
City of Grand Island



Tuesday, September 10, 2013
Council Session Packet

City Council:

Linna Dee Donaldson
Scott Dugan
John Gericke
Peg Gilbert
Chuck Haase
Julie Hehnke
Vaughn Minton
Mitchell Nickerson
Bob Niemann
Mike Paulick

Mayor:

Jay Vavricek

City Administrator:

Mary Lou Brown

City Clerk:

RaNae Edwards

7:00 PM
Council Chambers - City Hall
100 East 1st Street

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 Todd Bowen, Grace Covenant Church, 418 West 12th Street

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item D-1

#2013-BE-6 – Consideration of Determining Benefits for Downtown Business Improvement District 2013

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Determining Benefits for Downtown Business Improvement District 2013, Downtown and Approving the Assessments

Item #'s: D-1 & F-4

Presenter(s): Jaye Monter, Finance Director

Background

On August 13, 2013, the City Council adopted Ordinance No. 9435 that created Downtown Improvement District 2013 for a period of five years. The 2013-2014 Budget provides for special assessments on land and real property in the District as of January 1, 2012 in the amount of \$.281686 per \$100 of real property. The total taxable value of \$31,754,585 provides for assessments of \$89,448.24.

Discussion

The City Council, in its capacity as the Board of Equalization, is required to determine the benefits of the District and take action on the assessments as provided for in the associated Ordinance. The assessment for owner-occupied properties is originally based on 100% of the assessed value. City code section 13-95(C) states Council may lower the amount of assessment for owner-occupied properties. The Resolution and Ordinance (A), as prepared, as well as the taxable value and assessment amount above reduce the assessment to 70% for those properties where evidence has been presented that the property is owner-occupied. The following ten property owners filed proper documentation with the Finance Department for the 30% eligible reduction.

October 1, 2013						
Letters from property owners of BID #8 requesting 30% reduction in Valuation.						
Parcel ID	Name	Address	Current Taxable Valuation	Reduced Taxable Valuation	100% Assessed amount	70% Assessed amount
400005247	Thomas & Lois Nielsen	301 W 3rd	136,494	95,546	384.48	269.14
400042207	Norma Zuniga & Miguel Morfin	120 W Koenig	77,891	54,524	219.41	153.59
400042592	Cecilia B Royle	112 W Charles	55,534	38,874	156.43	109.50
400081075	Guadalupe & Pedro Fernandez	721 W 1st St	112,984	79,089	318.26	222.78
400143380	Michael D Jones	123 N Locust #404	45,897	32,128	129.29	90.50
400143429	Eric D Luce	123 N Locust #501	36,602	25,621	103.10	72.17
400143577	Charmaine L Arp	123 N Locust # 607	41,754	29,228	117.62	82.33
400143704	Wendy L Alexander	123 N Locust #805	34,453	24,117	97.05	67.93
400143755	Ann C Atkins	123 N Locust #904	48,108	33,676	135.51	94.86
400143836	Diana Whitehead	123 N Locust #1004	63,093	44,165	177.72	124.41
		Totals	652,810	456,968	1,838.87	1,287.21

Alternatives

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

1. Approve the benefits for the District and related assessments represented in Resolution and Ordinance (A) documents, 70%, \$89,448.24.
2. Approve the benefits for the District and related assessments represented in Resolution and Ordinance (B) documents, 100%, \$89,999.90.
3. Deny the benefits and assessments.

Recommendation

City Administration recommends that the Council approve the benefits of Downtown Business Improvement District 2013 and related assessments in Ordinance (A).

Sample Motion

Board of Equalization: Move to approve the benefits accruing to Downtown Business Improvement District 2013 as presented.

Ordinance: Move to approve the assessments as provided for in the related Ordinance (A).

R E S O L U T I O N 2013-BE-6(A)

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Downtown Business Improvement District 2013, after due notice having been given thereof, that we find and adjudge:

1. The benefits accruing to the real estate in such Downtown Business Improvement District 2013 is the total sum of \$89,448.24; and
2. According to the assessed value of the respective lots, tracts, and real estate within such Business Improvement District, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Kinder Morgan Interstate Gas Transmission	Centrally Assessed	20.88
Sourcegas Distribution LLC	Centrally Assessed	-
Northwestern Corporation	Centrally Assessed	2,083.87
Windstream Nebraska, Inc	Centrally Assessed	-
Qwest Corporation	Centrally Assessed	3,912.72
AT&T Communications	Centrally Assessed	81.70
NE Colorado Cellular Inc	Centrally Assessed	23.66
Sprint Nextel Wireless	Centrally Assessed	76.28
USCOC Of Nebraska/Kansas DBA US Cellular	Centrally Assessed	839.36
City Of G I	Original Town To The City Of Grand Island All Blks 52 & 53 & Pt Vac Kimball Ave	-
Bandasack/Chanh & Siphanh	Original Town N 100.5' E 2/3 Lt 1 Blk 54	275.38
Bandasack/Chanh & Siphanh	Original Town S 31.9' E 2/3 Of Lt 1 Blk 54	66.14
Wing Properties Inc	Original Town W 1/3 Lt 1 Blk 54	21.92
Norris/R Dennis & Patricia A	Original Town Lt 2 Blk 54	533.41
City Of G I	Original Town To The City Of Grand Island Lt 3 Blk 54	-
City Of G I	Original Town To The City Of Grand Island Lt 4 Blk 54	-
Wayne/John W & Teresa A	Original Town N 1/2 W 2/3 Lt 6 & N 1/2 Lt 5 Blk 54	439.00
Katrourzos/Gus G	Original Town S 60' W 1/3 Lt 5 Blk 54	80.55
Katrourzos/Gus G	Original Town S 60' W 16' E 2/3 Lt 5 Blk 54	65.72
Edwards Building Corp	Original Town E 28' S 1/2 Lt 5 & N 6' W 38' S 1/2 Lt 5 Blk 54	75.89
Edwards Building Corp	Original Town W 22' S 1/2 Lt 6 Blk 54	60.58
Norris/R Dennis & Patricia A	Original Town E 22' W 44' S 1/2 & E 22' Lt 6 Blk 54	365.37
Norris/R Dennis & Patricia A	Original Town W 1/3 Lt 7 Blk 54	293.47
Norris/R Dennis & Patricia A	Original Town C 1/3 Lt 7 Blk 54	285.70

Approved as to Form <input type="checkbox"/> _____ September 6, 2013 <input type="checkbox"/> City Attorney
--

RESOLUTION 2013-BE-6(A)

Wing Properties Inc	Original Town Lt 8 & E 1/3 Of Lt 7 XC 15' X 15' X 15' Sold To City Blk 54	699.64
Nathan Detroit Inc	Original Town N 1/2 Lt 1 Blk 55	455.81
Nathan Detroit's	Original Town N 44' Of S 1/2 Lt 1 Blk 55	304.40
Irvine/Virginia	Original Town S 22' Lt 1 Blk 55	93.75
City Of G I	Original Town To The City Of Grand Island E 1/2 Lt 3 & All Lt 2 Blk 55	-
City Of G I	Original Town To The City Of Grand Island N 1/2 W 1/2 Lt 3 & N 1/2 Lt 4 Blk 55	-
Hoetfelker/Russell L	Original Town S 1/2 W 1/2 Lt 3 & S 1/2 Lt 4 Blk 55	351.61
Downtown Center LLC	Original Town N 67.5' Lt 5 Blk 55	47.64
Armstrong/Matthew E & Janelle A	Original Town N 20' S 64.5' Lt 5 Blk 55	110.34
Erives Enterprises LLC	Original Town S 44.5' Lt 5 Blk 55	363.54
Famos Construction Inc	Original Town W 2/3 Lt 6 Blk 55	333.01
Campos/Arthur V & Jeanene	Original Town E 1/3 Lt 6 Blk 55	135.51
Prairie Winds Art Center Inc	Original Town W 1/3 Lt 7 Blk 55	211.82
Merchen/Terrence R	Original Town E 2/3 Lt 7 Blk 55	794.89
T W Ziller Properties LLC	Original Town W 1/3 Lt 8 Blk 55	148.71
T W Ziller Properties LLC	Original Town C 1/3 Lt 8 Blk 55	149.01
T W Ziller Properties LLC	Original Town E 1/3 Lt 8 Blk 55	420.43
Downtown Center LLC	Original Town N 68' Lt 1 & All Lt 2 & E 1/2 Lt 3 Blk 56	160.07
Downtown Center LLC	Original Town N 22' S 42' & W 6' S 20' Lt 1 Blk 56	14.35
Downtown Center LLC	Original Town N 22' S 64' Lt 1 Blk 56	13.26
Downtown Center LLC	Original Town S 20' E 60' Lt 1 Blk 56	10.96
City Of G I	Original Town To The City Of Grand Island All Lt 4 & W 1/2 Lt 3 Blk 56	-
Mayhew/Carl & Susan A	Original Town W 1/3 Lt 5 Blk 56	259.49
Phengmarath/Nalinh	Original Town E 2/3 Lt 5 Blk 56	422.16
Pohl/Helen E & James A	Original Town Lt 6 Blk 56	305.37
Johnson/Duane A & Dee Ann	Original Town Lt 7 Blk 56	347.77
Downtown Center LLC	Original Town Lt 8 Blk 56	2,769.67
City Of G I Park Lot	Original Town To The City Of Grand Island N 1/2 Lt 1 & All Lts 2-3 & 4 Blk 57	-
J & B Rentals LLC	Ziller Sub Lt 1	556.76
The Grand Foundation, Inc	Original Town To The City Of Grand Island E 2/3 Lt 6 Blk 57	-
Jeo Building Company	Original Town Lt 7 Blk 57	875.25
Overland Building Corp	Original Town Lt 8 Blk 57	1,079.14
Firstier Bank National Assoc	Original Town Lts 1 & 2 Blk 58	300.96
Firstier Bank National Assoc	Original Town N 1/2 Lt 4 & N 1/2 Lt 3 Blk 58	108.52
Firstier Bank National Assoc	Original Town Lt 5 & W 22' Lt 6 Blk 58	1,483.42
Firstier Bank National Assoc	Original Town S 1/2 Lt 3 & S 1/2 Lt 4 Blk 58	115.21

RESOLUTION 2013-BE-6(A)

Stelk/Mark D	Jensen Sub Lt 1	144.01
Calderon/Eliseo & Jessica	Original Town W 1/3 Lt 7 Blk 58	222.70
Lindner-Bombeck Trustee/Marilyn A	Original Town C 1/3 Lt 7 Blk 58	300.85
Galvan/Jesus G & Victoria	Prensa Latina Sub Lt 1	95.79
Calderon/Eliseo & Jessica	Prensa Latina Sub Lt 2	96.69
Stelk/Mark D	Prensa Latina Sub Lt 4	299.78
Stelk/Mark D & Wanda L	Prensa Latina Sub Lt 3	371.22
Mead Building Centers	Original Town N 102.5' Lt 1 & All Lt 2 Blk 59	350.33
H & H Land Co	Original Town S 29.5' Lt 1 Blk 59	17.78
Mead Building Centers	Original Town S 99' Lt 4 & All Lt 3 Blk 59	160.97
Mead Building Centers	Original Town N 33' Lt 4 Blk 59	169.42
Berta/Gary & Billie	Original Town Lt 5 Blk 59	239.89
Wagoner/Michael R & Lorna D	Original Town E 23' W 46' Lt 6 Blk 59	171.30
Gerdes/Larry C & Mary Ann	Original Town W 23' Lt 6 Blk 59	170.41
Alexander Enterprises LLC	Original Town E 20' Lt 6 & W 1/2 Lt 7 Blk 59	16.90
H & H Land Co	Original Town W 22' E 1/2 Lt 7 Blk 59	168.33
H & H Land Co	Original Town E 11' Lt 7 & All Lt 8 Blk 59	484.68
CKP LLC	Original Town Lts 1 & 2 Blk 60	468.33
CKP LLC	Original Town Lt 3 Blk 60	115.45
Business Properties	Original Town Lt 4 Blk 60	277.93
618 W 3rd St LLC	Original Town Lts 5 & 6 Blk 60	685.81
Alexander Enterprises LLC	Original Town Lts 7 & 8 Blk 60	527.73
ABJAL LLC	Original Town Lts 1 & 2 Blk 61	737.14
ABJAL LLC	Original Town Lts 3 & 4 Blk 61	674.73
JUNEBUG2LLC	Original Town Lt 5 Blk 61	656.35
Hansen Properties LLC	Original Town Lts 6-7 & 8 Blk 61	754.17
D & A Investments LLC	Original Town S 44' Lt 1 Blk 62	181.55
D & A Investments LLC	Original Town N 88' Lt 1 Blk 62	478.95
D & A Investments LLC	Original Town Lt 2 Blk 62	271.80
Northwestern Public Service Company	Original Town To The City Of Grand Island S 66' Lt 4 & N 66' E 57' Lt 3 & S 66' Lt 3 Blk 62	-
DMBG Investments LLC	Original Town N 66' W 9' Lt 3 & N 66' Lt 4 Blk 62	144.86
Moreno/Vincent A	Original Town S 1/2 W 50' Lt 5 Blk 62	87.08
Midwest Premier Investments LLC	Original Town N 1/2 W 50' Lt 5 Blk 62	244.06
Vogel Enterprises Ltd An IA Corp	Original Town E 16' Lt 5 & W 1/2 Lt 6 Blk 62	58.91
Vogel Enterprises Ltd An IA Corp	Original Town E 1/2 Lt 6 & W 1/2 Lt 7 Blk 62	352.61
Wardens & Vestrymen Of St Stephen's	Original Town To The City Of Grand Island E 1/2 Lt 7 & All Lt 8 Blk 62	-
Old Sears Development Inc	Original Town Lts 1 & 2 Blk 63	1,065.57
Old Sears Development Inc	Original Town E 2/3 Lt 3 Blk 63	341.70
Masonic Templecraft Asso Of GI	Original Town W 1/3 Lt 3 & E 1/3 Lt 4 Blk 63	-

RESOLUTION 2013-BE-6(A)

Centro Cristiano Internacional	Original Town To The City Of Grand Island W 2/3 Lt 4 Blk 63	211.61
Wardens & Vestrymen Of St Stephens	St. Stephens Sub To The City Of Grand Island Lt 1	-
Wardens & Vestry St Stephens	St. Stephens Sub To The City Of Grand Island Lt 2	-
Hack/Monte C & Sheri S	Original Town S 88' Lt 8 Blk 63	374.01
G I Fed Of Labor/Bldg Assn Inc	Original Town To The City Of Grand Island N 44' Lt 8 Blk 63	-
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 1 Blk 64	269.14
Hand/Craig C	Original Town C 1/3 Lt 1 Blk 64	141.67
Cosrec LLC	Original Town W 1/3 Lt 1 Blk 64	181.79
Tammy Pham	Original Town E 44' Lt 2 Blk 64	254.22
Walsh/Ivan P & Sharon L	Original Town W 1/3 Lt 2 Blk 64	193.37
Double S Properties LLC	Original Town E 1/3 Lt 3 Blk 64	176.69
Sairia E/Jose Isidro	Original Town W 2/3 Lt 3 Blk 64	157.46
Gerdes/Galen E & Tamera M	Original Town Lt 4 Blk 64	835.15
City Of G I	Original Town To The City Of Grand Island Lt 5 Blk 64	-
City Of G I	Original Town To The City Of Grand Island Lts 6 & 7 Blk 64	-
Lorna Wagoner	Original Town N 22' Lt 8 Blk 64	169.60
Taylor/Terry N & Susan M	Original Town S 1/2 N 1/3 Lt 8 Blk 64	165.89
Shehein/E Lavern & Donna R	Original Town N 44' S 88' Lt 8 Blk 64	172.73
City Of G I	Original Town To The City Of Grand Island S 44' Lt 8 Blk 64	-
Edwards Building Corp	Original Town Lt 1 Blk 65	203.71
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 2 Blk 65	156.06
Swanson/Constance K	Original Town C 1/3 Lt 2 Blk 65	147.11
Archway Partnership	Original Town W 1/3 Lt 2 Blk 65	231.05
Bartenbach Real Estate, LLC	Original Town E 1/3 Lt 3 Blk 65	152.44
Iglesia Evangelica Pentecostes	Original Town To The City Of Grand Island C 1/3 Lt 3 Blk 65	-
Brown/Janelle L A	Original Town W 1/3 Lt 3 Blk 65	133.61
Hoffer/Allen & Linda	Original Town E 1/3 Lt 4 Blk 65	269.50
Lambrecht/Harriet K	Original Town W 2/3 Lt 4 Blk 65	168.25
J & B Rentals LLC	Original Town S 44' N 1/2 Lt 5 Blk 65	218.58
Taylor/Terry N & Susan M	Original Town N 22' Lt 5 Blk 65	127.84
J O Enterprises Inc	Original Town S 1/2 Lt 5 Blk 65	271.99
J & B Rentals LLC	Original Town W 1/3 Lt 6 Blk 65	83.34
T W Ziller Properties LLC	Original Town E 2/3 Lt 6 Blk 65	159.56
T W Ziller Properties LLC	Original Town W 1/2 Lt 7 Blk 65	154.67
C & S Group LLC	Original Town N 55' E 1/2 Lt 7 & N 55' Lt 8 Blk 65	47.34

RESOLUTION 2013-BE-6(A)

C & S Group LLC	Original Town Pt W 18.9' E 1/2 Lt 7 & N 29.9' E 14.1' Lt 7 & W 29' Of C 22' Of E 1/2 Lt 7 & N 29.9' Of S 55' Lt 8 XC N 6' S 31.1' E 40' Lt 8 Blk 65	163.47
Parmley/David J	Original Town C 22' E 4' Lt 7 & C 22' Lt 8 Blk 65	268.50
C & S Group LLC	Original Town S 25.1' E 14.1' Lt 7 & S 25.1' Lt 8 & N 6' S 31.1' E 40' Lt 8 Blk 65	211.02
Garcia/Juan F & Maria DeJesus	Original Town Lts 1 & 2 Blk 66	619.06
Garcia/Maria de Jesus	Original Town W 2/3 Lt 3 XC W 17.5' Of S 44' Blk 66	239.34
Vipperman/John Fredrick	Original Town E 1/3 Lt 3 Blk 66	217.84
Duda/James G	Original Town N 88' E 1/3 Lt 4 Blk 66	223.98
Wing Properties	Original Town N 88' C 1/3 Lt 4 Blk 66	278.02
Jerke/Kristopher	Original Town N 80' W 1/3 Lt 4 Blk 66	225.33
Anson Investment & Development	Original Town W 17 1/2' S 44' Lt 3 & N 8' S 52' W 22' & S 44' Lt 4 Blk 66	280.71
Bartenbach Real Estate, LLC	Original Town W 1/3 Lt 6 & All Lt 5 Blk 66	494.38
Bartenbach Real Estate, LLC	Original Town E 2/3 Lt 6 & W 1/3 Lt 7 Blk 66	257.20
Keeshan/James E & Mary Ann	Original Town E 2/3 Lt 7 Blk 66	261.66
Procon Management Inc	Original Town Lt 8 Blk 66	2,962.00
City Of Gi	Original Town To The City Of Grand Island N 1/2 Blk 67	-
Plaza Square Development LLC	Original Town S 1/2 Blk 67	1,450.34
City Of Grand Island	Original Town To The City Of Grand Island E 1/3 Lt 2 & All Lt 1 Blk 68	-
S & V Investments LLC	SV Sub Lt 1	1,709.52
Plaza Square A Partnership	Original Town W 22' Lt 6 & All Lt 5 Blk 68	130.41
Smith/Jonathan M	Original Town W 6' Lt 7 & E 2/3 Lt 6 Blk 68	245.65
Smith/Jonathan M	Original Town E 60' Lt 7 Blk 68	248.99
Plate/Tim C	Original Town Lt 8 Blk 68	226.49
Westerby/Douglas M & Mikaela N	Original Town Lt 1 Blk 77	79.13
201 E 2nd LLC	Original Town Lt 2 Blk 77	65.75
201 E 2nd LLC	Original Town Lts 3 & 4 Blk 77	1,462.31
City Of Grand Island NE	Original Town To The City Of Grand Island Lts 5-6-7-8 Blk 77	-
City Of G I	Original Town To The City Of Grand Island All Blk 78 & Vacated Alley	-
Equitable Bldg & Loan Assn/The	Original Town Lt 1 Blk 79	335.05
Equitable Bldg & Loan Assn Of Gi	Original Town Lt 2 Blk 79	100.02
Equitable Bldg & Loan Assn/The	Original Town S 44' Lt 3 & S 44' Lt 4 Blk 79	1,304.14
Equitable Bldg & Loan Assn Of Gi	Original Town N 26' 10.5 Lt 8 Blk 79	25.67
Equitable Bldg & Loan Assn Of G I	Original Town S 17' 1.5 N 44' Lt 8 Blk 79	14.72
Equitable Bldg & Loan Assn Of G I	Original Town S 88' Lt 8 Blk 79	89.10
O'Neill/Joseph P	Original Town E 22' Lt 4 & W 22' Lt 3 Blk 80	174.91
O'Neill/Joseph P	Original Town W 44' Lt 4 Blk 80	126.42

RESOLUTION 2013-BE-6(A)

Northwestern Bell Tele Co	Original Town To The City Of Grand Island Lts 5-6-7 Blk 80	-
Northwestern Bell Tele Co	Original Town To The City Of Grand Island N 44' Lt 8 Blk 80	-
Huston/David C	Original Town C 1/3 Lt 8 Blk 80	339.00
Federal Bldg	Original Town To The City Of Grand Island Lts 1-2 & E 44' Lt 3 Blk 80	-
Mitchell/Derek L & Ruth E	Original Town S 44' Lt 8 Blk 80	235.73
Victory Bible Fellowship Of The	Original Town To The City Of Grand Island Lt 1 Blk 81	-
Chamber Of Commerce Of Gi Inc	Original Town To The City Of Grand Island E 2/3 Lt 2 Blk 81	-
Trampe/Ronald E & Sharon R	Original Town W 1/3 Lt 2 Blk 81	150.26
Kansas NE Assoc Of Seventh Day	Original Town To The City Of Grand Island E 1/3 Lt 3 Blk 81	-
Encinger Enterprises LLC	Original Town C 1/3 Lt 3 Blk 81	236.19
Krauss/Ronald C & Vada M	Original Town W 1/3 Lt 3 & All 4 Blk 81	448.64
Walnut Street Partnership	Original Town Lt 5 Blk 81	421.56
Walnut Street Partnership	Original Town Lt 6 Blk 81	171.28
Wheeler Street Partnership	Original Town Lt 7 & S 2/3 Lt 8 Blk 81	846.91
Wheeler Street Partnership	Original Town N 1/3 Lt 8 Blk 81	239.37
Grand Island Independent	Original Town Lt 1 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 2 & Pt Vac Alley Blk 82	279.48
Grand Island Independent	Original Town Lt 3 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 4 & Pt Vac Alley Blk 82	175.70
Grand Island Independent	Original Town Lts 5-6-7-8 & Pt Vac Alley Blk 82	2,642.36
Grand Island Hospitality LLC	Original Town Lts 1 & 2 Blk 83	375.04
Jomida Inc A NE Corp	Original Town Lts 3 & 4 Blk 83	959.87
Calderon/Eliseo & Jessica	Original Town N 60.35' Lt 5 Blk 83	160.92
J & B Rentals LLC	Original Town S 71.65' Lt 5 Blk 83	174.15
Mateo P/Tomas	Original Town W 2/3 Lt 6 Blk 83	240.05
Perez/Sylvia	Original Town E 1/3 Lt 6 & All Lt 7 Blk 83	275.28
Wooden/Michael Owen & Sonya Kay	Original Town E 41' N 28' Lt 8 Blk 83	128.63
Wooden/Michael Owen & Sonya Kay	Original Town Pt N 1/3 & S 2/3 Lt 8 Blk 83~	186.87
Park	Original Town To The City Of Grand Island All Blk 84	-
Gatzemeyer/Frances Mae	Original Town Lt 1 Blk 85	478.89
Gatzemeyer/Frances Mae	Original Town Lt 2 Blk 85	180.15
Contryman & Asso Prop	Original Town Lts 3 & 4 Blk 85	457.24
Grand Island Liederkrantz	Original Town Pt Lts 1-2-3 & 4 Blk 87	283.98
City Of G I	Original Town To The City Of Grand Island All Blk 88	-
Dodge & Elk Park Lots	Original Town To The City Of Grand Island Pt Blk 89	-

RESOLUTION 2013-BE-6(A)

Enviro-Clean Contractors Inc	Original Town N 60' Fr Lts 1 & 2 & N 60' Of E 24' Of Lt 3 Blk 89	307.90
Hall Co	Original Town To The City Of Grand Island Strip 8' X 66' & Pt Lt 8 Blk 91	-
Dominick/Audrey	Original Town E 6' N 103' E 37' S 29' Lt 2 & All Lt 1 Blk 92	-
City Of G I	Original Town To The City Of Grand Island Lt 2 XC E 6' N 103' & E 37' S 29' Lt 2 Blk 92	-
City Of G I	Original Town To The City Of Grand Island E 50' Lt 3 Blk 92	-
City Of G I	Original Town To The City Of Grand Island W 16' Lt 3 & All Lt 4 Blk 92	-
Emery/Gregory D & Charlene A	Campbell's Sub E 51' 8 Lts 1-2-3	85.82
Wagoner/Lorna	Campbell's Sub W 75'4 Lts 1-2-3	266.53
Hastings Grain Inspection Inc	Campbell's Sub Lts 4-5-6 & N 10' Lt 7	159.64
Hastings Grain Inspection Inc	Campbell's Sub S 12' Lt 7 & All Lt 8	228.77
Two Brothers Inc	Campbell's Sub 32' X 127' Lt 9	209.38
Hill/David C	Campbell's Sub Lts 12 & 13	285.31
Hall Co	Court House Add To The City Of Grand Island Lt 1	-
Hall Co	Court House Add To The City Of Grand Island Lt 2	-
Hall Co	Court House Add To The City Of Grand Island Lt 3	-
Hall Co	Court House Add To The City Of Grand Island Lt 4	-
County Of Hall Nebraska	Hann's Add To The City Of Grand Island N 31' Lt 2 & S 13.75' Lt 1 Blk 1~	-
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 2	-
Loeffler/Edward A & Jane A	Hann's Add N 14' Lt 3 & S 26' Lt 2 Blk 1~	283.01
Campbell/Hunter A H & Kathleen A	Hann's Add N 7' Pt Lt 4 & S 43' Lt 3 Blk 1~	254.29
Morfin/Miguel I Delamora	Hann's Add E 60' Of S 50' Of Lt 4 Blk 1~~	153.59
Campbell/Kathleen A	Hann's Add W 67' Of S 50' Of Lt 4 Blk 1~	122.05
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 1	-
Marsh Properties LLC	Hann's Second Add S 5' Of Lt 2 & All Lt 3 Blk 4	480.36
Ummel Jr/Tommy L	Hann's Fifth Sub Lt 2	178.58
Mueller/Robert J	Hann's Fifth Sub Lt 1	115.69
Two Brothers Inc	Hann's 3Rd Add W 111' X 118' Blk 5	433.79
Rosales-Monzon/Carlos A	Hann's 3Rd Add N 52.5' Of E 91.9' Of Blk 5	234.14
Royle/Cecilia B	Hann's 3Rd Add E 56' Of W 174' Of Blk 5	109.50
Valenzuela/Linda L	Hann's 3Rd Add S 58.5' Of E 91.9' Of Blk 5	225.88
Hoos Insurance Agency Inc	Railroad Add Lt 4 & Pt Vac St Blk 97	263.61
Sanchez/Filemon	Railroad Add N 1/2 Lt 1 Blk 98	21.44
Sanchez/Filemon	Railroad Add S 1/2 Lt 1 Blk 98	303.03
Carlson/Arvid C	Railroad Add Lt 2 Blk 98	110.74
Kuehner/Carolyn E	Railroad Add W 1/2 Lt 3 Blk 98	152.56
Schafer/Lee Ann G & Michael W	Railroad Add E 1/2 Lt 3 Blk 98	166.91

RESOLUTION 2013-BE-6(A)

Plate/Tim C	Railroad Add N 86' Lt 4 Blk 98	89.10
Plate/Tim C	Railroad Add S 46' Lt 4 Blk 98	162.65
Plate/Tim C	Railroad Add Lt 5 Blk 98	542.90
Plate/Tim C	Railroad Add Lt 6 Blk 98	239.30
Benitez/Floriberto Sanchez	Railroad Add W 52' Lt 7 Blk 98	218.81
Sanchez/Filemon	Railroad Add E 14' Lt 7 & All Lt 8 Blk 98	432.56
Vaclavek/Lee Ann	Railroad Add Fr Lt 1 & Fr Lt 2 Blk 105	114.15
Fox Family LLC	Railroad Add Lt 3 Blk 105	202.01
Lazendorf Holdings Limited Partnership	Railroad Add Lt 4 Blk 105	362.64
Fox Family LLC	Railroad Add Lt 5 & Fr Lts 6 & 7 XC City Blk 105	1,048.49
Starkel/Jerid & Tracy	Railroad Add Lts 1 & 2 Blk 106	356.73
C & S Group LLC	Railroad Add Lt 3 Blk 106	199.62
Fernandez/Guadalupe & Pedro	Railroad Add Lt 4 Blk 106	222.78
Muffler Shop Inc/The	Railroad Add Lts 1 & 2 Blk 107	421.56
Muffler Shop Inc/The	Railroad Add Lts 3 & 4 Blk 107	174.37
Lane Home Improvement	Railroad Add S 2/3 Lt 5 Blk 107	183.40
Lane Home Improvement	Railroad Add N 1/3 Lt 5 Blk 107	143.13
Fox/Charles E & Mary A	Railroad Add Lt 6 Blk 107	276.37
Fox/Charles E & Mary A	Railroad Add Lt 7 XC N 60' Of E 22' & XC E 29.54' Of S 71.50' Blk 107	202.61
Janda Dds Pc/David E	Railroad Add S 72' Lt 8 & E 29.54' Of S 71.50' Lt 7 Blk 107	301.43
Clinch/Barbara J	Railroad Add N 60' Of E 22' Lt 7 & N 60' Lt 8 Blk 107	253.67
Fox/Richard & Marilyn	Railroad Add Lts 1 & 2 Blk 108	453.83
Williams/Casey & Misti	Railroad Add E 37' Lt 3 Blk 108	191.96
Douglas Bookkeeping Service Inc	Railroad Add W 29' Lt 3 & All Lt 4 Blk 108	552.15
Placke/Donald J & Janet L	Railroad Add S 88' Lt 5 Blk 108	127.28
Placke/Donald J & Janet L	Railroad Add N 44' Lt 5 Blk 108	74.09
LBE Family Limited Partnership	Railroad Add Lt 6 Blk 108	275.34
Bosselman Inc	Railroad Add Lts 7 & 8 Blk 108	551.31
Gilroy/David A & Carolyn J	Railroad Add S 61' Lt 1 & S 61' Lt 2 Blk 109	194.02
Haney/Thomas W & Diane K	Railroad Add N 71' Lt 1 & N 71' Lt 2 Blk 109~	129.85
Roebuck Enterprises, LLC	Railroad Add E 59.5' Lt 3 Blk 109	143.49
J & B Rentals, LLC	Railroad Add E 52' 11 Lt 4 & W 6.5' Lt 3 Blk 109~	66.75
McShannon/Roger L & Sharon K	Railroad Add E 52' 11 Of Lt 5 & All Lt 6 Blk 109	206.54
LPB, LLC	Railroad Add Lts 7 & 8 Blk 109	641.90
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 2	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 3	-
Hall Co	Westervelt's Sub To The City Of Grand Island N 52 1/3' Of W 150' Lt 4	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 5	-

RESOLUTION 2013-BE-6(A)

County Of Hall	Westervelt's Sub To The City Of Grand Island W 86' Of E 165' Of 4 & W 86' Of E 165' Of N 48.5' Lt 5	-
County Of Hall	Westervelt's Sub To The City Of Grand Island W Pt Of N 48.5' X 150' Lt 5 & 26.17' X 150' Of W Pt Lt 4	-
Schager/Margo	Gilbert's Sub North, Part Of Blk 79, Original Town 22' X 99' Lt A	150.15
Equitable Building & Loan Assoc	Gilbert's Sub North, Part Of Blk 79, Original Town Lt B	156.81
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 102	140.98
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 103	203.86
Equitable Building & Loan Assn/The	The Yancy, A Condominium Unit 104	507.32
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201A	454.82
DEVCO Investment Corporation	The Yancy, A Condominium Unit 301	96.70
George/Mollie Jo	The Yancy, A Condominium Unit 302	70.22
Farr/Thomas M & Nita J	The Yancy, A Condominium Unit 303	99.88
Zins/William L	The Yancy, A Condominium Unit 304	92.04
Teng/Irene	The Yancy, A Condominium Unit 305	-
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 401	71.37
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 402	81.42
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 403	78.18
Jones/Michael D	The Yancy, A Condominium Unit 404	90.50
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 405	78.56
Powers/Yolanda L	The Yancy, A Condominium Unit 406	110.82
Fordham/Wyndell F & Barbara B	The Yancy, A Condominium Unit 407	121.67
Luce/Eric D	The Yancy, A Condominium Unit 501	72.17
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 502	83.69
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 503	78.24
Kody Sindelar	The Yancy, A Condominium Unit 504	98.72
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 505	78.62
Jon M & Chandra L Myers	The Yancy, A Condominium Unit 506	110.90
Mowitz/Lynn	The Yancy, A Condominium Unit 507	125.39
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 601	72.07
Artvest III	The Yancy, A Condominium Unit 602	83.83
Shaw/Stephanie A	The Yancy, A Condominium Unit 603	112.32
Clyne/Thomas B	The Yancy, A Condominium Unit 604	90.50
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 605	78.70
Lind/Sharon Graves	The Yancy, A Condominium Unit 606	77.85
Arp/Charmaine L	The Yancy, A Condominium Unit 607	82.33
Lind/Sharon Graves	The Yancy, A Condominium Unit 701	78.81
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 702	83.94
Johnson/Margaret A	The Yancy, A Condominium Unit 703	78.46
Burtscher/Jan L	The Yancy, A Condominium Unit 704	129.57
Rathjen/Michelle R	The Yancy, A Condominium Unit 705	86.56

RESOLUTION 2013-BE-6(A)

Long/Clifton J	The Yancy, A Condominium Unit 706	77.62
Vodehnal/Lloyd L	The Yancy, A Condominium Unit 707	-
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 801	72.22
Mapes & Co General Partnership	The Yancy, A Condominium Unit 802	84.02
Mapes & Co General Partnership	The Yancy, A Condominium Unit 803	91.87
Chase/Charles D	The Yancy, A Condominium Unit 804	148.46
Alexander/Wendy L	The Yancy, A Condominium Unit 805	67.93
Nelson/Jack L	The Yancy, A Condominium Unit 806	84.46
Nissen/James F	The Yancy, A Condominium Unit 901	72.24
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 902	84.08
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 903	91.92
Atkins/Ann C	The Yancy, A Condominium Unit 904	94.86
Dizmang/Tammy L	The Yancy, A Condominium Unit 905	97.11
Lind/Sharon Graves	The Yancy, A Condominium Unit 906	137.94
Todd/Linda M	The Yancy, A Condominium Unit 1001	78.98
Fogland/Dan & Chris	The Yancy, A Condominium Unit 1002	84.11
Gillam/Jeremy S & Jack L	The Yancy, A Condominium Unit 1003	91.98
Whitehead/Diana L	The Yancy, A Condominium Unit 1004	124.41
Megard/Ruth E	The Yancy, A Condominium Unit 1005	98.30
Aden/Steven G	The Yancy, A Condominium Unit 1006	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1101	79.09
Clare/Linda L	The Yancy, A Condominium Unit 1102	84.19
Buckley/Lynn A	The Yancy, A Condominium Unit 1103	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1104	141.22
Boley/Loren E	The Yancy, A Condominium Unit 1105	98.44
Lynn Mowitz	The Yancy, A Condominium Unit 1106	145.07
Home Federal Savings & Loan Assn	Hann's Fourth Add Lt 3	1,732.38
Artvest III	The Yancy, A Condominium Unit 002	10.81
Artvest III	The Yancy, A Condominium Unit 001	39.06
Ellison/Roxann T	Original Town W 18.9' Of E 33' Of S 25.1' Lt 7 Blk 65	51.51
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 101	33.93
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201B	54.97
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201C	138.36
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201D	104.16
Home Federal Savings & Loan	Original Town Pt Lts 1-2-3-4-7 & All 5 & 6 & Pt Vacated Alley Blk 89	352.89
Artvest III	The Yancy, A Condominium Unit 602	56.17
Calderon/Eliseo & Jessica	Jensen Sub Lt 2	88.17
Iglesia Evangelica Pentecostes	Ziller Sub Lt 2	-
Grand Island/City Of	Westervelt's Sub To The City Of Grand Island Vacated St South Of Lt 1	-
City Of Grand Island	Original Town S 1/2 Lt 1 Blk 57	32.87

RESOLUTION 2013-BE-6(A)

City Of Grand Island	Parking Ramp Sub To The City Of Grand Island Lts 1-2-& 3	-
Hill/David C	Campbell's Sub To The City Of Grand Island Lts 10 & 11	86.69
Total Amount		89,448.24

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

R E S O L U T I O N 2013-BE-6(B)

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Downtown Business Improvement District 2013, after due notice having been given thereof, that we find and adjudge:

1. The benefits accruing to the real estate in such Downtown Business Improvement District 2013 is the total sum of \$89,999.90; and

2. According to the assessed value of the respective lots, tracts, and real estate within such Business Improvement District, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Kinder Morgan Interstate Gas Transmission	Centrally Assessed	20.88
Sourcegas Distribution LLC	Centrally Assessed	-
Northwestern Corporation	Centrally Assessed	2,083.87
Windstream Nebraska, Inc	Centrally Assessed	-
Qwest Corporation	Centrally Assessed	3,912.72
AT&T Communications	Centrally Assessed	81.70
NE Colorado Cellular Inc	Centrally Assessed	23.66
Sprint Nextel Wireless	Centrally Assessed	76.28
USCOC Of Nebraska/Kansas DBA US Cellular	Centrally Assessed	839.36
City Of G I	Original Town To The City Of Grand Island All Blks 52 & 53 & Pt Vac Kimball Ave	-
Bandasack/Chanh & Siphanh	Original Town N 100.5' E 2/3 Lt 1 Blk 54	275.38
Bandasack/Chanh & Siphanh	Original Town S 31.9' E 2/3 Of Lt 1 Blk 54	66.14
Wing Properties Inc	Original Town W 1/3 Lt 1 Blk 54	21.92
Norris/R Dennis & Patricia A	Original Town Lt 2 Blk 54	533.41
City Of G I	Original Town To The City Of Grand Island Lt 3 Blk 54	-
City Of G I	Original Town To The City Of Grand Island Lt 4 Blk 54	-
Wayne/John W & Teresa A	Original Town N 1/2 W 2/3 Lt 6 & N 1/2 Lt 5 Blk 54	439.00
Katrourzos/Gus G	Original Town S 60' W 1/3 Lt 5 Blk 54	80.55
Katrourzos/Gus G	Original Town S 60' W 16' E 2/3 Lt 5 Blk 54	65.72
Edwards Building Corp	Original Town E 28' S 1/2 Lt 5 & N 6' W 38' S 1/2 Lt 5 Blk 54	75.89
Edwards Building Corp	Original Town W 22' S 1/2 Lt 6 Blk 54	60.58
Norris/R Dennis & Patricia A	Original Town E 22' W 44' S 1/2 & E 22' Lt 6 Blk 54	365.37
Norris/R Dennis & Patricia A	Original Town W 1/3 Lt 7 Blk 54	293.47
Norris/R Dennis & Patricia A	Original Town C 1/3 Lt 7 Blk 54	285.70

Approved as to Form <input type="checkbox"/> _____ September 6, 2013 <input type="checkbox"/> City Attorney
--

RESOLUTION 2013-BE-6 (B)

Wing Properties Inc	Original Town Lt 8 & E 1/3 Of Lt 7 XC 15' X 15' X 15' Sold To City Blk 54	699.64
Nathan Detroit Inc	Original Town N 1/2 Lt 1 Blk 55	455.81
Nathan Detroit's	Original Town N 44' Of S 1/2 Lt 1 Blk 55	304.40
Irvine/Virginia	Original Town S 22' Lt 1 Blk 55	93.75
City Of G I	Original Town To The City Of Grand Island E 1/2 Lt 3 & All Lt 2 Blk 55	-
City Of G I	Original Town To The City Of Grand Island N 1/2 W 1/2 Lt 3 & N 1/2 Lt 4 Blk 55	-
Hoetfelker/Russell L	Original Town S 1/2 W 1/2 Lt 3 & S 1/2 Lt 4 Blk 55	351.61
Downtown Center LLC	Original Town N 67.5' Lt 5 Blk 55	47.64
Armstrong/Matthew E & Janelle A	Original Town N 20' S 64.5' Lt 5 Blk 55	110.34
Erives Enterprises LLC	Original Town S 44.5' Lt 5 Blk 55	363.54
Famos Construction Inc	Original Town W 2/3 Lt 6 Blk 55	333.01
Campos/Arthur V & Jeanene	Original Town E 1/3 Lt 6 Blk 55	135.51
Prairie Winds Art Center Inc	Original Town W 1/3 Lt 7 Blk 55	211.82
Merchen/Terrence R	Original Town E 2/3 Lt 7 Blk 55	794.89
T W Ziller Properties LLC	Original Town W 1/3 Lt 8 Blk 55	148.71
T W Ziller Properties LLC	Original Town C 1/3 Lt 8 Blk 55	149.01
T W Ziller Properties LLC	Original Town E 1/3 Lt 8 Blk 55	420.43
Downtown Center LLC	Original Town N 68' Lt 1 & All Lt 2 & E 1/2 Lt 3 Blk 56	160.07
Downtown Center LLC	Original Town N 22' S 42' & W 6' S 20' Lt 1 Blk 56	14.35
Downtown Center LLC	Original Town N 22' S 64' Lt 1 Blk 56	13.26
Downtown Center LLC	Original Town S 20' E 60' Lt 1 Blk 56	10.96
City Of G I	Original Town To The City Of Grand Island All Lt 4 & W 1/2 Lt 3 Blk 56	-
Mayhew/Carl & Susan A	Original Town W 1/3 Lt 5 Blk 56	259.49
Phengmarath/Nalinh	Original Town E 2/3 Lt 5 Blk 56	422.16
Pohl/Helen E & James A	Original Town Lt 6 Blk 56	305.37
Johnson/Duane A & Dee Ann	Original Town Lt 7 Blk 56	347.77
Downtown Center LLC	Original Town Lt 8 Blk 56	2,769.67
City Of G I Park Lot	Original Town To The City Of Grand Island N 1/2 Lt 1 & All Lts 2-3 & 4 Blk 57	-
J & B Rentals LLC	Ziller Sub Lt 1	556.76
The Grand Foundation, Inc	Original Town To The City Of Grand Island E 2/3 Lt 6 Blk 57	-
Jeo Building Company	Original Town Lt 7 Blk 57	875.25
Overland Building Corp	Original Town Lt 8 Blk 57	1,079.14
Firstier Bank National Assoc	Original Town Lts 1 & 2 Blk 58	300.96
Firstier Bank National Assoc	Original Town N 1/2 Lt 4 & N 1/2 Lt 3 Blk 58	108.52
Firstier Bank National Assoc	Original Town Lt 5 & W 22' Lt 6 Blk 58	1,483.42
Firstier Bank National Assoc	Original Town S 1/2 Lt 3 & S 1/2 Lt 4 Blk 58	115.21

RESOLUTION 2013-BE-6 (B)

Stelk/Mark D	Jensen Sub Lt 1	144.01
Calderon/Eliseo & Jessica	Original Town W 1/3 Lt 7 Blk 58	222.70
Lindner-Bombeck Trustee/Marilyn A	Original Town C 1/3 Lt 7 Blk 58	300.85
Galvan/Jesus G & Victoria	Prensa Latina Sub Lt 1	95.79
Calderon/Eliseo & Jessica	Prensa Latina Sub Lt 2	96.69
Stelk/Mark D	Prensa Latina Sub Lt 4	299.78
Stelk/Mark D & Wanda L	Prensa Latina Sub Lt 3	371.22
Mead Building Centers	Original Town N 102.5' Lt 1 & All Lt 2 Blk 59	350.33
H & H Land Co	Original Town S 29.5' Lt 1 Blk 59	17.78
Mead Building Centers	Original Town S 99' Lt 4 & All Lt 3 Blk 59	160.97
Mead Building Centers	Original Town N 33' Lt 4 Blk 59	169.42
Berta/Gary & Billie	Original Town Lt 5 Blk 59	239.89
Wagoner/Michael R & Lorna D	Original Town E 23' W 46' Lt 6 Blk 59	171.30
Gerdes/Larry C & Mary Ann	Original Town W 23' Lt 6 Blk 59	170.41
Alexander Enterprises LLC	Original Town E 20' Lt 6 & W 1/2 Lt 7 Blk 59	16.90
H & H Land Co	Original Town W 22' E 1/2 Lt 7 Blk 59	168.33
H & H Land Co	Original Town E 11' Lt 7 & All Lt 8 Blk 59	484.68
CKP LLC	Original Town Lts 1 & 2 Blk 60	468.33
CKP LLC	Original Town Lt 3 Blk 60	115.45
Business Properties	Original Town Lt 4 Blk 60	277.93
618 W 3rd St LLC	Original Town Lts 5 & 6 Blk 60	685.81
Alexander Enterprises LLC	Original Town Lts 7 & 8 Blk 60	527.73
Abjal LLC	Original Town Lts 1 & 2 Blk 61	737.14
Abjal LLC	Original Town Lts 3 & 4 Blk 61	674.73
JUNEBUG2 LLC	Original Town Lt 5 Blk 61	656.35
Hansen Properties LLC	Original Town Lts 6-7 & 8 Blk 61	754.17
D & A Investments LLC	Original Town S 44' Lt 1 Blk 62	181.55
D & A Investments LLC	Original Town N 88' Lt 1 Blk 62	478.95
D & A Investments LLC	Original Town Lt 2 Blk 62	271.80
Northwestern Public Service Company	Original Town To The City Of Grand Island S 66' Lt 4 & N 66' E 57' Lt 3 & S 66' Lt 3 Blk 62	-
DMBG Investments LLC	Original Town N 66' W 9' Lt 3 & N 66' Lt 4 Blk 62	144.86
Moreno/Vincent A	Original Town S 1/2 W 50' Lt 5 Blk 62	87.08
Midwest Premier Investments LLC	Original Town N 1/2 W 50' Lt 5 Blk 62	244.06
Vogel Enterprises Ltd An IA Corp	Original Town E 16' Lt 5 & W 1/2 Lt 6 Blk 62	58.91
Vogel Enterprises Ltd An IA Corp	Original Town E 1/2 Lt 6 & W 1/2 Lt 7 Blk 62	352.61
Wardens & Vestrymen Of St Stephen's	Original Town To The City Of Grand Island E 1/2 Lt 7 & All Lt 8 Blk 62	-
Old Sears Development Inc	Original Town Lts 1 & 2 Blk 63	1,065.57
Old Sears Development Inc	Original Town E 2/3 Lt 3 Blk 63	341.70
Masonic Templecraft Asso Of GI	Original Town W 1/3 Lt 3 & E 1/3 Lt 4 Blk 63	-

RESOLUTION 2013-BE-6 (B)

Centro Cristiano Internacional	Original Town To The City Of Grand Island W 2/3 Lt 4 Blk 63	211.61
Wardens & Vestrymen Of St Stephens	St. Stephens Sub To The City Of Grand Island Lt 1	-
Wardens & Vestry St Stephens	St. Stephens Sub To The City Of Grand Island Lt 2	-
Hack/Monte C & Sheri S	Original Town S 88' Lt 8 Blk 63	374.01
G I Fed Of Labor/Bldg Assn Inc	Original Town To The City Of Grand Island N 44' Lt 8 Blk 63	-
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 1 Blk 64	384.48
Hand/Craig C	Original Town C 1/3 Lt 1 Blk 64	141.67
Cosrec LLC	Original Town W 1/3 Lt 1 Blk 64	181.79
Pham/Tammy	Original Town E 44' Lt 2 Blk 64	254.22
Walsh/Ivan P & Sharon L	Original Town W 1/3 Lt 2 Blk 64	193.37
Double S Properties LLC	Original Town E 1/3 Lt 3 Blk 64	176.69
Saira E/Jose Isidro	Original Town W 2/3 Lt 3 Blk 64	157.46
Gerdes/Galen E & Tamera M	Original Town Lt 4 Blk 64	835.15
City Of G I	Original Town To The City Of Grand Island Lt 5 Blk 64	-
City Of G I	Original Town To The City Of Grand Island Lts 6 & 7 Blk 64	-
Wagoner/Lorna	Original Town N 22' Lt 8 Blk 64	169.60
Taylor/Terry N & Susan M	Original Town S 1/2 N 1/3 Lt 8 Blk 64	165.89
Shehein/E Lavern & Donna R	Original Town N 44' S 88' Lt 8 Blk 64	172.73
City Of G I	Original Town To The City Of Grand Island S 44' Lt 8 Blk 64	-
Edwards Building Corp	Original Town Lt 1 Blk 65	203.71
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 2 Blk 65	156.06
Swanson/Constance K	Original Town C 1/3 Lt 2 Blk 65	147.11
Archway Partnership	Original Town W 1/3 Lt 2 Blk 65	231.05
Bartenbach Real Estate, LLC	Original Town E 1/3 Lt 3 Blk 65	152.44
Iglesia Evangelica Pentecostes	Original Town To The City Of Grand Island C 1/3 Lt 3 Blk 65	-
Brown/Janelle L A	Original Town W 1/3 Lt 3 Blk 65	133.61
Hoffer/Allen & Linda	Original Town E 1/3 Lt 4 Blk 65	269.50
Lambrecht/Harriet K	Original Town W 2/3 Lt 4 Blk 65	168.25
J & B Rentals LLC	Original Town S 44' N 1/2 Lt 5 Blk 65	218.58
Taylor/Terry N & Susan M	Original Town N 22' Lt 5 Blk 65	127.84
J O Enterprises Inc	Original Town S 1/2 Lt 5 Blk 65	271.99
J & B Rentals LLC	Original Town W 1/3 Lt 6 Blk 65	83.34
T W Ziller Properties LLC	Original Town E 2/3 Lt 6 Blk 65	159.56
T W Ziller Properties LLC	Original Town W 1/2 Lt 7 Blk 65	154.67
C & S Group LLC	Original Town N 55' E 1/2 Lt 7 & N 55' Lt 8 Blk 65	47.34

RESOLUTION 2013-BE-6 (B)

