area #3. Figure 9 of this study contains a portion of said Figure from Groundwater Control Area #3.

Figure 9: Groundwater Control Area #3 and Study Area



Source: City of Grand Island

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	
2	1938	83	166	166
4	1952	69	276	442
1	1954	67	67	509
2	1957	64	128	637
9				637
				70.8

Source: Grand Island GIS Aerials, Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structure

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

- 9 (100.0%) unit was determined to be 40 years of age or older.

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 70.8 years; thus, meeting the requirements of the statutes.

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

Figure 10: Age of Structures



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 structures were deemed to be in a normal condition or worse.
- **Deterioration of site or other improvements**
 - Curb and gutter are missing over a majority of the frontage along Husker Highway.
 - The study area has what is considered rural section (ditches) and the drainage areas appear to be silting in.
 - A majority of the frontage of Husker Highway has average or poorer condition.
 - Sidewalks are missing within the entire study area.
- **Insanitary and Unsafe Conditions**
 - There is a Palustrine Emergent Wetland located in the study area. Standing water could create a sanitary and safety issue with mosquitoes.
 - There is also a Riverine Wetland on the south side which could create similar issues to the Palustrine Emergent Wetland.

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.**
 - 9 (100.00%) buildings or improvements were determined to be 40 years of age or older.
 - 0 (0.00%) buildings or improvements were determined to be less than 40 years of age.
 - The average age based upon a cumulative age calculation is 70.8 years.

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

- Diversity of Ownership
- Factors Which Are Impairing And/or Arresting Sound Growth
- 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 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
2	1938	83	166	166
4	1952	69	276	442
1	1954	67	67	509
2	1957	64	128	637
9				637
				70.8

Source: Grand Island GIS Aerials, Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structure

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

- 9 (100.0%) unit was determined to be 40 years of age or older.

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 70.8 years; thus, meeting the requirements of the statutes.

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

Figure 11: Age of Structures



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 #33

Blight Study Area #33 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**
- **Insanitary and Unsafe Conditions**
- **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.**

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Grand Island City Council at its June 8, 2021 meeting, referred the **Blight and Substandard Study for CRA Area 33, commissioned by Innate Development LLC** to the Hall County Regional Planning Commission, (the "**Commission**") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"); and

WHEREAS, the Commission held a public hearing regarding said Blight and Substandard Study at their meeting on July 7, 2021, and:

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

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

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

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

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

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

DATED: July 7, 2021

HALL COUNTY REGIONAL PLANNING
COMMISSION

ATTEST:

By:
Chair



By:


Secretary



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item E-2

Public Hearing on Amending the FY 2020-2021 Budget Relative to Enterprise Fund

Council action will take place under Ordinances item F-4.

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: Public Hearing on FY 2020-2021 Annual Single City Budget and the Annual Appropriations Bill Amendment

Presenter(s): Patrick Brown, Finance Director

Background

The City Council approved the FY2021 Annual Budget on September 8, 2020 with Ordinance #9783. City Finance and Administration is requesting the consideration of a budget amendment for approval. The increase is for \$36,720,253. The reasons for amendment include the following. The February 2021 weather event caused our Electric Department higher than normal power purchasing requirements. Our employee cafeteria plan had more pass through money than was planned. Our special assessment fund had expenses from an unplanned foreclosure process.

Discussion

The City Council must pass an ordinance by majority vote to approve the amended budget. The “Notice of Budget Hearing and Budget Summary” was published in the Grand Island Independent on August 20, 2021. It is appropriate at this time to solicit public comment. The action for this public hearing is contained under Ordinances.

Alternatives

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

1. Approve the budget amendment.
2. Amend the budget amendment.

Recommendation

City Administration recommends that the Council approve the budget amendment.

Sample Motion

Move to approve the Fiscal Year 2020-2021 budget amendment.



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item E-3

Public Hearing on City General Property and CRA Tax Requests

Council action will take place under Resolutions item I-7.

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: General Property Tax Request for City and CRA

Presenter(s): Patrick Brown, Finance Director

Background

Legislative Bill 103 was signed into law in 2019 stating if the annual assessment of property would result in an increase in the total property taxes levied by a county, municipality, school district, learning community, sanitary and improvement district, natural resources district, educational service unit, or community college, as determined using the previous year's rate of levy, such political subdivision's property tax request for the current year shall be no more than its property tax request in the prior year, and the political subdivision's rate of levy for the current year shall be decreased accordingly when such rate is set by the county board of equalization pursuant to section 77-1601 of the Revised Statutes of Nebraska.

If the City of Grand Island seeks to set its property tax request at an amount that exceeds its property tax request from the prior year, it may do so after holding a public hearing and by passing a resolution or ordinance.

Discussion

2021 Valuations for the City of Grand Island increased over the 2020 valuation by \$219,672,163 or 6.45%. If the City applies the FY2020-2021 mill levy of 0.3650 to the new valuation of \$3,626,392,825, the City's Property Tax revenue would be \$13,236,452, a tax increase of \$801,811 over the prior year.

If the City applies the FY2020-2021 Property Tax Ask to the new valuation there would be no tax increase and the mill levy would decrease to 0.3236 for the City.

The Community Redevelopment Authority (CRA) is requesting the mill levy be the same as last year and is requesting \$745,146 in Property Tax. The following is a breakdown of mill levies for City General and CRA property tax request.

Entity	2021 Mill Levy	2022 Proposed Mill Levy
City General Property Tax Levy	0.3445	0.3236
City General Property Tax Levy for CRA	0.0205	0.0205
Total General Property Tax Levy	0.3650	0.3441

The Administrations recommendation is based on several key points:

- The General Fund Cash Reserves will be substantial higher than is recommended by the City's Fiscal Policies. Forecast for the FY2021 ending reserves is at 78% and the Fiscal Policies recommends 20%-30%. The American Rescue Plan (ARP) and CARES Act funds are in the General Fund which makes up \$8 million of the anticipated \$30m ending balance. FY2022 projects a cash reserve balance of 52.3% by September 30, 2022. The reduction in cash reserves is due in part to moving the ARP funds to the Wastewater Fund for the anticipated Airport Authority sewer project and financing the Transfer Station upgrade.
- There are several reasons why the General Fund cash balance has increased. It is due, in part to the passage of the 2018 Sales Tax measure. The 2018 Sales Tax raised the sales tax rate by .5% which authorized those funds to be spent on infrastructure and public safety equipment. Prior to the sales tax measure, these funds were coming from the General Fund. Not only has the Sales Tax measure provided property tax relief, it also eliminated the Wheel Tax.

Historical Sales Tax Comparison				
Month	2020-2021	2019-2020	2018-2019	2017-2018
October (August Sales)	\$ 1,057,781	\$ 1,188,794	\$ 1,075,924	\$ 1,119,883
November (September Sales)	\$ 1,174,042	\$ 1,171,705	\$ 1,117,435	\$ 1,072,596
December (October Sales)	\$ 1,149,438	\$ 1,081,071	\$ 951,082	\$ 953,390
January (November Sales)	\$ 1,078,953	\$ 1,139,676	\$ 1,063,966	\$ 1,050,638
February (December Sales)	\$ 1,355,388	\$ 1,382,855	\$ 1,198,305	\$ 1,274,948
March (January Sales)	\$ 1,037,466	\$ 952,840	\$ 874,532	\$ 919,814
April (February Sales)	\$ 1,001,105	\$ 1,043,773	\$ 717,073	\$ 920,792
May (March Sales)	\$ 1,321,216	\$ 1,044,475	\$ 1,127,306	\$ 1,050,343
June (April Sales)	\$ 1,304,190	\$ 841,215	\$ 1,050,553	\$ 922,793
July (May Sales)	\$ 1,295,614	\$ 1,050,249	\$ 1,132,561	\$ 1,085,910
August (June Sales)	\$ 1,359,265	\$ 1,137,414	\$ 1,148,371	\$ 612,804
September (July Sales)		\$ 1,146,471	\$ 1,084,297	\$ 1,096,061
Subtotal Sales Tax for the General Fund (General Government spending)	\$ 13,134,457	\$ 13,180,537	\$ 12,541,406	\$ 12,079,972
Budget	\$ 11,125,000	\$ 12,500,000	\$ 12,931,309	\$ 12,677,755
2004 Sales Tax - Restricted to Infrastructure Projects	\$ 2,626,891	\$ 2,636,107	\$ 2,508,671	\$ 2,416,574
2018 Sales Tax - Restricted to Infrastructure Projects and Public Safety Equipment	\$ 5,253,783	\$ 5,272,215	\$ 1,766,313	\$ -
Total Sales Tax received by the City	\$ 21,015,132	\$ 21,088,859	\$ 16,816,390	\$ 14,496,546

- The City in the last three years has been a good steward of the taxpayer's money. Administration takes a hard look at hiring additional staff and looks at ways to do the job at hand more effectively and efficiently. Staff is the City's greatest and biggest asset and the most expensive which in turn deserves the highest scrutiny.

City Council should keep in mind that historically personnel services expense increases have exceeded annual City revenue growth.

- Mayor Steele is planning a Council Retreat in the fall regarding the cash reserve balance, potential projects to fund, and reviewing the City's fiscal policies.

Recommendation

Approve decreasing the mill levy to 0.3441 in order to request \$11,734,634 (same as last year) of Property Tax for City general and increasing the Property Tax for CRA to \$745,146 for FY2022 for a total request of \$12,479,780.

Sample Motion

Move to approve the General Property Tax Request for City and CRA.



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item E-4

Public Hearing on FY 2021-2022 Annual Budget for Parking District #2 (Ramp)

Council action will take place under Resolutions item I-7.

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: Downtown Improvement District #2 (Ramp) Property Tax Request

Presenter(s): Patrick Brown, Finance Director

Background

Legislative Bill 103 was signed into law in 2019 stating if the annual assessment of property would result in an increase in the total property taxes levied by a county, municipality, school district, learning community, sanitary and improvement district, natural resources district, educational service unit, or community college, as determined using the previous year's rate of levy, such political subdivision's property tax request for the current year shall be no more than its property tax request in the prior year, and the political subdivision's rate of levy for the current year shall be decreased accordingly when such rate is set by the county board of equalization pursuant to section 77-1601 of the Revised Statutes of Nebraska. If the Downtown Improvement District #2 (Ramp) seeks to set its property tax request an amount that exceeds its property tax request from the prior year, it may do so after holding a public hearing and by passing a resolution or ordinance.

Discussion

2021 Valuations for the Downtown Improvement District #2 (Ramp) increased over the 2020 valuation by \$6,545,870 or 12.9%. The Downtown Improvement District #2 (Ramp) is not requesting an increase in Property Tax thereby reducing the mill levy from 0.01590 to 0.01409. The Downtown Improvement District #2 (Ramp) Property Tax revenue request is \$8,080.

Recommendation

Administration recommends to approve the Downtown Improvement District #2 (Ramp) Property Tax request of \$8,080 and set the mill levy at 0.01409.

Sample Motion

Move to approve.



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item F-1

#9840 - Consideration of Changes to Chapter 15 of the Grand Island City Code relative to Electricity

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Craig Lewis, Building Department Director
Stacy Nonhof, Interim City Attorney

Meeting: August 24, 2021

Subject: Ordinance #9840 – Consideration of Changes to
Chapter 15 of the City Code - Electricity

Presenter(s): Timothy Luchsinger, Utilities Director

Background

With the recent supply and demand issues with many different products and materials, local electricians have had difficulty being able to obtain certain equipment specified in City Code, Chapter 15. A review of this chapter also indicated conflicting procedures regarding interconnected generation facilities such as customer owned solar panels.

Discussion

Revisions to Section 15-6, Service Entrances, remove specific equipment types and simply refer to the Utilities Department standards and specifications which are regularly updated to reflect current electric system requirements. Section 15-49, Interconnected Devices, has been revised using wording found in the enabling state statutes for better clarity.

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 Ordinance #9840 relative to changes to Chapter 15 of the City Code - Electricity.

Sample Motion

Move to approve Ordinance #9840 relative to changes to Chapter 15 of the City Code - Electricity.

ORDINANCE NO. 9840

An ordinance to amend Chapter 15 of Grand Island City Code; to amend Sections 15-6 and 15-49; to clarify and/or make general corrections to various code sections, to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. Sections 15-6 and 15-49 of the Grand Island City Code Chapter are amended to read as follows:

§15-6. Service Entrances

Each service entrance with 2,000 amperes capacity or less shall be provided with a readily accessible main disconnecting device with appropriate overcurrent protection; provided, each service entrance larger than 2,000 amperes capacity shall comply with the provisions of the National Electric Code. The device shall disconnect all ungrounded conductors from the source of supply in one motion or operation of the hand. For overhead services, said overcurrent protection shall be installed within twenty-five (25) feet from the weatherhead, and within ten (10) feet from where the conductors enter the building. For underground services, said overcurrent protection shall be installed within ten (10) feet from where the conductors enter the building, and within 25' of where the conduit emerges from grade.

(A) *Provisions for Metering.* ~~The meter socket shall be the "ring type" meter socket for 200 amp services and below.~~ Meter sockets shall be mounted on the outside of a principal building ~~with the centerline located between five (5) and six (6) feet above finished grade.~~ With prior approval given by the Utilities Department and Building Department, meter sockets may be located on UL listed pedestals, accessory buildings greater than 625 square feet constructed on perimeter foundations extended below frost depth, or alternate locations approved by the Departments. Additional provisions for metering can be found in the Metering Standards standards and specifications set out by the Grand Island Utilities Department.

(B) Single family switches shall be grouped to disconnect them with one motion of the hand.

(C) *Multiple Family Units.* New multiple family units constructed in compliance with Chapter 8 of the Grand Island Code may be allowed up to 6 switches, one switch per unit. All switches shall be grouped together in one listed and approved assembly.

(D) *Number of Services.* One electrical service shall be provided for each tract or parcel of land, except upon written request and approval by the Utilities Director and Building Department Director, and/or their respective designee, and in conformance with this Code.

Approved as to Form	<input type="checkbox"/>	_____
August 18, 2021	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9840 (Cont.)

(E) *Electric Meter Location.* The electric meter shall be located on the property that it is supplying power to, unless prior approval by the Utilities Department and Building Department.

(F) *Meter Tampering.* Pursuant to Nebraska Revised Statute 25-21,275, tampering or bypassing a meter is strictly prohibited and will result in immediate disconnection.

(G) *Grade Changes.* The property owner shall be responsible for any repairs or modifications to City owned equipment damaged or deemed unsafe due to grade changes, settlement or erosion.

§15-49. Interconnection Devices

Any energy conservation device generating electricity to be used for domestic purposes shall be interconnected with the electrical supply of the household, business, or industry finished by the Grand Island Utilities Department in accordance with plans, specifications, rules and regulations approved by the Utilities Director or his designated representative and subject to the inspection of the Grand Island Utilities Department prior to the conservation device being energized and put into operation.

A customer that has a generation facility (or facilities) that uses as its energy source methane, wind, solar, biomass, hydropower, or geothermal resources and is interconnected behind their service meter with ~~and an~~ aggregate nameplate of 25 kW or less may be considered as a Qualified Facility (QF) and eligible for participation in a net metering program. The program will be available for QF customers until the aggregate nameplate capacity of the participating QF customers meets one percent (1%) of the peak annual demand of the Utilities Department. The installation of equipment by the QF customer must meet all applicable safety, interconnection, and reliability standards established by the National Electrical Code filed with the Secretary of State and adopted by the State Electrical Board under subdivision (5) of section 81-2104, the National Electrical safety Code, the Institute of Electrical and Electronics Engineers, and the Underwriters Laboratories; and must be equipped to automatically isolate the QF from the electrical system in the event of an electrical power outage or other conditions where the line is de-energized. An outside-mounted visible device shall be installed on the customer's side of the point of delivery/receipt that must be capable of preventing energizing the Utilities Department's service line and provide for a means for the Department to operate and lock in place. The Utilities Department will provide a bi-directional meter for measurement of the flow of electricity in both directions. A separate meter socket shall be provided and installed by the customer between the QF and the point of interconnection with the customer's electrical panel. The utilities department will provide a private use meter that will be used for measuring gross generation of the QF. Net excess energy produced by the QF during the billing period will be ~~credited at the applicable retail rate for the customer, not including the customer charge, and~~ applied as a credit to the customer's account at the current month cost of energy per kilowatt-hour as defined in Division 6. At the end of the calendar year, or within sixty days after the customer terminates retail service, any excess credits ~~may will~~ be paid to the customer.

