# **City of Grand Island**



## Tuesday, March 22, 2022 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 Rene Lopez, Iglesia de Dios, 502 East Capital Avenue

#### **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, March 22, 2022 Council Session

### Item C-1

### **Recognition of Public Works Streets Employee Brian Sands for** 55+ Years of Service with the City of Grand Island

Mayor Steele and the City Council will recognize Public Works Streets Employee Brian Sands for his 55+ years of service with the City of Grand Island. Mr. Sands was hired as a laborer on August 18, 1966. He quickly rose through the ranks of Equipment Operator I, Equipment Operator II, Foreman I, Foreman II, and Supervisor. Mr. Sands ends his career as a premier leader in the Public Works Department. We congratulate Mr. Sands for his dedicated service to the City of Grand Island and wish him good luck in his much deserved retirement.

Staff Contact: Mayor Roger Steele





# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

### Item C-2

### **Financial Review Presentation**

Staff Contact: Patrick Brown



Working Together for a Better Tomorrow. Today.

#### Memorandum to Electeds, Mayor Steele, and Jerry Janulewicz, City Administrator

From: Patrick Brown, Finance Director

Date: March 22, 2022

RE: February 2022 Revenue Report

**National -** Unemployment rates have been decreasing following high job losses in 2020. The unemployment rate in February 2022 was 3.8%, down from 4% in December 2021. Nebraska's unemployment rate as of January 2022 was 2.2%.

The economy grew 3.3% in the fourth quarter of 2021. This increase follows 6.3% growth in Q1, 6.7% growth in Q2, and a 2.3% increase in Q3 of 2021. This is the measurement of gross domestic product (GDP).

Orders for durable goods like machinery and equipment increased 1.6% in the fourth quarter of 2021, while non-durable goods (pharmaceuticals, food, and lodging) fell by 0.1%.

This month interest rates increased for the first time since 2018 by 0.25%, from a near-zero range to a target range of 0.25% to 0.50%.

The Consumer Price Index for all items over the last 12 months rose 7.9% in February 2022, up from 7.5% in January.

**Local** - Year to date (YTD) Sales tax receipts for the General Fund for fiscal year 2022 is positive 20.0% or \$1.2m. These receipts reflect the sales tax collections in the month of February. Sales activity for the month of February increased by \$222k when compared to the same period in 2020-2021. February Sales Tax receipts were the highest collection of Sales Tax for the City since collection started. I expect to see collecting \$1.3 to \$1.4m for the rest of the fiscal year.

YTD Property Tax revenue for FY2022 is 1.0% more than the same period last year. This revenue source is collected by Hall County and remitted to the City.

YTD Licenses & Permits receipts are down 11.2% over the same period last year. This revenue source is usually volatile but with the unpredictable costs of construction, it has become even more volatile.

Motor Vehicle Sales Tax and Motor Vehicle Tax revenues are still strong but have leveled off. Receipts are down 6.4% and 2.4% respectively for the fiscal year 2022. The slight decrease as could be contributed to the strong prior sales of motor vehicles.

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Food and Beverage Occupation Tax continues to do well. YTD Food & Beverage Tax is up by \$163k or 17.4%.

Rental Car Occupation Tax YTD is up 34.3% over the same period last year. However this revenue source is not back to 2019-20 levels (\$11k behind 2019-20).

Hotel Occupation Taxes showed a sizable increase over the same period last year. Hotel Occupation Tax was up 57.9% and is back to the same level as pre-pandemic.

Below is table showing other revenue sources.

February 2022 Revenue Report												
	Fe	b	Feb	% Chg Prior		Feb				% Chg Prior		
Revenue Source	2021-2	2	2020-21	Year		2019-20	YTD 2021-22	2 Y	TD 2020-21	Year	ΥT	D 2019-20
Property Taxes (General Fund)	\$ 690,61	1 \$	609,015	13.4%	\$	-	\$ 2,063,119	\$	2,042,961	1.0%	\$	1,283,371
Fees & Services (General Fund)	\$ 615,05	3 \$	538,374	14.2%	\$	562,179	\$ 3,382,623	\$	3,355,385	0.8%	\$	3,183,560
Licenses & Permits ( General Fund)	\$ 31,82	) \$	8,942	255.9%	\$	15,693	\$ 341,846	\$	384,986	-11.2%	\$	267,992
Sales Tax (General Fund - July Sales)	\$1,577,56	4 \$	1,355,388	16.4%	\$:	1,382,855	\$ 6,977,406	\$	5,815,602	20.0%	\$	5,964,101
Sales Tax (2004 Sales Tax for projects only)	\$ 315,51	3 \$	271,078	16.4%	\$	276,571	\$ 1,395,481	\$	1,163,120	20.0%	\$	1,192,820
Sales Tax (2018 Sales Tax for projects only)	\$ 631,02	5\$	542,155	16.4%	\$	553,142	\$ 2,790,962	\$	2,326,241	20.0%	\$	2,385,640
Motor Vehicle Sales Tax (Streets Fund)	\$ 209,06	) \$	174,519	19.8%	\$	165,056	\$ 1,041,862	\$	1,113,022	-6.4%	\$	906,808
Franchise Fees (General Fund)	\$ 247,51	3 \$	192,985	28.3%	\$	209,681	\$ 566,377	\$	295,503	91.7%	\$	472,168
Motor Vehicle Tax (General Fund)	\$ 114,17	4 \$	113,638	0.5%	\$	-	\$ 512,865	\$	525,568	-2.4%	\$	380,031
State Road Use Funds (Streets Fund)	\$ 486,10	2 \$	450,867	7.8%	\$	435,671	\$ 2,546,386	\$	2,608,189	-2.4%	\$	2,418,627
Motor Vehicle Fee (Streets Fund)	\$-	Ş	-	#DIV/0!	\$	-	\$ 221,116	\$	227,353	-2.7%	\$	205,376
Other Intergovernmental (Streets Fund)	\$-	¢	266	-100.0%	\$	-	\$ 468,333	\$	194,733	140.5%	\$	-
Food & Beverage Revenue (January Sales)	\$ 187,65	3 \$	152,302	23.2%	\$	179,030	\$ 1,099,643	\$	936,359	17.4%	\$	1,016,715
Rental Car Occupation Tax (Capital Equip. Fund - Streets)	\$ 10,24	5 \$	6,813	50.4%	\$	11,337	\$ 55,482	\$	41,306	34.3%	\$	66,907
Hotel Occupation Tax (goes to Fonner Park)	\$ 13,84	2 \$	12,887	7.4%	\$	18,911	\$ 165,280	\$	104,660	57.9%	\$	165,020
KENO	\$ 27,10	7 \$	34,477	-21.4%	\$	33,753	\$ 139,628	\$	147,216	-5.2%	\$	144,433

If you have questions regarding the revenues please do not hesitate to contact me.

Best Regards,

Patrick Brown Finance Director

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# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

### Item E-1

### Public Hearing on Redevelopment Plan for CRA No. 1 for Property Located at 313 West 2nd Street, Grand Island, Nebraska for Commercial Purposes (Left Click Properties)

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

Staff Contact: Chad Nabity

# **Council Agenda Memo**

From:	Chad Nabity, AICP
Meeting:	March 22, 2022
Subject:	Site Specific Redevelopment Plan for CRA Area #1 313 W $2^{nd}$ Street
Presenter(s):	Chad Nabity, AICP CRA Director

### **Background**

Left Click Properties LLC is proposing to renovate 313 W. 2<sup>nd</sup> Street for commercial/office uses. This property is zoned B3 Heavy Business Zone and the proposed uses are allowed. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on February 9, 2022 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on March 2, 2022. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on March 2, 2022. The Planning Commission approved Resolution 2022-08 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 385 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

### **Discussion**

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

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #1 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that the TIF will be used to offset allowed costs for the acquisition and renovation of the property. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 15 years. The proposed bond for this project will be issued for the amount of \$71,629.

### **Alternatives**

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

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

### **Recommendation**

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

### **Sample Motion**

Move to approve the resolution as submitted.

#### Redevelopment Plan Amendment Grand Island CRA Area 1 February 2022

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

#### **Executive Summary:**

#### **Project Description**

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 313 W 2<sup>ND</sup> STREET FOR COMMERCIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the entire building located at 313 W. 2<sup>nd</sup> Street. The developer is proposing to renovate commercial retail/office space at this location. This project would not be feasible without the use of TIF.

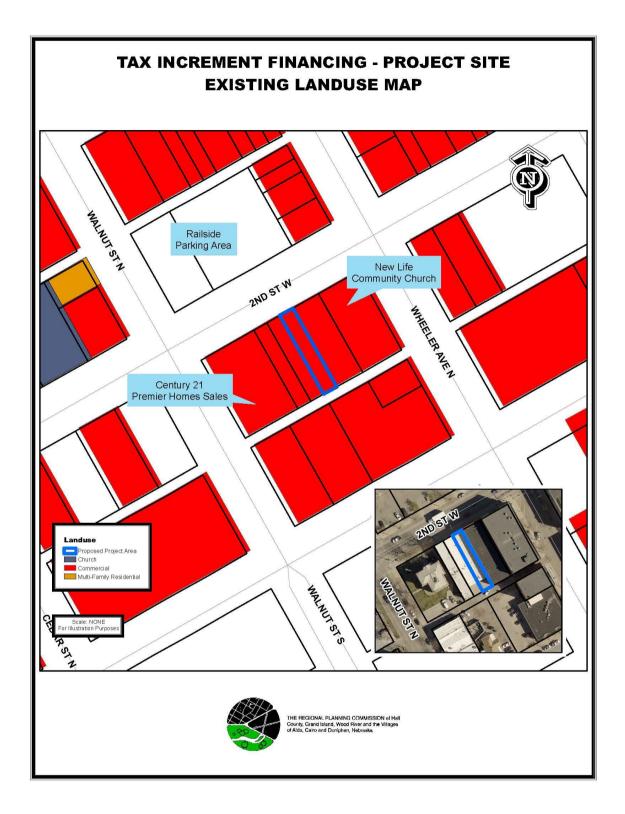
LEFT CLICK PROPERTIES, LLC purchased the property for \$70,000. The purchase price is included as an eligible TIF activity. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the remodeling and rehabilitation of this building.

The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2023 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY: Property Description (the "Redevelopment Project Area")

The property is located at 313 W. 2<sup>nd</sup> Street in Grand Island Nebraska, the attached map identifies the subject property and the surrounding land uses.

**Legal Descriptions:** The West 1/3 of Lot two (2) in Block Eighty-One (81) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2037 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this portion of the building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.

#### **Statutory Pledge of Taxes.**

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

**1.** The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

# **2.** Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission held a public hearing at their meeting on March 2, 2022 and passed Resolution 2022-08 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

# **<u>3. The Redevelopment Plan must be sufficiently complete to address the following</u> items: [§18-2103(13) (b)]**

#### a. Land Acquisition:

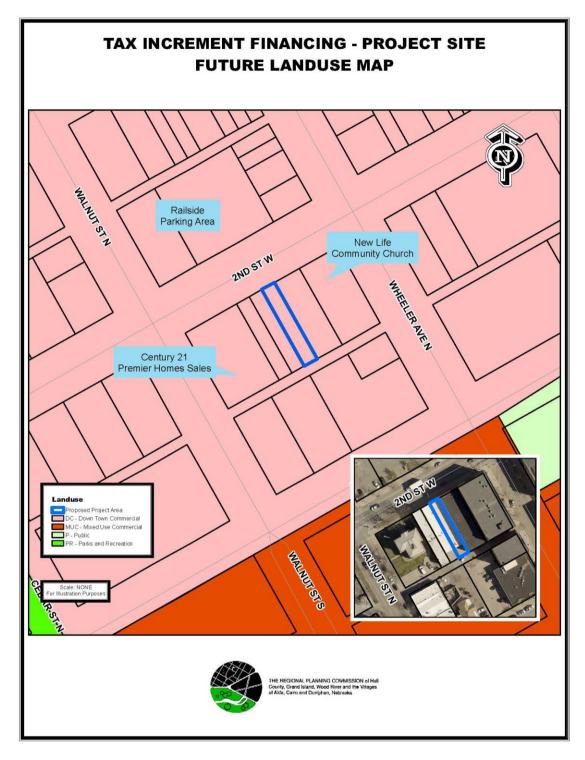
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The developer has acquired the property and will be including acquisition as an eligible activity. There is no proposed acquisition by the authority.

#### b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

#### c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

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

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

#### e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

#### f. Additional Public Facilities or Utilities

- Sewer and water are available to support this development.
- Electric utilities are sufficient for the proposed use of this building.
- No other utilities would be impacted by the development.
- The developer will be responsible for replacing any sidewalks damaged during construction of the project.

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

# **4.** The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has not been used for any residential purposes. [§18-2103.02]

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

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

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

The developer purchased the property for \$70,000. The estimated costs of rehabilitation of this property is \$280,150. Other construction and soft costs are \$36,464. Legal, Developer and Audit Fees of \$5,600 for reimbursement to the City and the CRA for costs to prepare the contract and monitor the project over the course of the development are included in the eligible expenses. The total of eligible expenses for this project exceeds \$392,214.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$71,629 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2038.

#### c. Statement of feasible method of relocating displaced families.

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

#### 7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Railside Business Improvement District and the Grand Island City Council of refurbishing street level commercial space that has been underutilized for several years.

#### 8. Time Frame for Development

Development of this project is anticipated to be completed by August 2022. Excess valuation should be available for this project for 15 years beginning with the 2023 tax year.

#### 9. Justification of Project

This building in downtown Grand Island was built in 1920 and will be preserved with this project. The primary use of the street level space is commercial and is consistent with the long term development plans for Downtown.

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

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

**Project Sources and Uses.** Approximately \$71,629 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This property has requested a Façade grant. This investment by the Authority will leverage \$255,202 in private sector financing; a private investment of \$1.94 for every TIF or grant dollar invested.

Use of Funds	Source of Funds				
Description	TIF Funds	Façade Grant	Private Funds	Total	
Site Acquisition	\$70,000			\$70,000	
Renovation Costs		\$59,783	\$220,367	\$280,150	
Contingency			\$14,008	\$14,008	
Architectural & Engineering	\$1,629		\$95	\$1,724	
Financing fees/ audit			\$8,232	\$8,232	
Legal/ TIF contract			\$12,500	\$12,500	
Total	\$71,629	\$59,783	\$255,202	\$386,614	

**Tax Revenue**. The property to be redeveloped is anticipated to have a January 1, 2023, valuation of approximately \$300,621. Based on the 2020 levy this would result in a real property tax of approximately \$4,775. It is anticipated that the assessed value will increase by \$216,895 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$ 2,653 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2021 assessed value:	\$83,726
Estimated value after completion	\$300,621
Increment value	\$216,895
Annual TIF generated (estimated)	\$4,775
TIF bond issue	\$71,629

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

The redevelopment project area currently has an estimated valuation of \$83,726. The proposed redevelopment will create additional valuation of \$216,895. No tax shifts are anticipated from the project outside of the use of TIF to support the redevelopment. It is not anticipate that any additional tax burdens will be assumed by public entities as a result of this project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

This will provide additional commercial space options in the downtown area consistent with the planned development in Downtown Grand Island.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. This will provide refurbish Downtown commercial space options for business owners who wish to relocate to the Downtown area.

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

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. All of the units to be developed are intended for commercial uses only.

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

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional upgraded commercial spaces within downtown Grand Island.

#### **Time Frame for Development**

Development of this project is anticipated to be completed August 2022. The base tax year should be calculated on the value of the property as of January 1, 2022. Excess valuation should be available for this project for 15 years beginning in 2023 with taxes due in 2024. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$71,629 the projected amount of increment based upon the anticipated value of the project and current tax rate. Left Click Properties applied for and received a façade improvement grant of \$59,783.Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$326,813 on TIF eligible activities in excess of other grants given.



### BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

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

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

Community Redevelopment Area Number

Form Updated 7-25-2019cn

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Present Ownership Proposed Project Site:

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

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

If Property is to be Subdivided, Show Division Planned:

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

Form Updated 7-25-2019cn

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VI.

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

Form Updated 7-25-2019cn

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- G. Nebraska Housing Trust Fund
- H. Other

\$ \_\_\_\_\_ \$ \_\_\_\_\_

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

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

Project Construction Schedule:

Construction Start Date:

Construction Completion Date:

If Phased Project:

Yea	r	% Complete
Yea	r	% Complete

Form Updated 7-25-2019cn

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

#### TAX INCREMENT FINANCING REQUEST INFORMATION

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

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

Form Updated 7-25-2019cn

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

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

Form Updated 7-25-2019cn

#### Estimated Project Costs:

Acquisition Costs:

A. Land <b>B. Building</b> <u>Construction Costs:</u>		\$0 \$70,000
A. Renovation or Building Costs: B. On-Site Improvements:		\$280,150
Sewer		\$0
Water		\$0
Electric		\$0
Gas		\$0
Public Streets/Sidewalks		\$0
Private Streets		\$0
Trails		\$0
Grading/Dirtwork/Fill		\$0
Demolition		\$0
Other: Parks/Public Space		\$0
Total		\$280,150
<u>Soft Costs:</u>		
A. Architectural & Engineering Fees:		\$1,724
B. Financing Fees: Construction		\$8,232
C. Legal		\$12,500
D. Developer Fees:		\$0
E. Audit Fees		\$0
F. Contingency Reserves:		\$14,008
G. Other: TIF fees/Misc fees		\$0
	TOTAL	\$36,464
Total Estimated Market Value at Completion:		\$324,552
Source of Financing:		
A. Developer Equity:		\$ 64,910
B. Commercial Bank Loan:		\$261,920
E. Tax Increment Assistance:		\$ -
H. Other: Façade grant		\$ 59,783
Total		\$ 386,614

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

#### **RESOLUTION NO. 381**

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 9th day of February, 2022

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

Bv Chairperson

ATTEST

ecretary

Left Click Properties CRA Area #1

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

#### **RESOLUTION NO. 382**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 1, from Left Click Properties, (The "Developer") for redevelopment of property located at 313 W. 2nd Street in Grand Island Nebraska also described as the west 1/3 of Lot two (2) in Block Eighty-One (81) in the Original Town, now City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 9th day of February, 2022.

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

By T 1mul Chairperson

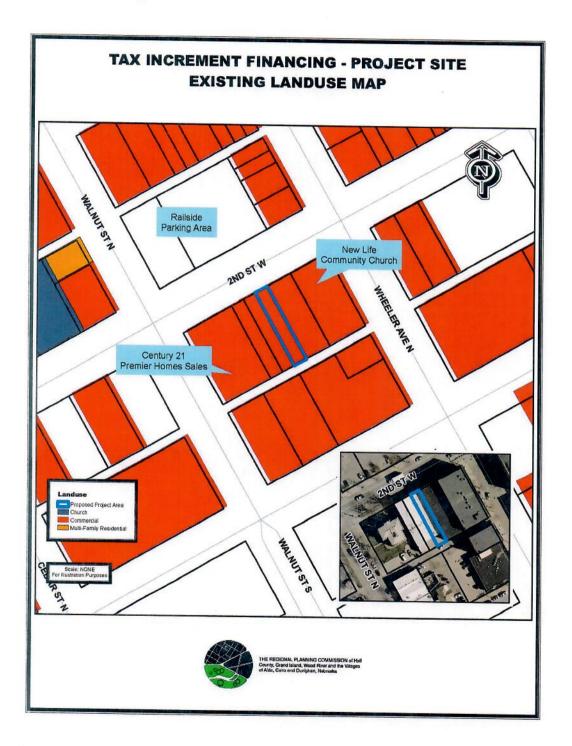
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Lift Click Properties CRA Area #1

#### Exhibit 1

#### Legal Description:

The west 1/3 of Lot two (2) in Block Eighty-One (81) in the Original Town, now City of Grand Island, Hall County, Nebraska (Parcel Number: 400006901 or Address: 313 W 2<sup>nd</sup> Street) in the City of Grand Island, Hall County, Nebraska.



Lift Click Properties CRA Area #1

#### **Resolution Number 2022-08**

#### HALL COUNTY REGIONAL PLANNING COMMISSION

#### A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), referred the amendment of the Redevelopment Plan for CRA Area 1 requested by Left Click Development LLC to the Hall County Regional Planning Commission, (the "Commission") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"); and

WHEREAS, the Commission held a public hearing on the proposed plan on March 2, 2022, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday February 12<sup>th</sup> and Saturday February 19<sup>th</sup>, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

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

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

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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:** March 2, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

At Conie By:

ATTEST:

By: Leslie & Ruge

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

#### **RESOLUTION NO. 385**

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

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

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

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

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

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

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

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

313 W 2nd Area 1 Left Click Properties

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

Section 3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of acquisition of property, preparation for redevelopment renovation and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$71,629 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

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

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

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

PASSED AND APPROVED this <sup>1</sup>/<sup>G</sup>/<sup>h</sup> day of March 2022.

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

ATTEST:

By: CM

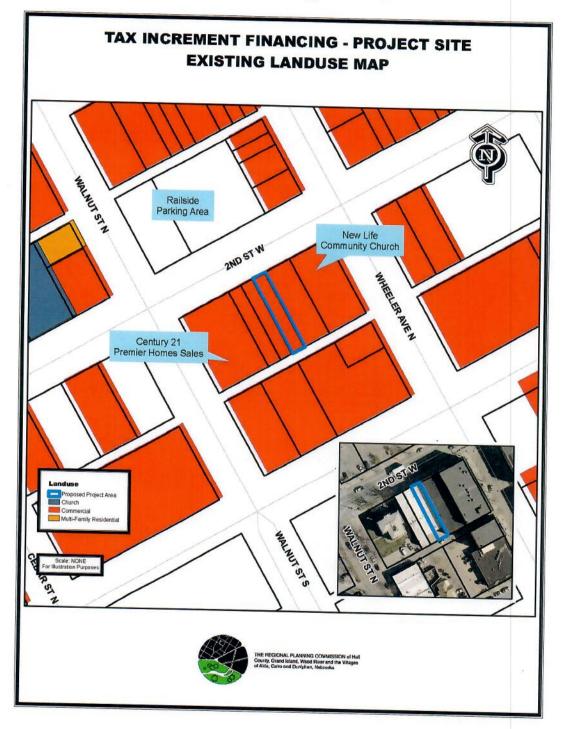
By: <u>Recomes</u> Chair

313 W 2nd Area 1 Left Click Properties

#### **EXHIBIT A**

### LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

The West 1/3 of Lot two (2) in Block Eighty-One (81) in the Original Town, now City of Grand Island, Hall County, Nebraska.



313 W 2nd Area 1 Left Click Properties

#### \* \* \* \* \*

#### EXHIBIT B

### FORM OF REDEVELOPMENT PLAN

313 W 2nd Area 1 Left Click Properties



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

### Item E-2

Public Hearing on Redevelopment Plan for CRA No. 36 for Property Located South of Nebraska Highway 2 and West of Independence Avenue being developed as Highland North Subdivision, Grand Island, Nebraska for Commercial and Residential Purposes (A & H Holdings).

Council action will take place under Resolutions item I-2.

Staff Contact: Chad Nabity

# **Council Agenda Memo**

From:	Chad Nabity, AICP
Meeting:	March 22, 2022
Subject:	Site Specific Redevelopment Plan for CRA Area #36 Highland North
Presenter(s):	Chad Nabity, AICP CRA Director

### **Background**

A & H Holdings is proposing to develop property south of Nebraska Highway 2 and west of Independence Avenue for residential and commercial uses. They are also proposing 140 units of housing including detached single family, attached single family, townhomes, row houses and condominiums along with a small neighborhood commercial node at the intersection of Highway 2 and Independence Avenue. Various zoning districts cover 25 acres of property that would support this planned development. Staff has prepared a redevelopment plan for this property consistent with the TIF application.

The CRA reviewed the proposed development plan on February 9, 2022 and forwarded it to the Hall County Regional Planning Commission for recommendation at their meeting on March 2, 2022. The CRA also sent notification to the City Clerk of their intent to enter into a redevelopment contract for this project pending Council approval of the plan amendment.

The Hall County Regional Planning Commission held a public hearing on the plan amendment at a meeting on March 2, 2022. The Planning Commission approved Resolution 2022-09 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The CRA approved Resolution 386 forwarding the redevelopment plan along with the recommendation of the planning commission to the City Council for consideration.

### **Discussion**

Tonight, Council will hold a public hearing to take testimony on the proposed plan (including the cost benefit analysis that was performed regarding this proposed project)

and to enter into the record a copy of the plan amendment that would authorize a redevelopment contract under consideration by the CRA.

Council is being asked to approve a resolution approving the cost benefit analysis as presented in the redevelopment plan along with the amended redevelopment plan for CRA Area #36 and authorizes the CRA to execute a contract for TIF based on the plan amendment and to find that this project would not be financially feasible at this location without the use of TIF. The redevelopment plan amendment specifies that the TIF will be used to offset allowed costs for the acquisition costs of the property as well as the development of the residential and commercial lots including streets, storm sewer, water, sanitary sewer and recreational amenities. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it will not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project will be issued for a period of 25 years with no single part of this project extending for a period of more than 15 years. The proposed bond for this project will be issued for the amount of \$14,590,251. This will be phased project beginning with the residential development.

### **Alternatives**

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

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

#### **Recommendation**

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

### **Sample Motion**

Move to approve the resolution as submitted.

#### Redevelopment Plan Amendment Grand Island CRA Area 36 February 2022

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 36 with in the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific infrastructure related project in Area 36.

#### **Executive Summary:**

#### **Project Description**

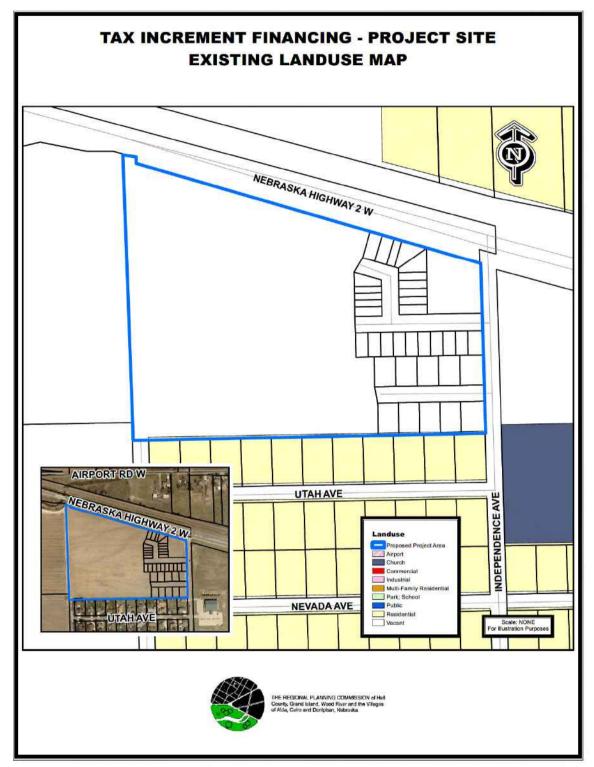
THE REDEVELOPMENT APPROXIMATELY 25 ACRES OF PROPERTY LOCATED BETWEEN SOUTH OF NEBRASKA HIGHWAY 2 AND WEST OF INDEPENDENCE AVENUE IN NORTHWEST GRAND ISLAND FOR A MIXED USE DEVELOPMENT INCLUDING COMMERICIAL OFFICE AND RETAIL PROPRTIES AND 142 UNITS OF HOUSING INCLUDING: SINGLE FAMILY DETACHED AND ATTACHED, ROW HOUSES, CONDOMINIUM UNITS.

The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) and public amenities (trails with associated lighting, benches and similar amenities and dog park and private park space) for the development of 142 units of housing along with some commercial/office property. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

A & H Holdings has purchased this property and began development in early 2021. Changes in the cost of construction, availability of materials and the approval of several other housing projects using Tax Increment Financing have led to this application for assistance with the project. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2023 towards the allowable costs and associated financing for the development of this property.

TAX INCREMENT FINANCING TO PAY FOR THE DEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY: Property Description (the "Redevelopment Project Area")

**Legal Descriptions:** Property platted as Highland North First Subdivision, Highland North Second Subdivision and proposed for platting as further parts of the Highland North Subdivision development (Parcel Number 400149664) in the City of Grand Island, Hall County, Nebraska.



**Existing Land Use and Subject Property** 

The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2047 inclusive. The TIF contract will be structured so it can be amended each year for up to ten years to add the housing units to be completed during that year. No single property will be eligible for TIF for a period of more than 15 years.

#### The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for residential and commercial uses as previously described.

#### **Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract or any amendment to the redevelopment contract, consistent with this Redevelopment Plan. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

# 1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on January 25, 2022.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission held a public hearing at their meeting on March 2, 2022 and passed Resolution 2022-09 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island. The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

## 3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

#### a. Land Acquisition:

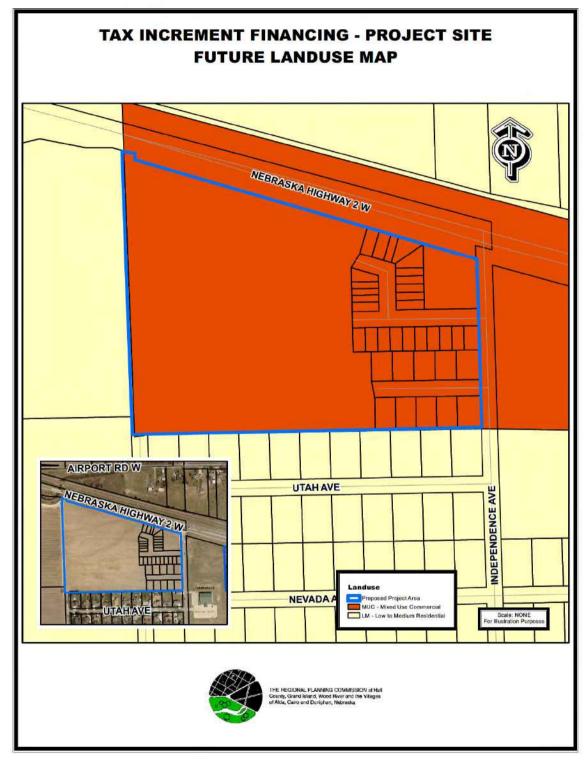
This Redevelopment Plan for Area 36 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

#### b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

#### c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential development. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

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

The area is zoned R3 Medium Density Residential along the southern portion, B2 General Business in the northeast corner at the intersection of Nebraska Highway 2 and Independence Avenue and R3-SL Medium Density Small Lot and RO Residential office on the remainder of the property. The future land use map calls for mixed use commercial development across this entire site. New public streets and utilities are anticipated and needed to support this project and it is anticipated that TIF revenues will offset the costs of those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]



Current Zoning on the Site

#### e. Site Coverage and Intensity of Use

The R3 zoning district allows for one dwelling unit per 3000 square feet of lot space with a 6000 square foot minimum lot size. The R3-SL zoning district allows for one dwelling unit per 3000 square feet of lot space with a 3000 square foot minimum lot size for single family detached units and a 2100 square foot minimum lot size for row houses. The RO zoning district does not limit the density of housing units but does require minimum 6000 square foot lot. The B2 zone allow for a variety of commercial development on a minimum lot size of 3000 square feet with. Residential uses are allowed in the B2 zone at a density one unit per 1000 square feet of lot space. The development as proposed will have a residential density of 5.66 units per acre. *Appendix A of this plan includes the development.* [§18-2103(b) and §18-2111]

#### f. Additional Public Facilities or Utilities

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

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

## 4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

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

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

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

The purchase price of the property is \$422,110 as an eligible expense. The estimated costs of utilities including sewer, water and electric is \$1,891,059. The cost of grading, site prep and dirt work is \$4,183,685. Streets/trail/sidewalks and drainage are estimated at \$2,026,937. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$1,720,000. The total of the eligible expenses for this project is estimated by the developer at over \$14,631,000.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$14,590,251 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2047.