C & S Group LLC	Original Town Pt W 18.9' E 1/2 Lt 7 & N 29.9' E 14.1' Lt 7 & W 29' Of C 22' Of E 1/2 Lt 7 & N 29.9' Of S 55' Lt 8 XC N 6' S 31.1' E 40' Lt 8 Blk 65	163.47
Parmley/David J	Original Town C 22' E 4' Lt 7 & C 22' Lt 8 Blk 65	268.50
C & S Group LLC	Original Town S 25.1' E 14.1' Lt 7 & S 25.1' Lt 8 & N 6' S 31.1' E 40' Lt 8 Blk 65	211.02
Garcia/Juan F & Maria Dejesus	Original Town Lts 1 & 2 Blk 66	619.06
Garcia/Maria de Jesus	Original Town W 2/3 Lt 3 XC W 17.5' Of S 44' Blk 66	239.34
Vipperman/John Fredrick	Original Town E 1/3 Lt 3 Blk 66	217.84
Duda/James G	Original Town N 88' E 1/3 Lt 4 Blk 66	223.98
Wing Properties Inc	Original Town N 88' C 1/3 Lt 4 Blk 66	278.02
Jerke/Kristopher	Original Town N 80' W 1/3 Lt 4 Blk 66	225.33
Anson Investment & Development	Original Town W 17 1/2' S 44' Lt 3 & N 8' S 52' W 22' & S 44' Lt 4 Blk 66	280.71
Bartenbach Real Estate, LLC	Original Town W 1/3 Lt 6 & All Lt 5 Blk 66	494.38
Bartenbach Real Estate, LLC	Original Town E 2/3 Lt 6 & W 1/3 Lt 7 Blk 66	257.20
Keeshan/James E & Mary Ann	Original Town E 2/3 Lt 7 Blk 66	261.66
Procon Management Inc	Original Town Lt 8 Blk 66	2,962.00
City Of Gi	Original Town To The City Of Grand Island N 1/2 Blk 67	-
Plaza Square Development LLC	Original Town S 1/2 Blk 67	1,450.34
City Of Grand Island	Original Town To The City Of Grand Island E 1/3 Lt 2 & All Lt 1 Blk 68	-
S & V Investments LLC	SV Sub Lt 1	1,709.52
Plaza Square A Partnership	Original Town W 22' Lt 6 & All Lt 5 Blk 68	130.41
Smith/Jonathan M	Original Town W 6' Lt 7 & E 2/3 Lt 6 Blk 68	245.65
Smith/Jonathan M	Original Town E 60' Lt 7 Blk 68	248.99
Plate/Tim C	Original Town Lt 8 Blk 68	226.49
Westerby/Douglas M & Mikaela N	Original Town Lt 1 Blk 77	79.13
201 E 2nd LLC	Original Town Lt 2 Blk 77	65.75
201 E 2nd LLC	Original Town Lts 3 & 4 Blk 77	1,462.31
City Of Grand Island NE	Original Town To The City Of Grand Island Lts 5-6-7-8 Blk 77	-
City Of G I	Original Town To The City Of Grand Island All Blk 78 & Vacated Alley	-
Equitable Bldg & Loan Assn/The	Original Town Lt 1 Blk 79	335.05
Equitable Bldg & Loan Assn Of Gi	Original Town Lt 2 Blk 79	100.02
Equitable Bldg & Loan Assn/The	Original Town S 44' Lt 3 & S 44' Lt 4 Blk 79	1,304.14
Equitable Bldg & Loan Assn Of Gi	Original Town N 26' 10.5 Lt 8 Blk 79	25.67
Equitable Bldg & Loan Assn Of G I	Original Town S 17' 1.5 N 44' Lt 8 Blk 79	14.72
Equitable Bldg & Loan Assn Of G I	Original Town S 88' Lt 8 Blk 79	89.10
O'Neill/Joseph P	Original Town E 22' Lt 4 & W 22' Lt 3 Blk 80	174.91
O'Neill/Joseph P	Original Town W 44' Lt 4 Blk 80	126.42

RESOLUTION 2013-BE-6 (B)

Northwestern Bell Tele Co	Original Town To The City Of Grand Island Lts 5-6-7 Blk 80	-
Northwestern Bell Tele Co	Original Town To The City Of Grand Island N 44' Lt 8 Blk 80	-
Huston/David C	Original Town C 1/3 Lt 8 Blk 80	339.00
Federal Bldg	Original Town To The City Of Grand Island Lts 1-2 & E 44' Lt 3 Blk 80	-
Mitchell/Derek L & Ruth E	Original Town S 44' Lt 8 Blk 80	235.73
Victory Bible Fellowship Of The	Original Town To The City Of Grand Island Lt 1 Blk 81	-
Chamber Of Commerce Of Gi Inc	Original Town To The City Of Grand Island E 2/3 Lt 2 Blk 81	-
Trampe/Ronald E & Sharon R	Original Town W 1/3 Lt 2 Blk 81	150.26
Kansas NE Assoc Of Seventh Day	Original Town To The City Of Grand Island E 1/3 Lt 3 Blk 81	-
Encinger Enterprises LLC	Original Town C 1/3 Lt 3 Blk 81	236.19
Krauss/Ronald C & Vada M	Original Town W 1/3 Lt 3 & All 4 Blk 81	448.64
Walnut Street Partnership	Original Town Lt 5 Blk 81	421.56
Walnut Street Partnership	Original Town Lt 6 Blk 81	171.28
Wheeler Street Partnership	Original Town Lt 7 & S 2/3 Lt 8 Blk 81	846.91
Wheeler Street Partnership	Original Town N 1/3 Lt 8 Blk 81	239.37
Grand Island Independent	Original Town Lt 1 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 2 & Pt Vac Alley Blk 82	279.48
Grand Island Independent	Original Town Lt 3 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 4 & Pt Vac Alley Blk 82	175.70
Grand Island Independent	Original Town Lts 5-6-7-8 & Pt Vac Alley Blk 82	2,642.36
Grand Island Hospitality LLC	Original Town Lts 1 & 2 Blk 83	375.04
Jomida Inc A NE Corp	Original Town Lts 3 & 4 Blk 83	959.87
Calderon/Eliseo & Jessica	Original Town N 60.35' Lt 5 Blk 83	160.92
J & B Rentals LLC	Original Town S 71.65' Lt 5 Blk 83	174.15
Mateo P/Tomas	Original Town W 2/3 Lt 6 Blk 83	240.05
Perez/Sylvia	Original Town E 1/3 Lt 6 & All Lt 7 Blk 83	275.28
Wooden/Michael Owen & Sonya Kay	Original Town E 41' N 28' Lt 8 Blk 83	128.63
Wooden/Michael Owen & Sonya Kay	Original Town Pt N 1/3 & S 2/3 Lt 8 Blk 83~	186.87
Park	Original Town To The City Of Grand Island All Blk 84	-
Gatzemeyer/Frances Mae	Original Town Lt 1 Blk 85	478.89
Gatzemeyer/Frances Mae	Original Town Lt 2 Blk 85	180.15
Contryman & Asso Prop	Original Town Lts 3 & 4 Blk 85	457.24
Grand Island Liederkranz	Original Town Pt Lts 1-2-3 & 4 Blk 87	283.98
City Of G I	Original Town To The City Of Grand Island All Blk 88	-

RESOLUTION 2013-BE-6 (B)

Dodge & Elk Park Lots	Original Town To The City Of Grand Island Pt Blk 89	-
Enviro-Clean Contractors Inc	Original Town N 60' Fr Lts 1 & 2 & N 60' Of E 24' Of Lt 3 Blk 89	307.90
Hall Co	Original Town To The City Of Grand Island Strip 8' X 66' & Pt Lt 8 Blk 91	-
Dominick/Audrey	Original Town E 6' N 103' E 37' S 29' Lt 2 & All Lt 1 Blk 92	-
City Of G I	Original Town To The City Of Grand Island Lt 2 XC E 6' N 103' & E 37' S 29' Lt 2 Blk 92	-
City Of G I	Original Town To The City Of Grand Island E 50' Lt 3 Blk 92	-
City Of G I	Original Town To The City Of Grand Island W 16' Lt 3 & All Lt 4 Blk 92	-
Emery/Gregory D & Charlene A	Campbell's Sub E 51' 8 Lts 1-2-3	85.82
Wagoner/Lorna	Campbell's Sub W 75'4 Lts 1-2-3	266.53
Hastings Grain Inspection Inc	Campbell's Sub Lts 4-5-6 & N 10' Lt 7	159.64
Hastings Grain Inspection Inc	Campbell's Sub S 12' Lt 7 & All Lt 8	228.77
Two Brothers Inc	Campbell's Sub 32' X 127' Lt 9	209.38
Hill/David C	Campbell's Sub Lts 12 & 13	285.31
Hall Co	Court House Add To The City Of Grand Island Lt 1	-
Hall Co	Court House Add To The City Of Grand Island Lt 2	-
Hall Co	Court House Add To The City Of Grand Island Lt 3	-
Hall Co	Court House Add To The City Of Grand Island Lt 4	-
County Of Hall Nebraska	Hann's Add To The City Of Grand Island N 31' Lt 2 & S 13.75' Lt 1 Blk 1~	-
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 2	-
Loeffler/Edward A & Jane A	Hann's Add N 14' Lt 3 & S 26' Lt 2 Blk 1~	283.01
Campbell/Hunter A H & Kathleen A	Hann's Add N 7' Pt Lt 4 & S 43' Lt 3 Blk 1~	254.29
Morfin/Miguel I Delamora	Hann's Add E 60' Of S 50' Of Lt 4 Blk 1~	219.41
Campbell/Kathleen A	Hann's Add W 67' Of S 50' Of Lt 4 Blk 1~	122.05
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 1	-
Marsh Properties LLC	Hann's Second Add S 5' Of Lt 2 & All Lt 3 Blk 4	480.36
Ummel Jr/Tommy L	Hann's Fifth Sub Lt 2	178.58
Mueller/Robert J	Hann's Fifth Sub Lt 1	115.69
Two Brothers Inc	Hann's 3Rd Add W 111' X 118' Blk 5	433.79
Rosales-Monzon/Carlos A	Hann's 3Rd Add N 52.5' Of E 91.9' Of Blk 5	234.14
Royle/Cecilia B	Hann's 3Rd Add E 56' Of W 174' Of Blk 5	156.43
Valenzuela/Linda L	Hann's 3Rd Add S 58.5' Of E 91.9' Of Blk 5	225.88
Hoos Insurance Agency Inc	Railroad Add Lt 4 & Pt Vac St Blk 97	263.61
Sanchez/Filemon	Railroad Add N 1/2 Lt 1 Blk 98	21.44
Sanchez/Filemon	Railroad Add S 1/2 Lt 1 Blk 98	303.03
Carlson/Arvid C	Railroad Add Lt 2 Blk 98	110.74
Kuehner/Carolyn E	Railroad Add W 1/2 Lt 3 Blk 98	152.56

RESOLUTION 2013-BE-6 (B)

Schafer/Lee Ann G & Michael W	Railroad Add E 1/2 Lt 3 Blk 98	166.91
Plate/Tim C	Railroad Add N 86' Lt 4 Blk 98	89.10
Plate/Tim C	Railroad Add S 46' Lt 4 Blk 98	162.65
Plate/Tim C	Railroad Add Lt 5 Blk 98	542.90
Plate/Tim C	Railroad Add Lt 6 Blk 98	239.30
Benitez/Floriberto Sanchez	Railroad Add W 52' Lt 7 Blk 98	218.81
Sanchez/Filemon	Railroad Add E 14' Lt 7 & All Lt 8 Blk 98	432.56
Vaclavek/Lee Ann	Railroad Add Fr Lt 1 & Fr Lt 2 Blk 105	114.15
Fox Family LLC	Railroad Add Lt 3 Blk 105	202.01
Lazendorf Holdings Limited Partnership	Railroad Add Lt 4 Blk 105	362.64
Fox Family LLC	Railroad Add Lt 5 & Fr Lts 6 & 7 XC City Blk 105	1,048.49
Starkel/Jerid & Tracy	Railroad Add Lts 1 & 2 Blk 106	356.73
C & S Group LLC	Railroad Add Lt 3 Blk 106	199.62
Fernandez/Guadalupe & Pedro	Railroad Add Lt 4 Blk 106	318.26
Muffler Shop Inc/The	Railroad Add Lts 1 & 2 Blk 107	421.56
Muffler Shop Inc/The	Railroad Add Lts 3 & 4 Blk 107	174.37
Lane Home Improvement	Railroad Add S 2/3 Lt 5 Blk 107	183.40
Lane Home Improvement	Railroad Add N 1/3 Lt 5 Blk 107	143.13
Fox/Charles E & Mary A	Railroad Add Lt 6 Blk 107	276.37
Fox/Charles E & Mary A	Railroad Add Lt 7 XC N 60' Of E 22' & XC E 29.54' Of S 71.50' Blk 107	202.61
Janda Dds Pc/David E	Railroad Add S 72' Lt 8 & E 29.54' Of S 71.50' Lt 7 Blk 107	301.43
Clinch/Barbara J	Railroad Add N 60' Of E 22' Lt 7 & N 60' Lt 8 Blk 107	253.67
Fox/Richard & Marilyn	Railroad Add Lts 1 & 2 Blk 108	453.83
Williams/Casey & Misti	Railroad Add E 37' Lt 3 Blk 108	191.96
Douglas Bookkeeping Service Inc	Railroad Add W 29' Lt 3 & All Lt 4 Blk 108	552.15
Placke/Donald J & Janet L	Railroad Add S 88' Lt 5 Blk 108	127.28
Placke/Donald J & Janet L	Railroad Add N 44' Lt 5 Blk 108	74.09
LBE Family Limited Partnership	Railroad Add Lt 6 Blk 108	275.34
Bosselman Inc	Railroad Add Lts 7 & 8 Blk 108	551.31
Gilroy/David A & Carolyn J	Railroad Add S 61' Lt 1 & S 61' Lt 2 Blk 109	194.02
Haney/Thomas W & Diane K	Railroad Add N 71' Lt 1 & N 71' Lt 2 Blk 109~	129.85
Roebuck Enterprises LLC	Railroad Add E 59.5' Lt 3 Blk 109	143.49
J & B Rentals, LLC	Railroad Add E 52' 11 Lt 4 & W 6.5' Lt 3 Blk 109~	66.75
Mcshannon/Roger L & Sharon K	Railroad Add E 52' 11 Of Lt 5 & All Lt 6 Blk 109	206.54
LPB, LLC	Railroad Add Lts 7 & 8 Blk 109	641.90
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 2	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 3	-
Hall Co	Westervelt's Sub To The City Of Grand Island N 52 1/3' Of W 150' Lt 4	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 5	-

RESOLUTION 2013-BE-6 (B)

County Of Hall	Westervelt's Sub To The City Of Grand Island W 86' Of E 165' Of 4 & W 86' Of E 165' Of N 48.5' Lt 5	-
County Of Hall	Westervelt's Sub To The City Of Grand Island W Pt Of N 48.5' X 150' Lt 5 & 26.17' X 150' Of W Pt Lt 4	-
Schager/Margo	Gilbert's Sub North, Part Of Blk 79, Original Town 22' X 99' Lt A	150.15
Equitable Building & Loan Assoc	Gilbert's Sub North, Part Of Blk 79, Original Town Lt B	156.81
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 102	140.98
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 103	203.86
Equitable Building & Loan Assn/The	The Yancy, A Condominium Unit 104	507.32
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201A	454.82
Devco Investment Corporation	The Yancy, A Condominium Unit 301	96.70
George/Mollie Jo	The Yancy, A Condominium Unit 302	70.22
Farr/Thomas M & Nita J	The Yancy, A Condominium Unit 303	99.88
Zins/William L	The Yancy, A Condominium Unit 304	92.04
Teng/Irene	The Yancy, A Condominium Unit 305	-
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 401	71.37
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 402	81.42
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 403	78.18
Jones/Michael D	The Yancy, A Condominium Unit 404	129.29
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 405	78.56
Powers/Yolanda L	The Yancy, A Condominium Unit 406	110.82
Fordham/Wyndell F & Barbara B	The Yancy, A Condominium Unit 407	121.67
Luce/Eric D	The Yancy, A Condominium Unit 501	103.10
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 502	83.69
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 503	78.24
Kody Sindelar	The Yancy, A Condominium Unit 504	98.72
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 505	78.62
Jon M & Chandra L Myers	The Yancy, A Condominium Unit 506	110.90
Mowitz/Lynn	The Yancy, A Condominium Unit 507	125.39
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 601	72.07
Artvest III	The Yancy, A Condominium Unit 602	83.83
Shaw/Stephanie A	The Yancy, A Condominium Unit 603	112.32
Clyne/Thomas B	The Yancy, A Condominium Unit 604	90.50
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 605	78.70
Lind/Sharon Graves	The Yancy, A Condominium Unit 606	77.85
Arp/Charmaine L	The Yancy, A Condominium Unit 607	117.62
Lind/Sharon Graves	The Yancy, A Condominium Unit 701	78.81
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 702	83.94
Johnson/Margaret A	The Yancy, A Condominium Unit 703	78.46
Burtscher/Jan L	The Yancy, A Condominium Unit 704	129.57

RESOLUTION 2013-BE-6 (B)

Rathjen/Michelle R	The Yancy, A Condominium Unit 705	86.56
Long/Clifton J	The Yancy, A Condominium Unit 706	77.62
Vodehnal/Lloyd L	The Yancy, A Condominium Unit 707	-
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 801	72.22
Mapes & Co General Partnership	The Yancy, A Condominium Unit 802	84.02
Mapes & Co General Partnership	The Yancy, A Condominium Unit 803	91.87
Chase/Charles D	The Yancy, A Condominium Unit 804	148.46
Alexander/Wendy L	The Yancy, A Condominium Unit 805	97.05
Nelson/Jack L	The Yancy, A Condominium Unit 806	84.46
Nissen/James F	The Yancy, A Condominium Unit 901	72.24
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 902	84.08
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 903	91.92
Atkins/Ann C	The Yancy, A Condominium Unit 904	135.51
Dizmang/Tammy L	The Yancy, A Condominium Unit 905	97.11
Lind/Sharon Graves	The Yancy, A Condominium Unit 906	137.94
Todd/Linda M	The Yancy, A Condominium Unit 1001	78.98
Fogland/Dan & Chris	The Yancy, A Condominium Unit 1002	84.11
Gillam/Jeremy S & Jack L	The Yancy, A Condominium Unit 1003	91.98
Whitehead/Diana L	The Yancy, A Condominium Unit 1004	177.72
Megard/Ruth E	The Yancy, A Condominium Unit 1005	98.30
Aden/Steven G	The Yancy, A Condominium Unit 1006	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1101	79.09
Clare/Linda L	The Yancy, A Condominium Unit 1102	84.19
Buckley/Lynn A	The Yancy, A Condominium Unit 1103	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1104	141.22
Boley/Loren E	The Yancy, A Condominium Unit 1105	98.44
Lynn Mowitz	The Yancy, A Condominium Unit 1106	145.07
Home Federal Savings & Loan Assn	Hann's Fourth Add Lt 3	1,732.38
Artvest III	The Yancy, A Condominium Unit 002	10.81
Artvest III	The Yancy, A Condominium Unit 001	39.06
Ellison/Roxann T	Original Town W 18.9' Of E 33' Of S 25.1' Lt 7 Blk 65	51.51
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 101	33.93
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201B	54.97
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201C	138.36
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201D	104.16
Home Federal Savings & Loan	Original Town Pt Lts 1-2-3-4-7 & All 5 & 6 & Pt Vacated Alley Blk 89	352.89
Artvest III	The Yancy, A Condominium Unit 602	56.17
Calderon/Eliseo & Jessica	Jensen Sub Lt 2	88.17
Iglesia Evangelica Pentecostes	Ziller Sub Lt 2	-
Grand Island/City Of	Westervelt's Sub To The City Of Grand Island Vacated St South Of Lt 1	-
City Of Grand Island	Original Town S 1/2 Lt 1 Blk 57	32.87

RESOLUTION 2013-BE-6 (B)

City Of Grand Island	Parking Ramp Sub To The City Of Grand Island Lts 1-2-& 3	-
Hill/David C	Campbell's Sub To The City Of Grand Island Lts 10 & 11	86.69
Total Amount		89,999.90

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item D-2

#2013-BE-7 – Consideration of Determining Benefits for Second Street Business Improvement District 2013

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Determining Benefits for Second Street Business Improvement District 2013, Second Street and Approving the Assessments

Item #'s: D-2 & F-5

Presenter(s): Jaye Monter, Finance Director

Background

On August 13, 2013, the City Council adopted Ordinance 9436, creating Second Street Business Improvement District 2013 for a one year period. This district extends along Second Street. The 2013-2014 Budget provides for special assessments in the amount of \$2.00 per front footage for a total of \$14,288.66 for the 7,144 front footage.

Discussion

The City Council, in its capacity as the Board of Equalization, is required to determine the benefits of the District and take action on the assessments as provided for in the associated Ordinance.

Alternatives

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

1. Approve the benefits for the District and related assessments.
2. Deny the benefits and assessments.

Recommendation

City Administration recommends that the Council approve the amendment to the benefits of Second Street Business Improvement District 2013 and related assessments.

Sample Motion

Board of Equalization: Move to approve the benefits accruing to Second Street Business Improvement District 2013 as presented.

Ordinance: Move to approve the assessments as provided for in the related Ordinance.

RESOLUTION 2013-BE-7

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Second Street Business Improvement District 2013, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$14,288.66; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Business Improvement District No. 6, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Library Board Of Grand Island	Arnold & Abbott's Add To The City Of Grand Island All Lts 1-2-3-4 & Pt Lts 5-6-7-8 Blk 17 & Pt Vacated Washington St	-
J.J.A. Holdings LLC	Arnold & Abbott's Add Lt 5 XC State Blk 18	133.46
J.J.A. Holdings LLC	Arnold & Abbott's Add Lts 6-7-8 XC State Blk 18	395.92
JBWS Property Group LLC	Arnold & Abbott's Add Lt 2 XC State Row Blk 20 (Comp Railroad Add)	132.68
Staab Real Estate LLC	Arnold & Abbott's Add E 60' Lt 3 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	119.04
Staab Real Estate LLC	Arnold & Abbott's Add W 6' Lt 3 & All Lt 4 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	145.46
1203 LLC	Arnold Place Lt 1 XC State Row & All 2 Blk 3	263.68
Grand Island Womans Club Inc	Arnold Place Add To The City Of Grand Island Lts 1 & 2 XC State Blk 4	-
Apfel Funeral Home Inc	Arnold Place Lts 3-4 XC State & All Lt 5 & W 1/3 Lt 6 Blk 4	264.20
Waind Properties LLC	Baker's Add Pt W 1/2 Lt 7 & Pt Lt 6 Blk 10	162.30
Watkins/David H & Marilyn E	Baker's Add Pt E 1/2 Lt 7 Blk 10	50.22
Watkins/David H & Marilyn E	Baker's Add Pt Lt 8 Blk 10	105.12
Watkins/David H & Marilyn E	Baker's Add Pt Lt 9 Blk 10	102.96
Hogeland/Andy A	Baker's Add N 128.84' Lt 10 Blk 10	108.40
RSI Inc	Baker's Add Lts 1-2-3-4-5-8-9-10 & E 1/2 Lt 7 & 8' Strip Adj S XC State Blk 11	366.62
Elm Real Estate L C	Baker's Add Lt 6 & W 1/2 Lt 7 XC State Blk 11	161.28
Victoria Land Partners Lp	Baker's Add Lts 5-6-7-8-9 XC State Blk 12	528.26
Meme Thetmontri	Baker's Add N 90.5' Lt 1 XC State Blk 14	108.08
Royle/Tina M	Baker's Add Lt 2 XC State Blk 14	103.94
Samson Trustee/Kelly	Baker's Add Lt 3 XC State Blk 14	103.82

Approved as to Form ☐ _____
September 6, 2013 ☐ City Attorney

RESOLUTION 2013-BE-7

J & B Rentals LLC	Baker's Add Lt 4 XC State Blk 14	102.96
Shuman/Rebecca R	Baker's Add N 1/2 Lt 5 XC State Blk 14	108.40
JUBBA LLC	Baker's Add Lts 1-2-3 Blk 15 EX State	315.30
JUBBA LLC	Baker's Add Lt 4 XC State Blk 15	102.96
Daffodil LLC	Baker's Add Lt 5 XC State Blk 15	108.40
Daffodil LLC	Baker's Add Lts 1-2-3-4-5 XC City Blk 16	526.84
Gosda Car Wash LLC	Baker's Add Lts 1, 2 & 3 Blk 17	315.48
Leaman/Michael & Ralisa	Baker's Add Lts 4 & 5 Blk 17	211.66
Hardware Land Co Of G I Ltd	Kernohan & Decker's Add All Blk 5 & E 40' Vac Harrison St & Vac Alley	-
Escobar/Dilma E	Kernohan & Decker's Add Lt 4 & Pt Vac Alley Blk 6	-
Hehnson LLC	Kernohan & Decker's Add Lt 5 & Pt Vac Alley Blk 6	-
Albright/Cleo E	Kernohan & Decker's Add W 20' Of Lt 6 & All Lt 5 XC State Row Blk 10	172.00
Casey's Retail Co	Kernohan & Decker's Add All Lts 7 & 8 & E 46' Of Lt 6 XC State Row B~Lk 10 (Comp Pt Lts 7 & 8 Blk 4 Spaulding & Gregg's)~	356.12
Grand Island Properties	Kernohan & Decker's Add N 1/2 Of Lt 1 & All Lts 2, 3, 4, 5, 6, & 7 & Pt Vac Alley & Pt Vac St XC S 10' To City Blk 11	474.24
Folsom/John D & Sallie S	Kernohan & Decker's Add Lt 8 XC Row Blk 11	131.68
Grand Island Properties	Kernohan & Decker's Add XC City All Blk 12 & W 40' Of Vac Mo XC State	608.96
CVS 10243 NE LLC	Kernohan & Decker's Add All Lts 1-2-3-4 & Pt Lts 5-6 & 7 & Pt Vac Alley Blk 13	394.94
Five Points Bank	Kernohan & Decker's Add Pt Lt 8 Pt Vac Alley Blk 13	132.30
Johnson/Merleen	Kernohan & Decker's Add W 26' Lt 7 & E 33' Lt 6 EX State Blk 14	118.00
Real Estate Group Of Grand Island	Kernohan & Decker's Add W 33' Lt 6 Blk 14 XC State (Comp Blk 51 Packer & Barr's Second Add)	66.88
Johnson/Merleen	Kernohan & Decker's Add Lt 8 & E 40' Lt 7 XC State Row Blk 14	210.28
Bruggeman Investments LLC	Kernohan & Decker's Add Fr Lts 1-2-3-4-7 & 8 XC State Row Blk 15 & Vac Alley (Comp Charles Wasmer's Add Fr Lts 2 Thru 4 & Lts 6 Thru 10 Blk 2 & Vac Alley)	526.14
Autozone Development Corp	Autozone Sub Lt 1 XC Row	319.34
Video Kingdom Of Grand Island Inc	Autozone Sub Lt 2 XC State Row	208.66

RESOLUTION 2013-BE-7

Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lts 1 & 2 & E 10' Of Lt 3 & Pt Vac St XC State Blk 17	364.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lt 4 XC City & W 56' Lt 3 XC State Blk 17	245.32
Beckman/Dale F & Karleen K	Kernohan & Decker's Add Lt 5 Blk 17	-
Nebr Dist Council Of Assemblies	Kernohan & Decker's Add Pt E 2/3 Lt 1 Blk 18	86.98
Nebr Dist Council Of Assemblies	Kernohan & Decker's Add Pt Of Pt W 1/3 Of Lt 1 & Pt E 1/3 Of Lt 2 Blk 18	88.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add W 2/3 Lt 2 & All Lts 3 & 4 & Pt Vac St XC State Blk 18	432.00
Evans/Randy L	Kernohan & Decker's Add Fr Lts 3 & 4 XC State Row Blk 19 (Comp Blk 7 Spaulding & Gregg's Add & Comp Blk 19 Palmer's Sub)	264.42
Mues/Joan A	Koenig & Wiebe's Add E 16' Fr Lt 7 & All Lt 8 Blk 120 (Comp Railroad Add)	-
Real Estate Group Of Grand Island	Packer & Barr's Second Add Lt 5 Blk 51 XC State (Comp Blk 14 Kernohan & Decker's Add)_	131.48
State Of Ne Hdq State Patrol &	Packer & Barr's Second Add To The City Of Grand Island Lts 5 & 6 Blk 52 (Comp Baker's Add)	-
State Of Nebr	Packer & Barr's Second Add To The City Of Grand Island Lts 7 & 8 Blk 52	-
Schaffer/David L & Frances F	Railroad Add Lt 5 Blk 114	133.46
Story/Mary	Railroad Add Lt 6 Blk 114	131.56
Ktdoublemd LLC	Railroad Add Lt 8 Blk 114	131.72
TMT Investments LLC	Railroad Add Lt 1 Blk 115	131.72
Orozco/Rafael B & Rita	Railroad Add Lt 2 Blk 115	132.48
Orozco/Rafael & Rita C	Railroad Add Lt 3 Blk 115	131.72
Raile Properties, L.L.C.	Railroad Add Lt 4 Blk 115	130.74
Raile Properties, L.L.C.	Railroad Add Lts 1 & 2 Blk 117	264.20
Puncochar/Harlan R	Railroad Add E 1/2 Lt 3 Blk 117	64.18
C & A Properties LLC	Railroad Add W 1/2 Lt 3 Blk 117	67.54
Durham/Roberta K & Steven G	Railroad Add Lt 4 Blk 117	131.50
Fowle/Larry W	Railroad Add N 49.5' Lt 5 Blk 117	-
Hernandez/Mirna Y Martinez	Railroad Add S 82.5' Lt 5 Blk 117	-
Overland National Bank	Railroad Add Lt 5 XC State & All Lts 6-7-8 Blk 118	529.12
JBWS Property Group LLC	Railroad Add Lt 1 Blk 120	110.44
City Of Grand Island	Spaulding & Gregg's Add To The City Of Grand Island Pt Lts 5-6-7-Fr 8 & Pt Vac Alley & W 1/2 Vac St Blk 2 (Comp Arnold Place Pt Fr Lt 8 Blk 2)	-

RESOLUTION 2013-BE-7

Degen Co A Partnership	Spaulding & Gregg's Add Lts 5-6-7 XC State Row Blk 3	395.92
GI Family Radio Enterprises LLC	Spaulding & Gregg's Add Lt 8 XC State Row Blk 3	133.46
1219 LLC	Spaulding & Gregg's Add Lts 3 & 4 XC State Row Blk 5 (Comp Arnold Place)	264.70
McDonald's Corp	Spaulding & Gregg's Add Lts 1-2-3-4 Blk 6 XC State Row	528.40
Evans/Randy L & Cynthia S	Spaulding & Gregg's Add Lts 1 & 2 XC State Row Blk 7	263.98
KTDDOUBLEMD LLC	Railroad Add S 88' Lot 7 Blk 114	132.64
Total Amount		14,288.66

--

Adopted by the City Council of the City of Grand Island, Nebraska, on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item D-3

#2013-BE-8 – Consideration of Determining Benefits for Fonner Park Business Improvement District 2013

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Determining Benefits for Fonner Park Business Improvement District 2013, South Locust Street from Stolley Park Road to Fonner Park Road and Approving the Assessments

Item #'s: D-3 & F-6

Presenter(s): Jaye Monter, Finance Director

Background

On August 13, 2013, the City Council adopted Ordinance No. 9437 creating Fonner Park Business Improvement District 2013 for a period of three years. This district extends from South Locust Street, Stolley Park Road to Fonner Park Road. The 2013-2014 Budget, as approved by Council, provides for special assessments in the amount of \$8.00 per front footage for a total of \$39,598.00 for the 4,950 front footage.

Discussion

The City Council, in its capacity as the Board of Equalization, is required to determine the benefits of the District and take action on the assessments as provided for in the associated Ordinance.

Alternatives

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

1. Approve the benefits for the District and related assessments.
2. Deny the benefits and assessments.

Recommendation

City Administration recommends that the Council approve the benefits of Fonner Park Business Improvement District 2013 and related assessments.

Sample Motion

Board of Equalization: Move to approve the benefits accruing to Fonner Park Business Improvement District 2013 as presented.

Ordinance: Move to approve the assessments as provided for in the related Ordinance.

RESOLUTION 2013-BE-8

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Fonner Park Business Improvement District 2013, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$39,598.00; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Fonner Park Business Improvement District 2013, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Westerby/Michael J & Mandy	Janisch Sub Pt Lt 1	959.68
McDermott/Niels C	Brownell Sub XC .0051 AC To Row Lt 1 XC E 10'	399.84
Wiltgen Corp II	Kirkpatrick Sub Lt 5	564.40
Wiltgen Corp II	Kirkpatrick Sub Lt 6	555.92
DA-LY Properties LLC	Labelindo Second Sub Pt Lt 1 XC 18.3 Ft To City	2,236.64
Zana/James Scott	R & R Sub Pt Lt 1	1,125.76
Casey'S Retail Co	Pleasant Home Sub XC City E 1/2 Of S 1/2 Blk 9	1,123.04
Locust Street LLC	Pleasant Home Sub XC City Blk 16	2,236.40
Oberg/Danny K	Roepke Sub Pt Lt 2 & Pt Lt 1	1,234.72
Oberg/Danny K	Roepke Second Sub Pt Lt 1	364.00
Edwards Building Corp	Fonner Sub Lt 1 XC City	1,199.52
Grand Island Associates LLC	Fonner Fourth Sub Lt 1	3,919.60
Far Reach LLC	Fonner Second Sub XC City Lt 5	1,598.88
Far Reach LLC	Fonner Second Sub XC City Lt 6	3,201.20
Three Circle Irrigation Inc	Fonner Third Sub Pt Lt 1 & Pt Lt 3	2,718.64
Edwards Building Corp	Fonner Third Sub Replatted Pt Lt 3	1,120.00
Staab/Kenneth W & Rose Mary	Miscellaneous Tracts 21-11-9 XC To City 52' X 257' Pt SE 1/4 SE 1/4	415.84
Staab PH Units LLC	Miscellaneous Tracts 21-11-9 Pt SE 1/4 SE 1/4 .20 AC To City .817 AC	1,080.72
Reilly/Michael J & Carey M	JNW Sub Lt 1	1,232.00
Edwards Building Corp	JNW Second Sub Lt 1	1,326.64
Sax Pizza Of America Inc	Sax's Second Sub Lt 2	864.72
Braddy/Cindy	Miscellaneous Tracts XC To City 21-11-9 Pt SE 1/4 SE 1/4 .78 AC	1,082.16

Approved as to Form ☐ _____
September 6, 2013 ☐ City Attorney

RESOLUTION 2013-BE-8

Arec 7, LLC	Miscellaneous Tracts 21-11-9 XC City Pt SE 1/4 SE 1/4 1.17 AC	1,599.84
Sax Pizza Of America Inc	Sax'S Second Sub Lt 1	997.52
Goodwill Indust Of Greater Nebr	Goodwill Sixth Sub Lt 2	1,473.92
Hall County Livestock Improvement Assn	Miscellaneous Tracts 22-11-9 To The City Of Grand Island Pt SW 1/4 SW 1/4 & Pt NW 1/4 SW 1/4 XC .15 A City & 1.03 AC Fonner Rd XC .05 AC City XC .98 AC City 23.97 AC	2,651.52
Bosselman Leasing LLC	R & R Sub Pt Lt 2	1,114.80
Preferred Enterprises LLC	Fonner Fourth Sub To City Row Pt Lt 2	1,200.08
Total Amount		39,598.00

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

- 2 -



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item D-4

**#2013-BE-9 – Consideration of Determining Benefits for South
Locust Business Improvement District 2013**

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Determining Benefits for South Locust Business Improvement District 2013, South Locust Street, Hwy 34 to Stolley Park Road and Approving the Assessments

Item #'s: D-4 & F-7

Presenter(s): Jaye Monter, Finance Director

Background

On August 13, 2013, the City Council adopted Ordinance No. 9438 creating South Locust Business Improvement District 2013 for a period of three years. This district extends on South Locust Street from Highway 34 to Stolley Park Road. The 2013-2014 Budget, as approved by Council, provides for special assessments in the amount of \$7.00 per front footage for a total of \$68,696.11 for the 9,813 front footage.

Discussion

The City Council, in its capacity as the Board of Equalization, is required to determine the benefits of the District and take action on the assessments as provided for in the associated Ordinance.

Alternatives

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

1. Approve the benefits for the District and related assessments.
2. Deny the benefits and assessments.

Recommendation

City Administration recommends that the Council approve the benefits of South Locust Business Improvement District 2013 and related assessments.

Sample Motion

Board of Equalization: Move to approve the benefits accruing to South Locust Business Improvement District 2013 as presented.

Ordinance: Move to approve the assessments as provided for in the related Ordinance.

R E S O L U T I O N 2013-BE-9

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for South Locust Business Improvement District 2013, after due notice having been given thereof, that we find and adjudge:

That the benefits accruing to the real estate in such district to be the total sum of \$68,696.11; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such South Locust Business Improvement District 2013, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Loney/Jerry L & Janet C	Burch Sub W 273' Lt 1 XC City	980.70
Casey's Retail Company	Burch Sub W 125' Lt 2-3-4 XC City	1,260.14
Williams/Michael S & Sandy S	Burch Sub Lt 5 XC City	838.04
Williams/Michael S & Sandra S	Burch Second Sub Lt 1 XC City	983.50
Eating Establishment/The	Runza Sub Lt 1 XC City	1,084.02
Shanahan/Bradley L	Holcomb's Highway Homes E 100' Lt 12 XC City & E 100' Lt 13 XC City	1,400.00
Hancock/Robert D	Holcomb's Highway Homes Lt 14 XC City	766.92
Hansen/Ryan & Darcy	Holcomb's Highway Homes Lt 15 XC City	759.08
Mueller/John G & Dianna D	Bartz Sub Lt 1	763.00
Mehring/Donald D	Shovlain Second Sub Lt 3	1,087.59
Wratten/Calvin J & Donna	Holcomb's Highway Homes S 52' Lt 19 & N 1' Lt 20	366.31
Video Kingdom Of Grand Island Inc	Holcomb's Highway Homes S 108' Lt 20 XC City	763.14
Kershner Properties, LLC	Holcomb's Highway Homes N 60' Lt 22 XC City	414.68
Holiday Plaza LLC	Holcomb's Highway Homes Lt 21 XC City	763.14
Da-Ly Properties LLC	Holcomb's Highway Homes N 12' Lt 24 XC City & S 98' Lt 23 XC City	770.00
Kershner Properties, LLC	Holcomb's Highway Homes S 49' Lt 22 & N 11' Lt 23 XC City	420.00
Hernandez/Alina	Holcomb's Highway Homes S 97' Lt 24 XC City & N 38' Lt 26 XC City & All 25 XC City	1,707.58
Larsen/Marion D	Holcomb's Highway Homes N 79' Lt 27 XC City & S 71' Lt 26 XC City	1,050.42
McCloud Super 8 Motel Inc	Matthews Sub Pt Lt 25 XC City	1,732.36
Lawrey/William E & Sandra L	Garrison Sub Lt 1 XC City	1,582.91

Approved as to Form	by _____
September 6, 2013	City Attorney

RESOLUTION 2013-BE-9

City Of Grand Island	MIL-NIC Second Sub To The City Of Grand Island Lt 1	-
Nebraska MIL-NIC	MIL-NIC Second Sub Lt 2	1,915.20
Paulsen And Sons Inc	Roush's Pleasantville Terrace Sub Lts 1 & 28 XC City & All Lts 2-3-26-27	1,400.42
Mehring/Donald D	Shovlain Second Sub Lt 2	840.14
Carpenter/Rex E & Jonadyne A	Woodland First Sub Lt 1 200' X 400' XC City	1,395.94
Carpenter/Rex E & Jonadyne A	Woodland First Sub Lt 2 200' X 400' XC City	1,400.28
Equitable Federal Savings	Woodland First Sub Lt 3 XC City	1,400.42
Oberg/Danny K	Woodland First Sub Lt 4 XC City	1,393.28
Riley's Auto Sales LLC	Woodland First Sub Lt 5 XC City	1,400.42
Rasmussen Jr/Richard S	Woodland First Sub N 50' Of E 260' Lt 6 XC City	348.95
Pam's Rentals LLC	Woodland First Sub S 126' Of E 260' Lt 6 XC City	886.41
Alpha Corp	Woodland First Sub E 260' Lt 8 XC City	1,466.15
Stratford Plaza LLC	Woodland Second Sub Lt 11 XC City	3,801.84
Bosselman Inc	Woodland Second Sub Lt 8	1,045.38
Carpenter Real Estate Inc	Woodland Second Sub Lt 9	1,050.21
Laub-Otto, LLC	Woodland Second Sub Lt 10	1,112.23
Rasmussen Jr/Richard S	Woodland Third Sub Lt 1 XC N 25' Of E 260' XC City	524.44
Arp/Dale & Kathleen	Woodland Third Sub N 25' Of E 260' Lt 1 XC City & Lt 2 XC City	874.51
Mcdermott & Miller, P C	Woodridge South Sub Lt 1 XC City	1,767.64
Larsen/Marion D	Woodridge South Sub Lt 2 XC City	760.76
South Pointe Development LLC	South Pointe Sub Lt 1	1,717.59
Milton Motels LLC	Miscellaneous Tracts 27-11-9 Pt N 1/2 SW 1/4 SW 1/4 3.03 A	3,528.00
Platte Valley State Bank & Community Redevelopment Authority	Equestrian Meadows Sub Lt 1	1,247.54
Robb/Theodore J	Desert Rose Sub Pt Lt 1 XC City	2,994.81
	Miscellaneous Tracts 27-11-9 Pt NW 1/4 SW 1/4 XC City 5.08 Ac	2,352.07
MIK LLC	Miscellaneous Tracts 27-11-9 Pt NW 1/4 SW 1/4 Pt Lt 4 Island XC City 4.85 Ac	2,220.89
Moises & Olivia Llamas	Knox Sub Lot 1 XC City	978.81
All Faiths Funeral Home LLC	Miscellaneous Tracts 27-11-9 Pt NW 1/4 NW 1/4 SW 1/4 2.34 Ac	1,680.00
Pharmacy Properties LLC	Equestrian Meadows Sub Lt 2	1,014.93
Willis/Ronald J & Lori D	Miscellaneous Tracts 28-11-9 Pt Ne 1/4 Ne 1/4 XC City .445 Ac	700.00
Robb/Mason D	Knox Third Sub Lt 2 XC City	924.28

RESOLUTION 2013-BE-9

Robb/Ted	Knox Third Sub Lt 3 XC City	539.42
Oreilly Automotive Inc	Runza Sub Lt 2 XC City	1,089.48
Robb/Mason D	Knox Third Sub Lt 1 XC City	1,079.05
Faulkner/Mark A & Suzanne G	Equestrian Meadows Sub Lt 3	1,289.26
Milton Motels LLC	Vanosdall Sub Lt 1	565.32
Wayne Vanosdall Sanitation	Vanosdall Sub Lt 2	496.51
Total Amount		68,696.11

-- --

Adopted by the City Council of the City of Grand Island, Nebraska, on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-1

**Public Hearing on Request from JamesJ Hotels LLC, dba JamesJ
Catering, 3234 W Schimmer Drive for a Class “CK” Liquor
License**

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: September 10, 2013

Subject: Public Hearing on Request from JamesJ Hotels, LLC dba JamesJ Catering, 3234 W Schimmer Drive for a Class “CK” Liquor License

Item #'s: E-1 & I-1

Presenter(s): RaNae Edwards, City Clerk

Background

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

Declared Legislative Intent

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

Discussion

JamesJ Hotels, LLC dba JamesJ Catering, 3234 W Schimmer Drive has submitted an application for a Class “CK” Liquor License. A Class “CK” Liquor License allows for the sale of alcohol on and off sale and a catering designation for one day events inside the corporate limits of the city.

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

Also submitted with the application was a request from James Duff, 2411 Cochin Street for a Liquor Manager Designation.

Alternatives

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

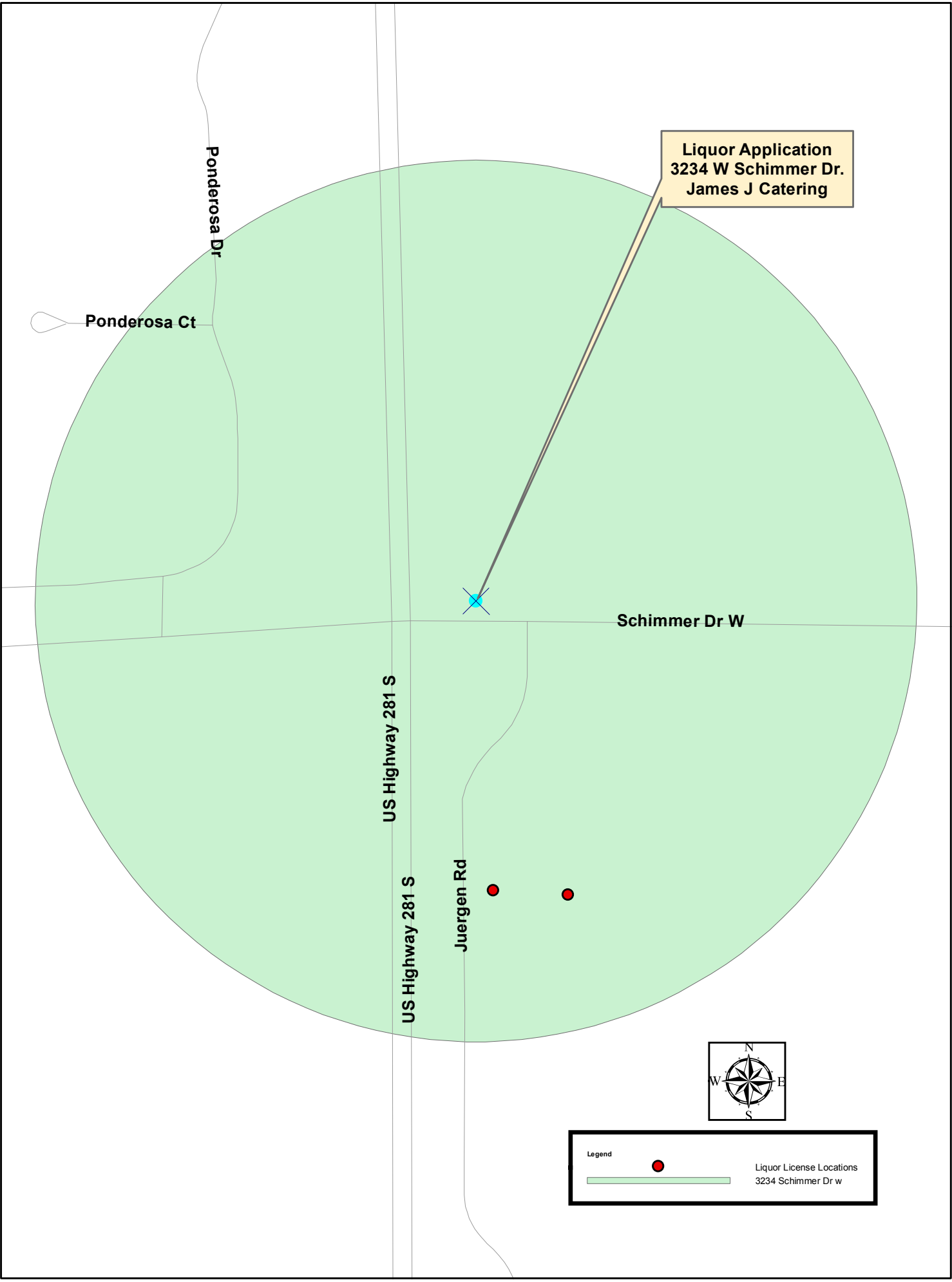
1. Approve the application.
2. Forward to the Nebraska Liquor Control Commission with no recommendation.
3. Forward to the Nebraska Liquor Control Commission with recommendations.
4. Deny the application.

Recommendation

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

Sample Motion

Move to approve the application for JamesJ Hotels, LLC dba JamesJ Catering, 3234 W Schimmer Drive for a Class "CK" Liquor License contingent upon final inspections and Manager Designation for James Duff, 2411 Cochin Street contingent upon completion of a state approved alcohol server/seller training program.



09/05/13
15:42

Grand Island Police Department
LAW INCIDENT TABLE

450
Page: 1

City : Grand Island
Occurred after : 15:06:20 08/22/2013
Occurred before : 15:06:20 08/22/2013
When reported : 15:06:20 08/22/2013
Date disposition declared : 08/22/2013
Incident number : L13083316
Primary incident number :
Incident nature : Liquor Lic Inv Liquor License
Investigation
Incident address : 3234 Schimmer Dr W
State abbreviation : NE
ZIP Code : 68801
Contact or caller :
Complainant name number :
Area location code : PCID Police - CID
Received by : Vitera D
How received : T Telephone
Agency code : GIPD Grand Island Police Department
Responsible officer : Vitera D
Offense as Taken :
Offense as Observed :
Disposition : ACT Active
Misc. number : RaNae
Geobase address ID : 7822
Long-term call ID :
Clearance Code : CL Case Closed
Judicial Status : NCI Non-criminal Incident
=====

INVOLVEMENTS:

Px	Record #	Date	Description	Relationship
NM	186897	08/28/13	Eller, Rachel L	James' Spouse
NM	173316	08/23/13	Duff, James J	Owner/Manager

LAW INCIDENT CIRCUMSTANCES:

Se	Circu	Circumstance code	Miscellaneous
1	LT21	Restaurant	

LAW INCIDENT NARRATIVE:

JamesJ Catering is Applying for a Class CK Liquor License.

LAW INCIDENT OFFENSES DETAIL:

Se	Offe	Offense code	Arson Dama
1	AOFF	Alcohol Offense	0.00

LAW INCIDENT RESPONDERS DETAIL:

Se	Responding offi	Unit n	Unit number
1	Vitera D	318	Vitera D

LAW SUPPLEMENTAL NARRATIVE:

Seq	Name	Date
1	Vitera D	13:22:12 08/23/2013

Grand Island Police Department
Supplemental Report

Date, Time: Fri Aug 23 13:22:24 CDT 2013

Reporting Officer: 318

Unit- CID

I received a copy of a liquor license application where JamesJ Catering is Requesting a Class CK (beer, wine, distilled spirits on and off sale combined with catering) LLC retail liquor license. The owner and manager of the company is James Duff. According to the application, James lived in Omaha from 2004 to 2009. After a year in Laramie, Wyoming and a year in Phoenix, Arizona, James has lived in Grand Island for almost three years where he manages the Hampton Inn. James has a kitchen and a lease agreement in the old "Sundowner" building. It appears that James is currently married to Rachel Eller.

Some parts of the application are a little confusing and will need some clarification. For instance, In James' business plan, he stated that a divorce brought him back to Nebraska, but he stated that he is married and listed Rachel Eller as his spouse. It looks like he may have remarried in Nebraska, and his current wife kept her last name. Also, he checked a box that says the property where his catering business will be has not been a licensed liquor establishment within the last two years. However, the very next question asks for the name of the business and the license number if it had been licensed within the last two years. He listed Scooter's BBQ and a license number. At the end of the application, there is a copy of Scooter's liquor license from 2003-2004. I believe James just made a mistake.