~~Customer owned generation facilities with an aggregate nameplate greater than 25 kW but less than 100 kW shall meet all applicable safety, interconnection, and reliability standards established by the National Electrical Code filed with the Secretary of State and adopted by the State Electrical Board under subdivision (5) of section 81-2104, the National Electrical Safety Code, the Institute of Electrical and Electronics Engineers, and the Underwriters Laboratories;~~

ORDINANCE NO. 9840 (Cont.)

~~and must be equipped to automatically isolate the facility from the electrical system in the event of an electrical power outage or other conditions where the line is de-energized. An outside-mounted visible device shall be installed on the customer's side of the point of delivery/receipt that must be capable of preventing energizing the Utilities Department's service line and provide for a means for the Department to operate and lock in place. The Utilities Department will provide a bi-directional meter for measurement of the flow of electricity in both directions. A separate meter socket shall be provided and installed by the customer between the facility and the point of interconnection with the customer's electrical panel. The Utilities Department will provide a private use meter that will be used for measuring gross generation of the facility. Net energy and be applied as a credit to the customer's account at the current month cost of energy per kilowatt-hour as defined in Division 6. At the end of the calendar year any excess credits will be paid to the customer.~~

Customer owned generation facilities with an aggregate nameplate greater than 25 kW but less than 100 kW shall meet all applicable safety, interconnection, and reliability standards established by the National Electrical Code filed with the Secretary of State and adopted by the State Electrical Board under subdivision (5) of section 81-2104, the National Electrical Safety Code, the Institute of Electrical and Electronics Engineers, and the Underwriters Laboratories; and must be equipped to automatically isolate the facility from the electrical system in the event of an electrical power outage or other conditions where the line is de-energized. An outside-mounted visible device shall be installed on the customer's side of the point of delivery/receipt that must be capable of preventing energizing the Utilities Department's service line and provide for a means for the Department to operate and lock in place. The Utilities Department will provide a bi-directional meter for measurement of the flow of electricity in both directions. A separate meter socket shall be provided and installed by the customer between the facility and the point of interconnection with the customer's electrical panel. The Utilities Department shall provide a private use meter that will be used for measuring gross generation of the facility. Net Energy produced and exported to the local distribution system by the facility during the billing period will be applied as a credit to the customer's account at the current month cost of energy per kilowatt-hour as defined in Division 6. At the end of the calendar year, or within sixty days after the customer terminates retail service, any excess credits will ~~may~~ be paid to the customer.

It shall be unlawful for any person to connect an electric generating source to a system supplied electricity by the Grand Island Utilities Department without obtaining the aforesaid approval and inspection.

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, within fifteen days in one issue of the Grand Island Independent as provided by law.

ORDINANCE NO. 9840 (Cont.)

Enacted: August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item F-2

#9841 - Consideration of Changes to Chapter 22 of the Grand Island City Code Relative to Parking and Storing RV's in Residential Areas

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerry Janulewicz, City Administrator

Meeting: August 24, 2021

Subject: Amendments Regarding Parking and Storing RV in Residential Areas

Presenter(s): Jerry Janulewicz, City Administrator

Background

The City of Grand Island regulates the parking and storing of Recreational Vehicles (RVs) on residential lots and parking on city streets. City code defines RVs to include boat trailers, camper trailers, horse trailers, motor homes, recreational vessels, travel trailers, truck campers, and utility trailers. Some definitions contain maximum limits on width, length, or height that are more restrictive than the maximums allowed by Nebraska Statutes for vehicle use on public roads. In addition to changes proposed to correspond with state statutes, new definitions for the terms “residential districts” and “residential property” are added in order to clarify that 22-125’s parking and storage restrictions are limited residential districts only. The proposed changes were developed in consultation with the City’s Police, Public Works, and Planning Departments.

Discussion

Under the proposed ordinance, the City’s maximum RV height, width, and length dimensions for RV parking and storage within residential districts would correspond with the maximum limits specified by Nebraska’s rules of the road. This is done by amendment of Section 22-125(1) which would require that RVs parked or stored in a residential district must be licensed, registered, and operable and must not exceed the maximum width, length, or height permitted by Nebraska Revised Statutes Chapter 60, Article 6 (which are the Nebraska Rules of the Road), and removing the width, height, and length dimensions specified in definitions contained in section 22-124. The second change is to incorporate City Code Section 22-126 into Section 22-125, retaining the same time limits for parking on city streets within residential districts and providing that the vehicle must not be parked in a manner that blocks or obstructs the street traffic lane or the public sidewalk space.

The final change involves an increase to the maximum width of truck and trailer parking specified in Section 22-92 to eight feet six inches, an increase from the current seven feet. This, too, brings the maximum width in line with the Nebraska Rules of the Road.

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 approval of the ordinance.

Sample Motion

Move to approve the ordinance.

Neb. Rev. Stat. Ann. § 60-6,288:

(1) No vehicle which exceeds a total outside width of one hundred two inches, including any load but excluding designated safety devices, shall be permitted on any portion of the National System of Interstate and Defense Highways. The Director-State Engineer shall adopt and promulgate rules and regulations, consistent with federal requirements, designating safety devices which shall be excluded in determining vehicle width.

(2) No vehicle which exceeds a total outside width of one hundred two inches, including any load but excluding designated safety devices, shall be permitted on any highway which is not a portion of the National System of Interstate and Defense Highways, except that such prohibition shall not apply to: . . .

(k) A motor home or travel trailer, as those terms are defined in section 71-4603, which may exceed one hundred and two inches if such excess width is attributable to an appurtenance that extends no more than six inches beyond the body of the vehicle. For purposes of this subdivision, the term appurtenance includes (i) an awning and its support hardware and (ii) any appendage that is intended to be an integral part of a motor home or travel trailer and that is installed by the manufacturer or dealer. The term appurtenance does not include any item that is temporarily affixed or attached to the exterior of the motor home or travel trailer for purposes of transporting the vehicular unit from one location to another.

Neb. Rev. Stat. Ann. § 60-6,289:

(1) No vehicle unladen or with load shall exceed a height of fourteen feet, six inches, except: . . . [exceptions not applicable to recreational vehicles].

Neb. Rev. Stat. Ann. § 60-6,290:

(1)(a) No vehicle shall exceed a length of forty feet, extreme overall dimensions, inclusive of front and rear bumpers including load, except that:

(i) A bus or a motor home, as defined in section 71-4603, may exceed the forty-foot limitation but shall not exceed a length of forty-five feet; . . .

(b) No combination of vehicles shall exceed a length of sixty-five feet, extreme overall dimensions, inclusive of front and rear bumpers and including load, except:

(c) A truck shall be construed to be one vehicle for the purpose of determining length.

(d) A trailer shall be construed to be one vehicle for the purpose of determining length. . .

(3) The length limitations of this section shall be exclusive of safety and energy conservation devices such as rearview mirrors, turnsignal lights, marker lights, steps and handholds for entry and egress, flexible fender extensions, mudflaps and splash and spray suppressant devices, load-induced tire bulge, refrigeration units or air compressors, and other devices necessary for safe and efficient operation of commercial motor vehicles, except that no device excluded from the limitations of this section shall have by its design or use the capability to carry cargo.

ORDINANCE NO. 9841

An ordinance to amend Chapter 22, Articles VII and IX of the Grand Island City Code specifically, to amend Article VII, Section 22-92 pertaining to truck and trailer parking; to amend Article IX, Sections 22-124 and 22-125 pertaining to recreational vehicle definitions and parking and storing recreational vehicles in residential districts; to repeal Chapter 22, Article IX, Section 22-126; and 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. Chapter 22 Article VII, Sections 22-92, Article IX Sections 22-124 and 22-125 of the Grand Island City Code are hereby amended to read as follows:

Article VII. Stopping, Standing, and Parking; Division 1. Generally

§22-92. Truck and Trailer Parking Prohibited

(a) It shall be unlawful for any person to park a truck or trailer with a licensed capacity over five tons, or any truck which individually or in combination with a trailer exceeds 21 feet in length or ~~seven-eight~~ feet six inches in width, upon any street or alley for a period of more than one hour unless such vehicle is, after the expiration of such period, actually delivering or collecting goods, wares, merchandise or materials, or waiting an opportunity to so load or unload materials and providing the driver is present therewith; or except when such trailer is parked in connection with and in aid of the ongoing performance of constructions upon or reparative service to or on property in the City block in which such trailer is parked. Any vehicle in violation of this section is hereby declared to be a public nuisance and is subject to immediate removal and impoundment.

(b) This section shall not be construed as permitting the parking of any vehicle in any zone where parking is otherwise prohibited or restricted by this chapter, or as extending the time of parking where such is now restricted to a shorter period than herewithin allowed.

Amended by Ordinance No. 9309, effective 08-30-2011

Approved as to Form <input type="checkbox"/>
August 17, 2021 <input type="checkbox"/> City Attorney

Article IX. Recreational Vehicles and Vessels

§22-124. Definitions

For the purposes of this article, Recreational Vehicle is defined as, and shall include, the following:

Boat Trailer. A vehicular structure without its own motive power designed to transport a boat for recreational vacation use, which is eligible to be licensed or registered and insured for highway use;

Camper Trailer. A folding or collapsible vehicle structure without its own motive power, designed as temporary living quarters for travel, camping, recreation and vacation use, and eligible to be licensed or registered and insured for highway use;

Horse Trailer. A vehicular structure without its own motive power ~~not exceeding twenty feet in length, eight feet in width, and ten and one-half feet in height,~~ designed primarily for the transportation of horses, and which, in combination with the carrying vehicle, is eligible to be licensed or registered and insured for highway use;

Motor Home. A vehicular unit primarily designed to provide temporary living quarters which are built into an integral part of or permanently attached to, a self-propelled motor vehicle chassis or van, containing permanently installed independent life-support systems that meet the state standard for recreational vehicles and providing at least four of the following facilities: cooking; refrigeration or ice box; self-contained toilet; heating, air conditioning, or both; a potable water supply system including a faucet and sink; separate one-hundred-twenty-nominal-volt electrical power supply; or LP gas supply;

Recreational Vessel. A term applying to all manner of water craft, other than a seaplane on water, whether impelled by wind, oars, or mechanical devises, and which is designed primarily for recreational or vacation uses. A recreational vessel, when mounted upon a boat trailer, and its towing recreational vehicle, when parked or stored in the side or rear yard or behind the required front yard, shall be considered one unit, exclusive of its towing recreational vehicle.

Residential district means a contiguous or nearly contiguous area containing residential properties and public rights-of-way or parts thereof primarily abutted by residential property or residential and non-commercial property such as schools, parks, churches, hospitals, colleges, and nursing homes.

Residential property means a tract or platted lot of less than one acre in total area on which no more than eight residential dwelling units are located.

Travel Trailer. A rigid vehicular structure, without its own motive power, designed as a temporary dwelling for travel, camping, recreation or vacation use, and eligible to be licensed or registered and insured for highway use, ~~and which when equipped for the road, has a body width of not more than eight feet;~~

Truck Camper. A portable structure, without its own motive power, designed to be transported on a powered vehicle as a temporary dwelling for travel, camping, recreation or vacation use, and which, in combination with the carrying vehicle, is eligible to be licensed or registered and insured for highway use;

Utility Trailer. A vehicular structure without its own motive power ~~not exceeding twenty feet in length, eight feet in width, and ten and one half feet in height,~~ designed and/or used primarily for the transportation of all manner of motor vehicles, goods or materials, and eligible to be licensed or registered and insured for highway use.

Amended by Ordinance No. 8992, effective 8-10-2005

§22-125. Parking and Storing ~~RVs~~ Recreational Vehicles in Residential Districts

~~No~~ Any owner, lessee, or bailee, of a recreational vehicle as defined in §22-124, ~~may~~ shall park or store such recreational vehicle ~~on a single lot in~~ within a residential district, ~~subject to the~~ except as follows: following:

(1) Such recreational vehicle shall be licensed, registered, and operable and maintained in a clean, sanitary state so as not to attract pests or vermin of any nature, and shall not exceed the maximum width, length or height permitted by Nebraska Revised Statutes Chapter 60, Article 6, as amended.

(2) If such recreational vehicle is equipped with ~~liquified~~ liquefied petroleum gas containers, such containers shall meet the standards of the Interstate Commerce Commission or the Federal Department of Transportation or the American Society of Mechanical Engineers, as such standards existed on September 23, 1975. Further, the valves of such ~~liquified~~ liquefied petroleum gas containers must be closed when the recreational vehicle is not being readied for immediate use, and in the event that leakage is detected from such ~~liquified~~ liquefied petroleum gas containers, immediate corrective action must be taken.

(3) At no time shall such parked or stored recreational vehicle be occupied or used for living, sleeping, or housekeeping purposes, except as provided in subsection (4) of this section.

(4) It shall be lawful for only nonpaying guests at a residence in a residential district to occupy one recreational vehicle parked or stored on a residential property, subject to the provisions of this chapter, for sleeping purposes only for a period not exceeding one week. The total number of days during which a recreational vehicle may be occupied under this subsection shall not exceed 30 days in any calendar year.

(5) Such recreational vehicle may be parked or stored in the following manner:

(A) Parking is permitted inside any closed structure, which structure otherwise conforms to the zoning requirements of the particular zone where located;

(B) Parking is permitted outside in the side yard or in the rear yard behind a required front yard;

(C) Parking is permitted outside within the required front yard area on a driveway or a hard-surfaced pad adjacent to the driveway for one recreational vehicle, provided:

(i) The recreational vehicle is parked perpendicular to the front curb;

(ii) The recreational vehicle is not parked within or obstructing a public sidewalk space;

(iii) The recreational vehicle must be at least 10 feet in back of the front curbing;

—(iii) The sides of the recreational vehicle do not exceed 40 feet in length, eight feet in width, or 12 feet in height. For the purposes of determining external measurements:

—(a) Truck campers and recreational vessels shall be measured in conjunction with their carrying vehicles, with the whole being considered as one unit for measuring purposes; and

—(b) As to other recreational vehicles, the length restriction shall apply to the body measurement only. (D) Parking is permitted upon the public street for a period not to exceed 24 consecutive hours or 24 total hours in a seven day period provided, however, no such vehicle shall be parked in a manner that blocks or obstructs the street traffic lane or sidewalk space located in the public right-of-way.

(6) The city council shall have the power to grant relief from any of the foregoing provisions in such selected instances as it may deem appropriate under the circumstances.

~~§22-126. Exceptions~~

~~Nothing in this chapter shall prohibit the temporary parking (1) Parking of any recreational vehicle shall be permitted on a driveway within the front yard area, or upon the streets; provided, said parking shall be for a period not to exceed 24 hours. (2) no recreational vehicle shall be parked upon the streets or on a driveway more than 24 hours in a weekly period.~~

Amended by Ordinance No. 9841, effective 09-08-2021

ORDINANCE NO. 9841 (Cont.)

SECTION 2. Chapter 22 Sections 22-126 is repealed.