#### c. Statement of feasible method of relocating displaced families.

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

#### 7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of increasing the number of residential units within the City of Grand Island and encouraging infill development.

#### 8. Time Frame for Development

Development of this project is anticipated to begin in the 2022 year. The build out of the subdivision is planned in five phases between 2022 and 2030. It is anticipated that the units in this development will be fully built out by 2032 with the tax increment on those homes extending to 2047. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2023 tax year.

#### 9. Justification of Project

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2021 the city issued permits for 430 new housing units including both restricted and unrestricted units leaving a need for 931 additional units by 2024. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs.

This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes around the city.

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

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$14,590,251 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$54,781,866 in private sector financing; a private investment of \$3.75 for every TIF dollar invested.

Use of Funds	Source of funds						
Description	TIF Funds	Private Funds	Total				
Site Acquisition	\$422,110		\$422,110				
Building Costs		\$53,511,284	\$53,511,284				
Sewer	\$481,939	\$126,908	\$608,847				
Water	\$716,175	\$81,380	\$797,555				
Electric	\$692,945		\$692,945				
Public Streets/ sidewalks	\$1,659,480		\$1,659,480				
Trails	\$367,457		\$367,457				
Site prep/ Dirt work	\$4,177,685	\$6,000	\$4,183,685				
Planning (Arch. & Eng.)	\$1,585,000	\$35,000	\$1,620,000				
Financing fees/ audit	\$0	\$991,294	\$991,294				
Legal/ TIF contract	\$100,000		\$100,000				
Other	\$4,387,460	\$30,000	\$4,417,460				
			\$0				
Total	\$14,590,251	\$54,781,866	\$69,372,117				

**Tax Revenue**. The property to be redeveloped is anticipated to have a January 1, 2022 valuation of approximately \$322,019. Based on the 2021 levy this would result in a real property tax of approximately \$6,983. It is anticipated that the assessed value will increase by \$48,181,113 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$1,044,750 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2022 assessed value:	\$ 322,019
Estimated value after completion	\$ 48,503,152
Increment value	\$ 48,181,133
Annual TIF generated (estimated)	\$ 1,044,750
TIF bond issue	\$ 14,590,251

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

The redevelopment project area currently has an estimated valuation of \$322,019. The proposed redevelopment will create additional valuation of \$48,503,152 over the course of the next ten years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 142 additional housing units, a neighborhood commercial node, and trails to enhance the walkability of the City of Grand Island and northwest Grand Island in particular and area largely developed in the 60's through 80's with rural section roads and no sidewalks. The tax shift from this project will be equal to the total of the bond principal of \$14,590,251 if fully funded and any associated interest on the bond to be assigned with contract approval.

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

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development will result in a larger number of students in the Engleman Elementary School service area. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

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

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimated in a 2014 study<sup>1</sup> that each unit of single family housing resulted in 2.97 full time equivalent jobs so this development at 18 units per year would represent an additional 53 FTE's within the city for the next eight years.

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

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight

<sup>&</sup>lt;sup>1</sup> https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/impact-of-home-building-and-remodeling-on-the-us-economy

labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

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

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

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. 142 additional households would house 371 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be an additional 71 school age children generated by this development. If this develops at a rate of 18 units per year for 8 years approximately 9 children could be added to the school age population every year with this development. These 9 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics<sup>2</sup> the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally.

The Grand Island Public School System was notified on January 31, 2022 that the CRA would be considering this application at their February 9, 2022 meeting.

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

This project is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2021 the City of Grand Island has issue permits for 430 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

#### **Time Frame for Development**

Development of this project is anticipated to be completed during between Fall of 2022 and the end of 2032. The base tax year should be calculated on the value of the property as of January 1, 2022 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project beginning in 2023 with taxes due in 2024. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed \$14,590,251 the projected amount of increment based upon

<sup>&</sup>lt;sup>2</sup> https://nces.ed.gov/ccd/districtsearch/district\_detail.asp?ID2=3100016

the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$14,600,000 on TIF eligible activities.



### **BACKGROUND INFORMATION RELATIVE TO** TAX INCREMENT FINANCING REQUEST

Project Redeveloper li	nformation									
Business Name:										
A&H	Holdings									
Address:										
108 E	Plum st., Doniphar	NE 68832								
Telephone No.:										
Email: <u>amosanso</u>	Email: amosanson@empireinspired.com Contact: Amos Anson									
Application Subn	Application Submission Date: 12/30/21									
Brief Description of App	licant's Business:									

Land developer.

Legal Description/Address of Proposed Project

HIGHLAND NORTH FIRST SUB, HIGHLAND NORTH SECOND SUB & Parcel 400149664

Community Redevelopment Area Number

Form Updated 7-25-2019cn

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36

Present Ownership Proposed Project Site: A&H Holdings

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

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

If Property is to be Subdivided, Show Division Planned:

Estimated Project Costs:

<u>Acquisition Costs:</u> A. Land	<sub>\$</sub> _422,110
B. Building	\$_0
Construction Costs:	
A. Renovation or Building Costs:	\$ <u>53,511,284</u>
B. On-Site Improvements:	000 0 <i>/</i> =
Sewer	<sub>\$</sub> <u>608,847</u>
Water	<sub>\$</sub> 797,555
Electric	\$ <u>692,945</u>
Gas	\$ <u>0</u>
Public Streets/Sidewalks	<sub>\$</sub> 1,659,480

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VI.

	Deiverte Otre etc	<sub>\$</sub> 0
	Private Streets	» <sub>\$</sub> 367,457
	Trails	\$ 4,183,685
	Grading/Dirtwork/Fill	\$ 0
	Demolition	\$ <u>4,387,460</u>
	Other	\$ 66,208,713
Sof	Total	\$
	<u>t Costs:</u>	<sub>\$</sub> 1,620,000
A.	Architectural & Engineering Fees:	\$ <u>991,294</u>
В.	Financing Fees:	\$ 100,000
С.	Legal	T
D.	Developer Fees:	\$
E.	Audit Fees	\$
F.	Contingency Reserves:	\$
G.	Other (Please Specify)	\$ <u>30,000</u>
	TOTAL	\$ <u>2,741,294</u>
Total Estir	nated Market Value at Completion:	\$ <u>53,511,284</u>
Source for	Estimated Market Value Nebraska Realty/MLS	
Source of	Financing	
A.		<sub>\$</sub> 7,048,623
А. В.	Developer Equity:	\$ <u>47,733,243</u>
D.	Commercial Bank Loan:	Φ,
C.	Tax Credits:	0
	1. N.I.F.A.	\$ <u>0</u>
	2. Historic Tax Credits	\$_ <sup>0</sup>
	3. New Market Tax Credits	\$ <u>0</u>
	4. Opportunity Zone	\$ <u>0</u>
D.	Industrial Revenue Bonds:	\$ <u>0</u>
E.	Tax Increment Assistance:	\$ <u>14,590,251</u>
-		
F.	Enhanced Employment Area	\$ <u>0</u>

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Page | 3

- G. Nebraska Housing Trust Fund
- H. Other

\$ 0 \$ 0

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor: Brian Degen- Olsson, 201 E 2nd st, Grand Island NE 68801, 308-384-8750 Amos Anson- FAmos Construction Inc., PO Box 1665 Grand Island NE 68802 308-390-2455

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

See attached

Project Construction Schedule:

Construction Start Date: Q1- 2022

Construction Completion Date: 2030

If Phased Project:

2023	Year	20	% Complete
2025	Year	40	% Complete
2027	Year	60	% Complete
2028	Year	80	% Complete
2030	Year	100	% Complete
	Year		% Complete

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XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

#### TAX INCREMENT FINANCING REQUEST INFORMATION

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

A&H Holdings is applying for \$14,590,251 in TIF. The TIF will be used to pay for infrastructure, soft costs, hike and bike trails & public spaces including a dog park, small pocket park and a large green space.

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

for Proposed Project:

The Highland North development is designed to provide a lifestyle that is highly sought after by a diverse range of future and current Grand Island residents. The housing options range from one bedroom condos to row houses to 1-3 bedroom single family homes to larger 3 car garage ranch style houses. The neighborhood is geared toward individuals and families that desire an active, walkable, community oriented daily experience. Due to the volatile nature of the world we all live in, in order to achieve this desired lifestyle and be able to compete with other communities, every tool in the developer toolbox is needing to be used. Just as TIF is being used by other real-estate developers in Grand Island, TIF is needed to make this project successful as well.

Form Updated 7-25-2019cn

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

5 Points Bank- Chad Sheffield 308-389-8781

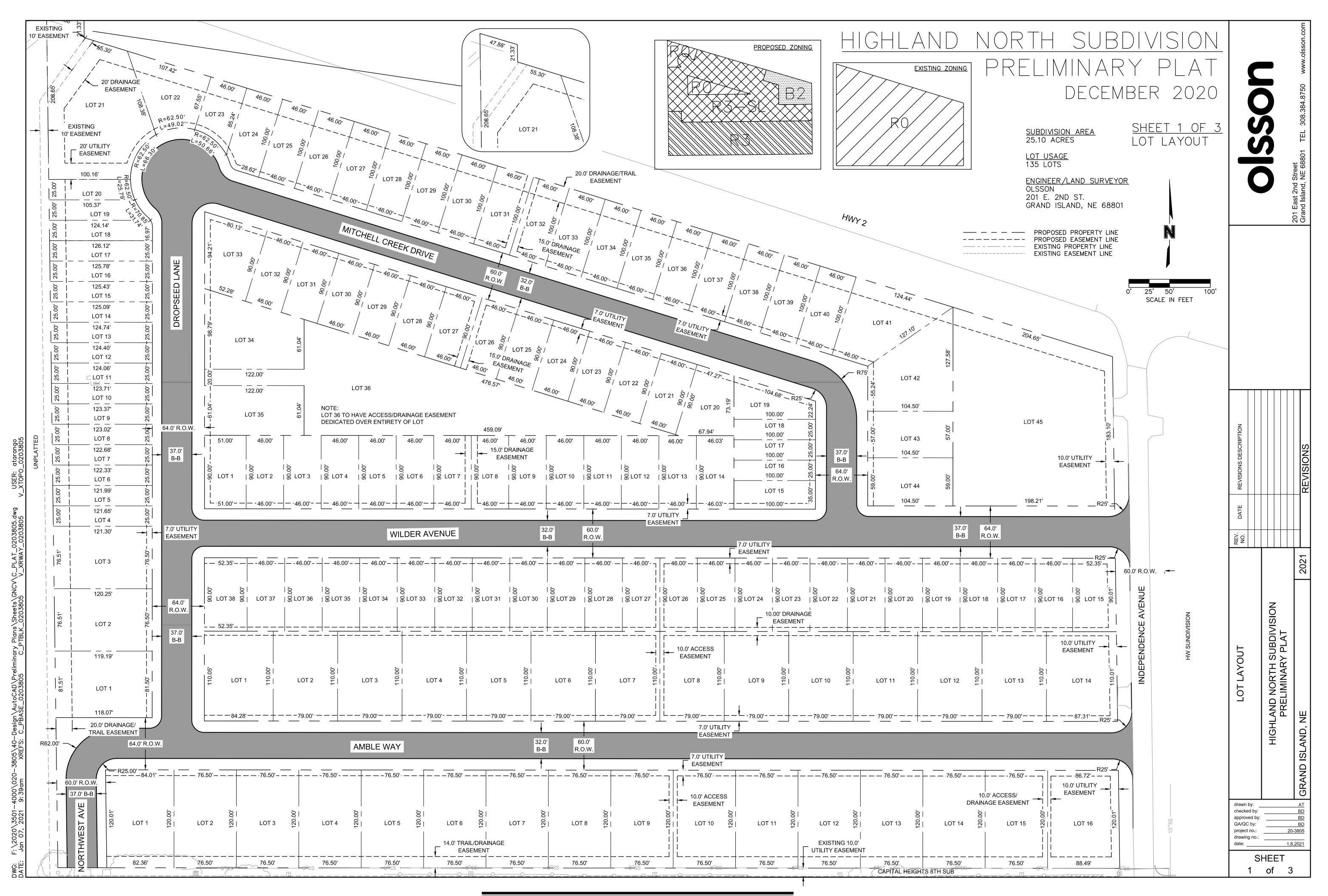
Post Office Box 1968 Grand Island, Nebraska 68802-1968 Phone: 308 385-5240 Fax: 308 385-5423 Email: cnabity@grand-island.com

Form Updated 7-25-2019cn

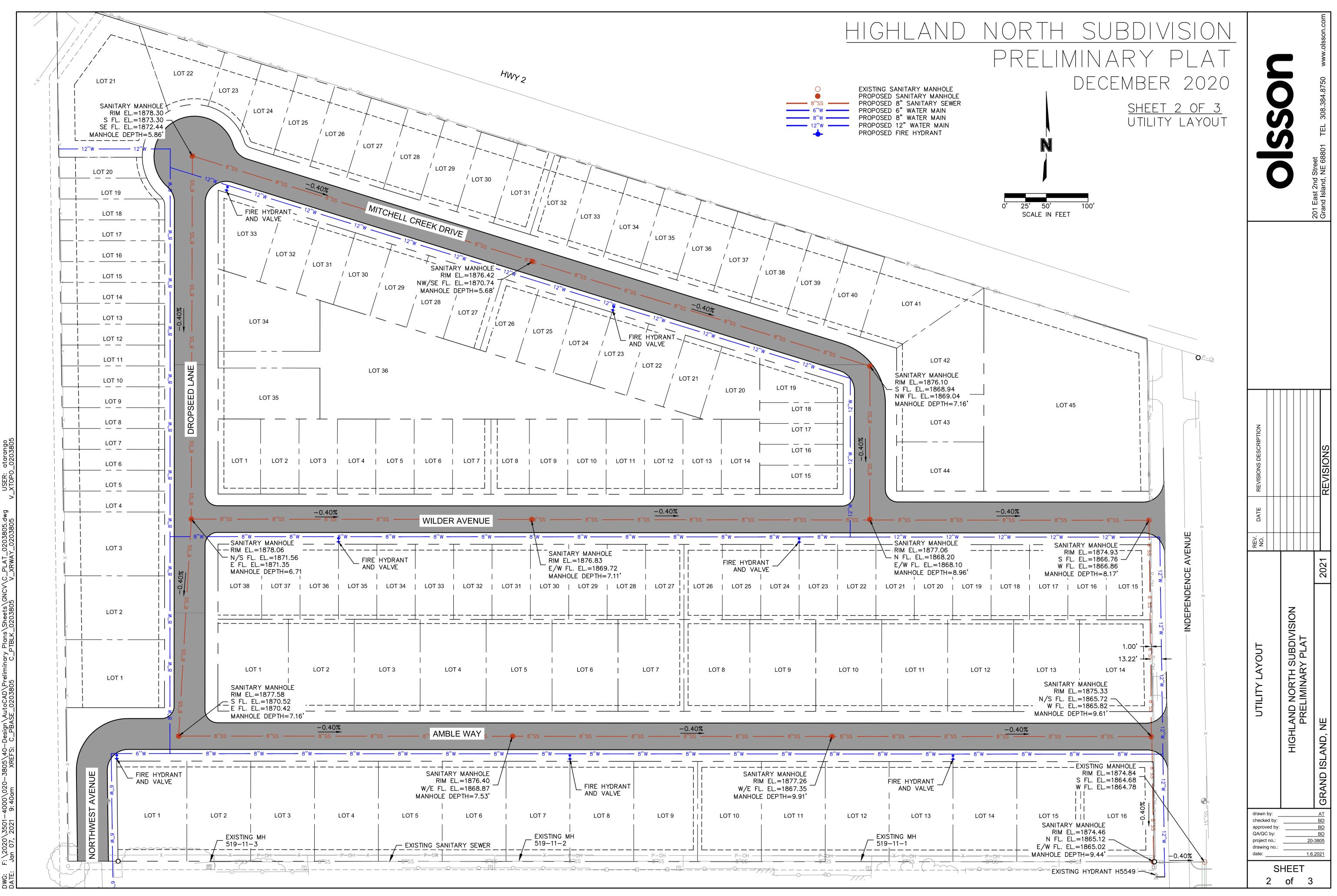
	Wi	th TIF	Without TIF		
Developer Equity	\$	7,048,623	\$	7,048,623	
Commercial Bank Loan		\$47,733,243		\$47,733,243	
Tax Incriment Assistance		\$10,146,306			
Funding Gap				\$10,146,306	
Total	\$	64,928,172	\$	64,928,172	

Percentage of Capital	With TIF	Without TIF
Developer Equity	10.2%	10.2%
Commercial Bank Loan	68.8%	68.8%
TIF	21.0%	
Funding Gap		21.0%
Total	100.0%	100.0%

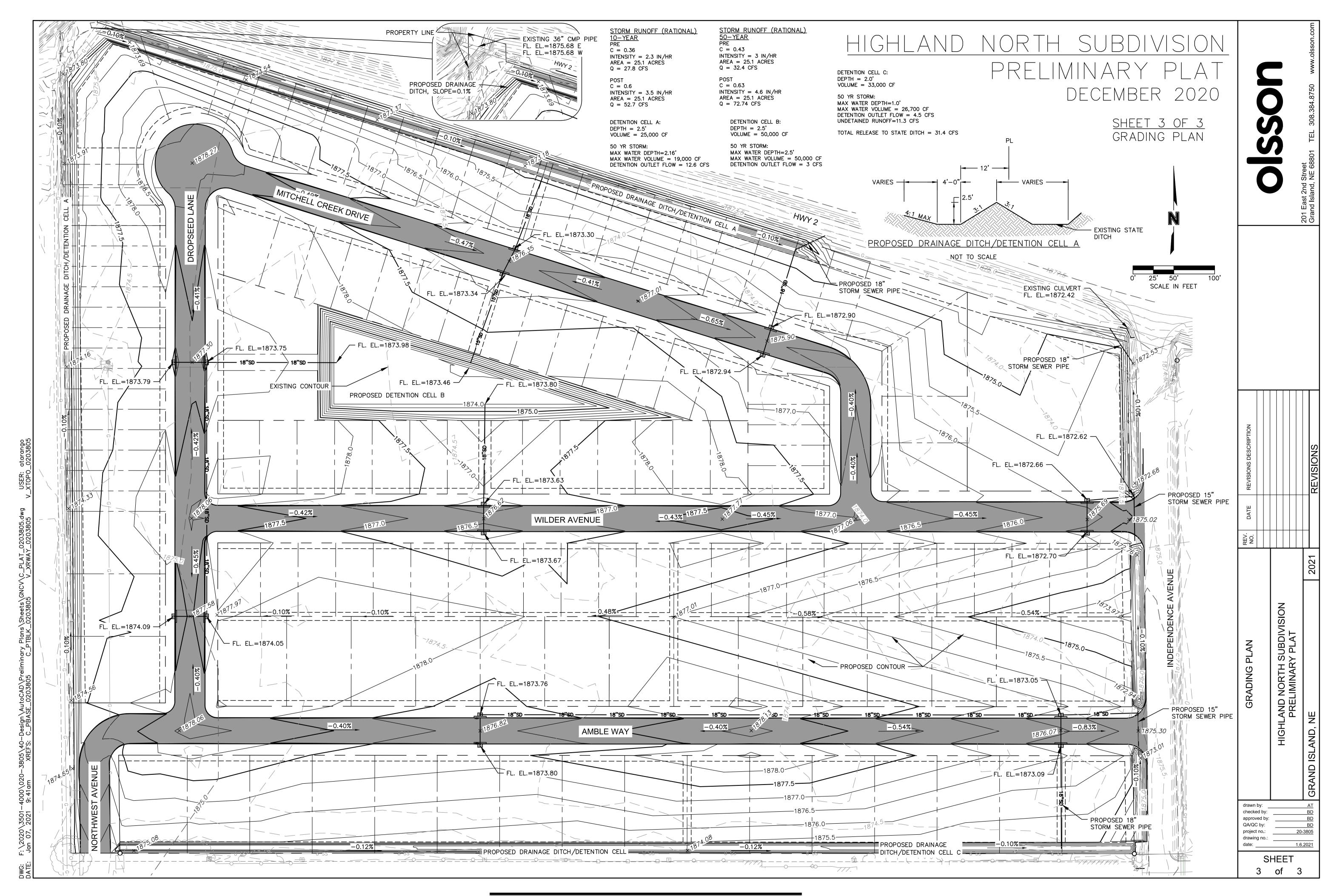
Net Present Value Calculation	
TIF	\$14,590,251
Discount Due to Time Value of Money	\$4,443,946
Loan Amount	\$10,146,306

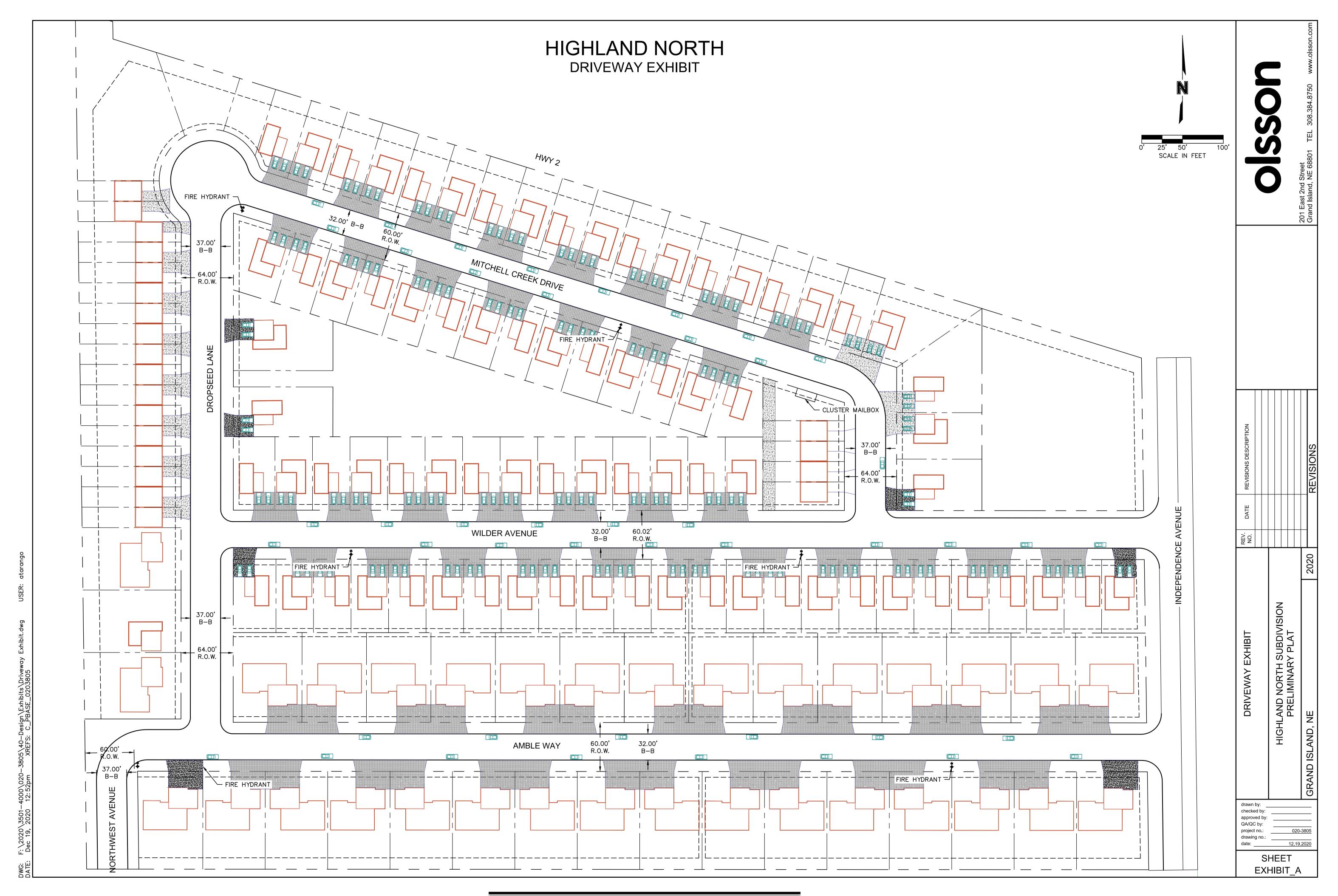


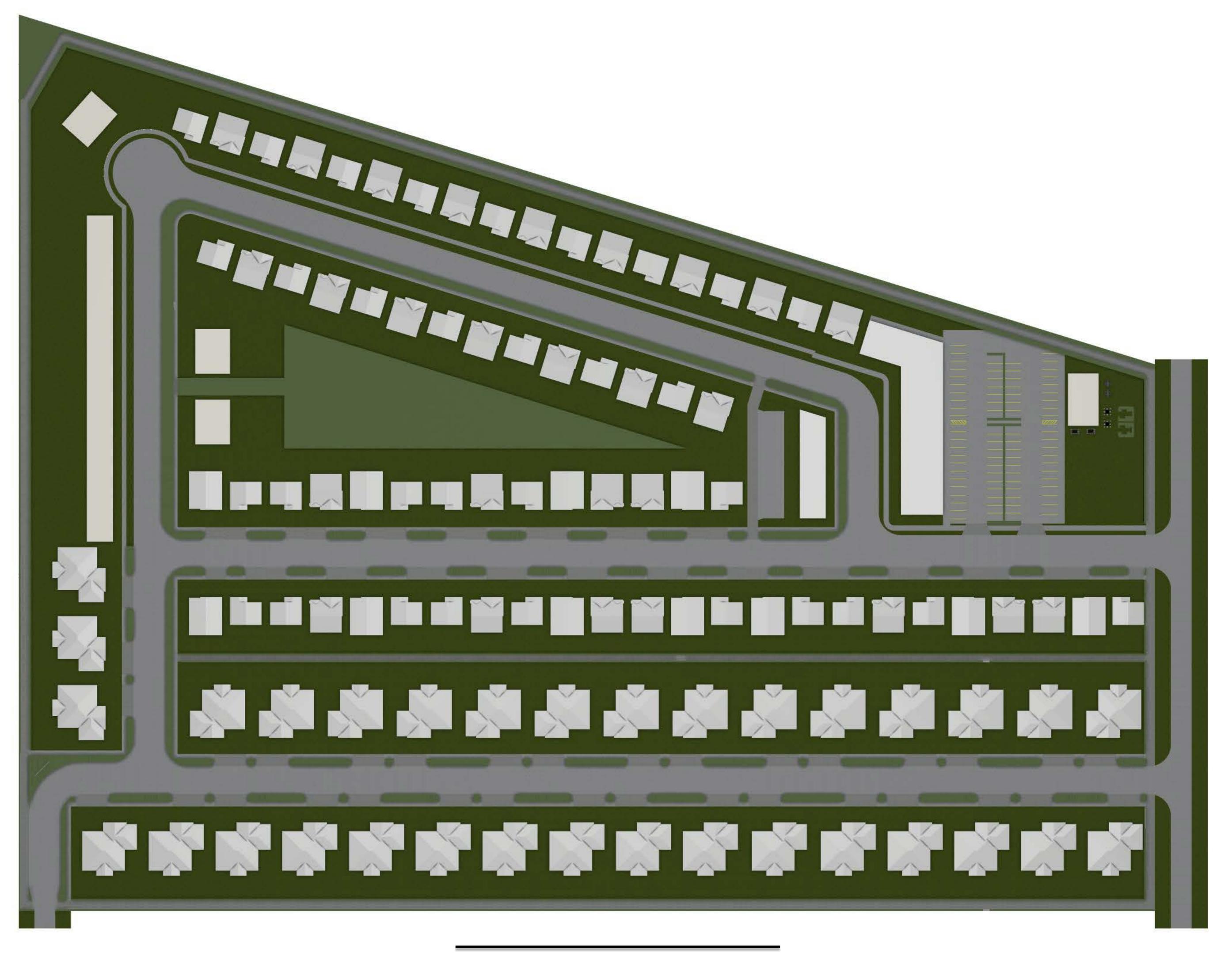
Council Session - 3/22/2022



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DT 4	LOT 5	- <u></u> -	LOT 6		_OT 7         	LOT                         	「8   	LOT 9	- <u>-</u>	LOT 10	LO	T 11   	LOT