James also checked a box on the application stating the he is not borrowing any money to establish and/or operate the business. However, in his business plan, he stated that he is "...looking for a small amount of operating capital to finalize my kitchen, perform some more aggressive sales and marketing and purchase equipment."

On the part of the application that asks for convictions, James listed a reckless driving conviction in Omaha in 2008. Nothing is listed for Rachel Eller. I checked Spillman and NCJIS for James and Rachel. Rachel is not in Spillman and doesn't have any convictions listed in NCJIS. James has an entry in Spillman from 2012 for being a firearms permit

holder. He also had a DUI conviction in 2008. It looks like the reckless driving conviction he disclosed is actually a DUI. I also noticed that James' Social Security number begins with a 507 which would have been issued in Nebraska, but he was born in Iowa.

I checked an online law enforcement-only database for James and Rachel. It appears that James has filed for bankruptcy twice. I didn't find anything out of the ordinary on Rachel. I found a Facebook for James. He has a photograph of himself with two boys in front of a Christmas tree and another photograph of him cooking. There are too many Rachel Eller's or Rachel Duff's to figure out what information can be attributed to which person. Neither James or Rachel have any warrants for their arrest, and they each have a valid Nebraska driver's license.

I met with James on 8/30/13 at his kitchen in the old Sundowner. I went through the application with James. I asked him about the "C" portion of his license. He said the NLCC told him he had to get the C with the "K." James only plans on catering. He doesn't have any immediate plans to have a restaurant/bar or carryout facility. James acknowledged that his ex-wife ran up some credit card bills while they were separated and in the process of divorce. He filed for bankruptcy in 1998 or 1999. He denied filing for bankruptcy more than once. He also said he remarried when he came back to Nebraska, and his current wife kept her own name.

I asked about his reckless driving conviction he disclosed on the application. I showed him where he was actually convicted of a DUI. James said he was under the impression that his attorney got the charged reduced to reckless driving. The spot on the application where he listed Scooter's BBQ as an establishment with a liquor license within the last two years was just a mistake. He filled out the application by himself, and he thought he should list Scooter's because his license would have the same number as the last license at this location.

I pointed out the discrepancy in his Social Security number and his place of birth. James said shortly after he was born in Iowa, his parents moved to Nebraska. James started catering in Grand Island in September of 2011 while he was managing the Hampton Inn. He made up his business plan quite awhile before applying for a liquor license. At that time, he asked a couple of people he knew through working in the hotel industry if they would loan him money. Each person told him that they didn't want to get into the food and beverage industry. James also went to some banks looking to borrow some money to expand his catering business. However, since he has a bankruptcy on file, they would only loan him money at a very high interest rate.

James was able to use some of the money he made from his job at the Hampton Inn and some of his wife's money to buy equipment and secure a lease agreement for his kitchen without borrowing money. James said his catering business has gotten big enough that he had to quit his job at Hampton Inn. He didn't feel like he was devoting enough time to Hampton Inn and needed more time for catering.

All in all, James was able to clear up some confusion and discrepancies on his application. The Grand Island Police Department has no objection

to James Duff receiving a Class CK liquor license for his catering license. On 9/5/13, I received information that James served alcohol at YAP auction on 8/29/13 without an SDL or a TOP. I contacted James who confirmed he catered the event and served some beer and wine. James had contacted the NLCC and asked about getting a TOP even though he didn't request one on his original application. James said he was told to download the form from the NLCC's web site. James got the form, had it notarized, and sent in to the NLCC. The form had a number on it. He thought he had a TOP. After he was informed about someone complaining that he sold without a license, he did more research and found out that all he did was fill out an application for a TOP. He didn't actually have one.

James didn't have any assistance filling out his original application. His conversation with the NLCC resulted in a misunderstanding and an honest mistake. The GIPD's recommendation has not changed.



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-2

Public Hearing on Request from Stueby's Alibi Lounge & Package Store LLC dba Stueby's Alibi Lounge & Package Store, 908 N Broadwell Street for a Class "C" Liquor License

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: September 10, 2013

Subject: Public Hearing on Request from Stueby's Alibi Lounge & Package Store, LLC dba Stueby's Alibi Lounge & Package Store, 908 N Broadwell Street for a Class "C" Liquor License

Item #'s: E-2 & I-2

Presenter(s): RaNae Edwards, City Clerk

Background

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

Declared Legislative Intent

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

Discussion

Stueby's Alibi Lounge & Package Store, LLC dba Stueby's Alibi Lounge & Package Store, 908 N Broadwell Street has submitted an application for a Class "C" Liquor License. A Class "C" Liquor License allows for the sale of alcohol on and off sale inside the corporate limits of the city.

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

Also submitted with the application was a request from Chelsa Stueben, 1320 N Huston Avenue for a Liquor Manager Designation.

Alternatives

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

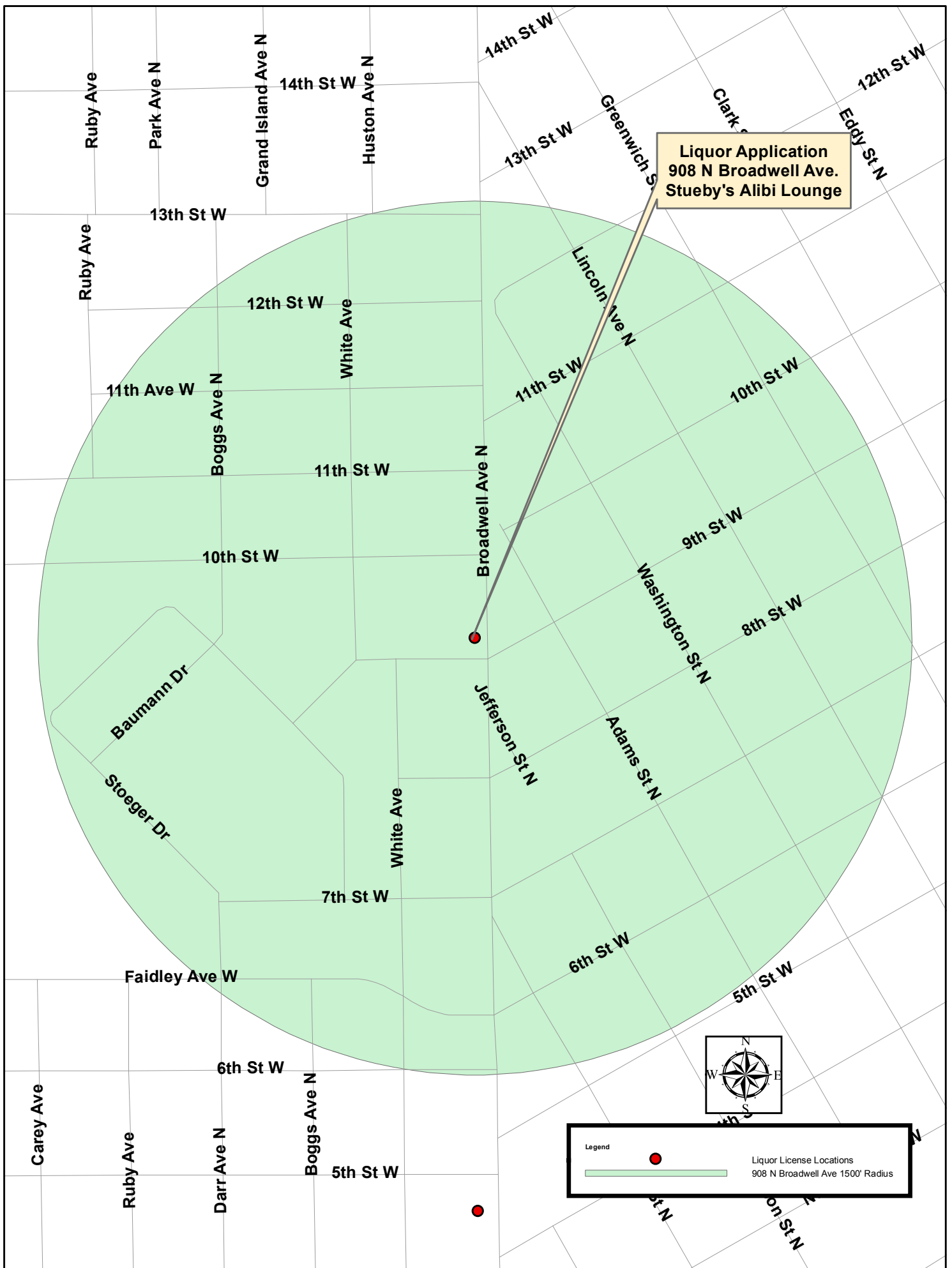
1. Approve the application.
2. Forward to the Nebraska Liquor Control Commission with no recommendation.
3. Forward to the Nebraska Liquor Control Commission with recommendations.
4. Deny the application.

Recommendation

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

Sample Motion

Move to approve the application for Stueby's Alibi Lounge & Package Store, LLC dba Stueby's Alibi Lounge & Package Store, 908 N Broadwell Street for a Class "C" Liquor License contingent upon final inspections and Manager Designation for Chelsa Stueben, 1320 N Huston Avenue contingent upon completion of a state approved alcohol server/seller training program.



08/28/13
13:03

Grand Island Police Department
LAW INCIDENT TABLE

450
Page: 1

City : Grand Island
Occurred after : 09:56:18 08/21/2013
Occurred before : 09:56:18 08/21/2013
When reported : 09:56:18 08/21/2013
Date disposition declared : 08/21/2013
Incident number : L13083116
Primary incident number :
Incident nature : Liquor Lic Inv Liquor License
Investigation
Incident address : 908 Broadwell Ave N
State abbreviation : NE
ZIP Code : 68803
Contact or caller :
Complainant name number :
Area location code : PCID Police - CID
Received by : Vitera D
How received : T Telephone
Agency code : GIPD Grand Island Police Department
Responsible officer : Vitera D
Offense as Taken :
Offense as Observed :
Disposition : ACT Active
Misc. number : RaNae
Geobase address ID : 18148
Long-term call ID :
Clearance Code : CL Case Closed
Judicial Status : NCI Non-criminal Incident
=====

INVOLVEMENTS:

Px	Record #	Date	Description	Relationship
LW	L08122054	08/21/13	Liquor Lic Inv	Related
NM	104338	08/22/13	Brown, Zane Micheal	Mentioned
NM	107949	08/22/13	Parker, Lindsey F	Mentioned
NM	51123	08/21/13	Stueben, Nicholas J	Owner
NM	56796	08/21/13	Stuebys Alibi Sports Bar,	Business
Involved				
NM	70967	08/21/13	Stueben, Susan M	Owner
NM	85859	08/21/13	Stueben, Chelsea L	Owner/Manager

LAW INCIDENT CIRCUMSTANCES:

Se	Circu	Circumstance code	Miscellaneous
1	LT03	Bar/Night Club	

LAW INCIDENT NARRATIVE:

Stueby's Alibi Lounge is Changing Ownership.

LAW INCIDENT OFFENSES DETAIL:

Se	Offe	Offense code	Arson Dama
1	AOFF	Alcohol Offense	0.00

LAW INCIDENT RESPONDERS DETAIL:

Se	Responding offi	Unit n	Unit number
1	Vitera D	318	Vitera D

LAW SUPPLEMENTAL NARRATIVE:

Seq	Name	Date
1	Vitera D	10:39:41 08/21/2013

318

Grand Island Police Department
Supplemental Report

Date, Time: Wed Aug 21 10:39:56 CDT 2013
Reporting Officer: Vitera
Unit- CID

Stueby's Alibi Lounge is changing ownership and applying for a Class C (beer, wine, distilled spirits on and off sale) liquor license. Stueby's was owned by Timothy Stueben, and he already had a Class C liquor license. Timothy passed away in February of this year. Susan Stueben now has 70% ownership in the business while Chelsea and Nicholas Stueben each have 15% ownership. Chelsea also applied to be the liquor manager.

While looking at the applications, I noticed that Susan and Chelsea have lived in Grand Island for at least the last ten years. Susan didn't disclose any convictions. Chelsea disclosed a couple of MIP's. Nicholas disclosed a conviction for unlawfully entering a park without a permit, careless driving, and three other traffic convictions.

I looked all three of the Stueben's in Spillman and NCJIS. None of the Stueben's had anything in Spillman or NCJIS that would point towards undisclosed convictions or anything that would preclude them from receiving a liquor license.

I did an Internet search on the Stueben's. I found a Facebook page for Chelsea. The only notable thing I found on her wall was a statement listed under her interests that she likes "partying it up." I also found a Facebook page and other Internet information on Susan, but nothing detrimental was found. The only information I found on Nicholas was his name listed in his father's obituary. The obituary also listed a Nicholas as having a friend named Lindsey Parker. Chelsea had a friend listed named Zane Brown. I also checked a law enforcement-only Internet database on the Stueben's and didn't find anything out of the ordinary. All of the

Stueben's have a valid driver's license, and none of them have any warrants for their arrest.

I met with Chelsea and Susan on 8/26/13 at the bar. I went over the application with them and discussed the process with local and State input and approval or denial. We also discussed common problems at establishments which can ultimately cause a possible sanction by the NLCC. Cooperation with law enforcement was stressed as well.

All in all, the Grand Island Police Department has no objection to Stueby's Alibi Lounge continuing to keep their Class C license under new ownership, nor are there any objections to Chelsea Stueben becoming the liquor manager.



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-3

**Public Hearing on Acquisition of Utility Easement - South of
Fonner Park Road on City Leased Property at Fonner Park - Hall
County Livestock Improvement Association**

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Robert H. Smith, Asst. Utilities Director

Meeting: September 10, 2013

Subject: Acquisition of Utility Easement – Just South of Fonner Park Road on City of Grand Island Leased Property at Fonner Park – Hall County Livestock Improvement Association

Item #'s: E-3 & G-5

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to the property of the Hall County Livestock Improvement Association, located just south of Fonner Park Road on City of Grand Island leased property at Fonner Park, in the City of Grand Island, Hall County, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

The State Fair is in the process of constructing a new Administration Building at the northwest corner of Fonner Park. This easement will be used to place underground electric conduits, cable, and a new pad-mounted transformer to provide electricity to the new building.

Alternatives

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

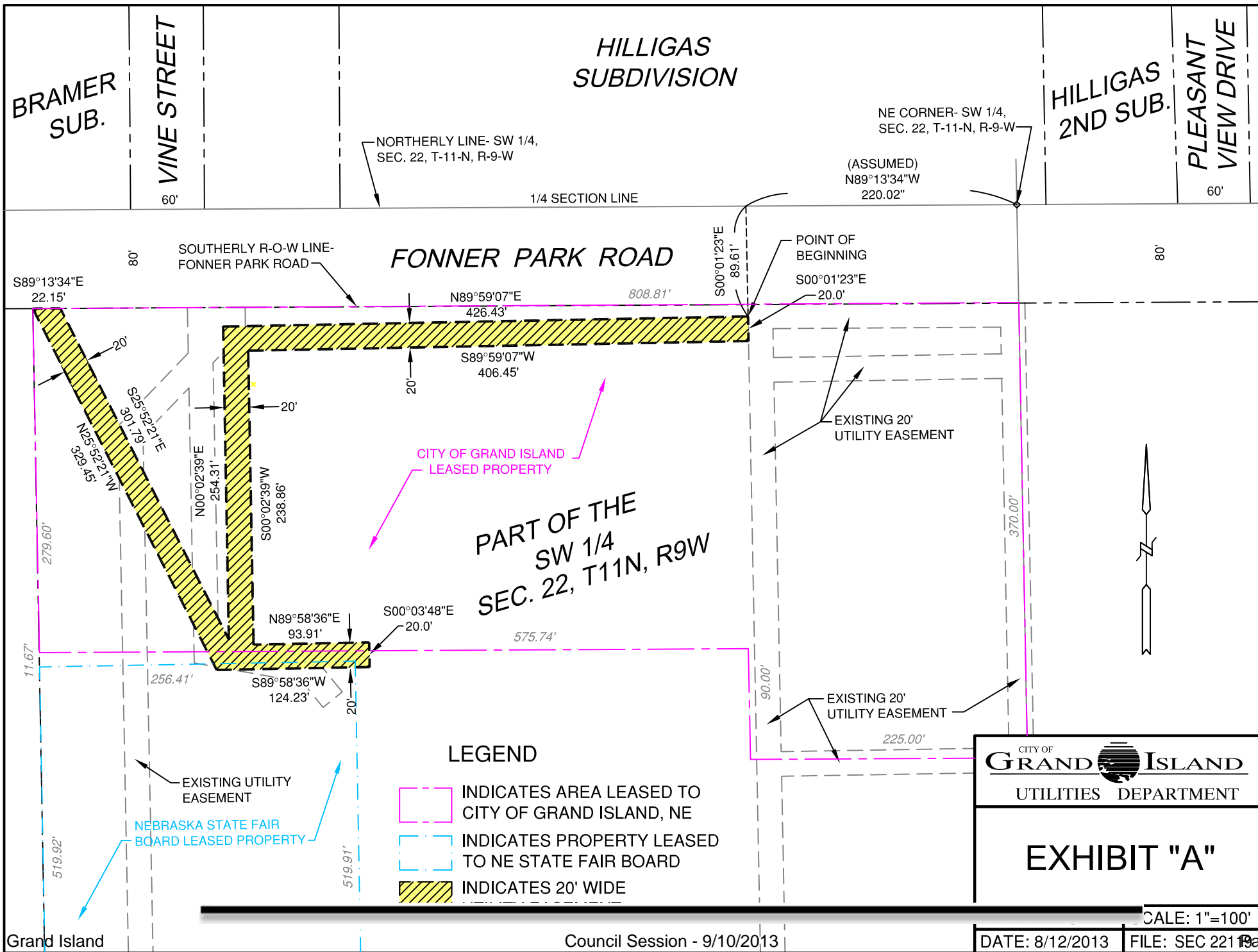
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution for the acquisition of the easement for one dollar (\$1.00).

Sample Motion

Move to approve acquisition of the Utility Easement.





City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-4

**Public Hearing on Acquisition of Utility Easement - South of
Schoolhouse Road at Lockwood Road - School Dist. #1 of Merrick
County**

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Robert H. Smith, Asst. Utilities Director

Meeting: September 10, 2013

Subject: Acquisition of Utility Easement – South of Schoolhouse Road at Lockwood Road – School Dist. #1 of Merrick County (Lockwood School)

Item #'s: E-4 & G-6

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to the property of School District Number One (1) of Merrick County, Nebraska, aka Lockwood School, south of Schoolhouse Road at Lockwood Road – Lockwood School, in Merrick County, Nebraska, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Discussion

Lockwood School needs to increase the size of electrical service to the building. To do so, the new line will be placed underground and at a different location. This easement will be used to place conduit, high voltage cable and a pad-mounted transformer to provide the improved electrical service to the building.

Alternatives

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

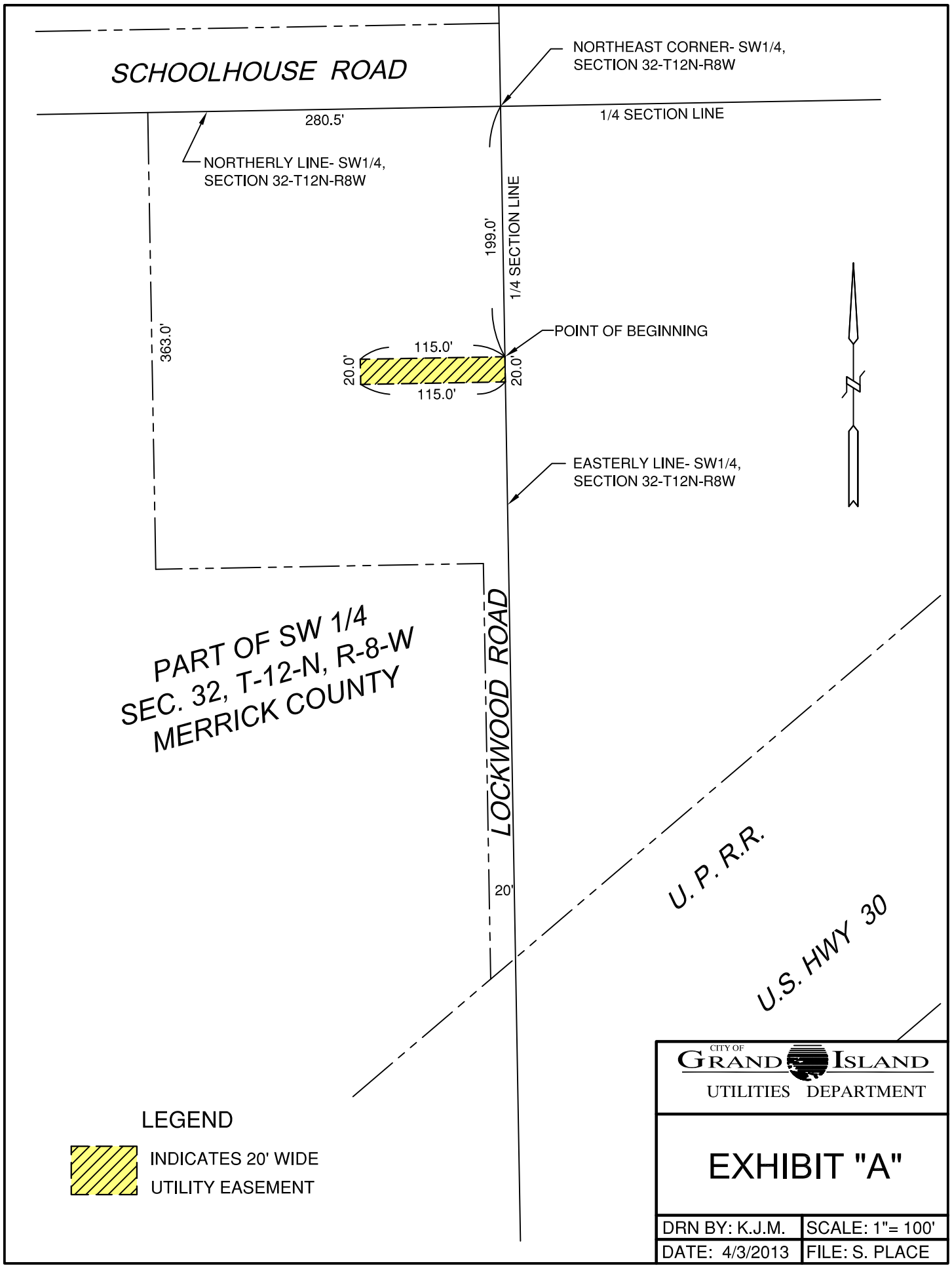
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution for the acquisition of the easement for one dollar (\$1.00).

Sample Motion

Move to approve acquisition of the Utility Easement.





City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-5

**Public Hearing on General Property, Parking District #2 (Ramp),
and Community Redevelopment Authority (CRA) Tax Request for
FY 2013-2014**

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Public Hearing and Resolution Approving General Property, Parking District No. 2 (Ramp) and Community Redevelopment Authority (CRA) Tax Request

Item #'s: E-5 & I-4

Presenter(s): Jaye Monter, Finance Director

Background

Nebraska State Statute 77-1601-02 requires that the City of Grand Island conduct a public hearing to set property tax requests. Our general property tax request increased from \$8,157,816 for Fiscal Year 2012-2013 to \$8,344,129 for Fiscal Year 2013-2014, an increase of \$186,313. This increase is related to the increased valuation of \$2,574,553,789 for Fiscal Year 2013-2014 compared to \$2,517,067,460 for Fiscal Year 2012-2013. The levy for the general property tax remains at .3241 for 2013-2014.

The property tax request for Parking District No. 2, also known as the Parking Ramp (Fund 271), remains the same for Fiscal Year 2013-2014. The property tax request is \$8,000. The levy for Parking District No. 2 decreased by .96% from .019254 to .019069; due to the district's valuation increase of .9%. This is the eleventh consecutive year that the tax asking has been reduced or held the same for the Parking Ramp.

The property tax request for the Community Redevelopment Authority increased from \$654,437 for FY2012-2013 to \$669,384 for FY2013-2014. This increase is related to the same increased valuation listed above for the general property tax. The general operating mill levy for FY2013-2014 will remain at .026 with .007574 of the levy request used to finance the bond payments for Lincoln Pool.

Discussion

The City Council must pass a resolution by majority vote to set the property tax request for the general property tax at \$8,344,129; the Downtown Improvement Parking District No. 2 property tax at \$8,000; and the Community Redevelopment Authority property tax at \$669,384. The property tax request was published in the Grand Island Independent on

September 06, 2013. It is appropriate at this time to solicit public comment. The action for this public hearing is contained under Resolutions.

Alternatives

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

1. Approve the General Property, Parking District No. 2 and Community Redevelopment Authority (CRA) tax requests.
2. Modify the tax requests and the budget.

Recommendation

City Administration recommends that the Council approve the tax requests and levies as presented.

Sample Motion

Move to approve the FY2013-2014 General Property, Parking District No. 2 and Community Redevelopment Authority (CRA) tax requests and levies, as presented in the related Resolution.



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-6

**Public Hearing on Establishing the Rates for the General
Occupation Tax for Downtown Improvement Parking District No.
1 for FY 2013-2014**

Staff Contact: Jaye Monter

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Consideration of Amending City Code Chapter 13-3
Relative to Tax Rate for Downtown Improvement and
Parking District No. 1

Item #'s: E-6 & F-3

Presenter(s): Jaye Monter, Finance Director

Background

This request is the annual Council action to establish the occupation tax that supports the budget for Downtown Improvement and Parking District No. 1. Assessments in this district are based upon an occupation tax on the public space of the businesses operating within the District and are ordinarily paid by the business occupants of the space. This district has been in place since 1975, and is primarily focused on physical improvements and maintenance of public parking lots and green areas and other activities as allowed by NE. Rev. Statutes 19-4016-4038.

Discussion

The FY 2013-2014 occupation tax factor is \$.1481 per square foot of public use space, with a minimum annual fee of \$113.85. Total non-exempt footage in the District is 259,739 which would provide for occupation taxes of \$40,011.73

Alternatives

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

1. Approve the amendment to the City Code.
2. Modify the amendment to meet the wishes of the Council.
3. Deny the amendment.

Recommendation

City Administration recommends that the Council approve the amendment to City Code.

Sample Motion

Move to approve the Amendment to City Code Chapter 13-3 relative to the tax rate for the Downtown Improvement and Parking District No. 1.



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item E-7

Public Hearing on Proposed FY 2013-2014 Community Redevelopment Authority (CRA) and City of Grand Island Budget – Continued

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Consideration of Approving FY2013-2014 Annual Single City Budget, The Annual Appropriations Bill Including Addendum #1

Item #'s: E-7 & F-9

Presenter(s): Jaye Monter, Finance Director

Background

Public Hearings were held on August 27 and August 29, 2013 to receive public input relative to the proposed FY2013-2014 Annual Single City Budget and Community Redevelopment Authority Budget. Prior to the Public Hearings, several budget study sessions were held to review the proposed budget in detail.

Discussion

The following action relative to the budget is included on tonight's agenda:

- Consideration of the FY2013-2014 Annual Single City Budget, The Annual Appropriations Bill, including Addendum #1 (changes made during the August 27 and 29 public hearing meetings).
- A change Council will see on Addendum #1 not voted upon or discussed is the need to increase appropriations in the Special Revenue Transportation Fund by \$9,526 from the proposed 2013-2014 budgeted appropriation of \$100,000. This need is a result of the 8/27/13 resolution 2013-290, which approved the interlocal agreement with Hall County Regarding Transit Services for fiscal year 2013-2014. An additional transfer of \$10,000 from the General Fund to the Transportation Fund will cover the needed increase in appropriations.
- Another change on Addendum #1 is \$65,000 for roof repairs at the Grand Generation Center which will not be complete before year end. Therefore, \$65,000 will be removed from the 400 Fund Capital Improvement forecast for 9/30/13 and moved into the 2013-2014 Budget for the Grand Generation Center.

- Another change to the ordinance known as the “The Annual Appropriation Bill” is the addition of the Community Redevelopment Authority appropriations. The CRA is a component unit of the City of Grand Island. The CRA can borrow money, issue bonds and request a levy of taxes under the City of Grand Island’s overall levy limits, with Council approval. The CRA’s annual budget is subject to City Council approval and therefore will be included in “The Annual Appropriation Bill”.

Other related items to be considered by the City Council at tonight’s September 10, 2013 meeting include approving the resolution to set the property tax asking for the FY2013-2014 General All Purpose Property Tax, Community Redevelopment Authority (CRA) Tax and the Downtown Improvement Parking District No. 2 Tax levies, along with the approval of the 1% increase in the City’s restricted revenue authority.

The ordinance known as “The Annual Appropriations Bill” must be approved 15 days prior to the start of the City of Grand Island new fiscal year, October 1, 2013. The budget documents must be submitted to the State of Nebraska and to Hall County on or before September 20, 2013.

Alternatives

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

1. Approve the Annual Single City Budget and Addendum #1.
2. Modify the Budget to meet the wishes of the Council.

Recommendation

City Administration recommends that the Council approve the budget and addendum as presented.

Sample Motion

Move to approve the FY2013-2014 Annual Single City Budget, The Annual Appropriations Bill, including Addendum #1.

City of Grand Island
Changes to 2013 Forecast and 2014 Ending Cash Balances

	<u>2013 Forecast</u>	<u>Reason</u>	Page 1
General Fund	35,271	Heartland Shooting Park-Increase Revenues	
General Fund	<u>35,271</u>	Cash Increase (Decrease) 2013	
	65,000	Grand Generation Center-Roof repairs forecast for 9/30/13 complete after 9/30/13	
Capital Improvements 400 Fund	<u>65,000</u>	Cash Increase (Decrease) 2013	
	<u>100,271</u>	All Funds 2013 Forecast Cash Increase (Decrease)	

	<u>2014 Budget</u>	<u>Reason</u>
General Fund	23,114	General Fund Property Taxes Valuation Increase
	43,680	Heartland Shooting Park-Increase Revenues
	55,133	Remove HPSP-Office Coordinator/ Add back Seasonal Worker
	97,860	FTE -Remove Public Works Land Surveyor
	(10,000)	Increase transfer to Transportation Fund - 8/27/13 agreement with County for \$109,526
	(300,000)	Decrease Revenue-Contingency Vacancies
	300,000	Decrease Appropriations-Contingency Vacancies
General Fund	<u>209,787</u>	Cash Increase (Decrease) 2014
Transporation Fund	10,000	Increase Transfer from General Fund to Transporation Fund
	(9,526)	Increase \$100,000 transportation match to County - 8/27/13 Council approved interlocal agreement
Special Revenue	<u>474</u>	Cash Increase (Decrease) 2014
Capital Improvements	(65,000)	Grand Generation Center-Roof repairs forecast for 9/30/13 complete after 9/30/13
400 Fund	<u>(65,000)</u>	Cash Increase (Decrease) 2014
Community Redevelopment Authority	1,884	General Property Taxes Valuation Increase
	<u>1,884</u>	Cash Increase (Decrease) 2014
	<u>147,145</u>	All Funds 2014 Budget Cash Increase (Decrease)

City of Grand Island
Changes to 2013 Forecast and 2014 Ending Cash Balances

Page 2

Summary of Changes

100,271	All Funds 2013 Forecast Cash Increase (Decrease)
147,145	All Funds 2014 Budget Cash Increase (Decrease)
<u>247,416</u>	All Funds 2013 Forecast/2014 Budget Cash Increase (Decrease)

Recap of Cash Increase (Decrease) by Fund:

245,058	General Fund
474	Special Revenue Funds
-	- Debt Service Fund
-	- Capital Projects Fund
-	- Special Assessments Funds
-	- Enterprise Funds
-	- Internal Service Funds
-	- Agency Funds
1,884	Community Redevelopment Authority
<u>247,416</u>	

Addendum #1 effects on Cash Balance by Fund

Agenda Items E-7 & F-9

	General Fund	Special Revenue Fund	Capital Improvements	Community Redevelopment Authority	Total
Proposed Budget in Brief:					
Forecast ending cash 9/30/13	\$ 10,082,594	\$ 5,122,757	\$ 358,401	\$ 159,972	\$ 15,723,724
Addendum #1 Changes					
Fieldhouse Increase Revenues	\$ 35,271				\$ 35,271
Grand Generation Roof Repairs			\$ 65,000		\$ 65,000
Forecast ending cash 9/30/13	\$ 10,117,865	\$ 5,122,757	\$ 423,401	\$ 159,972	\$ 15,823,995
Proposed Budget in Brief:					
Budgeted ending cash 9/30/14	\$ 8,224,053	\$ 2,539,429	\$ 1,059,693	\$ 159,972	\$ 11,983,147
Net effect of Cash Changes in Forecast 9/30/13	\$ 35,271	\$ -	\$ 65,000		\$ 100,271
Property Tax Revenue Increase-Valuation	\$ 23,114			\$ 1,884	\$ 24,998
Fieldhouse Increase Revenues	\$ 43,680				\$ 43,680
Remove HPSP Office Coordinator/Add back Seasonal	\$ 55,133				\$ 55,133
Remove FTE Public Works Registered Land Surveyor	\$ 97,860				\$ 97,860
Increase transfer to Transportation Fund	\$ (10,000)	\$ 10,000			\$ -
Increase Transportation Match to County		\$ (9,526)			\$ (9,526)
Decrease Revenue-Contingency Vacancies	\$ (300,000)				\$ (300,000)
Decrease Appropriations-Contingency Vacancies	\$ 300,000				\$ 300,000
					\$ -
Grand Generation Roof Repairs			\$ (65,000)		\$ (65,000)
Budgeted ending cash 9/30/14	\$ 8,469,111	\$ 2,539,903	\$ 1,059,693	\$ 161,856	\$ 12,230,563
Cash Increase (Decrease) 2013 Forecast/2014 Budget					\$ 247,416

**FISCAL YEAR 2013-2014 CHANGES TO PROPOSED BUDGET
APPROPRIATIONS & TRANSFERS**

Addendum #1

9/10/2013

<u>FUND</u>	<u>DEPARTMENT</u>	<u>CHANGE</u>	INCREASE (DECREASE) FUND APPROPRIATION
General	Public Works	Remove Registered Land Surveyor	(55,133)
General	Parks & Rec-HPSP	Remove Office Coordinator/ Add back Seasonal	(97,860)
General	Non-department	Increase transfer to Special Revenue-Transportation Fund	10,000
General	Non-department	Decrease Contingency Vacancies	(300,000)
CHANGE IN APPROPRIATION & TRANSFERS			(442,993)
PROPOSED APPROPRIATION & TRANSFERS			43,293,272
AMENDED APPROPRIATION & TRANSFERS			42,850,279

Special Revenue	Transportation Fund	Increase Match to County - 8/27/13 Interlocal Agreement	9,526
CHANGE IN APPROPRIATION			9,526
PROPOSED APPROPRIATION			6,810,532
AMENDED APPROPRIATION			6,820,058

Capital Projects	400 Fund	Grand Generation Center roof repairs forecast for 9/30/13 complete after 9/30/13	65,000
CHANGE IN APPROPRIATION			65,000
PROPOSED APPROPRIATION			8,247,393
AMENDED APPROPRIATION			8,312,393

2014 Summary of Changes to Proposed Budget Appropriations & Transfers

GENERAL FUND APPROPRIATION & TRANSFERS OUT	(442,993)
SPECIAL REVENUE APPROPRIATION	9,526
CAPITAL PROJECTS FUND APPROPRIATION	65,000
CHANGE IN APPROPRIATIONS & TRANSFERS	(368,467)
PROPOSED APPROPRIATIONS & TRANSFERS	228,917,577
AMENDED APPROPRIATIONS & TRANSFERS	228,549,110



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-1

**#9444 - Consideration of Annexation of Property Located at the
Corner of W. Phoenix Street and Lincoln Avenue (Clark Gauthier)
(Second Reading)**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, Regional Planning Director

Meeting: September 10, 2013

Subject: An Ordinance to Annex property located north of Phoenix Avenue and west of Lincoln Avenue into the City of Grand Island, Nebraska along with all adjoining right-of-way and/or easements for road or trail purposes

Item #'s: F-1

Presenter(s): Chad Nabity, Regional Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that: County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation and that all areas encompassed by the Corporate Limits of Grand Island should be considered for annexation.

Clark Gauthier, owner of property located at 1104 W Phoenix Street has sent a petition to the Hall County Board of Supervisors requesting that this property be removed from the County Industrial Tract per NRSS §13-1119. Hall County held a public hearing and passed a resolution to remove the property from the County Industrial Tract on July 16, 2013. Mr. Gauthier has also requested that the City consider annexation of this property.

On July 17, 2013 the City Clerk received a request from Sheila Hulme acting as an agent for Mr. Gauthier asking that the City consider annexation of this property per NRSS §16-117 (7). The City is able to annex this property as it has been removed from the County Industrial Tract.

Based on the requests from Mr. Gauthier to remove the property from the County Industrial Tract and to annex the property into the City, staff has prepared an ordinance for annexation that would become effective 15 days after passage on third and final reading.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117 (7). Annexation ordinances must be read on three separate occasions. This is the second reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of those properties.

There is no impact to the extraterritorial zoning jurisdiction of the City as the County Industrial Tracts are entirely surrounded by the municipal limits of Grand Island.

No existing residences would be added to the City as a result of this annexation.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on second reading.

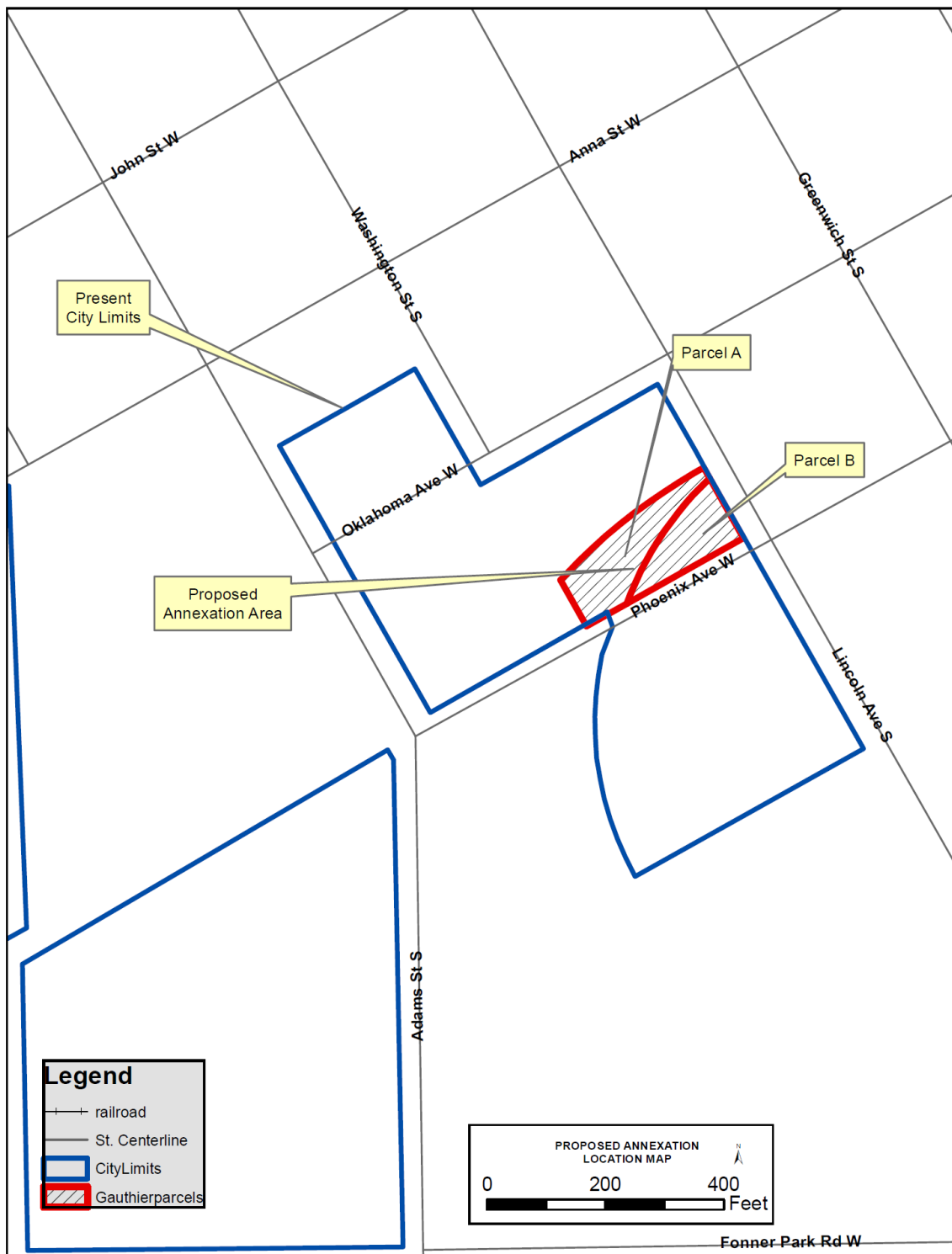
Exhibit A

Legal description as follows:

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska and also being part of former Block Ten (10), South Park Addition (now vacated) and being more particularly described as follows: Beginning at the Southeast corner of Block Ten (10), thence running Southwesterly along the Southerly line of former Block Ten (10) a distance of 226.83 feet to a point that is 12.5 feet radially distant Southeasterly from the center line of the railroad track; thence running Northeasterly along a line 12.5 feet radially distance Southeasterly from the center line of a railroad tract; said tract being curved, concave with a radius of 573.7 feet, a chord distance of 253.99 feet to a point Southeasterly along the Easterly line of former Block Ten (10), thence running Southeasterly along the Easterly line of former Block Ten (10), a distance of 116.48 feet to the point of beginning in Hall County, Nebraska AND

All that portion of Burlington Northern Railroad Company's (formerly Chicago, Burlington & Quincy Railroad Company) property at City of Grand Island, Nebraska, located on the Belt Line Right of Way, now discontinued, located upon, over and across that part of the West Half of the Northeast Quarter (W1/2NE1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska formerly Block Ten (10) of South Park Addition to the City of Grand Island, Hall County, Nebraska now vacated and that part of vacated Washington Street in said City of Grand Island, bounded on the Southerly side by the North Line of Phoenix Street in said City of Grand Island, Hall County, Nebraska, as per the recorded plat thereof; bounded on the Westerly side by the West line of said vacated Washington Street, bounded on the Northwestern side by said Belt Line Main Track centerline as formerly located, bounded on the Easterly side by the East line of said vacated Block Ten (10) and bounded on the Southeasterly side by a line 12.5 feet radially distant Southeasterly of the centerline of said Railroad Company's most Southeasterly tract as formerly located, the centerline of which would cross the Easterly line of said Vacated Block Ten (10), a distance 128.94 feet Northwesternly of the Southeasterly corner of said vacated Block Ten (10) and which would cross the Southerly line of said vacated Block Ten (10), a distance of 247.7 feet Southwesterly of said Southeasterly corner and which extends between said Easterly line and said Southerly line along a curved line, concave Southeasterly with a radius of 573.7 feet

EXCEPTING a certain tract more particularly described Quit Claim Deed recorded as Document No. 96-103345



* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9444

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land located north of Phoenix and west of Lincoln Avenue in Hall County, Nebraska as more particularly described hereinafter and as shown on Exhibit “A” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, Clark Gauthier as owner of the property submitted a request that the City Annex this property into the City of Grand Island; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island encourages annexation of adjacent properties into the City; and

WHEREAS, Clark Gauthier has caused this property to be removed from the Hall County Industrial Area; and

WHEREAS, Hall County has removed the property from the Hall County Industrial Area, and

Approved as to Form	<input type="checkbox"/>	_____
September 6, 2013	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9444 (Cont.)

WHEREAS, according to NRSS §16-117 the City of Grand Island can upon petition of the property owner(s) of property contiguous and adjacent to the City Limits annex said property by ordinance; and

WHEREAS, on August 27, 2013, the City Council of the City of Grand Island approved such annexation on first reading.

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

SECTION 1. It is hereby found and determined that:

(A) The tracts of land described in Exhibit “A” are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that this annexation does not extend the extraterritorial zoning jurisdiction.

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

ORDINANCE NO. 9444 (Cont.)

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed into the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted herein.

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect 15 days after its passage and upon publication, in pamphlet form, as provided by law.

Enacted: September 10, 2013.

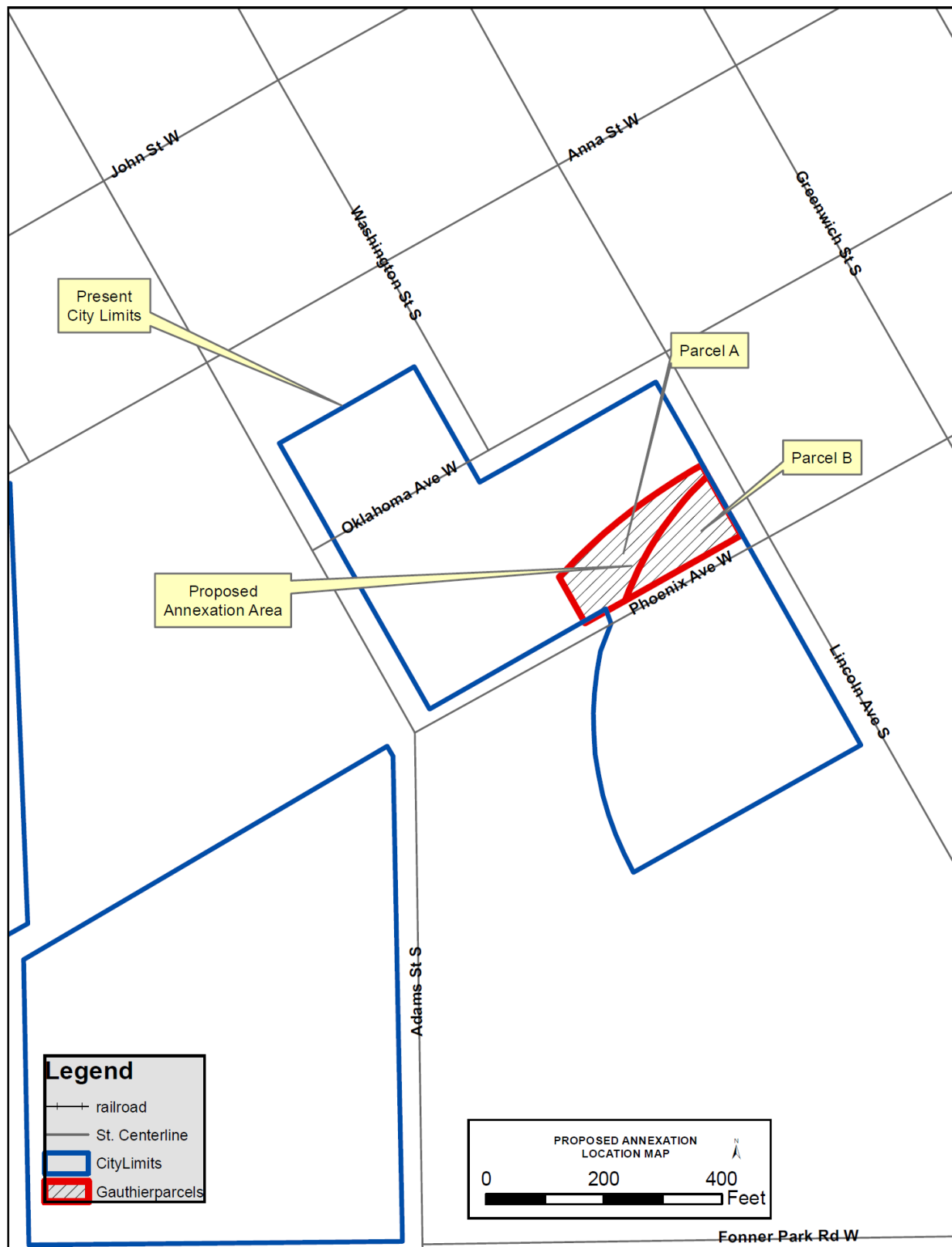
ORDINANCE NO. 9444 (Cont.)

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

ORDINANCE NO. 9444 (Cont.)



ORDINANCE NO. 9444 (Cont.)

Exhibit A

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska and also being part of former Block Ten (10), South Park Addition (now vacated) and being more particularly described as follows: Beginning at the Southeast corner of Block Ten (10), thence running Southwesterly along the Southerly line of former Block Ten (10) a distance of 226.83 feet to a point that is 12.5 feet radially distant Southeasterly from the center line of the railroad track; thence running Northeasterly along a line 12.5 feet radially distance Southeasterly from the center line of a railroad tract; said tract being curved, concave with a radius of 573.7 feet, a chord distance of 253.99 feet to a point Southeasterly along the Easterly line of former Block Ten (10), thence running Southeasterly along the Easterly line of former Block Ten (10), a distance of 116.48 feet to the point of beginning in Hall County, Nebraska AND

All that portion of Burlington Northern Railroad Company's (formerly Chicago, Burlington & Quincy Railroad Company) property at City of Grand Island, Nebraska, located on the Belt Line Right of Way, now discontinued, located upon, over and across that part of the West Half of the Northeast Quarter (W1/2NE1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska formerly Block Ten (10) of South Park Addition to the City of Grand Island, Hall County, Nebraska now vacated and that part of vacated Washington Street in said City of Grand Island, bounded on the Southerly side by the North Line of Phoenix Street in said City of Grand Island, Hall County, Nebraska, as per the recorded plat thereof; bounded on the Westerly side by the West line of said vacated Washington Street, bounded on the Northwesterly side by said Belt Line Main Track centerline as formerly located, bounded on the Easterly side by the East line of said vacated Block Ten (10) and bounded on the Southeasterly side by a line 12.5 feet radially distant Southeasterly of the centerline of said Railroad Company's most Southeasterly tract as formerly located, the centerline of which would cross the Easterly line of said Vacated Block Ten (10), a distance 128.94 feet Northwesterly of the Southeasterly corner of said vacated Block Ten (10) and which would cross the Southerly line of said vacated Block Ten (10), a distance of 247.7 feet Southwesterly of said Southeasterly corner and which extends between said Easterly line and said Southerly line along a curved line, concave Southeasterly with a radius of 573.7 feet

EXCEPTING a certain tract more particularly described Quit Claim Deed recorded as Document No. 96-103345



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-2

**#9445 - Consideration of Vacation of a Utility Easement Located in
Miscellaneous Tracts 4-11-9, Part of the W 1/2 of the SW 1/4
(Agricultural Services)**

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

Council Agenda Memo

From: Terry Brown PE, Manager of Engineering Services

Meeting: September 10, 2013

Subject: Consideration of Vacation of a Utility Easement Located in Miscellaneous Tracts 4-11-9, Part of the W ½ of the SW ¼ (Agricultural Services)

Item #'s: F-2

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

Background

An eight (8) foot wide utility easement was dedicated on June 18, 1949. There isn't a need for such utility easement now, nor is one anticipated in the future.

Discussion

The property owner of 2308 N Broadwell Avenue is requesting to vacate the existing eight (8) foot easement, for the purpose of constructing a new building on such property. There are not any utilities within this easement that would be affected by this vacation. The attached sketch details the referenced easement to be vacated.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass an ordinance vacating the eight (8) foot of the utility easement in Miscellaneous Tracts 4-11-9, Part of the W ½ of the SW ¼.