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

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

Enacted: August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item F-3

#9842 - Consideration of Approving Salary Ordinance

Staff Contact: Aaron Schmid, Human Resources Director

Council Agenda Memo

From: Aaron Schmid, Human Resources Director

Meeting: August 24, 2021

Subject: Consideration of Approving Salary Ordinance No. 9842

Presenter(s): Aaron Schmid, Human Resources Director

Background

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

Discussion

Wage changes presented in this Ordinance are for bargaining units according to their respective labor agreements and negotiated wages. Average union changes range from zero to three percent. The Ordinance also includes changes to the non-union positions. The non-union adjustments are in the third year of a three year plan to bring compensation closer to comparability of array cities. A one-half percent increase in pension contribution approved in the 2020-2021 budget year has been factored into the non-union rate calculations. Compensation calculations are determined by following Nebraska Revised Statute 48-818. The wages represented in this proposed Ordinance are included in the proposed 2021/2022 fiscal year budget. Wages for the IBEW Service Clerical Finance and IBEW Utilities contracts will be presented at a future date.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve proposed Salary Ordinance No. 9842.

Sample Motion

Move to approve Salary Ordinance No. 9842.

ORDINANCE NO. 9842

An ordinance to amend Ordinance 9834 known as the Salary Ordinance which lists the currently occupied classifications of officers and employees of the City of Grand Island, Nebraska and established the ranges of compensation of such officers and employees; to ~~provide a lateral hiring incentive for the Police Department, namely for certified applicants, a one-thousand five hundred dollars (\$1,500) certification credit and fifty (50) hours of compensatory time; amend the salary ranges of non-union employees and those employees covered under the FOP labor agreement and the IAFF labor agreement; to remove the non-union positions and salary ranges of Golf Course Superintendent, Maintenance Worker – Golf, and Turf Management Specialist; to add the position and salary range for non-union Maintenance Worker Cemetery Part Time;~~ and to repeal those portions of Ordinance No. 9834 and any parts of other ordinances in conflict herewith; to provide for severability; to provide for the effective date thereof; and to provide for publication of this ordinance in pamphlet form.

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accountant	27.2753/39.7703 28.2676/41.0956	Exempt
Accounting Technician – Solid Waste	20.4135/25.9519	40 hrs/week

Approved as to Form ☐ _____
August 20, 2021 ☐ City Attorney

ORDINANCE NO. 9842(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	<u>20.8218/26.1926</u>	
Administrative Coordinator – Public Works	<u>22.8587/33.1114</u> <u>23.8182/34.7669</u>	40 hrs/week
Assistant Finance Director	<u>35.8655/52.7923</u> <u>36.6364/54.4021</u>	Exempt
Assistant Public Works Director/Engineering	<u>42.5573/64.9788</u> <u>44.1891/67.2738</u>	Exempt
Assistant Public Works Director of Wastewater	<u>51.4654/71.8784</u> <u>52.4948/73.3160</u>	Exempt
Assistant Utilities Director – Engineering/Business Operations	<u>56.5770/81.7800</u> <u>57.3856/83.3704</u>	Exempt
Assistant Utilities Director – Production	<u>56.5770/81.7800</u> <u>57.3856/83.3704</u>	Exempt
Assistant Utilities Director – Transmission	<u>56.5770/81.7800</u> <u>57.3856/83.3704</u>	Exempt
Attorney	<u>36.6260/54.3186</u> <u>38.4573/56.8206</u>	Exempt
Building Department Director	<u>41.2900/63.6719</u> <u>43.7705/64.7396</u>	Exempt
Cemetery Superintendent	<u>26.9488/39.2419</u> <u>27.8026/40.1660</u>	Exempt
City Administrator	<u>79.6073/92.3328</u> <u>83.5875/96.3450</u>	Exempt
City Attorney	<u>53.4735/74.0871</u> <u>56.1473/77.4553</u>	Exempt
City Clerk	<u>34.8928/46.6248</u> <u>36.2973/48.1076</u>	Exempt
Civil Engineer I	31.3740/44.5826	Exempt
Civil Engineer II	<u>35.6038/51.2718</u> <u>36.3159/52.2973</u>	Exempt
Collection System Supervisor	<u>26.9863/39.7405</u> <u>27.7512/41.1137</u>	40 hrs/week
Community Development Administrator	<u>23.8318/35.0429</u> <u>24.6956/36.6738</u>	40 hrs/week
Community Service Officer – Part time	17.0793/24.1383	40 hrs/week
Custodian – Library, Police	<u>15.9716/21.8376</u> <u>16.5211/22.1077</u>	40 hrs/week
Customer Service Representative	<u>10.9565/15.0674</u> <u>11.2934/15.4904</u>	40 hrs/week
Customer Service Team Leader	<u>22.1770/31.2188</u> <u>22.9229/32.7796</u>	Exempt
Deputy City Clerk	<u>27.8516/36.0609</u> <u>29.0378/38.4860</u>	40 hrs/week
Electric Distribution Superintendent	<u>41.4935/56.1900</u> <u>41.9336/57.6781</u>	Exempt

ORDINANCE NO. 9842(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Electric Distribution Supervisor	38.8735/53.7222	40 hrs/week
Electric Underground Superintendent	41.2596/ 55.8015 <u>/57.4986</u>	Exempt
Electrical Engineer I	30.8629/43.4826 <u>31.4980/43.8334</u>	Exempt
Electrical Engineer II	34.9698/50.3248 <u>35.2926/50.7006</u>	Exempt
Emergency Management Deputy Director	29.7703/43.7618 <u>30.7543/45.1964</u>	Exempt
Emergency Management Director	42.3700/62.6845 <u>43.7705/64.7396</u>	Exempt
Engineer I – Public Works	34.6000/ 48.9839 <u>/49.9636</u>	Exempt
Engineer I – WWTP	34.6000/ 48.9839 <u>/49.9636</u>	Exempt
Engineering Technician - WWTP	23.0135/32.6882 <u>23.4063/33.6893</u>	40 hrs/week
Equipment Operator - Solid Waste	21.0174/28.4284 <u>22.0125/28.9944</u>	40 hrs/week
Finance Director	48.1188/72.6675 <u>49.6760/74.7189</u>	Exempt
Finance Operations Supervisor	26.2374/36.7783 <u>27.4819/38.6171</u>	Exempt
Fire Chief	49.1054/71.7403 <u>51.3028/73.2971</u>	Exempt
Fire EMS Division Chief	41.6635/57.7228 <u>43.5279/58.8883</u>	Exempt
Fire Operations Division Chief	41.6635/57.7228 <u>43.5279/58.8883</u>	Exempt
Fire Prevention Division Chief	41.6635/57.7228 <u>43.5279/58.8883</u>	Exempt
Fleet Services Shop Foreman	26.9164/39.9637 <u>27.8789/41.2434</u>	40 hrs/week
GIS Coordinator - PW	29.9969/44.7633 <u>30.3065/45.2375</u>	Exempt
Golf Course Superintendent	26.6261/38.6184	Exempt
Grounds Management Crew Chief – Cemetery	22.0764/32.9595 <u>22.2425/33.6894</u>	40 hrs/week
Grounds Management Crew Chief – Parks	23.9225/34.1470 <u>24.3158/34.9630</u>	40 hrs/week
Human Resources Director	42.9253/64.3310 <u>44.5499/66.8681</u>	Exempt
Human Resources Benefits/Risk Mgmt Coordinator	25.8799/38.7634 <u>26.7780/40.3274</u>	40 hrs/week
Human Resources Recruiter	25.8799/38.7634	40 hrs/week

ORDINANCE NO. 9842(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	<u>26.7780/40.3274</u>	
Human Resources Specialist	<u>25.8799/38.7634</u> <u>26.7780/40.3274</u>	40 hrs/week
Information Technology Manager	<u>40.8291/ 61.7054</u> <u>42.0401/63.5004</u>	Exempt
Legal Secretary	<u>22.1785/32.0608</u> <u>22.5094/33.5515</u>	40 hrs/week
Librarian I	<u>25.5266/34.3460</u> <u>26.4156/35.7006</u>	Exempt
Librarian II	<u>29.2331/38.1074</u> <u>30.6949/39.4211</u>	Exempt
Library Assistant I	<u>16.7718/24.2389</u> <u>17.6104/25.4509</u>	40 hrs/week
Library Assistant II	<u>20.7268/29.3423</u> <u>21.7632/30.8094</u>	40 hrs/week
Library Director	<u>46.6055/70.5936</u> <u>48.5101/73.1620</u>	Exempt
Library Page	<u>11.9236/16.4491</u> <u>12.5198/17.2716</u>	40 hrs/week
Library Secretary	<u>18.0415/25.1461</u> <u>18.5589/25.9374</u>	40 hrs/week
Maintenance Worker — Golf	<u>17.2547/26.3686</u>	40 hrs/week
<u>Maintenance Worker – Cemetery Part Time</u>	<u>15.7820/23.3988</u>	<u>40 hrs/week</u>
Meter Reader – Part Time	20.8602/27.9301	40 hrs/week
Meter Reader Supervisor	<u>25.6121/33.1084</u> <u>26.5439/34.2119</u>	Exempt
MPO Program Manager	<u>28.5770/42.3743</u> <u>29.8575/44.2044</u>	Exempt
Office Manager – Police Department	<u>21.7587/31.9004</u> <u>22.5835/33.4954</u>	40 hrs/week
Parks and Recreation Director	<u>46.3285/69.8100</u> <u>47.9659/71.9623</u>	Exempt
Parks Superintendent	<u>34.4120/50.7128</u> <u>35.5843/52.3295</u>	Exempt
Payroll Specialist	<u>22.7591/33.2227</u> <u>23.7770/34.7883</u>	40 hrs/week
Planner I	<u>25.5954/37.4524</u> <u>26.2252/39.0590</u>	40 hrs/week
Planning Director	<u>43.4884/64.8205</u> <u>44.7728/66.3355</u>	Exempt
Police Captain	<u>40.0990/58.2043</u> <u>41.0025/59.7113</u>	Exempt
Police Chief	<u>48.3429/74.3303</u> <u>48.7891/76.6353</u>	Exempt

ORDINANCE NO. 9842(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Power Plant Maintenance Supervisor	38.6540/53.3943 40.0363/55.8464	Exempt
Power Plant Operations Supervisor	39.7709/56.1244 40.6060/57.8480	Exempt
Power Plant Superintendent – Burdick	47.5455/67.4591 49.9228/70.8321	Exempt
Power Plant Superintendent – PGS	51.7940/74.6985 52.8326/76.7941	Exempt
Public Works Director	49.2356/74.0023 50.6938/76.5018	Exempt
Public Works Engineer	35.3710/52.2789 35.9586/53.6866	Exempt
Receptionist	17.5507/26.3534	40 hrs/week
Recreation Coordinator	25.3045/36.0068 26.0828/37.0175	Exempt
Recreation Superintendent	33.7756/50.4243 34.2833/50.4243	Exempt
Regulatory and Environmental Manager	41.1493/57.4829 43.3598/	Exempt
Senior Civil Engineer	39.2996/58.2610 41.2645/61.1740	Exempt
Senior Electrical Engineer	41.5808/59.1449 42.8924/61.3995	Exempt
Senior Public Safety Dispatcher	22.1951/29.2994 23.2192/30.4183	40 hrs/week
Senior Utility Secretary	19.6160/27.1369 /27.4180	40 hrs/week
Shooting Range Superintendent	30.5494/45.9846 31.4890/47.2754	Exempt
Solid Waste Division Clerk - Full Time	20.8570/26.3146 21.3908/26.9660	40 hrs/week
Solid Waste Division Clerk - Part Time	18.7713/23.6831 19.2517/24.2694	40 hrs/week
Solid Waste Foreman	25.3065/35.3275 26.4749/36.9540	40 hrs/week
Solid Waste Superintendent	35.2956/52.3214 36.2099/53.8010	Exempt
Street Superintendent	33.1310/48.6936 33.7851/49.3640	Exempt
Street Foreman	26.1261/38.5768 26.9844/39.9813	40 hrs/week
Transit Program Manager	29.2590/43.3301 30.1356/45.2410	Exempt
Turf Management Specialist	23.9298/34.0439	40 hrs/week
Utilities Director	75.7041/ 103.5558	Exempt

ORDINANCE NO. 9842(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	<u>/105.1509</u>	
Utility Production Engineer	40.1500/58.6175 <u>41.0193/59.6150</u>	Exempt
Utility Warehouse Supervisor	29.1077/40.1601 <u>30.0775/41.1263</u>	40 hrs/week
Victim Assistance Unit Coordinator	17.8650/25.3267 <u>18.4893/25.8710</u>	40 hrs/week
Victim/Witness Advocate	16.3791/23.2112 <u>16.9519/23.7076</u>	40 hrs/week
Wastewater Plant Chief Operator	26.3768/37.5014 <u>27.3718/38.4983</u>	40 hrs/week
Wastewater Plant Operations Engineer	49.0144/68.4615 <u>49.9946/69.8306</u>	Exempt
Wastewater Plant Maintenance Supervisor	27.3606/39.6934 <u>28.0480/41.0928</u>	40 hrs/week
Wastewater Plant Regulatory Compliance Manager	33.9519/41.4294 <u>33.9519/41.9795</u>	Exempt
Water Superintendent	34.2741/50.4840 <u>35.2743/52.1246</u>	Exempt
Water Supervisor	27.8126/41.6191 <u>28.7632/42.1517</u>	40 hrs/week
Worker / Seasonal	9.0000/20.0000	Exempt
Worker / Seasonal	9.0000/20.0000	40 hrs/week
Worker / Temporary	9.0000/20.0000	40 hrs/week
Worker / Parks & Recreation Part time	9.0000/20.0000	40 hrs/week

ORDINANCE NO. 9842(Cont.)

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

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

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

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

ORDINANCE NO. 9842(Cont.)

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

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

ORDINANCE NO. 9842(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Utility Electrician	31.9513/42.3869	40 hrs/week
Utility Groundman	20.0188/28.0000	40 hrs/week
Utility Secretary	21.0568/29.3725	40 hrs/week
Utility Technician	34.2461/42.5617	40 hrs/week
Utility Warehouse Clerk	23.8324/30.1483	40 hrs/week
Water Maintenance Worker	24.6738/32.5960	40 hrs/week
Wireworker I	23.8324/36.0600	40 hrs/week
Wireworker II	33.0441/41.8296	40 hrs/week

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

Classification	Hourly Pay Range Min/Max	
Police Officer	23.3228/37.0317 24.0225/38.1427	
Police Sergeant	32.3082/43.9408 33.2774/45.2590	
Police Lieutenant	35.6380/50.0806 36.7071/51.5830	

OVERTIME ELIGIBILITY

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

ORDINANCE NO. 9842(Cont.)

for work in the fourteen (14) day pay cycle with a minimum of eighty (80) hours. All work completed after eighty (80) hours in a pay period that is performed for work that is funded by grants from parties outside or other than the City of Grand Island, shall be paid overtime for the time worked after eighty (80) hours, if the time is funded at overtime rates by the grant.

A lateral hiring incentive is provided, namely for certified applicants, One-Thousand Five Hundred Dollars (\$1,500) certification credit and fifty (50) hours of compensatory time if eligible.

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Fire Captain	22.5794/29.0516 <u>23.0309/29.6326</u>	212 hrs/28 days
Firefighter / EMT	17.0215/23.7540 <u>17.3619/24.2884</u>	212 hrs/28 days
Firefighter / Paramedic	18.4007/25.9286 <u>18.7687/26.5120</u>	212 hrs/28 days
Life Safety Inspector	25.9675/33.8573 <u>26.4868/34.5345</u>	40 hrs/week
Battalion Chief	29.0231/33.4381 <u>29.6036/34.1068</u>	212 hrs/28 days

IAFF employees, with the exception of the Life Safety Inspector, will be eligible for overtime pay for hours worked in excess of 212 hours in each 28-day pay period, unless recall or mandatory overtime is required as specified in the IAFF labor agreement. When an

ORDINANCE NO. 9842(Cont.)

employee is assigned as an Apparatus Operator (not including ambulance or service vehicles) the employee will receive an additional fifty cents (\$.50) per hour.