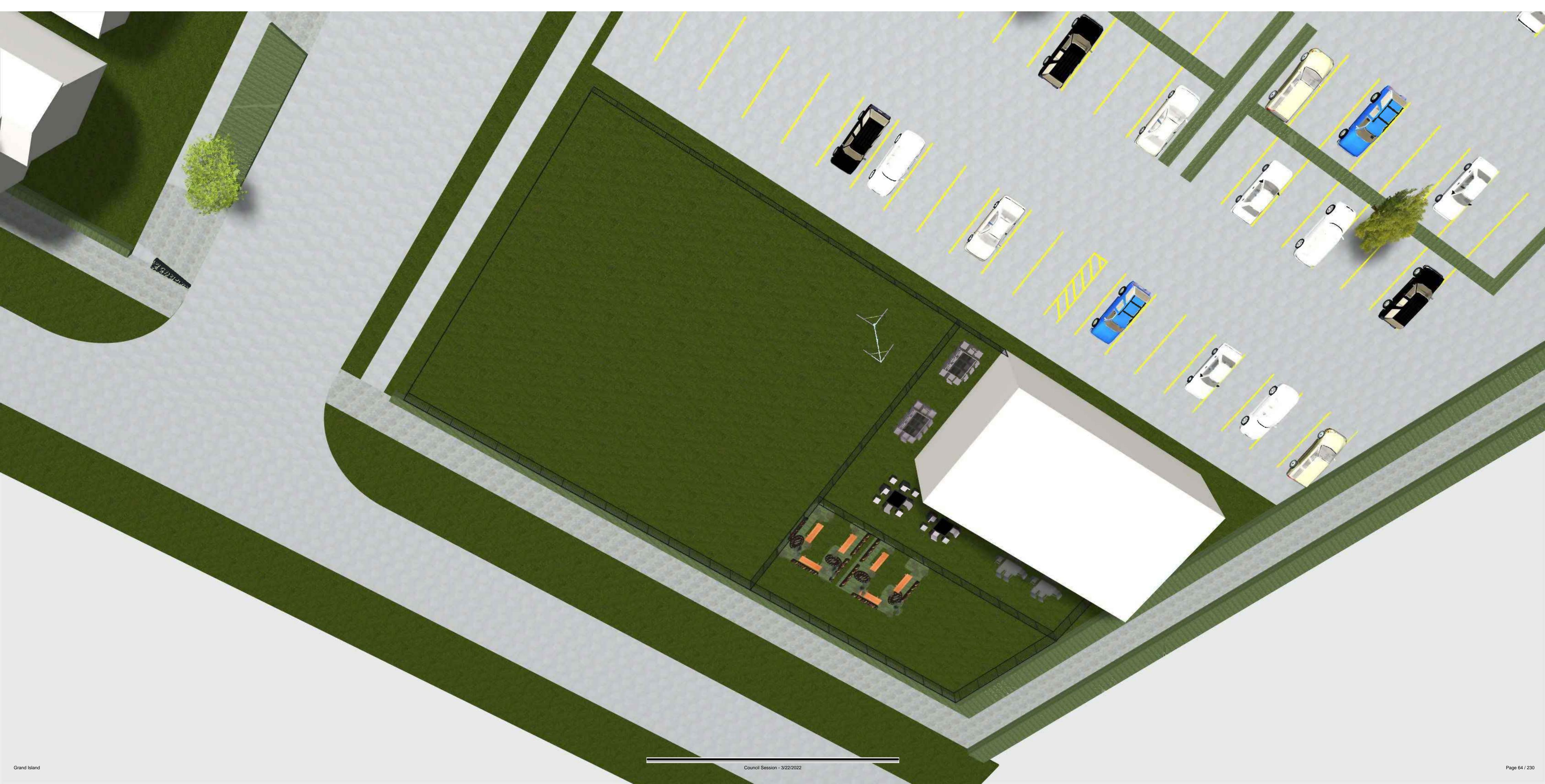
















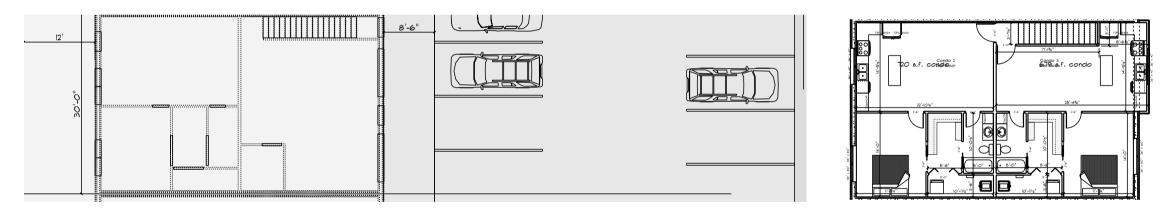






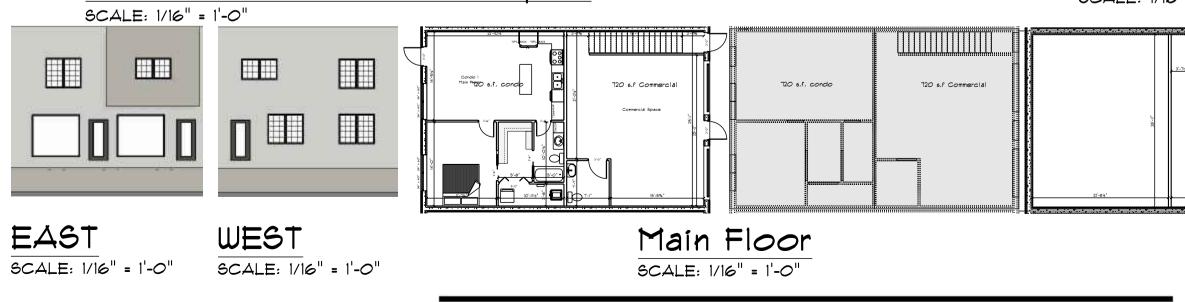






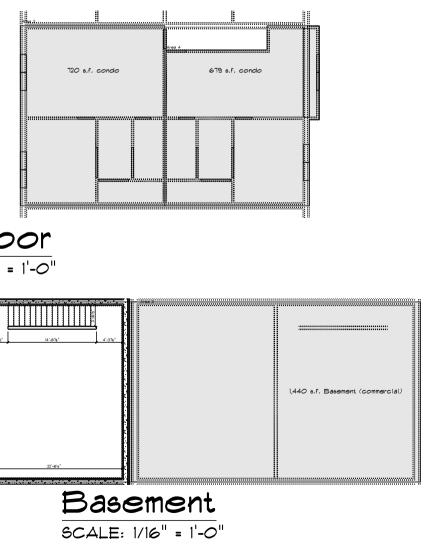
## 4222 Mitchell Creek Plot plan

2nd Floor BCALE: 1/16" = 1'-0"

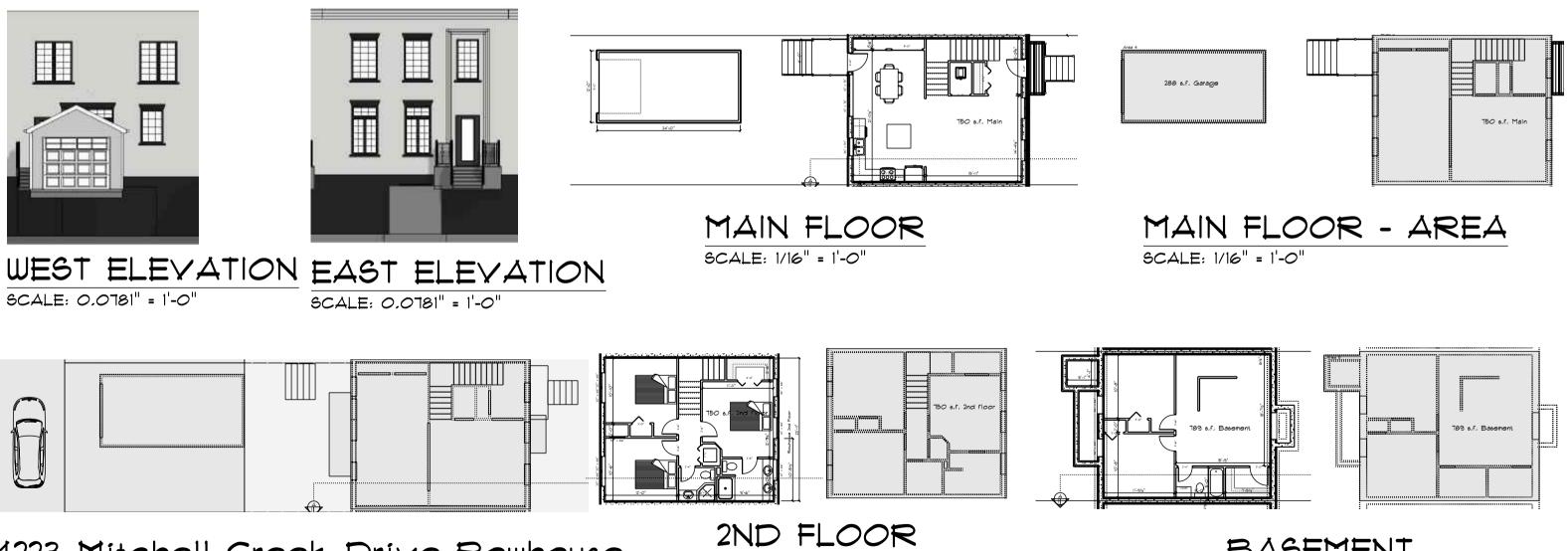


Grand Island

Council Session - 3/22/2022



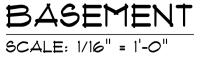




4223 Mitchell Creek Drive Rowhouse

SCALE: 1/16" = 1'-0"

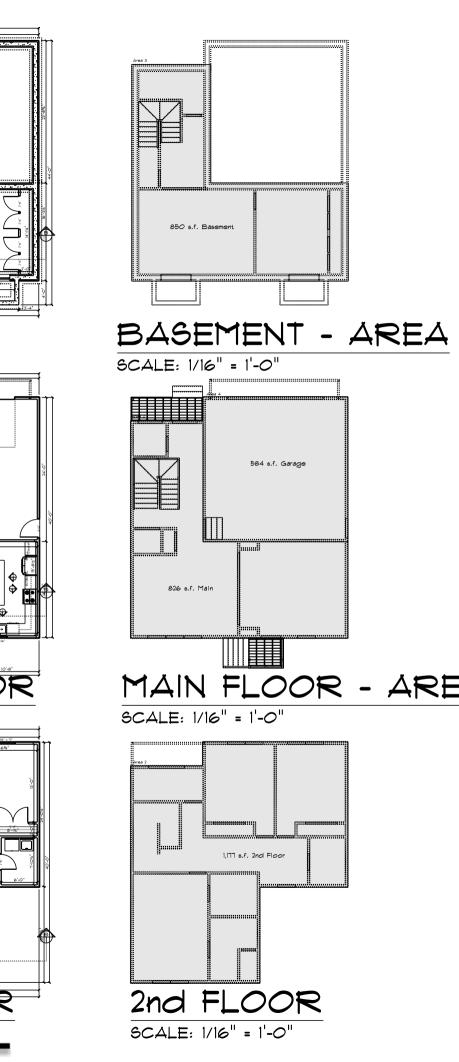
SCALE: 1/16" = 1'-0"



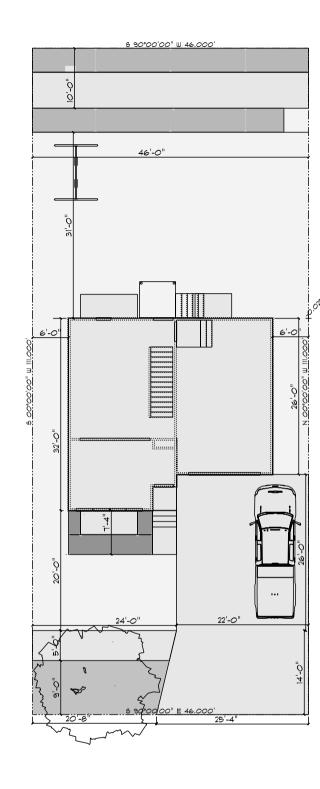


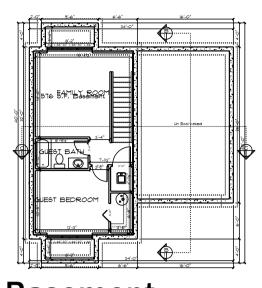
Grand Island

Council Session - 3/22/2022

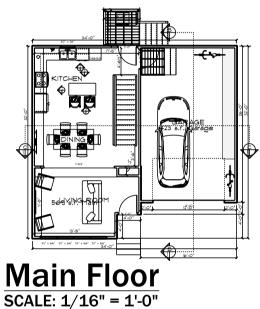


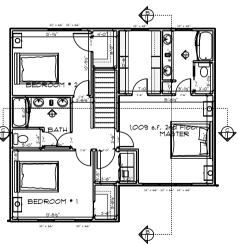






Basement SCALE: 1/16" = 1'-0"





**Second Floor** SCALE: 1/16" = 1'-0"



SCALE: 0.0469" = 1'-0"

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TTT

TT

4209 Wilder Ave SCALE: 1/16" = 1'-0"

SCALE: 0.0469" = 1'-0" SCALE: 0.0469" = 1'-0"

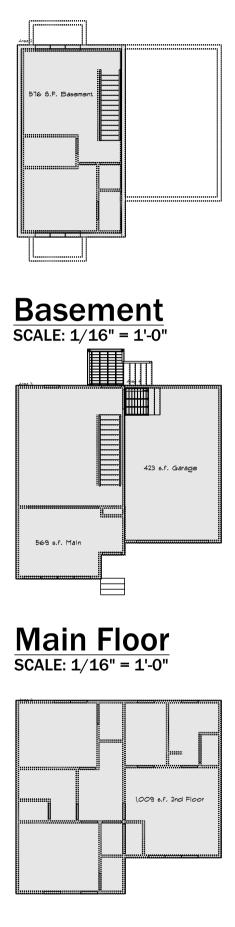
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Grand Island

Council Session - 3/22/2022



Second Floor SCALE: 1/16" = 1'-0"

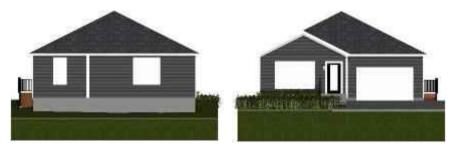




EAST ELEVATION SCALE: 0,0469" = 1'-0"

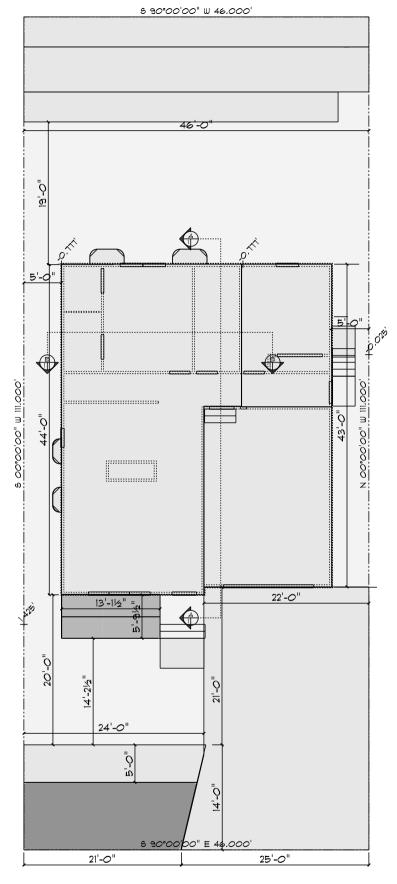


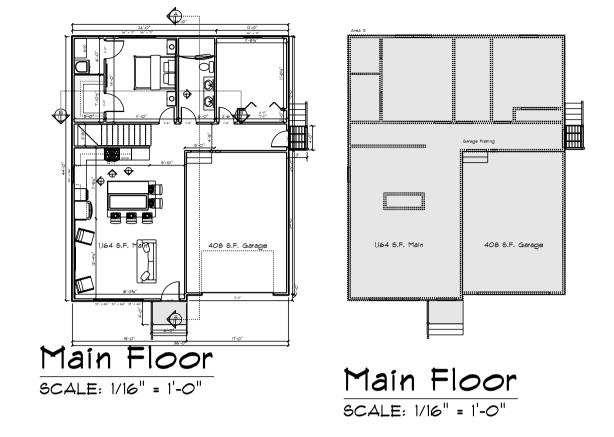
WEST ELEVATION SCALE: 0.0469" = 1'-0"

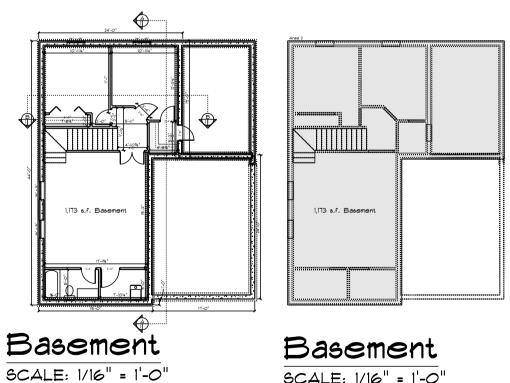


NORTH









Site- 4205 Wilder Ave SCALE: 0.0781" = 1'-0"

SCALE: 1/16" = 1'-0"



February 1, 2022

Dr. Ken Schroeder Chief Financial Officer Grand Island Public Schools 123 S. Webb Road P.O. Box 4904 Grand Island, NE 68802-4904

Dear Dr. Schroeder,

This letter is to inform you that the Community Redevelopment Authority (CRA) of the City of Grand Island has received an application requesting Tax Increment Financing (TIF) for a mixed use development with both housing and commercial development. The property is located south of Nebraska Highway 2 and west of Independence Avenue.

The application seeks \$14,590,251 in TIF assistance for the development of the 142 units of housing a mix of single family detached, single family attached, row houses and one bedroom condominiums above commercial space and commercial development. It is estimated that this development will take place over an 8 year period between 2023 and 2030 averaging 18 unit per year.

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

- CRA receives initial application, 4 p.m., February 9.
- Regional Planning Commission holds public hearing 6 p.m., March 2.
- CRA reviews Planning Commission recommendation, 4 p.m. March 9.
- Grand Island City Council holds public hearing and takes action, 7 p.m., March 22.
- CRA considers redevelopment contract, 4 p.m. on or after April 13

Additional notification will be provided to the school board via certified mail prior to the public hearings before both planning commission and council. Should you have any questions or comments, please call me at (308) 385-5240.

Sincerely,

Chad Nabity, AICP Director

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

### **RESOLUTION NO. 383**

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

Passed and approved this 9th day of February, 2022

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

By jour Chairperson

ATTEST

Secretary

A & H Holding Highland North Area 36

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

### **RESOLUTION NO. 384**

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

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 36, from A & H Holdings, (The "Developer") for redevelopment of property proposed for platted as Highland North First and Highland North Second Subdivision along with adjoining property to be platted as future phase of the Highland North development located west of Independence Avenue and south of Nebraska Highway 2, an area within the city limits of the City of Grand Island, as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 36;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

Passed and approved this 9th day of February, 2022.

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

OM 1 Bv Chairperson

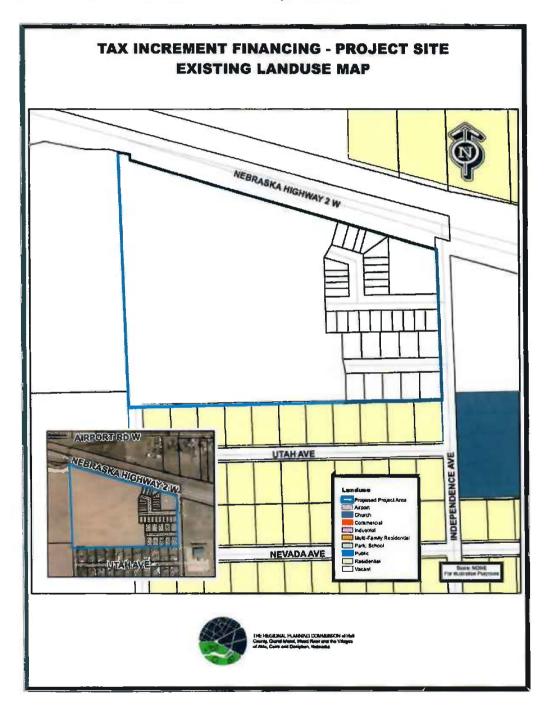
ATTEST M/9

A & H Holdings CRA Area #36 Highland North

### Exhibit 1

### Legal Description:

Property platted as Highland North First Subdivision, Highland North Second Subdivision and proposed for platting as further parts of the Highland North Subdivision development (Parcel Number 400149664) in the City of Grand Island, Hall County, Nebraska.



A & H Holdings CRA Area #36 Highland North

#### HALL COUNTY REGIONAL PLANNING COMMISSION

#### A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), referred the amendment of the Redevelopment Plan for CRA Area 1 requested by A & H Holdings to the Hall County Regional Planning Commission, (the "Commission") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"); and

WHEREAS, the Commission held a public hearing on the proposed plan on March 2, 2022, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday February 12<sup>th</sup> and Saturday February 19<sup>th</sup>, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

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

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

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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:** March 2, 2022

# HALL COUNTY REGIONAL PLANNING COMMISSION

Bv: Chair

ATTEST:

By: Leslie ERuge Secretary

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

#### **RESOLUTION NO. 386**

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

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

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

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

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

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

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

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

Area 36 Highland North A & H Holdings

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

**Section 3.** In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the estimated cost of project acquisition and the estimated cost of acquisition of property, preparation for redevelopment including site work, streets, trails and other recreational amenities, storm water, water, waste water and other utilities, and related costs are described in detail in Exhibit B attached hereto; (c) the method of acquisition of the real estate shall be by private contract by the Redeveloper and not by condemnation; and (d) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the approximate amount of \$14,600,000 which shall be granted to the Redeveloper and from additional funds provided by the Redeveloper. No families will be displaced from the Redevelopment Project Area as a result of the project.

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

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

Section 6. This resolution shall be in full force and effect from and after its passage and approval. PASSED AND APPROVED this <sup>*j*th</sup> day of March 2022.

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

ATTEST:

Reomes Colour By:

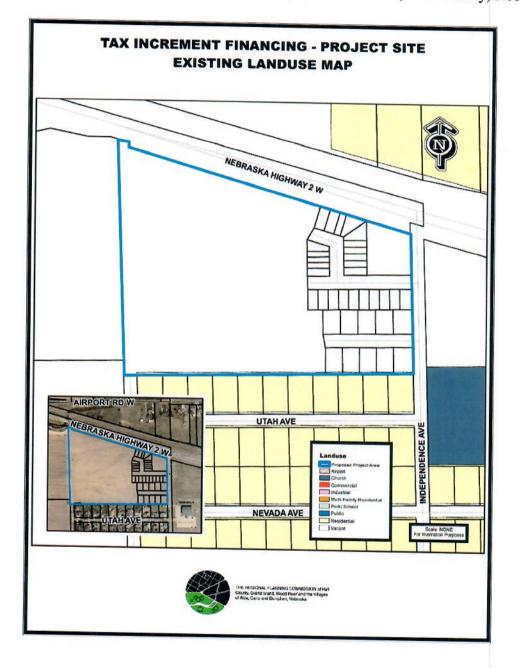
By:

Area 36 Highland North A & H Holdings

### **EXHIBIT A**

## LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

**Legal Descriptions:** Property platted as Highland North First Subdivision, Highland North Second Subdivision and proposed for platting as further parts of the Highland North Subdivision development (Parcel Number 400149664) in the City of Grand Island, Hall County, Nebraska.



Area 36 Highland North A & H Holdings

### \* \* \* \* \*

### EXHIBIT B

## FORM OF REDEVELOPMENT PLAN

Area 36 Highland North A & H Holdings



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item E-3

# Public Hearing on Re-Adoption of the Grand Island Zoning Map

Council action will take place under Ordinances item F-1.

Staff Contact: Chad Nabity

# **Council Agenda Memo**

From:	Regional Planning Commission	
Meeting:	March 22, 2022	
Subject:	Re-adoption City of Grand Island Zoning Map (C-20- 22GI)	
Presenter(s):	Chad Nabity AICP, Regional Planning Director	

### **Background**

Over the course of the past 20 years the City of Grand Island has periodically readopted the official zoning map for the City. This has been standard practice since the City began using their Geographic Information System (GIS) to manage the zoning map. Prior to the computerized GIS the process of creating the map was onerous enough that the map was rarely, if ever, readopted and amendments were made by taping approved changes on to the official map and noting those changes on a register attached to the map.

### **Discussion**

At the regular meeting of the Regional Planning Commission, held March 2, 2022, the above item was considered following a public hearing.

Nabity explained a proposal to re-adopt the City of Grand Island Zoning map is brought forward every 18 months or 2 years. The City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last readoption of the entire map along with other changes as recommended. Nabity detailed the changes that had been approved since the last readoption both zoning and annexations as included in the staff report and described the other changes that staff is recommending as included in the staff report. No members of the public spoke at the public hearing.

A motion was made by Monter and second by Ruge to approve to re-adopt the City of Grand Island Zoning map with proposed changes.

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

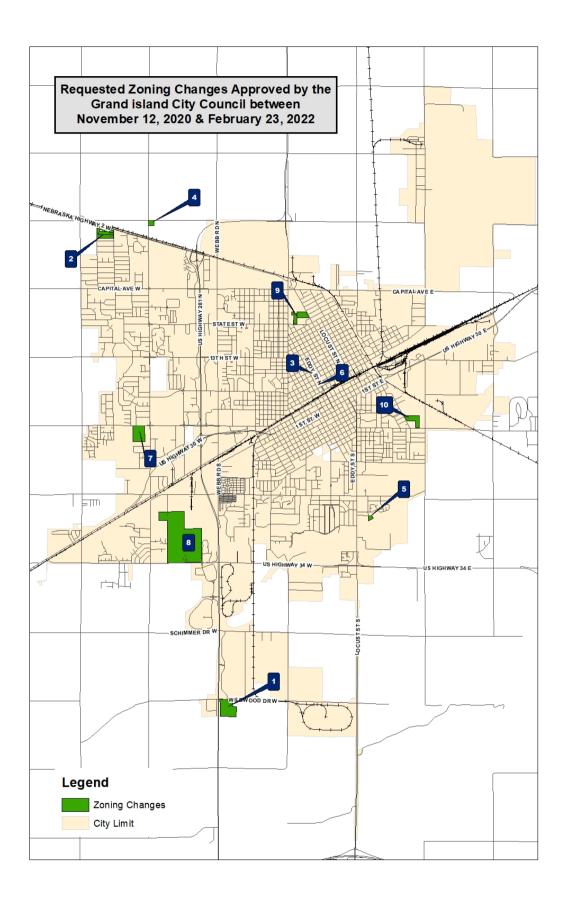
### **BACKGROUND:**

#### **ZONING CHANGES**

# The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since December 22, 2020.

ID	Ord	Change	Legal	Case
1	9814	TA & B2 Zones to ME Zone	Lot 1 in the Lewis Acres Subdivision	C-06- 2021GI
2	9816	RO Zone to R3, R3-SL & B2 Zones	Tract of land comprising a part of the Northwest Quarter (NW l/4) of Section Two (2), Township. Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska	C-09- 2021GI
3	9821	R4 Zone to B2 Zone	Lots 3 and 4 of H.G. Clarks Addition	C-11- 2021GI
4	9822	AG-2 Zone to LLR Zone	A tract of land located in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska	C-12- 2021GI
5	9827	R2 Zone to B2 Zone	Part of Lot 31 Matthews Subdivision	C-15- 2021GI
6	9855	R4 Zone to B2 Zone	Lot 3 in Block 16 of Rollins Addition	C-06- 2022GI
7	9856	LLR Zone to RD Zone	A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 23, Township 11 North, Range 10 west of the 6th P.M., Hall County, Nebraska	C-02- 2022GI
8	9864	R2 Zone to RD Zone	A tract of land located in part of the east half of the Southwest Quarter (E1/2, SW1/4) and Part of the west half of the Southeast Quarter (W1/2, SE1/4) of Section twenty- five (25), Township eleven (11) north, Range ten (10) west of the 6th P.M., City of Grand Island, Hall County, Nebraska	C-08- 2022GI
9	9868	R2 & R3 Zones to R3-SL Zone	<ul> <li>Area 1: A tract of land consisting of lot 2 Skag-way Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska</li> <li>Area 2: A tract of land consisting of lot one (1) and two (2) Nattrass Subdivision Grand Island, Hall County, Nebraska and lot nine (9), in Home Subdivision, in the City of Grand Island, Hall County, Nebraska.</li> </ul>	C-14- 2022GI
10	9869	RD Zone to R3 Zone	A tract of land consisting of all of lot 2 Nikodym Second Subdivision, in the City of Grand Island, Hall County, Nebraska	C-15- 2022GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.



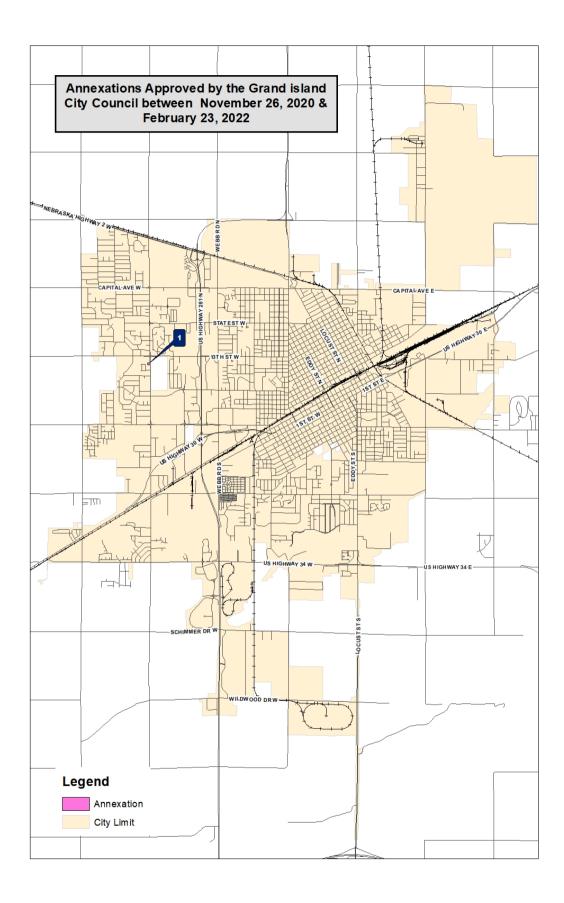
#### ANNEXATIONS

A total of 1 area and adjacent R.O.W (0.925723 Acre) were annexed into the City of Grand Island between November 11, 2020 and February 28, 2022. This map will not be adopted until the March 22, 2022 council meeting with an effective date of April 15, 2022

Id	Ord	Date	Location
1	9850	10/12/2021	Lot 1 Hanover Second Subdivision

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

The changes shown on this chart are represented on a new version of the Grand Island Municipal Boundary as additions. A map delineating the location of these changes is attached.



#### OTHER PROPOSED CHANGES

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

Staff is suggesting the following change:

 Staff is suggesting realigning the B2 General Business District, M1 Light Manufacturing and M2 heavy Manufacturing Zones which all split Lot 7 of Westgate Industrial Park 2nd Subdivision. Staff is also recommending realigning the B2 General Business District and M2 heavy Manufacturing Zones which both split Lot 8 of Westgate Industrial Park 2nd Subdivision in accordance with city code of following lot lines or the center of R.O.W.

The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council and an attached map shows the zoning district as it stands today. The proposed effective date for this map is April 15, 2022. It is expected that the Grand Island City Council will consider approval of the map at their meeting on March 22, 2022.

The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council.