Sample Motion

Move to pass an ordinance vacating the eight (8) foot utility easement in Miscellaneous Tracts 4-11-9, Part of the W ½ of the SW ¼.

ORDINANCE NO. 9445

An ordinance to vacate an existing utility easement and to provide for filing this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith, and to provide for publication and the effective date of this ordinance.

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

SECTION 1. That the existing utility easement at 2711, 2777, 2805, 2817 N Broadwell Avenue in Grand Island, Hall County, Nebraska, more particularly described as follows:

VACATING A STRIP OF LAND APPROXIMATELY 8 FEET WIDE AND 4039.1 FEET IN LENGTH, DESCRIBED AS: COMMENCING AT A POINT IN THE WEST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 11, RANGE 9, 169 FEET EAST OF THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION WITH THE NORTH LINE OF ROBERTS AVENUE IN RAINS ADDITION TO THE CITY OF GRAND ISLAND, AND PROCEEDING IN A NORTHERLY DIRECTION PARALLEL TO THE WEST LINE OF SAID SECTION, TO THE WEST LINE OF SAID SECTION, TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION, THENCE ALONG SAID NORTHERLY LINE A DISTANCE OF EIGHT FEET, THENCE IN A SOUTHERLY DIRECTION IN A LINE PARALLEL TO THE WEST LINE OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF ROBERTS AVENUE, IN RAINS ADDITION TO THE CITY OF GRAND ISLAND, THENCE ALONG SAID NORTH

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney

ORDINANCE NO. 9445 (Cont.)

LINE OF ROBERTS AVENUE A DISTANCE OF EIGHT FEET, TO THE POINT OF BEGINNING, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA (LESS THAT PORTION PREVIOUSLY VACATED BY ORDINANCE NO. 6318 RECORDED AS DOCUMENT NO 79-001899 IN THE RECORDS OF THE REGISTER OF DEEDS OF HALL COUNTY, NEBRASKA AND ORDINANCE NO. 6318 RECORDED AS DOCUMENT NO 78-004124 IN THE RECORDS OF THE REGISTER OF DEEDS OF HALL COUNTY, NEBRASKA).

is hereby vacated. Such easement to be vacated is shown and more particularly described on Exhibit A attached hereto. It is the intention to vacate all of the easement as recorded in Miscellaneous Book 1, Pages 607 and 608 of the records of the Register of Deeds of Hall County, Nebraska, portions of which were previously vacated by prior ordinances.

SECTION 2. The title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the real estate upon which the easement is located.

SECTION 3. This ordinance is directed to be filed, with the drawing, in the office of the Register of Deeds of Hall County, Nebraska.

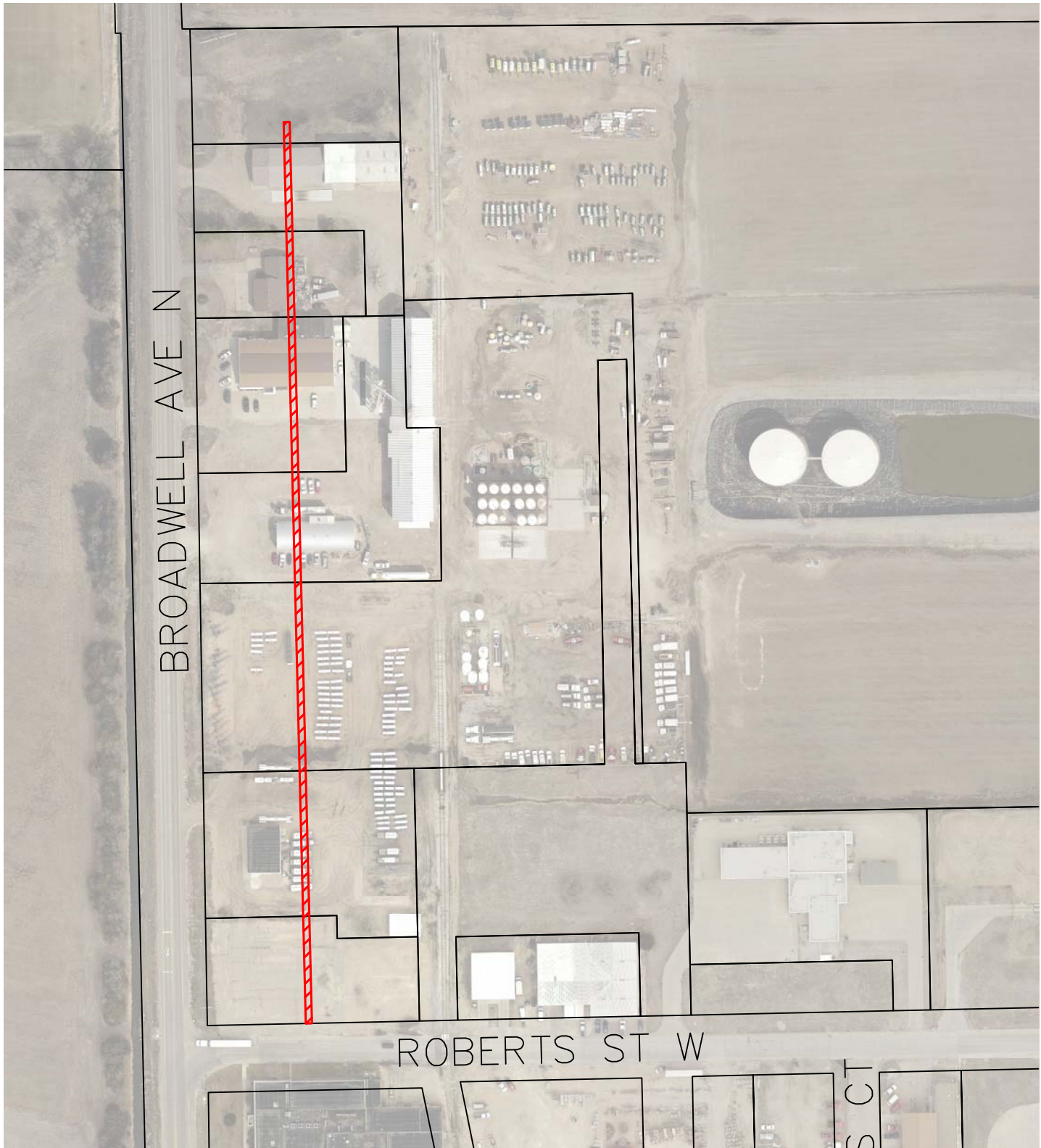
SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



= EASEMENT VACATION




**CITY OF
GRAND ISLAND**
PUBLIC WORKS DEPARTMENT

DATE: 08/29/13
DRAWN BY: TJY
APPVD. BY:
SCALE: NONE

ROBERTS ST & BROADWELL AVE
UTILITY EASEMENT/VACATION

PLAN





City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-3

#9446 - Consideration of Amendments to Chapter 13 of the Grand Island City Code Relative to Occupation Tax for Downtown Improvement Parking District No. 1

This item relates to the aforementioned Public Hearing item E-6.

Staff Contact: Jaye Monter, Finance Director

ORDINANCE NO. 9446

An ordinance to amend Chapter 13 of the Grand Island City Code; to amend Section 3 pertaining to the annual rate of the general license and occupation tax and classification of businesses; to repeal Section 3 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. Section 13-3 of the Grand Island City Code is hereby amended to read as follows:

§13-3. Tax Rate

The annual rate of the general license and occupation tax and classification of businesses shall be as follows:

- (1) \$00.1481 per square foot floor space upon all space used for business and professional offices in the district; provided,
- (2) \$113.85 minimum annual tax for any single business or professional office should the tax rate under (1) above be less than \$113.85.

Amended by Ordinance No. 8839, effective 10-1-2003
Amended by Ordinance No. 8934, effective 10-1-2004
Amended by Ordinance No. 9004, effective 10-1-2005
Amended by Ordinance No. 9139, effective 10-1-2007
Amended by Ordinance No. 9185, effective 10-1-2008
Amended by Ordinance No. 9234, effective 10-1-2009
Amended by Ordinance No. 9270, effective 10-1-2010
Amended by Ordinance No. 9319 effective 10-1-2011
Amended by Ordinance No. 9398, effective 10-1-2012
Amended by Ordinance No.9445, effective 10-1-2013

SECTION 2. Section 13-3 as now existing, and any ordinances or parts of ordinances in conflict herewith are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

Approved as to Form	▣ _____
September 7, 2012	▣ City Attorney

ORDINANCE NO. 9446 (Cont.)

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

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-4

#9447 - Consideration of Assessments for Downtown Business Improvement District 2013

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

Staff Contact: Jaye Monter, Finance Director

ORDINANCE NO. 9447(A)

An ordinance to assess and levy a special tax to pay the 2013-2014 revenue year cost of Downtown Business Improvement District 2013 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provisions of the Grand Island City Code, ordinances, or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. There is hereby assessed upon the following described lots, tracts, and parcels of land, specially benefited, for the purpose of paying the 2013-2014 revenue year cost of Downtown Business Improvement District 2013 of the City of Grand Island, as adjudged by the Council of the City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such Business Improvement District, after due notice having been given thereof as provided by law; and a special tax for such 2013-2014 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Kinder Morgan Interstate Gas Transmission	Centrally Assessed	20.88
Sourcegas Distribution LLC	Centrally Assessed	-
Northwestern Corporation	Centrally Assessed	2,083.87
Windstream Nebraska, Inc	Centrally Assessed	-
Qwest Cooperation	Centrally Assessed	3,912.72
AT&T Communications	Centrally Assessed	81.70
NE Colorado Cellular Inc	Centrally Assessed	23.66
Sprint Nextel Wireless	Centrally Assessed	76.28
USCOC Of Nebraska/Kansas DBA US Cellular	Centrally Assessed	839.36
City Of G I	Original Town To The City Of Grand Island All Blks 52 & 53 & Pt Vac Kimball Ave	-

Approved as to Form	September 6, 2013	City Attorney
---------------------	-------------------	---------------

ORDINANCE NO. 9447(A) (Cont.)

Bandasack/Chanh & Siphanh	Original Town N 100.5' E 2/3 Lt 1 Blk 54	275.38
Bandasack/Chanh & Siphanh	Original Town S 31.9' E 2/3 Of Lt 1 Blk 54	66.14
Wing Properties Inc	Original Town W 1/3 Lt 1 Blk 54	21.92
Norris/R Dennis & Patricia A	Original Town Lt 2 Blk 54	533.41
City Of G I	Original Town To The City Of Grand Island Lt 3 Blk 54	-
City Of G I	Original Town To The City Of Grand Island Lt 4 Blk 54	-
Wayne/John W & Teresa A	Original Town N 1/2 W 2/3 Lt 6 & N 1/2 Lt 5 Blk 54	439.00
Katrouzos/Gus G	Original Town S 60' W 1/3 Lt 5 Blk 54	80.55
Katrouzos/Gus G	Original Town S 60' W 16' E 2/3 Lt 5 Blk 54	65.72
Edwards Building Corp	Original Town E 28' S 1/2 Lt 5 & N 6' W 38' S 1/2 Lt 5 Blk 54	75.89
Edwards Building Corp	Original Town W 22' S 1/2 Lt 6 Blk 54	60.58
Norris/R Dennis & Patricia A	Original Town E 22' W 44' S 1/2 & E 22' Lt 6 Blk 54	365.37
Norris/R Dennis & Patricia A	Original Town W 1/3 Lt 7 Blk 54	293.47
Norris/R Dennis & Patricia A	Original Town C 1/3 Lt 7 Blk 54	285.70
Wing Properties Inc	Original Town Lt 8 & E 1/3 Of Lt 7 XC 15' X 15' X 15' Sold To City Blk 54	699.64
Nathan Detroit Inc	Original Town N 1/2 Lt 1 Blk 55	455.81
Nathan Detroit's	Original Town N 44' Of S 1/2 Lt 1 Blk 55	304.40
Irvine/Virginia	Original Town S 22' Lt 1 Blk 55	93.75
City Of G I	Original Town To The City Of Grand Island E 1/2 Lt 3 & All Lt 2 Blk 55	-
City Of G I	Original Town To The City Of Grand Island N 1/2 W 1/2 Lt 3 & N 1/2 Lt 4 Blk 55	-
Hoetfelker/Russell L	Original Town S 1/2 W 1/2 Lt 3 & S 1/2 Lt 4 Blk 55	351.61
Downtown Center LLC	Original Town N 67.5' Lt 5 Blk 55	47.64
Armstrong/Matthew E & Janelle A	Original Town N 20' S 64.5' Lt 5 Blk 55	110.34
Erives Enterprises LLC	Original Town S 44.5' Lt 5 Blk 55	363.54
Famos Construction Inc	Original Town W 2/3 Lt 6 Blk 55	333.01
Campos/Arthur V & Jeanene	Original Town E 1/3 Lt 6 Blk 55	135.51
Prairie Winds Art Center Inc	Original Town W 1/3 Lt 7 Blk 55	211.82
Merchen/Terrence R	Original Town E 2/3 Lt 7 Blk 55	794.89
T W Ziller Properties LLC	Original Town W 1/3 Lt 8 Blk 55	148.71
T W Ziller Properties LLC	Original Town C 1/3 Lt 8 Blk 55	149.01
T W Ziller Properties LLC	Original Town E 1/3 Lt 8 Blk 55	420.43
Downtown Center LLC	Original Town N 68' Lt 1 & All Lt 2 & E 1/2 Lt 3 Blk 56	160.07
Downtown Center LLC	Original Town N 22' S 42' & W 6' S 20' Lt 1 Blk 56	14.35
Downtown Center LLC	Original Town N 22' S 64' Lt 1 Blk 56	13.26
Downtown Center LLC	Original Town S 20' E 60' Lt 1 Blk 56	10.96

ORDINANCE NO. 9447(A) (Cont.)

City Of G I	Original Town To The City Of Grand Island All Lt 4 & W 1/2 Lt 3 Blk 56	-
Mayhew/Carl & Susan A	Original Town W 1/3 Lt 5 Blk 56	259.49
Phengmarath/Nalinh	Original Town E 2/3 Lt 5 Blk 56	422.16
Pohl/Helen E & James A	Original Town Lt 6 Blk 56	305.37
Johnson/Duane A & Dee Ann	Original Town Lt 7 Blk 56	347.77
Downtown Center LLC	Original Town Lt 8 Blk 56	2,769.67
City Of G I Park Lot	Original Town To The City Of Grand Island N 1/2 Lt 1 & All Lts 2-3 & 4 Blk 57	-
J & B Rentals LLC	Ziller Sub Lt 1	556.76
The Grand Foundation, Inc	Original Town To The City Of Grand Island E 2/3 Lt 6 Blk 57	-
Jeo Building Company	Original Town Lt 7 Blk 57	875.25
Overland Building Corp	Original Town Lt 8 Blk 57	1,079.14
Firstier Bank National Assoc	Original Town Lts 1 & 2 Blk 58	300.96
Firstier Bank National Assoc	Original Town N 1/2 Lt 4 & N 1/2 Lt 3 Blk 58	108.52
Firstier Bank National Assoc	Original Town Lt 5 & W 22' Lt 6 Blk 58	1,483.42
Firstier Bank National Assoc	Original Town S 1/2 Lt 3 & S 1/2 Lt 4 Blk 58	115.21
Stelk/Mark D	Jensen Sub Lt 1	144.01
Calderon/Eliseo & Jessica	Original Town W 1/3 Lt 7 Blk 58	222.70
Lindner-Bombeck Trustee/Marilyn A	Original Town C 1/3 Lt 7 Blk 58	300.85
Galvan/Jesus G & Victoria	Prensa Latina Sub Lt 1	95.79
Calderon/Eliseo & Jessica	Prensa Latina Sub Lt 2	96.69
Stelk/Mark D	Prensa Latina Sub Lt 4	299.78
Stelk/Mark D & Wanda L	Prensa Latina Sub Lt 3	371.22
Mead Building Centers	Original Town N 102.5' Lt 1 & All Lt 2 Blk 59	350.33
H & H Land Co	Original Town S 29.5' Lt 1 Blk 59	17.78
Mead Building Centers	Original Town S 99' Lt 4 & All Lt 3 Blk 59	160.97
Mead Building Centers	Original Town N 33' Lt 4 Blk 59	169.42
Berta/Gary & Billie	Original Town Lt 5 Blk 59	239.89
Wagoner/Michael R & Lorna D	Original Town E 23' W 46' Lt 6 Blk 59	171.30
Gerdes/Larry C & Mary Ann	Original Town W 23' Lt 6 Blk 59	170.41
Alexander Enterprises LLC	Original Town E 20' Lt 6 & W 1/2 Lt 7 Blk 59	16.90
H & H Land Co	Original Town W 22' E 1/2 Lt 7 Blk 59	168.33
H & H Land Co	Original Town E 11' Lt 7 & All Lt 8 Blk 59	484.68
CKP LLC	Original Town Lts 1 & 2 Blk 60	468.33
CKP LLC	Original Town Lt 3 Blk 60	115.45
Business Properties	Original Town Lt 4 Blk 60	277.93
618 W 3rd St LLC	Original Town Lts 5 & 6 Blk 60	685.81
Alexander Enterprises LLC	Original Town Lts 7 & 8 Blk 60	527.73

ORDINANCE NO. 9447(A) (Cont.)

ABJAL LLC	Original Town Lts 1 & 2 Blk 61	737.14
ABJAL LLC	Original Town Lts 3 & 4 Blk 61	674.73
JUNEBUG2LLC	Original Town Lt 5 Blk 61	656.35
Hansen Properties LLC	Original Town Lts 6-7 & 8 Blk 61	754.17
D & A Investments LLC	Original Town S 44' Lt 1 Blk 62	181.55
D & A Investments LLC	Original Town N 88' Lt 1 Blk 62	478.95
D & A Investments LLC	Original Town Lt 2 Blk 62	271.80
Northwestern Public Service Company	Original Town To The City Of Grand Island S 66' Lt 4 & N 66' E 57' Lt 3 & S 66' Lt 3 Blk 62	-
DMBG Investments LLC	Original Town N 66' W 9' Lt 3 & N 66' Lt 4 Blk 62	144.86
Moreno/Vincent A	Original Town S 1/2 W 50' Lt 5 Blk 62	87.08
Midwest Premier Investments LLC	Original Town N 1/2 W 50' Lt 5 Blk 62	244.06
Vogel Enterprises Ltd An IA Corp	Original Town E 16' Lt 5 & W 1/2 Lt 6 Blk 62	58.91
Vogel Enterprises Ltd An IA Corp	Original Town E 1/2 Lt 6 & W 1/2 Lt 7 Blk 62	352.61
Wardens & Vestrymen Of St Stephen's	Original Town To The City Of Grand Island E 1/2 Lt 7 & All Lt 8 Blk 62	-
Old Sears Development Inc	Original Town Lts 1 & 2 Blk 63	1,065.57
Old Sears Development Inc	Original Town E 2/3 Lt 3 Blk 63	341.70
Masonic Templecraft Asso Of GI	Original Town W 1/3 Lt 3 & E 1/3 Lt 4 Blk 63	-
Centro Cristiano Internacional	Original Town To The City Of Grand Island W 2/3 Lt 4 Blk 63	211.61
Wardens & Vestrymen Of St Stephens	St. Stephens Sub To The City Of Grand Island Lt 1	-
Wardens & Vestry St Stephens	St. Stephens Sub To The City Of Grand Island Lt 2	-
Hack/Monte C & Sheri S	Original Town S 88' Lt 8 Blk 63	374.01
G I Fed Of Labor/Bldg Assn Inc	Original Town To The City Of Grand Island N 44' Lt 8 Blk 63	-
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 1 Blk 64	269.14
Hand/Craig C	Original Town C 1/3 Lt 1 Blk 64	141.67
Cosrec LLC	Original Town W 1/3 Lt 1 Blk 64	181.79
Tammy Pham	Original Town E 44' Lt 2 Blk 64	254.22
Walsh/Ivan P & Sharon L	Original Town W 1/3 Lt 2 Blk 64	193.37
Double S Properties LLC	Original Town E 1/3 Lt 3 Blk 64	176.69
Sairia E/Jose Isidro	Original Town W 2/3 Lt 3 Blk 64	157.46
Gerdes/Galen E & Tamera M	Original Town Lt 4 Blk 64	835.15
City Of G I	Original Town To The City Of Grand Island Lt 5 Blk 64	-
City Of G I	Original Town To The City Of Grand Island Lts 6 & 7 Blk 64	-
Lorna Wagoner	Original Town N 22' Lt 8 Blk 64	169.60
Taylor/Terry N & Susan M	Original Town S 1/2 N 1/3 Lt 8 Blk 64	165.89

ORDINANCE NO. 9447(A) (Cont.)

Shehein/E Lavern & Donna R	Original Town N 44' S 88' Lt 8 Blk 64	172.73
City Of G I	Original Town To The City Of Grand Island S 44' Lt 8 Blk 64	-
Edwards Building Corp	Original Town Lt 1 Blk 65	203.71
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 2 Blk 65	156.06
Swanson/Constance K	Original Town C 1/3 Lt 2 Blk 65	147.11
Archway Partnership	Original Town W 1/3 Lt 2 Blk 65	231.05
Bartenbach Real Estate, LLC	Original Town E 1/3 Lt 3 Blk 65	152.44
Iglesia Evangelica Pentecostes	Original Town To The City Of Grand Island C 1/3 Lt 3 Blk 65	-
Brown/Janelle L A	Original Town W 1/3 Lt 3 Blk 65	133.61
Hoffer/Allen & Linda	Original Town E 1/3 Lt 4 Blk 65	269.50
Lambrecht/Harriet K	Original Town W 2/3 Lt 4 Blk 65	168.25
J & B Rentals LLC	Original Town S 44' N 1/2 Lt 5 Blk 65	218.58
Taylor/Terry N & Susan M	Original Town N 22' Lt 5 Blk 65	127.84
J O Enterprises Inc	Original Town S 1/2 Lt 5 Blk 65	271.99
J & B Rentals LLC	Original Town W 1/3 Lt 6 Blk 65	83.34
T W Ziller Properties LLC	Original Town E 2/3 Lt 6 Blk 65	159.56
T W Ziller Properties LLC	Original Town W 1/2 Lt 7 Blk 65	154.67
C & S Group LLC	Original Town N 55' E 1/2 Lt 7 & N 55' Lt 8 Blk 65	47.34
C & S Group LLC	Original Town Pt W 18.9' E 1/2 Lt 7 & N 29.9' E 14.1' Lt 7 & W 29' Of C 22' Of E 1/2 Lt 7 & N 29.9' Of S 55' Lt 8 XC N 6' S 31.1' E 40' Lt 8 Blk 65	163.47
Parmley/David J	Original Town C 22' E 4' Lt 7 & C 22' Lt 8 Blk 65	268.50
C & S Group LLC	Original Town S 25.1' E 14.1' Lt 7 & S 25.1' Lt 8 & N 6' S 31.1' E 40' Lt 8 Blk 65	211.02
Garcia/Juan F & Maria DeJesus	Original Town Lts 1 & 2 Blk 66	619.06
Garcia/Maria de Jesus	Original Town W 2/3 Lt 3 XC W 17.5' Of S 44' Blk 66	239.34
Vipperman/John Fredrick	Original Town E 1/3 Lt 3 Blk 66	217.84
Duda/James G	Original Town N 88' E 1/3 Lt 4 Blk 66	223.98
Wing Properties	Original Town N 88' C 1/3 Lt 4 Blk 66	278.02
Jerke/Kristopher	Original Town N 80' W 1/3 Lt 4 Blk 66	225.33
Anson Investment & Development	Original Town W 17 1/2' S 44' Lt 3 & N 8' S 52' W 22' & S 44' Lt 4 Blk 66	280.71
Bartenbach Real Estate, LLC	Original Town W 1/3 Lt 6 & All Lt 5 Blk 66	494.38
Bartenbach Real Estate, LLC	Original Town E 2/3 Lt 6 & W 1/3 Lt 7 Blk 66	257.20
Keeshan/James E & Mary Ann	Original Town E 2/3 Lt 7 Blk 66	261.66
Procon Management Inc	Original Town Lt 8 Blk 66	2,962.00
City Of Gi	Original Town To The City Of Grand Island N 1/2 Blk 67	-
Plaza Square Development LLC	Original Town S 1/2 Blk 67	1,450.34

ORDINANCE NO. 9447(A) (Cont.)

City Of Grand Island	Original Town To The City Of Grand Island E 1/3 Lt 2 & All Lt 1 Blk 68	-
S & V Investments LLC	SV Sub Lt 1	1,709.52
Plaza Square A Partnership	Original Town W 22' Lt 6 & All Lt 5 Blk 68	130.41
Smith/Jonathan M	Original Town W 6' Lt 7 & E 2/3 Lt 6 Blk 68	245.65
Smith/Jonathan M	Original Town E 60' Lt 7 Blk 68	248.99
Plate/Tim C	Original Town Lt 8 Blk 68	226.49
Westerby/Douglas M & Mikaela N	Original Town Lt 1 Blk 77	79.13
201 E 2nd LLC	Original Town Lt 2 Blk 77	65.75
201 E 2nd LLC	Original Town Lts 3 & 4 Blk 77	1,462.31
City Of Grand Island NE	Original Town To The City Of Grand Island Lts 5-6-7-8 Blk 77	-
City Of G I	Original Town To The City Of Grand Island All Blk 78 & Vacated Alley	-
Equitable Bldg & Loan Assn/The	Original Town Lt 1 Blk 79	335.05
Equitable Bldg & Loan Assn Of G I	Original Town Lt 2 Blk 79	100.02
Equitable Bldg & Loan Assn/The	Original Town S 44' Lt 3 & S 44' Lt 4 Blk 79	1,304.14
Equitable Bldg & Loan Assn Of G I	Original Town N 26' 10.5 Lt 8 Blk 79	25.67
Equitable Bldg & Loan Assn Of G I	Original Town S 17' 1.5 N 44' Lt 8 Blk 79	14.72
Equitable Bldg & Loan Assn Of G I	Original Town S 88' Lt 8 Blk 79	89.10
O'Neill/Joseph P	Original Town E 22' Lt 4 & W 22' Lt 3 Blk 80	174.91
O'Neill/Joseph P	Original Town W 44' Lt 4 Blk 80	126.42
Northwestern Bell Tele Co	Original Town To The City Of Grand Island Lts 5-6-7 Blk 80	-
Northwestern Bell Tele Co	Original Town To The City Of Grand Island N 44' Lt 8 Blk 80	-
Huston/David C	Original Town C 1/3 Lt 8 Blk 80	339.00
Federal Bldg	Original Town To The City Of Grand Island Lts 1-2 & E 44' Lt 3 Blk 80	-
Mitchell/Derek L & Ruth E	Original Town S 44' Lt 8 Blk 80	235.73
Victory Bible Fellowship Of The	Original Town To The City Of Grand Island Lt 1 Blk 81	-
Chamber Of Commerce Of Gi Inc	Original Town To The City Of Grand Island E 2/3 Lt 2 Blk 81	-
Trampe/Ronald E & Sharon R	Original Town W 1/3 Lt 2 Blk 81	150.26
Kansas NE Assoc Of Seventh Day	Original Town To The City Of Grand Island E 1/3 Lt 3 Blk 81	-
Encinger Enterprises LLC	Original Town C 1/3 Lt 3 Blk 81	236.19
Krauss/Ronald C & Vada M	Original Town W 1/3 Lt 3 & All 4 Blk 81	448.64
Walnut Street Partnership	Original Town Lt 5 Blk 81	421.56
Walnut Street Partnership	Original Town Lt 6 Blk 81	171.28

ORDINANCE NO. 9447(A) (Cont.)

Wheeler Street Partnership	Original Town Lt 7 & S 2/3 Lt 8 Blk 81	846.91
Wheeler Street Partnership	Original Town N 1/3 Lt 8 Blk 81	239.37
Grand Island Independent	Original Town Lt 1 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 2 & Pt Vac Alley Blk 82	279.48
Grand Island Independent	Original Town Lt 3 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 4 & Pt Vac Alley Blk 82	175.70
Grand Island Independent	Original Town Lts 5-6-7-8 & Pt Vac Alley Blk 82	2,642.36
Grand Island Hospitality LLC	Original Town Lts 1 & 2 Blk 83	375.04
Jomida Inc A NE Corp	Original Town Lts 3 & 4 Blk 83	959.87
Calderon/Eliseo & Jessica	Original Town N 60.35' Lt 5 Blk 83	160.92
J & B Rentals LLC	Original Town S 71.65' Lt 5 Blk 83	174.15
Mateo P/Tomas	Original Town W 2/3 Lt 6 Blk 83	240.05
Perez/Sylvia	Original Town E 1/3 Lt 6 & All Lt 7 Blk 83	275.28
Wooden/Michael Owen & Sonya Kay	Original Town E 41' N 28' Lt 8 Blk 83	128.63
Wooden/Michael Owen & Sonya Kay	Original Town Pt N 1/3 & S 2/3 Lt 8 Blk 83~	186.87
Park	Original Town To The City Of Grand Island All Blk 84	-
Gatzemeyer/Frances Mae	Original Town Lt 1 Blk 85	478.89
Gatzemeyer/Frances Mae	Original Town Lt 2 Blk 85	180.15
Contryman & Asso Prop	Original Town Lts 3 & 4 Blk 85	457.24
Grand Island Liederkranz	Original Town Pt Lts 1-2-3 & 4 Blk 87	283.98
City Of G I	Original Town To The City Of Grand Island All Blk 88	-
Dodge & Elk Park Lots	Original Town To The City Of Grand Island Pt Blk 89	-
Enviro-Clean Contractors Inc	Original Town N 60' Fr Lts 1 & 2 & N 60' Of E 24' Of Lt 3 Blk 89	307.90
Hall Co	Original Town To The City Of Grand Island Strip 8' X 66' & Pt Lt 8 Blk 91	-
Dominick/Audrey	Original Town E 6' N 103' E 37' S 29' Lt 2 & All Lt 1 Blk 92	-
City Of G I	Original Town To The City Of Grand Island Lt 2 XC E 6' N 103' & E 37' S 29' Lt 2 Blk 92	-
City Of G I	Original Town To The City Of Grand Island E 50' Lt 3 Blk 92	-
City Of G I	Original Town To The City Of Grand Island W 16' Lt 3 & All Lt 4 Blk 92	-
Emery/Gregory D & Charlene A	Campbell's Sub E 51' 8 Lts 1-2-3	85.82
Wagoner/Lorna	Campbell's Sub W 75'4 Lts 1-2-3	266.53
Hastings Grain Inspection Inc	Campbell's Sub Lts 4-5-6 & N 10' Lt 7	159.64
Hastings Grain Inspection Inc	Campbell's Sub S 12' Lt 7 & All Lt 8	228.77
Two Brothers Inc	Campbell's Sub 32' X 127' Lt 9	209.38

ORDINANCE NO. 9447(A) (Cont.)

Hill/David C	Campbell's Sub Lts 12 & 13	285.31
Hall Co	Court House Add To The City Of Grand Island Lt 1	-
Hall Co	Court House Add To The City Of Grand Island Lt 2	-
Hall Co	Court House Add To The City Of Grand Island Lt 3	-
Hall Co	Court House Add To The City Of Grand Island Lt 4	-
County Of Hall Nebraska	Hann's Add To The City Of Grand Island N 31' Lt 2 & S 13.75' Lt 1 Blk 1~	-
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 2	-
Loeffler/Edward A & Jane A	Hann's Add N 14' Lt 3 & S 26' Lt 2 Blk 1~	283.01
Campbell/Hunter A H & Kathleen A	Hann's Add N 7' Pt Lt 4 & S 43' Lt 3 Blk 1~	254.29
Morfin/Miguel I Delamora	Hann's Add E 60' Of S 50' Of Lt 4 Blk 1~	153.59
Campbell/Kathleen A	Hann's Add W 67' Of S 50' Of Lt 4 Blk 1~	122.05
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 1	-
Marsh Properties LLC	Hann's Second Add S 5' Of Lt 2 & All Lt 3 Blk 4	480.36
Ummel Jr/Tommy L	Hann's Fifth Sub Lt 2	178.58
Mueller/Robert J	Hann's Fifth Sub Lt 1	115.69
Two Brothers Inc	Hann's 3Rd Add W 111' X 118' Blk 5	433.79
Rosales-Monzon/Carlos A	Hann's 3Rd Add N 52.5' Of E 91.9' Of Blk 5	234.14
Royle/Cecilia B	Hann's 3Rd Add E 56' Of W 174' Of Blk 5	109.50
Valenzuela/Linda L	Hann's 3Rd Add S 58.5' Of E 91.9' Of Blk 5	225.88
Hoos Insurance Agency Inc	Railroad Add Lt 4 & Pt Vac St Blk 97	263.61
Sanchez/Filemon	Railroad Add N 1/2 Lt 1 Blk 98	21.44
Sanchez/Filemon	Railroad Add S 1/2 Lt 1 Blk 98	303.03
Carlson/Arvid C	Railroad Add Lt 2 Blk 98	110.74
Kuehner/Carolyn E	Railroad Add W 1/2 Lt 3 Blk 98	152.56
Schafer/Lee Ann G & Michael W	Railroad Add E 1/2 Lt 3 Blk 98	166.91
Plate/Tim C	Railroad Add N 86' Lt 4 Blk 98	89.10
Plate/Tim C	Railroad Add S 46' Lt 4 Blk 98	162.65
Plate/Tim C	Railroad Add Lt 5 Blk 98	542.90
Plate/Tim C	Railroad Add Lt 6 Blk 98	239.30
Benitez/Floriberto Sanchez	Railroad Add W 52' Lt 7 Blk 98	218.81
Sanchez/Filemon	Railroad Add E 14' Lt 7 & All Lt 8 Blk 98	432.56
Vaclavek/Lee Ann	Railroad Add Fr Lt 1 & Fr Lt 2 Blk 105	114.15
Fox Family LLC	Railroad Add Lt 3 Blk 105	202.01
Lazendorf Holdings Limited Partnership	Railroad Add Lt 4 Blk 105	362.64
Fox Family LLC	Railroad Add Lt 5 & Fr Lts 6 & 7 XC City Blk 105	1,048.49
Starkel/Jerid & Tracy	Railroad Add Lts 1 & 2 Blk 106	356.73
C & S Group LLC	Railroad Add Lt 3 Blk 106	199.62
Fernandez/Guadalupe & Pedro	Railroad Add Lt 4 Blk 106	222.78
Muffler Shop Inc/The	Railroad Add Lts 1 & 2 Blk 107	421.56

ORDINANCE NO. 9447(A) (Cont.)

Muffler Shop Inc/The	Railroad Add Lts 3 & 4 Blk 107	174.37
Lane Home Improvement	Railroad Add S 2/3 Lt 5 Blk 107	183.40
Lane Home Improvement	Railroad Add N 1/3 Lt 5 Blk 107	143.13
Fox/Charles E & Mary A	Railroad Add Lt 6 Blk 107	276.37
Fox/Charles E & Mary A	Railroad Add Lt 7 XC N 60' Of E 22' & XC E 29.54' Of S 71.50' Blk 107	202.61
Janda Dds Pc/David E	Railroad Add S 72' Lt 8 & E 29.54' Of S 71.50' Lt 7 Blk 107	301.43
Clinch/Barbara J	Railroad Add N 60' Of E 22' Lt 7 & N 60' Lt 8 Blk 107	253.67
Fox/Richard & Marilyn	Railroad Add Lts 1 & 2 Blk 108	453.83
Williams/Casey & Misti	Railroad Add E 37' Lt 3 Blk 108	191.96
Douglas Bookkeeping Service Inc	Railroad Add W 29' Lt 3 & All Lt 4 Blk 108	552.15
Placke/Donald J & Janet L	Railroad Add S 88' Lt 5 Blk 108	127.28
Placke/Donald J & Janet L	Railroad Add N 44' Lt 5 Blk 108	74.09
LBE Family Limited Partnership	Railroad Add Lt 6 Blk 108	275.34
Bosselman Inc	Railroad Add Lts 7 & 8 Blk 108	551.31
Gilroy/David A & Carolyn J	Railroad Add S 61' Lt 1 & S 61' Lt 2 Blk 109	194.02
Haney/Thomas W & Diane K	Railroad Add N 71' Lt 1 & N 71' Lt 2 Blk 109~	129.85
Roebuck Enterprises, LLC	Railroad Add E 59.5' Lt 3 Blk 109	143.49
J & B Rentals, LLC	Railroad Add E 52' 11 Lt 4 & W 6.5' Lt 3 Blk 109~	66.75
McShannon/Roger L & Sharon K	Railroad Add E 52' 11 Of Lt 5 & All Lt 6 Blk 109	206.54
LPB, LLC	Railroad Add Lts 7 & 8 Blk 109	641.90
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 2	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 3	-
Hall Co	Westervelt's Sub To The City Of Grand Island N 52 1/3' Of W 150' Lt 4	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 5	-
County Of Hall	Westervelt's Sub To The City Of Grand Island W 86' Of E 165' Of 4 & W 86' Of E 165' Of N 48.5' Lt 5	-
County Of Hall	Westervelt's Sub To The City Of Grand Island W Pt Of N 48.5' X 150' Lt 5 & 26.17' X 150' Of W Pt Lt 4	-
Schager/Margo	Gilbert's Sub North, Part Of Blk 79, Original Town 22' X 99' Lt A	150.15
Equitable Building & Loan Assoc	Gilbert's Sub North, Part Of Blk 79, Original Town Lt B	156.81
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 102	140.98
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 103	203.86
Equitable Building & Loan Assn/The	The Yancy, A Condominium Unit 104	507.32
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201A	454.82
DEVCO Investment Corporation	The Yancy, A Condominium Unit 301	96.70
George/Mollie Jo	The Yancy, A Condominium Unit 302	70.22

ORDINANCE NO. 9447(A) (Cont.)

Farr/Thomas M & Nita J	The Yancy, A Condominium Unit 303	99.88
Zins/William L	The Yancy, A Condominium Unit 304	92.04
Teng/Irene	The Yancy, A Condominium Unit 305	-
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 401	71.37
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 402	81.42
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 403	78.18
Jones/Michael D	The Yancy, A Condominium Unit 404	90.50
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 405	78.56
Powers/Yolanda L	The Yancy, A Condominium Unit 406	110.82
Fordham/Wyndell F & Barbara B	The Yancy, A Condominium Unit 407	121.67
Luce/Eric D	The Yancy, A Condominium Unit 501	72.17
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 502	83.69
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 503	78.24
Kody Sindelar	The Yancy, A Condominium Unit 504	98.72
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 505	78.62
Jon M & Chandra L Myers	The Yancy, A Condominium Unit 506	110.90
Mowitz/Lynn	The Yancy, A Condominium Unit 507	125.39
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 601	72.07
Artvest III	The Yancy, A Condominium Unit 602	83.83
Shaw/Stephanie A	The Yancy, A Condominium Unit 603	112.32
Clyne/Thomas B	The Yancy, A Condominium Unit 604	90.50
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 605	78.70
Lind/Sharon Graves	The Yancy, A Condominium Unit 606	77.85
Arp/Charmaine L	The Yancy, A Condominium Unit 607	82.33
Lind/Sharon Graves	The Yancy, A Condominium Unit 701	78.81
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 702	83.94
Johnson/Margaret A	The Yancy, A Condominium Unit 703	78.46
Burtscher/Jan L	The Yancy, A Condominium Unit 704	129.57
Rathjen/Michelle R	The Yancy, A Condominium Unit 705	86.56
Long/Clifton J	The Yancy, A Condominium Unit 706	77.62
Vodehnal/Lloyd L	The Yancy, A Condominium Unit 707	-
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 801	72.22
Mapes & Co General Partnership	The Yancy, A Condominium Unit 802	84.02
Mapes & Co General Partnership	The Yancy, A Condominium Unit 803	91.87
Chase/Charles D	The Yancy, A Condominium Unit 804	148.46
Alexander/Wendy L	The Yancy, A Condominium Unit 805	67.93
Nelson/Jack L	The Yancy, A Condominium Unit 806	84.46
Nissen/James F	The Yancy, A Condominium Unit 901	72.24
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 902	84.08
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 903	91.92
Atkins/Ann C	The Yancy, A Condominium Unit 904	94.86

ORDINANCE NO. 9447(A) (Cont.)

Dizmang/Tammy L	The Yancy, A Condominium Unit 905	97.11
Lind/Sharon Graves	The Yancy, A Condominium Unit 906	137.94
Todd/Linda M	The Yancy, A Condominium Unit 1001	78.98
Fogland/Dan & Chris	The Yancy, A Condominium Unit 1002	84.11
Gillam/Jeremy S & Jack L	The Yancy, A Condominium Unit 1003	91.98
Whitehead/Diana L	The Yancy, A Condominium Unit 1004	124.41
Megard/Ruth E	The Yancy, A Condominium Unit 1005	98.30
Aden/Steven G	The Yancy, A Condominium Unit 1006	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1101	79.09
Clare/Linda L	The Yancy, A Condominium Unit 1102	84.19
Buckley/Lynn A	The Yancy, A Condominium Unit 1103	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1104	141.22
Boley/Loren E	The Yancy, A Condominium Unit 1105	98.44
Lynn Mowitz	The Yancy, A Condominium Unit 1106	145.07
Home Federal Savings & Loan Assn	Hann's Fourth Add Lt 3	1,732.38
Artvest III	The Yancy, A Condominium Unit 002	10.81
Artvest III	The Yancy, A Condominium Unit 001	39.06
Ellison/Roxann T	Original Town W 18.9' Of E 33' Of S 25.1' Lt 7 Blk 65	51.51
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 101	33.93
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201B	54.97
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201C	138.36
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201D	104.16
Home Federal Savings & Loan	Original Town Pt Lts 1-2-3-4-7 & All 5 & 6 & Pt Vacated Alley Blk 89	352.89
Artvest III	The Yancy, A Condominium Unit 602	56.17
Calderon/Eliseo & Jessica	Jensen Sub Lt 2	88.17
Iglesia Evangelica Pentecostes	Ziller Sub Lt 2	-
Grand Island/City Of	Westervelt's Sub To The City Of Grand Island Vacated St South Of Lt 1	-
City Of Grand Island	Original Town S 1/2 Lt 1 Blk 57	32.87
City Of Grand Island	Parking Ramp Sub To The City Of Grand Island Lts 1-2-& 3	-
Hill/David C	Campbell's Sub To The City Of Grand Island Lts 10 & 11	86.69
Total Amount		89,448.24

ORDINANCE NO. 9447(A) (Cont.)

SECTION 2. The special tax shall become delinquent in fifty (50) days from date of this levy; the entire amount so assessed and levied against each lot or tract may be paid within fifty (50) days from the date of this levy without interest and the lien of special tax thereby satisfied and released. After the same shall become delinquent, interest at the rate of fourteen percent (14%) per annum shall be paid thereon.

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

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Downtown Business Improvement District 2013".

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

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

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

ORDINANCE NO. 9447 (B)

An ordinance to assess and levy a special tax to pay the 2013-2014 revenue year cost of Downtown Business Improvement District 2013 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provisions of the Grand Island City Code, ordinances, or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. There is hereby assessed upon the following described lots, tracts, and parcels of land, specially benefited, for the purpose of paying the 2013-2014 revenue year cost of Downtown Business Improvement District 2013 of the City of Grand Island, as adjudged by the Council of the City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such Business Improvement District, after due notice having been given thereof as provided by law; and a special tax for such 2013-2014 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Kinder Morgan Interstate Gas Transmission	Centrally Assessed	20.88
Sourcegas Distribution LLC	Centrally Assessed	-
Northwestern Corporation	Centrally Assessed	2,083.87
Windstream Nebraska, Inc	Centrally Assessed	-
Qwest Cooperation	Centrally Assessed	3,912.72
AT&T Communications	Centrally Assessed	81.70
NE Colorado Cellular Inc	Centrally Assessed	23.66
Sprint Nextel Wireless	Centrally Assessed	76.28
USCOC Of Nebraska/Kansas DBA US Cellular	Centrally Assessed	839.36
City Of G I	Original Town To The City Of Grand Island All Blks 52 & 53 & Pt Vac Kimball Ave	-

Approved as to Form	September 6, 2013	City Attorney
---------------------	-------------------	---------------

ORDINANCE NO. 9447 (B) (Cont.)

Bandasack/Chanh & Siphanh	Original Town N 100.5' E 2/3 Lt 1 Blk 54	275.38
Bandasack/Chanh & Siphanh	Original Town S 31.9' E 2/3 Of Lt 1 Blk 54	66.14
Wing Properties Inc	Original Town W 1/3 Lt 1 Blk 54	21.92
Norris/R Dennis & Patricia A	Original Town Lt 2 Blk 54	533.41
City Of G I	Original Town To The City Of Grand Island Lt 3 Blk 54	-
City Of G I	Original Town To The City Of Grand Island Lt 4 Blk 54	-
Wayne/John W & Teresa A	Original Town N 1/2 W 2/3 Lt 6 & N 1/2 Lt 5 Blk 54	439.00
Katrourzos/Gus G	Original Town S 60' W 1/3 Lt 5 Blk 54	80.55
Katrourzos/Gus G	Original Town S 60' W 16' E 2/3 Lt 5 Blk 54	65.72
Edwards Building Corp	Original Town E 28' S 1/2 Lt 5 & N 6' W 38' S 1/2 Lt 5 Blk 54	75.89
Edwards Building Corp	Original Town W 22' S 1/2 Lt 6 Blk 54	60.58
Norris/R Dennis & Patricia A	Original Town E 22' W 44' S 1/2 & E 22' Lt 6 Blk 54	365.37
Norris/R Dennis & Patricia A	Original Town W 1/3 Lt 7 Blk 54	293.47
Norris/R Dennis & Patricia A	Original Town C 1/3 Lt 7 Blk 54	285.70
Wing Properties Inc	Original Town Lt 8 & E 1/3 Of Lt 7 XC 15' X 15' X 15' Sold To City Blk 54	699.64
Nathan Detroit Inc	Original Town N 1/2 Lt 1 Blk 55	455.81
Nathan Detroit's	Original Town N 44' Of S 1/2 Lt 1 Blk 55	304.40
Irvine/Virginia	Original Town S 22' Lt 1 Blk 55	93.75
City Of G I	Original Town To The City Of Grand Island E 1/2 Lt 3 & All Lt 2 Blk 55	-
City Of G I	Original Town To The City Of Grand Island N 1/2 W 1/2 Lt 3 & N 1/2 Lt 4 Blk 55	-
Hoetfelker/Russell L	Original Town S 1/2 W 1/2 Lt 3 & S 1/2 Lt 4 Blk 55	351.61
Downtown Center LLC	Original Town N 67.5' Lt 5 Blk 55	47.64
Armstrong/Matthew E & Janelle A	Original Town N 20' S 64.5' Lt 5 Blk 55	110.34
Erives Enterprises LLC	Original Town S 44.5' Lt 5 Blk 55	363.54
Famos Construction Inc	Original Town W 2/3 Lt 6 Blk 55	333.01
Campos/Arthur V & Jeanene	Original Town E 1/3 Lt 6 Blk 55	135.51
Prairie Winds Art Center Inc	Original Town W 1/3 Lt 7 Blk 55	211.82
Merchen/Terrence R	Original Town E 2/3 Lt 7 Blk 55	794.89
T W Ziller Properties LLC	Original Town W 1/3 Lt 8 Blk 55	148.71
T W Ziller Properties LLC	Original Town C 1/3 Lt 8 Blk 55	149.01
T W Ziller Properties LLC	Original Town E 1/3 Lt 8 Blk 55	420.43
Downtown Center LLC	Original Town N 68' Lt 1 & All Lt 2 & E 1/2 Lt 3 Blk 56	160.07
Downtown Center LLC	Original Town N 22' S 42' & W 6' S 20' Lt 1 Blk 56	14.35
Downtown Center LLC	Original Town N 22' S 64' Lt 1 Blk 56	13.26
Downtown Center LLC	Original Town S 20' E 60' Lt 1 Blk 56	10.96

ORDINANCE NO. 9447 (B) (Cont.)

City Of G I	Original Town To The City Of Grand Island All Lt 4 & W 1/2 Lt 3 Blk 56	-
Mayhew/Carl & Susan A	Original Town W 1/3 Lt 5 Blk 56	259.49
Phengmarath/Nalinh	Original Town E 2/3 Lt 5 Blk 56	422.16
Pohl/Helen E & James A	Original Town Lt 6 Blk 56	305.37
Johnson/Duane A & Dee Ann	Original Town Lt 7 Blk 56	347.77
Downtown Center LLC	Original Town Lt 8 Blk 56	2,769.67
City Of G I Park Lot	Original Town To The City Of Grand Island N 1/2 Lt 1 & All Lts 2-3 & 4 Blk 57	-
J & B Rentals LLC	Ziller Sub Lt 1	556.76
The Grand Foundation, Inc	Original Town To The City Of Grand Island E 2/3 Lt 6 Blk 57	-
Jeo Building Company	Original Town Lt 7 Blk 57	875.25
Overland Building Corp	Original Town Lt 8 Blk 57	1,079.14
Firstier Bank National Assoc	Original Town Lts 1 & 2 Blk 58	300.96
Firstier Bank National Assoc	Original Town N 1/2 Lt 4 & N 1/2 Lt 3 Blk 58	108.52
Firstier Bank National Assoc	Original Town Lt 5 & W 22' Lt 6 Blk 58	1,483.42
Firstier Bank National Assoc	Original Town S 1/2 Lt 3 & S 1/2 Lt 4 Blk 58	115.21
Stelk/Mark D	Jensen Sub Lt 1	144.01
Calderon/Eliseo & Jessica	Original Town W 1/3 Lt 7 Blk 58	222.70
Lindner-Bombeck Trustee/Marilyn A	Original Town C 1/3 Lt 7 Blk 58	300.85
Galvan/Jesus G & Victoria	Prensa Latina Sub Lt 1	95.79
Calderon/Eliseo & Jessica	Prensa Latina Sub Lt 2	96.69
Stelk/Mark D	Prensa Latina Sub Lt 4	299.78
Stelk/Mark D & Wanda L	Prensa Latina Sub Lt 3	371.22
Mead Building Centers	Original Town N 102.5' Lt 1 & All Lt 2 Blk 59	350.33
H & H Land Co	Original Town S 29.5' Lt 1 Blk 59	17.78
Mead Building Centers	Original Town S 99' Lt 4 & All Lt 3 Blk 59	160.97
Mead Building Centers	Original Town N 33' Lt 4 Blk 59	169.42
Berta/Gary & Billie	Original Town Lt 5 Blk 59	239.89
Wagoner/Michael R & Lorna D	Original Town E 23' W 46' Lt 6 Blk 59	171.30
Gerdes/Larry C & Mary Ann	Original Town W 23' Lt 6 Blk 59	170.41
Alexander Enterprises LLC	Original Town E 20' Lt 6 & W 1/2 Lt 7 Blk 59	16.90
H & H Land Co	Original Town W 22' E 1/2 Lt 7 Blk 59	168.33
H & H Land Co	Original Town E 11' Lt 7 & All Lt 8 Blk 59	484.68
CKP LLC	Original Town Lts 1 & 2 Blk 60	468.33
CKP LLC	Original Town Lt 3 Blk 60	115.45
Business Properties	Original Town Lt 4 Blk 60	277.93
618 W 3rd St LLC	Original Town Lts 5 & 6 Blk 60	685.81
Alexander Enterprises LLC	Original Town Lts 7 & 8 Blk 60	527.73
Abjal LLC	Original Town Lts 1 & 2 Blk 61	737.14
Abjal LLC	Original Town Lts 3 & 4 Blk 61	674.73

ORDINANCE NO. 9447 (B) (Cont.)