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Technician – WWTP	18.7045/27.6313 <u>18.8680/28.2987</u>	40 hrs/week
Biosolids Technician	22.2523/33.0104 <u>23.0200/33.9453</u>	40 hrs/week
Equipment Operator – WWTP	20.5975/28.8856 <u>21.3138/ 29.8620</u>	40 hrs/week
Lead Maintenance Mechanic	23.0360/33.1170 <u>23.4477/33.9307</u>	40 hrs/week
Lead Maintenance Worker	21.9425/30.8754 <u>22.5717/31.7608</u>	40 hrs/week
Lead Wastewater Plant Operator	24.4149/34.0004 <u>25.1151/36.0041</u>	40 hrs/week
Maintenance Mechanic I	19.6844/29.1284 <u>19.9733/30.0117</u>	40 hrs/week
Maintenance Worker – WWTP	19.8164/28.9993 <u>19.9316/29.5334</u>	40 hrs/week
Stormwater Program Manager	23.9575/35.4030 <u>24.5901/36.8334</u>	40 hrs/week
Wastewater Plant Laboratory Technician	22.1861/30.8417 <u>22.7916/31.5683</u>	40 hrs/week
Wastewater Plant Operator I	20.0035/28.1013 <u>20.5507/28.8558</u>	40 hrs/week
Wastewater Plant Operator II	22.6395/31.9878 <u>23.3588/33.0438</u>	40 hrs/week

SECTION 7. The currently occupied classifications of the employees of the City of Grand Island included under the IBEW Service/Clerical/Finance labor agreement, and the

ORDINANCE NO. 9842(Cont.)

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Clerk	17.7758/25.7665	40 hrs/week
Accounting Technician – Streets	21.2972/27.9410	40 hrs/week
Accounts Payable Clerk	20.0515/28.3453	40 hrs/week
Administrative Assistant-Bldg, Fire, Parks, Planning	20.0426/28.7466	40 hrs/week
Administrative Assistant – Public Works	21.1770/30.6510	40 hrs/week
Audio Video Technician	24.0072/32.3010	40 hrs/week
Building Inspector	23.5373/35.2842	40 hrs/week
Cashier	18.2595/25.0890	40 hrs/week
Community Service Officer	17.0793/24.1383	40 hrs/week
Computer Operator	23.8896/32.7818	40 hrs/week
Computer Technician	25.0125/35.9070	40 hrs/week
Crime Analyst	24.6410/31.8421	40 hrs/week
Electrical Inspector	23.7012/35.2077	40 hrs/week
Emergency Management Coordinator	21.1661/30.6510	40 hrs/week
Engineering Technician – Public Works	23.6944/33.4167	40 hrs/week
Evidence Technician	19.8439/28.8589	40 hrs/week
GIS Coordinator	30.4621/45.8945	40 hrs/week
Maintenance Worker I – Building, Library, Police	16.8177/23.8105	40 hrs/week
Maintenance Worker II – Building, Library, Police	19.7674/26.6079	40 hrs/week
Payroll Clerk	20.5214/28.7387	40 hrs/week
Plans Examiner	23.4608/35.2842	40 hrs/week
Plumbing/Mechanical Inspector	23.7122/34.8689	40 hrs/week
Police Records Clerk	17.7268/25.1785	40 hrs/week
Public Safety Dispatcher	21.3628/28.2361	40 hrs/week
Senior Accounting Clerk	19.8876/28.3016	40 hrs/week
Shooting Range Operator	26.1052/35.1312	40 hrs/week
Wastewater Secretary	19.9641/28.1814	40 hrs/week

ORDINANCE NO. 9842(Cont.)

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

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

A shift differential of twenty-five cents (\$0.25) per hour shall be added to the base hourly wage for persons covered by the IBEW Service/Clerical/Finance labor agreement in the employee classification Public Safety Dispatcher who work a complete shift between 3:00 p.m. and 11:00 p.m. A shift differential of thirty-five cents (\$0.35) per hour shall be added to the base hourly wage for persons covered by the IBEW Service/Clerical/Finance labor agreement in the employee classification of Public Safety Dispatcher who work a complete shift between 11:00 p.m. to 7:00 a.m. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay. A shift differential of \$0.25 per hour shall be added to the base hourly wage for persons who work rotating shifts covered by the IBEW Utilities labor agreement in the employee classifications of Power Dispatcher I, Power Dispatcher II, Power Plant Operator, Senior Power Dispatcher and Senior Power Plant Operator. All employees covered under the FOP labor agreement and are regularly assigned to a shift whose majority of hours occur between 1800 hours and 0600 hours, shall be paid an additional forty-five cents (\$0.45) per hour. Full time employees covered in the

ORDINANCE NO. 9842(Cont.)

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

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

Each employee covered by the IAFF labor agreement after their first year, except Life Safety Inspector, will be credited Five Hundred Twenty-five dollars (\$525.00) annual credit to be used for the purchase of the uniform item purchases as needed. New hires will receive Four Hundred dollars (\$400.00) credit for the purchase of initial uniforms. After probation they shall receive an additional Five Hundred dollars (\$500.00) for the purchase of a Class A uniform or other items as necessary. All employees of the FOP labor agreement shall be paid a clothing and uniform allowance in addition to regular salary at the rate of Three Hundred Twenty-five dollars (\$325.00) semi-annually. New employees covered by the IBEW Utilities labor agreement who are required to wear full fire retardant (FR) clothing will be eligible for a one-time

ORDINANCE NO. 9842(Cont.)

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

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

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

Employees covered by the AFSCME labor agreement shall be granted a meal allowance of Ten Dollars (\$10.00) if they are required to work two (2) hours overtime

ORDINANCE NO. 9842(Cont.)

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

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

ORDINANCE NO. 9842(Cont.)

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

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

1. (A) All employees covered in the IBEW Utilities labor agreement shall have a contribution to a VEBA made on their behalf for fifty-three percent (53%) of their accumulated medical leave at the time of their retirement, early retirement, or death, not to exceed five hundred eighty-six and eighteen hundredths (586.18) hours [calculated at 53% x 1,106 hours], the rate of compensation to be based on the employee's salary at the time of retirement or death. Employees covered in the IAFF labor agreement, with the exception of Life Safety Inspector, shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-eight percent (38%) of their accumulated medical leave at the time of their retirement, not to exceed six hundred five and thirty-four hundredths hours (605.34) [calculated at 38% x 1,593 hours]. The Life Safety Inspector shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty percent (50%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred forty-two (542) hours [calculated at 50% x 1,084 = 542]. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the IBEW Service/Clerical/Finance labor agreements shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave at the time of retirement,

ORDINANCE NO. 9842(Cont.)

early retirement, or death, based on the employee's salary at the time of retirement, not to exceed four-hundred sixty-eight and sixty-five-hundredths (468.65) hours [calculated at 35% x 1,339 hours]. Employees covered by the IBEW Wastewater labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-six percent (36%) of their accumulated medical leave at the time of retirement, early retirement, or death, based on the employee's salary at the time of retirement not to exceed four-hundred eighty-two and four-hundredths hours (482.04) [calculated at 36% x 1,339 hours]. Non-union employees shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty-three percent (53%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred eighty-six and eighteen-hundredths (586.18) hours [calculated at 53% x 1,106 hours]. The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the AFSCME labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-five percent (35%) of their accumulated medical leave bank at the time of their retirement, based on the employee's salary at the time of retirement not to exceed four hundred sixty-eight and sixty-five hundredths hours (468.65) [calculated at 35% x 1,339 hours]. Employees covered under the FOP labor agreement shall be paid twenty percent (20%) for their accumulated medical leave at separation of employment after twenty (20) years of service; forty percent (40%) for their accumulated medical leave at separation of employment after twenty-five (25)

ORDINANCE NO. 9842(Cont.)

years of service; fifty percent (50%) of accumulated medical leave for a death not occurring in the line of duty and one hundred percent (100%) of accumulated medical leave for a death occurring in the line of duty. The rate of compensation is based on the employee's salary at the time of separation. The payout for medical leave shall be made to a VEBA made on their behalf in lieu of payment.

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

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

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

ORDINANCE NO. 9842(Cont.)

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

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

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

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

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

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

ORDINANCE NO. 9842(Cont.)

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

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

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

SECTION 13. The adjustments identified herein shall be effective on the date of passage and publication in pamphlet form in one issue of the Grand Island Independent as provided by law effective October 10, 2021.

SECTION 14. Those portions of Ordinance No. 9834 and all other parts of ordinances in conflict herewith be, and the same are, hereby repealed.

Enacted: August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item F-4

#9843 - Consideration of Approving Amending the FY 2020-2021 Budget Relative to Enterprise Fund

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

Staff Contact: Patrick Brown

ORDINANCE NO. 9843

An ordinance known as “The Annual Appropriation Bill” of the City of Grand Island, Nebraska, to adopt the proposed budget statement pursuant to the Nebraska Budget Act, for the fiscal year commencing October 1, 2020 and ending September 30, 2021 to provide for severability; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statement was approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2020 through September 30, 2021. All sums of money, total all funds of \$230,053,033.00, contained in the budget statement are appropriated for the necessary expenses and liabilities of the City of Grand Island was approved on September 8, 2020 as ordinance #9783.

SECTION 2. Due to unforeseen circumstances, actual expenditures for the current fiscal year will exceed budgeted expenditures unless the current fiscal year budget of expenditures is revised. An increase of \$36,720,253 additional budget authority is required. The additional increase was because of the following reasons. The February 2021 weather event caused our Electric Department higher than normal power purchasing requirements. Our employee cafeteria plan had more pass through money than was planned. Our special assessment fund had expenses from an unplanned foreclosure process. The originally adopted budget of expenditures cannot be reduced during the remainder of the current fiscal year to meet the need for additional money because the funds are used for a specific reason and can't be cut to assist with savings.

Approved as to Form	▣ _____
August 20, 2021	▣ City Attorney

ORDINANCE NO. 9843 (Cont.)

SECTION 3. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is approved as the Amended Annual Appropriation Bill for the fiscal year beginning October 1, 2020 through September 30, 2021. All sums of money, total all funds of \$266,773,286.00, contained in the budget statement are appropriated for the necessary expenses and liabilities of the City of Grand Island

SECTION 4. A copy of the budget statement shall be forwarded as provided by law to the Auditor of Public Accounts, State of Nebraska and to the County Clerk of Hall County, Nebraska, for use by the levying authority.

SECTION 5. If any section, subsection or any other portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and such holding shall not affect the validity of the remaining portions thereof.

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

Enacted: August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-1

Approving Minutes of August 10, 2021 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

August 10, 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 August 10, 2021. Notice of the meeting was given in *The Grand Island Independent* on August 4, 2021.

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

INVOCATION was given by Pastor Jim Reynolds, Berean Bible Church, 4116 West Capital Avenue followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS:

Presentation by Nebraska State Fair Director Bill Ogg on the Upcoming Nebraska State Fair. Nebraska State Fair Director Bill Ogg updated the Mayor and Council on the upcoming 2021 Nebraska State Fair. He stated he would like to come back after the fair and present financials. He thanked the support of the Mayor, Council, City Administrator, and the Public Works Department. He mentioned a Master Plan that was in the works for Fonner Park and the Heartland Events Center. After the State Fair they would be hosting the Aksarben Livestock Show.

PUBLIC HEARINGS:

Public Hearing on One and Six Year Street Improvement Plan. Public Works Director John Collins reported that the Capital Projects for 2021/2022 was presented to Council on July 20, 2021 and there were no changes. Staff recommended approval. No public testimony was heard.

ORDINANCES:

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

#9831 - Consideration of Approving Changes to Chapter 27 of the Grand Island City Code Relative to Procurement

#9839 - Consideration of Approving Conveyance of Property to the Nebraska Department of Veterans Affairs (Second and Final Reading)

be considered for passage on the same day upon reading by number only and that the City Clerk be permitted to call out the number of these ordinances on second reading and then upon final

passage and call for a roll call vote on each reading and then upon final passage.” Councilmember Nickerson seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

#9831 - Consideration of Approving Changes to Chapter 27 of the Grand Island City Code Relative to Procurement (Second and Final Reading)

Interim City Attorney Stacy Nonhof reported that this Ordinance would update Chapter 27 of the Grand Island City Code relative to procurement. Reviewed were the section changes. Staff recommended approval.

Motion by Stelk, second by Paulick to approve Ordinance #9831 on second and final reading. Upon roll call vote, all voted aye. Motion adopted.

#9839 - Consideration of Approving Conveyance of Property to the Nebraska Department of Veterans Affairs

City Administrator Jerry Janulewicz reported that to obtain funding from the National Cemetery Administration the State of Nebraska must demonstrate that the City of Grand Island would convey to the state the existing cemetery and additional lands upon the State’s receipt of a grant opportunity letter from the National Cemetery Administration. Staff recommended approval.

Motion by Haase, second by Nickerson to approve Ordinance #9839 on second and final reading. Upon roll call vote, all voted aye. Motion adopted.

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

Approving Minutes of July 27, 2021 City Council Regular Meeting.

Approving Minutes of July 27, 2021 Budget Work Session.

Receipt of Official Document – Tort Claim filed by JNR Adjustment Company, Inc. on behalf of Lumen Technologies.

Approving Appointment of Jason Roe to the Citizens Advisory Review Committee.

Approving Re-Appointment of Doug Jensen to the Animal Advisory Board.

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

Approving Request from Krystal Carter, 1616 NW 54th Ct, Lincoln, Nebraska for Liquor Manager Designation with Casey's Retail Stores #2883, #2882, #2742, #2737, #2732, #2903, #1768, #2707.

Approving Request from Christine Lewis, 612 Oasis Place, Cairo, Nebraska for Liquor Manager Designation with Carlos O'Kelly's dba Carlos O'Kelly's Mexican Café, 1810 Diers Avenue.

#2021-189 - Approving an Updated Memorandum of Understanding with Central Community College for Emergency Operations.

#2021-190 - Approving Re-Allocation of FTE for Computer Operator to Computer Technician.

#2021-191 - Approving Annual Agreement for Financial Software Licensing and Support with Tyler Technologies, Inc. in an Amount of \$226,960.80.

#2021-192 - Approving Change Order #1 - Burdick Station Asbestos Abatement with McGill Asbestos Abatement of Omaha, Nebraska for a Deduction of \$8,700.00 and an Addition of \$128,800.00 for a Revised Contract Amount of \$962,850.00.

#2021-193 - Approving Purchase of Distribution Transformers with Wesco Distribution, Inc. of Des Moines, Iowa.

#2021-194 - Approving Resolution to Amend Subdivision Agreement for Nikodym Subdivision Relative to Placement of Sidewalks on Cherry Street.

#2021-195 - Approving Certificate of Final Completion for Diffuser Replacement; Project No. 2021-WWTP-2 with JCI Industries, Inc. of Lee Summit, Missouri.

#2021-196 - Approving Change Order No. 1 for Furnishing Components for EIMCO® Type C3D-Fully Trough Skimmer Clarifier Mechanism; Project No. 2021-WWTP-1 with Ovivo USA, LLC of Salt Lake City, Utah to Extend the Completion Date from August 16, 2021 to June 1, 2022.

#2021-197 - Approving Change Order No. 1 for Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3 with Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri to Extend the Completion Date from September 30, 2021 to September 30, 2022.

#2021-198 - Approving Change Order No. 1 for North Road Paving Improvements; Project No. 2019-P-5 (Phase II) with The Diamond Engineering Company of Grand Island, Nebraska for an Increase of \$41,250.00 and a Revised Contract Amount of \$3,323,285.30.

#2021-199 - Approving 2021-2022 Fee Schedule.

REQUESTS AND REFERRALS:

Consideration of Referring Blighted and Substandard Study for Area #34 to the Regional Planning Commission (The Starostka Group Unlimited). Regional Planning Director Chad Nabity reported that The Starostka Group Unlimited had submitted a Substandard and Blight Study on approximately 86.4 acres of property on west Diers Avenue along the Claude Road corridor between Faidley Avenue and state Street. Staff recommended approval.

Joe Johnson and Matt Reif representing Olsson Associates, 201 East 2nd Street; Jordan Starostka, 429 Industrial Lane, and Greg Baxter, 2121 No. Monitor Road spoke in support.