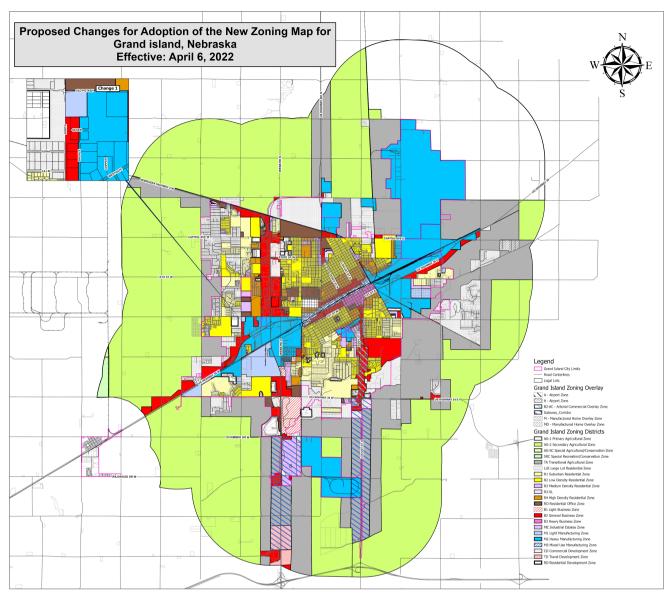
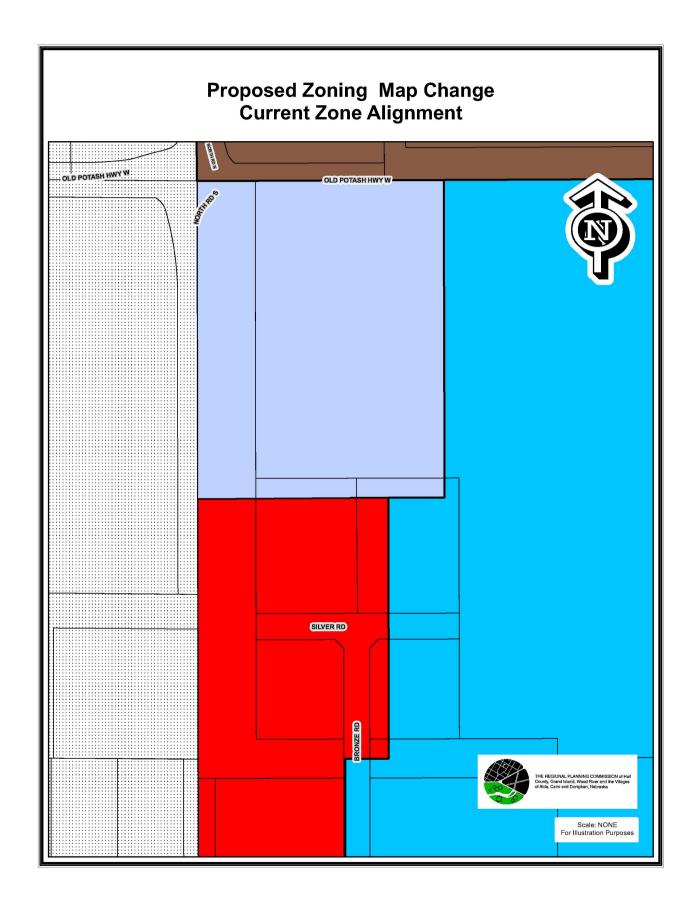


Figure 1 Overall Zoning Map with Areas of proposed changes highlighted



### **Alternatives**

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

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

### **Recommendation**

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

### **Sample Motion**

Move to approve as recommended.



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item E-4

# Public Hearing on Acquisition of Drainage Easement Section 36, Township 11 North, Range 10 West – 3740 S Highway 281 (Robb)

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

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

# **Council Agenda Memo**

From:	Keith Kurz PE, Assistant Public Works Director- Engineering
Meeting:	March 22, 2022
Subject:	Public Hearing on Acquisition of Drainage Easement Section 36, Township 11 North, Range 10 West – 3740 S Highway 281 (Robb)
Presenter(s):	John Collins PE, Public Works Director

### **Background**

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

A public drainage easement is needed to accommodate drainage for development within the area of Husker Highway and US Highway 281.

A sketch is attached to show the easement area.

### **Discussion**

To allow for widening of Husker Highway, with the development of the Legacy 34 project on the north side of the road, a public drainage easement is necessary. As the Legacy 34 project moves west additional easements will be acquired for future phases of development.

There will be no cost of such easement to the City.

### **Alternatives**

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

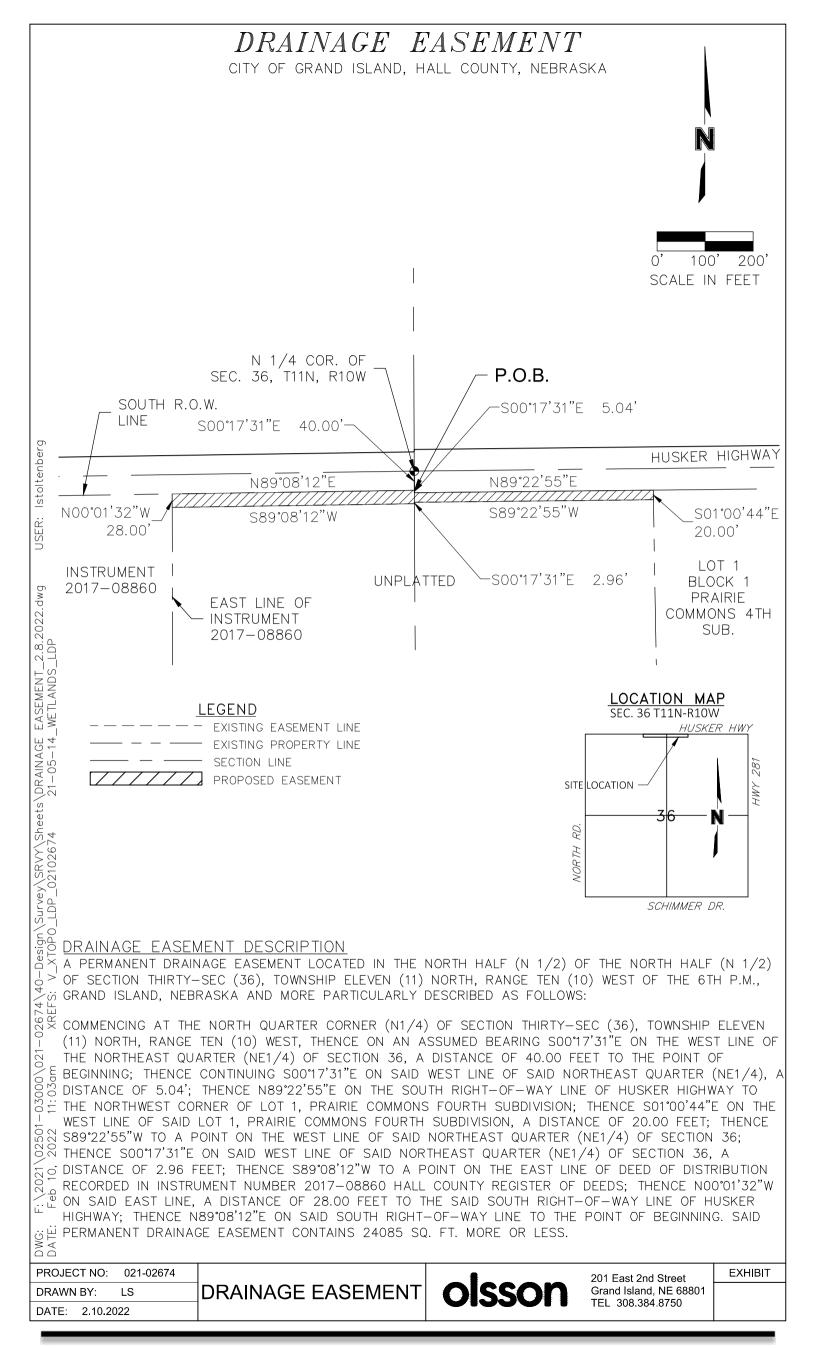
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the public drainage easement.

### **Sample Motion**

Move to approve the public easements.





# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item F-1

## **#9876 - Consideration of Re-Adoption of the Grand Island Zoning** Map

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

Staff Contact: Chad Nabity

#### ORDINANCE NO. 9876

An ordinance to amend the Official Zoning Map of the City of Grand Island; to re-adopt the Zoning Map, with changes and amendments thereto as shown on maps produced by the Hall County Geographic Information System as the Official Zoning Map of the City of Grand Island as provided for in Section 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Mayor and City Council of the City of Grand Island are committed to the orderly plan necessary to accommodate future growth and transportation needs; and

WHEREAS, on July 13, 2004, by Ordinance #8922, the City of Grand Island approved and adopted the Official Zoning Map as prepared by the firm of JEO Consulting, Inc. of Wahoo, Nebraska; and

WHEREAS, on December 22, 2020, by Ordinance #9810, the City Council approved the use of a map produced from the Hall County Geographic Information System as the official zoning map for the City of Grand Island based on the 2004 comprehensive plan of JEO consulting, Inc. along with subsequent changes as separately approved; and

WHEREAS, since the adoption of Ordinance #9810, numerous changes and amendments to the Plan, the municipal limits and the zoning map have been approved by ordinances and resolutions enacted or adopted by the City; and

WHEREAS, on March 2, 2022, the Regional Planning Commission held a public hearing on a proposed zoning map including amendments consistent with the future land use plan of the City of Grand Island for properties located at the intersection of Silver Road and Bronze Road confirming that the properties are zoned M2 Heavy to match the lines of the platted lots and recommended approval of an updated official zoning map; and

WHEREAS, on March 22, 2022 the Grand Island City Council held a public hearing on amendments to the Official Zoning Map and the updated Official Zoning Map.

Approved as to Form ¤ March 18, 2022 ¤ City Attorney

#### ORDINANCE NO. 9876

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

SECTION 1. Zoning map amendments as depicted on the proposed zoning map for the City of Grand Island dated April 6, 2022, should be and the same are hereby approved.

SECTION 2. The City of Grand Island hereby adopts as the Official Zoning Map of the City of Grand Island the zoning map adopted on July 13, 2004, by Ordinance #8922, incorporating subsequent changes and amendments thereto approved by Council and amendments hereinabove approved. The Official Zoning Map, re-issued April 6, 2022 and produced using the Hall County Geographic Information System, shall be the Official Zoning Map of the City of Grand Island and shall supersede all prior official versions of the Official Zoning Map.

SECTION 3. The Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-44 of the Grand Island City Code and as adopted hereby shall be kept in the records of the Hall County Regional Planning Department.

SECTION 4. This ordinance shall be in force and take effect on April 6, 2022 and after its passage and publication, in one issue of the Grand Island Independent as provided by law.

Enacted: March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-1

## **Approving Minutes of March 8, 2022 City Council Regular Meeting**

Staff Contact: RaNae Edwards

#### CITY OF GRAND ISLAND, NEBRASKA

#### MINUTES OF CITY COUNCIL REGULAR MEETING March 8, 2022

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on March 8, 2022. Notice of the meeting was given in *The Grand Island Independent* on March 2, 2022.

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

<u>INVOCATION</u> was given by Pastor Jeffrey Pedersen, St. Pauls Lutheran Church, 1515 South Harrison Street followed by the <u>PLEDGE OF ALLEGIANCE</u>.

#### PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 2107 & 2011 Ellie Drive and 3724, 3728, 3736, 3740, 3752, & 3756 Jessie Lane (McCoy Meadows, LP). Utilities Director Tim Luchsinger reported that a utility easement was needed at 2107 & 2011 Ellie Drive and 3724, 3728, 3736, 3740, 3752, & 3756 Jessie Lane in order to have access to install, access, operate and maintain the water main and water service infrastructure at this location. Due to the placement of newly installed water service shut off boxes along Ellie Drive and Jessie Lane, the City would need to acquire a three (3.0) foot wide easement tract along the existing easement to accommodate the installation. The proposed easement would allow the Department to install, access, operate, and maintain the water main and water service infrastructure at this location. Staff recommended approval. No public testimony was heard.

#### **RESOLUTION:**

<u>#2022-62 - Approving Preliminary and Final Plat for Veteran's Legacy South Subdivision.</u> It was noted that the City of Grand Island, owner, had submitted the Final Plat and Subdivision Agreement for Veteran's Legacy South Subdivision located east of Webb Road between Capital Avenue and Old Highway 2 for the purpose of creating 5 lots on 107.457 acres. Staff recommended approval.

Motion by Haase, second by Nickerson to approve Resolution #2022-62.

Discussion was held concerning the Council needing more information about what this property would be used for.

Motion by Paulick, second by Haase to refer this item to the March 22, 2022 meeting. Upon roll call vote, Councilmembers Haase, Guzinski, Fitzke, Scott, and Paulick voted aye. Councilmembers Nickerson, Mendoza, Minton, Conley, and Stelk voted no. Motion failed.

Upon roll call vote on the main motion, Councilmembers Haase, Nickerson, Mendoza, Minton, Conley, Stelk, Fitzke, and Scott voted aye. Councilmembers Guzinski and Paulick voted no. Motion adopted.

#### ORDINANCE:

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

#9874 - Consideration of Creation of Street Improvement District No. 1266; Circle Drive–Northwest Area of Stewart Place Subdivision

#9875 - Consideration of Authorizing the Sale of land at the former Nebraska Veterans Home, to be subdivided as Lot 3 in Veterans Legacy South Subdivision, to CHI Nebraska

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 Stelk seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

#9874 - Consideration of Creation of Street Improvement District No. 1266; Circle Drive– Northwest Area of Stewart Place Subdivision

Public Works Director John Collins reported that the Public Works Engineering Division had developed a concept and estimate for extending Circle Drive. This project was currently estimated at \$40,000.00, excluding any cost associated with right-of-way acquisitions, and would be assessed to the three (3) benefitting properties. Staff recommended approval.

Motion by Haase, second by Guzinski to deny Ordinance #9874.

Zachary Butz, 308 N. Locust Street spoke in opposition. Mike Wilson, 2922 Circle Drive spoke in support. Discussion was held regarding the access to Circle Drive.

Motion by Haase, second by Paulick to amend the motion to deny the assessment and convert this to a City street at the cities cost. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Conley, Stelk, Fitzke, Scott, and Paulick voted aye. Councilmembers Guzinski and Minton voted no. Motion adopted.

#9875 - Consideration of Authorizing the Sale of land at the former Nebraska Veterans Home, to be subdivided as Lot 3 in Veterans Legacy South Subdivision, to CHI Nebraska

City Administrator Jerry Janulewicz reported that CHI Nebraska, a Nebraska nonprofit corporation, was seeking to purchase from the City a tract of land of 13+ acres located north of

Capital Avenue and immediately west of the former Nebraska Veterans Home in Grand Island in the amount of \$318,575.00.

Don Mandel representing CHI spoke in support and answered questions regarding the use of this property.

Motion by Stelk, second by Conley to approve Ordinance #9875.

City Clerk: Ordinance #9875 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Minton, Conley, and Stelk voted aye. Councilmembers Guzinski, Fitzke, Scott, and Paulick voted no. Motion adopted.

City Clerk: Ordinance #9875 on second and final reading. All those in favor of this passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Minton, Conley, and Stelk voted aye. Councilmembers Guzinski, Fitzke, Scott, and Paulick voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9875 is declared to be lawfully adopted upon publication as required by law.

<u>CONSENT AGENDA</u>: Consent Agenda item G-5 (Resolution #2022-55) was removed for further discussion. Motion by Paulick, second by Minton to approve the Consent Agenda excluding item G-5. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of February 22, 2022 City Council Regular Meeting.

#2022-52 - Approving Acquisition of Utility Easement - 2107 & 2011 Ellie Drive and 3724, 3728, 3736, 3740, 3752, & 3756 Jessie Lane (McCoy Meadows, LP).

#2022-53 - Approving Water System Uranium Removal System with Water Remediation Technology of Westminster, Colorado in an Amount of \$921,690.00, adjusted annually for the Water System Uranium Removal System and \$226,825.00 for the proposed system maintenance and modifications.

#2022-54 - Approving Bobcat Excavator Annual Lease Agreement for the Utilities Underground Division with Hometown Leasing of Grand Island, Nebraska in an Amount of \$6,800.00.

#2022-55 - Approving Public Transit Service Agreement Budget Amendment with the Senior Citizens Industries, Inc. for an Increase of \$174,108.61 and a Revised Total Amount of \$935,972.27. Transit Program Manager Charley Falmlen reported that the Senior Citizens Industries, Inc. had requested a contract amendment for the remainder of their fiscal year, which ends June 30, 2022; as well as to their FY 2022/2023. The request for the remainder of FY 2021/2022 (March 1, 2022- June 30, 2022) resulted in an increase of \$67,404.64, for a revised

total amount of \$807,078.10. FY 2022/2023 (July 1, 2022- June 30, 2023) resulted in an increase of \$174,108.61, for a revised total amount of \$935,972.27.

Motion by Nickerson, second by Paulick to approve Resolution #2022-55. Upon roll call vote, all voted aye. Motion adopted.

#2022-56 – Approving Bid Award for On-Street Parking Restriping 2022 with Precision Striping of Holdrege, Nebraska in an Amount of \$11,037.05.

#2022-57 - Approving Bid Award for St. James Downtown Parking Lot Improvements; Project No. 2021-PL-1 with Morten Construction, LLC of Kearney, Nebraska in an Amount of \$121,654.80.

#2022-58 - Approving Purchase of One (1) New 12' Cut Mower for Parks Operations - Parks & Recreation Department from Midwest Turf and Irrigation of Omaha, Nebraska in an Amount of \$62,499.00.

#2022-59 - Approving Bid Award for Stolley Park Wading Pool Demolition - Parks & Recreation Department with O'Neill Transportation & Equipment of Alda, Nebraska in an Amount of \$39,312.00.

#2022-60 - Approving Transfer of Funds to JackRabbit Run Golf Course Operating Account in an Amount of \$85,000.00.

#2022-61 - Approving Budget Calendar and Study Sessions for FY2023 Budget.

**REQUESTS AND REFERRALS:** 

Motion by Councilmember Paulick on Re-Consideration for Mid Nebraska Land Developers, LLC for a Conditional Use Permit to Stock Pile Concrete/Asphalt for Crushing Purposes located 1922 West Schimmer Drive with Amended Conditions of Operations. This item was pulled from the agenda at the request of Councilmember Paulick.

### PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of February 23, 2022 through March 8, 2022 for a total amount of \$2,529,475.79. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:20 p.m.

RaNae Edwards City Clerk



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-2

# Approving Requests from Barbara Davis, 135 Lynn Lane for Liquor Manager Designation with Smoker Friendly, 710 N Diers Avenue

Staff Contact: RaNae Edwards

# **Council Agenda Memo**

From:	RaNae Edwards, City Clerk
Meeting:	March 22, 2022
Subject:	Requests from Barbara Davis, 135 Lynn Lane for Liquor Manager Designation with Smoker Friendly, 710 N Diers Avenue
Presenter(s):	RaNae Edwards, City Clerk

### **Background**

Barbara Davis, 135 Lynn Lane has submitted an application with the City Clerk's Office for Liquor Manager Designation in conjunction with the Class "C-109344" Liquor License for Smoker Friendly, 710 N. Diers Avenue.

The application has been reviewed by the Police Department and City Clerk's Office. See Police Department report attached.

### **Discussion**

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all liquor manager designations. All departmental reports have been received. Ms. Davis has completed a state approved alcohol server/seller training program. Staff recommends approval.

### <u>Alternatives</u>

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

- 1. Approve the request.
- 2. Forward the requests with no recommendation.
- 3. Take no action on the request.

### **Recommendation**

City Administration recommends that the Council approve the request for Liquor Manager Designation.

## **Sample Motion**

Move to approve the request from Barbara Davis, 135 Lynn Lane for Liquor Manager Designation in conjunction with the Class "C-109344" Liquor License for Smoker Friendly, 710 N. Diers Avenue.



# **Grand Island Police Department** Officer Report for Incident L22031102

	Nature: Lique	or Lic Inv	Address:	710 DIERS AVE N; SMOKER FRIENDLY	
	Location: PAO	N		Grand Island NE 68803	
Offens	e Codes:				
Rece	ived By: Dvorak T	How Recei	ived: T	Agency: GIPD	
Responding	Officers: Dvorak T				
Responsible	Officer: Dvorak T	Disposi	tion: CLO 03/16/22		
When R	eported: 10:00:50 03	3/16/22 Occurred Betw	veen: 10:00:50 03/16/2	22 and 10:00:50 03/16/22	
Assigned	l To:	Detail:		Date Assigned: **/**/**	
Sta	atus:	Status Date: *	*/**/**	<b>Due Date:</b> **/**/**	
Complainant	:				
Last	:	First:	Mic	1:	
DOB	**/**/**	Dr Lic:	Address	5:	
Race	e: Sex:	Phone:	City	/: ,	
Offense Coo	les				
Rep	orted:		<b>Observed:</b>		
Circumstan	ces				
Responding O	officers:	Unit :			
Dv	vorak T	309			
Responsibl	e Officer: Dvorak T		Agency	: GIPD	
Rec	eived By: Dvorak T		Last Radio Log	**:**:** **/**/**	
How	Received: T Telepho	one	Clearance	e: CL CL Case Closed	
When I	<b>Reported:</b> 10:00:50	03/16/22	Disposition	n: CLO Date: 03/16/22	
	al Status:			<b>10:00:50 03/16/22</b>	
Mi	isc Entry:		and	<b>1:</b> 10:00:50 03/16/22	
Modus Opera	ndi:	Description :		Method :	
Involvemen	ts				
Date	Туре	Description			
03/16/22	Name	Davis, Barbara J		Manager Applicant	

03/16/22 Name 03/16/22 Name

e e Davis, Brandon S Smoker Friendly, Husband of Barbara Location

#### Narrative

City 3/16/22 Liquor Manager Investigation

Smoker Friendly Tobacco and Liquor, at 710 N Diers, submits new liquor manager application.

Responsible LEO:

Approved by:

Date

#### Supplement

City 3/16/22 309 Smoker Friendly Liquor Manager

Grand Island Police Department Supplemental Report

Date, Time: 3-10-22 Reporting Officer:Sgt T Dvorak #309 Unit #:CID

Barbara Davis has applied to be the new liquor manager for The Cigarette Store LLC, doing business as Smoker Friendly Liquor and Tobacco, at 710 N Diers. Davis reports that she has been in the retail business for several years, with her employer being Smoker Friendly since 2020. Barbara Davis lists a spouse, Brandon Davis. Brandon Davis filled out a non-participation form, and indicated he will not be involved in the business.

I checked Barbara Davis' background through local files, via Spillman, and State files, via NCJIS. I located no recent criminal history of note but noted two historical arrests, more than ten years ago. Brandon had nothing listed in his traffic files, but did have a recent summons, in Merrick County, due to pet licensing. Barbara listed several moving vehicle violations however, all noted violations were either warnings or several years ago. Barbara disclosed those violations on her application. I found no active warrants for either subject.

I also utilized a paid, law enforcement only, database that supplies generally identity information, and any civil judgements both current and historical. I noted there were no current bankruptcies or liens against either one. I did find one historical bankruptcy for Barbara, but it was from more than ten years ago.

I contacted Barbara by telephone. She confirmed that her husband Brandon will not participate in the business she proposes to manage. We also briefly discussed the responsibilities as liquor manager, both for herself and her employees.

The Grand Island Police Department does not object to Barbara Davis being named the Liquor Manager at Smoker Friendly Tobacco and Liquor, 710 N Diers.



## **City of Grand Island**

Tuesday, March 22, 2022 Council Session

## Item G-3

## #2022-63 - Approving Final Plat for Twin Lakes Third Subdivision

Staff Contact: Chad Nabity

## **Council Agenda Memo**

From:	Regional Planning Commission
Meeting:	March 22, 2022
Subject:	Twin Lakes Third Subdivision – Final Plat
Presenter(s):	Chad Nabity, AICP, Regional Planning Director

### **Background**

This property is located south of Bismark Road and west of Austin Avenue in Hall County, Nebraska. (2 lot, 9.517 acres). This property is zoned LLR – Large Lot Residential.

### **Discussion**

The final plate for Twin Lakes Third Subdivision was considered at the Regional Planning Commission at the March 2, 2022 meeting.

A motion was made by Ruge and second by Rainforth to approve final plat for Twin Lakes Third Subdivision.

A roll call vote was taken and the motion passed

The motion was carried with nine members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth and Rubio) and no members present voting no or abstaining.

### Alternatives

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

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

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

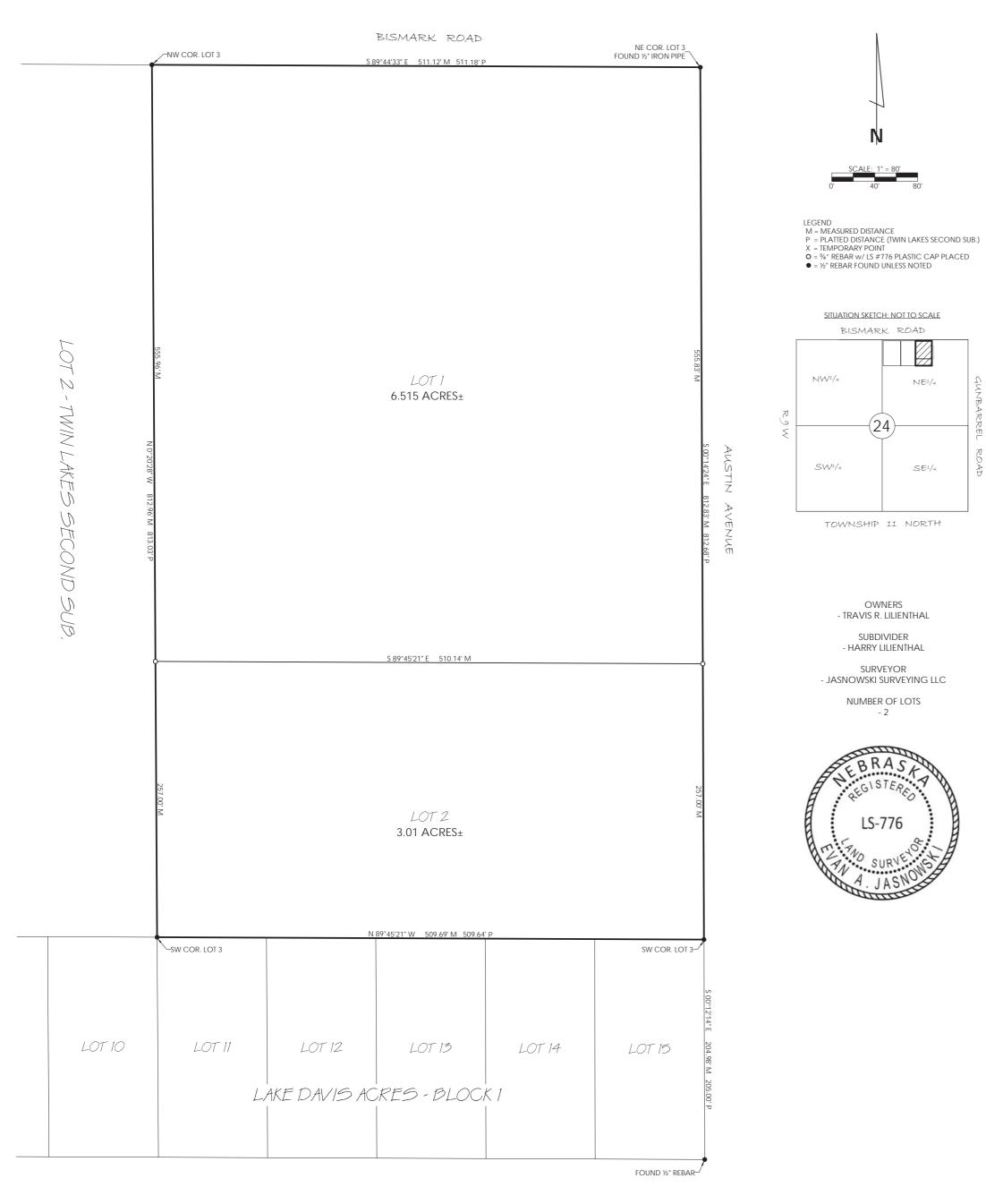
Developer/Owner Travis Lilienthal 4419 E. Bismark Road Grand Island, NE 68801 To create Size: Final Plat 2 lots, 9.517 Acres Zoning: LLR - Large Lot Residential Road Access: Bismark Road and Austin Avenue are both rural section paved county roads. Water: City Water is not available to the subdivision. Sewer: City Sewer is not available to the subdivision.



TWIN LAKES THIR A REPLAT OF LOT 3, TWIN LAKES SECOND SUB.

Pt.N<sup>1</sup>/2NE<sup>1</sup>/4 SEC. 24 - T11N - R9W, H

FINAL PLAT



D	51	IBDN	15	ON
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ALL COUNTY, NEBRASKA
LEGAL DESCRIPTION All of Lot Three (3), Twin Lakes Second Subdivsion, a part of the North Half of the Northeast Quarter (N½NE¼), Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. Said tract contains 9.525 acres more or less.
SURVEYOR'S CERTIFICATE I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Harry Lilienthal, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.
Even a. Juonende: 02/02/2022
Evan A. Jasnovski Date
DEDICATION KNOW ALL MEN BY THESE PRESENTS, that Travis R. Lilienthal and Stephanie M. Lilienthal, husband and wife, owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Twin Lakes Third Subdivision", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right-of-way as shown thereon to the public for their use forever, and the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.
IN WITNESS WHEREOF, I have affixed my signature hereto at, Nebraska, this day of, 2022.
Travis R. Lilienthal Stephanie M. Lilienthal
ACKNOWLEDGEMENT State of Nebraska
SS County of On this, the day of, 2022, before me, a Notary Public within and for said County, personally appeared Travis R. Lilienthal and Stephanie M. Lilienthal, husband and wife, owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Twin Lakes Third Subdivision ".
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at, Nebraska, on the date last above written.
Notary Public
APPROVALS Submitted to and approved by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River and the Villages of Alda, Cairo, and Doniphan, Nebraska.
Chairperson     Date
Approved and accepted by the Hall County Board of Supervisors this day of, 2022.
Chairperson County Clerk
Approved and accepted by the City of Grand Island this day of, 2022.
Mayor City Clerk



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\* This Space Reserved for Register of Deeds \*

#### SUBDIVISION AGREEMENT

### **TWIN LAKES THIRD SUBDIVISION**

Lots 1 and 2 Inclusive

In the City of Grand Island, Hall County Nebraska

The undersigned, TRAVIS R. LILIENTHAL and STEPHANIE M.LILIENTHAL, HUSBAND AND WIFE, hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

All of Lot Three (3), Twin Lakes Second Subdivision, a part of the North Half of the Northeast Quarter (N  $\frac{1}{2}NE^{\frac{1}{4}}$ ), Section Twenty Fourth (24), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Hall County, Nebraska.

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as TWINS LAKES THIRD SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such

subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said TWIN LAKES THIRD SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Paving**. The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Austin Avenue and Bismark Road where they abut the subdivision.

2. **Water**. Public water supply is not available to the subdivision. Therefore, individual water well systems shall be permissible on an initial basis. The Subdivider waives the right to protest the creation of any future water district within or abutting the subdivision.

3. **Sanitary Sewer**. Public sanitary sewer main is not available to the subdivision; therefore individual systems shall be permissible on an initial basis. However, the Subdivider waives the right to protest the creation of a sanitary sewer district within or abutting the subdivision.