JUNEBUG2 LLC	Original Town Lt 5 Blk 61	656.35
Hansen Properties LLC	Original Town Lts 6-7 & 8 Blk 61	754.17
D & A Investments LLC	Original Town S 44' Lt 1 Blk 62	181.55
D & A Investments LLC	Original Town N 88' Lt 1 Blk 62	478.95
D & A Investments LLC	Original Town Lt 2 Blk 62	271.80
Northwestern Public Service Company	Original Town To The City Of Grand Island S 66' Lt 4 & N 66' E 57' Lt 3 & S 66' Lt 3 Blk 62	-
DMBG Investments LLC	Original Town N 66' W 9' Lt 3 & N 66' Lt 4 Blk 62	144.86
Moreno/Vincent A	Original Town S 1/2 W 50' Lt 5 Blk 62	87.08
Midwest Premier Investments LLC	Original Town N 1/2 W 50' Lt 5 Blk 62	244.06
Vogel Enterprises Ltd An IA Corp	Original Town E 16' Lt 5 & W 1/2 Lt 6 Blk 62	58.91
Vogel Enterprises Ltd An IA Corp	Original Town E 1/2 Lt 6 & W 1/2 Lt 7 Blk 62	352.61
Wardens & Vestrymen Of St Stephen's	Original Town To The City Of Grand Island E 1/2 Lt 7 & All Lt 8 Blk 62	-
Old Sears Development Inc	Original Town Lts 1 & 2 Blk 63	1,065.57
Old Sears Development Inc	Original Town E 2/3 Lt 3 Blk 63	341.70
Masonic Templecraft Asso Of GI	Original Town W 1/3 Lt 3 & E 1/3 Lt 4 Blk 63	-
Centro Cristiano Internacional	Original Town To The City Of Grand Island W 2/3 Lt 4 Blk 63	211.61
Wardens & Vestrymen Of St Stephens	St. Stephens Sub To The City Of Grand Island Lt 1	-
Wardens & Vestry St Stephens	St. Stephens Sub To The City Of Grand Island Lt 2	-
Hack/Monte C & Sheri S	Original Town S 88' Lt 8 Blk 63	374.01
G I Fed Of Labor/Bldg Assn Inc	Original Town To The City Of Grand Island N 44' Lt 8 Blk 63	-
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 1 Blk 64	384.48
Hand/Craig C	Original Town C 1/3 Lt 1 Blk 64	141.67
Cosrec LLC	Original Town W 1/3 Lt 1 Blk 64	181.79
Pham/Tammy	Original Town E 44' Lt 2 Blk 64	254.22
Walsh/Ivan P & Sharon L	Original Town W 1/3 Lt 2 Blk 64	193.37
Double S Properties LLC	Original Town E 1/3 Lt 3 Blk 64	176.69
Saira E/Jose Isidro	Original Town W 2/3 Lt 3 Blk 64	157.46
Gerdes/Galen E & Tamera M	Original Town Lt 4 Blk 64	835.15
City Of G I	Original Town To The City Of Grand Island Lt 5 Blk 64	-
City Of G I	Original Town To The City Of Grand Island Lts 6 & 7 Blk 64	-
Wagoner/Lorna	Original Town N 22' Lt 8 Blk 64	169.60
Taylor/Terry N & Susan M	Original Town S 1/2 N 1/3 Lt 8 Blk 64	165.89
Shehein/E Lavern & Donna R	Original Town N 44' S 88' Lt 8 Blk 64	172.73

ORDINANCE NO. 9447 (B) (Cont.)

City Of G I	Original Town To The City Of Grand Island S 44' Lt 8 Blk 64	-
Edwards Building Corp	Original Town Lt 1 Blk 65	203.71
Nielsen/Thomas L & Lois E	Original Town E 1/3 Lt 2 Blk 65	156.06
Swanson/Constance K	Original Town C 1/3 Lt 2 Blk 65	147.11
Archway Partnership	Original Town W 1/3 Lt 2 Blk 65	231.05
Bartenbach Real Estate, LLC	Original Town E 1/3 Lt 3 Blk 65	152.44
Iglesia Evangelica Pentecostes	Original Town To The City Of Grand Island C 1/3 Lt 3 Blk 65	-
Brown/Janelle L A	Original Town W 1/3 Lt 3 Blk 65	133.61
Hoffer/Allen & Linda	Original Town E 1/3 Lt 4 Blk 65	269.50
Lambrecht/Harriet K	Original Town W 2/3 Lt 4 Blk 65	168.25
J & B Rentals LLC	Original Town S 44' N 1/2 Lt 5 Blk 65	218.58
Taylor/Terry N & Susan M	Original Town N 22' Lt 5 Blk 65	127.84
J O Enterprises Inc	Original Town S 1/2 Lt 5 Blk 65	271.99
J & B Rentals LLC	Original Town W 1/3 Lt 6 Blk 65	83.34
T W Ziller Properties LLC	Original Town E 2/3 Lt 6 Blk 65	159.56
T W Ziller Properties LLC	Original Town W 1/2 Lt 7 Blk 65	154.67
C & S Group LLC	Original Town N 55' E 1/2 Lt 7 & N 55' Lt 8 Blk 65	47.34
C & S Group LLC	Original Town Pt W 18.9' E 1/2 Lt 7 & N 29.9' E 14.1' Lt 7 & W 29' Of C 22' Of E 1/2 Lt 7 & N 29.9' Of S 55' Lt 8 XC N 6' S 31.1' E 40' Lt 8 Blk 65	163.47
Parmley/David J	Original Town C 22' E 4' Lt 7 & C 22' Lt 8 Blk 65	268.50
C & S Group LLC	Original Town S 25.1' E 14.1' Lt 7 & S 25.1' Lt 8 & N 6' S 31.1' E 40' Lt 8 Blk 65	211.02
Garcia/Juan F & Maria Dejesus	Original Town Lts 1 & 2 Blk 66	619.06
Garcia/Maria de Jesus	Original Town W 2/3 Lt 3 XC W 17.5' Of S 44' Blk 66	239.34
Vipperman/John Fredrick	Original Town E 1/3 Lt 3 Blk 66	217.84
Duda/James G	Original Town N 88' E 1/3 Lt 4 Blk 66	223.98
Wing Properties Inc	Original Town N 88' C 1/3 Lt 4 Blk 66	278.02
Jerke/Kristopher	Original Town N 80' W 1/3 Lt 4 Blk 66	225.33
Anson Investment & Development	Original Town W 17 1/2' S 44' Lt 3 & N 8' S 52' W 22' & S 44' Lt 4 Blk 66	280.71
Bartenbach Real Estate, LLC	Original Town W 1/3 Lt 6 & All Lt 5 Blk 66	494.38
Bartenbach Real Estate, LLC	Original Town E 2/3 Lt 6 & W 1/3 Lt 7 Blk 66	257.20
Keeshan/James E & Mary Ann	Original Town E 2/3 Lt 7 Blk 66	261.66
Procon Management Inc	Original Town Lt 8 Blk 66	2,962.00
City Of Gi	Original Town To The City Of Grand Island N 1/2 Blk 67	-
Plaza Square Development LLC	Original Town S 1/2 Blk 67	1,450.34
City Of Grand Island	Original Town To The City Of Grand Island E 1/3 Lt 2 & All Lt 1 Blk 68	-

ORDINANCE NO. 9447 (B) (Cont.)

S & V Investments LLC	SV Sub Lt 1	1,709.52
Plaza Square A Partnership	Original Town W 22' Lt 6 & All Lt 5 Blk 68	130.41
Smith/Jonathan M	Original Town W 6' Lt 7 & E 2/3 Lt 6 Blk 68	245.65
Smith/Jonathan M	Original Town E 60' Lt 7 Blk 68	248.99
Plate/Tim C	Original Town Lt 8 Blk 68	226.49
Westerby/Douglas M & Mikaela N	Original Town Lt 1 Blk 77	79.13
201 E 2nd LLC	Original Town Lt 2 Blk 77	65.75
201 E 2nd LLC	Original Town Lts 3 & 4 Blk 77	1,462.31
City Of Grand Island NE	Original Town To The City Of Grand Island Lts 5-6-7-8 Blk 77	-
City Of G I	Original Town To The City Of Grand Island All Blk 78 & Vacated Alley	-
Equitable Bldg & Loan Assn/The	Original Town Lt 1 Blk 79	335.05
Equitable Bldg & Loan Assn Of Gi	Original Town Lt 2 Blk 79	100.02
Equitable Bldg & Loan Assn/The	Original Town S 44' Lt 3 & S 44' Lt 4 Blk 79	1,304.14
Equitable Bldg & Loan Assn Of Gi	Original Town N 26' 10.5 Lt 8 Blk 79	25.67
Equitable Bldg & Loan Assn Of G I	Original Town S 17' 1.5 N 44' Lt 8 Blk 79	14.72
Equitable Bldg & Loan Assn Of G I	Original Town S 88' Lt 8 Blk 79	89.10
O'Neill/Joseph P	Original Town E 22' Lt 4 & W 22' Lt 3 Blk 80	174.91
O'Neill/Joseph P	Original Town W 44' Lt 4 Blk 80	126.42
Northwestern Bell Tele Co	Original Town To The City Of Grand Island Lts 5-6-7 Blk 80	-
Northwestern Bell Tele Co	Original Town To The City Of Grand Island N 44' Lt 8 Blk 80	-
Huston/David C	Original Town C 1/3 Lt 8 Blk 80	339.00
Federal Bldg	Original Town To The City Of Grand Island Lts 1-2 & E 44' Lt 3 Blk 80	-
Mitchell/Derek L & Ruth E	Original Town S 44' Lt 8 Blk 80	235.73
Victory Bible Fellowship Of The	Original Town To The City Of Grand Island Lt 1 Blk 81	-
Chamber Of Commerce Of Gi Inc	Original Town To The City Of Grand Island E 2/3 Lt 2 Blk 81	-
Trampe/Ronald E & Sharon R	Original Town W 1/3 Lt 2 Blk 81	150.26
Kansas NE Assoc Of Seventh Day	Original Town To The City Of Grand Island E 1/3 Lt 3 Blk 81	-
Encinger Enterprises LLC	Original Town C 1/3 Lt 3 Blk 81	236.19
Krauss/Ronald C & Vada M	Original Town W 1/3 Lt 3 & All 4 Blk 81	448.64
Walnut Street Partnership	Original Town Lt 5 Blk 81	421.56
Walnut Street Partnership	Original Town Lt 6 Blk 81	171.28
Wheeler Street Partnership	Original Town Lt 7 & S 2/3 Lt 8 Blk 81	846.91
Wheeler Street Partnership	Original Town N 1/3 Lt 8 Blk 81	239.37
Grand Island Independent	Original Town Lt 1 & Pt Vac Alley Blk 82	80.78

ORDINANCE NO. 9447 (B) (Cont.)

Grand Island Independent	Original Town Lt 2 & Pt Vac Alley Blk 82	279.48
Grand Island Independent	Original Town Lt 3 & Pt Vac Alley Blk 82	80.78
Grand Island Independent	Original Town Lt 4 & Pt Vac Alley Blk 82	175.70
Grand Island Independent	Original Town Lts 5-6-7-8 & Pt Vac Alley Blk 82	2,642.36
Grand Island Hospitality LLC	Original Town Lts 1 & 2 Blk 83	375.04
Jomida Inc A NE Corp	Original Town Lts 3 & 4 Blk 83	959.87
Calderon/Eliseo & Jessica	Original Town N 60.35' Lt 5 Blk 83	160.92
J & B Rentals LLC	Original Town S 71.65' Lt 5 Blk 83	174.15
Mateo P/Tomas	Original Town W 2/3 Lt 6 Blk 83	240.05
Perez/Sylvia	Original Town E 1/3 Lt 6 & All Lt 7 Blk 83	275.28
Wooden/Michael Owen & Sonya Kay	Original Town E 41' N 28' Lt 8 Blk 83	128.63
Wooden/Michael Owen & Sonya Kay	Original Town Pt N 1/3 & S 2/3 Lt 8 Blk 83~	186.87
Park	Original Town To The City Of Grand Island All Blk 84	-
Gatzemeyer/Frances Mae	Original Town Lt 1 Blk 85	478.89
Gatzemeyer/Frances Mae	Original Town Lt 2 Blk 85	180.15
Contryman & Asso Prop	Original Town Lts 3 & 4 Blk 85	457.24
Grand Island Liederkranz	Original Town Pt Lts 1-2-3 & 4 Blk 87	283.98
City Of G I	Original Town To The City Of Grand Island All Blk 88	-
Dodge & Elk Park Lots	Original Town To The City Of Grand Island Pt Blk 89	-
Enviro-Clean Contractors Inc	Original Town N 60' Fr Lts 1 & 2 & N 60' Of E 24' Of Lt 3 Blk 89	307.90
Hall Co	Original Town To The City Of Grand Island Strip 8' X 66' & Pt Lt 8 Blk 91	-
Dominick/Audrey	Original Town E 6' N 103' E 37' S 29' Lt 2 & All Lt 1 Blk 92	-
City Of G I	Original Town To The City Of Grand Island Lt 2 XC E 6' N 103' & E 37' S 29' Lt 2 Blk 92	-
City Of G I	Original Town To The City Of Grand Island E 50' Lt 3 Blk 92	-
City Of G I	Original Town To The City Of Grand Island W 16' Lt 3 & All Lt 4 Blk 92	-
Emery/Gregory D & Charlene A Wagoner/Lorna	Campbell's Sub E 51' 8 Lts 1-2-3	85.82
	Campbell's Sub W 75' 4 Lts 1-2-3	266.53
Hastings Grain Inspection Inc	Campbell's Sub Lts 4-5-6 & N 10' Lt 7	159.64
Hastings Grain Inspection Inc	Campbell's Sub S 12' Lt 7 & All Lt 8	228.77
Two Brothers Inc	Campbell's Sub 32' X 127' Lt 9	209.38
Hill/David C	Campbell's Sub Lts 12 & 13	285.31
Hall Co	Court House Add To The City Of Grand Island Lt 1	-
Hall Co	Court House Add To The City Of Grand Island Lt 2	-

ORDINANCE NO. 9447 (B) (Cont.)

Hall Co	Court House Add To The City Of Grand Island Lt 3	-
Hall Co	Court House Add To The City Of Grand Island Lt 4	-
County Of Hall Nebraska	Hann's Add To The City Of Grand Island N 31' Lt 2 & S 13.75' Lt 1 Blk 1~	-
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 2	-
Loeffler/Edward A & Jane A	Hann's Add N 14' Lt 3 & S 26' Lt 2 Blk 1~	283.01
Campbell/Hunter A H & Kathleen A	Hann's Add N 7' Pt Lt 4 & S 43' Lt 3 Blk 1~	254.29
Morfin/Miguel I Delamora	Hann's Add E 60' Of S 50' Of Lt 4 Blk 1~~	219.41
Campbell/Kathleen A	Hann's Add W 67' Of S 50' Of Lt 4 Blk 1~	122.05
County Of Hall	Hann's Fourth Add To The City Of Grand Island Lt 1	-
Marsh Properties LLC	Hann's Second Add S 5' Of Lt 2 & All Lt 3 Blk 4	480.36
Ummel Jr/Tommy L	Hann's Fifth Sub Lt 2	178.58
Mueller/Robert J	Hann's Fifth Sub Lt 1	115.69
Two Brothers Inc	Hann's 3Rd Add W 111' X 118' Blk 5	433.79
Rosales-Monzon/Carlos A	Hann's 3Rd Add N 52.5' Of E 91.9' Of Blk 5	234.14
Royle/Cecilia B	Hann's 3Rd Add E 56' Of W 174' Of Blk 5	156.43
Valenzuela/Linda L	Hann's 3Rd Add S 58.5' Of E 91.9' Of Blk 5	225.88
Hoos Insurance Agency Inc	Railroad Add Lt 4 & Pt Vac St Blk 97	263.61
Sanchez/Filemon	Railroad Add N 1/2 Lt 1 Blk 98	21.44
Sanchez/Filemon	Railroad Add S 1/2 Lt 1 Blk 98	303.03
Carlson/Arvid C	Railroad Add Lt 2 Blk 98	110.74
Kuehner/Carolyn E	Railroad Add W 1/2 Lt 3 Blk 98	152.56
Schafer/Lee Ann G & Michael W	Railroad Add E 1/2 Lt 3 Blk 98	166.91
Plate/Tim C	Railroad Add N 86' Lt 4 Blk 98	89.10
Plate/Tim C	Railroad Add S 46' Lt 4 Blk 98	162.65
Plate/Tim C	Railroad Add Lt 5 Blk 98	542.90
Plate/Tim C	Railroad Add Lt 6 Blk 98	239.30
Benitez/Floriberto Sanchez	Railroad Add W 52' Lt 7 Blk 98	218.81
Sanchez/Filemon	Railroad Add E 14' Lt 7 & All Lt 8 Blk 98	432.56
Vaclavek/Lee Ann	Railroad Add Fr Lt 1 & Fr Lt 2 Blk 105	114.15
Fox Family LLC	Railroad Add Lt 3 Blk 105	202.01
Lazendorf Holdings Limited Partnership	Railroad Add Lt 4 Blk 105	362.64
Fox Family LLC	Railroad Add Lt 5 & Fr Lts 6 & 7 XC City Blk 105	1,048.49
Starkel/Jerid & Tracy	Railroad Add Lts 1 & 2 Blk 106	356.73
C & S Group LLC	Railroad Add Lt 3 Blk 106	199.62
Fernandez/Guadalupe & Pedro	Railroad Add Lt 4 Blk 106	318.26
Muffler Shop Inc/The	Railroad Add Lts 1 & 2 Blk 107	421.56
Muffler Shop Inc/The	Railroad Add Lts 3 & 4 Blk 107	174.37
Lane Home Improvement	Railroad Add S 2/3 Lt 5 Blk 107	183.40
Lane Home Improvement	Railroad Add N 1/3 Lt 5 Blk 107	143.13
Fox/Charles E & Mary A	Railroad Add Lt 6 Blk 107	276.37

ORDINANCE NO. 9447 (B) (Cont.)

Fox/Charles E & Mary A	Railroad Add Lt 7 XC N 60' Of E 22' & XC E 29.54' Of S 71.50' Blk 107	202.61
Janda Dds Pc/David E	Railroad Add S 72' Lt 8 & E 29.54' Of S 71.50' Lt 7 Blk 107	301.43
Clinch/Barbara J	Railroad Add N 60' Of E 22' Lt 7 & N 60' Lt 8 Blk 107	253.67
Fox/Richard & Marilyn	Railroad Add Lts 1 & 2 Blk 108	453.83
Williams/Casey & Misti	Railroad Add E 37' Lt 3 Blk 108	191.96
Douglas Bookkeeping Service Inc	Railroad Add W 29' Lt 3 & All Lt 4 Blk 108	552.15
Placke/Donald J & Janet L	Railroad Add S 88' Lt 5 Blk 108	127.28
Placke/Donald J & Janet L	Railroad Add N 44' Lt 5 Blk 108	74.09
LBE Family Limited Partnership	Railroad Add Lt 6 Blk 108	275.34
Bosselman Inc	Railroad Add Lts 7 & 8 Blk 108	551.31
Gilroy/David A & Carolyn J	Railroad Add S 61' Lt 1 & S 61' Lt 2 Blk 109	194.02
Haney/Thomas W & Diane K	Railroad Add N 71' Lt 1 & N 71' Lt 2 Blk 109~	129.85
Roebuck Enterprises LLC	Railroad Add E 59.5' Lt 3 Blk 109	143.49
J & B Rentals, LLC	Railroad Add E 52' 11 Lt 4 & W 6.5' Lt 3 Blk 109~	66.75
Mcshannon/Roger L & Sharon K	Railroad Add E 52' 11 Of Lt 5 & All Lt 6 Blk 109	206.54
LPB, LLC	Railroad Add Lts 7 & 8 Blk 109	641.90
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 2	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 3	-
Hall Co	Westervelt's Sub To The City Of Grand Island N 52 1/3' Of W 150' Lt 4	-
Hall Co	Westervelt's Sub To The City Of Grand Island Lt 5	-
County Of Hall	Westervelt's Sub To The City Of Grand Island W 86' Of E 165' Of 4 & W 86' Of E 165' Of N 48.5' Lt 5	-
County Of Hall	Westervelt's Sub To The City Of Grand Island W Pt Of N 48.5' X 150' Lt 5 & 26.17' X 150' Of W Pt Lt 4	-
Schager/Margo	Gilbert's Sub North, Part Of Blk 79, Original Town 22' X 99' Lt A	150.15
Equitable Building & Loan Assoc	Gilbert's Sub North, Part Of Blk 79, Original Town Lt B	156.81
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 102	140.98
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 103	203.86
Equitable Building & Loan Assn/The	The Yancy, A Condominium Unit 104	507.32
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201A	454.82
Devco Investment Corporation	The Yancy, A Condominium Unit 301	96.70
George/Mollie Jo	The Yancy, A Condominium Unit 302	70.22
Farr/Thomas M & Nita J	The Yancy, A Condominium Unit 303	99.88
Zins/William L	The Yancy, A Condominium Unit 304	92.04
Teng/Irene	The Yancy, A Condominium Unit 305	-
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 401	71.37

ORDINANCE NO. 9447 (B) (Cont.)

Artvest III, A NE General Partner	The Yancy, A Condominium Unit 402	81.42
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 403	78.18
Jones/Michael D	The Yancy, A Condominium Unit 404	129.29
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 405	78.56
Powers/Yolanda L	The Yancy, A Condominium Unit 406	110.82
Fordham/Wyndell F & Barbara B	The Yancy, A Condominium Unit 407	121.67
Luce/Eric D	The Yancy, A Condominium Unit 501	103.10
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 502	83.69
Baxter/Dudley D & Diana K	The Yancy, A Condominium Unit 503	78.24
Kody Sindelar	The Yancy, A Condominium Unit 504	98.72
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 505	78.62
Jon M & Chandra L Myers	The Yancy, A Condominium Unit 506	110.90
Mowitz/Lynn	The Yancy, A Condominium Unit 507	125.39
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 601	72.07
Artvest III	The Yancy, A Condominium Unit 602	83.83
Shaw/Stephanie A	The Yancy, A Condominium Unit 603	112.32
Clyne/Thomas B	The Yancy, A Condominium Unit 604	90.50
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 605	78.70
Lind/Sharon Graves	The Yancy, A Condominium Unit 606	77.85
Arp/Charmaine L	The Yancy, A Condominium Unit 607	117.62
Lind/Sharon Graves	The Yancy, A Condominium Unit 701	78.81
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 702	83.94
Johnson/Margaret A	The Yancy, A Condominium Unit 703	78.46
Burtscher/Jan L	The Yancy, A Condominium Unit 704	129.57
Rathjen/Michelle R	The Yancy, A Condominium Unit 705	86.56
Long/Clifton J	The Yancy, A Condominium Unit 706	77.62
Vodehnal/Lloyd L	The Yancy, A Condominium Unit 707	-
Artvest III, A NE General Partner	The Yancy, A Condominium Unit 801	72.22
Mapes & Co General Partnership	The Yancy, A Condominium Unit 802	84.02
Mapes & Co General Partnership	The Yancy, A Condominium Unit 803	91.87
Chase/Charles D	The Yancy, A Condominium Unit 804	148.46
Alexander/Wendy L	The Yancy, A Condominium Unit 805	97.05
Nelson/Jack L	The Yancy, A Condominium Unit 806	84.46
Nissen/James F	The Yancy, A Condominium Unit 901	72.24
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 902	84.08
Evnen/Everett A & Elaine S	The Yancy, A Condominium Unit 903	91.92
Atkins/Ann C	The Yancy, A Condominium Unit 904	135.51
Dizmang/Tammy L	The Yancy, A Condominium Unit 905	97.11
Lind/Sharon Graves	The Yancy, A Condominium Unit 906	137.94
Todd/Linda M	The Yancy, A Condominium Unit 1001	78.98
Fogland/Dan & Chris	The Yancy, A Condominium Unit 1002	84.11
Gillam/Jeremy S & Jack L	The Yancy, A Condominium Unit 1003	91.98

ORDINANCE NO. 9447 (B) (Cont.)

Whitehead/Diana L	The Yancy, A Condominium Unit 1004	177.72
Megard/Ruth E	The Yancy, A Condominium Unit 1005	98.30
Aden/Steven G	The Yancy, A Condominium Unit 1006	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1101	79.09
Clare/Linda L	The Yancy, A Condominium Unit 1102	84.19
Buckley/Lynn A	The Yancy, A Condominium Unit 1103	-
Jon M & Chandra Myers	The Yancy, A Condominium Unit 1104	141.22
Boley/Loren E	The Yancy, A Condominium Unit 1105	98.44
Lynn Mowitz	The Yancy, A Condominium Unit 1106	145.07
Home Federal Savings & Loan Assn	Hann's Fourth Add Lt 3	1,732.38
Artvest III	The Yancy, A Condominium Unit 002	10.81
Artvest III	The Yancy, A Condominium Unit 001	39.06
Ellison/Roxann T	Original Town W 18.9' Of E 33' Of S 25.1' Lt 7 Blk 65	51.51
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 101	33.93
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201B	54.97
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201C	138.36
Equitable Building & Loan Assoc	The Yancy, A Condominium Unit 201D	104.16
Home Federal Savings & Loan	Original Town Pt Lts 1-2-3-4-7 & All 5 & 6 & Pt Vacated Alley Blk 89	352.89
Artvest III	The Yancy, A Condominium Unit 602	56.17
Calderon/Eliseo & Jessica	Jensen Sub Lt 2	88.17
Iglesia Evangelica Pentecostes	Ziller Sub Lt 2	-
Grand Island/City Of	Westervelt's Sub To The City Of Grand Island Vacated St South Of Lt 1	-
City Of Grand Island	Original Town S 1/2 Lt 1 Blk 57	32.87
City Of Grand Island	Parking Ramp Sub To The City Of Grand Island Lts 1-2-& 3	-
Hill/David C	Campbell's Sub To The City Of Grand Island Lts 10 & 11	86.69
Total Amount		89,999.90

SECTION 2. The special tax shall become delinquent in fifty (50) days from date of this levy; the entire amount so assessed and levied against each lot or tract may be paid within fifty (50) days from the date of this levy without interest and the lien of special tax thereby satisfied and released. After the same shall become delinquent, interest at the rate of fourteen percent (14%) per annum shall be paid thereon.

ORDINANCE NO. 9447 (B) (Cont.)

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

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Downtown Business Improvement District 2013".

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

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

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-5

#9448 – Consideration of Assessments for Second Street Business Improvement District 2013

This item relates to the aforementioned Board of Equalization item D-2.

Staff Contact: Jaye Monter, Finance Director

ORDINANCE NO. 9448

An ordinance to assess and levy a special tax to pay the 2013-2014 revenue year cost of Second Street Business Improvement District 2013 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provisions of the Grand Island City Code, ordinances, or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. There is hereby assessed upon the following described lots, tracts, and parcels of land, specially benefited, for the purpose of paying the 2013-2014 revenue year cost of Second Street Business Improvement District 2013 of the City of Grand Island, as adjudged by the Council of the City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such Business Improvement District, after due notice having been given thereof as provided by law; and a special tax for such 2013-2014 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
	Arnold & Abbott's Add To The City Of Grand Island All Lts 1-2-3-4 & Pt Lts 5-6-7-8 Blk 17 & Pt Vacated Washington St	-
Library Board Of Grand Island		
J.J.A. Holdings LLC	Arnold & Abbott's Add Lt 5 XC State Blk 18	133.46
J.J.A. Holdings LLC	Arnold & Abbott's Add Lts 6-7-8 XC State Blk 18	395.92
	Arnold & Abbott's Add Lt 2 XC State Row Blk 20 (Comp Railroad Add)	132.68
JBWS Property Group LLC		
	Arnold & Abbott's Add E 60' Lt 3 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	119.04
Staab Real Estate LLC		
	Arnold & Abbott's Add W 6' Lt 3 & All Lt 4 XC State Row Blk 20 (Comp Fr Lt 4 Co Sub 16-11-9)	145.46
Staab Real Estate LLC		
1203 LLC	Arnold Place Lt 1 XC State Row & All 2 Blk 3	263.68

Approved as to Form	September 6, 2013	City Attorney
---------------------	-------------------	---------------

ORDINANCE NO. 9448 (Cont.)

Grand Island Womans Club Inc	Arnold Place Add To The City Of Grand Island Lts 1 & 2 XC State Blk 4	-
Apfel Funeral Home Inc	Arnold Place Lts 3-4 XC State & All Lt 5 & W 1/3 Lt 6 Blk 4	264.20
Waind Properties LLC	Baker's Add Pt W 1/2 Lt 7 & Pt Lt 6 Blk 10	162.30
Watkins/David H & Marilyn E	Baker's Add Pt E 1/2 Lt 7 Blk 10	50.22
Watkins/David H & Marilyn E	Baker's Add Pt Lt 8 Blk 10	105.12
Watkins/David H & Marilyn E	Baker's Add Pt Lt 9 Blk 10	102.96
Hogeland/Andy A	Baker's Add N 128.84' Lt 10 Blk 10	108.40
RSI Inc	Baker's Add Lts 1-2-3-4-5-8-9-10 & E 1/2 Lt 7 & 8' Strip Adj S XC State Blk 11	366.62
Elm Real Estate L C	Baker's Add Lt 6 & W 1/2 Lt 7 XC State Blk 11	161.28
Victoria Land Partners Lp	Baker's Add Lts 5-6-7-8-9 XC State Blk 12	528.26
Meme Thetmontri	Baker's Add N 90.5' Lt 1 XC State Blk 14	108.08
Royle/Tina M	Baker's Add Lt 2 XC State Blk 14	103.94
Samson Trustee/Kelly	Baker's Add Lt 3 XC State Blk 14	103.82
J & B Rentals LLC	Baker's Add Lt 4 XC State Blk 14	102.96
Shuman/Rebecca R	Baker's Add N 1/2 Lt 5 XC State Blk 14	108.40
JUBBA LLC	Baker's Add Lts 1-2-3 Blk 15 EX State	315.30
JUBBA LLC	Baker's Add Lt 4 XC State Blk 15	102.96
Daffodil LLC	Baker's Add Lt 5 XC State Blk 15	108.40
Daffodil LLC	Baker's Add Lts 1-2-3-4-5 XC City Blk 16	526.84
Gosda Car Wash LLC	Baker's Add Lts 1, 2 & 3 Blk 17	315.48
Leaman/Michael & Ralisa	Baker's Add Lts 4 & 5 Blk 17	211.66
Hardware Land Co Of G I Ltd	Kernohan & Decker's Add All Blk 5 & E 40' Vac Harrison St & Vac Alley	-
Escobar/Dilma E	Kernohan & Decker's Add Lt 4 & Pt Vac Alley Blk 6	-
Hehnson LLC	Kernohan & Decker's Add Lt 5 & Pt Vac Alley Blk 6	-
Albright/Cleo E	Kernohan & Decker's Add W 20' Of Lt 6 & All Lt 5 XC State Row Blk 10	172.00
Casey's Retail Co	Kernohan & Decker's Add All Lts 7 & 8 & E 46' Of Lt 6 XC State Row B~Lk 10 (Comp Pt Lts 7 & 8 Blk 4 Spaulding & Gregg's)~	356.12
Grand Island Properties	Kernohan & Decker's Add N 1/2 Of Lt 1 & All Lts 2, 3, 4, 5, 6, & 7 & Pt Vac Alley & Pt Vac St XC S 10' To City Blk 11	474.24
Folsom/John D & Sallie S	Kernohan & Decker's Add Lt 8 XC Row Blk 11	131.68
Grand Island Properties	Kernohan & Decker's Add XC City All Blk 12 & W 40' Of Vac Mo XC State	608.96
CVS 10243 NE LLC	Kernohan & Decker's Add All Lts 1-2-3-4 & Pt Lts 5-6 & 7 & Pt Vac Alley Blk 13	394.94

ORDINANCE NO. 9448 (Cont.)

Five Points Bank	Kernohan & Decker's Add Pt Lt 8 Pt Vac Alley Blk 13	132.30
Johnson/Merleen	Kernohan & Decker's Add W 26' Lt 7 & E 33' Lt 6 EX State Blk 14	118.00
Real Estate Group Of Grand Island	Kernohan & Decker's Add W 33' Lt 6 Blk 14 XC State (Comp Blk 51 Packer & Barr's Second Add)	66.88
Johnson/Merleen	Kernohan & Decker's Add Lt 8 & E 40' Lt 7 XC State Row Blk 14	210.28
Bruggeman Investments LLC	Kernohan & Decker's Add Fr Lts 1-2-3-4-7 & 8 XC State Row Blk 15 & Vac Alley (Comp Charles Wasmer's Add Fr Lts 2 Thru 4 & Lts 6 Thru 10 Blk 2 & Vac Alley)	526.14
Autozone Development Corp	Autozone Sub Lt 1 XC Row	319.34
Video Kingdom Of Grand Island Inc	Autozone Sub Lt 2 XC State Row	208.66
Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lts 1 & 2 & E 10' Of Lt 3 & Pt Vac St XC State Blk 17	364.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add Lt 4 XC City & W 56' Lt 3 XC State Blk 17	245.32
Beckman/Dale F & Karleen K	Kernohan & Decker's Add Lt 5 Blk 17	-
Nebr Dist Council Of Assemblies	Kernohan & Decker's Add Pt E 2/3 Lt 1 Blk 18	86.98
Nebr Dist Council Of Assemblies	Kernohan & Decker's Add Pt Of Pt W 1/3 Of Lt 1 & Pt E 1/3 Of Lt 2 Blk 18	88.00
Walgreen Co An Illinois Corp	Kernohan & Decker's Add W 2/3 Lt 2 & All Lts 3 & 4 & Pt Vac St XC State Blk 18	432.00
Evans/Randy L	Kernohan & Decker's Add Fr Lts 3 & 4 XC State Row Blk 19 (Comp Blk 7 Spaulding & Gregg's Add & Comp Blk 19 Palmer's Sub)	264.42
Mues/Joan A	Koenig & Wiebe's Add E 16' Fr Lt 7 & All Lt 8 Blk 120 (Comp Railroad Add)	-
Real Estate Group Of Grand Island	Packer & Barr's Second Add Lt 5 Blk 51 XC State (Comp Blk 14 Kernohan & Decker's Add)_	131.48
State Of Ne Hdq State Patrol &	Packer & Barr's Second Add To The City Of Grand Island Lts 5 & 6 Blk 52 (Comp Baker's Add)	-
State Of Nebr	Packer & Barr's Second Add To The City Of Grand Island Lts 7 & 8 Blk 52	-
Schaffer/David L & Frances F	Railroad Add Lt 5 Blk 114	133.46
Story/Mary	Railroad Add Lt 6 Blk 114	131.56
Ktdoublemd LLC	Railroad Add Lt 8 Blk 114	131.72
TMT Investments LLC	Railroad Add Lt 1 Blk 115	131.72
Orozco/Rafael B & Rita	Railroad Add Lt 2 Blk 115	132.48
Orozco/Rafael & Rita C	Railroad Add Lt 3 Blk 115	131.72

ORDINANCE NO. 9448 (Cont.)

Raile Properties, L.L.C.	Railroad Add Lt 4 Blk 115	130.74
Raile Properties, L.L.C.	Railroad Add Lts 1 & 2 Blk 117	264.20
Puncochar/Harlan R	Railroad Add E 1/2 Lt 3 Blk 117	64.18
C & A Properties LLC	Railroad Add W 1/2 Lt 3 Blk 117	67.54
Durham/Roberta K & Steven G	Railroad Add Lt 4 Blk 117	131.50
Fowle/Larry W	Railroad Add N 49.5' Lt 5 Blk 117	-
Hernandez/Mirna Y Martinez	Railroad Add S 82.5' Lt 5 Blk 117	-
Overland National Bank	Railroad Add Lt 5 XC State & All Lts 6-7-8 Blk 118	529.12
JBWS Property Group LLC	Railroad Add Lt 1 Blk 120	110.44
City Of Grand Island	Spaulding & Gregg's Add To The City Of Grand Island Pt Lts 5-6-7-Fr 8 & Pt Vac Alley & W 1/2 Vac St Blk 2 (Comp Arnold Place Pt Fr Lt 8 Blk 2)	-
Degen Co A Partnership	Spaulding & Gregg's Add Lts 5-6-7 XC State Row Blk 3	395.92
GI Family Radio Enterprises LLC	Spaulding & Gregg's Add Lt 8 XC State Row Blk 3	133.46
1219 LLC	Spaulding & Gregg's Add Lts 3 & 4 XC State Row Blk 5 (Comp Arnold Place)	264.70
McDonald's Corp	Spaulding & Gregg's Add Lts 1-2-3-4 Blk 6 XC State Row	528.40
Evans/Randy L & Cynthia S	Spaulding & Gregg's Add Lts 1 & 2 XC State Row Blk 7	263.98
KTDDOUBLEMD LLC	Railroad Add S 88' Lot 7 Blk 114	132.64
Total Amount		14,288.66

SECTION 2. The special tax shall become delinquent in fifty (50) days from date of this levy; the entire amount so assessed and levied against each lot or tract may be paid within fifty (50) days from the date of this levy without interest and the lien of special tax thereby satisfied and released. After the same shall become delinquent, interest at the rate of fourteen percent (14%) per annum shall be paid thereon.

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

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Second Street Business Improvement District 2013".

ORDINANCE NO. 9448 (Cont.)

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

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

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-6

#9449 – Consideration of Assessments for Fonner Park Business Improvement District 2013

This item relates to the aforementioned Board of Equalization item D-3.

Staff Contact: Jaye Monter, Finance Director

ORDINANCE NO. 9449

An ordinance to assess and levy a special tax to pay the 2013-2014 revenue year of the Fonner Park Business Improvement District 2013 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provisions of the Grand Island City Code, ordinances, or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. There is hereby assessed upon the following described lots, tracts, and parcels of land, specially benefited, for the purpose of paying the 2013-2014 revenue year cost of Fonner Park Business Improvement District 2013 of the City of Grand Island, as adjudged by the Council of the City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such Business Improvement District, after due notice having been given thereof as provided by law; and a special tax for such 2013-2014 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Westerby/Michael J & Mandy	Janisch Sub Pt Lt 1	959.68
McDermott/Niels C	Brownell Sub XC .0051 AC To Row Lt 1 XC E 10'	399.84
Wiltgen Corp II	Kirkpatrick Sub Lt 5	564.40
Wiltgen Corp II	Kirkpatrick Sub Lt 6	555.92
DA-LY Properties LLC	Labelindo Second Sub Pt Lt 1 XC 18.3 Ft To City	2,236.64
Zana/James Scott	R & R Sub Pt Lt 1	1,125.76
Casey'S Retail Co	Pleasant Home Sub XC City E 1/2 Of S 1/2 Blk 9	1,123.04
Locust Street LLC	Pleasant Home Sub XC City Blk 16	2,236.40
Oberg/Danny K	Roepke Sub Pt Lt 2 & Pt Lt 1	1,234.72
Oberg/Danny K	Roepke Second Sub Pt Lt 1	364.00
Edwards Building Corp	Fonner Sub Lt 1 XC City	1,199.52
Grand Island Associates LLC	Fonner Fourth Sub Lt 1	3,919.60

Approved as to Form ☐ _____
September 6, 2013 ☐ City Attorney

ORDINANCE NO. 9449 (Cont.)

Far Reach LLC	Fonner Second Sub XC City Lt 5	1,598.88
Far Reach LLC	Fonner Second Sub XC City Lt 6	3,201.20
Three Circle Irrigation Inc	Fonner Third Sub Pt Lt 1 & Pt Lt 3	2,718.64
Edwards Building Corp	Fonner Third Sub Replatted Pt Lt 3	1,120.00
Staab/Kenneth W & Rose Mary	Miscellaneous Tracts 21-11-9 XC To City 52' X 257' Pt SE 1/4 SE 1/4	415.84
Staab PH Units LLC	Miscellaneous Tracts 21-11-9 Pt SE 1/4 SE 1/4 .20 AC To City .817 AC	1,080.72
Reilly/Michael J & Carey M	JNW Sub Lt 1	1,232.00
Edwards Building Corp	JNW Second Sub Lt 1	1,326.64
Sax Pizza Of America Inc	Sax's Second Sub Lt 2	864.72
Braddy/Cindy	Miscellaneous Tracts XC To City 21-11-9 Pt SE 1/4 SE 1/4 .78 AC	1,082.16
Arec 7, LLC	Miscellaneous Tracts 21-11-9 XC City Pt SE 1/4 SE 1/4 1.17 AC	1,599.84
Sax Pizza Of America Inc	Sax'S Second Sub Lt 1	997.52
Goodwill Indust Of Greater Nebr	Goodwill Sixth Sub Lt 2	1,473.92
Hall County Livestock Improvement Assn	Miscellaneous Tracts 22-11-9 To The City Of Grand Island Pt SW 1/4 SW 1/4 & Pt NW 1/4 SW 1/4 XC .15 A City & 1.03 AC Fonner Rd XC .05 AC City XC .98 AC City 23.97 AC	2,651.52
Bosselman Leasing LLC	R & R Sub Pt Lt 2	1,114.80
Preferred Enterprises LLC	Fonner Fourth Sub To City Row Pt Lt 2	1,200.08
Total Amount		39,598.00

SECTION 2. The special tax shall become delinquent in fifty (50) days from date of this levy; the entire amount so assessed and levied against each lot or tract may be paid within fifty (50) days from the date of this levy without interest and the lien of special tax thereby satisfied and released. After the same shall become delinquent, interest at the rate of fourteen percent (14%) per annum shall be paid thereon.

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

ORDINANCE NO. 9449 (Cont.)

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Fonner Park Business Improvement District 2013".

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

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

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-7

#9450 – Consideration of Assessments for South Locust Business Improvement District 2013

This item relates to the aforementioned Board of Equalization item D-4.

Staff Contact: Jaye Monter, Finance Director

ORDINANCE NO. 9450

An ordinance to assess and levy a special tax to pay the 2013-2014 revenue year cost of South Locust Business Improvement District 2013 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provisions of the Grand Island City Code, ordinances, or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. There is hereby assessed upon the following described lots, tracts, and parcels of land, specially benefited, for the purpose of paying the 2013-2014 revenue year cost of South Locust Business Improvement District 2013 of the City of Grand Island, as adjudged by the Council of the City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such Business Improvement District, after due notice having been given thereof as provided by law; and a special tax for such 2013-2014 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Loney/Jerry L & Janet C	Burch Sub W 273' Lt 1 XC City	980.70
Casey's Retail Company	Burch Sub W 125' Lt 2-3-4 XC City	1,260.14
Williams/Michael S & Sandy S	Burch Sub Lt 5 XC City	838.04
Williams/Michael S & Sandra S	Burch Second Sub Lt 1 XC City	983.50
Eating Establishment/The	Runza Sub Lt 1 XC City	1,084.02
Shanahan/Bradley L	Holcomb's Highway Homes E 100' Lt 12 XC City & E 100' Lt 13 XC City	1,400.00
Hancock/Robert D	Holcomb's Highway Homes Lt 14 XC City	766.92
Hansen/Ryan & Darcy	Holcomb's Highway Homes Lt 15 XC City	759.08
Mueller/John G & Dianna D	Bartz Sub Lt 1	763.00
Mehring/Donald D	Shovlain Second Sub Lt 3	1,087.59
Wratten/Calvin J & Donna	Holcomb's Highway Homes S 52' Lt 19 & N 1' Lt 20	366.31

Approved as to Form	September 6, 2013	City Attorney
---------------------	-------------------	---------------

ORDINANCE NO. 9450 (Cont.)

Video Kingdom Of Grand Island Inc	Holcomb's Highway Homes S 108' Lt 20 XC City	763.14
Kershner Properties, LLC	Holcomb's Highway Homes N 60' Lt 22 XC City	414.68
Holiday Plaza LLC	Holcomb's Highway Homes Lt 21 XC City	763.14
Da-Ly Properties LLC	Holcomb's Highway Homes N 12' Lt 24 XC City & S 98' Lt 23 XC City	770.00
Kershner Properties, LLC	Holcomb's Highway Homes S 49' Lt 22 & N 11' Lt 23 XC City	420.00
Hernandez/Alina	Holcomb's Highway Homes S 97' Lt 24 XC City & N 38' Lt 26 XC City & All 25 XC City	1,707.58
Larsen/Marion D	Holcomb's Highway Homes N 79' Lt 27 XC City & S 71' Lt 26 XC City	1,050.42
McCloud Super 8 Motel Inc	Matthews Sub Pt Lt 25 XC City	1,732.36
Lawrey/William E & Sandra L	Garrison Sub Lt 1 XC City	1,582.91
City Of Grand Island	MIL-NIC Second Sub To The City Of Grand Island Lt 1	-
Nebraska MIL-NIC	MIL-NIC Second Sub Lt 2	1,915.20
Paulsen And Sons Inc	Roush's Pleasantville Terrace Sub Lts 1 & 28 XC City & All Lts 2-3-26-27	1,400.42
Mehring/Donald D	Shovlain Second Sub Lt 2	840.14
Carpenter/Rex E & Jonadyne A	Woodland First Sub Lt 1 200' X 400' XC City	1,395.94
Carpenter/Rex E & Jonadyne A	Woodland First Sub Lt 2 200' X 400' XC City	1,400.28
Equitable Federal Savings	Woodland First Sub Lt 3 XC City	1,400.42
Oberg/Danny K	Woodland First Sub Lt 4 XC City	1,393.28
Riley's Auto Sales LLC	Woodland First Sub Lt 5 XC City	1,400.42
Rasmussen Jr/Richard S	Woodland First Sub N 50' Of E 260' Lt 6 XC City	348.95
Pam's Rentals LLC	Woodland First Sub S 126' Of E 260' Lt 6 XC City	886.41
Alpha Corp	Woodland First Sub E 260' Lt 8 XC City	1,466.15
Stratford Plaza LLC	Woodland Second Sub Lt 11 XC City	3,801.84
Bosselman Inc	Woodland Second Sub Lt 8	1,045.38
Carpenter Real Estate Inc	Woodland Second Sub Lt 9	1,050.21
Laub-Otto, LLC	Woodland Second Sub Lt 10	1,112.23
Rasmussen Jr/Richard S	Woodland Third Sub Lt 1 XC N 25' Of E 260' XC City	524.44
Arp/Dale & Kathleen	Woodland Third Sub N 25' Of E 260' Lt 1 XC City & Lt 2 XC City	874.51
Mcdermott & Miller, P C	Woodridge South Sub Lt 1 XC City	1,767.64
Larsen/Marion D	Woodridge South Sub Lt 2 XC City	760.76
South Pointe Development LLC	South Pointe Sub Lt 1	1,717.59
Milton Motels LLC	Miscellaneous Tracts 27-11-9 Pt N 1/2 SW 1/4 SW 1/4 3.03 A	3,528.00
Platte Valley State Bank &	Equestrian Meadows Sub Lt 1	1,247.54

ORDINANCE NO. 9450 (Cont.)

Community Redevelopment Authority	Desert Rose Sub Pt Lt 1 XC City	2,994.81
Robb/Theodore J	Miscellaneous Tracts 27-11-9 Pt NW 1/4 SW 1/4 XC City 5.08 Ac	2,352.07
MIK LLC	Miscellaneous Tracts 27-11-9 Pt NW 1/4 SW 1/4 Pt Lt 4 Island XC City 4.85 Ac	2,220.89
Moises & Olivia Llamas	Knox Sub Lot 1 XC City	978.81
All Faiths Funeral Home LLC	Miscellaneous Tracts 27-11-9 Pt NW 1/4 NW 1/4 SW 1/4 2.34 Ac	1,680.00
Pharmacy Properties LLC	Equestrian Meadows Sub Lt 2	1,014.93
Willis/Ronald J & Lori D	Miscellaneous Tracts 28-11-9 Pt Ne 1/4 Ne 1/4 XC City .445 Ac	700.00
Robb/Mason D	Knox Third Sub Lt 2 XC City	924.28
Robb/Ted	Knox Third Sub Lt 3 XC City	539.42
Oreilly Automotive Inc	Runza Sub Lt 2 XC City	1,089.48
Robb/Mason D	Knox Third Sub Lt 1 XC City	1,079.05
Faulkner/Mark A & Suzanne G	Equestrian Meadows Sub Lt 3	1,289.26
Milton Motels LLC	Vanosdall Sub Lt 1	565.32
Wayne Vanosdall Sanitation	Vanosdall Sub Lt 2	496.51
Total Amount		68,696.11

SECTION 2. The special tax shall become delinquent in fifty (50) days from date of this levy; the entire amount so assessed and levied against each lot or tract may be paid within fifty (50) days from the date of this levy without interest and the lien of special tax thereby satisfied and released. After the same shall become delinquent, interest at the rate of fourteen percent (14%) per annum shall be paid thereon.

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

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "South Locust Business Improvement District 2013".

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

ORDINANCE NO. 9450 (Cont.)

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

Enacted: September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-8

#9439 - Consideration of Salary Ordinance

Staff Contact: Brenda Sutherland

Council Agenda Memo

From: Brenda Sutherland, Human Resources Director

Meeting: September 10, 2013

Subject: Consideration of Approving Salary Ordinance No. 9439

Item #'s: F-8

Presenter(s): Brenda Sutherland, Human Resources Director

Background

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

Discussion

Wages for the recently approved FOP labor agreement are presented for approval. The first year of the agreement wages will increase for positions of police officer and sergeant by 7% at the bottom step and 8% at the top step. This is a result of a newly negotiated labor agreement that was approved by Council on August 20, 2013.

The Training and Special Events Bank outlined in the labor agreement will be reduced from fifty (50) hours to thirty (30) hours and the maximum hours allowed to accrue in the medical leave bank will increase from 1080 to 1280.

Additionally, there are changes in the Ordinance to reflect the wages that have been agreed to by Council for the employees covered under the AFSCME, IAFF and IBEW labor agreements. The AFSCME wage scale will increase by 1.5% and the IAFF wage scale will increase by 2.5%. The IBEW Finance, Service/Clerical, Wastewater and Utilities agreements will increase by 2.75%.

The non-union positions were surveyed this summer by Paul Essman. As the City has become a metropolitan statistical area (MSA) a new array has been used as will be the case for labor negotiations going forward as well. The Cities used in the new array for non-union employees are as follows; Ames, IA, Cheyenne, WY, Iowa City, IA, Jefferson City, MO, Lawrence, KS, Rapid City, SD, Manhattan, KS, Sioux City, IA and St. Joseph,

MO. As it is difficult to find matches for power generating utilities, public utilities were used for comparable matches.