Motion by Haase, second by Minton to approve. Upon roll call vote, all voted aye. Councilmember Nickerson abstained. Motion adopted.

RESOLUTIONS:

#2021-200 - Consideration of Approving the Intent to Annex Lot 1 of Hanover Second Subdivision (1118 N. North Road) and Setting a Date for the Public Hearing on Annexation. Regional Planning Director Chad Nabity reported that over the past four years, since the City decided to relocate Station 4 to the corner of North Road and 13th Street the property around the house at 1118 N. North Road had been annexed into the city limits. These annexations were all done at the request of the property owners to facilitate the development of the property and the extension of utilities and streets through the area to support that development. The planning department had received a request from the Hall County Election Commissioner to bring this item to the City Council for consideration. Staff recommended approval.

Election Commissioner Tracy Overstreet, 121 South Pine Street spoke in support.

Motion by Paulick, second by Nickerson to approve Resolution #2021-200. Upon roll call vote, all voted aye. Motion adopted.

#2021-201 - Consideration of Approving One and Six Year Street Improvement Plan. This item was related to the aforementioned Public Hearing.

Motion by Conley, second by Stelk to approve Resolution #2021-201. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Scott to approve the payment of claims for the period of July 28, 2021 through August 10, 2021 for a total amount of \$3,624,328.39. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:11 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-2

Approving Minutes of August 10, 2021 Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

August 10, 2021

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on August 10, 2021. Notice of the meeting was given in *The Grand Island Independent* on August 4, 2021.

Mayor Roger G. Steele called the meeting to order at 8:11 p.m. The following City Council members were present: Mike Paulick, Justin Scott, Michelle Fitzke, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Maggie Mendoza, Mitch Nickerson, and Chuck Haase. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof and Public Works Director John Collins.

SPECIAL ITEMS:

Presentation concerning the City's Bi-Lingual Employee Pay Policies and Use of Employees who Receive Bi-Lingual Pay. Human Resources Director Aaron Schmid reviewed the statistics from the US Census Bureau and the City's Personnel Rules and Regulations pertaining to bilingual pay with included nearly all of the City's collective bargaining agreements. Testing was done verbally and written. There were a total of 25 employees that were tested.

Regional Planning Administrative Assistant Norma Henandez commented on her duties as a translator. Discussion was held regarding hiring bi-lingual employees.

2021/2022 Budget Discussion. Finance Director Patrick Brown stated General Fund appropriations less transfers for FY 2022 increased \$2,553,691 or 6/5% mostly due to a 27th period payroll which will happen in 2022. The extra pay period added \$1.1 million to personnel services. Personnel services included a Grant Administrator and an interpreter/translator. Operating expense increased by 4.8% or \$327,265.

During the current year we received American Rescue Plan funds of \$4,546,940 which were deposited into the General Fund. In FY2022 budget, we are transferring those funds to the Wastewater Enterprise Fund for the possible Airport Sewer Project.

The FY 2022 budget showed a loan to Solid Waste in order to do the Transfer Station upgrade. The loan would be for \$4.5 million at 3% interest for 20 years. This saves financing costs to Solid Waste and increases the interest revenue for the General Fund.

General Fund Revenues for FY 2022 included a three percent increase projection for Property Taxes. This was leaving the mill levy at 0.3445 as it was today. Sales tax projection was based off of current receipts and an average of the last two years plus two percent. FY 2021 budget Sales Tax projection for the General Fund was \$11,125,000 which had been the lowest

projection in several years due to COVID-19. FY 2022 Sales Tax projection for the General Fund was \$13.4 million

Discussion was held regarding the property tax request and property tax relief. Valuations would be certified by the County Assessor on August 20, 2021. Comments were made concerning keeping the mill levy the same as last year.

Mr. Brown gave a heads up on LB 644 which would take effect next year. The City could capture the growth plus 2% but this would have to go to a joint meeting with the County.

ADJOURNMENT: The meeting was adjourned at 9:24 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-3

Approving Re-Appointments of Deb Trosper, John Schultz, Robin Hendricksen, and Susan Bullington and Appointment of Lisa Thayer to the Zoning Board of Adjustment.

Mayor Steele has submitted the re-appointments of Deb Trosper, John Schultz, Robin Hendricksen, and Susan Bullington and appointment of Lisa Thayer to the Zoning Board of Adjustment. These appointments would become effective September 1, 2021 upon approval by the City Council and would expire on August 31, 2024.

Staff Contact: Mayor Roger Steele

DATE: August 18, 2021

TO: Mayor Steele

FROM: Craig A. Lewis, Building Department Director



RE: Zoning Board of Adjustment

The following individuals have expressed their willingness to serve on the Zoning board of Adjustment. This is a three year appointment expiring in 2024.

John Schultz
2321 W. Oklahoma Ave.
Grand Island, NE.

Lisa Thayer
2604 Cottonwood RD.
Grand Island, NE.

Deb Trospen
1722 Idlewood Ln.
Grand Island, NE.

Robin Hendricksen
2514 N. Webb RD.
Grand Island, NE. Planning Commission Rep.

Susan Bullington
1809 S. Harrison ST.
Grand Island, NE.

These individuals will serve on the Zoning Board of Adjustment to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official or agency based on or made in the enforcement of any zoning regulation.

I would request your appointment and the City Council's approval of these qualified individuals as I believe they have and will continue to provide a valuable service to the City.



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-4

**#2021-202 - Approving Bid Award - Cooling Tower Repair at
Platte Generating Station - Fall 2021**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: August 24, 2021

Subject: Cooling Tower Repair-Fall 2021

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

Background

The cooling tower at the Platte Generating Station was constructed as part of the original plant nearly 40 years ago and is utilized by the circulating water system which condenses the steam exiting the turbine generating unit. It is a wooden structure with fiberglass and PVC components. It is regularly inspected to maintain its structural integrity. The asbestos louvers and casing panels were replaced with new fiberglass components in 2012. Recent inspection by consultants and plant staff indicate that several components need repair and replacement. Specifications for the repair were developed by plant staff and issued for bid in accordance with City procurement requirements.

Discussion

Specifications for the Cooling Tower Repair-Fall 2021 were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on August 10, 2021. The engineer's estimate for this project was \$300,000.00.

Bidder	Bid Price	Adjustments	Adjusted Bid Price
Cooling Tower Depot, Inc. Golden, Colorado	\$239,820.00	\$0.00	\$239,820.00
EvapTech, Inc. Edwardsville, Kansas	\$277,790.00	\$16,400.00	\$294,190.00

The bids were reviewed by plant engineering staff and exceptions were noted with both bids. The exceptions were addressed, and the bid from Cooling Tower Depot, Inc., was otherwise found compliant with the specifications and less than the engineer's estimate.

Alternatives

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

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

Recommendation

City Administration recommends that Council award the Contract for the Cooling Tower Repair - Fall 2021, to Cooling Tower Depot, Inc. of Golden, Colorado, as the low responsive bidder, with the bid in the amount of \$239,820.00.

Sample Motion

Move to approve the bid in the amount of \$239,820.00 from Cooling Tower Depot, Inc., for the Cooling Tower Repair - Fall 2021.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: August 10, 2021 at 2:00 p.m.
FOR: Cooling Tower Repair – Fall 2021 PGS
DEPARTMENT: Utilities
ESTIMATE: \$300,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: July 27, 2021
NO. POTENTIAL BIDDERS: 2

SUMMARY

Bidder:	<u>Cooling Tower Depot, Inc.</u> Golden, CO	<u>EvapTech, Inc.</u> Edwardsville, KS
Bid Security:	Federal Insurance Co.	Travelers Casualty & Surety Co.
Exceptions:	Noted	Noted
Bid Price:		
Material:	\$100,664.00	\$ 92,420.00
Labor:	\$131,605.00	\$177,210.00
Sales Tax:	\$ 7,551.00	\$ 8,160.00
Total	\$239,820.00	\$277,790.00

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

Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Tylor Robinson, Production Engineer

P2297

RESOLUTION 2021-202

WHEREAS, recent inspections of the cooling tower at the Platte Generating Station by consultants and plant staff indicate that several components need repair and replacement; and

WHEREAS, the City Utilities Department invited sealed bids for the Cooling Tower Repair - Fall 2021, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on August 10, 2021, bids were received, opened, and reviewed; and

WHEREAS, Cooling Tower Depot, Inc., of Golden Colorado submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$239,820.00; and

WHEREAS, the bid of Cooling Tower Depot, Inc., is less than the estimate for the Cooling Tower Repairs - Fall 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Cooling Tower Depot, Inc., in the amount of \$239,820.00, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	by _____
August 20, 2021	City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-5

#2021-203 - Approving the Purchase of Liquid Ortho-Polyphosphate for Corrosion Control

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: August 24, 2021

Subject: Purchase of Liquid Ortho-Polyphosphate for Corrosion Control

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

Background

The City was issued an Administrative Order by the Nebraska Health and Human Services on March 24, 1998, requiring compliance with the Lead and Copper Rule. Because City water was corrosive enough to leach copper from household plumbing and fixtures in excess of EPA limits, the order required the preparation of an Optimum Corrosion Control Treatment program (OCCT).

The OCCT program includes the addition of liquid ortho-polyphosphate solution to the source water to reduce the corrosiveness of the naturally occurring source water. The addition was implemented in May 2003. Subsequent testing of the water system indicates that the goal of reducing corrosiveness, and thus copper levels, to comply with the regulatory order has been achieved.

Discussion

The Utilities Department solicits bids for the treatment solution. The current contract to provide the additive for this term is completed. Therefore, specifications for the purchase of Liquid Ortho-Polyphosphate for Corrosion Control for two years were prepared and issued for bid. The specifications require a firm price for the product to maintain the guaranteed dose rate. Bids were publicly opened on August 10, 2021. Two bids were received as listed below. The bids were evaluated based upon the total cost to treat 4.5 billion gallons of water (a high estimate of annual treatment needed). The engineer's estimate for this project was \$175,000.00.

Bidder	Unit Price/gallon	Price/million Gallons	Annual cost
Carus Corporation, Inc.	\$ 10.26	\$41.04	\$ 184,680.00
Shannon Chemical Corporation	\$ 6.43	\$25.72	\$ 115,740.00

Department staff has reviewed the bids for compliance with the City's detailed specifications. The products proposed by the suppliers are similar in chemical composition, as well as with another product successfully used in the past. The current dosage rate has been approved as part of the OCCT and has proven to achieve compliance with State Health Department regulations. Based on the evaluation scoring criteria that considers multiple factors, Shannon Chemical Corporation is recommended as the low evaluated bidder.

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 purchase of Liquid Ortho-Polyphosphate for Corrosion Control be awarded to Shannon Chemical Corporation from Malvern, PA as winning bidder, for a not-to-exceed price of \$25.72 per million gallons of water treated; an annual amount estimate at \$115,740.00. The actual annual amount will depend on City water usage.

Sample Motion

Move to approve bid award for Liquid Ortho-Polyphosphate for Corrosion Control in the amount of \$25.72 per million gallons of treated water, to Shannon Chemical Corporation from Malvern, Pennsylvania.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: August 10, 2021 at 2:15 p.m.
FOR: Purchase of Liquid Ortho-Polyphosphate for Corrosion Control
DEPARTMENT: Utilities
ESTIMATE: \$175,000.00 (annually)
FUND/ACCOUNT: 520
PUBLICATION DATE: July 27, 2021
NO. POTENTIAL BIDDERS: 2

SUMMARY

Bidder:	<u>Shannon Chemical Corporation</u> Malvern, PA	<u>Carus, LLC</u> Peru, IL
Bid Security:	Official Check	Harco National Ins. Co
Exceptions:	None	None
Unit Price:	\$ 6.43	\$10.26
Unit Cost Treatment	<u>\$25.72</u>	<u>\$41.04</u>
Bid Price:	\$115,740.00	\$184,680.00

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent

Pat Gericke, Admin. Asst. Utilities
Patrick Brown, Finance Director
Scott Sekutera,
Regulatory & Environmental Supervisor

P2295

RESOLUTION 2021-203

WHEREAS, the City of Grand Island invited sealed bids for Liquid Ortho-Polyphosphate for Corrosion Control; and

WHEREAS, on August 10, 2021, bids were received, opened and reviewed; and

WHEREAS, Shannon Chemical Corporation of Malvern, Pennsylvania, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, for a not to exceed price of \$25.72 per million gallons of water treated, at an annual amount estimated at \$115,740.00 (the actual annual amount will depend on City water usage); and

WHEREAS, the bid of Shannon Chemical Corporation, is less than the estimate for Liquid Ortho-Polyphosphate for Corrosion Control.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Shannon Chemical Corporation, with a not to exceed price of \$25.72 per million gallons of water treated, at an annual amount estimated at \$115,740.00, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 20, 2021	▣ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-6

**#2021-204 - Approving Bid Award - Water Main Project 2021-W-1
- Oak and Kimball Streets and Koenig to Division**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 24, 2021

Subject: Approving Bid Award - Water Main Project 2021-W-1
Oak Street and Kimball Avenue from Koenig Street to Division Street

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main Project 2021-W-3 will install an 8" ductile iron watermain within Oak Street and Kimball Avenue from Koenig Street to Division Street through trenchless construction methods. Water service connections, and pavement removal and restoration are also included. The work will replace the existing 4" water mains within Oak Street and Kimball Avenue which are undersized and have been subjected to multiple breaks. A site map is attached for reference.

Discussion

Bidding documents were advertised in accordance with City Procurement Codes. Three bids were received and publicly opened at 2:00 p.m. on August 12, 2021. The bids have been reviewed, evaluated and are without errors. None of the bidders took any exceptions to the contract's documents. Van Kirk Bros. Contracting is recommended as the low compliant bidder. The engineer's estimate for this project is \$1,050,000.

Bidder	Bid Security	Exceptions	Evaluated Bid Price
The Diamond Engineering Co. Grand Island, Nebraska	Universal Surety Company	None	\$1,067,288.04
Van Kirk Bros Contracting Sutton, Nebraska	Universal Surety Company	None	\$ 739,839.60
Myers Construction, Inc. Broken Bow, Nebraska	United Fire & Casualty Company	None	\$ 834,151.78

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 a future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the bid and award the contract for Water Main Project 2021-W-1 to Van Kirk Bros. Contracting of Sutton, Nebraska, in the amount of \$739,839.60.