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

- 2 -

the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

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

6. **Flood Plain.** Since portions of the subdivision are within a delineated flood plain, all structures within areas identified as a special flood hazard area constructed shall have the lowest floor elevation to a minimum of one foot above the elevation of the 100-year flood as determined by the building permit received by the Subdivider or successors from the Building Department under the provisions of applicable Federal, State, or local laws and regulations. No basement shall be constructed in connection with any structure in the flood plain unless such basement is floodproofed and certified as such by a qualified engineer or architect.

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

8. **Engineering Data**. All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the

- 3 -

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

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

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

Dated \_\_\_\_\_, 2022.

TRAVIS R. and STEPHANIE M. LILIENTHAL, Subdivider

By:

Travis R. Lilienthal

- 4 -

By:

#### Stephanie M. Lillienthal

STATE OF NEBRASKA	)
	) ss
COUNTY OF HALL	)

On \_\_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Travis R. Lilienthal, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: \_\_\_\_\_

STATE OF NEBRASKA	)
	) ss
COUNTY OF HALL	)

On \_\_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephanie M. Lilienthal, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires:

CITY OF GRAND ISLAND, NEBRASKA A Municipal Corporation

- 5 -

By:

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

#### STATE OF NEBRASKA ) ) ss COUNTY OF HALL )

On \_\_\_\_\_\_, 2022, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2022-\_\_\_\_, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: \_\_\_\_\_

#### RESOLUTION 2022-63

WHEREAS know all men by these presents, that Travis R. Lilienthal and Stephanie M. Lilienthal, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "TWIN LAKES THIRD SUBDIVISION", All of Three (3), Twin Lakes Second Subdivision, a part of the North Half of the North Half of the Northeast Quarter (N1/2NE1/4), Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of 6<sup>th</sup> P.M., Hall County, Nebraska; and

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

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

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

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

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤\_\_\_\_\_ March 18, 2022 ¤ City Attorney



## **City of Grand Island**

Tuesday, March 22, 2022 Council Session

## Item G-4

## #2022-64 - Approving Subdivision Agreement Amendment for Legacy 34 First Subdivision

Staff Contact: Chad Nabity

## **Council Agenda Memo**

From:	Regional Planning Commission
Meeting:	March 22, 2022
Subject:	Legacy 34 First Subdivision – Subdivision Agreement Amendment
Presenter(s):	Chad Nabity, AICP, Regional Planning Director

#### **Background**

Legacy 34 First Subdivision is located north of Husker Highway and west of Prairie View Street was approved by the Grand Island City Council on November 23, 2021. Staff and the developer are suggesting that Council approve the attached amendment to the Subdivision Agreement specific to the uses allowed on Outlot A the common property between the proposed apartment buildings.

### **Discussion**

Outlot A was designed as a way to provide private access to the apartments and common parking for all of the units. In addition to access and parking it was intended that service line for water, sewer and electric would cross this property between the main lines and the buildings. In past cases like this the City required the Outlot to be designated as a utility easement. Staff requested that the utility easements as shown across Outlot A including 10' of space on either side of the easement where it crosses the property to better define where those utilities are located on the property. This has led to an issue with service lines (those lines between the main the building) having to cross areas of Outlot A that are not dedicated as utility easements to serve each building. This amendment is designed to insure that all future owners know that this is allowed and intended and that each building can connect to the main across the common Outlot.

### **Alternatives**

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

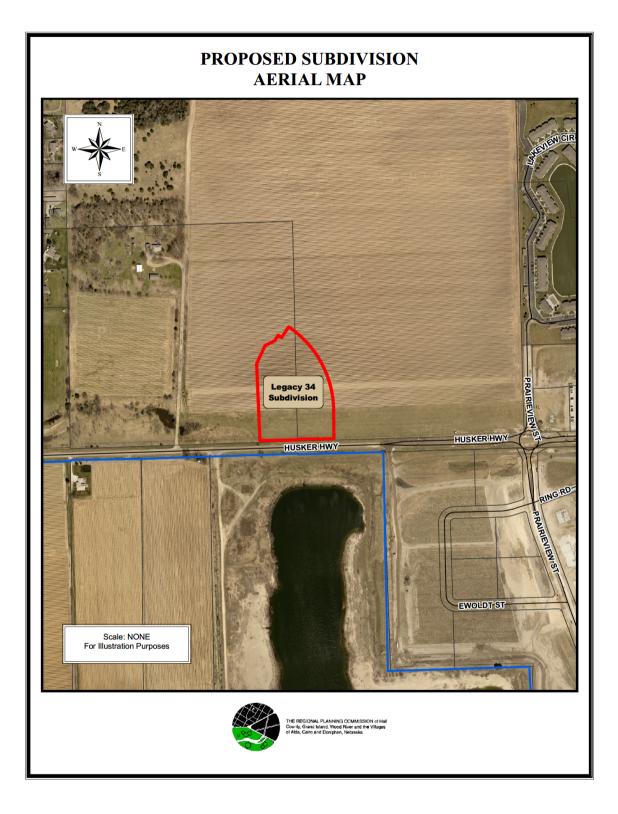
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

## **Recommendation**

City Administration recommends that Council approve the subdivision agreement as presented, authorize the Mayor to sign the agreement and the City Clerk to file said agreement against the property with the Register of Deeds.

## **Sample Motion**

Move to approve as recommended.



Return to: RaNae Edwards City Clerk 100 East 1<sup>st</sup> Street Grand Island, NE 68801

#### SUBDIVISION AGREEMENT AMENDMENT

## Legacy 34 First Subdivision

LOTS 1-11 Inclusive and Outlot A

In the City of Grand Island, Hall County, Nebraska

WHEREAS, Innate Development 2, LLC, a Nebraska limited liability company, herein after called the Subdivider, as owner of the tracts of land in the City of Grand Island, Hall County Nebraska, more particularly described as follows: Lots One (1) through Eleven (11) inclusive (the "Lots") and Outlot A of Legacy 34 First Subdivision in the City of Grand Island, Hall County, Nebraska, collectively referred to as the Property; and

WHEREAS, Subdivider and the City of Grand Island, hereinafter called City, are parties to the Subdivision Agreement for Legacy 34 First Subdivision in the City of Grand Island, Hall County Nebraska, recorded as Document No. 202110377 in the office of the Hall County Register of Deeds, hereinafter called the Agreement; and

WHEREAS, Subdivider and City desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, City and Subdivider amend the Agreement to include the following:

1. Subdivider, its successors, assigns, heirs, devisees, and legatees, and any subsequent owners of any Lot shall have a perpetual right of ingress/egress to Outlot A for the purpose of fire company operations, parking access including but not limited to parking stalls, access to common green spaces, access for the purpose of surveying, constructing, inspecting, maintaining, repairing, replacing, relocating, extending, removing and operating private utilities, including but not limited to –electric, water, sewer, storm sewer, telecommunication, data and items incidental or related thereto which may be under, upon or over Outlot A which shall be completed at the expense of the benefitted Lot Owners. Additionally, the benefitted Lot Owners

shall be responsible for restoring Outlot A to its condition as it existed prior to such construction, replacement, maintenance or repairs.

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

Date: , 2022

Innate Development 2, LLC, a Nebraska Limited Liability Company, Subdivider

By: \_\_\_\_\_\_\_Scott P. Rief, Managing Member

STATE OF NEBRASKA ) ) ss COUNTY OF HALL )

On \_\_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott P. Rief, Managing Member of Innate Development 2, LLC, a Nebraska Limited Liability Company, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement Amendment and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Innate Development 2, LLC.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires:

City of Grand Island, Nebraska, a Municipal Corporation

By: \_\_\_\_\_ By: \_\_\_\_ By: \_\_\_\_

RaNae Edwards, City Clerk

#### STATE OF NEBRASKA ) ) ss COUNTY OF HALL )

On \_\_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to be to be such officer and the identical person who signed the foregoing Subdivision Agreement Amendment and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution \_\_\_\_\_\_, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires:

#### RESOLUTION 2022-64

WHEREAS know all men by these presents, that INNATE DEVELOPMENT 2, LLC, A Nebraska Limited Liability Company, being the owners of the land described Lots 1 11 Inclusive and Outlot A of LEGACY 34 FIRST SUBDIVISION, in the City of Grand Island, Hall County, Nebraska and wish to amend the Subdivision Agreement; and

WHEREAS, a copy of the plat of such subdivision has been approved and filed with the Hall County Register of Deeds along with the original subdivision agreement; and

WHEREAS, an amendment to such subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the amendment to subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island and that the City Clerk is authorized to file said agreement with the Hall County Register of Deed

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤\_\_\_\_\_ March 18, 2022 ¤ City Attorney



## **City of Grand Island**

Tuesday, March 22, 2022 Council Session

## Item G-5

## #2022-65 - Approving Advanced EMS Training Agreement with Mid-Plains Community College

Staff Contact: Russ Blackburn

## **Council Agenda Memo**

From:	Russ Blackburn, GIFD EMS Division Chief
Meeting:	March 22, 2022
Subject:	Training Contract
Presenter(s):	Russ Blackburn, GIFD EMS Division Chief

#### **Background**

The City of Grand Island Fire Department (GIFD) has provided in-field training and experience for students of the emergency medical training programs from various colleges. The North Platte campus of Mid-Plains Community College has requested to send students to GIFD.

### **Discussion**

This program allows students to receive field training and experience that allows them to apply what they have learned in the class room. Under the supervision of an experienced paramedic the student has the opportunity to learn from real world experiences. This contract is the standard contract used with all other training agencies that send student to ride-along with the Fire Department.

### 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 this contract.

### Sample Motion

Move to approve the training contract with Mid-Plains Community College- North Platte.

#### AGREEMENT ADVANCED EMS TRAINING FIELD EXPERIENCE

THIS AGREEMENT made this <u>10th</u> day of <u>March</u> 2022, by and between Mid-Plains Community College-North Platte; hereinafter referred to as "College/University," and the City of Grand Island, a municipal corporation; hereinafter referred to as "City."

WHEREAS, the parties of the Agreement wish to provide adequate instruction as well as field training experience and observation for the students of Mid-Plains Community College registered in the Advanced EMS Training Program; and

WHEREAS, the City maintains facilities suitable for said instruction and experience.

NOW THEREFORE BE IT RESOLVED that this Agreement is entered into under the following conditions:

#### **General Conditions:**

(1) This Agreement does not contemplate the payment of any fees or remuneration by either party to the other.

(2) Neither the students nor the College instructors shall be deemed employees of the City and are not eligible for compensation or benefits. There shall be no monetary consideration paid by the College to the City for the services of said students or instructors.

(3) The assigned personnel of the City and the faculty of the College assigned to teach in the programs shall cooperate in providing a sound educational environment for effective patient care. Such persons may confer at such times as may be mutually agreed upon to evaluate the education program.

(4) The Fire Chief of the City or his/her designee, in consultation with the faculty responsible for the Advanced EMS training program shall schedule and arrange for times when students shall be present and the number of students present in such a manner so as not to interfere with the day-to-day operation of the City.

(5) Neither the College nor the City shall discriminate against any employee, applicant or student for employment or registration in this course of study because of race, color, religion, sex, national origin, handicap, special disabled veterans' status or Vietnam era veterans' status. Both parties agree to comply with the Educational Rights and Privacy Act of 1974, as amended governing the privacy of student records.

(6) Students shall be subject to the City policies and to the same obligations to maintain confidentiality of the City patient records as applies to the City staff. A determination that a student has violated the confidentiality requirements of the City will be grounds for immediate termination

of their service at the City.

(7) The College reserves lie right and discretion to withdraw those students whose work or conduct may have a detrimental effect on the program or whose program and achievement, in the opinion of the College, do not justify their continuance in this program. The City reserves the right to prohibit a student from training at the City whose conduct may have a detrimental effect on patients or who does not adhere to existing rules and regulations of the City and to all reasonable rules and regulations of the City.

#### Responsibilities of the College/University:

(1) The College shall use proper administrative procedure in planning for observation and/or field training experience and to have qualified instructors for the Advanced EMS Training program. The City will have the right to refine the program instructor's participation in the training, and the City will have this right of rejection without cause.

(2) The College shall contact the City through the Fire Chief or his/her designee at least fourteen (14) days prior to the arrival of students in order to properly plan for their training.

(3) The College shall provide requested demographic, academic and health information, including proof of basic life support certification (CPR), current immunizations and/or testing for measles, mumps, rubella, skin test for tuberculosis (proof of negative chest x-ray when indicated) and Hepatitis B (or a signed waiver) for all students scheduled for field training experience with the City.

(5) The College shall provide proof of Bloodborne Pathogen and Infection Control training within the past twelve (12) months for all students scheduled for field training experience with the City. If a blood/body fluid exposure occurs to a student while caring for a patient the College is responsible for the follow-up procedures for the student defined by state/federal OSHA regulations.

(6) (a) The College agrees to indemnify and hold harmless the City against any and all loss and expense, including attorney's fees and other legal expenses, by reason of liability imposed or claimed to be imposed by law upon the City for damage because of bodily injuries, including death at any time resulting therefrom, or on account of damage to property, sustained by any person or persons, arising out of or in consequence of the performance of the terms of this Agreement, providing such bodily injuries, death or damage to property arise or are claimed to have arisen in whole or in part of the negligence, or any other ground or legal liability, including violation of any duty imposed by statute or ordinance or regulation, on the part of the College/University, its employees, agents or students. However, this hold harmless and indemnification agreement by the College/University does not extend to instances and consequences in which the City employees, in the course of supervision and instruction, engage in intentional torts or any intentional misconduct not covered by the College/University's liability insurance policy.

2

(b) The City shall not be called upon to assume charge of the settlement or defense of any claim made or suit, brought or pending, instituted by the College/University, but the City shall have the right and shall he given the opportunity to associate with the College/University in the defense and control of any suit or proceeding relative to an occurrence where the claim or suit involves, or appears reasonably likely to involve, the City, in which event the College/University shall cooperate in all things in the defense of such claim, suit or proceeding. But this paragraph shall not apply to instances and harm caused by the intentional torts or willful misconduct of City employees when such is not covered by the College/University's liability insurance policy.

(c) It is agreed that neither any termination of this Agreement nor completion of the acts to be performed under this Agreement shall release the College/University from the obligation to indemnify the City as to any claim or cause of action asserted against the City so long as the event upon which said claim or cause of action is predicated shall have occurred prior to the effective date of such termination or completion.

(d) The College shall provide and maintain workers' compensation insurance for its employees and general liability insurance, professional liability insurance and/or self-insurance coverage in the amount of at least \$1,000,000 per occurrence and \$3,000,000 in the annual aggregate for students and faculty through a combination of insurance and qualification under and participating in the Nebraska Hospital Medical Liability Act for bodily injury or death on account of alleged errors, omissions and/or negligent acts in the performance of professional services.

(7) The College or its students shall provide necessary text books and classroom supplies, if/needed, a connection with the field training internship practice. The City assumes no responsibility for any loss or theft of personal belongings of the College/University or the students enrolled in the College/University's courses.

(8) The College will keep the City informed of changes in policy which may affect the students training at the City.

#### **Responsibilities of the City:**

(1) The City shall provide training in the Fire Department as would be appropriate for learning experience by the students. Both parties will agree upon those patient care activities in which students may participate during the field experience.

(2) The City will provide on-site supervision of the student and has the right to determine the level of participation in such patient care activities.

(3) The City will provide orientation for the College staff so as to enable the College staff to coordinate their inner-classroom instruction.

(4) The City shall provide emergency health care to students for any accident or illness

occurring on the City's premises at the cost of the student. The City requires that a report be filed immediately with the City and College if the student has an accident or becomes ill while receiving training.

(5) The City will keep the College faculty informed of changes in policy which affect faculty and students.

#### Termination of Agreement:

(1) In the event of a violation of any of the conditions set forth in this Agreement, the City may immediately terminate this Agreement and discontinue their affiliation and any responsibilities they have under this Agreement.

#### **Miscellaneous Provisions:**

(1) Neither party shall be liable under any contracts or obligations of the other, except as otherwise provided pursuant to this Agreement or for any act or omission of the other party or its officers, employees or agents, and both parties agree to indemnify and hold the other harmless from any and all losses damages, costs and expenses (including reasonable attorney's fees) that are caused or arise out of their own omission, fault, negligence or other misconduct by their employees, independent contractors or volunteers in connection with this Agreement.

(2) This Agreement may not be assigned or transferred by either party without written consent of the other.

IN WITNESS WHEREOF, under the authority of their governing bodies, the parties have hereto set their hands and seals on this <u>10th</u> day of March ,2022.

College/University Name

By: Mid-Plains Community College-North Platte

Alex McConnell Alex McConnell

EMS/CPR Coordinator (title)

CITY OF GRAND ISLAND, NEBRASKA, A Municipal Corporation,

By:

Roger Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to form and content:

## DocuSian

#### **Certificate Of Completion**

Envelope Id: 0868823D8D0D4D8B92CDBDE8645958BA Subject: Please DocuSign: Mid-Plains North Platte Contract.docx Source Envelope: Document Pages: 5 Signatures: 1 Certificate Pages: 1 Initials: 0 AutoNav: Enabled Envelopeld Stamping: Enabled Time Zone: (UTC-06:00) Central Time (US & Canada)

#### **Record Tracking**

Status: Original 3/10/2022 1:08:45 PM

#### Signer Events

Alex McConnell mcconnella@mpcc.edu Mid-Plains Community College Security Level: Email, Account Authentication (None)

**Electronic Record and Signature Disclosure:** Not Offered via DocuSign

In Person Signer Events

**Editor Delivery Events** 

Agent Delivery Events

Intermediary Delivery Events

#### Carbon Copy Events

Russ Blackburn RussBl@grand-island.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure:

#### Witness Events

#### **Notary Events**

**Envelope Summary Events** Envelope Sent **Certified Delivered** Signing Complete Completed

**Payment Events** 

Holder: Alex McConnell mcconnella@mpcc.edu

#### Signature

Signature

Signature

Hashed/Encrypted

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Alex McConnell

Signature Adoption: Pre-selected Style Using IP Address: 72,15,174,2

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Timestamps

**Certified Delivery Events** 

Not Offered via DocuSign

RESOLUTION 2022-65

WHEREAS, a training contract has to be in place for Emergency Medical students from a training agency to get field experience with Grand Island Fire Department; and

WHEREAS, students from Mid-Plains Community College would like to do their emergencies medical field training with the Grand Island Fire Department; and

WHEREAS, this is a standard contract we use with all of the training agencies that send us students for field experience.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to sign the training contract between Mid-Plains Community College and the City of Grand Island so their students may do their emergency medical field experience with the Grand Island Fire Department.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤\_\_\_\_\_ March 18, 2022 ¤ City Attorney



## **City of Grand Island**

Tuesday, March 22, 2022 Council Session

## Item G-6

## **#2022-66 - Approving Bid Award for 2022 Substation Walls**

Staff Contact: Tim Luchsinger, Stacy Nonhof

## **Council Agenda Memo**

From:	Timothy Luchsinger, Utilities Director Stacy Nonhof, Interim City Attorney
Meeting:	March 22, 2022
Subject:	2022 Substation Wall Construction - Phelps Control (Electric Transmission/Substation) Division
Presenter(s):	Timothy Luchsinger, Utilities Director

### **Background**

The Utilities Department Phelps Control Center maintains nine substations around the City. Eight substations are secured and protected by chain link fence and one by a concrete panel wall constructed in 2018. The concrete panel wall replaced a failed concrete block wall and has proven to be a great choice. It is aesthetically pleasing, solid, secure, and maintenance free. Two substations currently secured by chain link fence are in prime development areas. One across from the Rainbow Lake development and the other at the corner of Faidley and the new Claude Road. Both substations have chain link fences with privacy slats around 45 years old and are in need of updating. The concrete panel walls are recommended for style, security, and longevity. The utility industry is typically using this type of wall for substations, especially when adjacent to modern developing neighborhoods.

### **Discussion**

A request for quotes, for providing and installing precast concrete walls, was sent directly to 5 potential bidders and advertised. The following bids were received by the City on February 17, 2022. Both bids meet specifications. The engineer's estimate for this project was \$750,000.

Bidder	Bid Price	Exceptions
Superior Concrete Products, Euless TX	\$533,256.97	None
AMP Works, Grand Island NE	\$412,748.82*	None

\* Revised overall bid price due to corrected sales tax amount.

### **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 award the contract for 2022 Substation Wall Construction to the low cost bidder, AMP Works of Grand Island, NE in the amount of \$412,748.82.

## **Sample Motion**

Move to approve the contract for 2022 Substation Wall Construction with AMP Works of Grand Island, NE in the amount of \$412,748.82.

#### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### REQUEST FOR PROPOSAL FOR 2022 SUBSTATION WALL CONSTRUCTION

**RFP DUE DATE:** 

February 17, 2022 at 4:00 p.m.

Utilities

DEPARTMENT:

PUBLICATION DATE: January 31, 2022

NO. POTENTIAL BIDDERS: 5

#### **PROPOSALS RECEIVED**

#### <u>Superior Concrete Products, Inc.</u> Euless, TX

AMP Works, LLC Grand Island, NE

cc: Tim Luchsinger, Utilities Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Travis Burdett, Deputy Utilities Director Angela Schulte, Utilities Secretary Patrick Brown, Finance Director Jeff Mead, Utilities Senior Engineer

P2345

#### CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between AMP WORKS, LLC, hereinafter called the Contractor, and the CITY OF GRAND ISLAND, NEBRASKA, hereinafter called the City.

#### WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for proposals to be published for **2022 Substation Wall Construction**; and

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

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

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

- 1. This Contract Agreement.
- 2. City of Grand Island's Specification for this project.
- 3. AMP Works LLC proposal signed and dated February 17, 2022.

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

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

<u>ARTICLE III</u>. That the City shall pay to the Contractor for the performance of the work embraced in this contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of **Four Hundred Twelve Thousand Seven Hundred Forty-Eight & 82/100 Dollars (\$412,748.82)** for all services, materials, and work covered by and included in the contract award and designated in the foregoing Article II;

Page 1 of 3

payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

The total cost of the Contract includes:

Base Bid:	\$	389,962.38
Sales Tax:	<u>\$</u>	22,786.44
Total	\$	412,748.82

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

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

<u>ARTICLE V</u>. That the Contractor shall start work as soon as possible after the contract is signed and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Grand Island, Nebraska, and complete the work on or before September 30, 2022.

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

#### GRATUITIES AND KICKBACKS

City Code states that it is unethical for any person to offer, give, or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any

Page 2 of 3

part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefor. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

#### AMP Works LLC

Date 3/9/22 Senier Member

Title

#### CITY OF GRAND ISLAND, NEBRASKA

Ву\_\_\_\_\_

Mayor Date \_\_\_\_\_

Attest:\_\_\_\_\_City Clerk

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

Attorney for the City

\_\_\_\_\_ Date \_\_\_\_\_

Page 3 of 3

#### RESOLUTION 2022-66

WHEREAS, the City of Grand Island invited sealed bids for providing and installing precast concrete walls around two substations, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on February 17, 2022, bids were received, opened and reviewed; and

WHEREAS, AMP Works, of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$412,748.82; and

WHEREAS, the bid of AMP Works, is less than the estimate for providing and installing precast concrete walls around two substations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of AMP Works, in the amount of \$412,748.82 for providing and installing precast concrete walls around two substations, is approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
March 18, 2022	¤ City Attorney



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-7

## #2022-67 - Approving Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2022

Staff Contact: Tim Luchsinger, Stacy Nonhof

# **Council Agenda Memo**

From:	Timothy G. Luchsinger, Utilities Director Stacy Nonhof, Interim City Attorney
Meeting Date:	March 22, 2022
Subject:	Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring 2022 Outage
Presenter(s):	Timothy G. Luchsinger, Utilities Director

## **Background**

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

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

## **Discussion**

The specifications for the Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2022 Outage were advertised and issued for bid in accordance with the City Purchasing Code. Bids were solicitated from seven potential bidders and there were three responsive bidders. The engineer's estimate for this project was \$250,000. Bids were publicly opened on March 10, 2022.

Bidder	Bid Amount
AIMS Companies, Scottsdale, Arizona	\$ 202,635.54
Meylan Enterprises, Inc., Omaha, Nebraska	\$ 235,603.78
W-S Industrial Services, Inc., Council Bluffs, Iowa	\$ 239,004.75

The bids were reviewed by Utility Engineering staff and were all deemed to be in compliance with the specifications. All three corporations are responsible bidders who have completed similar scopes of work for the City of Grand Island.

The bid from AIMS Companies of Scottsdale, Arizona was otherwise found compliant with the specification.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve the bid of Aims Companies of Scottsdale, Arizona as the low responsive bidder, with a bid in the amount of \$202,635.54.

## **Sample Motion**

Move to approve the bid in the amount of \$202,635.54 from AIMS Companies for the Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring 2022 Outage.

### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### **BID OPENING**

<b>BID OPENING DATE:</b>	March 10, 2022 at 2:00 p.m.
FOR:	Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring 2022 Outage
DEPARTMENT:	Utilities
ESTIMATE:	\$250,000.00
FUND/ACCOUNT:	520
PUBLICATION DATE:	February 19, 2022
NO. POTENTIAL BIDDERS:	7

#### **SUMMARY**

Bidder:	AIMS Companies	
	Scottsdale, AZ	
<b>Bid Security:</b>	Argonaut Insurance Co.	
Exceptions:	None	

	<u>Materials</u>	<u>Labor</u>	Sales Tax	<b>Base Bid</b>
<b>Abrasive Cleaning:</b>	\$21,890.00	\$24,785.00	\$3,500.62	\$50,175.62
Air Heater:	\$18,800.00	\$ 8,885.00	\$2,016.37	\$29,701.37
<b>Boiler Detonation:</b>	\$11,795.00	\$15,235.00	\$2,027.25	\$29,057.25
Hydro Blasting:	\$13,386.00	\$ 9,072.00	\$1,684.35	\$24,142.35
Vacuuming Services	s: <u>\$32,306.00</u>	<u>\$32,400.00</u>	<u>\$4,852.95</u>	<u>\$69,558.95</u>
<b>Total Base Bid:</b>				\$202,635.54

Bidder: Bid Security: Exceptions:	<u>W-S Industrial Serv</u> Council Bluffs, IA Merchants Bonding Noted			
Abrasive Cleaning: Air Heater: Boiler Detonation: Hydro Blasting: Vacuuming Services Total Base Bid:	<u>Materials</u> \$24,978.00 \$ 8,640.00 \$18,340.00 \$21,984.00 \$: <u>\$38,068.00</u>	Labor \$30,340.00 \$19,254.00 \$16,260.00 \$20,620.00 \$23,846.70	Sales Tax \$4,148.85 \$2,092.05 \$2,595.00 \$3,195.30 <u>\$4,643.55</u>	Base Bid \$59,466.85 \$29,986.05 \$37,195.00 \$45,799.30 <u>\$66,557.55</u> \$239,004.75
Bidder: Bid Security: Exceptions:	<u>Meylan Enterprises</u> Omaha, NE Noted Universal Surety Co			
Abrasive Cleaning: Air Heater: Boiler Detonation: Hydro Blasting: Vacuuming Services Total Base Bid:	<u>Materials</u> \$ 8,630.00 \$21,375.00 \$20,533.29 \$11,825.00 \$: <u>\$32,600.00</u>	Labor \$51,841.00 \$ 7,578.00 \$20,300.00 \$13,860.00 \$30,624.00	<u>Sales Tax</u> \$4,535.33 \$2,171.48 \$3,062.50 \$1,926.38 <u>\$4,741.80</u>	Base Bid \$65,006.33 \$31,124.48 \$43,895.79 \$27,611.38 <u>\$67,965.80</u> \$235,603.78

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

Karen Nagel, Utilities Secretary Patrick Brown, Finance Director Tylor Robinson, Production Engineer

P2358

#### RESOLUTION 2022-67

WHEREAS, the City of Grand Island invited sealed bids for Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring 2022, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on March 10, 2022, bids were received, opened, and reviewed; and

WHEREAS, AIMS Companies, of Scottsdale, Arizona, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$202,635.54; and

WHEREAS, the bid from AIMS Companies, is within the annual operation and maintenance budget and it is the lowest responsible bid for Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of AIMS Companies, of Scottsdale, Arizona in the amount of \$202,635.54, for Precipitator, Bottom Ash and Boiler Industrial Cleaning – Spring, 2022, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤	
March 18, 2022	¤	City Attorney



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-8

## #2022-68 - Approving Bid Award for Water Main Project 2022-W-1

Staff Contact: Tim Luchsinger, Stacy Nonhof

# **Council Agenda Memo**

From:	Timothy Luchsinger, Utilities Director Stacy Nonhof, Interim City Attorney
Meeting:	March 22, 2022
Subject:	Water Main Projects 2022-W-1 18th Street Conflicts
Presenter(s):	Timothy Luchsinger, Utilities Director

### **Background**

It has been discovered that the piping network in the intersections of 18<sup>th</sup> Street/Park Avenue, 18<sup>th</sup> Street/Grand Island Avenue and 18<sup>th</sup> Street/Huston Ave do not meet current standards for clearances between water main and storm sewer. Water Main Project 2022-W-1 will resolve the previously unknown conflicts. A site map of the work area is attached for reference.

## **Discussion**

Bidding documents were advertised in accordance with City Procurement Codes. Two (2) bids were received and publicly opened on March 8, 2022. The engineer's estimate for this project is \$200,000.00.

The bids have been reviewed and are without errors. The Diamond Engineering Co. took exception to the completion date. The exception was to complete the project by October 15, 2022, instead of the requested completion date of August 12, 2022. This will not have an adverse effect on the project.

Tabulated below is the bid amount from each of the bidders:

Bidder	Bid Security	Exceptions	Bid
Myers Construction, Inc.			
Broken Bow, NE	United Fire & Casualty Co.	None	\$233,731.21
Diamond Engineering Co.			
Grand Island, NE	Universal Surety Co.	Noted	\$156,216.80

## **Alternatives**

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

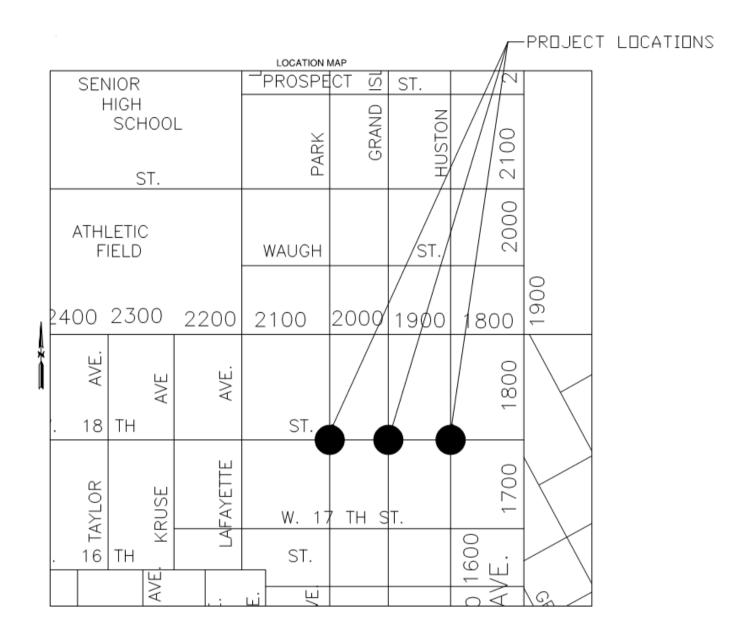
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council award the contract to the low qualified bidder, The Diamond Engineering Co. of Grand Island, Nebraska, in the amount of \$156,216.80.