Non-union positions are treated the same as union positions under state statute. Meaning, the rules for comparability apply to all. Under state statute, comparability is determined by matching positions that have same or similar working conditions in other municipalities. The statute defines the standard as a 70% match.

As is the case with all surveys, there were positions that experienced no movement, some that saw small movement and others that will have significant movement. The non-union increases are being implemented in a similar fashion as those for the FOP in that positions that are experiencing greater than a 5% increase will be spread out over the course of three years. Attached is a chart that shows the scheduled salary changes for years 2013, 2014 and 2015. Some positions will be at market midpoint in the first year and therefore a 0% is listed in following years. Those positions would be eligible for an across the board increase. Where I have indicated a 0% at the bottom or the top step in future year's means that the step needs to remain unchanged to get closer to comparability. I have recommended changes to both the top and bottom steps to bring the City of Grand Island into comparability in its new array.

New positions have been added to this salary ordinance. The new positions include the MPO Program Manager with a salary range of \$23.6000- \$35.0800, a GIS Coordinator with a range of \$24.5800 – \$37.3300, a Civil Engineer I & II for the Utilities Department with ranges from \$27.0775 - \$38.0973 and \$31.4068 - \$44.1455. The Fire Department is recommending splitting the Division Chiefs by their titles/duties and setting their salary ranges according to comparability.

The attached chart shows future movement that will need to be planned for in upcoming budgets to meet the obligation of paying comparable wages as they were identified in the recent salary survey. Next year the City will be negotiating six labor agreements that may be impacted similarly by the new array. As the City moves forward, 5% -6% budgeted salary increases may be needed until we are in line with comparability.

The wages represented in this proposed Ordinance are included in the proposed 2013/2014 fiscal year budget.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve proposed Salary Ordinance No. 9439.

Sample Motion

Move to approve Salary Ordinance No. 9439.

Proposed Salary Increases

Department/Position:	D	Increase 10/13	Increase 10/14	Increase 10/15
ADMINISTRATION:				
City Administrator		6.5% bottom - 0% top	6.5% bottom -	6.25% bottom
Ass't. to the City Administrator		0%	0%	0%
City Clerk		5.5% bottom step / 6.25% top	5.5% bottom step / 6.25% top	5.5% bottom step / 6.25% top
Public Information Officer		6.25% bottom step / 8.5% top	6% bottom step / 8.5% top	6% bottom step / 8.5%
Receptionist		5.25% bottom step / 7.25% top	5.25% bottom / 7.25% top	5.25% bottom / 7.25% top
BUILDING:				
Building Dep't. Director		0% bottom/2.75% top	0%	0%
EMERGENCY MANAGEMENT.:				
Emergency Mgt. Director		5% bottom/5.25% top	0% bottom/5% top	0% bottom/5% top
Emergency Mgt. Deputy Director		5% bottom/5.25% top	0% bottom/5% top	0% bottom/5% top
Sr. Dispatcher		5% bottom/ 3% top	1.5% bottom/0% top	0%
FINANCE:				
Finance Director		3.75% bottom / 5.25% top	0% bottom / 5% top	0% bottom / 5% top
Sr. Accountant		0%	0%	0%
Accountant		0% bottom / 1.5% top	0% bottom /	0%
Utility Services Mgr.		0% bottom/ 0% top	0% bottom / 0% top	0% bottom
Payroll Specialist		5% bottom / 5% top	3% bottom / 5% top	0% bottom / 4.25% top
Meter Reading Supervisor		.50% bottom / 4.25% top	0%	0%
Information Tech. Manager		5% bottom step / 7.5% top	5% bottom step / 7.5% top	0% bottom / 7.5% top
FIRE:				
Fire Chief		5% bottom/5.25% top	0% bottom/5% top	0% bottom/5% top
Fire Operations Division Chief		5% bottom/5% top	5% bottom/5% top	3.25% bottom/ 1.25% top
EMS Division Chief		5% bottom/5% top	5% bottom/5% top	3.25% bottom/ 1.25% top
Fire Prevention Division Chief		5% bottom/ 5% top	5% bottom/2% top	3% bottom/0% top
Shift Commander		5% bottom/3% top step	1.75%bottom	0%
HUMAN RESOURCES:				
Human Resources Director		0% bottom/4% top	0%	0%
Human Resources Specialist		6.5% bottom step /11.5% top	6.25% bottom step /11.5% top	6.25% bottom step /11.5% top
Human Resources Recruiter		3.50% bottom step / 6.25% top	3.25% bottom step / 6.25% top	3.25% bottom step / 6.25% top

Proposed Salary Increases

Human Resources Risk Mgt/Ben.	3.50% bottom step / 6.25% top	3.25% bottom step / 6.25% top	3.25% bottom step / 6.25% top
LEGAL:			
City Attorney	2.25% bottom / 4.75% top	0%	0%
Attorney	0%	0%	0%
Legal Secretary	0% bottom/.50 top	0% bottom	0% bottom
LIBRARY			
Library Director	8.75% bottom/10.75% top	9% bottom/10.75% top	8.75% bottom/10.75% top
Ass't Library Director	11.5% bottom/15% top	11.5% bottom/15% top	11.5% bottom/15% top
Librarian II	3.75% bottom/4.75% top	0%	0%
Librarian I	3.75% bottom/4.75% top	0%	0%
Library Ass't. II	5% bottom/5% top	5% bottom/5% top	1.75% bottom/4.5% top
Library Ass't. I	0% bottom/ 5% top	0%	0%
Library Page	0% bottom/ 2.75% top	0%	0%
Custodian	5% bottom/5% top	5% bottom/5% top	2.75% bottom/5% top
Secretary	2.75%	0%	0%
PARKS:			
Parks & Rec Director	5% bottom / 7% top	5% bottom / 7% top	0% bottom / 7% top
Parks Superintendent	5% bottom / 6.5% top	5% bottom / 6.5% top	1.5% bottom / 6.5% top
Recreation Superintendent	11.5% bottom / 13.5% top	11.25% bottom / 13.5% top	11.25% bottom / 13.5% top
Cemetery Superintendent	5% bottom / 6.25 top	2% bottom / 6.25% top	0% bottom / 6% top
Golf Superintendent	0%	0% bottom	0% bottom
Shooting Park Superintenant	5% bottom / 6.5% top	5% bottom / 6.5% top	1.5% bottom / 6.5% top
Recreation Coordinator	5.25% bottom / 8% top	5.25% bottom / 8% top	5.25% bottom / 7.75% top
Grounds Maint. Crew Chief - Cemetery	2% bottom / 5% top	0% bottom / 5% top	0% bottom / 4.25% top
Grounds Maint. Crew Chief - Parks	4.25% bottom / 5% top	0% bottom / 5% top	0% bottom / 1.75% top
Turf Mgt. Specialist	0%	0% bottom	0% bottom
Golf Maintenance Worker	2.75% bottom / 5.25% top	0% bottom / 5.25% top	0% bottom / 5.25%
PLANNING:			
Planning Director	5% bottom / 6% top	3.75% bottom / 6% top	0% bottom / 5.5% top
POLICE:			
Police Chief	5% bottom / 5.25% top	4% bottom / 5% top	4% bottom / 5% top
Police Captain	6.25% bottom / 6.75% top	6.25% bottom / 6.5% top	6% bottom / 6.5% top

Proposed Salary Increases

Office Manager	5% bottom / 5% top	3.25% bottom / 5% top	0% bottom / 4.75% top
Victim Ass't Unit Coordinator	5% bottom / 5% top	3.25% bottom / 5% top	0% bottom / 4.5% top
Community Service Officer	5% bottom / 6% top	5% bottom / 6% top	3.25% bottom / 5.25% top
Custodian	5% bottom / 5% top	5% bottom / 5% top	3% bottom / 5% top
Crime Analyst	5.75% bottom / 6.25% top	5.75% bottom / 6.25% top	5.75% bottom / 6% top
PUBLIC WORKS:			
Public Works Director	4.5% bottom / 5% top	0% bottom / 5% top	0% bottom / 4.75% top
Ass't Public Works Director (Mgr Engin. Ser)	1.25% bottom / 5% top	0% bottom / 2% top	0%
Engineer	0% bottom/2.75% top	0%	0%
Project Manager	0%	0%	0%
CADD Operator	0% bottom / 2% top	0%	0%
Street Superintendent	5% bottom / 5% top	4% bottom / 5% top	0% bottom / 3.5% top
Wastewater Plant Engineer	0% bottom / 1.5% top	0%	0%
Wastewater Operations Engineer	0% bottom / 1.5% top	0%	0%
Biosolids Tech.	0% bottom / 4.75% top	0%	0%
Wastewater Chief Operator	5% bottom / 5% top	5% bottom / 3% top	1.25% bottom / 0% top
Wastewater Collection System supervisor	0%	0%	0%
Wastewater Miantenance Supervisor	0%	0% bottom	0% bottom
Engineering Tech.	0%	0% bottom	0%
Fleet Services Foreman	5% bottom / 6.25% top	5.5% bottom / 6.25% top	0% bottom / 6.25% top
Street Foreman	5% bottom / 6% top	5% bottom / 6% top	1.75% bottom / 6% top
Solid Waste Superintendent	6.5% bottom / 9.5% top	6.5% bottom / 9.5% top	6.5% bottom / 9.5% top
Foreman	7.25% bottom / 7.75% top	7.25% bottom / 7.75% top	6.75% bottom / 7.50% top
Accounting Tech.	6.25% bottom / 5% top	6% bottom / 4.5% top	6% bottom / 0% top
Division Clerk	6% bottom/ 5% top	6% bottom/4.5% top	6.25% bottom/ 0% top
Equipment Operator	5% bottom / 5% top	2% bottom / 5% top	0% bottom / 2.5% top
UTILITIES:			
Utilities Director	8.5% bottom/6%top	8.5% bottom/6% top	8.5% bottom/5.75% top
Ass't. Utilities Director	5% bottom/5.25% top	4.5% bottom/5.25% top	0%
Power Plant Superintendent	5% bottom/5.25%	4.5% bottom/5.25% top	0%
Utility Production Engineer	3% bottom/5% top	0% bottom/2.75% top	0%
Sr. Electrical Engineer	3% bottom/5% top	0% bottom/2.75% top	0%
Electric Distribution Superintendent	5% bottom/5% top	3.25% bottom/2.75% top	0%
Power Plant Operations Supervisor	5% bottom/5% top	5% bottom/4.5% top	1.5% bottom/0% top
Power Plant Maintenance Supervisor	3.25% bottom/3.75% top	0%	0%

Proposed Salary Increases

Electric Distribution Supervisor	5% bottom/5% top	3.25% bottom/2.75% top	0%
Utility Warehouse Supervisor	5.5% bottom/5% top	0% bottom/2.75% top	0%
Electri Underground Superintendent	5% bottom/5% top	3.25% bottom/2.75% top	0%
Civil Engineer Manager	3% bottom/5% top	0% bottom/2.75% top	0%
Electrical Engineer I	3% bottom/5% top	0% bottom/2.75% top	0%
Electrical Engineer II	3% bottom/5% top	0% bottom/2.75% top	0%
Water Superintendent	5% bottom / 6.75% top	5% bottom / 6.75% top	5% bottom / 6.75% top
Water Supervisor	5% bottom / 5% top	1% bottom / 1.75% top	0%
Regulatory and Environmental Manager	3% bottom/5% top	0% bottom/2.75% top	0%

ORDINANCE NO. 9439

An ordinance to amend Ordinance 9424 known as the Salary Ordinance which lists the currently occupied classifications of officers and employees of the City of Grand Island, Nebraska and established the ranges of compensation of such officers and employees; ~~to add the non-union positions and salary ranges for Life Safety Inspector, Shift Commander, Wastewater Plant Project Manager, Wastewater Plant Regulatory Compliance Manager; to remove the positions and salary ranges of Wastewater Engineering/Operations Superintendent and the Wastewater Plant Process Supervisor; to remove the reference to the voluntary uniform allowance in Section 8 for Engineering Technician Supervisor a position that was removed in Ordinance 9268; to add the non-union positions and salary ranges for MPO Program Manager, GIS Coordinator-PW, Civil Engineer I, and Civil Engineer II; to amend the salary ranges of non-union employees; to move the position of Life Safety Inspector from non-union to the IAFF labor agreement; to amend the salary ranges of the employees covered under the AFSCME labor agreement, IBEW-Utilities and IBEW-Finance labor agreements, the IBEW-WWTP labor agreement, the IBEW-Service/Clerical labor agreement, the FOP labor agreement and the IAFF labor agreement;~~ and to repeal those portions of Ordinance No. 9424 and any parts of other ordinances in conflict herewith; to provide for severability; to provide for the effective date thereof; and to provide for publication of this ordinance in pamphlet form.

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

SECTION 1. The currently occupied classifications of officers and general employees of the City of Grand Island, and the ranges of compensation (salary and wages, excluding shift differential as provided by Personnel Rules & Regulations) to be paid for such

Approved as to Form <input type="checkbox"/> _____ <input type="checkbox"/> City Attorney
--

ORDINANCE NO. 9439(Cont.)

classifications, and the number of hours and work period which certain officers and general employees shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accountant	22.4279/ 31.6234 /32.0978	Exempt
Accounting Technician – Solid Waste	15.5678/20.4664 16.5408/21.4897	40 hrs/week
Assistant to the City Administrator	21.8156/30.7100	Exempt
Assistant Utilities Director – Distribution	42.3235/59.5726 44.4396/62.7001	Exempt
Assistant Utilities Director – Production	45.8314/64.5335 48.1230/67.9215	Exempt
Assistant Utilities Director – Transmission	45.8314/64.5335 48.1230/67.9215	Exempt
Attorney	27.9079/43.0605	Exempt
Biosolids Technician	17.6851/ 24.8946 /26.0771	40 hrs/week
Building Department Director	32.6923/ 46.5165 /47.7958	Exempt
CADD Operator	20.0830/ 28.3238 /28.8903	40 hrs/week
Cemetery Superintendent	19.0049/26.7560 19.9551/28.4283	Exempt
City Administrator	55.9204/78.6858 58.3875/77.1429	Exempt
City Attorney	38.6391/54.3834 39.5085/56.9666	Exempt
City Clerk	23.3413/32.8583 24.6251/34.9120	Exempt
<u>Civil Engineer I</u>	27.0775/38.0973	<u>Exempt</u>
<u>Civil Engineer II</u>	31.4068/44.1455	<u>Exempt</u>
Civil Engineering Manager – Utility PCC	33.2113/47.4194 34.2076/49.7904	Exempt
Collection System Supervisor	22.4072/31.8516	40 hrs/week
Community Service Officer	12.5580/17.0727 13.1859/18.0971	40 hrs/week
Crime Analyst	16.9250/23.9146 17.8982/25.4093	40 hrs/week
Custodian – Library, Police	11.5082/16.2398 12.0836/17.0518	40 hrs/week
Customer Service Representative – Part time	8.3028/12.4542 8.6349/12.9524	40 hrs/week
Electric Distribution Superintendent	32.4329/44.4511 34.0545/46.6736	Exempt

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Electric Distribution Supervisor	27.3888/37.5598 28.7582/39.4378	40 hrs/week
Electric Underground Superintendent	28.8834/39.5940 30.3276/41.5738	Exempt
Electrical Engineer I	26.2888/36.2831 27.0775/38.0973	Exempt
Electrical Engineer II	30.4920/42.0433 31.4068/44.1455	Exempt
Emergency Management Deputy Director	22.1684/30.3155 23.2769/31.9071	Exempt
Emergency Management Director	31.5506/43.1330 33.1281/45.3975	Exempt
Engineering Technician - WWTP	19.5842/27.6691	40 hrs/week
Equipment Operator - Solid Waste	15.6941/22.1018 16.4788/23.2069	40 hrs/week
Finance Director	37.0389/52.1218 38.4279/54.8583	Exempt
Fire Chief	35.3388/50.0763 37.1058/52.7053	Exempt
Fire <u>EMS</u> Division Chief	28.9011/41.7174 30.3461/43.8033	Exempt
<u>Fire Operations Division Chief</u>	30.3461/43.8033	<u>Exempt</u>
<u>Fire Prevention Division Chief</u>	30.3461/43.8033	<u>Exempt</u>
Fleet Services Shop Foreman	19.9371/27.7729 20.9340/29.5087	40 hrs/week
<u>GIS Coordinator - PW</u>	24.5800/37.3300	<u>40 hrs/week</u>
Golf Course Superintendent	23.6733/34.1660	Exempt
Grounds Management Crew Chief – Cemetery	17.7504/24.9797 18.1054/26.2287	40 hrs/week
Grounds Management Crew Chief – Parks	18.2829/25.7289 19.0599/27.0153	40 hrs/week
Human Resources Director	33.4291/47.6270 /49.5321	Exempt
Human Resources Benefits/Risk Mgmt Coordinator	17.9029/26.3095 18.5295/27.9538	40 hrs/week
Human Resources Recruiter	17.9029/26.3095 18.5295/27.9538	40 hrs/week
Human Resources Specialist	16.5454/23.2779 17.6209/25.9549	40 hrs/week
Information Technology Manager	30.0500/42.2806 31.5525/45.4516	Exempt
Legal Secretary	19.6880/26.4755 /26.6079	40 hrs/week
Librarian I	17.1973/23.9225 17.8423/25.0589	Exempt
Librarian II	19.0445/26.8284	Exempt

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	<u>19.7586/28.1028</u>	
Library Assistant I	12.0495/ 16.5849 <u>/17.4141</u>	40 hrs/week
Library Assistant II	<u>13.2741/18.2973</u> <u>13.9378/19.2122</u>	40 hrs/week
Library Assistant Director	<u>21.6911/30.9176</u> <u>24.1856/35.5553</u>	Exempt
Library Director	<u>29.3500/41.3135</u> <u>31.9181/45.7548</u>	Exempt
Library Page	7.7112/ 10.6691 <u>/10.9625</u>	40 hrs/week
Library Secretary	<u>14.4158/20.4872</u> <u>14.8122/21.0506</u>	40 hrs/week
Life Safety Inspector	19.5217/27.6989	40 hrs/week
Maintenance Worker – Golf	<u>14.4702/20.4067</u> <u>14.8681/21.4781</u>	40 hrs/week
Manager of Engineering Services	<u>31.9969/45.9249</u> <u>32.3969/48.2211</u>	Exempt
Meter Reader Supervisor	<u>18.2004/25.6316</u> <u>18.2914/26.7210</u>	Exempt
<u>MPO Program Manager</u>	<u>23.6000/35.0800</u>	<u>Exempt</u>
Office Manager – Police Department	<u>15.7649/21.8370</u> <u>16.5531/22.9288</u>	40 hrs/week
Parks and Recreation Director	<u>33.1958/46.6910</u> <u>34.8556/49.9594</u>	Exempt
Parks Superintendent	<u>23.1960/32.8064</u> <u>24.3558/34.9389</u>	Exempt
Payroll Specialist	<u>16.5454/23.2779</u> <u>17.3727/24.4418</u>	40 hrs/week
Planning Director	<u>32.9151/46.3066</u> <u>34.5609/49.0850</u>	Exempt
Police Captain	<u>27.7936/39.0959</u> <u>29.5308/41.7349</u>	Exempt
Police Chief	<u>35.3388/50.0763</u> <u>37.1058/52.7053</u>	Exempt
Power Plant Maintenance Supervisor	<u>29.1128/40.9509</u> <u>30.0590/42.4865</u>	Exempt
Power Plant Operations Supervisor	<u>30.3053/43.6313</u> <u>31.8206/45.8129</u>	Exempt
Power Plant Superintendent – Burdick	<u>33.1911/46.7060</u> <u>34.8506/49.1581</u>	Exempt
Power Plant Superintendent – PGS	<u>38.2643/53.8199</u> <u>40.1775/56.6455</u>	Exempt
Project Manager – Public Works	29.5060/41.5140	Exempt
Public Information Officer	<u>20.8400/29.3296</u> <u>21.1425/31.8960</u>	Exempt

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Public Works Director	<u>37.1814/52.3223</u> <u>38.8546/54.9384</u>	Exempt
Public Works Engineer	30.8040/ 43.3500 <u>/44.5421</u>	Exempt
Receptionist	<u>12.8693/18.6191</u> <u>13.5449/19.9690</u>	40 hrs/week
Recreation Coordinator	<u>16.8131/23.4554</u> <u>17.6958/25.3319</u>	Exempt
Recreation Superintendent	<u>21.7221/31.1666</u> <u>24.2201/35.4520</u>	Exempt
Regulatory and Environmental Manager	<u>28.7103/40.3848</u> <u>29.5716/42.4040</u>	Exempt
Senior Accountant	27.3163/38.0269	Exempt
Senior Electrical Engineer	<u>33.3669/46.0079</u> <u>34.3679/48.3083</u>	Exempt
Senior Public Safety Dispatcher	<u>16.8132/22.9781</u> <u>17.6539/23.6674</u>	40 hrs/week
Senior Utility Secretary	<u>14.8672/21.2293</u> <u>15.2760/21.8131</u>	40 hrs/week
Shift Commander	<u>20.0200/26.7093</u> <u>21.0210/27.5106</u>	212 hrs/28 days
Shooting Range Superintendent	<u>21.7221/31.1666</u> <u>22.5910/33.1924</u>	Exempt
Solid Waste Division Clerk - Full Time	<u>14.8309/19.8645</u> <u>15.7208/20.8577</u>	40 hrs/week
Solid Waste Division Clerk - Part Time	<u>13.2052/18.0379</u> <u>13.9975/18.9398</u>	40 hrs/week
Solid Waste Foreman	<u>16.4790/23.1878</u> <u>17.6737/24.9849</u>	40 hrs/week
Solid Waste Superintendent	<u>23.8484/33.5591</u> <u>25.3985/36.7473</u>	Exempt
Street Superintendent	<u>24.3895/35.5048</u> <u>25.6090/37.2800</u>	Exempt
Street Foreman	<u>19.1795/27.2539</u> <u>20.1385/28.8891</u>	40 hrs/week
Turf Management Specialist	21.2760/30.1185	40 hrs/week
Utilities Director	<u>53.9371/77.2888</u> <u>58.5218/81.9261</u>	Exempt
Utility Production Engineer	<u>34.1231/48.0224</u> <u>35.1468/50.4235</u>	Exempt
Utility Services Manager	27.7625/38.6391	Exempt
Utility Warehouse Supervisor	<u>22.6459/31.6337</u> <u>23.8914/33.2154</u>	40 hrs/week
Victim Assistance Unit Coordinator	<u>13.0250/18.3388</u> <u>13.6763/19.2557</u>	40 hrs/week
Wastewater Plant Chief Operator	<u>19.6672/27.7209</u>	40 hrs/week

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	<u>20.6506/29.1069</u>	
Wastewater Plant Engineer	31.9969/ 45.9249 <u>/46.6138</u>	Exempt
Wastewater Plant Operations Engineer	30.8040/ 43.3500 <u>/44.0003</u>	Exempt
Wastewater Plant Maintenance Supervisor	23.7771/32.0177	40 hrs/week
Wastewater Plant Project Manager	29.5060/41.5140	Exempt
Wastewater Plant Regulatory Compliance Manager	25.2356/ 35.5355 <u>/36.0685</u>	Exempt
Water Superintendent	25.1378/35.5048 <u>26.3948/37.9014</u>	Exempt
Water Supervisor	21.7014/31.2704 <u>22.7865/32.8339</u>	40 hrs/week
Worker / Seasonal	7.2500/20.0000	Exempt
Worker / Temporary	7.2500/20.0000	40 hrs/week

A shift differential of \$0.10 per hour shall be added to the base hourly wage for persons in the employee classification Senior Public Safety Dispatcher who work a **complete** shift that begins between 3:00 p.m. and 11:00 p.m. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay.

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Equipment Operator – Streets	14.5767/21.5934 <u>14.7954/21.9173</u>	40 hrs/week
Fleet Services Mechanic	16.6282/24.6359 <u>16.8776/25.0054</u>	40 hrs/week

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Horticulturist	<u>15.3913/22.8439</u> <u>15.6222/23.1866</u>	40 hrs/week
Maintenance Worker – Cemetery	<u>14.4663/21.4480</u> <u>14.6833/21.7697</u>	40 hrs/week
Maintenance Worker – Parks	<u>14.3698/21.3172</u> <u>14.5853/21.6370</u>	40 hrs/week
Maintenance Worker – Streets	<u>14.0660/20.8518</u> <u>14.2770/21.1646</u>	40 hrs/week
Senior Equipment Operator – Streets	<u>15.9708/23.6876</u> <u>16.2104/24.0429</u>	40 hrs/week
Senior Maintenance Worker – Streets	<u>15.9708/23.6876</u> <u>16.2104/24.0429</u>	40 hrs/week
Traffic Signal Technician	<u>15.9708/23.6876</u> <u>16.2104/24.0429</u>	40 hrs/week

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Clerk	<u>14.9673/19.8062</u> <u>15.3789/20.3509</u>	40 hrs/week
Cashier	<u>13.7374/18.7196</u> <u>14.1152/19.2344</u>	40 hrs/week
Custodian	<u>16.0413/18.9426</u> <u>16.4824/19.4635</u>	40 hrs/week
Electric Distribution Crew Chief	<u>29.3015/37.2660</u> <u>30.1073/38.2908</u>	40 hrs/week
Electric Underground Crew Chief	<u>29.3015/37.2660</u> <u>30.1073/38.2908</u>	40 hrs/week
Engineering Technician I	<u>18.4653/26.4203</u> <u>18.9731/27.1469</u>	40 hrs/week
Engineering Technician II	<u>22.8267/31.2985</u> <u>23.4544/32.1592</u>	40 hrs/week
GIS Coordinator	<u>23.4851/32.9545</u> <u>24.1309/33.8607</u>	40 hrs/week
Instrument Technician	<u>27.5431/36.3866</u> <u>28.3005/37.3872</u>	40 hrs/week
Lineworker Apprentice	<u>17.8613/26.1902</u>	40 hrs/week

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
	<u>18.3525/26.9104</u>	
Lineworker First Class	<u>27.0737/32.0204</u> <u>27.8182/32.9010</u>	40 hrs/week
Materials Handler	<u>22.2927/29.8827</u> <u>22.9057/30.7045</u>	40 hrs/week
Meter Reader	<u>16.0618/20.9450</u> <u>16.5035/21.5210</u>	40 hrs/week
Meter Technician	<u>21.5951/26.6894</u> <u>22.1890/27.4234</u>	40 hrs/week
Power Dispatcher I	<u>27.0437/37.6013</u> <u>27.7874/38.6353</u>	40 hrs/week
Power Dispatcher II	<u>28.4043/39.4869</u> <u>29.1854/40.5728</u>	40 hrs/week
Power Plant Maintenance Mechanic	<u>25.5997/31.8764</u> <u>26.3037/32.7530</u>	40 hrs/week
Power Plant Operator	<u>30.2423/35.2271</u> <u>31.0740/36.1958</u>	40 hrs/week
Senior Accounting Clerk	<u>16.8236/22.0375</u> <u>17.2862/22.6435</u>	40 hrs/week
Senior Engineering Technician	<u>28.8821/35.3452</u> <u>29.6764/36.3172</u>	40 hrs/week
Senior Materials Handler	<u>25.6677/33.4801</u> <u>26.3736/34.4008</u>	40 hrs/week
Senior Meter Reader	<u>19.0229/22.5779</u> <u>19.5460/23.1988</u>	40 hrs/week
Senior Power Dispatcher	<u>32.8576/45.0898</u> <u>33.7612/46.3298</u>	40 hrs/week
Senior Power Plant Operator	<u>29.8174/38.2249</u> <u>30.6374/39.2761</u>	40 hrs/week
Senior Substation Technician	<u>35.1077/36.3866</u> <u>36.0732/37.3872</u>	40 hrs/week
Senior Water Maintenance Worker	<u>20.8590/27.4666</u> <u>21.4326/28.2219</u>	40 hrs/week
Substation Technician	<u>32.5005/33.7907</u> <u>33.3943/34.7199</u>	40 hrs/week
Systems Technician	<u>28.6421/36.3866</u> <u>29.4298/37.3872</u>	40 hrs/week
Tree Trim Crew Chief	<u>25.6577/31.8632</u> <u>26.3633/32.7394</u>	40 hrs/week
Utility Electrician	<u>25.7121/33.7907</u> <u>26.4192/34.7199</u>	40 hrs/week
Utility Technician	<u>25.1128/35.3247</u> <u>25.8034/36.2961</u>	40 hrs/week
Utility Warehouse Clerk	<u>18.5559/22.8936</u> <u>19.0662/23.5232</u>	40 hrs/week
Water Maintenance Worker	<u>17.3788/24.0331</u> <u>17.8567/24.6940</u>	40 hrs/week

ORDINANCE NO. 9439(Cont.)

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Wireworker I	<u>19.5235/27.6062</u> <u>20.0604/28.3654</u>	40 hrs/week
Wireworker II	<u>27.0737/32.0204</u> <u>27.8182/32.9010</u>	40 hrs/week

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

Classification	Hourly Pay Range Min/Max	
Police Officer	<u>18.1153/25.3239</u> <u>19.3834/ 27.3498</u>	
Police Sergeant	<u>22.6731/31.0673</u> <u>24.2602/ 33.5527</u>	

OVERTIME ELIGIBILITY

The City has reserved its right to the utilization of the 207(k) FLSA exemption and will implement this as the hours of work effective the first full pay period following the execution of the labor agreement. The pay period for purposes of calculating overtime shall consist of a fourteen (14) day cycle that runs concurrent with the City's current payroll cycle. For purposes of calculating eligibility for overtime, "hours worked" shall include actual hours worked, vacation, personal leave and holiday hours. Employees shall be eligible for overtime when they exceed their hours scheduled for work in the fourteen (14) day pay cycle with a minimum of eighty (80) hours. There shall also be established for each employee in the bargaining unit a

ORDINANCE NO. 9439(Cont.)

Training and Special Events bank of ~~fifty-thirty~~ (5030) hours per individual per contract year. Each employee may be scheduled for training or special event duty with a minimum of seven (7) days notice prior to the commencement of the pay period and the training and special events bank hours may be added to the eighty (80) hour, two (2) week pay period up to eighty-six (86) hours and these hours shall not be eligible for overtime. Training and special events hours worked in excess of eighty-six (86) hours in a two week pay period will be eligible for overtime, but will not be subtracted from the ~~training-Training~~ and ~~special-Special events-Events~~ bank. All work completed after eighty (80) hours in a pay period that is performed for work that is funded by grants from parties outside or other than the City of Grand Island, shall be paid overtime for the time worked after eighty (80) hours, if the time is funded at overtime rates by the grant. Any such grant hours are not deducted from the ~~training-Training~~ and ~~special-Special events-Events~~ bank.

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Fire Captain	17.3016/23.9899 17.7341/24.5896	212 hrs/28 days
Firefighter / EMT	12.8542/18.6543 13.1756/19.1207	212 hrs/28 days
Firefighter / Paramedic	14.3516/20.2692 14.7104/20.7759	212 hrs/28 days
<u>Life Safety Inspector</u>	<u>19.5217/27.6989</u>	<u>40 hrs/week</u>

ORDINANCE NO. 9439(Cont.)

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

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

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Technician – WWTP	<u>14.7941/20.8166</u> <u>15.2009/21.3891</u>	40 hrs/week
Equipment Operator – WWTP	<u>16.7956/23.6332</u> <u>17.2575/24.2831</u>	40 hrs/week
Maintenance Mechanic I	<u>16.7956/23.6332</u> <u>17.2575/24.2831</u>	40 hrs/week
Maintenance Mechanic II	<u>18.8056/26.4615</u> <u>19.3228/27.1892</u>	40 hrs/week
Maintenance Worker – WWTP	<u>16.7956/23.6332</u> <u>17.2575/24.2831</u>	40 hrs/week
Senior Equipment Operator – WWTP	<u>18.1547/25.5454</u> <u>18.6540/26.2479</u>	40 hrs/week
Wastewater Clerk	<u>12.6376/17.7821</u> <u>12.9851/18.2711</u>	40 hrs/week
Wastewater Plant Laboratory Technician	<u>17.8292/25.0874</u> <u>18.3195/25.7773</u>	40 hrs/week
Wastewater Plant Operator I	<u>15.0216/21.1372</u> <u>15.4347/21.7185</u>	40 hrs/week
Wastewater Plant Operator II	<u>16.7956/23.6332</u> <u>17.2575/24.2831</u>	40 hrs/week

SECTION 7. The currently occupied classifications of the employees of the City of Grand Island included under the IBEW-Service/Clerical labor agreement, and the ranges of compensation salary and wages to be paid for such classifications, and the number of hours and

ORDINANCE NO. 9439(Cont.)

work period which certain such employees included under the IBEW-Service/Clerical labor agreement shall work prior to overtime eligibility are as follows:

Classification	Hourly Pay Range Min/Max	Overtime Eligibility
Accounting Technician – Streets	<u>15.8461/21.1529</u> <u>16.2819/21.7346</u>	40 hrs/week
Accounts Payable Clerk	<u>15.0304/21.7460</u> <u>15.4437/22.3440</u>	40 hrs/week
Administrative Assistant	<u>15.6343/22.4239</u> <u>16.0642/23.0406</u>	40 hrs/week
Audio Video Technician	<u>15.7825/22.2650</u> <u>16.2165/22.8773</u>	40 hrs/week
Building Inspector	<u>19.5217/27.6989</u> <u>20.0585/28.4606</u>	40 hrs/week
Building Secretary	<u>14.7127/20.9092</u> <u>15.1173/21.4842</u>	40 hrs/week
Community Development Administrator	<u>17.0325/24.4895</u> <u>17.5009/25.1630</u>	40 hrs/week
Community Development Specialist	<u>15.6343/22.4239</u> <u>16.0642/23.0406</u>	40 hrs/week
Computer Operator	<u>18.9920/24.9662</u> <u>19.5143/25.6528</u>	40 hrs/week
Computer Programmer	<u>21.6612/31.7452</u> <u>22.2569/32.6182</u>	40 hrs/week
Computer Technician	<u>19.5618/25.7156</u> <u>20.0997/26.4228</u>	40 hrs/week
Electrical Inspector	<u>19.5217/27.6989</u> <u>20.0585/28.4606</u>	40 hrs/week
Emergency Management Coordinator	<u>14.7127/20.9092</u> <u>15.1173/21.4842</u>	40 hrs/week
Engineering Technician – Public Works	<u>20.0830/28.3238</u> <u>20.6353/29.1027</u>	40 hrs/week
Evidence Technician	<u>14.6068/21.3752</u> <u>15.0085/21.9630</u>	40 hrs/week
Finance Secretary	<u>14.7127/20.9092</u> <u>15.1173/21.4842</u>	40 hrs/week
GIS Coordinator	<u>22.2676/31.2460</u> <u>22.8800/32.1053</u>	40 hrs/week
Maintenance Worker I – Building, Library	<u>15.3482/20.7715</u> <u>15.7703/21.3427</u>	40 hrs/week
Maintenance Worker II – Building, Police	<u>16.1744/21.9260</u> <u>16.6192/22.5290</u>	40 hrs/week
Parks and Recreation Secretary	<u>14.7127/20.9092</u> <u>15.1173/21.4842</u>	40 hrs/week
Planning Secretary	<u>14.7127/20.9092</u> <u>15.1173/21.4842</u>	40 hrs/week
Planning Technician	<u>20.1433/28.3407</u>	40hrs/week

- 12 -

ORDINANCE NO. 9439(Cont.)

	<u>20.6972/29.1201</u>	
Plans Examiner	<u>19.5217/27.6989</u> <u>20.0585/28.4606</u>	40 hrs/week
Plumbing Inspector	<u>19.5217/27.6989</u> <u>20.0585/28.4606</u>	40 hrs/week
Police Records Clerk – Full Time	<u>13.1344/18.2824</u> <u>13.4956/18.7852</u>	40 hrs/week
Public Safety Dispatcher	<u>14.8292/21.6612</u> <u>15.2370/22.2569</u>	40 hrs/week
Shooting Range Operator	<u>20.3795/27.6247</u> <u>20.9399/28.3844</u>	40 hrs/week
Stormwater Technician	<u>20.0830/28.3238</u> <u>20.6353/29.1027</u>	40 hrs/week
Utility Secretary	<u>14.7127/20.9092</u> <u>15.1173/21.4842</u>	40 hrs/week

A shift differential of \$0.10 per hour shall be added to the base hourly wage for persons in the employee classification Public Safety Dispatcher who work a **complete** shift that begins between 3:00 p.m. and 11:00 p.m. This does not include persons who work the day shift. Shift differential will only be paid for actual hours worked. Paid leave will not qualify for the shift differential pay.

SECTION 8. The classification of employees included under labor agreements with the City of Grand Island, and the ranges of compensation (salary and wages, excluding shift differential as provided by contract) to be paid for such classifications, and the number of hours and work period which certain such employees shall work prior to overtime eligibility are as stated above. All employees covered by the IAFF labor agreement and Shift Commanders shall be paid a clothing and uniform allowance in addition to regular salary in the amount of \$529.92 per year, divided into twenty-four (24) pay periods. All employees of the FOP labor agreement shall be paid a clothing and uniform allowance in addition to regular salary of \$25.00 per pay period. If any such employee covered by the IAFF or FOP labor agreements shall resign, or his or her employment be terminated for any reason whatsoever, the clothing allowance shall be paid on a prorata basis, but no allowance shall be made for a fraction of a month. Employees covered

ORDINANCE NO. 9439(Cont.)

by the IBEW – Utilities, the IBEW – Finance labor agreements, and the non-union position of Meter Reader Supervisor who are required to wear full fire retardant clothing will be eligible for an annual stipend of \$600 to purchase or rent required uniforms. Those employees who are required to wear partial fire retardant clothing will be eligible for an annual stipend of \$350. Employees will be reimbursed for said purchases with a receipt showing proof of purchase.

Fire Chief and Fire Division Chiefs shall be paid a clothing allowance of \$484.08 per year, divided into 24 pay periods. Police Chief and Police Captains shall be paid a clothing allowance of \$650.00 per year, divided into 26 pay periods.

Non-union employees and employees covered by the FOP labor agreement, the IBEW Utilities, Finance, Service/Clerical and Wastewater Treatment Plant labor agreements may receive an annual stipend not to exceed \$1,000 for bilingual pay.

Employees covered by the AFSCME labor agreement shall be granted a meal allowance of \$4.50 if they are required to work two (2) hours overtime consecutively with their normal working hours during an emergency situation, and if such overtime would normally interfere with and disrupt the employee's normal meal schedule. Employees covered by the IBEW - Utilities and IBEW – Finance labor agreements shall be allowed a meal allowance for actual cost, or up to \$7.00 per meal, if they are required to work two (2) hours overtime consecutively with their normal working hours and if such overtime would normally interfere with and disrupt the employee's normal meal schedule. Direct supervisors of employees who are covered by labor agreements which allow overtime meal allowance shall be entitled to the same meal allowance benefit.

Non-exempt direct supervisors of employees who are covered by labor agreements which allow stand-by pay shall be entitled to the same stand-by pay benefit.

ORDINANCE NO. 9439(Cont.)

Utilities Department personnel in the IBEW bargaining unit and the classifications of Meter Reader Supervisor, Power Plant Superintendent, Power Plant Supervisor, Electric Distribution Superintendent, Electric Distribution Supervisor, Water Superintendent, Water Supervisor, and Electric Underground Superintendent shall be eligible to participate in a voluntary uniform program providing an allowance up to \$18.00 per month. When protective clothing is required for Utilities Department and Wastewater Treatment Plant personnel covered by the IBEW labor agreement and employees covered by the AFSCME labor agreement, except the Fleet Services Division of the Public Works Department, the City shall pay 60% of the cost of providing and cleaning said clothing and the employees 40% of said cost. Full-time Fleet Services personnel shall receive a uniform allowance of \$12 biweekly. Public Works Department personnel in the job classifications of Fleet Services Shop Foreman and Fleet Services Mechanic shall receive a tool allowance of \$10 biweekly.

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

(A) All employees covered in the IBEW Utilities and IBEW Finance labor agreements shall be paid for forty-seven percent (47%) of their accumulated medical leave at the time of their retirement, early retirement, or death, not to exceed four hundred eighty-eight and one third hours (calculated at $47\% \times 1039 \text{ hours} = 488.33 \text{ hours}$), the rate of compensation to be based on the employee's salary at the time of retirement or death. Employees covered in the IAFF labor agreement and the Shift Commanders shall have a contribution to a VEBA made on their behalf in lieu of payment for thirty-eight percent (38%) of their accumulated medical leave at the time of their retirement, not to exceed five

ORDINANCE NO. 9439(Cont.)

hundred ninety-eight and eighty-eight hundredths hours (calculated at 38% x 1,576 hours = 598.88 hours). The amount of contribution will be based upon the employee's salary at the time of retirement. Employees covered by the IBEW Wastewater labor agreement shall be paid 37.5% of their accumulated medical leave at the time of retirement or death, based on the employee's salary at the time of retirement not to exceed three hundred ninety-nine hours (calculated at 37.5% x 1064 hours = 399 hours). Employees covered by the IBEW Service/Clerical labor agreement shall have a contribution to a VEBA made on their behalf in lieu of payment for forty percent (40%) of their accumulated medical leave at the time of retirement or death, based on the employee's salary at the time of retirement not to exceed 433.60 hours (calculated at 40% x 1084 hours = 433.60 hours.) Non-union employees shall have a contribution to a VEBA made on their behalf in lieu of payment for fifty percent (50%) of their accumulated medical leave at the time of their retirement, not to exceed five hundred forty-two hours (calculated at 50% x 1084 = 542). The amount of contribution will be based upon the employee's salary at the time of retirement. All employees covered by the AFSCME labor agreement shall be paid forty-five (45%) of their accumulated medical leave bank at the time of their retirement, based on the employee's salary at the time of retirement not to exceed four hundred seventy-eight and eighty hundredths hours (calculated at 45% x 1064 hours = 478.80 hours). All employees covered under the FOP labor agreement shall be paid thirty-seven and one-half percent (37.5%) of their accumulated medical leave bank at the time of their retirement, not to exceed ~~four hundred five~~ four hundred eighty hours

ORDINANCE NO. 9439(Cont.)

(calculated at 37.5% x ~~1,080~~ 1,280 hours = ~~405~~ 480 hrs.), based on the employee's salary at the time of retirement. If death occurs while in the line of duty, employees covered under the FOP labor agreement shall be paid fifty percent (50%) of their accumulated medical leave bank at the time of their death, not to exceed ~~five hundred forty hours~~ six hundred forty hours (50% x ~~1,080~~ 1,280 hours = ~~540~~ 640 hrs.), based on the employee's salary at the time of their death.

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

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

SECTION 10. Non-union employees shall have a contribution made on their behalf to their VEBA account in the amount of \$30.00 per pay period. Employees represented by the IBEW Service/Clerical labor agreement shall have a contribution made on their behalf to the VEBA account of \$15 per pay period. Employees represented by the IAFF labor agreement shall have a contribution made on their behalf to the VEBA account of \$10 per pay period.

ORDINANCE NO. 9439(Cont.)

SECTION 11. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 12. The adjustments identified herein shall be effective on the date of passage and publication in pamphlet form in one issue of the Grand Island Independent as provided by law, effective October 7, 2013.

SECTION 13. Those portions of Ordinance No. 9424 and all other parts of ordinances in conflict herewith be, and the same are, hereby repealed.

Enacted: September 10, 2013

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item F-9

#9451 - Consideration of Approving FY 2013-2014 Annual Single City Budget, The Annual Appropriations Bill Including Addendum #1

This item relates to the aforementioned Public Hearing item E-7.

Staff Contact: Jaye Monter

ORDINANCE NO. 9451

An ordinance known as “The Annual Appropriation Bill” of the City of Grand Island, Nebraska, to adopt the proposed budget statement pursuant to the Nebraska Budget Act, as amended by Addendum #1 for the fiscal year commencing October 1, 2013 and ending September 30, 2014 to provide for severability; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. An appropriation is hereby made for the ensuing fiscal year to defray all necessary expenses and liabilities of City departments, funds and operations. The object and purpose of the appropriation shall be to pay for any and all necessary expenses and liabilities for the following departments, fund and operations.

Funds	Expenditures	Transfers	Total Appropriation
General	39,692,741	3,157,538	42,850,279
Permanent Funds	0	65,000	65,000
Special Revenue	6,820,058	6,359,085	13,179,143
Debt Service	1,342,550	1,700,000	3,042,550
Capital Projects	8,312,393	0	8,312,393
Special Assessments	0	400,000	400,000
Enterprise	143,576,274	890,000	144,466,274
Internal Service	11,402,415	0	11,402,415
Agency	1,215,555	0	1,215,555
Trust	1,094,000	933,000	2,027,000
Community Redevelopment Authority	1,588,501	0	1,588,501
Total Appropriation All Funds	215,044,487	13,504,623	228,549,110

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney

ORDINANCE NO. 9451 (Cont.)

SECTION 2. The proposed budget statement pursuant to the Nebraska Budget Act, is hereby amended by Addendum #1 attached hereto and approved and adopted for the fiscal year beginning October 1, 2013 and ending September 30, 2014.

SECTION 3. If any section, subsection or any other portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and such holding shall not affect the validity of the remaining portions thereof.

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

Enacted: September 10, 2013

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-1

Approving Minutes of August 27, 2013 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

August 27, 2013

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on August 27, 2013. Notice of the meeting was given in *The Grand Island Independent* on August 21, 2013.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following City Council members were present: Bob Niemann, Linna Dee Donaldson, Chuck Haase, Julie Hehnke, Mitch Nickerson, John Gericke, Scott Dugan, Mike Paulick, and Vaughn Minton. Councilmember Peg Gilbert was absent. The following City Officials were present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, City Treasurer and Finance Director Jaye Monter, City Attorney Robert Sivick and Street Superintendent Shannon Callahan.

INVOCATION was given by Pastor Dan O'Neill, Abundant Life Christian Center, 3411 West Faidley Avenue followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #3, 2511 N. Diers Avenue for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #3, 2511 N. Diers Avenue. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on August 8, 2013; notice to the general public of date, time, and place of hearing published on August 17, 2013; notice to the applicant of date, time, and place of hearing mailed on August 8, 2013; along with Chapter 4 of the City Code. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #6, 3355 West Stolley Park Road for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #6, 3355 West Stolley Park Road. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on August 8, 2013; notice to the general public of date, time, and place of hearing published on August 17, 2013; notice to the applicant of date, time, and place of hearing mailed on August 8, 2013; along with Chapter 4 of the City Code. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #10, 3212 South Locust Street for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #10, 3212 South Locust Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on August 8, 2013; notice to the general public of date, time, and place of hearing published on August 17, 2013; notice to the applicant of date, time, and place of hearing mailed

on August 8, 2013; along with Chapter 4 of the City Code. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #15, 2028 E. Highway 30 for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #15, 2028 E. Highway 30. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on August 8, 2013; notice to the general public of date, time, and place of hearing published on August 17, 2013; notice to the applicant of date, time, and place of hearing mailed on August 8, 2013; along with Chapter 4 of the City Code. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located on Lots 1 through 26 – Westwood Park 12th Subdivision (Curt L. Ratliff). Utilities Director Tim Luchsinger reported that a utility easement located on Lots 1 through 26 along Redwood Road and Westwood Circle was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The purpose was to allow for separate easements serving the 26 lots of Westwood Park Twelfth Subdivision to locate electric transformers, cable, and other appurtenances. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located between Webb Road and U.S. Hwy. 281, North of Stolley Park Road (Dinsy, L.L.C.). Utilities Director Tim Luchsinger reported that a utility easement located through a part of Lot One (1) and Lot Two (2) Dinsdale Subdivision between Webb Road and U.S. Hwy 281, north of Stolley Park Road was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers for the purpose of providing a looped feed for electrical service to the new Dinsdale GMC building and underground for the existing building. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement located at 1612 S. Webb Road (Mead Building Centers of Grand Island Real Estate, L.L.C.). Utilities Director Tim Luchsinger reported that a utility easement located at 1612 S. Webb Road was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers for the purpose of underground power lines and public water main to serve the Mead Lumber Center at 1612 S. Webb Road and the new Dinsdale Autoplex at 1706 S. Webb Road. Staff recommended approval. No public testimony was heard.

Public Hearing on Property Sales and Acquisitions in the Sterling Estates Fourth Subdivision. Regional Planning Director Chad Nabity reported that the City owned 6.75 acres of ground for a park within the area to be developed as the Sterling Estates Subdivision south of Capital Avenue and west of the Moore's Creek Drainway. The owners of Sterling Estates Fourth Subdivision requested an exchange of a 10 foot wide strip along the south side for a 10 foot wide strip along the north side. Staff recommended approval. No public testimony was heard.

Public Hearing on Annexation of Property Located at the Corner of W. Phoenix Street and Lincoln Avenue (Clark Gauthier). Regional Planning Director Chad Nabity reported that Clark Gauthier, owner of property located at 1104 W. Phoenix Street had submitted a petition to the

Hall County Board of Supervisors requesting that this property be removed from the County Industrial Tract. The County Board approved his request on July 16, 2013. Mr. Gauthier requested that the City annex this property into the City of Grand Island. Staff recommended approval. No public testimony was heard.

ORDINANCES:

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

#9440 – Consideration of Sale of Real Estate to Neidfelt Property Management, LLC (Tract A)

#9441 – Consideration of Acquisition of Real Estate from Neidfelt Property Management, LLC (Tract B)

#9442 – Consideration of Acquisition of Real Estate from Neidfelt Property Management, LLC (Tract C)

9443 – Consideration of Sale of Real Estate to Neidfelt Property Management, LLC (Tract D)

be considered for passage on the same day upon reading by number only and that the City Clerk be permitted to call out the number of these ordinances on second reading and then upon final passage and call for a roll call vote on each reading and then upon final passage.” Councilmember Nickerson seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

These items related to the aforementioned Public Hearings.

Motion by Donaldson, second by Dugan to approve Ordinances #9440, #9441, #9442, and #9443.

City Clerk: Ordinances #9440, #9441, #9442, and #9443 on first reading. All those in favor of the passage of these ordinances on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinances #9440, #9441, #9442, and #9443 on final passage. All those in favor of the passage of these ordinances on final passage, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Vavricek: By reason of the roll call votes on first reading and then upon final passage, Ordinances #9440, #9441, #9442, and #9443 are declared to be lawfully adopted upon publication as required by law.

#9444 – Consideration of Annexation of Property Located at the Corner of W. Phoenix Street and Lincoln Avenue (Clark Gauthier)

This item related to the aforementioned Public Hearing.

Motion by Dugan, second by Paulick to approve Ordinance #9444 on first reading only. Upon roll call vote, all voted aye. Motion adopted.

CONSENT AGENDA: Consent Agenda item G-18 was pulled for further discussion. Motion by Donaldson, second by Minton to approve the Consent Agenda excluding item G-18. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of August 8, 2013 City Council Study Session.

Approving Minutes of August 13, 2013 City Council Regular Meeting.

Approving Minutes of August 13, 2013 City Council Study Session.

Approving Minutes of August 15, 2013 City Council Special Meeting.

Approving Minutes of August 20, 2013 City Council Study Session.