Sample Motion

Move to approve the contract for construction of Water Main Project 2021-W-1 to Van Kirk Bros. Contracting in the amount of \$739,839.60.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: August 12, 2021 at 2:00 p.m.
FOR: Water Main Project 2021-W-1
DEPARTMENT: Utilities
ESTIMATE: \$1,050,000.00
FUND/ACCOUNT: 525
PUBLICATION DATE: August 2, 2021
NO. POTENTIAL BIDDERS: 4

SUMMARY

Bidder:	<u>Diamond Engineering Co.</u> Grand Island, NE	<u>Myers Construction, Inc.</u> Broken Bow, NE
Bid Security:	Universal Surety Co.	United Fire & Casualty Co.
Exceptions:	None	None

Bid Price:		
Materials:	\$438,334.42	\$333,656.87
Service:	\$596,078.54	\$500,494.91
Sales Tax:	<u>\$ 32,875.08</u>	<u>-0-</u>
Total Bid:	\$1,067,288.04	\$834,151.78

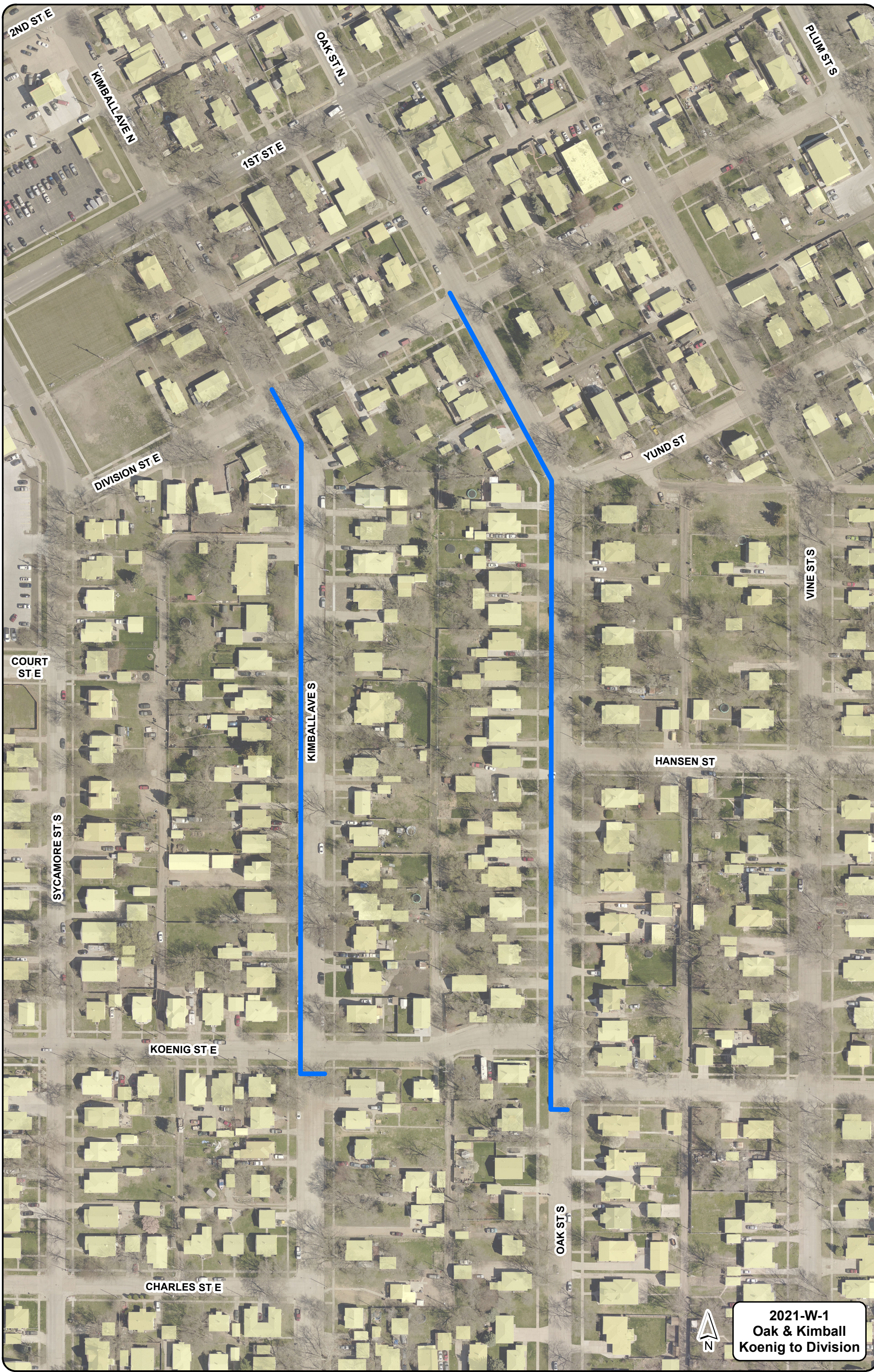
Bidder:	<u>Van Kirk Bros. Contracting</u> Sutton, NE
Bid Security:	Universal Surety Co.
Exceptions:	None

Bid Price:	
Materials:	\$298,610.00
Service:	\$417,109.60
Sales Tax:	<u>\$ 24,210.00</u>
Total Bid:	\$739,839.60

cc: Tim Luchsinger, Utilities Director
Jerry Janulewicz, City Administrator
Stacy Nonhof, Purchasing Agent
Christy Leshner, Utilities Secretary

Pat Gericke, Utilities Admin. Assist.
Patrick Brown, Finance Director
Jamie Royer, Civil Engineer II

P2298



2021-W-1
Oak & Kimball
Koenig to Division

RESOLUTION 2021-204

WHEREAS, the City of Grand Island invited sealed bids for construction of Water Main Project 2021-W-1 – Oak Street and Kimball Avenue from Koenig Street to Division Street, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on August 12, 2021, bids were received, opened, and reviewed; and

WHEREAS, Van Kirk Bros. Contracting of Sutton, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$739,839.60; and

WHEREAS, the bid of Van Kirk Bros. Contracting is less than the estimate for construction of Water Main Project 2021-W-1 – Oak Street and Kimball Avenue from Koenig Street to Division Street.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Van Kirk Bros. Contracting, in the amount of \$739,839.60, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-7

#2021-205 - Approving Amendment to the Transmission Planning Services Agreement with GDS Associates, Inc.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: August 24, 2021

Subject: Consulting Services Agreement with GDS Associates, Inc., for Transmission Planning Services
– Amendment #1

Presenter(s): Tim Luchsinger, Utilities Director

Background

The Grand Island Utilities Department (GIUD) utilizes a 115,000 Volt transmission loop around the City to connect the substations together as well as provide interconnections with Nebraska Public Power District (NPPD) in five locations. These transmission facilities are required to comply with several federal regulatory standards.

Midwest Reliability Organization (MRO), the regional compliance enforcement agency, informed GIUD that it would require registration as a Transmission Planner. The Transmission Planner requirements involved engineering analysis, identification and evaluation of necessary upgrades, and attending regular meetings. GDS Associates, Inc., was contracted to for consulting services to provide related services by Council Resolution 2019-292 on September 24, 2019.

Discussion

GIUD plans to pursue qualifying its Transmission Facilities to be incorporated into the SPP Transmission System. This would allow the Utilities Department to receive annual financial reimbursement for having its 115,000 volt transmission loop utilized by the SPP Transmission System. It is recommended to amend Exhibit A in the existing Consulting Services Agreement with GDS Associates, Inc., to include consulting services for SPP Zonal Placement and FERC approval. The amount proposed to perform this additional work is \$127,000.00.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve Amendment #1 to the Consulting Services Agreement with GDS Associates, Inc., for Transmission Planning Services with a not to exceed amount of \$127,000.00.

Sample Motion

Move to approve Amendment #1 to the Consulting Services Agreement with GDS Associates, Inc., for Transmission Planning Services with a not to exceed amount of \$127,000.00.

AMENDMENT NO. 1 TO CONTRACT FOR CONSULTING SERVICES (RESOLUTION 219-292)

CONSULTING SERVICES AGREEMENT BETWEEN GDS ASSOCIATES, INC. & THE CITY OF GRAND ISLAND, NEBRASKA

ISSUE DATE: AUGUST 24, 2021

AMENDMENT NO. 1:

- **MODIFY EXHIBIT 'A' OF THE AGREEMENT (PER ATTACHMENT A)**
- **ADD EXHIBIT 'C' TO THE AGREEMENT (PER ATTACHMENT B)**

ACKNOWLEDGMENT OF RECEIPT OF AMENDMENT NO. 1

GDS ASSOCIATES, INC.

Acknowledged By: _____
Signature

Date: August 16, 2021

Print Name: SETH W. BROWN

Title: VICE PRESIDENT

CITY OF GRAND ISLAND, NEBRASKA

Acknowledged By: _____
Signature

Date: _____

Print Name: ROGER STEELE

Title: MAYOR

Attest: _____
City Clerk

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

Acknowledged By: _____
Signature

Date: _____

Print Name: STACY NONHOF

Title: ATTORNEY FOR THE CITY

ATTACHMENT A

Exhibit A: Project Scope

GDS will perform the Transmission Planner (TP) NERC tasks for the City of Grand Island (GIUD). GIUD will register as the TP with NERC and GDS will perform the TP tasks. GDS and GIUD will meet and determine the contacts, timelines, and create the action plan to manage the tasks. The base tasks include the following:

1. Modeling Data Requirements (MOD-032)
2. Annual Planning Assessment and Modeling (TPL-001-4)
3. Reliability Coordinator Conflict Resolution (IRO-017)
4. Develop and/or update TP Planning Criteria
5. Develop SOL_s (FAC-014)
6. Model Validation for the generation models (MOD-026/-07)
7. Generator Capabilities (MOD-025)
8. Capacity Benefit Margin (MOD-004)

GDS will work with GIUD to gather needed information to perform the tasks. Documentation will be created to demonstrate compliance with NERC Standards and Requirements for each task. All findings, reports, and supporting documentation that is produced as part of this project will be treated as confidential and will only be shared with the GDS and the GIUD team. If the time required to perform the tasks change due to SPP processes or other issues arise, GDS will identify these and discuss and additional costs that may need to be considered with GIUD.

The GIUD Standards table workbook will be kept up to date with any changes in the TP requirements and the documentation for the NERC evidence files. The workbook identifies some of the documentation expected to show that GIUD meets the requirements. GDS will provided all documentation created to support the requirement to GIUD for the NERC files.

GDS will also perform one-time studies as requested. These additional studies will be scoped in coordination with GIUD and GDS and billed at the hourly rate noted in Exhibit B.

GDS will perform one-time service, regarding SPP Zonal Placement and FERC Approval, per the scope and fee noted in the proposal date July 28, 2021, included herein as Exhibit C.

ATTACHMENT B

July 28, 2021

Ryan Schmitz, P.E.
City of Grand Island Utilities Department
Assistant Utility Director – Engineering and Business Operations
Grand Island, NE 68801

Re Actionable steps and cost estimate for becoming SPP Transmission Owner

Dear Ryan:

This email is in response to your request for actionable steps and estimated costs to move forward with becoming a Southwest Power Pool (“SPP”) Transmission Owner (“TO”). Summarized below is the preliminary work already completed and the proposed scope of work and estimated costs based on our prior experience in these matters.

To date, GDS has analyzed the Grand Island transmission system and identified the Grand Island facilities qualifying as Transmission Facilities under Attachment AI of the SPP tariff. Transmission Facilities may be placed under SPP functional control and incorporated into the SPP Transmission System. Transmission Owners (“TOs”) in SPP may recover the cost to own and operate the Transmission Facilities included in the SPP Transmission System. Those costs are recovered from SPP customers using the Network Integration Transmission Service (“NITS”). The preliminary Cost of Service (“COS”) study using Grand Island 2019 financial books and records estimate Grand Island’s Annual Transmission Revenue Requirement (“ATRR”) at \$3.6M. In addition, a NITS analysis was completed to estimate the transmission service cost should Grand Island use SPP NITS to serve its load. At this time Grand Island has determined that the current transmission costs to serve its load does not warrant acquiring SPP NITS to serve its load.

Having completed the network analysis and preliminary COS study, Grand Island is prepared to move to the next steps consisting of the SPP Zonal Placement Process and FERC Approval. The Zonal Placement Process and the FERC approval each have timelines and resource requirements.

Regarding the SPP Zonal Placement Process, in recent years the SPP region has expanded and the number of transmission pricing Zones in the SPP Tariff and the number of TOs has grown commensurately. SPP has implemented a zonal placement process developed for when existing facilities are to be transferred to the functional control of SPP. There are four steps in the Zonal Placement Process.

The first step is notifying SPP of Grand Island’s intent to transfer functional control of existing facilities and to initiate a filing with FERC to recover Grand Island’s ATRR through Schedule 9 of the SPP Tariff.

The second step is providing the information necessary for SPP to evaluate the appropriate zonal placement of the facilities which include the data listed below.

1. Data on the integration of facilities, including the number, voltage, and capacity of interconnections with existing SPP Zones and degree to which the facilities are embedded in existing SPP Zones
2. Current integration of planning and operations of the facilities with existing SPP Zones or existing SPP TOs

3. Identification of those facilities the Grand Island intends to transfer to SPP's functional control and include in its transmission rate base under Attachment AI criteria, including any planned facilities for which the Grand Island will have made a financial commitment prior to the expected date of facilities transfer
4. Information that addresses the reliability and comparability of the Transferring Facilities relative to the existing facilities in the Integration Zone(s) and under NERC Reliability Standards, SPP Criteria, and local planning criteria
5. Revenue requirement of the Transferring Facilities and the primary components of that revenue requirement calculation, plus:
 - Projected cost and revenue requirement of any planned upgrade for which a financial commitment will have been made prior to the facilities transfer date and which is not included in the Grand Island's current total revenue requirement
 - Estimated per MW rate effects the facilities transfer would have on the Network Customers served through the Transferring Facilities and on the other Network Customers' load in the Integration Zone(s). These rate impact estimates will not be required initially but will be calculated after the zonal placement analysis has been conducted.
 - Cost effect of termination or modification of any agreement(s) with existing SPP TOs and cost effect of any elimination of rate pancaking as a result of zonal integration
6. Peak load and annual energy usage of the load associated with the Transferring Facilities and identification of any such load and energy in existing SPP Zones
7. Miles of transmission lines at each voltage level and number of substations that the Grand Island intends to include in its ATRR under Schedule 9
8. Geographical service area of the load associated with the Transferring Facilities

Once SPP has acknowledged receipt of the data described in above, SPP has 90 days to complete the zonal placement process, as detailed in step three and step four below.

The third step is SPP Integration analysis is the first of two 45 day periods in the Zonal Placement Process. Upon receipt of the requested information and based on preliminary review of the information, SPP will notify TO(s) and Network Customers in Zones that may be affected by the zonal integration. SPP reviews the information provided and conducts a zonal placement analysis to determine whether a new zone should be established, and if not, which existing Zone the facilities are to be placed within. SPP also evaluates the cost shifts resulting from the transfer of facilities and provides the results of the zonal placement and cost shift analysis to Grand Island and to the TO(s) and Network Customers in the Integration Zone(s) (i.e., NPPD). The affected Network Customers are those paying a load ratio share of SPP Tariff Schedule 9 charges in the Integration Zone(s). SPP staff shall provide the zonal placement and cost shift analysis to the affected parties no later than 45 days after receipt of all necessary information. In addition to the zonal placement and cost shift analyses, SPP will conduct an assessment of whether the Transferring Facilities meet the conditions of Attachment AI for classification as transmission.

The fourth step is the second 45 day interval in the Zonal Placement Process and involves negotiation with affected parties. Grand Island and the TO(s) and affected Network Customers are provided an opportunity to discuss the zonal placement decision and any resulting issues, including potential cost shifts. The discussion period will be 45 days unless otherwise agreed by the parties. SPP will be available to facilitate

such discussion if requested. This discussion may lead to a mutually agreed arrangement for addressing cost shifts. Such an agreement can be effectuated by a filing at FERC.

Following the Zonal Placement Process, SPP as the Transmission Provider will make a filing on behalf of Grand Island for recovery of its ATRR. While SPP will make the filing, Grand Island will sponsor all testimony and provide a needed documentation to support the filing. This would include a draft of the transmittal letter, COS testimony including the COS study and supporting documents, technical testimony. The statutory timeline on a FERC ruling is 60 days. If the filing is unopposed, for example all intervening parties' issues were resolved in the Zonal Placement Process, FERC may accept the filing. However, the more likely outcome would be that the filing will be set for Settlement and hearing. While the assigned Administrative Law Judge will facilitate discussion, there is no defined timeline on Settlement negotiations. If the parties fail to reach a settlement, the ALJ will declare an impasse and refer the case to a hearing.

It is anticipated that NPPD will oppose Grand Island filing. If Grand Island is unable to come to an amicable agreement in Step 4 of the Zonal Placement Process, Grand Island may reassess its going forward strategy and may withdraw its notification to SPP. However, GDS is aware of no cases where qualifying Transmission Facilities have been denied recovery in SPP. In some cases, there was a negotiated settlement.

Should the case go to hearing, the judge will set a procedural schedule for discovery, depositions, and submission of testimony.

The expenses associated with an uncontested rate filing can exceed \$127,000. Should the case result in protracted litigation, the costs could exceed six figures. GDS cannot provide a fixed price schedule. The work need in each phase can fluctuate depending on a number of variable factors. GDS works at and under the direction of Grand Island and its services may be terminated at any time. GDS provides its best estimate of its cost for each phase based on the attached billing schedule.