## **Sample Motion**

Move to approve the bid from The Diamond Engineering Co. in the amount of \$156,216.80 for the construction of Water Main Project 2022-W-1.



#### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### **BID OPENING**

BID OPENING DATE:March 8, 2022 at 2:15 p.m.FOR:Water Main Project 2022-W-1DEPARTMENT:UtilitiesESTIMATE:\$200,000.00FUND/ACCOUNT:525PUBLICATION DATE:February 21, 2022NO. POTENTIAL BIDDERS:5

#### **SUMMARY**

Bidder:	<u>Diamond Engineering Co.</u> Grand Island, NE	<u>Myers Construction, Inc.</u> Broken Bow, NE
<b>Bid Security:</b>	Universal Surety Co.	United Fire & Casualty Co.
Exceptions:	Noted	None
<b>Bid Price:</b>		
Sales Tax:	\$ 3,502.38	\$ 3,329.65
<b>Materials</b> Cost:	\$ 46,698.41	\$ 44,395.32
Services Cost:	<u>\$106,016.01</u>	<u>\$186,006.24</u>
Total Bid:	\$156,216.80	\$233,731.21

cc: Tim Luchsinger, Utilities Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Jamie Royer, Civil Engineer II Patrick Brown, Finance Director Angela Schulte, Utilities Secretary

P2360

#### RESOLUTION 2022-68

WHEREAS, the City of Grand Island invited sealed bids for construction of Water Main Project 2022-W-1  $- 18^{\text{th}}$  Street Conflicts, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on March 8, 2022, bids were received, opened, and reviewed; and

WHEREAS, The Diamond Engineering Co. of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$156,216.80; and

WHEREAS, the bid of The Diamond Engineering Co. is less than the estimate for construction of Water Main Project 2022-W-1 –  $18^{th}$  Street Conflicts.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of The Diamond Engineering Co., in the amount of \$156,216.80, is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤	
March 18, 2022	¤ City Attorney	



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-9

## **#2022-69 - Approving Bid Award for Phelps Wing HVAC**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# **Council Agenda Memo**

From:	Tim Luchsinger, Utilities Director Stacy Nonhof, Interim City Attorney
Meeting:	March 22, 2022
Subject:	Approving Bid Award for Phelps Wing HVAC replacement.
Presenter(s):	Tim Luchsinger, Utilities Director

## **Background**

Phelps Control Center original building section was constructed in 1968. Two additions were added in 1997 creating a wing on each side of the building. The additions have three split system HVAC units for heating and cooling independent of the original building section. The 1968 HVAC system was replaced in 2019. The three 1997 HVAC units are original, 25 years old, and are at the end of life. In addition, the 1997 control systems do not work properly, are obsolete, and inefficient. This project replaces the three units with modern heat pump style split systems and simplified modern controls. The new systems will operate at a much higher efficiency, consuming less energy monthly.

### **Discussion**

The bid package was sent directly to four (4) potential bidders and advertised. The following bid was received by the City on March 8, 2022 and meets specifications. The engineer's estimate for this work was \$75,000.

Bidder	Bid Price	Exceptions
Jerry's Sheet Metal Heating & Cooling	\$36,550.00	None

## **Alternatives**

It appears that the Council that 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 award the contract for the Phelps Wing HVAC replacement to the low bidder, Jerry's Sheet Metal Heating and Cooling of Grand Island, Nebraska, in the amount of \$36,550.00.

## **Sample Motion**

Move to approve the contract for the Phelps Wing HVAC replacement to Jerry's Sheet Metal Heating and Cooling of Grand Island, Nebraska, in the amount of \$36,550.00.

#### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### **BID OPENING**

BID OPENING DATE: March 8, 2022 at 2:00 p.m.

FOR: Phelps Wing HVAC Project

Utilities

4

**DEPARTMENT:** 

ESTIMATE: \$75,000.00

FUND/ACCOUNT: 52001092.59800

PUBLICATION DATE: February 11, 2022

**NO. POTENTIAL BIDDERS:** 

#### **SUMMARY**

Bidder:Jerry's Sheet Metal<br/>Grand Island, NEBid Security:Universal Surety Co.Exceptions:None

 Bid Price:

 Base Bid:
 \$34,000.00

 Sales Tax:
 \$2,550.00

 Total Bid:
 \$36,550.00

cc: Tim Luchsinger, Utilities Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Jeff Mead, Senior Engineer Patrick Brown, Finance Director Angela Schulte, Utilities Secretary

P2355

#### CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **JERRY'S SHEET METAL HEATING AND COOLING INC.**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND**, **NEBRASKA**, hereinafter called the City.

#### WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for proposals to be published for **Phelps Wing HVAC**; and

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

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

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

- 1. This Contract Agreement.
- 2. City of Grand Island's Specification for this project.
- 3. Jerry's Sheet Metal proposal signed and submitted March 8, 2022.

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

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

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of **Thirty six thousand, five hundred fifty and 00/100 dollars (\$36,550.00)** for all services, materials, and work covered by and included in the contract award and designated in the foregoing Article II; payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

Page 1 of 3

The total cost of the Contract includes:

Base Bid:	\$ 34,000.00
Sales Tax:	\$ 2,550.00
Total	\$ 36,550.00

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

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

<u>ARTICLE V</u>. That the Contractor shall start work as soon as possible after the contract is signed and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Grand Island, Nebraska, and complete the work on or before June 1, 2022.

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

#### GRATUITIES AND KICKBACKS

City Code states that it is unethical for any person to offer, give, or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other

Page 2 of 3

particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefor. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

#### Jerry's Sheet Metal Heating and Cooling INC

By Mate V Halle Date 3/11/22 Title Set of Cup.

#### City of Grand Island, Nebraska

By		Date	
	Mayor		
Attast			

City Clerk

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

Attorney for the City

Date

Grand Island

Page 3 of 3

#### RESOLUTION 2022-69

WHEREAS, the City of Grand Island invited sealed bids for replacing the three HVAC units in the wings of Phelps Control Center, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on March 8, 2022, bids were received, opened and reviewed; and

WHEREAS, Jerry's Sheet Metal Heating & Cooling, of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$36,550.00; and

WHEREAS, the bid of Jerry's Sheet Metal Heating & Cooling, is less than the estimate for replacing the three HVAC units in the wings of Phelps Control Center.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Jerry's Sheet Metal Heating & Cooling, of Grand Island, Nebraska in the amount of \$36,550.00 for replacing the three HVAC units in the wings of Phelps Control Center, is approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form			
March 18, 2022	¤	City Attorney	



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-10

## #2022-70 - Approving Acquisition of Drainage Easement Section 36, Township 11 North, Range 10 West – 3740 S Highway 281 (Robb)

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

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

#### RESOLUTION 2022-70

WHEREAS, a public drainage easement is required by the City of Grand Island, from Theodore J. Robb, in Section Thirty-Six (36), Township Eleven (11) North, Range Ten (10) West, City of Grand Island, Hall County, Nebraska and more particularly described as follows:

COMMENCING AT THE NORTH OUARTER CORNER (N ¼) OF SECTION THIRTY-SIX (36), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST, THENCE ON AN ASSUMED BEARING S00º17'31"E ON THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°17'31"E ON SAID WEST LINE OF SAID NORTHEAST OUARTER (NE 1/4), A DISTANCE OF 5.04': THENCE N89°22'55"E ON THE SOUTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY TO THE NORTHWEST CORNER OF LOT 1. PRAIRIE COMMONS FOURTH SUBDIVISION; THENCE S01°00'44"E ON THE WEST LINE OF SAID LOT 1, PRAIRIE COMMONS FOURTH SUBDIVISION, A DISTANCE OF 20.00 FEET: THENCE \$89°22'55"W TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE ¼) OF SECTION 36; THENCE S00°17'31"E ON SAID WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 36, A DISTANCE OF 2.96 FEET; THENCE S89º08'12"W TO A POINT ON THE EAST LINE OF DEED OF DISTRIBUTION RECORDED IN INSTRUMENT NUMBER 2017-08860 HALL COUNTY REGISTER OF DEEDS: THENCE N00°01'32"W ON SAID EAST LINE, A DISTANCE OF 28.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY; THENCE N89º08'12"E ON SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 24085 SQ. FT MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire such public drainage easement from the property owner on the above described tract of land.

- - -

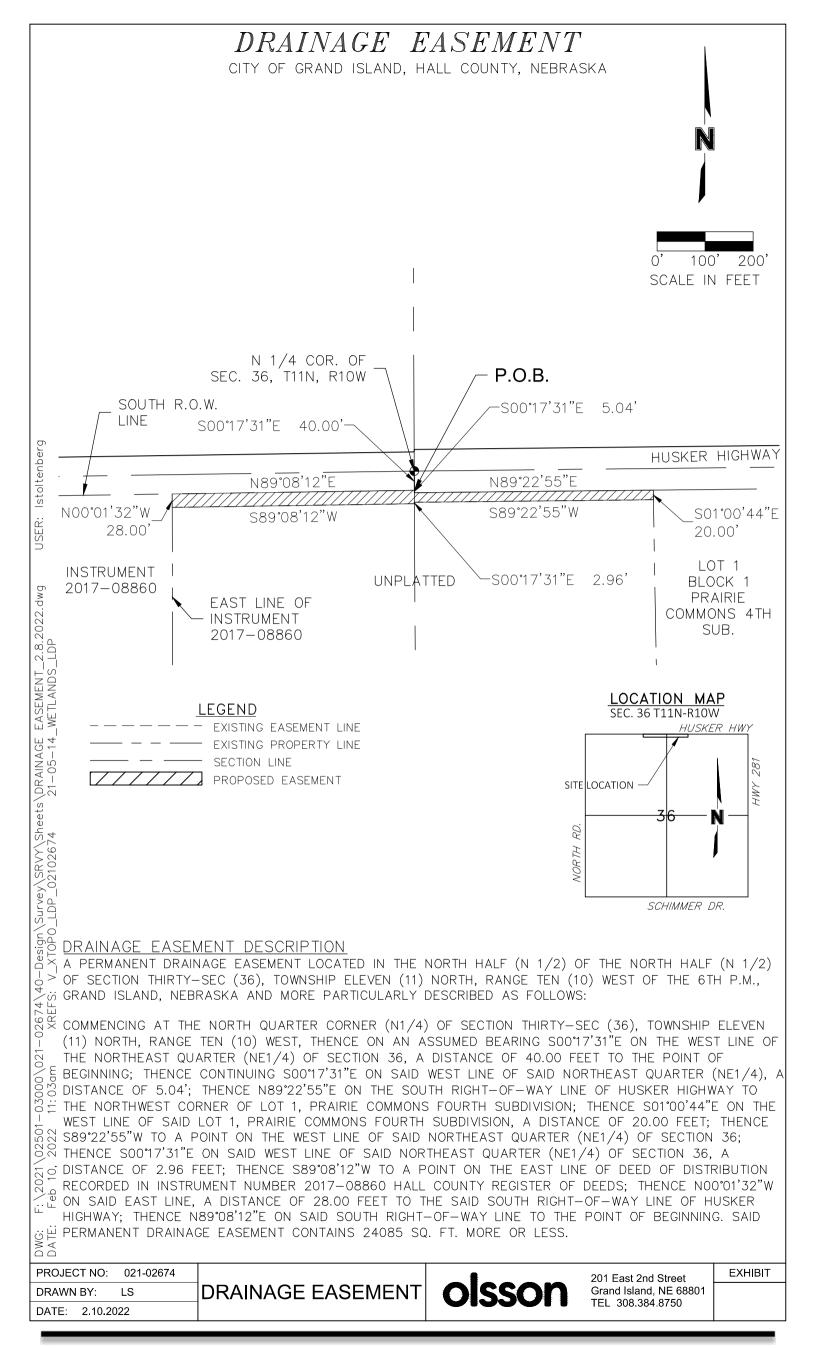
Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Attest:

Roger G. Steele, Mayor

RaNae Edwards, City Clerk

Approved as to Form ¤\_\_\_\_\_ March 18, 2022 ¤ City Attorney





# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-11

## #2022-71 - Approving Bid Award for Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4

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

# **Council Agenda Memo**

From:	Keith Kurz PE, Assistant Public Works Director- Engineering
Meeting:	March 22, 2022
Subject:	Approving Bid Award for Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4
Presenter(s):	John Collins PE, Public Works Director

## **Background**

The Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4 is to improve plant performance and give more accuracy to flow monitoring, on which some fees are based. Public Works Engineering staff have identified several areas in which improvements are desired, which consist of:

- Industrial Flow Measurement
- Industrial Flow Diversion
- Buried Infrastructure Evaluation
- Internal Recycle System

On March 15, 2022 the Engineering Division of the Public Works Department advertised for bids for the Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4. There were thirty-two (32) potential bidders for this project.

### **Discussion**

Two (2) bids were received and opened on March 15, 2022. The bids were submitted in compliance with the contract, plans and specifications. A summary of the bids is shown below.

	Building Crafts, Inc. of Red Oak, Iowa	BRB Contractors, Inc. of Topeka, Kansas
Base Bid	\$7,796,000.00	\$8,350,000.00
Bid Alternate "A"	\$160,000.00	\$180,000.00
Bid Alternate "B"	\$400,000.00	\$307,000.00
Bid Alternate "C"	\$375,000.00	\$503,000.00
Total Bid	\$8,731,000.00	\$9,340,000.00
Exceptions	None	None

Upon evaluation of the bids received Public Works Engineering staff, along with Wastewater staff recommend the award of the Base Bid, Bid Alternate "A" and Bid Alternate "B" to Building Crafts, Inc. of Red Oak, Iowa for the total amount of \$8,356,000.00.

The Add Alternate "C" is not being awarded at this time, as the bid received is higher than the anticipated benefit.

There are sufficient funds in Account No. 53030054-85213-53050 to fund this project.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve awarding the contract for the Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4 to Building Crafts, Inc. of Red Oak, Iowa in the amount of \$8,356,000.00 as the low compliant bid that meets specifications.

## **Sample Motion**

Move to approve the bid award.

#### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### **BID OPENING**

**BID OPENING DATE:** March 15, 2022 at 2:15 p.m. FOR: Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4 **DEPARTMENT: Public Works ESTIMATE:** \$9,700,000.00 **FUND/ACCOUNT:** 53030054 **PUBLICATION DATE:** January 28, 2022 **NO. POTENTIAL BIDDERS:** 32 **SUMMARY Bidder: BRB** Contractor's, Inc. **Building Crafts, Inc.** 

<b>Bid Security:</b>	Topeka, KS Atlantic Specialty Ins. Co.	Red Oak, IA Fidelity & Deposit Co.
Exceptions:	None	None
<b>Bid Price:</b>	\$8,350,000.00	\$7,796,000.00
Alternate A:	\$ 180,000.00	\$ 160,000.00
Alternate B:	\$ 307,000.00	\$ 400,000.00
Alternate C:	\$ 503,000.00	\$ 375,000.00

cc: John Collins, Public Works Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Catrina DeLosh, PW Admin. Coordinator Patrick Brown, Finance Director Keith Kurz, Asst. Public Works Director

P2348

#### RESOLUTION 2022-71

WHEREAS, the City of Grand Island invited sealed bids for the Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4, according to plans and specifications on file with the City Engineer/Public Works Director; and

WHEREAS, on March 15, 2022 bids were received, opened, and reviewed; and

WHEREAS, upon evaluation of the bids received Public Works Engineering staff, along with Wastewater staff recommend the award of the Base Bid, Bid Alternate "A" and Bid Alternate "B"; and

WHEREAS, Building Crafts, Inc. of Red Oak, Iowa 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 \$8,356,000.00; and

WHEREAS, Building Crafts, Inc.'s bid was below the engineer's estimate for the project: and

WHEREAS, funds have been budgeted in FY22/23 to begin the project; and

WHEREAS, this project will carry over multiple budget years, with funds budgeted as needed each year.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Building Crafts, Inc. of Red Oak, Iowa in the amount of \$8,356,000.00 for the Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4 is hereby approved as the lowest responsible bid.

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

\_ \_ \_

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ March 18, 2022 ¤ City Attorney



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item G-12

## #2022-72 - Approving Amendment No. 1 to Engineering Consulting Agreement for Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2

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

# **Council Agenda Memo**

From:	Keith Kurz PE, Assistant Public Works Director- Engineering
Meeting:	March 22, 2022
Subject:	Approving Amendment No. 1 to Engineering Consulting Agreement for Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2
Presenter(s):	John Collins PE, Public Works Director

## **Background**

This project will plan, design and build two (2) small projects as part of the larger Moores Creek Drainage Extension project. The extension of Moores Creek Drainage system was investigated in a 2017 engineering study that was completed by JEO for the City of Grand Island. This study was based on a past Central Platte Natural Resources District (CPNRD) drainage plan for Grand Island and focused on hydrologic sizing and operation of Moores Creek drainage ditch to serve current areas of southwest Grand Island, as well as the proposed US Highway 30 realignment project. A partial design was completed and the City coordinated with the Nebraska Department of Transportation (NDOT) to incorporate provisions for the drain extension in the US Highway 30 Realignment project.

On October 12, 2021, via Resolution No. 2021-275, City Council approved an Engineering Services Agreement with Olsson Associates of Grand Island, Nebraska in the amount of \$72,600.00 for Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2.

### **Discussion**

With the design complete for the Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2 it is now time to move forward with construction phase services. An amendment to the original agreement with Olsson, Inc. is requested at this time, in the amount of \$50,700.00, resulting in a revised agreement amount of \$combined with the unused portion of the original contract the revised agreement amount is \$123,300.00.

## **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 \$50,700.00.

## **Sample Motion**

Move to approve the resolution.

WHEREAS, on October 12, 2021, via Resolution No. 2021-275 the Grand Island City Council approved entering into an agreement with Olsson Associates of Grand Island, Nebraska in the amount of \$72,600.00 for Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2; and

WHEREAS, the original agreement is now being amended to include construction phase services; and

WHEREAS, such amendment is in the amount of \$50,700.00, for a revised agreement amount of \$123,300.00; 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 construction phase services related to Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2 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, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ March 18, 2022 ¤ City Attorney



Tuesday, March 22, 2022 Council Session

# Item G-13

## #2022-73 - Approving Preliminary Plans, Specifications, and Estimates with Nebraska Department of Transportation for Five Points Intersection

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

From:	Keith Kurz PE, Assistant Public Works Director- Engineering
Meeting:	March 22, 2022
Subject:	Approving Preliminary Plans, Specifications, and Estimates with Nebraska Department of Transportation for Five Points Intersection
Presenter(s):	John Collins PE, Public Works Director

#### **Background**

On February 14, 2017, via Resolution No. 2017-34, City Council approved an agreement with Olsson Associates of Lincoln, Nebraska, in the amount of \$72,550.00 for engineering services related to Five Points Signal and Geometric Improvements. This project was for the improvement of the 5 Points intersection in areas of both lane use and traffic signal operation. The existing cable span signals were to be replaced with new mast arm signals, improvement of existing roadway geometrics, evaluation of existing lane configurations for operation, and installation of signing improvements to meet 2009 MUTCD requirements in the area of this intersection.

During the course of Olsson Associates engineering services work on this project it was recommended that a study of the entire area surrounding the 5 Points intersection be considered. Further study allowed for examination of the Five Points intersection to aid in specifically reducing the incidence of crashes; reducing vehicle delay, improving the mobility of the traveling pedestrians and correcting roadway geometric deficiencies.

In 2017 the Nebraska Department of Transportation (NDOT) selected the 5 Points intersection improvements as a safety project, making it eligible for Federal-aid funding. Federal funds are available for a maximum of 80% of the eligible participating costs, while the Local Public Agency (LPA) is responsible for the remaining 20% as well as all other nonparticipating or ineligible costs of the project. The estimate of this project was \$2,265,300.00, with the LPA share being \$565,300.00, and the Federal share payable capped at \$1,700,000.00.

On January 23, 2018, via Resolution No. 2018-21, City Council approved the Program Agreement for 5 Points intersection improvements with NDOT.

On October 9, 2018, via Resolution No. 2018-291, City Council approved an agreement with Olsson, Inc. of Grand Island, Nebraska and NDOT to perform preliminary

engineering services on the 5 Points intersection improvements. Such agreement was for an amount not to exceed \$361,475.00.

On April 27, 2021, via Resolution No. 2021-97, City Council approved Program Agreement Supplement No. 1 with NDOT for the 5 Points intersection improvements. Such supplement increased the funding cap originally established from \$1,700,000.00 to \$2,640,000.00. The funding split remained at 80% Federal Highway Safety Improvement Project (HSIP) funding and 20% match from the Local Public Agency (LPA). The estimate of the project at this time was \$3,560,158.81, with the LPA share being \$920,158, and the Federal share payable capped at \$2,640,000.00.

Such project consists of geometric improvements with a roundabout and will right size the lane configuration to optimize safety and efficiency, and meet the Federal Highway Administration (FHWA) safety program requirements.

### **Discussion**

5 Points Intersection Improvements project plans have been developed to the point submittal is the next step for final edits and subsequent bid letting. The Program Agreement of the project requires the City to review the Preliminary Plans, Specifications, and Estimates (PS&E) package and either request modification or approve as acceptable at this stage. Upon review of the submitted PS&E package by the Public Works Engineering staff the City wishes to approve such as submitted.

#### Alternatives

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

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

#### **Recommendation**

City Administration recommends that the Council approve a resolution accepting the Preliminary Plans, Specifications, and Estimates (PS&E) package as submitted to the City.

### **Sample Motion**

Move to approve the resolution.

#### APPROVAL OF PRELIMINARY PLANS, SPECIFICATIONS, AND ESTIMATES (PS&E)

City of Grand Island

Resolution No. 2022-73

**Whereas:** City of Grand Island (City) and State entered into an LPA Program Agreement for State to assist City in the development and construction of an LPA Federal-aid transportation project;

**Whereas:** The State or the design consultant has developed the project plans to the point where they are ready to submit to State's PS & E Section for final edits for a bid letting;

**Whereas:** The LPA Program Agreement requires the city to review the preliminary PS & E package and either request modification or approve them as acceptable at this stage;

Whereas: City wishes to approve the preliminary PS & E package as prepared.

#### Be It Resolved by the City Council of the City of City of Grand Island that:

The Mayor, Roger Steele, is hereby authorized to sign the bottom of this resolution and submit it to the State signifying the City's approval of the preliminary PS & E package.

NDOT Project Number: HSIP-5409(3)

NDOT Control Number: 42863

NDOT Project Name: Five Points Intersection, Grand Island

Adopted this 22nd day of March, 2022 at Grand Island, Nebraska. (Month) (Year)

The City Council of the City of Grand Island, Nebraska

Board/Council Member\_

Moved the adoption of said resolution Member \_\_\_\_\_\_ Seconded the Motion Roll Call: \_\_\_\_\_Yes \_\_\_\_No \_\_\_\_ Abstained \_\_\_\_\_ Absent Resolution adopted, signed and billed as adopted

CITY OF GRAND ISLAND Roger Steele

Mayor

Attest:

Signature City Clerk

Resolution G – Preliminary PS & E Package (To be filled out by LPS RC)

Approved as to Form ¤ \_\_\_\_\_ March 18, 2022 ¤ City Attorney



Tuesday, March 22, 2022 Council Session

## Item G-14

## #2022-74 - Approving Bid Award for Various Locations Drainage Projects; Brookline Drive and Henry Street/South Street Intersection; Project No. 2021-D-1

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

From:	Keith Kurz PE, Assistant Public Works Director- Engineering
Meeting:	March 22, 2022
Subject:	Approving Bid Award for Various Locations Drainage Projects; Brookline Drive and Henry Street/South Street Intersection; Project No. 2021-D-1
Presenter(s):	John Collins PE, Public Works Director

### **Background**

The Various Locations Drainage Projects; Brookline Drive and Henry Street/ South Street Intersection is to plan, design, and build projects to improve drainage.

One project is improving drainage along Brookline Drive. City staff looked at several options, but constructing a concrete curb and gutter street appears to be the best alternative.

The other project is paving the intersection of Henry Street and South Street. With the heavy truck traffic and large amounts of water drainage from the north, this appears to be the preferred option to fix drainage problems.

On February 10, 2022 the Engineering Division of the Public Works Department advertised for bids for Henry Street/South Street and Brookline Drive Drainage Improvements; Project No. 2021-D-1. There were twenty-three (23) potential bidders for this project.

### **Discussion**

One (1) bid was received and opened on March 1, 2022. The bid was submitted in compliance with the contract, plans and specifications. A summary of the bids is shown below.

Bidder	Exceptions	Base Bid
The Diamond Engineering Co. of		Bid Section "A"= \$123,990.60
Grand Island, Nebraska	Noted	Bid Section "B"= \$232,202.90

*Grand Total*= \$356,193.50

There are sufficient funds in Account No. 40000400-2100-40025 to fund this project.

### **Alternatives**

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

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

### **Recommendation**

City Administration recommends that the Council approve awarding the contract for Henry Street/South Street and Brookline Drive Drainage Improvements; Project No. 2021-D-1 to The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$356,193.50 as the compliant bid that meets specifications.

### **Sample Motion**

Move to approve the bid award.

#### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### **BID OPENING**

BID OPENING DATE: March 1, 2022 at 2:15 p.m.

FOR:

Henry Street/South Street and Brookline Drive Drainage Improvements; Project No. 2021-D-1

DEPARTMENT: Public Works

ESTIMATE: \$662,500.00

FUND/ACCOUNT: 40000400

PUBLICATION DATE: February 10, 2022

NO. POTENTIAL BIDDERS: 28

#### **SUMMARY**

Bidder:	The Diamond Engineering Co.
	Grand Island, NE
<b>Bid Security:</b>	Universal Surety Company
Exceptions:	Noted

Section A:\$123,990.60Section B:\$232,202.90

cc: John Collins, Public Works Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Catrina DeLosh, PW Admin. Coordinator Patrick Brown, Finance Director Tim Golka, Engineer I

P2354

WHEREAS, the City of Grand Island invited sealed bids for Henry Street/South Street and Brookline Drive Drainage Improvements; Project No. 2021-D-1, according to plans and specifications on file with the City Engineer/Public Works Director; and

WHEREAS, on March 1, 2022 bids were received, opened, and reviewed; and

WHEREAS, The Diamond Engineering Company of Grand Island, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$356,193.50; and

WHEREAS, The Diamond Engineering Company's bid was below the engineer's estimate for the project: and

WHEREAS, funds are available in the Fiscal Year 2021/2022 budget for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$356,193.50 for Henry Street/South Street and Brookline Drive Drainage Improvements; Project No. 2021-D-1 is hereby approved as the lowest responsible bid.

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

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤ March 18, 2022 ¤ City Attorney



Tuesday, March 22, 2022 Council Session

# Item G-15

## **#2022-75 - Approving Updated Parking Regulations**

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

From:	Keith Kurz PE, Assistant Public Works Director- Engineering
Meeting:	March 22, 2022
Subject:	Consideration of Approving Updated Parking Regulations
Presenter(s):	John Collins PE, Public Works Director

#### **Background**

Council action is required to designate parking restrictions on any public street. As changes are approved the City Council will also approve the master list of parking designations/restrictions.

#### **Discussion**

Through the work of the Street Division updating signage throughout the City a few discrepancies were uncovered with the Parking Regulation resolution. The Public Works Engineering staff have prepared the attached Parking Restriction resolution, with corrections and updates.

On April 26, 2016, via Resolution No. 2016-93, City Council approved the No Parking or Standing at any time restriction along Sky Park Road from Airport Road to Abbott Road, however "Standing" was inadvertently omitted on the Parking Regulation database. Parking is when the vehicle engine is off, while Standing is the car running and not in gear.

The removal of Marian Road restriction is due to the closure of the Early Learning Center at the northeast corner of Capital Avenue and Engleman Road.

#### <u>Alternatives</u>

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

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

### **Recommendation**

City Administration recommends that the Council approve the Parking Regulation resolution adjustments recommended by the Engineering Division of the Public Works Department.

### Sample Motion

Move to approve the resolution.