Approving Minutes of August 20, 2013 City Council Special Meeting.

#2013-274 – Approving Exchange of Property with Neidfelt Property Management, LLC of Tract A for Tract B and Tract D for Tract C in the Sterling Estates Fourth Subdivision.

#2013-275 – Approving Acquisition of Utility Easement 0 Lots 1 through 26, Westwood Park 12th Subdivision (Curt L. Ratliff).

#2013-276 – Approving Acquisition of Utility Easement – Part of Lot One and Lot Two, Dinsdale Suidivision Located between Webb Road and U.S. Hwy. 281, North of Stolley Park Road (Dinsy, L.L.C.).

#2013-277 – Approving Acquisition of Utility Easement Located at 1612 S. Webb Road (Mead Building Center).

#2013-278 – Approving Certificate of Final Completion for Downtown Parking Lot Pavement Patching & crack Repair; Project No. 2013-PL-1 with J.I.L. Asphalt Paving Co. of Grand Island, NE.

#2013-279 – Approving Agreement with Olsson Associates, Inc. of Grand Island, NE for Construction Engineering Services for the Third and Wheeler Historical Lighting Project.

#2013-280 – Approving Change Order No. 5 for Lift Station No. 7 Improvements; Project No. 2011-S-1A with The Diamond Engineering Company of Grand Island, NE for a final completion date of August 23, 2013.

#2013-281 – Approving Certificate of Final Completion for Lift Station No. 7 Improvements; Project 2011-S-1A with The Diamond Engineering Company of Grand Island, NE.

#2013-282 – Approving Change Order No. 2 for 5th Street Sanitary Sewer Improvements; Project No. 2012-S-3 with The Van Kirk Brothers Contracting of Sutton, NE for a Reduction of \$162,005.32 and a Revised Contract Amount of \$1,572,100.61.

#2013-283 – Approving Certificate of Final Completion for 5th Street Sanitary Sewer Improvements; Project No. 2012-S-3 with The Van Kirk Brothers Contracting of Sutton, NE.

#2013-284 – Approving Forgiving Loan to Grand Island Skeet and Sporting Clay Club in an Amount of \$10,000.00.

#2013-285 – Approving Annual Agreement for Financial Software Licensing and Support with Tyler Technologies, Inc. in an Amount of \$138,272.24. Finance Director Jaye Monter reported this was the annual agreement for the City's financial software which had been in place since 2001. Councilmember Haase commented on the cost and suggested bidding for a multiple year agreement.

Motion by Haase, second by Nickerson to approve Resolution #2013-285. Upon roll call vote, all voted aye. Motion adopted.

REQUESTS AND REFERRALS:

Consideration of Forwarding Blighted and Substandard Area #14 Study to the Hall County Regional Planning Commission. Regional Planning Director Chad Nabity reported that a Substandard and Blight Study for approximately 6.82 acres located in north central Grand Island between 13th Street and Faidley Avenue east of Webb Road had been received from Scott Rief. This was a micro-blight study for a small area that Mr. Rief intended to redevelop if the area could be declared blighted and substandard. Staff recommended forwarding to the Regional Planning Commission. Ron Depue, 308 N Locust Street spoke in support.

Motion by Haase, second by Paulick to approve forwarding Blighted and Substandard Area #14 Study to the Hall County Regional Planning Commission. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2013-286 – Consideration of Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #3, 2511 N. Diers Avenue for a Class "D" Liquor License and Liquor Manager Designation for Brian Fausch, 2009 W Hwy 34. This item related to the aforementioned Public Hearing.

Motion by Donaldson, second by Gericke to approve Resolution #2013-286. Upon roll call vote, all voted aye. Motion adopted.

#2013-287 – Consideration of Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #6, 3355 West Stolley Park Road for a Class "D" Liquor License and Liquor Manager Designation for Brian Fausch, 2009 W Hwy 34. This item related to the aforementioned Public Hearing.

Motion by Donaldson, second by Gericke to approve Resolution #2013-287. Upon roll call vote, all voted aye. Motion adopted.

#2013-288 – Consideration of Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #10, 3212 South Locust Street for a Class “D” Liquor License and Liquor Manager Designation for Brian Fausch, 2009 W Hwy 34. This item related to the aforementioned Public Hearing.

Motion by Donaldson, second by Gericke to approve Resolution #2013-288. Upon roll call vote, all voted aye. Motion adopted.

#2013-289 – Consideration of Request from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #15, 2028 E. Highway 30 for a Class “D” Liquor License and Liquor Manager Designation for Brian Fausch, 2009 W Hwy 34. This item related to the aforementioned Public Hearing.

Motion by Donaldson, second by Gericke to approve Resolution #2013-289. Upon roll call vote, all voted aye. Motion adopted.

#2013-290 – Consideration of Approving Interlocal Agreement with Hall County Regarding Transit Services. Regional Planning Director Chad Nabity reported that the City of Grand Island was declared a Census Defined Urbanized Area which changed the funding for Transportation Services within the City. An Interlocal Agreement with the County was recommended that would allow Hall County to continue to contract with Senior Citizens Industries, Inc. to provide the same level of transit services within the City until the City was ready to authorize a separate contract for transit services. The agreement would also allow the City to provide a payment of \$109,526 to Hall County in FY 2013-2014 for Transit Services using the 5307 funds. The agreement would end on September 30, 2014.

Mr. Nabity answered questions regarding the funding source for these services. Urban funding was explained.

Motion by Dugan, second by Minton to approve Resolution #2013-290. Upon roll call vote, all voted aye. Motion adopted.

#2013-291 – Consideration of Approving Bid Award for Furnishing & Installation of Golf Course Irrigation System. Parks and Recreation Director Todd McCoy gave a brief background history of the Jackrabbit Run Golf Course. He stated four bids were received for the installation of the Golf Course irrigation system. Duninick, Inc. of Prinsburg, MN submitted the low bid of \$492,538.

Mr. McCoy answered questions regarding labor and energy savings. He stated we could save up to 30% on the electricity. Mr. McCoy explained the difference between the Rainbird system to the Toro system.

Motion by Haase, second by Nickerson to approve Resolution #2013-291. Upon roll call vote, all voted aye. Motion adopted.

#2013-292 – Consideration of Legal Fee Contribution for Analysis of Options Regarding Veterans Home. Senator Mike Gloor stated he was very supportive of this issue and wanted to

see what the options were. Mayor Vavricek stated the Chamber of Commerce, on behalf of The Home For Our Heroes Committee, would like to hire the Rembolt Ludtke, LLP law firm from Lincoln, NE to evaluate all legal options available with the intent of retaining the Veteran's Home. Proposed was a flat fee of \$15,000.00 to provide an evaluation of the governing statutes, regulations and processes. The City's portion of the legal fees was \$5,000.00.

Motion by Gericke, second by Niemann to approve Resolution #2013-292. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Dugan, second by Gericke to approve the Claims for the period of August 14, 2013 through August 27, 2013, for a total amount of \$5,442,175.64. Unanimously approved.

Council recessed at 7:44 p.m. to the Special Meeting and returned to the Regular Meeting at 9:57 p.m.

ADJOURN TO EXECUTIVE SESSION: Motion by Dugan, second by Paulick to adjourn to Executive Session at 9:57 p.m. for the purpose of a strategy session with respect to real estate purchase. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Dugan, second by Gericke to return to Regular Session at 10:21 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 10:21 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-2

Approving Minutes of August 27, 2013 City Council Special Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL SPECIAL MEETING

August 27, 2013

Pursuant to due call and notice thereof, a Special Council meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on August 27, 2013. Notice of the meeting was given in the *Grand Island Independent* on August 21, 2013.

Mayor Jay Vavricek called the meeting to order at 7:44 p.m. The following Councilmembers were present: Vaughn Minton, Mike Paulick, Scott Dugan, John Gericke, Mitch Nickerson, Julie Hehnke, Chuck Haase, Linna Dee Donaldson, and Bob Niemann. Councilmember Peg Gilbert was absent. The following City Officials were present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, City Attorney Robert Sivick, City Treasurer and Finance Director Jaye Monter, and Street Superintendent Shannon Callahan.

PUBLIC HEARINGS:

Public Hearing on Proposed Fiscal Year 2013-2014 City of Grand Island and Community Redevelopment Authority (CRA) Budgets. Finance Director Jaye Monter continued the budget discussions by answering questions received from Council regarding the possible revenue for future budgets. Explained was the projected growth submitted on August 20, 2013 which included the Food & Beverage occupation tax continuing through 2017. An updated projected growth was presented with a 2017 ending cash balance of -\$3,509,616. Property tax mill levies from 30 cities for 2012-2013 were compared with Grand Island. Municipal Equalization Funds were explained. Proposed 2013-2014 mill levy was .3021.

City Administrator Mary Lou Brown presented figures for an additional 4 mill levy increase on property tax for FY 2013-2014. Also presented were figures for a 2% sales tax rate through 2017. Reviewed was future planning for capital projects and community objectives. Mentioned was the possibility of extending the Food & Beverage Occupation Tax past 2015 and implementing a wheel tax.

Councilmember Haase commented on the 1/2 cent sales tax passed in 2004. Mentioned was that the sales tax increase was to be used for specific projects and he was not comfortable with it going toward salaries. He commented on the financial policies and the sustainability of the workforce and revenues.

Councilmember Nickerson stated the benefits of an increase in sales tax versus an increase in property taxes. Councilmember Dugan stated funding the Police force was the first \$10 million but there needed to be more discussion regarding the rest of the \$43 million budget.

Mayor Vavricek stated there were certain needs that had to be met and Public Safety was a big part of this budget – 53% in the General Fund. He stated a sales tax election would need to be held in May 2014 or a special election in order to be used for the 2015 budget. Mentioned were

the laws of comparability for salaries which the City was required to follow. Ms. Monter reviewed the difference between the 2013 budget and the proposed 2014 budget.

RESOLUTIONS:

#2013-293 – Consideration of Approving 12.5 Full Time Equivalent Employees for 2013-2014 City Budget. Finance Director Jaye Monter stated that at the August 13, 2013 Study Session FTEs were discussed. Recommended were 12.5 FTEs for the 2013-2014 budget in the amount of \$936,000.00. Reviewed were the 2014 payroll budget assumptions based on the new array and existing union contracts. Ms. Brown stated the MPO Planning Manager would be under the Public Works Department. Councilmember Dugan, who was a member of the MPO Board, explained the reasons for this.

Street Superintendent Shannon Callahan answered questions concerning the surveyor position. Parks & Recreation Director Todd McCoy commented on the need for a full-time position at the HPSP. Human Resources Director Brenda Sutherland stated there were no comparables for the HPSP. Explained was the difference in pay for a part-time to a full-time position. Mr. McCoy stated the park was open year round, five days a week.

Utility Director Tim Luchsinger stated the dollar amounts for the additional utility personnel proposed would not change the total budget figure as the work would have to be hired out.

Ms. Brown explained the process of creating the 2013-2014 budget. A lengthy discussion was held regarding the 12.5 FTEs.

Motion by Gericke, second by Haase to postpone Resolution #2013-203 until September 3, 2013. Upon roll call vote, Councilmember Paulick, Gericke, Hehnke, Haase, and Donaldson voted aye. Councilmembers Minton, Dugan, Nickerson, and Niemann voted no. Mayor Vavricek voted no. Motion failed.

Motion by Dugan, second by Hehnke to approve Resolution #2013-293 with the exception of Community Environment & Leisure position and Public Works which will be brought back on Thursday, August 29, 2013.

Motion by Nickerson, second by Minton to approve the five Police Officer positions and not the two Community Service Officers. Upon roll call vote, Councilmembers Minton and Nickerson voted aye. Councilmembers Paulick, Dugan, Gericke, Hehnke, Haase, Donaldson, and Niemann voted no. Motion failed.

Upon roll call vote of the motion to approve Resolution #213-293 with the exception of the Community Environment & Leisure position and the Public Works position which will be brought back on Thursday, August 29, 2013, Councilmembers Minton, Dugan, Gericke, Nickerson, Hehnke, and Donaldson voted aye. Councilmembers Paulick, Haase, and Niemann voted no. Motion adopted.

OTHER ITEMS:

Review of Proposed FY 2013-2014 City Single Budget and Community Redevelopment Authority (CRA) Budgets.

ADJOURNMENT: The meeting was adjourned at 9:56 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-3

Approving Minutes of August 29, 2013 City Council Special Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL SPECIAL MEETING

August 29, 2013

Pursuant to due call and notice thereof, a Special Council meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on August 29, 2013. Notice of the meeting was given in the *Grand Island Independent* on August 23, 2013.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following Councilmembers were present: Vaughn Minton, Mike Paulick, John Gericke, Mitch Nickerson, Julie Hehnke, Chuck Haase, and Bob Niemann. Councilmembers Scott Dugan, Linna Dee Donaldson, and Peg Gilbert were absent. The following City Officials were present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, City Attorney Robert Sivick, City Treasurer and Finance Director Jaye Monter, and City Engineer and Public Works Director John Collins.

INVOCATION given by Community Youth Council member Kennedy Martinez followed by the PLEDGE OF ALLEGIANCE.

Mayor Vavricek introduced Community Youth Council member Kennedy Martinez.

PRESENTATIONS AND PROCLAMATIONS:

Update on Employee Health Care Enrollment. Human Resources Director Brenda Sutherland reported that in the first three days of informational meetings over 300 employees had attended. Meetings were scheduled for the next two weeks. She stated the process was going very well.

PUBLIC HEARINGS:

Public Hearing on Proposed Fiscal Year 2013-2014 City of Grand Island and Community Redevelopment Authority (CRA) Budgets - Continued. Finance Director Jaye Monter continued the budget discussions with questions from the City Council. Reviewed were the appropriation and transfer summary. The total General Fund FY 2013-2014 budget proposed was \$43,293.262. Total personnel budget was proposed to increase 11.27% and total operating budget to increase 6.76%.

Reviewed was the program prioritization per quartiles with a reduction of 1%. There were no programs proposed to be eliminated in the 2013-2014 budget. Explained was the Community Development budget.

The following Debt Service Fund current bond balances were presented:

<u>Amount</u>	<u>Purpose</u>	<u>Payoff Year</u>
• \$1,720,000	- Various Purpose – South Locust Street	2018
• \$3,815,000	– Public Safety Center	2018
• \$5,330,000	– Heartland Event Center	2025
• \$2,325,000	– Library Expansion	2016
• \$2,743,651	– State Fair Building	2017

The impact of an increase to the occupational tax from 2% to 4% would bring in twice the amount of what was received in the 2012-2013 budget. This was designated for the State Fair building.

RESOLUTIONS:

#2013-294 – Consideration of Approving .50 Full Time Equivalents for the Heartland Public Shooting Park (HPSP) for 2013-2014 City Budget. Finance Director Jaye Monter reported that the recent financial and participation data showed that the HPSP staff had made significant progress in growing the customer base and bringing new events to the park. In order to keep up with the demand it had requested to add one full-time Office Coordinator. The new .50 FTE would be added to the existing part-time FTE to create the new full-time position. Reviewed was the revised numbers for the HPSP. Explained was the \$125,000 funding from sales tax through the General Fund for HPSP.

The following people spoke in support:

- Tammy Slater, Vice-President of Organizational Development for Goodwill Industries
- Rhonda Smallwood, Development Director from Hope Harbor
- Steve Pritchard, Albion, NE

Councilmember Haase had concerns about the \$64,000 cost of the position that was unfunded. Ms. Monter stated the cost was estimated at \$55,000. Parks & Recreation Director Todd McCoy stated this estimate was figured at step 8 but could be less and this included benefits. Mayor Vavricek commented on Resolutions approved by Council concerning the 2004 sales tax language which included support for the HPSP. Mr. McCoy explained this position would be a high level skill set with administrative duties.

Motion by Minton, second by Gericke to approve Resolution #2013-294. Upon roll call vote, Councilmembers Minton, Paulick, Gericke, and Nickerson voted aye. Councilmembers Hehnke, Haase, and Niemann voted no. Motion failed.

Councilmember Haase raised a Point of Order in deference to Councilmember Gericke's continued discussion on the above item. The Point of Order was recognized by the Mayor.

#2013-295 – Consideration of Approving 1 Full Time Equivalent Land Surveyor for Public Works for 2013-2014 City Budget. Finance Director Jaye Monter reported that the Public Works department was requesting two departmental FTE changes to improve efficiencies and continue the growth of the department. Requested was 1 FTE Registered Land Surveyor.

Public Works Director John Collins stated the additional positions in this budget would have an asset return. He stated they had spent over \$130,000 to contract for a surveyor this year. He wouldn't hire a surveyor until the projects were approved by Council.

Motion by Nickerson, second by Haase to deny Resolution #2013-295. Upon roll call vote, all voted aye. Motion adopted.

#2013-296 – Consideration of Approving 1 Full Time Equivalent GIS Coordinator for Public Works for 2013-2014 City Budget. Finance Director Jaye Monter reported that the Public Works Department requested 1 FTE GIS Coordinator in an amount of \$88,184 which included benefits. Mr. Collins explained the position.

Councilmember Paulick stated this was a quartile 3 position. Discussion was held regarding the salary of this position.

Motion by Minton, second by Hehnke to approve Resolution #2013-296. Upon roll call vote, Councilmembers Minton, Paulick, Gericke, Nickerson, and Hehnke voted aye. Councilmembers Haase and Niemann voted no. Mayor Vavricek casted the six and deciding vote in favor. Motion adopted.

REQUEST AND REFERRALS:

Review of Proposed Salary Ordinance. Human Resources Director Brenda Sutherland reported that at the August 20, 2013 Council meeting, the Council voted to postpone their vote on the Salary Ordinance until the September 10, 2013 Council meeting. This presentation was to answer questions and give additional information before the September 10, 2013 meeting. Presented was the overall impact of the salary survey for the non-union employees, the number of steps in the City's various pay plans, and the reason for splitting the Division Chiefs into separate titles and pay plans.

Presented were the following steps in pay plans:

- Non-Union 15 steps
- AFSCME 15 steps
- IAFF 9 steps
- IBEW 8 steps
- FOP 9 steps 2013-2014
10 steps 2014-2015
11 steps 2015-2016

The 2013-2014 salary changes for Non-Union was 4.45% average; AFSCME – 1.5%; IAFF – 2.5%; IBEW (4 contracts) – 2.75%; and FOP – 7.82% average. Ms. Sutherland explained that currently all three positions for the Fire Division Chiefs salaries were on the same pay plan. This was changed several years ago to promote internal movement and cross-training. Issues with the current system were that comparability showed pay differences and current staff had specialized skills and certifications. The pay plan was based on the average of all three positions.

Discussion was held regarding increases in salaries overall in the next three years. Fire Chief Cory Schmidt stated this change had no effect on pay. Reviewed was the restructuring plan in the Fire Department by reducing captains from 15 to 12 and division chiefs from 4 to 3. Added were 3 shift commanders and 1 life safety inspector for a total savings of \$24,985.

Discussion was held regarding the non-union 4.5% salary increase. Mayor Vavricek commented on the metropolitan status and comparability. Ms. Monter stated the total increase in salaries proposed for 2013-2014 budget from the 2012-2013 budget was \$3.9 million. A lengthy

discussion was held regarding salaries, managing the workforce and history of the number of employees since 2000.

Motion by Minton, second by Paulick to reconsider postponing the Salary Ordinance for September 10, 2013. Upon roll call vote, Councilmembers Minton and Paulick voted aye. Councilmembers Gericke, Nickerson, Hehnke, Haase, and Niemann voted no. Motion failed.

Council recessed at 9:30 p.m. and reconvened at 9:40 p.m.

RESOLUTIONS:

#2013-297 – Consideration of Approving 2013-2014 Fee Schedule. Finance Director Jaye Monter reported that in consideration of Council feedback from the August 8, 2013 Study Session, increases in Fieldhouse season passes were reduced from 25% to 10%. If season passes were increased by 25% the Fieldhouse revenue would increase an estimated \$1,575. If season passes were increased by 10%, the Fieldhouse revenue would increase an estimated \$630.

Regional Planning Director Chad Nabity explained the fee increase for the Blight Study.

Motion by Minton, second by Hehnke to approve Resolution #2013-297. Upon roll call vote, Councilmembers Minton, Gericke, Nickerson, Hehnke, Haase, and Niemann voted aye. Councilmember Paulick voted no. Motion adopted.

#2013-298 – Consideration of Providing Guidance to City Administration Regarding Property Tax Levy Adjustment. Finance Director Jaye Monter reported that the final property tax request would be presented to Council for their consideration on September 10, 2013 along with the Annual Single City Budget for Fiscal Year 2013-2014. Prior to that date, City Administration would like to receive Council's guidance pertaining to the property tax levy adjustment.

Ms. Monter stated that the 2012-2013 year budget had been impacted by the additional personnel added during this fiscal year for the Police Department. The remaining personnel would be added during the 2013-2014 budget if approved. The total expense for the additional positions was in excess of \$1,000,000.

A possible revenue source for these positions was a property tax mill levy adjustment of .0400. Based on the 2014 property valuation this would generate \$1,029,821 and would increase the City of Grand Island mill levy rate from .3241 to .3641.

Councilmember Haase requested the comparison with other cities regarding sales tax. The City of Grand Island was ranked 24 out of 30 cities with regards to property tax levy. Ms. Monter stated the decision of Council on this item would be included in the publication for the Public Hearing scheduled for September 10, 2013. City Attorney Robert Sivick stated passing the budget was required by the State Statutes and there were strict penalties if that did not happen on time, we were running out of time.

Comments were made by Council regarding not raising property taxes this year and not having all ten Councilmembers present to vote on this important issue. Councilmember Minton stated in order for our city to move forward this tax increase was needed this year.

Motion by Minton, second by Paulick to approve Resolution #2013-298. Upon roll call vote, Councilmember Minton voted aye. Councilmembers Paulick, Gericke, Nickerson, Hehnke, Haase, and Niemann voted no. Motion failed.

OTHER ITEMS:

Review of Proposed FY 2013-2014 City Single Budget and Community Redevelopment Authority (CRA) Budgets Continued.

ADJOURNMENT: The meeting was adjourned at 10:17 p.m.

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-4

Approving Liquor Manager Designation for Kathleen Stock, 3210 North 161st Street, Omaha, NE with Red Lobster, 3430 West 13th Street

Staff Contact: RaNae Edwards

Council Agenda Memo

From: RaNae Edwards, City Clerk

Meeting: September 10, 2013

Subject: Request from Kathleen Stock, 3210 North 161st Street, Omaha, NE for Liquor Manager Designation for Red Lobster Restaurant #0734, 3430 West 13th Street

Item #'s: G-4

Presenter(s): RaNae Edwards, City Clerk

Background

Kathleen Stock, 3210 North 161st Street, Omaha, NE has submitted an application with the City Clerk's Office for a Liquor Manager Designation in conjunction with Red Lobster Restaurant #0734, 3430 West 13th Street.

This application has been reviewed by the Police Department and City Clerk's Office.

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. See attached Police Department report.

Alternatives

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

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

Recommendation

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

Sample Motion

Move to approve the request from Kathleen Stock, 3210 North 161st Street, Omaha, NE for Liquor Manager Designation in conjunction with the Class “I-32486” Liquor License for Red Lobster Restaurant #0734, 3430 West 14th Street with the stipulation that Ms. Stock complete a state approved alcohol server/seller training program.

08/22/13
14:48

Grand Island Police Department
LAW INCIDENT TABLE

Page: 450
1

City : Grand Island
Occurred after : 13:15:05 08/22/2013
Occurred before : 13:15:05 08/22/2013
When reported : 13:15:05 08/22/2013
Date disposition declared : 08/22/2013
Incident number : L13083298
Primary incident number :
Incident nature : Liquor Lic Inv Liquor License
Investigation
Incident address : 3430 13th St W
State abbreviation : NE
ZIP Code : 68803
Contact or caller :
Complainant name number :
Area location code : PCID Police - CID
Received by : Vitera D
How received : T Telephone
Agency code : GIPD Grand Island Police Department
Responsible officer : Vitera D
Offense as Taken :
Offense as Observed :
Disposition : ACT Active
Misc. number : RaNae
Geobase address ID : 4962
Long-term call ID :
Clearance Code : CL Case Closed
Judicial Status : NCI Non-criminal Incident
=====

INVOLVEMENTS:

Px	Record #	Date	Description	Relationship
NM	84240	08/22/13	Red Lobster Restaurant,	Business
Involved				
NM	186734	08/22/13	Stock, Kathleen S	Liquor Manager

LAW INCIDENT CIRCUMSTANCES:

Se Circu	Circumstance code	Miscellaneous
1	LT21 Restaurant	

LAW INCIDENT NARRATIVE:

Kathleen Stock is Applying to be the Liquor Manager at Red Lobster.

LAW INCIDENT OFFENSES DETAIL:

Se Offe	Offense code	Arson Dama
1	AOFF Alcohol Offense	0.00

LAW INCIDENT RESPONDERS DETAIL:

Se	Responding offi	Unit n	Unit number
1	Vitera D	318	Vitera D

LAW SUPPLEMENTAL NARRATIVE:

Seq	Name	Date
1	Vitera D	13:19:04 08/22/2013

318

Grand Island Police Department
Supplemental Report

Date, Time: Thu Aug 22 13:19:15 CDT 2013

Reporting Officer: Vitera

Unit- CID

I received a copy of a liquor manager application from Kathleen Stock for Red Lobster. Kathleen has lived in Omaha the last nine years. She has a husband named Douglas who signed a Spousal Affidavit of Non-Participation agreement. Kathleen stated on her application that she has been in the restaurant business for twenty-seven years and has been approved as a liquor manager at a different Red Lobster years ago.

Kathleen disclosed a conviction in 1989 for leaving the scene of an accident. She also disclosed a speeding conviction in Illinois in 2002. I checked Spillman and NCJIS for records relating to Kathleen. She doesn't have an entry in Spillman, and she doesn't have any convictions listed in NCJIS. Kathleen has a valid Nebraska driver's license and no warrants for her arrest. I also checked on Kathleen through a law enforcement-only Internet database and didn't find anything detrimental to her application.

I called Kathleen on 8/22/13. She advised that she lives in Omaha and had just left Red Lobster in Grand Island. Kathleen said that she oversees several restaurants but hopes to be able to come to Grand Island every couple of weeks until Red Lobster can find a different liquor manager. She has another local employee in mind.

Kathleen Stock doesn't have any recent convictions in Nebraska and didn't fail to disclose any convictions. The Grand Island Police Department doesn't have any objections to her becoming the liquor manager at Red Lobster.



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-5

#2013-299 - Approving Acquisition of Utility Easement - South of Fonner Park Road on City Leased Property at Fonner Park - Hall Co. Livestock Improvement Association

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

Staff Contact: Tim Luchsinger, Utilities Director

RESOLUTION 2013-299

WHEREAS, a public utility easement is required by the City of Grand Island, from Hall County Livestock Improvement Association, to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including lines and transformers; and;

WHEREAS, a public hearing was held on September 10, 2013, for the purpose of discussing the proposed acquisition of an easement located in the City of Grand Island, Hall County, Nebraska; and more particularly described as follows:

Commencing at Northeast corner of the Southwest Quarter (SW1/4) of Section Twenty Two (22), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska; thence on an assumed bearing of N89°13'34"W, along the northerly line of said Southwest Quarter (SW1/4), a distance of two hundred twenty and two hundredths (220.02) feet; thence S00°01'23"E a distance of eighty nine and sixty one hundredths (89.61) feet to a point on the westerly line of an existing twenty (20.0) foot wide easement tract described in Instrument Number 200411108, recorded in the Register of Deeds Office, Hall County, Nebraska being the ACTUAL Point of Beginning; thence continuing S00°01'23"E, along the westerly line of an existing twenty (20.0) foot wide easement tract described in said Instrument Number 200411108, a distance of twenty (20.0) feet; thence S89°59'07"W a distance of four hundred six and forty five hundredths (406.45) feet; thence S00°02'39"W a distance of two hundred thirty eight and eighty six hundredths (238.86) feet; thence N89°58'36"E a distance of ninety three and ninety one hundredths (93.91) feet; thence S00°03'48"E a distance of twenty (20.0) feet; thence S89°58'36"W a distance of one hundred twenty four and twenty three hundredths (124.23) feet; thence N25°52'21"W a distance of three hundred twenty nine and forty five hundredths (329.45) feet to a point on the southerly right-of-way line of Fonner Park Road; thence S89°13'34"E, along the southerly right-of-way line of said Fonner Park Road, a distance of twenty two and fifteen hundredths (22.15) feet; thence S25°52'21"E a distance of three hundred one and seventy nine hundredths (301.79) feet; thence N00°02'39"E a distance of two hundred fifty four and thirty one (254.31) feet; thence N89°59'07"E a distance of four hundred twenty six and forty three hundredths (426.43) feet to a point on the westerly line of an existing twenty (20.0) foot wide easement tract described in said Instrument Number 200411108, being the said Point of Beginning.

The above-described easement and right-of-way containing a total of 0.51 acres, more or less, as shown on the plat dated 8/12/2013, marked Exhibit "A" attached hereto and incorporated herein by reference.

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 a public utility easement from the Hall County Livestock Improvement Association, on the above-described tract of land.

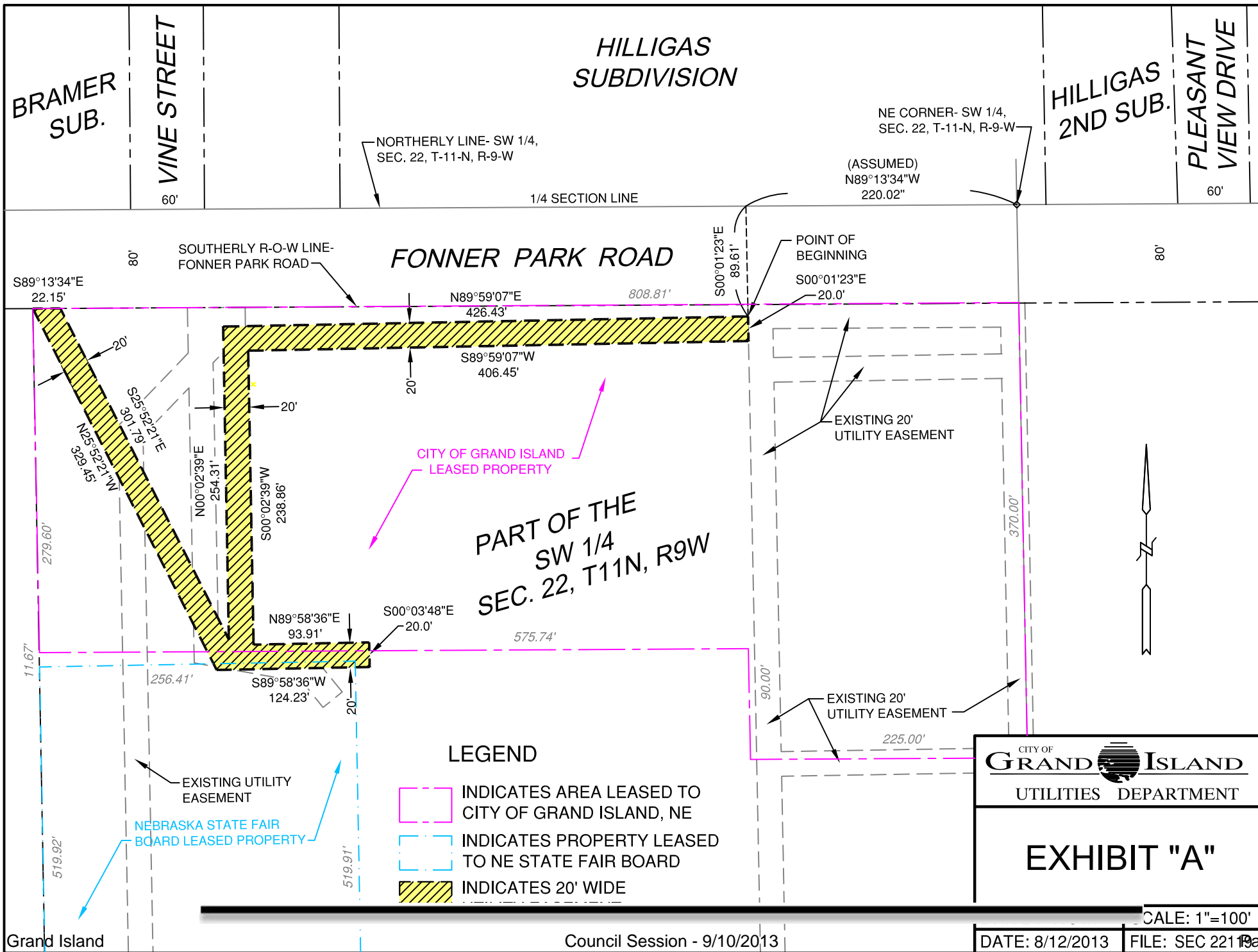
- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk





City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-6

#2013-300 - Approving Acquisition of Utility Easement - South of Schoolhouse Road at Lockwood Road - School Dist. #1 of Merrick County

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

Staff Contact: Tim Luchsinger, Utilities Director

RESOLUTION 2013-300

WHEREAS, a public utility easement is required by the City of Grand Island, from School District Number One (1) of Merrick County, Nebraska aka Lockwood School, to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including lines and transformers; and;

WHEREAS, a public hearing was held on September 10, 2013, for the purpose of discussing the proposed acquisition of an easement located in Merrick County, Nebraska; and more particularly described as follows:

Commencing at Northeast corner of the Southwest Quarter (SW1/4) of Section Thirty Two (32), Township Twelve (12) North, Range Eight (8) West of the 6th P.M., Merrick County, Nebraska; thence southerly, along the easterly line of the said Southwest Quarter (SW1/4), a distance of one hundred ninety nine (199.0) feet to the ACTUAL Point of Beginning; thence continuing southerly, along the easterly line of the said Southwest Quarter (SW1/4), a distance of twenty (20.0) feet; thence westerly, parallel with the northerly line of the said Southwest Quarter (SW1/4), a distance of one hundred fifteen (115.0) feet; thence northerly, parallel with the easterly line of the said Southwest Quarter (SW1/4), a distance of twenty (20.0) feet; thence easterly, parallel with the northerly line of the said Southwest Quarter (SW1/4), a distance of one hundred fifteen (115.0) to a point on the easterly line of the said Southwest Quarter (SW1/4), being the said Point of Beginning.

The above-described easement and right-of-way containing a total of 0.053 acres, more or less, as shown on the plat dated 8/27/2013, marked Exhibit "A" attached hereto and incorporated herein by reference.

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 a public utility easement from School District Number One (1) of Merrick County, Nebraska, aka Lockwood School, on the above-described tract of land.

- - -

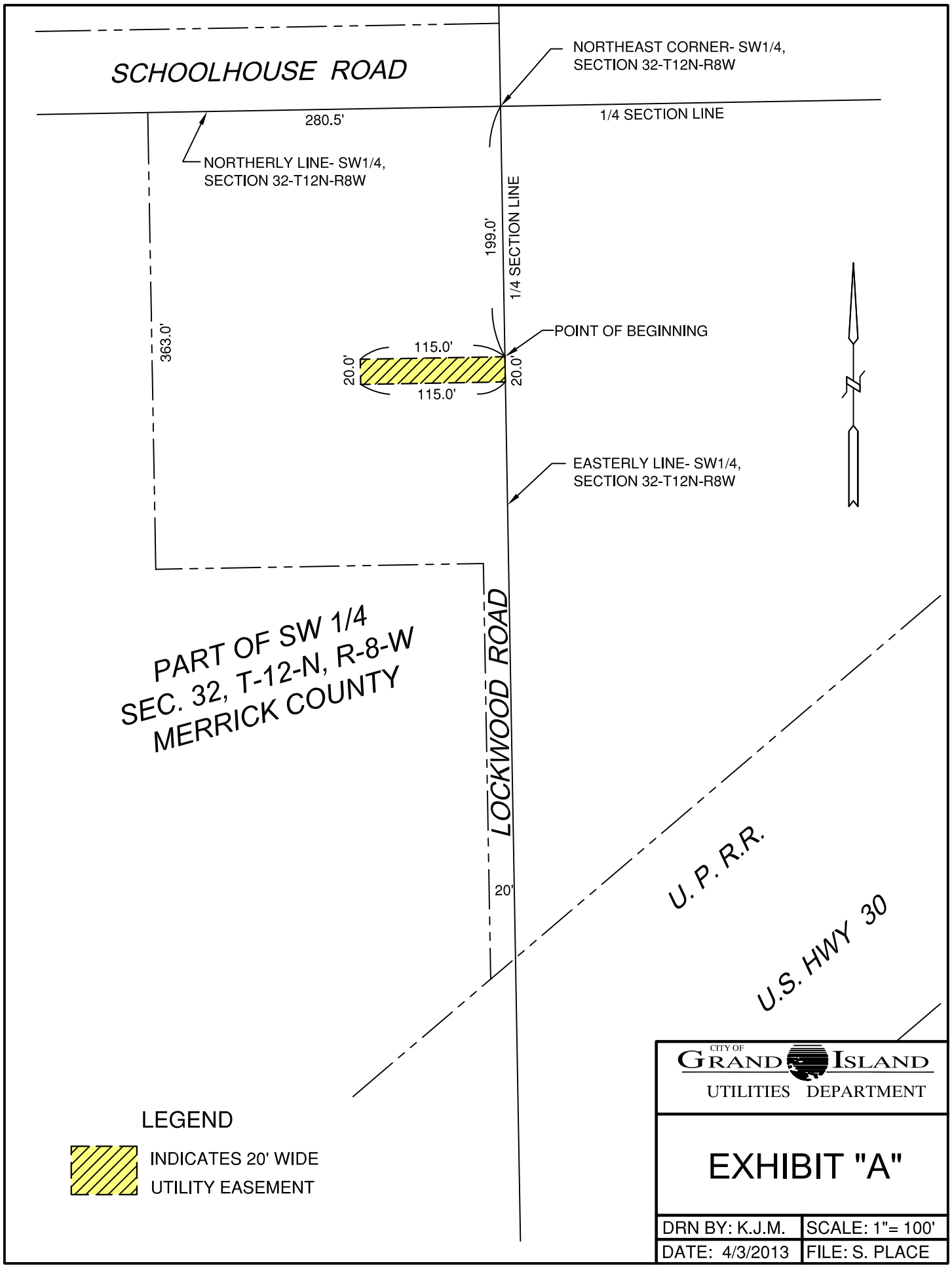
Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/> _____
September 6, 2013	<input type="checkbox"/> City Attorney





City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-7

#2013-301 - Approving Bid Award - Precipitator, Bottom Ash and Boiler Industrial Cleaning at Platte Generating Station for the Fall of 2013 and Spring of 2014 Outages

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting Date: September 10, 2013

Subject: Precipitator, Bottom Ash and Boiler Industrial Cleaning
– Fall 2013 and Spring 2014 Outages

Item #'s: G-7

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

Background

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

The fall outage is scheduled for October of this year and the spring outage is scheduled for May of 2014. Specifications were developed by the plant maintenance staff to include grit blasting of the electrostatic precipitator, bulk vacuuming of the associated ductwork and hoppers, and high pressure water wash of the bottom ash system.

Discussion

The specifications for the Precipitator, Bottom Ash and Boiler Industrial Cleaning-Fall 2013 and Spring 2014 Outages were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on August 29, 2013. Specifications were sent to five potential bidders and responses were received as listed below. The base engineer's estimate for this project was \$250,000.00.

Bidder	Fall 2013	Spring 2014	Total Bid
Meylan Enterprises, Inc. Omaha, NE	\$ 77,730.15	\$ 77,730.15	\$155,460.30

W-S Industrial Services, Inc. Council Bluffs, IA	\$166,848.22	\$166,848.22	\$333,696.44
---	--------------	--------------	--------------

The bidders listed no exceptions to the specifications. The bid from Meylan Enterprises, Inc., is compliant with specifications and the base bid is within the engineer's estimate.

Alternatives

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

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

Recommendation

City Administration recommends that the Council award the Contract for Precipitator, Bottom Ash and Boiler Industrial Cleaning - Fall 2013 and Spring 2014 Outages, to Meylan Enterprises, Inc., of Omaha, Nebraska, as the low responsive bidder, in the amount of \$155,460.30 (including taxes).

Sample Motion

Move to approve the bid of \$155,460.30, from Meylan Enterprises, Inc., for the Precipitator, Bottom Ash and Boiler Industrial Cleaning - Fall 2013 and Spring 2014 Outages.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: August 29, 2013 at 2:00 p.m.
FOR: Precipitator, Bottom Ash & Boiler Industrial Cleaning
DEPARTMENT: Utilities
ESTIMATE: \$250,000.00
FUND/ACCOUNT: 520
PUBLICATION DATE: August 16, 2013
NO. POTENTIAL BIDDERS: 5

SUMMARY

Bidder:	<u>W-S Industrial Services, Inc.</u>	<u>Meylan Enterprises, Inc.</u>
	Council Bluffs, IA	Omaha, NE
Bid Security:	Merchants Bonding Co.	Universal Surety Co.
Exceptions:	None	None

Bid Price:

Fall 2013:

Precipitator Abrasive:	\$48,333.12	\$28,845.00
Vacuum Services:	\$78,836.60	\$21,900.00
Pressure Wash Services:	\$28,763.20	\$21,900.00
Sales Tax:	<u>\$10,915.30</u>	<u>\$ 5,085.15</u>
2013 Total Base Bid	\$166,848.22	\$77,730.15

Spring 2014:

Precipitator Abrasive:	\$48,333.12	\$28,845.00
Vacuum Services:	\$78,836.60	\$21,900.00
Pressure Wash Services:	\$28,763.20	\$21,900.00
Sales Tax:	<u>\$10,915.30</u>	<u>\$ 5,085.15</u>
2014 Total Base Bid	\$166,848.22	\$77,730.15

2013/2014 Total Bid:	\$333,696.44	\$155,460.30
-----------------------------	---------------------	---------------------

cc: Tim Luchsinger, Utilities Director

Bob Smith, Assist. Utilities Director

Mary Lou Brown, City Administrator
Stacy Nonhof, Purchasing Agent
Karen Nagel, Utilities Secretary

Jaye Monter, Finance Director
Pat Gericke, Utilities Admin. Assist.
Darrell Dorsey, PGS Superintendent

P1670

RESOLUTION 2013-301

WHEREAS, the City of Grand Island invited sealed bids for Precipitator, Bottom Ash and Boiler Industrial Cleaning at Platte Generating Station – Fall 2013 and Spring 2014 Outages, according to plans and specifications on file with the Utilities Department; and

WHEREAS, on August 29, 2013, bids were received, opened and reviewed; and

WHEREAS, Meylan Enterprises, Inc., of Omaha, 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 \$155,460.30 (including taxes); and

WHEREAS, the bid of Meylan Enterprises is less than the estimate for the Precipitator, Bottom Ash, and Boiler Industrial Cleaning at Platte Generating Station – Fall 2013 and Spring 2014 Outages.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Meylan Enterprises, Inc., in the amount of \$155,460.30, for Precipitator, Bottom Ash and Boiler Industrial Cleaning at Platte Generating Station – Fall 2013 and Spring 2014 Outages, is hereby approved as the lowest responsible bid and that the Mayor is hereby authorized to, on behalf of the City, execute the contract between the City of Grand Island and Meylan Enterprises, Inc.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-8

#2013-302 - Approving Boiler, Machinery and Terrorism Insurance for the Utilities Department

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: September 10, 2013

Subject: Boiler, Machinery, and Terrorism Insurance Renewal –
Utilities Department

Item #'s: G-8

Presenter(s): Tim Luchsinger, Utilities Director

Background

The Utilities Department Boiler and Machinery Property Peril and Fire insurance expires October 1, 2013. This insurance is specifically designed for Electric Utilities and is readily adaptable to the Water Utility, which is also included in the coverage. The standard policy excludes losses due to acts of terrorism unless the optional Terrorism Insurance is accepted. The Utilities Department's insurance provider, FM Global, provided the attached proposal for renewal of the present coverage.

The complete policy is available in the Utilities office for review, along with a Policy Holder Disclosure form for execution by the City, either accepting or rejecting terrorism coverage. The renewal proposal and proposed policy have been reviewed by the Legal Department.

Discussion

Key provisions included in the proposed renewal are an increase in the insured valuation from \$500,873,124.00, to \$523,249,700; a premium increase of \$12,835, which results in an annual premium change from \$406,157.00 for the current year to \$418,992, for the 2013-2014 year; and a premium increase of \$621 for Terrorism Insurance, which results in an annual premium change from \$23,683.00 for the current year to \$24,304 for the 2013-2014 year.

The increase in insured valuation of assets was reviewed by Utility staff and is in line with replacement costs seen in the utility industry, as well as the resulting policy premium increase.

The annual premium to add terrorism coverage is \$24,304. The probability that a relatively remote location in the central part of the nation would be targeted for a terrorist attack may be very unlikely, but the determination of a terrorist attack is not clearly defined, such as an attack similar to the Oklahoma City Federal Building. Regardless of the cause, the loss of a high valued asset as the Platte Generating Station must be protected from risk, and the acceptance of Terrorism Insurance is recommended.

The premium for the renewal of the Boiler and Machinery, Property Peril, and Fire coverage is \$443,296, which includes Terrorism Insurance, and is recommended by the Utilities Department for approval.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve renewal of the Utilities Department's Boiler and Machinery, Property and Peril, and Fire Insurance with FM Global, and execution of the Notice of Terrorism Insurance Coverage form to accept that coverage.

Sample Motion

Move to approve acceptance of the FM Global Insurance for the Utilities Department, with authorization to accept the Terrorism Coverage.

RESOLUTION 2013-302

WHEREAS, the City's Utility Department subscribes to insurance for boiler and machinery, property, peril and fire coverage; and

WHEREAS, the boiler and machinery, property, peril and fire coverage insurance term expires October 1, 2013; and

WHEREAS, the insurance of electric and water utilities facilities is a specialized market with a limited number of potential providers; and

WHEREAS, valuation adjustments resulted in an increased total insured value of property from the present amount of \$500,873,124.00 to \$523,249,700; and

WHEREAS, a proposal to renew insurance for the 2013 – 2014 fiscal year was received from the current provider, Factory Mutual Insurance Company of St. Louis, Missouri, for a renewal premium of \$443,296, including the terrorism coverage; and

WHEREAS, the City has opted to accept the optional Terrorism Insurance Coverage; and

WHEREAS, the insurance provider requires that the City either accept or reject Terrorism Insurance Coverage by executing the form provided.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Factory Mutual Insurance Company of St. Louis, Missouri, with premium in the amount of \$418,992, is hereby approved, and to execute the form to accept Terrorism Insurance Coverage, with a premium in the amount of \$24,304, for a total of \$443,296.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item G-9

**#2013-303 - Approving Change Order No. 1 for North Interceptor
Phase I; Project No. 2012-S-6**

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

Council Agenda Memo

From: Marvin Strong PE, Wastewater Treatment Plant Engineer

Meeting: September 10, 2013

Subject: Approving Change Order No. 1 for North Interceptor Phase I; Project No. 2012-S-6

Item #'s: G-9

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

Background

Public Works Staff in conjunction with the design engineer, Black & Veatch of Kansas City, Missouri have jointly developed multi-year replacement planning stages for the City of Grand Island's large diameter gravity sanitary sewer interceptor network. The current planned interceptor, entitled the "North Interceptor" will replace aged gravity sanitary sewer, reduce or eliminate current sewer pumping station(s), provide additional capacity for existing, and new growth areas of Grand Island.

The Wastewater Division of the Public Works Department advertised for bids for North Interceptor Phase I (Project 2012-S-6) on March 26, 2013 and opened bids on April 23, 2013.

On May 14, 2013, Resolution 2013-147, City Council awarded, Project 2012-S-6, North Interceptor Phase I to Merryman Excavation, Inc. of Woodstock, Illinois, in the amount of \$8,444,635.

Discussion

Historically, concrete manholes have been installed in the cities gravity sewer collection infrastructure. Concrete manholes serve well for the intended use, and are versatile in configuration to meet an array of configurations that may be needed on a project. In design workshops staff reviewed parameters that influence the cost of constructing and maintaining a wastewater system, and quantify the major components (i.e., length/size of pipes, number of manholes, corrosive properties, infiltration) and concluded alternate material methodology should be considered. On May 14, 2013 City Staff, and Consulting Engineer, Black & Veatch for Kansas City of Missouri presented to council the recommendation in utilizing Fiberglass Reinforced Pipe (FRP) products for the large diameter gravity sewer collection system being installed in the multi-phased interceptor

project. City Council approved moving forward with Phase I of the interceptor construction, directing Public Works to use Polyvinyl Chloride Pipe (PVC) where possible and to use the fiberglass manholes if feasible.

Change Order No. 1 will supply and install fiberglass manhole(s) with Polyvinyl Chloride Pipe stubs. This will be completed in a factory controlled environment where each fiberglass/PVC manhole structure is fabricated monolithic, and delivered to site. A total of thirty-four (34) manholes will be constructed with fiberglass, and Polyvinyl Chloride (PVC) pipe materials.

CHANGE ORDER NO. 1

Change Order No. 1-1

Replace Precast Concrete manhole with Fiberglass Reinforced manholes.

<u>Bid Unit Description</u>	<u>Units / Ea.</u>	<u>Cost Differential</u>	<u>Total Price Change</u>
Four (4) feet Diameter	6.0	\$ 0.00	\$ 0.00
Five (5) feet Diameter	3.0	\$ 0.00	\$ 0.00
Eight (8) feet Diameter	17.0	\$ 0.00	\$ 0.00
Ten (10) feet Diameter	5.0	\$ 0.00	\$ 0.00
Twelve (12) feet Diameter	1.0	\$ 0.00	\$ 0.00
Eight (8) feet Diameter (Outside Drop)	1.0	\$ 0.00	\$ 0.00
Ten (10) feet Diameter (Outside Drop)	1.0	\$ 0.00	\$ 0.00
TOTAL COST FOR CO1-1			\$ 0.00
TOTAL SUMMARY OF COSTS			\$ 0.00

Change Order No. 1 will not extend the original construction completion date(s) of:

Substantial Completion: 210 calendar days, or January 8, 2014, and

Final Completion: 245 calendar days, or February 12, 2014.

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 authorization to change from precast concrete manholes to fiberglass structured manholes as described in Change Order No. 1 with Merryman Excavation, Inc. of Woodstock, Illinois, for North Interceptor Phase I, Project 2012-S-6.

Sample Motion

Move to approve the Mayor of the City of Grand Island, Nebraska authorized on behalf of the City of Grand Island to execute a Change Order No. 1 with Merryman Excavation, Inc. of Woodstock, Illinois in no additional claim for the contract amount or time.