Zonal Placement Process – step 1-3 – correspondence with SPP, assemble data - \$12,500

Zonal Placement Process – step 4 – responses to data requests and meetings with parties - \$15,000

FERC filing - Update COS with 2021 financial data, prepare COS testimony and supporting schedules, prepare technical testimony and supporting schedules, draft transmittal letter, respond to FERC staff inquiries. \$50,000.

FERC filing – Settlement negotiation, data requests, travel expenses (actual expenses when face to face meetings resume). - \$50,000.

FERC filing – Hearing, testimony, discovery, depositions, litigation - TBD.

These estimates are GDS consultant costs only and do not include outside counsel and legal expenses.

Sincerely,

Alfred Busbee

Sr. Project Manager
GDS Associates, Inc

RESOLUTION 2021-205

WHEREAS, at the September 24, 2019, meeting, Council approved a Consulting Services Agreement with GDS Associates, Inc., of Marietta, Georgia, for Transmission Planning Services; and

WHEREAS, Grand Island Utilities plans to pursue qualifying its transmission facilities to be incorporated into the SPP Transmission System; and

WHEREAS, this would allow the Utilities Department to receive annual financial reimbursements for having its 115,000 Volt Transmission Loop utilized by the SPP Transmission System; and

WHEREAS, Grand Island Utilities needs to amend the existing Consulting Services Agreement with GDS Associates, Inc., to include consulting services for SPP Zonal Placement and FERC approval in support of the aforementioned process, and the amount needed to perform this additional work is not to exceed \$127,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Amendment to the Transmission Planning Services Agreement with GDS Associates is hereby approved, and the Mayor is authorized to sign the Amendment on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-8

#2021-206 - Approving Amendment No. 1 to Engineering Consulting Agreement for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: August 24, 2021

Subject: Approving Amendment No. 1 to Engineering Consulting Agreement for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1

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

Background

The Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1 is for the improvement of Capital Avenue from the Moores Creek Drainway to the proposed roundabout at North Road. The Engineering Division of the Public Works Department is proposing a concrete curb and gutter roadway section with associated sidewalk, traffic control, drainage and all other related improvements needed to complete the project.

On February 11, 2020, via Resolution No. 2020-40, City Council approved an Engineering Services Agreement with Olsson, Inc. of Grand Island, Nebraska in the amount of \$167,750.00 to provide design and cost estimate engineering consulting services for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1.

Discussion

With the completion of the design it is now time to move forward with right-of-way acquisition, construction phase services, utility relocation services, and project closeout for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1. An amendment to the original agreement with Olsson, Inc. is requested, in the amount of \$285,000.00 resulting in a revised agreement amount of \$452,750.00.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve Amendment No. 1 to the original agreement with Olsson, Inc. of Grand Island, Nebraska, in the amount of \$285,000.00.

Sample Motion

Move to approve the resolution.

RESOLUTION 2020-206

WHEREAS, on February 11, 2020, via Resolution No. 2020-40 the Grand Island City Council approved entering into an agreement with Olsson, Inc. of Grand Island, Nebraska in the amount of \$167,750.00 Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1; and

WHEREAS, the original agreement is now being amended to include right-of-way acquisition, construction phase services, utility relocation services, and project closeout for such project; and

WHEREAS, such amendment is in the amount of \$285,000.00, for a revised agreement amount of \$452,750.00; and

WHEREAS, Amendment No. 1 to the original agreement with Olsson, Inc. of Grand Island, Nebraska is required to proceed with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 1 with Olsson, Inc. of Grand Island, Nebraska for right-of-way acquisition, construction phase services, utility relocation services, and project closeout related to Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1 is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-9

**#2021-207 - Approving Bid Award for Grand Island City Cemetery
Road Conversion to Burial Spaces**

Staff Contact: Todd McCoy

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: August 24, 2021

Subject: Converting Cemetery Roads to Spaces

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

Background

The Grand Island Cemetery is a 90 acre tract located in west Grand Island. Records indicate the Cemetery was established in the late 1860's.

City staff has been working on a multi-phase plan to maximize the burial space at the cemetery. Plans include adding columbarium space, allowing popular upright markers in the previously designated flat marker section, reclaiming abandoned spaces, and converting gravel roads south of Stolley Park Road to burial spaces.

Discussion

The Parks and Recreation Department advertised for bids to convert five existing gravel roads to cemetery burial spaces. Three bids were received on August 3, 2021.

AMP Works, LLC, Grand Island, NE	\$56,204.40
Ramos Brothers Excavating & Grading, LLC, Grand Island, NE	\$69,613.40
Diamond Engineering Co., Grand Island, NE	\$84,866.37

AMP Works, LLC of Grand Island, Nebraska submitted the low bid in the amount of \$56,204.40. AMP bid includes removal of gravel, providing new topsoil, grading, and seeding creating approximately 1,875 additional burial spaces. The project will be completed with KENO funds.

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 bid from AMP Works, LLC of Grand Island, Nebraska to convert cemetery roads to spaces.

Sample Motion

Move to approve the agreement with AMP to convert cemetery roads to spaces in the amount of \$56,204.40.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: August 3, 2021 at 2:00 p.m.

FOR: Grand Island City Cemetery Road Conversion to Burial Spaces

DEPARTMENT: Parks and Recreation

ESTIMATE: \$75,000.00

FUND/ACCOUNT: 22010001-2000-30023 – Keno Funds

PUBLICATION DATE: July 18, 2021

NO. POTENTIAL BIDDERS: 7

SUMMARY

Bidder:	<u>AMP Works, LLC</u> Grand Island, NE	<u>Diamond Engineering Co.</u> Grand Island, NE
Exceptions:	None	None
Bid Price:		
Mobilization:	\$ 800.00	\$ 2,692.40
Surfacing:	\$13,364.40	\$24,801.84
Earthwork Fill:	\$37,250.00	\$46,660.53
Seeding:	<u>\$ 4,790.00</u>	<u>\$10,711.60</u>
Total Bid:	\$56,204.40	\$84,866.37

Bidder:	<u>Ramos Brothers Excavating & Grading Service, LLC</u> Grand Island, NE
Exceptions:	None
Bid Price:	
Mobilization:	\$ 8,285.00
Surfacing:	\$18,026.40
Earthwork Fill:	\$31,342.00
Seeding:	<u>\$11,960.00</u>
Total Bid:	\$69,613.40

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

Patti Buettner, Parks Admin. Assist.
Patrick Brown, Finance Director

P2294

RESOLUTION 2021-207

WHEREAS, the City of Grand Island invited sealed bids for the Grand Island City Cemetery Road Conversion to Burial Spaces according to plans and specifications on file with the Parks and Recreation Department; and

WHEREAS, on August 3, 2021, three (3) bids were received, opened and reviewed; and

WHEREAS, AMP Works, LLC from Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids, plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$56,204.40; and

WHEREAS, such project will be funded through Keno Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid from AMP Works, LLC from Grand Island, Nebraska in the total amount of \$56,204.40 for the Grand Island City Cemetery Road Conversion to Burial Spaces is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-10

**#2021-208 - Approving Change Order #1 - JBS Trail Construction
- Parks & Recreation Department**

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: August 24, 2021

Subject: Approve Change Order No. 1 to Diamond Engineering Co. for the JBS Connector Trail Construction

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

Background

On July 27, 2021 City Council approved, by Resolution 2021-180 the bid award to Diamond Engineering Co. to build a new 10' wide concrete trail approximately one mile extending the existing trail east and ending at the JBS plant in the amount of \$618,752.16.

Discussion

After more detailed review by the City Public Works Department it was determined that a flashing pedestrian light was not needed and a more traditional signed and marked pedestrian crossing was more appropriate. The net result to the project is a \$15,952.00 savings. The new contract amount as a result of Change Order No. 1 is \$602,800.16.

This project is primarily funded with a JBS donation. Costs above the donation amount (estimated approximately \$85,000.00) will be covered with Food and Beverage Tax proceeds.

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 JBS Connector Trail Change Order No. 1 in the amount of (\$15,952.00). Doing so will decrease the total amount of the contract with Diamond Engineering Co. to \$602,800.16.

Sample Motion

Move to approve Change Order No. 1 to Diamond Engineering Co.



Working Together for a
Better Tomorrow, Today.

CHANGE ORDER #1

TO: **Diamond Engineering Co.**
PO Box 1327
Grand Island, NE 68802

PROJECT: **JBS Connector Trail Construction**

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

Item No.	Description	Quantity	Unit	Unit Price	Total Price
COI-1	Remove Bid Item 25 (Solar LED Flashing Pedestrian Crossing System)	-2	EA	9,245.00	-18,490.00
COI-2	Add 9 signs to Bid Item # 22 (Install Sign)	9	LS	282.00	2,538.00
COI-3	Remove 288 LF form bid item 27 (6" White Permanent Pavement Marking)	-288	LF	7.55	-2,174.40
COI-4	Add 280 LF to bid item 28 (24" White Permanent Pavement Markings)	280	LF	12.15	3,402.00
Change Order No.1 Total =					-15,952.00

The original Contract Sum **\$ 618,752.16**

Previous Change Order Amount **\$ 0.00**

The Contract Sum is increased by this Change Order **\$ -15,952.00**

The total modified Contract Sum to date **\$ 602,800.16**

The Contract Time is unchanged.

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 herein. Additional claims will not be considered.

APPROVED: **CITY OF GRAND ISLAND**

By _____ Date _____
Mayor

Attest _____

Approved as to Form, City Attorney

ACCEPTED: **Diamond Engineering Co.**

By *James L. Harder* Date 8-3-21

City Hall • 100 East First Street • Box 1968 • Grand Island, Nebraska 68802-1968
(308) 385-5444 ext. 290 • Fax: 385-5488

RESOLUTION 2021-208

WHEREAS, on July 27, 2021 by Resolution 2021-180, the City Council of the City of Grand Island awarded Diamond Engineering Co. of Grand Island, Nebraska, the bid in the amount of \$618,752.16, for the JBS Connector Trail Construction; and

WHEREAS, modifications were changed to the Pedestrian Crossing System; and

WHEREAS, such modifications will be funded through the JBS Donation Account and Food and Beverage Tax; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications will decrease the contract amount by \$15,952.00 for a revised contract price of \$602,800.16.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1 between the City of Grand Island and Diamond Engineering Co. of Grand Island, Nebraska to provide the modifications set out as follows:

- | | | |
|--|----------|--------------|
| 1. Remove Bid Item 25 (Solar LED Flashing Pedestrian Cross System)..... | decrease | \$-18,490.00 |
| 2. Add 9 signs to bid item #22 (Install Sign)..... | increase | \$ 2,538.00 |
| 3. Remove 288 LF from bid item 27 (6" White Permanent Pavement Marking)... | decrease | \$ -2,174.40 |
| 2. Add 280 LF to bid item 28 (24" White Permanent Pavement Marking)..... | increase | \$ 3,402.00 |

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item G-11

**#2021-209 - Approving Change Order #1 - Pickleball Court Design
- Parks & Recreation Department**

Staff Contact: Todd McCoy, Parks & Recreation Director

Council Agenda Memo

From: Todd McCoy, Parks and Recreation Director

Meeting: August 24, 2021

Subject: Approve Change Order No. 1 to JEO Consulting Group Inc. to Design Pickleball Courts at the Veterans Complex

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

Background

On November 12, 2019 City Council approved, by Resolution 2019-345 the proposal to design eight (8) new pickleball courts at the Veteran's Sports Complex in the amount of \$26,300.00.

Discussion

After more detailed review additional design services were required to prepare a Storm Water Prevention Plan. The net result to the project is a \$1,296.25 increase. The new contract amount as a result of Change Order No. 1 is \$27,596.25.

Food and Beverage Tax proceeds are used for the design of the new pickleball courts.

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 Pickleball Courts Design Change Order No. 1 in the amount of \$1,296.25 to JEO Consulting Group. Doing so will increase the total amount of the contract with JEO Consulting Group to \$27,596.25.

Sample Motion

Move to approve Change Order No. 1 to JEO Consulting Group.



Working Together for a
Better Tomorrow, Today.

CHANGE ORDER #1

TO: **JEO Consulting Group Inc.**
PO Box 207
Wahoo, NE 68066

PROJECT: **Grand Island Pickleball Courts Veterans Park**

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

I. Additional services to prepare a Storm Water Prevention Plan for courts increase **\$1,296.25**

The original Contract Sum **\$ 26,300.00**

Previous Change Order Amount **\$ 0.00**

The Contract Sum is increased by this Change Order **\$ 1,296.25**

The total modified Contract Sum to date **\$ 27,596.25**

The Contract Time is unchanged.

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 herein. Additional claims will not be considered.

APPROVED: CITY OF GRAND ISLAND

By _____ Date _____
Mayor

Attest _____

Approved as to Form, City Attorney

ACCEPTED: JEO Consulting Group Inc.

By *David C. Henke* Date *8/3/2021*

City Hall • 100 East First Street • Box 1968 • Grand Island, Nebraska 68802-1968
(308) 385-5444 ext. 290 • Fax: 385-5488

RESOLUTION 2021-209

WHEREAS, on November 12, 2019 by Resolution 2019-345, the City Council of the City of Grand Island awarded JEO Consulting Group Inc. of Wahoo, Nebraska, the bid in the amount of \$26,300, to provide design services for new pickleball courts at the Veteran's Sports Complex; and

WHEREAS, more than one acre of soil was disturbed for testing which required a Storm Water Prevention Plan to be prepared; and

WHEREAS, such modifications will be funded through the Food and Beverage Tax; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications will increase the contract amount by \$1,296.25 for a revised contract price of \$27,596.25.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1 between the City of Grand Island and JEO Consulting Group Inc. of Wahoo, Nebraska to provide the modifications set out as follows:

1. Additional services to prepare a Storm Water Prevention Plan for courts increase by \$1,296.25

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-1

#2021-210 - Consideration of Approving Proposed Blighted and Substandard Area 33 for approximately 210 Acres located West of Prairieview Street North of Husker Highway (Innate Development, LLC)

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

Staff Contact: Chad Nabity

RESOLUTION 2021-210

WHEREAS, on June 27, 1994, the City of Grand Island enacted Ordinance No. 8021 creating the Community Redevelopment Authority of the City of Grand Island, Nebraska, to address the need for economic development opportunities through the vehicles provided in the Nebraska Community Development law at Neb. Rev. Stat. §18-2101, et seq., as amended; and

WHEREAS, Innate Development LLC has caused to be prepared a Blight and Substandard Study for an area of referred to as Area No. 33; and

WHEREAS, Marvin Planning Associates completed such Blight and Substandard Study and has determined that the area should be declared as substandard or blighted area in need of redevelopment; and

WHEREAS, such study was presented to the Grand Island City Council on May 21, 2021, and

WHEREAS, on May 21, 2021, the Grand Island City Council referred such study to the Hall County Regional Planning Commission for review and recommendation; and

WHEREAS, the Regional Planning Commission held a public hearing and made a recommendation regarding the study at its July 7 2021 meeting; and

WHEREAS, a public hearing to consider approval of a Blighted and Substandard designation was held on August 24, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Blight and Substandard Study for Redevelopment Area No. 33 as identified above is hereby approved, and those areas identified in said study are declared to be blighted and substandard and in need of redevelopment as contemplated in the Community Development law.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-2

#2021-211 - Consideration of Approving Interlocal Agreement with Hall County and the Hall County Airport Authority Regarding Airport Sanitary Sewer Project

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerry Janulewicz, City Administrator

Meeting: August 24, 2021

Subject: Interlocal Agreement for Airport Sanitary Sewer Project

Presenter(s): Jerry Janulewicz, City Administrator

Background

The airport was originally owned and operated by the City of Grand Island and known as Arrasmith Field. However, as part of our country's mobilization for World War II, the airport became a federal military base known as the Grand Island Army Airfield, which was opened in 1942 as one of eleven USAAF training bases in Nebraska during World War II. The Army Airfield was constructed, in part, over the pre-existing airfield. During this time, 173 buildings and structures were constructed together with supporting utilities and infrastructure, including a wastewater sewer system.