		PART ONE - NO PARKING (2022/3/14)				
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restrict Effective Time
10th Street	Broadwell Avenue	135' East of Broadwell Avenue	Both	No Parking	7	24 Hr.
10th Street	90' West of Eddy Street	110' East of Eddy Street	Both	No Parking	7	24 Hr.
10th Street	160' West of Cedar Street	Cedar Street	South	No Parking	7	7:00am-4:30p
11th Street	Wheeler Avenue	Pine Street	South	No Parking	7	24 Hr.
11th Street	40' West of Beal Street	40' East of Beal Street	Both	No Parking	7	24 Hr.
12th Street	Eddy Street	Pine Street	South	No Parking	7	24 Hr.
13th Street	Webb Road	Isle Road	Both	No Parking	7	24 Hr.
13th Street	75' East of Howard Avenue	280' West of Kruse Avenue	South	No Parking	7	24 Hr.
13th Street	100' East of Howard Avenue	350' West of Kruse Avenue	North	No Parking	7	24 Hr.
13th Street	245' West of Broadwell Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
13th Street	140' West of Broadwell Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
15th Street	Eddy Street	Elm Street	South	No Parking	7	24 Hr.
1st Street	Greenwich Street	120' East of Greenwich Street	North	No Parking	7	24 Hr.
23rd Street	Wheeler Avenue	Locust Street	Both	No Parking	Mon-Fri	8:00am-5:30p
2nd Street	Eddy Street	Cleburn Street	North	No Parking	7	24 Hr.
2nd Street	80' West of Walnut Street	Walnut Street	North	No Parking	7	24 Hr.
3rd Street	Blaine Street	220' East of Blaine Street	Both	No Parking	7	24 Hr.
3rd Street	Harrison Street	290' East of Broadwell Avenue	Both	No Parking	7	24 Hr.
3rd Street	Jefferson Street	Adams Street	North	No Parking	7	24 Hr.
3rd Street	Clark Street	Cleburn Street	Both	No Parking	7	24 Hr.
3rd Street	110' West Oak Street	Oak Street	North	No Parking	7	24 Hr.
4th Street	Broadwell Avenue	160' East of Broadwell	Both	No Parking	7	24 Hr.
4th Street	195' West of Eddy Street	Cleburn Street	Both	No Parking	7	24 Hr.
4th Street	35' West of Oak Street	Oak Street	South	No Parking	7	24 Hr.
4th Street	45' West of Oak Street	35' East of Oak Street	North	No Parking	7	24 Hr.
6th Street	Broadwell Avenue	Madison Street	Both	No Parking	7	24 Hr.
6th Street	Sycamore Street	Kimball Street	South	No Truck Parking	7	24 Hr.
7th Street	Darr Avenue	White Avenue	South	No Parking	7	24 Hr.
Adams Street	170' South of Stolley Park Road	Stolley Park Road	Both	No Parking	7	24 Hr.
Anderson Avenue	Alley West of Locust Street	Locust Street	South	No Parking	7	8:00pm-7:00a
Anna Street	Broadwell Avenue	Madison Street	Both	No Parking	7	24 Hr.
Anna Street	Madison Street	Adams Street	North	No Parking	7	24 Hr.
Anna Street	Eddy Street	Cleburn Street	Both	No Parking	7	24 Hr.
Anna Street	Elm Street	Locust Street	Both	No Parking	7	24 Hr.
Bismark Road	Locust Street	Pine Street - South Leg	Both	No Parking	7	24 Hr.
Blaine Street	Stolley Park Road	Del Monte Avenue	Both	No Parking	7	24 Hr.
Blaine Street	110' North of 2nd Street	3rd Street	East	No Parking	7	24 Hr.
Blaine Street	200' South of Old Potash Highway/Lincoln Highway	Old Potash Highway/Lincoln Highway	Both	No Parking	7	24 Hr.
Boggs Avenue	7th Street	Baumann Drive	East	No Parking	7	24 Hr.
Brahma Street	40' South of Wyandotte Street	Wyandotte Street	East	No Parking	7	24 Hr.
Broadwell Avenue	Division Street	2nd Street	Both	No Parking	7	24 Hr.
Capital Avenue	80' East of Engleman Road	180' East of Engleman Road	North	No Parking	7	24 Hr.
Capital Avenue	Independence Avenue	Macron Street	North	No Parking	7	24 Hr.
Capital Avenue Charles Street		Dire Officet		No Parking	7	24 Hr. 24 Hr.
Charles Street	Locust Street	55' East of Locust Street Council Session - 3/22/2022 Page 1	South	No Parking	7	24 Hr. 24 Hr. Page

		PARKING RESTRICTION RESOLUTION PART ONE - NO PARKING (2022/3/14)				
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restrictio Effective Time
College Street	Webb Road	Sheridan Avenue	Both	No Parking	7	24 Hr.
Custer Avenue	Old Potash Highway/Lincoln Highway	Clarence Street	Both	No Parking	7	24 Hr.
Custer Avenue	75' South of North Front Street	75' North of North Front Street	Both	No Parking	7	24 Hr.
Custer Avenue	200' South of Faidley Avenue	175' North of Faidley Avenue	West	No Parking	7	24 Hr.
Custer Avenue	200' South of Faidley Avenue	185' North of 8th Street	East	No Parking	7	24 Hr.
Custer Avenue	235' South of 13th Street	50' south of 14th Street	Both	No Parking	7	24 Hr.
Custer Avenue	75' South of Vandergrift Avenue	16th Street	West	No Parking	7	24 Hr.
Custer Avenue	370' South of State Street	Waugh Street	Both	No Parking	7	24 Hr.
Custer Avenue	375' North of College Street	475' North of College Street	East	No Parking	7	24 Hr.
Darr Avenue	5th Street	6th Street	East	No Parking	7	24 Hr.
Darr Avenue	75' South of 7th Street	7th Street	West	No Parking	7	24 Hr.
Darr Avenue	30' South of 7th Street	7th Street	East	No Parking	7	24 Hr.
Delaware Street	Locust Street	Alley East of Locust Street	Both	No Parking	7	10:00pm-5:00am
Delta Street	Lincoln Avenue	145' East of Lincoln Avenue	South	No Parking	7	24 Hr.
Eddy Street	Hedde Street	Fonner Park Road	East	No Parking	7	11:00pm-5:00am
Eddy Street	Fonner Park Road	200' North of Fonner Park Road	East	No Parking	7	24 Hr.
Eddy Street	Eddy Street & Greenwich Street Intersection	50' North of the Eddy Street & Greenwich Street Intersection	West	No Parking	7	24 Hr.
Eddy Street	170' South of Koenig Street	Division Street	West	No Parking	7	24 Hr.
Eddy Street	50' South of Koenig Street	1st Street	East	No Parking	7	24 Hr.
dy Underpass Frontage Road West	North Front Street	4th Street	Both	No Parking	7	24 Hr.
ddy Underpass Frontage Road East	North Front Street	4th Street	Both	No Parking	7	24 Hr.
Elm Street	125' South of South Union Pacific Railroad Mainline Track	Union Pacific Railroad	Both	No Parking	7	24 Hr.
Elm Street	10th Street	12th Street	West	No Parking	7	24 Hr.
Engleman Road	Capital Avenue	75' North of Capital Avenue	East	No Parking	7	24 Hr.
Exchange Road	Dead End (South End)	Locust Street	East	No Parking	7	24 Hr.
Faidley Avenue	Custer Avenue	Carey Street	Both	No Parking	7	24 Hr.
Faidley Avenue	155' West Broadwell Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
Faidley Avenue	120' West Broadwell Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
Forner Park Road	150' West of Locust Street	Sycamore Street	Both	No Parking	7	24 HI. 24 Hr.
Forrest Street	Custer Avenue	·	South	No Parking	7	7:30am-4:00pm
Greenwich Street		Lafayette Avenue			7	24 Hr.
Hedde Street	Fonner Park Road Eddy Street	250' North of Fonner Park Road Locust Street	West Both	No Parking No Parking	7	24 Hr. 11:00pm-5:00am
Holcomb Street	110' West of Bantam Street	Bantam Street	South	No Parking	7	24 Hr.
Jefferson Street	3rd Street	South Front Street	Both	No Parking	7	24 HI. 24 Hr.
Kaufman Avenue	500' North of Old Potash	560' North of Old Potash			7	24 Hr. 24 Hr.
Kautman Avenue Koenig Street	30' West of Eddy Street	Eddy Street	East South	No Parking No Parking	7	24 Hr. 24 Hr.
Koenig Street	55' West of Eddy Street	150' East of Eddy Street	North	No Parking	7	24 HI. 24 Hr.
Koenig Street	60' West of Walnut Street	Walnut Street	South	No Parking	7	24 HI. 24 Hr.
Koenig Street	Pine Street	Oak Street	South	No Parking	7	24 Hr. 24 Hr.
Koenig Street	Louise Street	90' North of Louise Street	East	No Parking No Parking	7	24 Hr. 24 Hr.
					7	
Koenig Street	Louise Street	130' North of Louise Street	West	No Parking	/ 7	24 Hr.
Lafaytte Avenue	College Street	Forrest Street	West	No Parking		7:30am-4:00pm
Lincoln Avenue	90' North of Delta Street	195' North of Delta Street	East	No Parking		24 Hr.
Lincoln Avenue				No Parking	1	24 Hr. 24 Hr. Page 19

		PART ONE - NO PARKING (2022/3/14)				
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restrict Effective Time
Locust Street	10th Street	12th Street	West	No Parking	7	24 Hr.
Louise Street	Koenig Street	90' North of Koenig Street	West	No Parking	7	24 Hr.
Louise Street	Koenig Street	110' North of Koenig Street	East	No Parking	7	24 Hr.
Manchester Road	Independence Avenue	Mansfield Road	Both	No Parking	7	24 Hr.
Mansfield Road	Cannon Road	Manchester Road	Both	No Parking	7	24 Hr.
Mansfield Road	Concrete Section	Horseshoe Place	East	No Parking	7	24 Hr.
Mansfield Road	Horseshoe Place	Hike/Bike Trail	East	No Parking	7	24 Hr.
Marian Road	15' North of GIPS Fence Gate	20' East of GIPS Fence Gate	West/South	No Parking	7	<del>24 Hr.</del>
Monarch Avenue	Ebony Lane	Sunrise Avenue	South	No Parking	7	24 Hr.
North Front Street	Webb Road	Eisenhower Drive	Both	No Parking	7	24 Hr.
North Front Street	Broadwell Avenue	65' West of Monroe Street	North	No Parking	7	24 Hr.
North Front Street	148' West of Lincoln Avenue	Lincoln Avenue	South	No Parking	7	24 Hr.
North Front Street	150' West of Clark Street	Clark Street	South	No Parking	7	24 Hr.
Oklahoma Avenue	80' West of Broadwell Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
Oklahoma Avenue	30' West of Broadwell Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
Old Highway 30	Industrial Lane	US Highway 30 (West of Overpass)	North	No Parking	7	24 Hr.
Old Lincoln Highway	Custer Avenue	175' East of Custer Avenue	South	No Parking	7	24 Hr.
Old Lincoln Highway	Carey Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
Old Lincoln Highway	Garfield Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
Old Potash Highway	Piper Street	565' West of Custer Avenue	North	No Parking	7	24 Hr.
Old Potash Highway	200' West of Custer Avenue	Custer Avenue	Both	No Parking	7	24 Hr.
Orleans Drive	Faidley Avenue	215' North of Faidley Avenue	East	No Parking	7	24 Hr.
Oxnard Avenue	Eddy Street	Locust Street	Both	No Parking	7	11:00pm-5:00an
Phoenix Avenue	1/2 Block West of Locust Street	Locust Street	Both	No Parking	7	24 Hr.
Pine Street	Bismark Road	Ashton Avenue	East	No Parking	7	24 Hr.
Pine Street	Schuff Street	Ashton Avenue	West	No Parking	7	8:00pm-6:00am
Pine Street	115' South of Koenig Street	Koenig Street	West	No Parking	7	24 Hr.
Pine Street	145' South of Court Street	Court Street	West	No Parking	7	24 Hr.
Pine Street	70' South of South Front Street	South Front Street	West	No Parking	7	24 Hr.
Piper Street	Old Potash Highway	495' North of Old Potash Highway	East	No Parking	Mon-Fri	7:00am-7:00pm
Prospect Street	Lafayette Avenue	Park Avenue	Both	No Parking	Mon-Fri	7:00am-4:00pm
Ramada Road	US Highway 34	Woodland Drive	Both	No Parking	7	8:00pm-6:00am
Riverside Drive	Hagge Avenue	Stolley Park Road	Both	No Parking	7	24 Hr.
Roberts Street	Broadwell Avenue	250' East of Broadwell Avenue	Both	No Parking	7	24 Hr.
Roberts Street	420' East of Broadwell Avenue	330' East of Roberts Court	North	No Trailer Parking	7	24 Hr.
Sagewood Avenue	710' South of State Street	State Street	West	No Parking	7	24 Hr.
Schimmer Drive	US Highway 281	350' East of US Highway 281	North	No Parking	7	24 Hr.
Sky Park Road	Airport Road	Abbot Road	Both	No Parking or Standing	7	24 Hr.
South Street	Locust Street	Pine Street	Both	No Parking	7	8:00pm-5:00am
State Street	US Hwy 281	350' East of Webb Road	Both	No Parking	7	24 Hr.
State Street	Howard Avenue	Cleburn Street	Both	No Parking	7	24 Hr.
State Street	Cleburn Street	280' East of Cleburn Street	South	No Parking	7	24 Hr. 24 Hr.
		7th Street		l l	7	24 Hr. 24 Hr.
Stoeger Drive Stolley Park Road	Baumann Drive	/th Street	South	No Parking	7	
Stolley Park Road	Stolley Park Road	Bismark Road Council Session - 3/22/2022 Page 3		No Parking No Parking	1	24 Hr. 24 Hr. Page 1

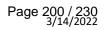
		PART ONE - NO PARKING (2022/3/14)				
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restrictic Effective Time
Stuhr Road	Burlington Northern Railroad	City Outfall Ditch	Both	No Parking	7	24 Hr.
Swift Road	Stuhr Road	West boundary of WWTP	Both	No Parking	7	24 Hr.
Sycamore Street	Ashton Avenue	1st Street	West	No Parking	7	24 Hr.
Sycamore Street	4th Street	150' North of 4th Street	Both	No Parking	7	24 Hr.
Sycamore Street	5th Street	6th Street	East	No Parking	7	24 Hr.
Sycamore Underpass Frontage Road West	3rd Street	4th Street	Both	No Parking	7	24 Hr.
Sycamore Underpass Frontage Road East	3rd Street	4th Street	Both	No Parking	7	24 Hr.
US Highway 34	US Highway 281	Union Pacific Railroad	Both	No Parking	7	24 Hr.
Vine Street	80' South of Meves Avenue	Meves Avenue	East	No Parking	7	24 Hr.
Walnut Street	1st Street	2nd Street	West	No Parking	7	24 Hr.
Webb Road	Westside Street	300' North of State Street	Both	No Parking	7	24 Hr.
Wedgewood Drive	Locust Street	Bellwood Drive	Both	No Parking	7	11:00pm-5:00an
Wheeler Avenue	Division Street	115' North of Division Street	East	No Parking	7	24 Hr.
Wheeler Avenue	10th Street	17th Street	Both	No Parking	7	24 Hr.
Wheeler Avenue	80' South of 23rd Street	280' North of 23rd Street	West	No Parking	7	8:00am-4:30pm
Wheeler Avenue	22nd Street	Capital Avenue	East	No Parking	7	
Windolph Avenue	Eddy Street	Locust Street	Both	No Parking	7	11:00pm-5:00an
Woodland Drive	Ramada Road	Locust Street	Both	No Parking	7	8:00pm-6:00am
Wyandotte Street	Brahma Street	Chanticleer Street	South	No Parking	7	24 Hr.
		STATE FAIR PARKING RESTRICTIONS				
Fonner Park Road	Locust Street	Stuhr Road	Both	No Parking	7	24 Hr.
Stolley Park Road	500' West of Adams Street	Locust Street	Both	No Parking	7	24 Hr.
Stolley Park Road	1/2 mile West of Stuhr Road	Stuhr Road	Both	No Parking	7	24 Hr.
Stuhr Road	Wood River	Bismark Road	Both	No Parking	7	24 Hr.

		PARKING RESTRICTION RESOLUT				
	PART T	WO - TIME RESTRICTION PARKING	(2022/3/14)			
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restric Effective Tim
1st Street	40' East of Cedar Street	60' East of Cedar Street	North	20 min.	Mon-Sat	8:00am-5:30p
2nd Street	Walnut Street	Pine Street	North	2 HR	Mon-Sat	8:00am-5:30p
3rd Street	Elm Street	Kimball Street	South	2 HR	Mon-Sat	8:00am-5:30p
3rd Street	Elm Street	58' West of Cedar Street	North	2 HR	Mon-Sat	8:00am-5:30
3rd Street	58' West of Cedar Street	Cedar Street	North	20 min.	Mon-Sat	8:00am-5:30
3rd Street	Cedar Street	173' West of Walnut Street	North	2 HR	Mon-Sat	8:00am-5:30
3rd Street	173' West of Walnut Street	156' West of Walnut Street	North	20 min.	Mon-Sat	8:00am-5:30
3rd Street	156' West of Walnut Street	60' West of Walnut Street	North	2 HR	Mon-Sat	8:00am-5:30
3rd Street	60' West of Walnut Street	Walnut Street	North	20 min.	Mon-Sat	8:00am-5:30
3rd Street	Walnut Street	Sycamore Street	North	2 HR	Mon-Sat	8:00am-5:30
3rd Street	160' East of Sycamore Street	390' East of Sycamore Street	North	15 min.	Mon-Fri	7:00am-5:30
4th Street	145' East of Cedar Street	Wheeler Avenue	South	2 HR	Mon-Sat	8:00am-5:30
4th Street	Cedar Street	Wheeler Avenue	North	2 HR	Mon-Sat	8:00am-5:30
4th Street	Wheeler Avenue	Locust Street	Both	2 HR	7	24 Hr.
4th Street	Locust Street	Sycamore Street	North	2 HR	Mon-Sat	8:00am-5:30
4th Street	120' West of Kimball Avenue	30' West of Kimball Avenue	South	2 HR	7	24 Hr.
Cedar Street	2nd Street	295' North of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30
Cedar Street	80' North of 2nd Street	295' North of 3rd Street	East	2 HR	Mon-Sat	8:00am-5:30
College Street	Lafaytte Avenue	Grand Island Avenue	South	2 HR	Mon-Fri	8:00am-4:00
College Street	Lafaytte Avenue	Park Avenue	North	2 HR	Mon-Fri	8:00am-4:00
Elm Street	North Front Street	4th Street	East	2 HR	7	24 Hr.
Forrest Street	Kruse Avenue	148' East of Kruse Avenue	North	2 HR	Mon-Fri	8:00am-4:00
Kruse Avenue	Forrest Street	Cottage Street	East	2 HR	Mon-Fri	8:00am-4:00
Lafayette Avenue	60' South of Waugh Street	Cottage Street	East	2 HR	Mon-Fri	8:00am-4:00
Lafayette Avenue	60' North of Waugh Street	College Street	West	2 HR	Mon-Fri	8:00am-4:00
Locust Street	43' North of 1st Street	64' North of 1st Street	West	20 min.	Mon-Sat	8:00am-5:30
Locust Street	64' North of 1st Street	56' South of 2nd Street	West	2 HR	Mon-Sat	8:00am-5:30
Locust Street	56' South of 2nd Street	38' South of 2nd Street	West	20 min.	Mon-Sat	8:00am-5:30
Locust Street	2nd Street	134' South of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30
Locust Street	134' South of 3rd Street	120' South of 3rd Street	West	20 min.	Mon-Sat	8:00am-5:30
Locust Street	120' South of 3rd Street	83' North of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30
Locust Street	83' North of 3rd Street	120' North of 3rd Street	West	20 min.	Mon-Sat	8:00am-5:30
Locust Street	120' North of 3rd Street	South Front Street	West	2 HR	Mon-Sat	8:00am-5:30
Locust Street	1st Street	125 North of 2nd Street	East	2 HR	Mon-Sat	8:00am-5:30
Locust Street	125' North of 2nd Street	142' North of 2nd Street	East	20 min.	Mon-Sat	8:00am-5:30
Locust Street	142' North of 2nd Street	40' South of 3rd Street	East	2 HR	Mon-Sat	8:00am-5:30
Locust Street	40' South of 3rd Street	25' South of 3rd Street	East	20 min.	Mon-Sat	8:00am-5:30
Locust Street	3rd Street	South Front Street	East	2 HR	Mon-Sat	8:00am-5:30
Locust Street	4th Street	82' North of 4th Street	East	2 HR	Mon-Sat	8:00am-5:30

	F	PARKING RESTRICTION RESOLUTIO	ON			
	PART TV	VO - TIME RESTRICTION PARKING	(2022/3/14)			
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
Park Avenue	125' South of College Street	Forrest Street	West	2 HR	Mon-Fri	8:00am-4:00pm
Park Avenue	125' North of College Street	Forrest Street	East	2 HR	Mon-Fri	8:00am-4:00pm
Pine Street	Koenig Street	145' South of Court Street	West	2 HR	7	24 Hr.
Pine Street	Court Street	90' South of South Front Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Pine Street	Court Street	40' North of 3rd Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Pine Street	40' North of 3rd Street	57' North of 3rd Street	East	20 min.	Mon-Sat	8:00am-5:30pm
Pine Street	57' North of 3rd Street	South Front Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Tilden Street	US Highway 30	100' North of US Highway 30	East	1 HR	7	24 Hr.
Walnut Street	2nd Street	120' South of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	110' South of 3rd Street	109' South of South Front Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	265' North of the north set of UPRR tracks	4th Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	2nd Street	90' South of South Front Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	150' North of the North set of UPRR tracks	63' South of 4th Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	63' South of 4th Street	4th Street	East	20 min.	Mon-Sat	8:00am-5:30pm
Walnut Street	70' North of 4th Street	125' North of 4th Street	East	20 min.	Mon-Sat	8:00am-5:30pm
Wheeler Avenue	280' South of Division Street	3rd Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Wheeler Avenue	167' North of Division Street	3rd Street	East	2 HR	Mon-Sat	8:00am-5:30pm

		PARKING RESTRICTION RESOLUTI	-			
	P/	ART THREE - LOADING ZONES (2022	2/3/14)			1
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
10th Street	Cedar Street	64' East of Cedar Street	South	Loading Zone	7	7:00am-4:30pm
12th Street	110' East of Wheeler Street	140' East of Wheeler Street	North	Loading Zone	7	24 Hr
3rd Street	220' West of Oak Street	110' West of Oak Street	North	Loading Zone	7	24 Hr
7th Street	Lincoln Avenue	52' East of Lincoln Avenue	South	Loading Zone	Mon-Fri	7:30am-5:30pm
Beal Street	8th Street	9th Street	East	Loading Zone	Mon-Fri	8:00am-5:00pm
Bismark Street	Oak Street	Vine Street	North	Loading Zone	7	24 Hr
Charles Street	94' East of Locust Street	172' East of Locust Street	South	Loading Zone	7	24 Hr
Cleburn Street	North Front Street	74' North of North Front Street	East	Loading Zone	7	24 Hr
Eddy Street	250' South of Hedde Street	175' South of Hedde Street	East	Loading Zone	7	24 Hr
Kennedy Drive	35' North of Faidley Avenue	80' North of Faidley Avenue	East	Loading Zone	7	24 Hr
Oak Street	Bismark Road	380' North of Bismark Road	Both	Loading Zone	7	24 Hr
Pine Street	60' North of 6th Street	82' North of 6th Street	West	Loading Zone	7	24 Hr
Sherman Avenue	11th Avenue	13th Street	West	Loading Zone	7	8:00am-4:00pm
Vine Street	Bismark Road	Meves Avenue	West	Loading Zone	7	24 Hr
Walnut Street	50' North of 4th Street	70' North of 4th Street	East	Loading Zone	7	24 Hr
Walnut Street	120' South of 3rd Street	110' South of 3rd Street	West	Loading Zone	Mon-Fri	8:00am-5:00pm

		PARKING RESTRICTION RESOLUTION	N			
		PART FOUR - TOW ZONES (2022/3/14	.)			
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
Swift Road	Stuhr Road	Museum Drive	Both	Tow Zone	7	24 Hr



#### **RESOLUTION 2016-93**

WHEREAS, the City Council, by authority of §22-77 of the Grand Island City Code, may by resolution, entirely prohibit or fix a time limit for the parking of vehicles in or on any public street, public property, or portion thereof; and

WHEREAS, the Public Works Department is requesting that Sky Park Road from Airport Road to Abbott Road be restricted to no parking or standing at any time; and

WHEREAS, it is recommended that such traffic restriction request be approved.

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

- A No Parking or Standing at any time restriction, is hereby designated along Sky 1. Park Road from Airport Road to Abbott Road; and
- 2. The City's Street Division of the Public Works Department shall erect and maintain the signs necessary to effect the above regulation.

Adopted by the City Council of the City of Grand Island, Nebraska, April 26, 2016.

Attest:

RaNae Edwards, City

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Approved as to Form	¤	15	L	
April 27, 2016	¤	City	Attorn	ey

WHEREAS, the City Council, by authority of §22-77 of the Grand Island City Code, may by resolution, establish parking regulations upon the streets of the City of Grand Island; and

WHEREAS, through the work of the Street Division updating signage throughout the City a few discrepancies were uncovered with the Parking Regulation resolution; and

WHEREAS, the Public Works Engineering staff have prepared the attached Parking Restriction database, with corrections and updates.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that parking regulations within the City of Grand Island are established as listed on the attached exhibits "Part One- No Parking; dated 2022/3/14", "Part Two- Time Restriction Parking, dated 2022/3/14", Part Three- Loading Zones, dated 2022/3/14", and "Part Four- Tow Zone, dated 2022/3/14".

BE IT FURTHER RESOLVED, that this resolution supersedes any and all other resolutions established or amending parking regulations for the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
March 18, 2022	¤ City Attorney

		PARKING RESTRICTION RESOLUTION PART ONE - NO PARKING (2022/3/14)				
Street	From	To	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
10th Street	Broadwell Avenue	135' East of Broadwell Avenue	Both	No Parking	7	24 Hr.
10th Street	90' West of Eddy Street	110' East of Eddy Street	Both	No Parking	7	24 Hr.
10th Street	160' West of Cedar Street	Cedar Street	South	No Parking	7	7:00am-4:30pm
11th Street	Wheeler Avenue	Pine Street	South	No Parking	7	24 Hr.
11th Street	40' West of Beal Street	40' East of Beal Street	Both	No Parking	7	24 Hr.
12th Street	Eddy Street	Pine Street	South	No Parking	7	24 Hr.
13th Street	Webb Road	Isle Road	Both	No Parking	7	24 Hr.
13th Street	75' East of Howard Avenue	280' West of Kruse Avenue	South	No Parking	7	24 Hr.
13th Street	100' East of Howard Avenue	350' West of Kruse Avenue	North	No Parking	7	24 Hr.
13th Street	245' West of Broadwell Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
13th Street	140' West of Broadwell Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
15th Street	Eddy Street	Elm Street	South	No Parking	7	24 Hr.
1st Street	Greenwich Street	120' East of Greenwich Street	North	No Parking	7	24 Hr.
23rd Street	Wheeler Avenue	Locust Street	Both	No Parking	Mon-Fri	8:00am-5:30p
2nd Street	Eddy Street	Cleburn Street	North	No Parking	7	24 Hr.
2nd Street	80' West of Walnut Street	Walnut Street	North	No Parking	7	24 Hr.
3rd Street	Blaine Street	220' East of Blaine Street	Both	No Parking	7	24 Hr.
3rd Street	Harrison Street	290' East of Broadwell Avenue	Both	No Parking	7	24 Hr.
3rd Street	Jefferson Street	Adams Street	North	No Parking	7	24 Hr.
3rd Street	Clark Street	Cleburn Street	Both	No Parking	7	24 Hr.
3rd Street	110' West Oak Street	Oak Street	North	No Parking	7	24 Hr.
4th Street	Broadwell Avenue	160' East of Broadwell	Both	No Parking	7	24 Hr.
4th Street	195' West of Eddy Street	Cleburn Street	Both	No Parking	7	24 Hr.
4th Street	35' West of Dak Street	Oak Street	South	No Parking	7	24 Hr.
4th Street	45' West of Oak Street	35' East of Oak Street	North	No Parking	7	24 Hr.
6th Street	45 West of Oak Street Broadwell Avenue	Madison Street	Both	No Parking	7	24 Hr. 24 Hr.
6th Street	Sycamore Street	Kimball Street	South		7	24 HI. 24 Hr.
7th Street	Darr Avenue	White Avenue	South	No Truck Parking No Parking	7	24 HI. 24 Hr.
Adams Street	170' South of Stolley Park Road	Stolley Park Road	Both	No Parking	7	24 HI. 24 Hr.
Anderson Avenue	Alley West of Locust Street	Locust Street	South	No Parking	7	8:00pm-7:00a
Anderson Avenue					7	24 Hr.
Anna Street	Broadwell Avenue Madison Street	Madison Street Adams Street	Both North	No Parking No Parking	7	24 Hr. 24 Hr.
Anna Street		Cleburn Street	Both		7	24 Hr.
	Eddy Street			No Parking	7	
Anna Street Bismark Road	Elm Street Locust Street	Locust Street Pine Street - South Leg	Both Both	No Parking No Parking	7	24 Hr. 24 Hr.
					7	24 Hr.
Blaine Street	Stolley Park Road	Del Monte Avenue	Both	No Parking	· · ·	
Blaine Street	110' North of 2nd Street	3rd Street	East	No Parking	7	24 Hr.
Blaine Street	200' South of Old Potash Highway/Lincoln Highway	Old Potash Highway/Lincoln Highway	Both	No Parking	7	24 Hr.
Boggs Avenue	7th Street	Baumann Drive	East	No Parking	7	24 Hr.
Brahma Street	40' South of Wyandotte Street	Wyandotte Street	East	No Parking	7	24 Hr.
Broadwell Avenue	Division Street	2nd Street	Both	No Parking		24 Hr.
Capital Avenue	80' East of Engleman Road	180' East of Engleman Road	North	No Parking	7	24 Hr.
Capital Avenue	Independence Avenue	Macron Street	North	No Parking		24 Hr.
Charles Street	Locust Street	Pine Street	North	No Parking	7	24 Hr.
Charles Street	Locust Street	55' East of Locust Street	South	No Parking	7	24 Hr.
College Street	Webb Road	Sheridan Avenue	Both	No Parking	7	24 Hr.
Custer Avenue	Old Potash Highway/Lincoln Highway	Clarence Street	Both	No Parking	7	24 Hr.
Custer Avenue	75' South of North Front Street	75' North of North Front Street	Both	No Parking	7	24 Hr.
Custer Avenue	200' South of Faidley Avenue	175' North of Faidley Avenue	West	No Parking	7	24 Hr.
Custer Avenue	200' South of Faidley Avenue	185' North of 8th Street	East	No Parking	7	24 Hr.
Custer Avenue	235' South of 13th Street	50' south of 14th Street	Both	No Parking	7	24 Hr.
Custer Avenu	701 A 41 63 /	1011.01	147	NU BUILDE	7	24 Hr.