In 1948, all airport lands, buildings, personal property, and facilities, including sewer, water, and electric, were transferred by the federal government to the City of Grand Island. The city operated the airport as a city airport until March of 1970, when all lands, building, property and facilities were transferred to the County of Hall for the purpose of operating and maintaining the property as an airport pursuant to the county airport authority act. In November of 1971 the City and Airport Authority entered into an agreement for sewer service permitting the Authority to connect its system to the City's sewer system. The Authority was required to construct the necessary mains and lift stations for the project.

Although the airport is located within the municipal boundaries of the City of Grand Island, the existing airport sewer system remains property of Hall County and is under the jurisdiction and control of the Hall County Airport Authority. ("Such [county airport] authority shall be managed and controlled by a board which shall have full and exclusive jurisdiction and control over all facilities owned or thereafter acquired by such county for airport purposes." Neb. Rev. Stat. Ann. § 3-611.

Due to ongoing concerns with its condition, the sewer system was surveyed by video prior to 2017. According to a report by HDR, the pipes were found to be broken and cracked, in poor shape with areas of severe settlement and sags; cured in place liners have failed and disconnected from the pipes; the existing pumping stations are well beyond their useful service life. Following completion of the video survey and the Sanitary Sewer Master Plan, in 2020 a Basis of Design report was prepared by HDR.

The system of sewer mains and lift stations are at a point of theoretical failure. This means that the system could suffer one or more significant failure issues that could negatively impact system operations. A failure could impair operation of the airport, the Law Enforcement and State Patrol Academies, and other facilities located at the airport.

Discussion

This project has been an ongoing concern and discussion among City Administration and Airport Authority Administration, however, a clear path for financing the project was never found as the Airport Authority was unable to obtain grants for the project and it lacked the ability to pay for the project through its own revenue sources. The City, on the other hand, is unable to levy special assessments on the airport authority property. Financing the project using wastewater revenue paid by the system's rate payers was viewed as an option albeit one of last resort. With the approval of the American Rescue Plan Act of 2021, funds are now available through the Act's State and Local Fiscal Recovery Fund to pay for water, sewer, and broadband infrastructure. With this funding source in mind, discussions involving the project and project finances have taken place with the Airport Authority and the Hall County Board of Commissioners following a presentation to the City Council on June 8, 2021. As a result of the input from council members and discussions with county and airport representatives, a proposed Interlocal Agreement among the County, Airport Authority, and City was developed. The basic elements of the proposed agreement are as follows:

- A. The project would be let for bid by the City of Grand Island, which will act as the project administrator. The project would consist of the installation of a new system of sewer mains and lift stations to be connected to the City's existing sewer connection near the intersection of Sky Park Road and Capital Avenue. The existing sewer mains and lift stations would be decommissioned and abandoned in place.
- B. Upon completion of the project the city will accept the system and assume responsibility for its continued maintenance and operation on the same basis as all other public sewer mains within the city.
- C. The Hall County Airport Authority will pay \$500,000 of the project expenses, paying \$250,000 initially and \$250,000 upon project completion. The City and County would equally share in the project expenses less the amount paid by the Airport Authority.
- D. The County and/or Airport Authority will grant the necessary utility easements to the City.

Among other permissible uses, the State and Local Fiscal Recovery Fund, a part of the American Rescue Plan Act of 2021 (SLFRF/ARPA), may be utilized to fund necessary water, sewer, and broadband infrastructure. Necessary sewer infrastructure includes wastewater collection and treatment projects that would otherwise qualify for a loan from the EPA's state revolving loan fund that is administered in Nebraska by the Nebraska Department of Energy and Environment (NDEE). The airport sewer project was previously approved the project for the revolving loan program.

The proposed Interlocal Agreement was approved by the Hall County Airport Authority on August 18. The Hall County Board of Commissioners is to consider and take action on the proposed Interlocal Agreement at the Commissioners' August 24 meeting. This matter is placed on the City Council's August 24 agenda in anticipation that the Agreement will be approved by the County Commissioners and will be ready for consideration by the members of the Grand Island City Council.

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 approval of the resolution.

Sample Motion

Move to approve the resolution.

RESOLUTION 2021-211

WHEREAS, the County of Hall (“County”) holds legal title to the Central Nebraska Regional Airport and environs (“CNRA”), which is operated under the jurisdiction and control of the Hall County Airport Authority (“Authority”); and

WHEREAS, the sanitary sewer system of mains, lift stations, and related facilities (collectively referred to as the “sewer system”) at CNRA is in need of replacement; and

WHEREAS, the sewer system is owned by County and operated by Authority;
and

WHEREAS, County and Authority have approved a proposed interlocal agreement with the City of Grand Island whereby County, Authority, and City would share the cost of rehabilitating the CNRA sewer system through installation of new sewer mains, lift stations, and related facilities all as more specifically set forth in the proposed interlocal agreement; and

WHEREAS, CNRA is an important and significant asset, benefitting the City’s residents, businesses, and industries; and

WHEREAS, it is in City’s best interests to participate in the necessary rehabilitation of the CNRA sewer system and thereafter to incorporate the rehabilitated system into the City’s wastewater collection and treatment system.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA that the Interlocal Agreement for Infrastructure Rehabilitation and Transfer of Ownership by and among the Hall County Airport Authority, the County of Hall, and the City of Grand Island should be and is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-3

#2021-212 - Consideration of Approving FY 2021-2022 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: Consideration of Approving FY 2021-2022 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On August 14, 2018, the City Council adopted Ordinance #9700 creating the Railside Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On June 16, 2021, the Railside BID Board met and approved the 2021-2022 budget that provides for a total special assessment of \$127,184.00. Which is a six percent increase of the 2021 special assessment.

Discussion

The reformation of the Railside BID that occurred in 2018 created the Railside BID as a perpetual entity. In this district, assessments are paid by property owners based on the County assessor's valuation of the property. Owners will be billed for the assessment after approval by City Council sitting as the Board of Equalization of September 14, 2021. The budgeted assessments of \$127,184.00 will be charged to property owners in the district based on their valuations. Notices will be published in the Grand Island Independent on August 27, September 3 and 10, 2021. Copies of the notice will also be mailed to property owners after the first publication via the method required by State law.

Alternatives

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

1. Approve the proposed budget and date for BOE.
2. Deny the proposed budget and date for BOE.
3. Send back to the BID Board for adjustment.

Recommendation

City Administration recommends that the City Council approved the Railside BID budget as proposed and sets the date for Board of Equalization as September 14, 2021.

Sample Motion

Move to approve resolution as proposed.

RESOLUTION 2021-212

WHEREAS, the City Council has considered the proposed budget of the Railside Business Improvement District for the fiscal year 2021-2022; and

WHEREAS, the City has received the assessed values of the individual properties within the Railside Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2021.

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

1. The budget for the Railside Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 14, 2021 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the Railside Business Improvement District by U.S. Mail, postage prepaid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 20, 2021	▣ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-4

#2021-213 - Consideration of Approving FY 2021-2022 Annual Budget for Fonner Park Business Improvement District and Setting Date for Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: Approving FY 2021-2022 Annual Budget for Fonner Park Business Improvement District and setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9622 creating the Fonner Park Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On June 3, 2021 the Fonner Park BID Board met and approved the 2021-2022 budget which provides for special assessments in the amount of \$51,965 or \$10.50/front foot.

Discussion

The reformation of the Fonner Park BID that occurred in 2017 created the Fonner Park BID as a perpetual entity. In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on September 14, 2021. The budgeted assessments of \$51,965 will be charged to property owners in the district based on their front footage. The BID pays the City a fee of \$1,200 for accounting services. A copy of the proposed 2021-2022 budget is attached for review.

Alternatives

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

1. Approve the proposed Budget for the Fonner Park BID and set the date for the Board of Equalization.
2. Modify the budget and/or reschedule the Board of Equalization.

Recommendation

City Administration recommends that the Council approve the proposed Budget for the Fonner Park BID and set the date of September 14, 2021 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to approve the 2021-2022 Budget for the Fonner Park BID and set the date of September 14, 2021 for the Board of Equalization.

RESOLUTION 2021-213

WHEREAS, the City Council has considered the proposed budget of the Fonner Park Business Improvement District for their fiscal year 2021-2022; and

WHEREAS, the City has received the front footage amounts for the individual properties within the Fonner Park Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2021.

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

1. The budget for the Fonner Park Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 14, 2021 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the Fonner Park Business Improvement District by U.S. Mail, postage prepaid

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-5

#2021-214 - Consideration of Approving FY 2021-2022 Annual Budget for South Locust Street Business Improvement District and Setting Date of Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: Approving FY 2021-2022 Annual Budget for South Locust Business Improvement District and setting Date for Board of Equalization

Presenter(s): Patrick Brown, Finance Director

Background

On February 14, 2017, the City Council adopted Ordinance #9623 creating the South Locust Business Improvement District (BID). The creating ordinance established the purpose of the District, described the boundaries, and established that real property in the area would be subject to a special assessment to support the purposes of the District. The creating Ordinance requires that a proposed budget for the District be approved by the BID Board and forwarded to the City Council for consideration. On July 1, 2021 the South Locust BID Board met and approved the 2021-2022 budget which provides for special assessments in the amount of \$100,583.50 or \$10.25/front foot.

Discussion

The reformation of the South Locust BID that occurred in 2017 created the South Locust BID as a perpetual entity. In this district, assessments are paid by property owners based on the front footage of the property. Owners are billed for the assessment after approval by City Council sitting as the Board of Equalization on September 14, 2021. The budgeted assessments of \$100,583.50 will be charged to property owners in the district based on their front footage. The BID pays the City a fee of \$1,800 for accounting services. A copy of the proposed 2021-2022 budget is attached for review.

Alternatives

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

1. Approve the proposed Budget for the South Locust BID and set the date for the Board of Equalization.
2. Modify the budget and/or reschedule the Board of Equalization.

Recommendation

City Administration recommends that the Council approve the proposed Budget for the South Locust BID and set the date of September 14, 2021 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to approve the 2021-2022 Budget for the South Locust BID and set the date of September 14, 2021 for the Board of Equalization.

RESOLUTION 2021-214

WHEREAS, the City Council has considered the proposed budget of the South Locust Business Improvement District for their fiscal year 2021-2022; and

WHEREAS, the City has received the front footage amounts for the individual properties within the South Locust Business Improvement District as shown in the office of the Hall County Assessor in effect on the first day of January, 2021.

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

1. The budget for the South Locust Business Improvement District is hereby considered.
2. A proposed assessment schedule shall be prepared.
3. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 14, 2021 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
4. Notice of hearing shall be published once each week for three consecutive weeks in accordance with the Business Improvement District Act.
5. Notice of hearing shall be mailed to all property owners of the South Locust Business Improvement District by U.S. Mail, postage prepaid

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-6

#2021-215 - Consideration of Approving FY 2020-2021 Annual Budget for Parking District #3 and Setting Date of Board of Equalization

Staff Contact: Patrick Brown

Council Agenda Memo

From: Patrick Brown, Finance Director

Meeting: August 24, 2021

Subject: Consideration of Determining Benefits for Vehicle Off-street Parking District #3

Presenter(s): Patrick Brown, Finance Director

Background

The creation of Parking District #3 occurred January 8, 2019. The goal of the new Parking District #3 is to better balance those paying into the Parking District with those who are using and/or most benefit from the Parking District. Under former Parking District No. 1 established in the 1970's the financial burden of parking lot maintenance fell solely upon retail and professional businesses within the district through an occupation tax. Over time, however, the use of downtown properties evolved with retail uses replaced by non-business uses and by use by non-retail and non-professional business. Through formation of Off-street Parking District No. 3 and the levy of special assessments the financial burden of maintaining off-street parking lots will be distributed among the owners of all properties within the district irrespective of the use of the property, whether business, retail, government, religious, or nonprofit. This will achieve a fairer and more equitable distribution of the financial burden among all properties specially benefitted by the availability of convenient free off-street parking within the district.

Discussion

Property owners within the District will be charged a special assessment based on the entire square footage of their buildings. The square footage is based on the information obtained from the County Assessor; however, if square footage was not available from the Assessor then a calculation was done based on outer building dimensions and the number of floors. The total square footage for Parking District #3 is 1,811,612. The special assessment charge for the 2020-2021 year is \$70,120 or \$0.0387/square foot.

Property owners who have parking within their property that is open to the public, customers or users of the building can apply for a \$10/space credit. This credit can reduce the amount owed for that property or other properties owned by the same owner within 300 feet down to a minimum of \$0. Any excess that cannot be used will not be paid out to

the property owner or credited to other properties more than 300 feet away. There is an estimated \$13,000 in potential parking spot credits based on estimated property owner owned parking spots. The total estimated net revenue for the 2021-2022 year is \$57,120.

Alternatives

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

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

Recommendation

City Administration recommends that the Council set the date of September 14, 2021 for the Board of Equalization. Notice of the Hearing and proposed assessments will be published according to State Statutes.

Sample Motion

Move to set the date of September 14, 2021 for the Board of Equalization.

RESOLUTION 2021-215

WHEREAS, the City has received the square footage of the individual properties within the Parking District #3 as shown in the office of the Hall County Assessor in effect on the first day of January, 2021.

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

1. A proposed assessment schedule shall be prepared.
2. A hearing before the City Council sitting as a Board of Equalization on the proposed assessments shall be held on September 14, 2021 at 7:00 p.m. in the City Council chambers of City Hall 100 East First Street, Grand Island NE.
3. Notice of hearing shall be published once each week for three consecutive weeks.
4. Notice of hearing shall be mailed to all property owners of the Parking District #3 by U.S. Mail, postage prepaid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
August 20, 2021	▣ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-7

#2021-216 - Consideration of Approving City General Property and CRA Tax Requests

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

Staff Contact: Patrick Brown

RESOLUTION 2021-216

WHEREAS, Nebraska Revised Statute 77-1601.02 provides that the Governing Body of the City of Grand Island, Nebraska passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request.

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

1. The 2021-2022 City General property tax request be set at \$12,479,780 of which \$11,734,634 is designated for City General property tax and \$745,146 is designated for Community Redevelopment Authority (CRA).
2. The total assessed value of property differs from last year's total assessed value by 6.45%.
3. The City General property tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$0.3236 per \$100 of assessed value.
4. The City General property tax rate designated for CRA which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$0.0193 per \$100 of assessed value.
5. The City of Grand Island, Nebraska proposes to adopt a City General property tax request that will cause its tax rate to be \$0.3236 per \$100 of assessed value.
6. The City of Grand Island, Nebraska proposes to adopt a City General property tax request designated for CRA that will cause its tax rate to be \$0.0205 per \$100 of assessed value.
7. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Grand Island, Nebraska will decrease last year's by 6%.
8. A copy of this resolution be certified and forwarded to the County Clerk on or before October 13, 2021.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item I-8

#2021-217 - Consideration of Approving FY 2021-2022 Annual Budget for Parking District #2 (Ramp)

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

Staff Contact: Patrick Brown

RESOLUTION 2021-217

WHEREAS, Nebraska Revised Statute 77-1601.02 provides that the Governing Body of the City of Grand Island, Nebraska passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request.

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

1. The 2020-2021 Downtown Improvement District #2 (Ramp) property tax request be set at \$8,080.00.
2. The total assessed value of property differs from last year's total assessed value by 12.9%.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$0.01409 per \$100 of assessed value.
4. The Downtown Improvement District #2 (Ramp) proposes to adopt a property tax request that will cause its tax rate to be \$0.01409 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the Downtown Improvement District #2 (Ramp) will exceed last year's by 0.00%.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 13, 2021

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 24, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 20, 2021	☐ City Attorney



City of Grand Island

Tuesday, August 24, 2021

Council Session

Item J-1

Approving Payment of Claims for the Period of August 11, 2021 through August 24, 2021

The Claims for the period of August 11, 2021 through August 24, 2021 for a total amount of \$5,524,911.63. A MOTION is in order.

Staff Contact: Patrick Brown