		PARKING RESTRICTION RESOLUTION PART ONE - NO PARKING (2022/3/14)				
Street	From	To	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
Custer Avenue	375' North of College Street	475' North of College Street	East	No Parking	7	24 Hr.
Darr Avenue	5th Street	6th Street	East	No Parking	7	24 Hr.
Darr Avenue	75' South of 7th Street	7th Street	West	No Parking	7	24 Hr.
Darr Avenue	30' South of 7th Street	7th Street	East	No Parking	7	24 Hr.
Delaware Street	Locust Street	Alley East of Locust Street	Both	No Parking	7	10:00pm-5:00a
Delta Street	Lincoln Avenue	145' East of Lincoln Avenue	South	No Parking	7	24 Hr.
Eddy Street	Hedde Street	Fonner Park Road	East	No Parking	7	11:00pm-5:00a
Eddy Street	Fonner Park Road	200' North of Fonner Park Road	East	No Parking	7	24 Hr.
Eddy Street	Eddy Street & Greenwich Street Intersection	50' North of the Eddy Street & Greenwich Street Intersection	West	No Parking	7	24 Hr.
Eddy Street	170' South of Koenig Street	Division Street	West	No Parking	7	24 Hr.
Eddy Street		1st Street	East	No Parking	7	24 Hr.
	50' South of Koenig Street				7	24 Hr. 24 Hr.
Eddy Underpass Frontage Road West Eddy Underpass Frontage Road East	North Front Street	4th Street	Both	No Parking	7	
Elm Street	North Front Street 125' South of South Union Pacific Railroad Mainline Track	4th Street Union Pacific Railroad	Both Both	No Parking No Parking	7	24 Hr. 24 Hr.
				Ţ		
Elm Street	10th Street	12th Street	West	No Parking	7	24 Hr.
Engleman Road	Capital Avenue	75' North of Capital Avenue	East	No Parking	7	24 Hr.
Exchange Road	Dead End (South End)	Locust Street	East	No Parking	7	24 Hr.
Faidley Avenue	Custer Avenue	Carey Street	Both	No Parking	7	24 Hr.
Faidley Avenue	155' West Broadwell Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
Faidley Avenue	120' West Broadwell Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
Fonner Park Road	150' West of Locust Street	Sycamore Street	Both	No Parking	7	24 Hr.
Forrest Street	Custer Avenue	Lafayette Avenue	South	No Parking	7	7:30am-4:00pr
Greenwich Street	Fonner Park Road	250' North of Fonner Park Road	West	No Parking	7	24 Hr.
Hedde Street	Eddy Street	Locust Street	Both	No Parking	7	11:00pm-5:00a
Holcomb Street	110' West of Bantam Street	Bantam Street	South	No Parking	7	24 Hr.
Jefferson Street	3rd Street	South Front Street	Both	No Parking	7	24 Hr.
Kaufman Avenue	500' North of Old Potash	560' North of Old Potash	East	No Parking	7	24 Hr.
Koenig Street	30' West of Eddy Street	Eddy Street	South	No Parking	7	24 Hr.
Koenig Street	55' West of Eddy Street	150' East of Eddy Street	North	No Parking	7	24 Hr.
Koenig Street	60' West of Walnut Street	Walnut Street	South	No Parking	7	24 Hr.
Koenig Street	Pine Street	Oak Street	South	No Parking	7	24 Hr.
Koenig Street	Louise Street	90' North of Louise Street	East	No Parking	7	24 Hr.
Koenig Street	Louise Street	130' North of Louise Street	West	No Parking	7	24 Hr.
Lafaytte Avenue	College Street	Forrest Street	West	No Parking	7	7:30am-4:00pr
Lincoln Avenue	90' North of Delta Street	195' North of Delta Street	East	No Parking	7	24 Hr.
Lincoln Avenue	2nd Street	3rd Street	West	No Parking	7	24 Hr.
Locust Street	Charles Street	1st Street	Both	No Parking	7	24 Hr.
Locust Street	10th Street	12th Street	West	No Parking	7	24 HI. 24 Hr.
Louise Street	Koenig Street	90' North of Koenig Street	West	No Parking	7	24 HI. 24 Hr.
Louise Street	Koenig Street Koenig Street	110' North of Koenig Street	East	No Parking	7	24 Hr. 24 Hr.
Manchester Road		Mansfield Road	Both	No Parking No Parking	7	24 Hr. 24 Hr.
	Independence Avenue	Mansheid Road Manchester Road		No Parking	7	
Mansfield Road	Cannon Road		Both	No Parking No Parking	7	24 Hr.
Mansfield Road	Concrete Section	Horseshoe Place	East	JJ		24 Hr.
Mansfield Road	Horseshoe Place	Hike/Bike Trail	East	No Parking	7	24 Hr.
Monarch Avenue	Ebony Lane	Sunrise Avenue	South	No Parking	7	24 Hr.
North Front Street	Webb Road	Eisenhower Drive	Both	No Parking	7	24 Hr.
North Front Street	Broadwell Avenue	65' West of Monroe Street	North	No Parking	7	24 Hr.
North Front Street	148' West of Lincoln Avenue	Lincoln Avenue	South	No Parking	7	24 Hr.
North Front Street	150' West of Clark Street	Clark Street	South	No Parking	7	24 Hr.
Oklahoma Avenue	80' West of Broadwell Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
Oklahoma Avenue	30' West of Broadwell Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
	In devident I I and		<b>K1</b>	KIN BUILDER I	7	

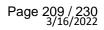
		PARKING RESTRICTION RESOLUTION PART ONE - NO PARKING (2022/3/14)				
		FARTONE - NO FARRING (2022/3/14)				
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
Old Lincoln Highway	Carey Avenue	Broadwell Avenue	South	No Parking	7	24 Hr.
Old Lincoln Highway	Garfield Avenue	Broadwell Avenue	North	No Parking	7	24 Hr.
Old Potash Highway	Piper Street	565' West of Custer Avenue	North	No Parking	7	24 Hr.
Old Potash Highway	200' West of Custer Avenue	Custer Avenue	Both	No Parking	7	24 Hr.
Orleans Drive	Faidley Avenue	215' North of Faidley Avenue	East	No Parking	7	24 Hr.
Oxnard Avenue	Eddy Street	Locust Street	Both	No Parking	7	11:00pm-5:00ar
Phoenix Avenue	1/2 Block West of Locust Street	Locust Street	Both	No Parking	7	24 Hr.
Pine Street	Bismark Road	Ashton Avenue	East	No Parking	7	24 Hr.
Pine Street	Schuff Street	Ashton Avenue	West	No Parking	7	8:00pm-6:00an
Pine Street	115' South of Koenig Street	Koenig Street	West	No Parking	7	24 Hr.
Pine Street	145' South of Court Street	Court Street	West	No Parking	7	24 Hr.
Pine Street	70' South of South Front Street	South Front Street	West	No Parking	7	24 Hr.
Piper Street	Old Potash Highway	495' North of Old Potash Highway	East	No Parking	Mon-Fri	7:00am-7:00pm
Prospect Street	Lafayette Avenue	Park Avenue	Both	No Parking	Mon-Fri	7:00am-4:00pn
Ramada Road	US Highway 34	Woodland Drive	Both	No Parking	7	8:00pm-6:00an
Riverside Drive	Hagge Avenue	Stolley Park Road	Both	No Parking	7	24 Hr.
Roberts Street	Broadwell Avenue	250' East of Broadwell Avenue	Both	No Parking	7	24 Hr.
Roberts Street	420' East of Broadwell Avenue	330' East of Roberts Court	North	No Trailer Parking	7	24 Hr.
Sagewood Avenue	710' South of State Street	State Street	West	No Parking	7	24 Hr.
Sagewood Avenue	US Highway 281	350' East of US Highway 281	North	No Parking	7	24 HI. 24 Hr.
			Both	No Parking No Parking or Standing	7	24 Hr. 24 Hr.
Sky Park Road	Airport Road	Abbot Road			7	
South Street	Locust Street	Pine Street	Both	No Parking	-	8:00pm-5:00an
State Street	US Hwy 281	350' East of Webb Road	Both	No Parking	7	24 Hr.
State Street	Howard Avenue	Cleburn Street	Both	No Parking	7	24 Hr.
State Street	Cleburn Street	280' East of Cleburn Street	South	No Parking	7	24 Hr.
Stoeger Drive	Baumann Drive	7th Street	South	No Parking	7	24 Hr.
Stolley Park Road	US Highway 281	Stuhr Road	Both	No Parking	7	24 Hr.
Stuhr Road	Stolley Park Road	Bismark Road	Both	No Parking	7	24 Hr.
Stuhr Road	Burlington Northern Railroad	City Outfall Ditch	Both	No Parking	7	24 Hr.
Swift Road	Stuhr Road	West boundary of WWTP	Both	No Parking	7	24 Hr.
Sycamore Street	Ashton Avenue	1st Street	West	No Parking	7	24 Hr.
Sycamore Street	4th Street	150' North of 4th Street	Both	No Parking	7	24 Hr.
Sycamore Street	5th Street	6th Street	East	No Parking	7	24 Hr.
Sycamore Underpass Frontage Road West	3rd Street	4th Street	Both	No Parking	7	24 Hr.
Sycamore Underpass Frontage Road East	3rd Street	4th Street	Both	No Parking	7	24 Hr.
US Highway 34	US Highway 281	Union Pacific Railroad	Both	No Parking	7	24 Hr.
Vine Street	80' South of Meves Avenue	Meves Avenue	East	No Parking	7	24 Hr.
Walnut Street	1st Street	2nd Street	West	No Parking	7	24 Hr.
Webb Road	Westside Street	300' North of State Street	Both	No Parking	7	24 Hr.
Wedgewood Drive	Locust Street	Bellwood Drive	Both	No Parking	7	11:00pm-5:00a
Wheeler Avenue	Division Street	115' North of Division Street	East	No Parking	7	24 Hr.
Wheeler Avenue	10th Street	17th Street	Both	No Parking	7	24 Hr.
Wheeler Avenue	80' South of 23rd Street	280' North of 23rd Street	West	No Parking	7	8:00am-4:30pi
Wheeler Avenue	22nd Street	Capital Avenue	East	No Parking	7	
Windolph Avenue	Eddy Street	Locust Street	Both	No Parking	7	11:00pm-5:00a
Woodland Drive	Ramada Road	Locust Street	Both	No Parking	7	8:00pm-6:00ar
Wyandotte Street	Brahma Street	Chanticleer Street	South	No Parking	7	24 Hr.
		STATE FAIR PARKING RESTRICTIONS				
Former Dark Dirich			D. #	No Dealate a	7	0411
Fonner Park Road	Locust Street	Stuhr Road	Both	No Parking	7	24 Hr.
Stolley Park Road	500' West of Adams Street	Locust Street	Both	No Parking	7	24 Hr.
Stolley Park Rc	A Provide State of Children Deep d	• • • • • • • • • • • • • • • • • • •	· D_1L	<ul> <li>Nta Disaldara</li> </ul>	7	24 Hr.

		PARKING RESTRICTION RESOLUT				
	PART T	WO - TIME RESTRICTION PARKING	(2022/3/14)			-
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restrict Effective Time
1st Street	40' East of Cedar Street	60' East of Cedar Street	North	20 min.	Mon-Sat	8:00am-5:30pi
2nd Street	Walnut Street	Pine Street	North	2 HR	Mon-Sat	8:00am-5:30pi
3rd Street	Elm Street	Kimball Street	South	2 HR	Mon-Sat	8:00am-5:30pi
3rd Street	Elm Street	58' West of Cedar Street	North	2 HR	Mon-Sat	8:00am-5:30p
3rd Street	58' West of Cedar Street	Cedar Street	North	20 min.	Mon-Sat	8:00am-5:30p
3rd Street	Cedar Street	173' West of Walnut Street	North	2 HR	Mon-Sat	8:00am-5:30p
3rd Street	173' West of Walnut Street	156' West of Walnut Street	North	20 min.	Mon-Sat	8:00am-5:30p
3rd Street	156' West of Walnut Street	60' West of Walnut Street	North	2 HR	Mon-Sat	8:00am-5:30p
3rd Street	60' West of Walnut Street	Walnut Street	North	20 min.	Mon-Sat	8:00am-5:30p
3rd Street	Walnut Street	Sycamore Street	North	2 HR	Mon-Sat	8:00am-5:30p
3rd Street	160' East of Sycamore Street	390' East of Sycamore Street	North	15 min.	Mon-Fri	7:00am-5:30p
4th Street	145' East of Cedar Street	Wheeler Avenue	South	2 HR	Mon-Sat	8:00am-5:30p
4th Street	Cedar Street	Wheeler Avenue	North	2 HR	Mon-Sat	8:00am-5:30p
4th Street	Wheeler Avenue	Locust Street	Both	2 HR	7	24 Hr.
4th Street	Locust Street	Sycamore Street	North	2 HR	Mon-Sat	8:00am-5:30p
4th Street	120' West of Kimball Avenue	30' West of Kimball Avenue	South	2 HR	7	24 Hr.
Cedar Street	2nd Street	295' North of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30p
Cedar Street	80' North of 2nd Street	295' North of 3rd Street	East	2 HR	Mon-Sat	8:00am-5:30p
College Street	Lafaytte Avenue	Grand Island Avenue	South	2 HR	Mon-Fri	8:00am-4:00p
College Street	Lafaytte Avenue	Park Avenue	North	2 HR	Mon-Fri	8:00am-4:00p
Elm Street	North Front Street	4th Street	East	2 HR	7	24 Hr.
Forrest Street	Kruse Avenue	148' East of Kruse Avenue	North	2 HR	Mon-Fri	8:00am-4:00p
Kruse Avenue	Forrest Street	Cottage Street	East	2 HR	Mon-Fri	8:00am-4:00p
Lafayette Avenue	60' South of Waugh Street	Cottage Street	East	2 HR	Mon-Fri	8:00am-4:00p
Lafayette Avenue	60' North of Waugh Street	College Street	West	2 HR	Mon-Fri	8:00am-4:00p
Locust Street	43' North of 1st Street	64' North of 1st Street	West	20 min.	Mon-Sat	8:00am-5:30p
Locust Street	64' North of 1st Street	56' South of 2nd Street	West	2 HR	Mon-Sat	8:00am-5:30p
Locust Street	56' South of 2nd Street	38' South of 2nd Street	West	20 min.	Mon-Sat	8:00am-5:30p
Locust Street	2nd Street	134' South of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30p
Locust Street	134' South of 3rd Street	120' South of 3rd Street	West	20 min.	Mon-Sat	8:00am-5:30p
Locust Street	120' South of 3rd Street	83' North of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30p
Locust Street	83' North of 3rd Street	120' North of 3rd Street	West	20 min.	Mon-Sat	8:00am-5:30p
Locust Street	120' North of 3rd Street	South Front Street	West	2 HR	Mon-Sat	8:00am-5:30p
Locust Street	1st Street	125 North of 2nd Street	East	2 HR	Mon-Sat	8:00am-5:30p
Locust Street	125' North of 2nd Street	142' North of 2nd Street	East	20 min.	Mon-Sat	8:00am-5:30p
Locust Street	142' North of 2nd Street	40' South of 3rd Street	East	2 HR	Mon-Sat	8:00am-5:30
Locust Street	40' South of 3rd Street	25' South of 3rd Street	East	20 min.	Mon-Sat	8:00am-5:30p
Locust Street	3rd Street	South Front Street	East	2 HR	Mon-Sat	8:00am-5:30p
Locust Street	4th Street	82' North of 4th Street	East	2 HR	Mon-Sat	8:00am-5:30p

	F	PARKING RESTRICTION RESOLUTIO	ON			
	PART TV	VO - TIME RESTRICTION PARKING	(2022/3/14)			
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
Park Avenue	125' South of College Street	Forrest Street	West	2 HR	Mon-Fri	8:00am-4:00pm
Park Avenue	125' North of College Street	Forrest Street	East	2 HR	Mon-Fri	8:00am-4:00pm
Pine Street	Koenig Street	145' South of Court Street	West	2 HR	7	24 Hr.
Pine Street	Court Street	90' South of South Front Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Pine Street	Court Street	40' North of 3rd Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Pine Street	40' North of 3rd Street	57' North of 3rd Street	East	20 min.	Mon-Sat	8:00am-5:30pm
Pine Street	57' North of 3rd Street	South Front Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Tilden Street	US Highway 30	100' North of US Highway 30	East	1 HR	7	24 Hr.
Walnut Street	2nd Street	120' South of 3rd Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	110' South of 3rd Street	109' South of South Front Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	265' North of the north set of UPRR tracks	4th Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	2nd Street	90' South of South Front Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	150' North of the North set of UPRR tracks	63' South of 4th Street	East	2 HR	Mon-Sat	8:00am-5:30pm
Walnut Street	63' South of 4th Street	4th Street	East	20 min.	Mon-Sat	8:00am-5:30pm
Walnut Street	70' North of 4th Street	125' North of 4th Street	East	20 min.	Mon-Sat	8:00am-5:30pm
Wheeler Avenue	280' South of Division Street	3rd Street	West	2 HR	Mon-Sat	8:00am-5:30pm
Wheeler Avenue	167' North of Division Street	3rd Street	East	2 HR	Mon-Sat	8:00am-5:30pm

		PARKING RESTRICTION RESOLUTION				
	P/	ART THREE - LOADING ZONES (2022	2/3/14)			1
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
10th Street	Cedar Street	64' East of Cedar Street	South	Loading Zone	7	7:00am-4:30pm
12th Street	110' East of Wheeler Street	140' East of Wheeler Street	North	Loading Zone	7	24 Hr
3rd Street	220' West of Oak Street	110' West of Oak Street	North	Loading Zone	7	24 Hr
7th Street	Lincoln Avenue	52' East of Lincoln Avenue	South	Loading Zone	Mon-Fri	7:30am-5:30pm
Beal Street	8th Street	9th Street	East	Loading Zone	Mon-Fri	8:00am-5:00pm
Bismark Street	Oak Street	Vine Street	North	Loading Zone	7	24 Hr
Charles Street	94' East of Locust Street	172' East of Locust Street	South	Loading Zone	7	24 Hr
Cleburn Street	North Front Street	74' North of North Front Street	East	Loading Zone	7	24 Hr
Eddy Street	250' South of Hedde Street	175' South of Hedde Street	East	Loading Zone	7	24 Hr
Kennedy Drive	35' North of Faidley Avenue	80' North of Faidley Avenue	East	Loading Zone	7	24 Hr
Oak Street	Bismark Road	380' North of Bismark Road	Both	Loading Zone	7	24 Hr
Pine Street	60' North of 6th Street	82' North of 6th Street	West	Loading Zone	7	24 Hr
Sherman Avenue	11th Avenue	13th Street	West	Loading Zone	7	8:00am-4:00pm
Vine Street	Bismark Road	Meves Avenue	West	Loading Zone	7	24 Hr
Walnut Street	50' North of 4th Street	70' North of 4th Street	East	Loading Zone	7	24 Hr
Walnut Street	120' South of 3rd Street	110' South of 3rd Street	West	Loading Zone	Mon-Fri	8:00am-5:00pm

		PARKING RESTRICTION RESOLUTION	N			
		PART FOUR - TOW ZONES (2022/3/14	.)			
Street	From	То	Side of Street	Parking Restriction Type	Parking Restriction Effective Days	Parking Restriction Effective Time
Swift Road	Stuhr Road	Museum Drive	Both	Tow Zone	7	24 Hr





Tuesday, March 22, 2022 Council Session

# Item G-16

## #2022-76 - Approving Award of Professional Engineering Consulting Services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4

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

From:	Keith Kurz PE, Assistant Public Works Director- Engineering		
Meeting:	March 22, 2022		
Subject:	Approving Award of Professional Engineering Consulting Services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4		
Presenter(s):	John Collins PE, Public Works Director		

### **Background**

A Request for Qualifications (RFQ) for engineering consulting services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 was advertised in the Grand Island Independent on October 22, 2021. The RFQ was also sent to sixteen (16) potential firms by the Engineering Division of the Public Works Department.

This project is for the addition and improvement of several roadways in the City of Grand Island. It is anticipated that these projects will occur over several years at a pace dictated by budgets, development growth and need. A Claude Road extension from just north of Faidley Avenue to State Street is the major focus of this project. It is desired to build this roadway and several connections to Diers Avenue guided by an existing City of Grand Island concept plan. This project will allow for improvements to the Diers Avenue corridor intended to control access and improve traffic performance and safety. These Diers Avenue improvements are the second component to this project. Also associated with this project is the potential for improvements to the Highway 281 and 30 corridors adjacent to the other project areas. These improvements would focus on creating north and southbound left-turn lane offsets as well as right turn lanes to exit from the highway. This portion of the project would involve potential application of NDOT safety funds and would involve coordination with NDOT throughout the project.

The Public Works Department is proposing a concrete curb and gutter roadway section along with sidewalk, traffic control, drainage and all other associated improvements needed to complete the project.

### **Discussion**

One (1) submittal was received and opened on November 10, 2021, reviewed and scored.

Using the evaluation criteria set out in the Request for Qualifications the submittal from Olsson, Inc. of Grand Island, Nebraska was deemed able to perform the work required. Negotiations with the selected firm resulted in an agreed upon amount of \$578,900.00 for

such services. This contract will include the full design of Claude Road such that it can be used for construction as development occurs or Public Works Department budget allows. This contract also includes preliminary design on improvements to State Street, 13<sup>th</sup> Street, and Faidley Avenue to aid in congestion problems in those areas. Again, these projects would proceed with design at a later date as development occurs or budget allows.

Funds for the consulting services are in the approved 2021/2022 Capital Improvement Project budget.

### **Alternatives**

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

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

### **Recommendation**

City Administration recommends that the Council approve the award of Professional Engineering Consulting Services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 to Olsson, Inc. of Grand Island, Nebraska for an amount not to exceed \$578,900.00.

### **Sample Motion**

Move to approve the award of the proposal.

#### Purchasing Division of Legal Department INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

Working Together for a Better Tomorrow, Today

#### 2<sup>ND</sup> REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE 2022 CAPITAL IMPROVEMENT PROJECTS; SELECTED LOCATIONS

**RFP DUE DATE:** 

November 10, 2021 at 4:15 p.m.

DEPARTMENT: Public Works

PUBLICATION DATE: October 22, 2021

NO. POTENTIAL BIDDERS: 16

#### **PROPOSALS RECEIVED**

<u>Olsson</u> Grand Island, NE JEO Consulting Group Grand Island, NE

<u>Benesch</u> Grand Island, NE

cc: John Collins, Public Works Director Jerry Janulewicz, City Administrator Stacy Nonhof, Purchasing Agent Catrina DeLosh, PW Admin. Assist. Patrick Brown, Finance Director Keith Kurz, Assist. PW Director

P2322

WHEREAS, the City Of Grand Island invited submittals for professional engineering consulting services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4, according to the Request For Qualifications (RFQ) on file with the Engineering Division of the Public Works Department; and

WHEREAS, on November 10, 2021 submittals were received, reviewed, and evaluated in accordance with established criteria in the RFQ; and

WHEREAS, Olsson, Inc. of Grand Island, Nebraska submitted qualifications in accordance with the terms of the Request for Qualifications and all statutory requirements contained therein and the City Procurement Code with the work performed at an amount not to exceed \$578,900.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the submittal from Olsson, Inc. of Grand Island, Nebraska for professional engineering consulting services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 is hereby approved.

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

Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ¤\_\_\_\_\_ March 18, 2022 ¤ City Attorney



Tuesday, March 22, 2022 Council Session

# Item G-17

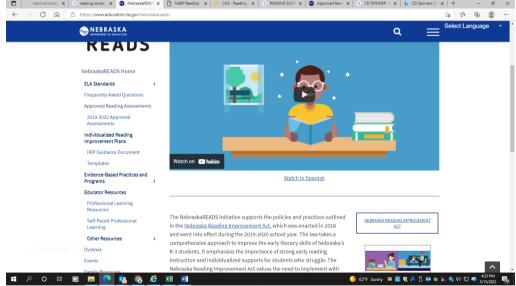
### **#2022-77 - Approving Amendment to Grand Island Public Library** FTE Budget Allocation

Staff Contact: Celine Swan

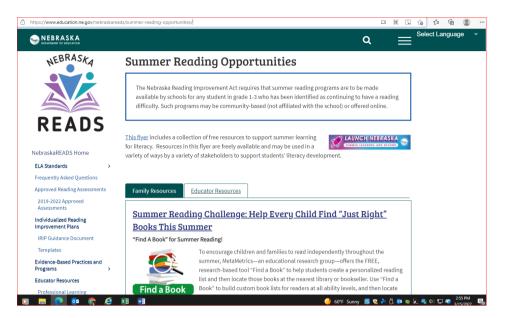
From:	Celine Swan, Library Director
Meeting:	March 22, 2022
Subject:	Approving Amendment to Grand Island Public Library FTE Budget Allocation
Presenter(s):	Celine Swan, Library Director

### **Background**

The Grand Island Public Library is the place to be especially during the summer when school is out and parents, caregivers, educators, and librarians would LOVE to help children to improve their reading scores.



The Nebraska Department of Education is promoting NebraskaREADS to get children reading more over the summer. This initiative supports the policies and practices from the Nebraska Reading Improvement Act that went into effect for the 2019-2020 school year to improve early literacy skills of NE's k-3<sup>rd</sup> grade students. They recommend that children use their libraries, both school and public. NDE also did COVID-19 Special Report Nebraska administered assessments in the spring of 2021 as one of a number of strategies to better understand how students who tested are performing academically as part of our COVID-19 academic recovery efforts. According to the Dec 6, 2021 Independent, Students in grades 3-8 were tested in English/language arts and math. Grand Island Public Schools had 38% students achieving proficiency in English/language arts. Statewide testing revealed 48% of students being proficient in English/language arts testing.



The library is our busiest time of the year: summer; a time for families to get involved in early literacy, to save money by using library resources, and participate in the biggest all-ages library event of the year: Summer Reading. The library serves children, teens, and adults by encouraging everyone to read.

Currently, the library has just enough staff to cover all service points in the library, a large building with many areas that require staffing. In order to provide the additional summer services that the communities of Grand Island and Hall County rely on, we will need the 0.5 FTE. This additional temporary staffing allows us to cover service points, create and present programs for children, teens and adults. Library Summer Temporary workers provide valuable support and expertise because of their passion for literacy and working with all members of the community.

### **Discussion**

The library has enough money in its personnel budget, but does not have the FTE allocation. The 0.5 Library Temporary Worker positions total 1,040 hours from the end of May until the first week of August. Library administration carefully monitors allotted hours and does not exceed the budgeted amount.

Our primary goal for summer is to keep kids reading and sustaining or improving reading scores and to help curb the "Summer Slide", when students, mostly disadvantaged who do not read in the summer, experience lower reading scores Reading and improved literacy should be the number one goal for our city so we have students and workers that will succeed. You cannot do well in school, work or in life without these skills.

### **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 this amendment to the Grand Island Public Library Department FTE Budget Allocation.

### **Sample Motion**

Move to approve the amendment to the Grand Island Public Library FTE Budget Allocation with the addition of the 0.5 Library Temporary Worker for the Summer of 2022.

#### City of Grand Island FTE Position Justification Request Form

The purpose of this form is to provide the organizational justification for creating or modifying a FTE position.					
Job Title: Library Temporary Worker					
Department: Library					
Position Reports To: Librarians					
Status: 🗌 Full T	Time 🗌 Part	Time X Seaso	onal 🗌 Oth	er (Explain)	
FTE Percent (i.e. 1.0, 0.5, 0.25): 0.5					
Employee being Replaced/Modified: Adding back					
Is this a Position Reclassi	ification:	□ Yes	X No		
Estimated Start Date: end of May 2022					
Estimated Placement in Pay Scale: \$10.00 an hour/lowest start wage					
Source of Funding: General Fund					
Duration of Funding:	Continual	x Seasonal	Grant	$\Box$ Other (Explain)	
Account Number: 10044301-85105					

Justification for Position

- Why is the position needed? We offer summer reading programs to all ages, promote literacy and offer educational programming for children/teens, makerspace programs, outreach to schools and other entities. We are short-staffed now due to library worker layoffs, then reductions. We are busier in the summer. We need help with day-to-day operational manning of a 50,000 sq ft building.
- 2. How many similar positions do you have in the department? Please provide similar titles.none
- 3. Can the duties be performed by any of the following?
  - a. Consolidate into an existing position? No
  - b. Change to part time (less than 30 hours per week)? No

- c. Redistribute workload to other positions? No
- 4. Is the position essential or would it be subject to a RIF during a budget shortfall? No
- 5. Can the position be utilized with contract or temp labor? No
- 6. Can the position be reduced to a lower classification? No

Request Approved:	x Yes	□ No		
Department Director:	Celine Swan		Date: <u>3/15/2022</u>	2
Request Approved: City Administrator:	□ Yes	□ No		Date:
Request Approved: Mayor:	□ Yes	□ No		Date:

#### RESOLUTION 2022-77

WHEREAS, the City of Grand Island and the Grand Island Public Library is wanting to correctly staff the department for the summer time and provide help to the staff for the 2022 Oceans of Possibilities Summer Reading Programs to promote reading, literacy, and STEAM programming for all ages; and

WHEREAS, the Grand Island Public Library Department will add the FTE 0.5 for four Library Temporary Workers to work at the library for 1,040 hours from mid May until August or the hours are used up; and

WHEREAS, the estimated 2022 cost of this change is \$10,400.00; and

WHEREAS, the FTE was taken out of the 2021-2022 budget, and

WHEREAS, an amendment to the Grand Island Public Library FTE Budget Allocation is necessary to allow for the addition of the 0.5 Library Temporary Workers.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that amending the Grand Island Public Library FTE Budget Allocation is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, 2022.

Roger D. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	¤
March 18, 2022	¤ City Attorney



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item I-1

## #2022-78 - Consideration of Approving the Redevelopment Plan for CRA No. 1 for Property Located at 313 West 2nd Street, Grand Island, Nebraska for Commercial Purposes (Left Click Properties)

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

Staff Contact: Chad Nabity

#### RESOLUTION 2022-78

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

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

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

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

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

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

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: to redevelop property for commercial purposes including necessary costs for acquisition, demolition, renovation and eligible planning expenses and fees associated with the redevelopment project and that such project would not be economically feasible without such aid as is proposed within the Redevelopment Plan. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

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

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

Approved as to Form	¤
March 18, 2022	¤ City Attorney

- 1. The Redevelopment Plan of the City approved for Redevelopment Area No. 1 in the city of Grand Island, Hall County, Nebraska, including the Redevelopment Project described above, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified above, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined that (a) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission.
- 2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.
- 3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described above shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall set by the Community Redevelopment Authority in the redevelopment contract as follows:
  - a. That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
  - b. That proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.
  - c. The CRA is authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.

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

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Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item I-2

#2022-79 - Consideration of Approving the Redevelopment Plan for CRA No. 36 for Property Located South of Nebraska Highway 2 and West of Independence Avenue being developed as Highland North Subdivision, Grand Island, Nebraska for Commercial and Residential Purposes (A & H Holdings).

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

Staff Contact: Chad Nabity

#### RESOLUTION 2022-79

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

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

WHEREAS, the City has previously declared Redevelopment Area No. 36 of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

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

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

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

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, such project to be as follows: to redevelop property for commercial and residential purposes including necessary costs for acquisition, public utilities including street, sewer, water, storm sewer and recreational amenities along with eligible planning expenses and fees associated with the redevelopment project and that such project would not be economically feasible without such aid as is proposed within the Redevelopment Plan. All redevelopment activities will occur in Grand Island, Hall County, Nebraska; and

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

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

Approved as to Form	¤
March 18, 2022	¤ City Attorney

- 1. The Redevelopment Plan of the City approved for Redevelopment Area No. 36 in the city of Grand Island, Hall County, Nebraska, including the Redevelopment Project described above, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified above, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined that (a) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission.
- 2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.
- 3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described above shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall set by the Community Redevelopment Authority in the redevelopment contract as follows:
  - a. That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
  - b. That proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.
  - c. The CRA is authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.

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

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Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2022

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk



# **City of Grand Island**

Tuesday, March 22, 2022 Council Session

# Item J-1

## **Approving Payment of Claims for the Period of March 9, 2022 through March 22, 2022**

The Claims for the period of March 9, 2022 through March 22, 2022 for a total amount of \$3,988,364.73. A MOTION is in order.

Staff Contact: Patrick Brown