MEMORANDUM

City of Grand Island, NE
North Interceptor – Phase 1
Change Order No. 1 – FRP Manholes

B&V Project 175144
B&V File 80.1700
August 30, 2013

To: Terry Brown

From: Richard Henderson

CC: Fred Tustin (COGI), Marvin Strong (COGI), Roger Scott (COGI), Kevin Meador (B&V),
Tim Engemoen (B&V)

Terry,

Black & Veatch recommends issuing Change Order No. 1 which is a change from precast concrete manholes to fiberglass reinforced plastic (FRP) manholes in the amount of \$0.00 (Zero and 00/100 Dollars) and no change in contract time. Please note that this combination of materials was not presented as a bid alternative in the original bid documents and that Merryman Excavation's base bid amount of \$8,444,635 was accepted by City Council on May 14, 2013. In the base bid, materials for the pipe (greater than 36 inch) and manholes were Closed Profile Wall Polyvinyl Chloride (PVC) and precast concrete, respectively. A Notice of Award was issued by the City on May 15, 2013 and was also based on the Council's acceptance of the base bid. Subsequently, due to Black & Veatch's recommendation to City Council that they approve Bid Alternative A of the Fiberglass Reinforced Mortar Pipe (FRPM) and FRP manholes, it was decided between the City and Black & Veatch to approach Merryman Excavation for a cost to change the manhole materials to FRP. This Change Order No. 1 represents the costs, time, and material change as agreed to by Merryman Construction.

Richard Henderson
Engineering Manager

**CITY OF GRAND ISLAND, NEBRASKA
NORTH INTERCEPTOR – PHASE 1**

**CITY PROJECT 2012-S-6
BLACK & VEATCH PROJECT NO. 175144**

CHANGE ORDER NO. 1

Change Order No. 1 covers the substitution of concrete manholes with fiberglass manholes.

Item CO1-1. Delete concrete manholes and replace with fiberglass manholes

This change involves the supply and installation of fiberglass reinforced plastic (FRP) manholes in lieu of the specified concrete manholes. Changes to the Contract documents include:

Section 00400, Page 5. Delete the Item Descriptions for Item Nos. 4.1 through 4.4 and Item Nos. 4.6 through 4.11. Replace with the following:

	Item Description
4.1	FRP Manhole Nos. 1B, 1D, 2D, 3D, 166A and 4 ft. Dia Manhole in Voss Road; 4 ft. Dia Manhole on spur line off of Sta. 64+19.95
4.2	FRP Manhole Nos. 25A, 26A, 27A
4.3	FRP Manhole Nos. 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 10A, 11A, 12A, 13A, 15A, 16A, 18A, 19A, 23A
4.4	FRP Manhole Nos. 9A, 20A, 21A, 22A, 24A
4.6	FRP Drop Manhole No. 17A
4.7	FRP Drop Manhole No. 14A
4.8	Additional Depth FRP Manhole (Standard and Drop) Nos. 1B, 1D, 2D, 3D, 166A and 4 ft. Dia Manhole in Voss Road; 4 ft. Dia Manhole on spur line off of Sta. 64+19.95
4.9	Additional Depth FRP Manhole (Standard and Drop) Nos. 25A, 26A, 27A
4.10	Additional Depth FRP Manhole (Standard and Drop) Nos. 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 10A, 11A, 12A, 13A, 15A, 16A, 17A, 18A, 19A, 23A
4.11	Additional Depth FRP Manhole (Standard and Drop) Nos. 9A, 14A, 20A, 21A, 22A, 24A

The same item descriptions shall be changed in Section 01025; Paragraphs 8.01, 8.02, 8.03, 8.04, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11 and any reference to ‘concrete’ within the measurement and payment descriptions shall be changed to ‘FRP’.

8/30/2013

CO1-1

**CITY OF GRAND ISLAND, NEBRASKA
NORTH INTERCEPTOR – PHASE 1**

**CITY PROJECT 2012-S-6
BLACK & VEATCH PROJECT NO. 175144**

SUMMARY

CHANGE ORDER NO. 1

The Contract Price shall be modified as follows as a result of the changes described by this modification request. Additions to the Contract Price are indicated by a "+" in front of the amount, deductions by a "-".

<u>Effect on Contract Price</u>		Increase/Decrease In Contract Price (+/-)
<u>Item</u>	<u>Description</u>	
CO1-1	Substitutue FRP manholes for concrete manholes	0.00

NET CHANGE IN CONTRACT PRICE 0.00

BID AMOUNT OF ORIGINAL CONTRACT	\$8,444,635.00
PREVIOUS CHANGE ORDER ADJUSTMENTS	+ 0.00
CURRENT CONTRACT AMOUNT	\$8,444,635.00

CHANGE ORDER NO. 1 0.00

ADJUSTED CONTRACT AMOUNT \$8,444,635.00

Effect on Contract Time

CO1-1	No additional time given for Contract	
-------	---------------------------------------	--

8/30/2013

CO1-2

No additional claims shall be made for changes in Contract Time arising from these work items.

This change order includes all costs, direct, indirect, and consequential, and all changes in Contract Time arising from the work included in the items for Change Order No. 1. No additional claims shall be made for changes in Contract Price or Contract Time arising from these work items.

All other provisions of the contract remain unchanged.

Agreed to this _____ day of _____, 2013

Recommended:
Black & Veatch Corporation

Approved:
City of Grand Island

By: _____
Engineering Manager

By: _____

Date: _____

Date: _____

Approved:
Merryman Excavation, Incorporated

By: _____

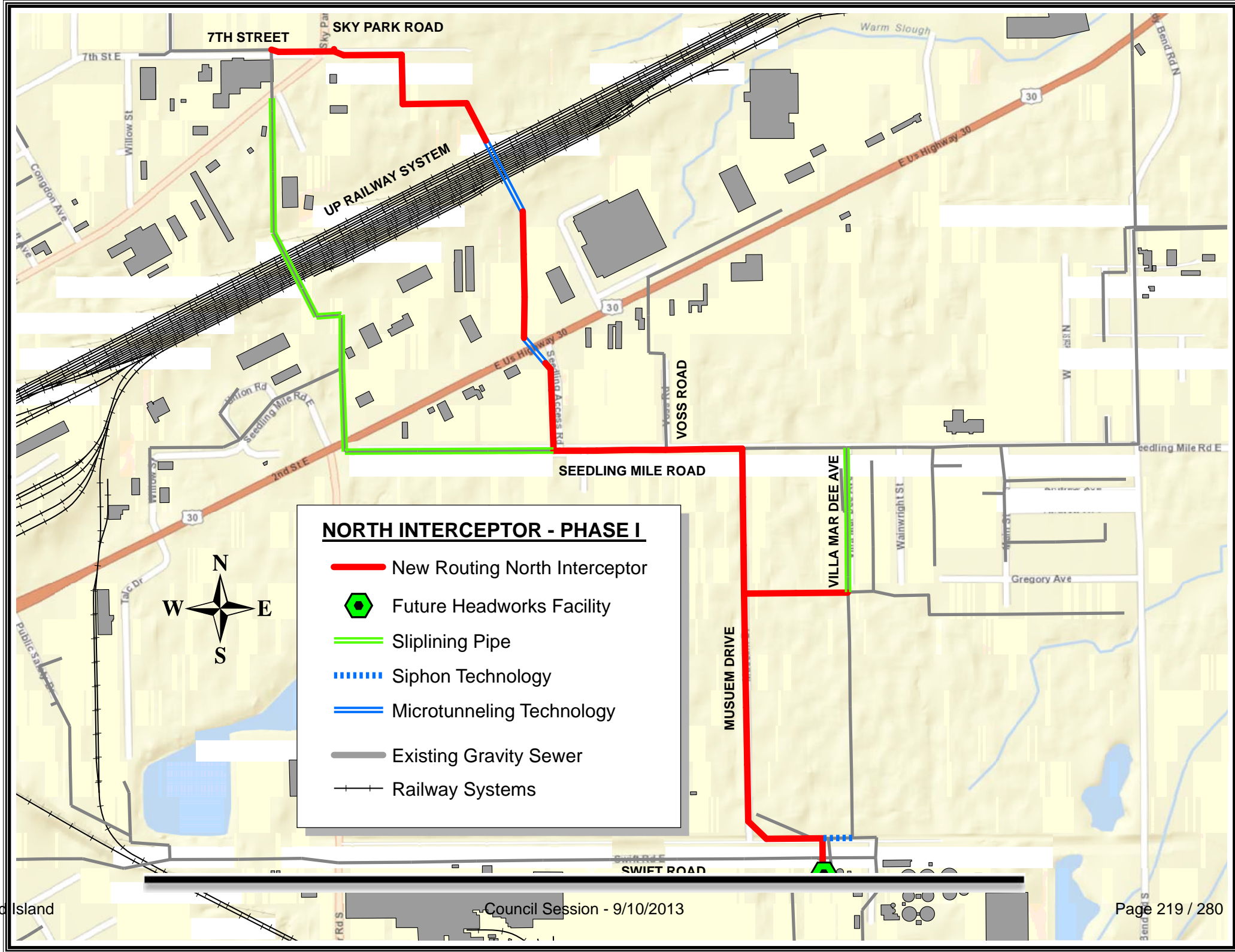
Date: _____

Approved as to Form _____

September 10, 2013 City Attorney

8/30/2013

CO1-3



RESOLUTION 2013-303

WHEREAS, On May 14, 2013, Resolution 2013-147, City Council awarded, Project 2012-S-6, North Interceptor Phase I to Merryman Excavation, Inc. of Woodstock, Illinois, in the amount of \$8,444,635; and

WHEREAS, Change Order No. 1 changes from precast concrete manholes to fiberglass structured manholes in no additional claim for the contract amount or time.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that authorization to proceed with scope described in Change Order No. 1 with Merryman Excavation, Inc. of Woodstock, Illinois is hereby approved for a current contract amount of \$8,444,635; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such Change Order No. 1, North Interceptor Phase I, Project 2012-S-6 on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 10, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item H-1

Consideration of Forwarding Blighted and Substandard Area #13 Study to the Hall County Regional Planning Commission

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: September 10, 2013

Subject: Proposed Blighted and Substandard Area #13

Item #'s: H-1

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

Background

Enclosed you will find a copy of a Substandard and Blight Study as prepared for Gary Jacobsen by Marvin Planning Consultants. This study is for approximately 2.16 acres of property in central Grand Island north of Phoenix Avenue between Lincoln Avenue and Adams Street. The study as prepared and submitted indicates that this property could be considered substandard and blighted. The full study is attached for your review and consideration.

Mr. Jacobsen has submitted this study for the review and consideration of the Grand Island City Council as permitted by Nebraska law. This is a micro-blight study for a small area that Mr. Jacobsen intends to redevelop if the area can be declared blighted and substandard. This area was not included with the Area 8 designation as it was part of the County Industrial Tract and could not be annexed by the City. The Hall County Board of Supervisors has removed the County Industrial Area Designation from this property. The decision on whether to declare an area substandard and blighted is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission.

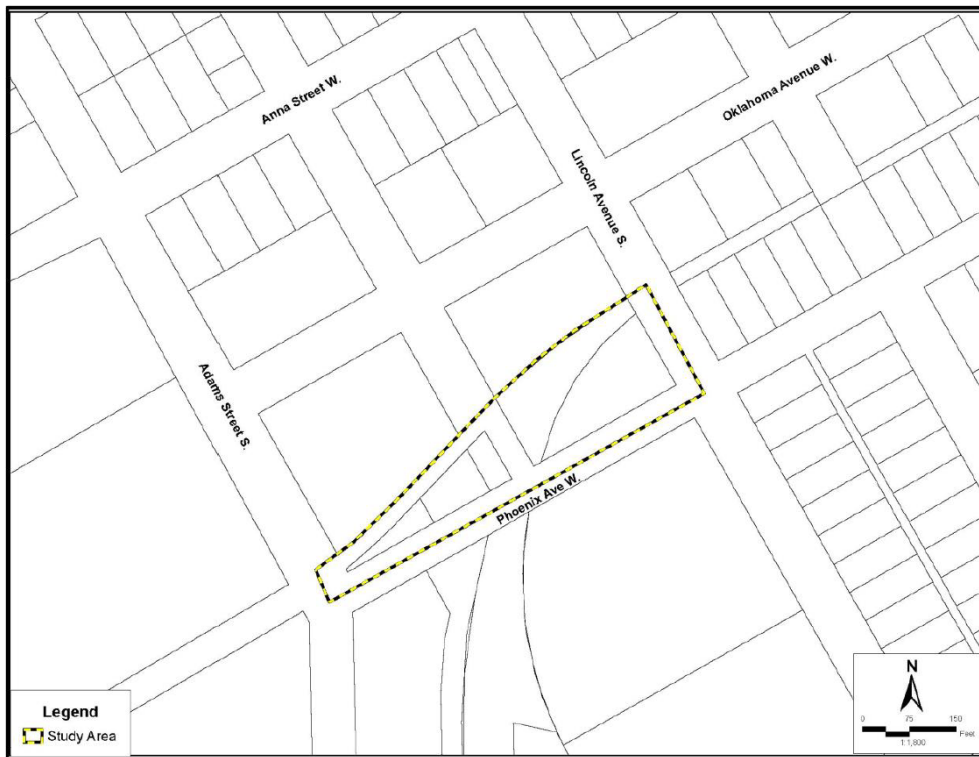
The question before Council will be whether to send the Study to the Planning Commission for their review and feedback. If the item is not sent to the Planning Commission the Council cannot declare the area substandard and blighted. Planning Commission will meet on October 2 and would have a recommendation ready for last Council meeting in October.

Once an area has been declared substandard and blighted the CRA can accept redevelopment proposals for the area that might or might not include an application for Tax Increment Financing. Should this be approved Mr. Jacobsen does have a contract to purchase the eastern portion of this area currently occupied by Gauthier Signs. Mr. Jacobsen intends to redevelop the property to support his businesses on South Locust.

Discussion

The action item tonight relates to the Study for proposed CRA Area No. 13 in central Grand Island as shown below. The study was prepared for 2.16 acres, of all of which can be annexed into the Grand Island City Limits

Figure 1
Study Area Map



Source: Olsson Associates 2013

Robert Sivick, City Attorney has reviewed the Nebraska Statutes and case law pertaining to the declaration of property as blighted and substandard. His comments on this application are as follows:

The statutory procedures for accomplishing blight relief include the following steps: (1) the identification of a community redevelopment area consisting of portions of a city declared to be substandard or blighted in accordance with statutory definitions and in need of redevelopment, (2) the formulation of a redevelopment plan for such area or a redevelopment project within such area, and (3) the implementation of the redevelopment plan through various means including acquisition, sale, leasing,

and contracting for redevelopment. Nebraska Revised State Statutes (NRSS) 18-2103, 18-2107, and 18-2109.

Under this statutory scheme, the governing body shall afford maximum opportunity consistent with the sound needs of the city as a whole to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. A private development project would be eligible for tax increment financing only if it is included within an area which has previously been declared blighted or substandard and is in furtherance of an existing redevelopment plan for that area. The declaration of property as blighted or substandard is not simply a formality which must be met in order to assist a private developer with tax increment financing; it is the recognition of a specific public purpose which justifies the expenditure of public funds for redevelopment. See *Monarch Chemical Works, Inc. v. City of Omaha*, 203 Neb. 33, 277 N.W.2d 423 (1979), *Fitzke v. Hastings*, 255 NEB 46 (1998)

At this point, Council is only considering point 1 of Mr. Sivick's opinion. According to NRSS §18-2109, it is clear that the Planning Commission must have the opportunity to review the Blight Study prior to Council declaring the property substandard and blighted. If Council wishes to consider a declaration of substandard and blight State Statute requires that the question of whether an area is substandard and blighted is submitted to the Planning Commission for its review and recommendation.

The Planning Commission recommendation should be done at the first available opportunity, as the Planning Commission has 30 days to respond to Council's request for a recommendation.

Blighted Area of the Community

The city of Grand Island, as a City of the First Class, is permitted to designate an area of up to 35% of the municipal limits as blighted and substandard. As of today, August 19, 2013, 18.20% of the City has been declared blighted and substandard. This micro blight area (Area 13) would add another 0.01%. The Webb Road Property Area (Area 14) would add 0.04%. If both Areas 13 and 14 were to be declared substandard and blighted by the Council 18.24% of the community would bear that designation. Council forwarded the study for Area 14 to the Planning Commission at the August 27, 2013 City Council Meeting.

It does not appear that the declaration of both Area 13 and Area 14 would significantly impact the City's ability to declare other areas substandard and blighted.

Alternatives

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

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

Recommendation

City Administration recommends that the Council Move to forward the Study to the Planning Commission.

Sample Motion

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

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within the city of Grand Island. This study has been commissioned by an individual property owner within the community with the hope that the City will consider the study area for future redevelopment activity. The area is bordered on the south by a major transportation route and the general area of the community has begun to see some new investment in properties as well as considerable redevelopment activities.

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

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements".

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

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

Blight and Substandard are defined as the following:

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

"Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a shall not designate an area larger than one hundred percent of the as blighted;"

This Blight and Substandard Study is intended to give the Grand Island Community Redevelopment Authority and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction. Through this process, the City and property owner will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

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

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

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area include commercial and public open space (primarily detention cells).

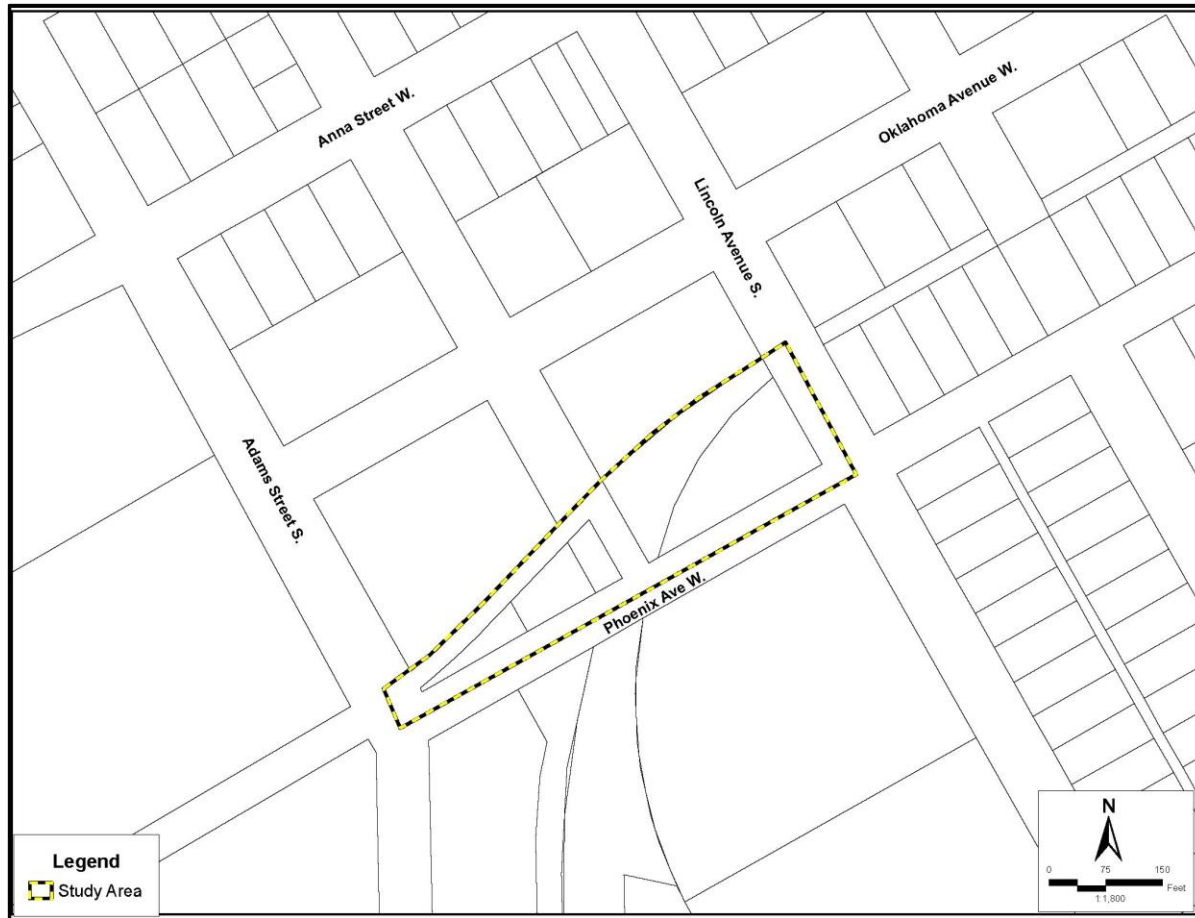
Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand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

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

Study Area

POINT OF BEGINNING IS THE INTERSECTION OF THE CENTERLINES OF LINCOLN AVENUE S. AND PHOENIX AVENUE W; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF PHOENIX AVENUE W TO THE INTERSECTION OF THE CENTERLINES OF PHOENIX AVENUE W AND ADAMS STREET S; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF ADAMS STREET S TO THE EXTENDED NORTH RIGHT-OF-WAY LINE CITY RIGHT-OF-WAY (OLD RAILROAD RIGHT-OF-WAY); THENCE, NORTHEASTERLY ALONG NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE CENTERLINE OF LINCOLN AVENUE S; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

Figure 1
Study Area Map



Source: Olsson Associates 2013

EXISTING LAND USES

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

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area.

The Study Area is predominately Industrial uses with 31.0% of land in this use. The remaining 69.0% is Transportation related, specifically public right-of-way and streets.

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2013

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	0	0.0%	0.0%
Single-family	0	0.0%	0.0%
Multi-family	0	0.0%	0.0%
Manufactured Housi	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	1.20	55.6%	55.6%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.96	44.4%	44.4%
Total Developed Land	2.16	100.0%	
Vacant/Agriculture	0		0.0%
Total Area	2.16		100.0%

Source: 2013 Grand Island Blight Study Area 13, Marvin Planning Consultants and Olsson Associates

Figure 2
Existing Land Use Map



Source: Marvin Planning Consultants and Olsson Associates, 2013

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

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

Age of Structure

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

Within the study area there is a total of two structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- Two (100.0%) units were determined to be 40 years of age or older
- Also there are numerous structures outside of the boundary in another previously blighted area that are 40 years of age or older and are negatively impacting the area under discussion.

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

Figure 3
Unit Age Map



Source: Marvin Planning Consultants and Olsson Associates, 2013

Structural Conditions

Where structural conditions were evaluated, structures were either rated as: No problems, Adequate, Deteriorating, or Dilapidated. The following are the definitions of these terms:



No Problem/ Adequate Conditions

- No structural or aesthetic problems were visible, or
- Slight damage to porches, steps, roofs etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window sills and frames.

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, or roof (up to 1/4 of wall or roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked window panes,
- Some rotted or loose windows or doors (no longer wind- or water-proof), and
- Missing bricks, or cracks, in chimney or makeshift (uninsulated) chimney.

Dilapidated Conditions

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large areas of foundation,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

These are criteria used to determine the quality of each structure in the Study Area.

In a recent conditions survey, the structures within the corporate limits were rated. Within the corporate limits portion of the study area there are a total of two structures.

After reviewing the overall conditions of the structures in the corporate limits portion include:

- 0 (0.00%) structures rated as adequate
- 0 (0.00%) structures rated as deteriorating
- 2 (100.0%) structures rated as dilapidated

Overall, 100.0% of the structures in this area are in a state of disrepair. Figure 3 shows the data on a block level as opposed to structure. Typically, if there were several structures deemed to be deteriorating or dilapidated then the entire block was downgraded. For purposes of this study there is approximately 100.0% of the block area within the Study Area has dilapidated structures.

Due to the state of disrepair of a number of properties in the area, the conditions represent conditions which are Dangerous to conditions of life or property due to fire or other causes.

Figure 4
Structural Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Sidewalk Conditions

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on four categories; adequate, deteriorating, dilapidated, and missing completely.

Within the study area there is approximately 802.32 lineal feet of sidewalk. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.00%) lineal feet of adequate sidewalk
- 337.65 (42.1%) lineal feet of deteriorating sidewalk
- 464.67 (57.9%) lineal feet of no sidewalk. There was no sidewalk deemed to be dilapidated.



Overall, 100% of the sidewalks are in either a deteriorating state or completely missing. Missing sidewalk is as bad as dilapidated or deteriorating sidewalk since there is no safe place to walk other than across someone else's property or in the street. See Figure 5 for the locations of these sidewalks.

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

Street Conditions

The street conditions were analyzed in the Study Area. The streets were also rated on four categories; adequate, deteriorating, dilapidated, and missing completely. The following is the breakdown for the area.

Within the study area there is approximately 932.64 lineal feet of street. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- 0 (0.00%) lineal feet of adequate street
- 606.13 (65.0%) lineal feet of deteriorating street
- 326.51 (35.0%) lineal feet of gravel streets.
- There was no street deemed to be dilapidated.



Overall, 100.0% of the streets are in either a deteriorating state or were paved with gravel, thus an obsolete material for an urban area. See Figure 6 for the locations of these streets.

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

Curb and Gutter

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

Curb and gutter for the Study Area were examined similarly to streets and sidewalks. The curb and gutter will be graded as either adequate, deteriorating, dilapidated, or missing. In addition, curb and gutter will be examined based upon their location, within the incorporated area or within the county industrial park.



Within the study area there is approximately 804 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- 160.00 (19.9%) lineal feet of adequate curb and gutter
- 196.44 (24.4%) lineal feet of deteriorating curb and gutter
- 447.97 (55.7%) lineal feet of no curb and gutter or rural section.

There was no curb and gutter deemed to be dilapidated.

In total, 80.1% of the curb and gutters are in either a deteriorating state or are missing. See Figure 7 for the locations of these curb and gutter.

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

Deterioration of site or other improvements

Throughout this Area, there is a large portion of sidewalk that is either deteriorating or missing. In addition, a large portion of the curb and gutter has been determined to be either deteriorating or missing.

Finally, the area has a large amount of deteriorating streets. The streets have been patched over and over due to large amounts of cracking that has been occurring in the pavement.

These are major considerations in determining if the area has deteriorated sites or improvements.

Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.



Dangerous conditions to life or property due to fire or other causes

There are two structures within the Study Area that are deteriorated and appear to be getting worse. The continued deterioration from this point forward will place some of these properties at risk for fire.

In addition, there are a couple of properties in close proximity that if they go untouched in the future could present a danger to life if someone were to sneak onto the property. This property needs to have a repaired security fence put into place in order to minimize the threat.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Improper Platting or Obsolete Platting

The majority of this area was platted in the 1800's as the city began to grow and when there was still an active railroad line serving this part of Grand Island. The vast number of the lots, as they are platted today, will be difficult to redevelop.

Based upon the review of the plat of the area, there are sufficient elements present to meet the definition of improper platting or obsolete platting within the Study Area.

Unsanitary / Unsafe conditions

The area being evaluated for the conditions of blighted and substandard needs to be examined for the unsanitary and unsafe conditions. A primary item that was examined was the drainage conditions of the area.

Drainage Conditions

Grand Island has a long history of drainage issue due to the extreme flatness of the area, as well as the high water table. Topography and soils can have a major impact on how a given portion of the city drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

The field survey examined the entire area for potential drainage problems. One field survey was completed the same day of a rain event. During the field visit there was standing water throughout the entire area. Water was standing in large potholes, in drainage ditches, along areas that were supposed to drain the water away.



Standing water from poor drainage can be a catalyst for Health issues like West Nile due to the potential mosquito breeding that can occur.

Drainage also can be tied directly to the next issue that was analyzed during the field investigations, curb and gutter conditions.

Based upon the field analysis, there are sufficient elements present to meet the definition of unsanitary/unsafe conditions within the Study Area.

Blighting Summary

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

- Substantial number of deteriorating structures
 - 100.00% of the structures identified within the corporate limits, of the Study Area, were deemed to be in a state of deterioration or dilapidation
- Deterioration of site or other improvements
 - A large amount of sidewalk either in a deteriorated state or missing from properties in the area.
 - The existence of gravel streets within the study area.
 - The condition of the streets within the corporate limits.
- Dangerous conditions to life or property due to fire or other causes
 - The number of deteriorating structures
- Average age of structures is over 40 years of age
 - Within the Study Area 100.00% of the structures meet the criteria of 40 years of age or older.
- Improper Subdivision or obsolete platting
- Unsanitary / Unsafe conditions
 - The area has major drainage issues and does not drain well and has the potential for standing water to be present for long periods of time.



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

- Combination of factors which are impairing and/or arresting sound growth
- Defective/Inadequate street layouts,
- Faulty lot layout,
- Defective or unusual condition of title,
- Economic or social liability detrimental to health, safety and welfare,
- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation, and
- Diversity of ownership.

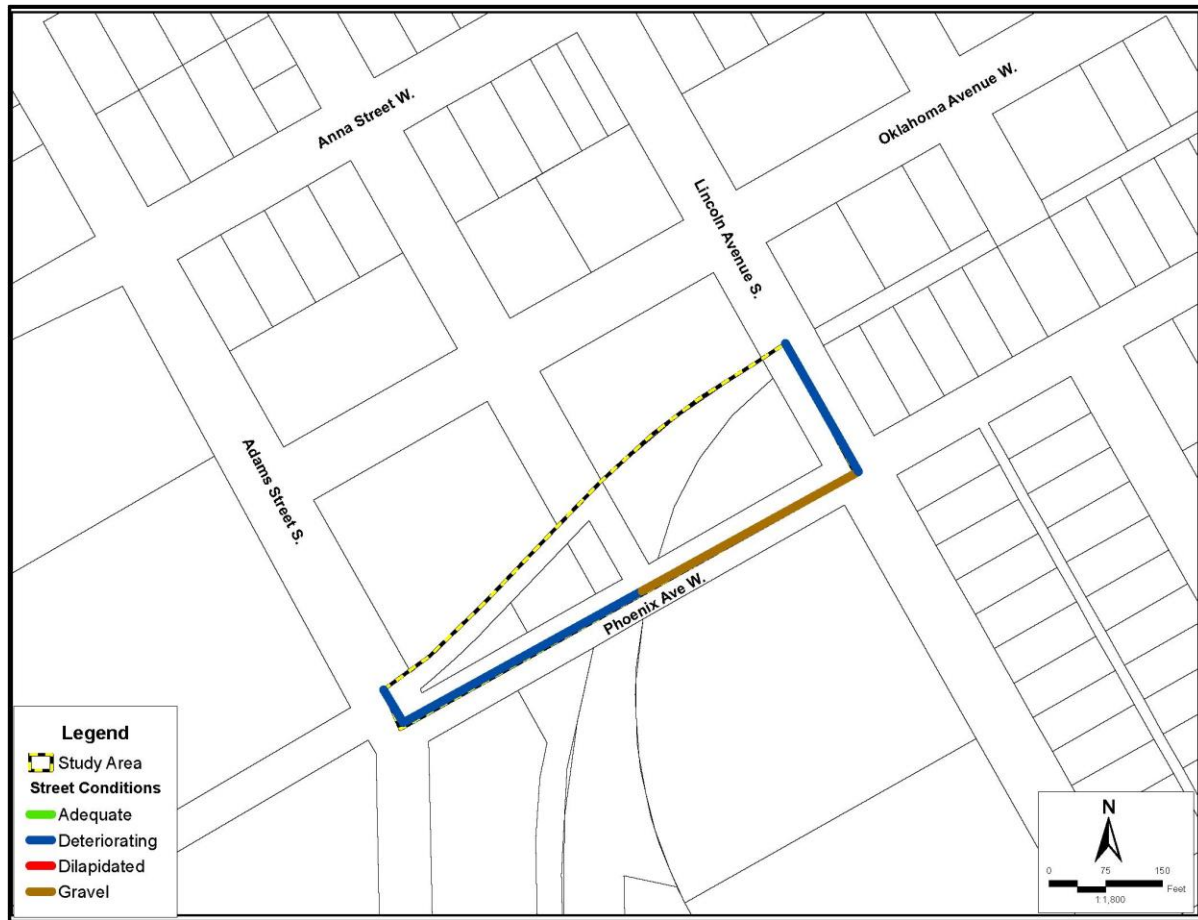
These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Figure 5
Sidewalk Conditions



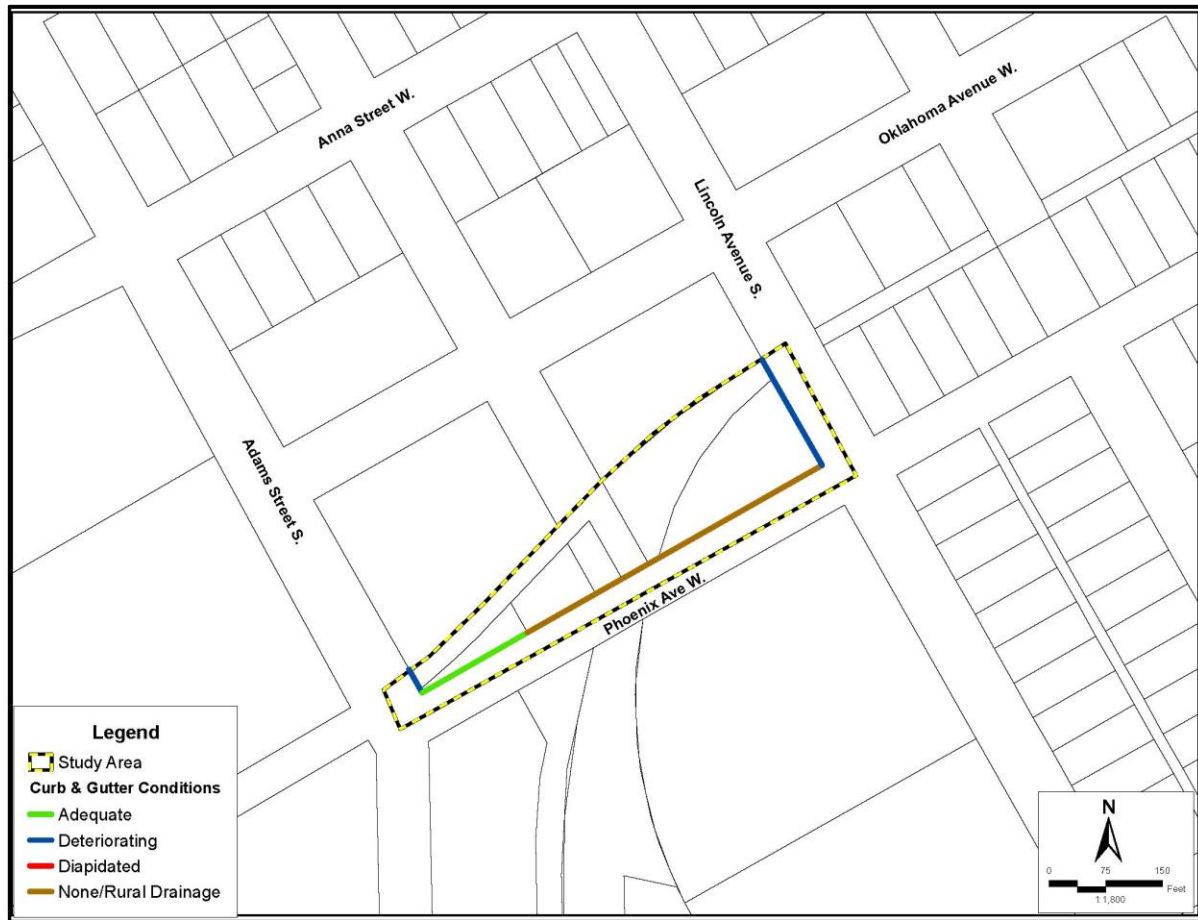
Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 6
Street Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 7
Curb and Gutter Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2013

Substandard Conditions

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

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

Within the study area there is a total of two structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 0 (0.00%) units were determined to be less than 40 years of age
- 2 (100.00%) units were determined to be 40 years of age or older

There is a predominance of units 40 years of age or older.

Substandard Summary

Nebraska State Statute requires that at least one of five substandard factors be present in a community. This Study Area in Grand Island has one of the five. The other criteria for Substandard were not present or the data was not readily accessible in the area, these included:

- Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- the per capita income of the area is lower than the average per capita income of the city or in which the area is designated
- the area has had either stable or decreasing population based on the last two decennial censuses.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #13

Blight Study Area #13 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Improper subdivision or obsolete platting
- Deterioration of site or other improvements,
- Dangerous conditions to life or property due to fire or other causes,
- Average age of units is over 40 years of age.

Substandard Conditions

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



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-1

#2013-304 - Consideration of Request from JamesJ Hotels LLC, dba JamesJ Catering, 3234 W Schimmer Drive for a Class “CK” Liquor License and Liquor Manager Designation for James Duff, 2411 Cochin Street

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

Staff Contact: RaNae Edwards

RESOLUTION 2013-304

WHEREAS, an application was filed by JamesJ Hotels LLC doing business as JamesJ Catering, 3234 W Schimmer Drive for a Class "CK" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on August 31, 2013; such publication cost being \$16.77; and

WHEREAS, a public hearing was held on September 10, 2013 for the purpose of discussing such liquor license application.

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

_____ The City of Grand Island hereby recommends approval of the above-identified liquor license application contingent upon final inspections.

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

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

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

_____ The City of Grand Island hereby recommends approval of James Duff, 2411 Cochin Street for liquor manager of such business contingent upon completing a state approved alcohol server/seller program.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-2

#2013-305 - Consideration of Request from Stueby's Alibi Lounge & Package Store LLC dba Stueby's Alibi Lounge & Package Store, 908 N Broadwell Street for a Class "C" Liquor License and Liquor Manager Designation for Chelsa Stueben, 1320 N Huston Avenue

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

Staff Contact: RaNae Edwards

RESOLUTION 2013-305

WHEREAS, an application was filed by Stueby's Alibi Lounge & Pacage Store LLC doing business as Stueby's Alibi Lounge & Package Store, 908 N Broadwell Street for a Class "C" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on August 31, 2013; such publication cost being \$17.26; and

WHEREAS, a public hearing was held on September 10, 2013 for the purpose of discussing such liquor license application.

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

- _____ The City of Grand Island hereby recommends approval of the above-identified liquor license application contingent upon final inspections.
- _____ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application.
- _____ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application with the following stipulations:

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

- _____ The City of Grand Island hereby recommends approval of Chelsa Stueben, 1320 N Huston Avenue for liquor manager of such business contingent upon completing a state approved alcohol server/seller program.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-3

**#2013-306 - Consideration of Approving 1% Increase to the
Restricted Revenues Lid Limit**

Staff Contact: Jaye Monter

Council Agenda Memo

From: Jaye Monter, Finance Director

Meeting: September 10, 2013

Subject: Consideration of Approving 1% Increase to the Restricted Revenues Lid Limit

Item #'s: I-3

Presenter(s): Jaye Monter, Finance Director

Background

In 1998, the Nebraska State Legislature passed LB989, which put a lid on the amount of restricted revenues a political subdivision can budget. The restricted revenues for the City of Grand Island included in the budget are Property Taxes, Local Option Sales Tax, Motor Vehicle Tax, Highway Allocation and Municipal Equalization Funds.

Discussion

Each year in the budget document sent to the State of Nebraska on or before September 20, political subdivisions are allowed by State Statute to raise the total restricted revenue funds authority amount from the prior year by 2.5%. This total may also be increased by an additional 1% with a 75% vote of the Political Subdivision governing board (City Council) approval.

The restricted revenue authority base amount of the prior year is used in the calculation of the maximum amount of restricted revenues the City can budget to receive in each proposed budget year. The restricted revenues in the proposed budget year less allowable exceptions cannot be higher than the prior year's restricted revenue base. Therefore each budget year, we want to increase the prior year's restricted revenue base with the additional 1% allowance in order to be able to budget all restricted revenues available for the proposed budget year.

Think about it this way, if local option sales taxes, motor vehicle taxes, highway allocation state gasoline taxes, municipal equalization funds, and property tax valuations increase each year at a rate greater than the 2.5% allowed by State Statute for restricted revenues to increase, the City may be placed in a position of not being able to budget all

of the property tax revenues available for the new budget year in order to stay under the restricted revenue lid limit.

With limited funding sources for the general fund, and the increasing needs of our growing community, City Council should be the deciding authority as to the level of property tax funding needed; not the limit of the prior year restricted revenues total.

Another scenario might occur if the City was in need to fund new services and the only funding solution was to increase property taxes. If the needed increase in property tax revenue caused the new budget year's restricted revenues to exceed the prior year base amount, the City would not be able to increase property taxes for the required funding need.

The additional 1% increase for the FY2013-2014 State of Nebraska budget report will increase the prior year restricted revenues base by \$269,865. This increase in restricted funds authority is not an increase in budgeted revenues or authorized expenditures. Approving the additional 1% each year only provides the political subdivision the ability to increase the prior year's restricted revenues total in order to budget all restricted revenue funding sources each budget year.

Alternatives

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

1. Approve the additional 1% increase to the Lid Limit.
2. Disapprove or deny the additional 1% increase.

Recommendation

City Administration recommends that the Council approve the additional 1% increase to the Lid Limit.

Sample Motion

Move to approve the additional 1% increase to the Lid Limit for the 2013-2014 Budget.

RESOLUTION 2013-306

WHEREAS, pursuant to Neb. Rev. Stat. §13-519, the City of Grand Island is limited to increasing its total of budgeted restricted revenues to no more than the prior year's total of budgeted restricted funds plus two and one-half percent (2 1/2%) expressed in dollars; and

WHEREAS, §13-519 authorizes the City of Grand Island to exceed the foregoing budget limit by an additional one percent (1%) increase in budgeted restricted revenues upon the affirmative vote of at least 75% of the governing body; and

WHEREAS, the Annual Budget document for Fiscal Year 2013-2014 and Program for Municipal Services in the Lid Computation for FY2013-2014 supported by the detail relating to restricted revenue accounts, proposes an additional increase in the prior year's budgeted restricted funds of an additional one percent (1%) as provided by the statute; and

WHEREAS, approval of the additional one percent (1%) increase in budgeted restricted revenues provides maximum funding sources, does not increase authorized expenditures and is in the best interests of the City of Grand Island and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that by affirmative vote by more than 75% of the City Council, budgeted restricted revenue funds for Fiscal Year 2013-2014 shall be increased by an additional one percent (1%) as provided by Neb. Rev. Stat. §13-519.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-4

**#2013-307 - Consideration of Approving General Property,
Parking District #2 (Ramp), and Community Redevelopment
Authority (CRA) Tax Request**

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

Staff Contact: Jaye Monter

RESOLUTION 2013-307

WHEREAS, Nebraska Revised Statute Section 77-1601.02 provides that the property tax request for the prior year shall be the property tax request for the current year for purposes of the levy set by the County Board of Equalization unless the Governing Body of the City passes by a majority vote a resolution or ordinance setting the tax request at a different amount; and

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

WHEREAS, it is in the best interests of the City that the property tax request for the current year be a different amount than the property tax request for the prior year; and

WHEREAS, the final levy of the Municipality for the fiscal year 2013-2014 for all general municipal purposes is set at .3241 per one hundred dollars of actual valuation; and

WHEREAS, the final levy of the Municipality for the fiscal year 2013-2014 for Parking District No. 2 is set at .019069 per one hundred dollars of actual valuation; and

WHEREAS, the final levy of the Municipality for the fiscal year 2013-2014 for the Community Redevelopment Authority is set at .026 per one hundred dollars of actual valuation.

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

1. The amount to be raised by taxation for all general municipal purposes for the fiscal year commencing on October 1, 2013 in the amount of \$8,344,129 shall be levied upon all the taxable property in the City of Grand Island and based on a current assessed valuation of \$2,574,553,789; and
2. The amount to be raised by taxation for Parking District No. 2 for the fiscal year commencing October 1, 2013 in the amount of \$8,000 shall be levied upon all the taxable property within Parking District No. 2 and based on a current assessed valuation of \$41,952,690; and
3. The amount to be raised by taxation for the Community Redevelopment Authority for the fiscal year commencing October 1, 2013 in the amount of \$669,384 shall be levied upon the taxable property in the City of Grand Island and based on a current assessed valuation of \$2,574,553,789.

- - -

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney

Adopted by the City Council of the City of Grand Island, Nebraska on September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-5

#2013-308 - Consideration of Approving Contract for Employee Assistance Program

Staff Contact: Brenda Sutherland

Council Agenda Memo

From: Brenda Sutherland, Human Resources Director

Meeting: September 10, 2013

Subject: Approval of Employee Assistance Plan (EAP) Contract

Item #'s: I-5

Presenter(s): Brenda Sutherland, Human Resources Director

Background

The City Of Grand Island has provided its employees with an Employee Assistance Program (EAP) benefit for the past sixteen years. This benefit is designed to provide employees with mental health or substance abuse counseling by qualified mental health professionals. The services provided assist employees with matters of a personal nature. The City has also benefited from management training and in-house employee training on various issues dealing with things like sexual harassment, parenting, stress management, budgeting, etc. The City currently has a contract with Family Resources of Greater Nebraska that will expire September 30, 2013.

Discussion

The City advertised a request for proposals for interested parties to provide EAP services to the employees at the City of Grand Island. Three proposals were submitted by vendors. Finalists that best met the criteria advertised were interviewed. Family Resources of Greater Nebraska PC is the vendor being brought forward for consideration to provide EAP services.

Currently the City pays \$10,000 per year to Family Resources to provide EAP services to City employees. The contract being recommended for approval is for \$9,000 per year to provide these same services. During Family Resource's presentation, they expressed a desire to be a strong community partner and understand the belt tightening that is occurring through the budget process. This represents a 10% reduction over previous years. They have guaranteed this price for the three year duration of the contract. The services provided by Family Resources are outlined in the attached contract.

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 contract with Family Resources of Greater Nebraska PC to provide EAP services to City employees.

Sample Motion

Move to approve the contract with Family Resources of Greater Nebraska to provide EAP services to City employees.

EMPLOYEE ASSISTANCE PROGRAM CONTRACT
between
The City of Grand Island
and
Family Resources of Greater Nebraska PC



Helping You Move Forward!

October 1, 2013 – September 30, 2016

September 4, 2013

FAMILY RESOURCES OF GREATER NEBRASKA PC EMPLOYEE ASSISTANCE PROGRAM

EMPLOYER AGREEMENT

This Agreement is made by and between **Family Resources of Greater Nebraska, PC**, a Nebraska professional corporation, (hereinafter FRGN) and **the City of Grand Island** (hereinafter Employer.)

Whereas, FRGN provides Employee Assistance Program services; and

Whereas, Employer desires to provide such services to its employees;

Now therefore, the parties agree that Employer will purchase from FRGN, Employee Assistance Program services for its employees in the manner and on the terms and conditions as set forth below.

Term and Termination: This agreement shall be for a term of three years commencing October 1, 2013. Either party may terminate this Agreement at any time upon sixty days prior written notice to the other party.

Eligibility for Services: The services provided by FRGN under this agreement shall be available to Employer's employees and employee family members, hereinafter called clients. Employee family members as used herein shall mean:

- a. the employee's spouse;
- b. the employee's domestic partner
- c. the employee's minor children;
- d. the employee's parents, siblings or others who regularly reside with the employee and are legal dependents of the employee.

Fees: For services provided under this agreement, the Employer shall pay FRGN an annual fee of \$9,000.00; total contract fee of \$27,000.00 to be billed on a quarterly basis yearly. The fee shall be paid quarterly each year in installments equal to twenty-five percent (25%) of the annual which will be billed in the amount of \$2250.00.

The City of Grand Island agrees to submit an updated employee roster on a quarterly basis.

CONTRACT RENEWAL OPTION

The City of Grand Island may have the option to request renewal of the contract on a year to year basis at the conclusion of this agreement. Request for renewal should be made a minimum of sixty days prior to October 1, 2016, however a cost adjustment may occur. Should an agreement

to extend the contract be reached between the City of Grand Island and FRGN, a simple one page renewal extension form would be submitted.

If this agreement is terminated by either party during a period for which payment has already been made, FRGN shall refund to the Employer within thirty (30) days after the effective date of termination, the pro-rata portion of fees paid for the period of time following termination.

Program Services: In consideration for the fee described in paragraph 3, FRGN will provide program services that are designed to identify and resolve problems for clients impaired by personal concerns. These services may vary from case to case depending upon the nature of the client's presenting issue(s) and the various resources available for its resolution, but shall generally include the following **Employee Assistance services:**

- a. Meet with client for assessment of presenting issues and/or concerns.
- b. Develop and recommend a plan of action.
- c. When clinically appropriate, mental health/substance abuse professionals shall provide short-term, solution-focused counseling to assist clients resolve concerns.
- d. When clinically appropriate, refer within FRGN or to outside professionals, for appropriate diagnosis, treatment, on-going therapy and/or assistance.
- e. Where the client is referred for treatment, on-going therapy and/or assistance, provide follow-up contact to monitor progress and assist with post-treatment planning.
- f. Assist with assessing insurance or other third-party payment of expenses of outside services to which referred.

Employer services:

Consult with and train appropriate persons within the Employer's organization to identify and resolve job-performance issues relating to employee concerns.

The above services shall be limited in quantity to those services purchased by Employer and described in EXHIBIT A, attached hereto. Additional services described in EXHIBIT B are also available to Employer on an as-needed basis at the fees stated therein.

This Employee Assistance Program shall not provide medical diagnosis or treatment, long term counseling, psychiatric care, legal advice or financial advice, but may refer employees to appropriate resources within FRGN or to other professionals that provide those services.

Access to Services: All initial contacts by the client shall be with FRGN's Grand Island office, either in person or by telephone. Assessment and counseling services for clients will be provided at the offices of FRGN in Grand Island unless it is in the best interest of the client to be served in another location with services provided by a FRGN affiliate provider.

Additional Services: If a client is referred for services beyond those provided under this Agreement, the clients will be advised of this and his/her financial responsibility for the cost of such services, and assisted in evaluating any available health insurance reimbursement or other third-party coverage. Such services may, when deemed appropriate, be provided by FRGN or an affiliate described in paragraph 5 above.

Reports: FRGN shall provide annual and quarterly reports to the Employer that shall contain the following information:

Quarterly:

- a. Total number of client inquiries regarding program services.
- b. Total number of clients who actually used the services.

Annually as requested:

- c. Total number of contacts with employees and family members.
- d. Whether the contacts were in person or telephone sessions.
- e. What additional referrals, if any, were made to professional or community resources.
- f. Nature of referrals to services, (i.e., whether they were self-initiated, initiated by a family member or by the Employer.)
- g. Such other information to which the parties mutually agree.

Employer's Obligations: In addition to payment of fees as provided in paragraph 4 herein, the Employer shall:

- a. Provide FRGN with a current employee roster, including employee's mailing address and update such information on a quarterly basis.
- b. Appoint an internal employee assistance coordinator to plan and assist in implementing the program and act as Liaison with the program.
- c. Provide FRGN with a copy of all employment policies currently in force.
- d. Provide FRGN with current hospitalization and health insurance policies and other employee benefits relevant to the program to enable FRGN to make effective referrals.

Confidentiality: Reports and information provided to Employer shall be summaries and shall not identify any employee or family member by name or other identifier. Information regarding any identified or identifiable individual employee or family member shall be confidential, and shall not be provided to the Employer without the individuals' expressed written consent. A copy of FRGN's Policy on Client Confidentiality is attached to this agreement.

HIPAA Privacy Rule: Family Resources of Greater Nebraska agrees to the provisions of these requirements to protect the interest of all parties and agrees to provide each client with the appropriate HIPPA documentation.

Miscellaneous: The laws of the State of Nebraska shall govern this agreement. This agreement may not be assigned, except as provided in paragraph 5 regarding FRGN affiliates, without the written agreement of both parties. The foregoing constitutes the entire agreement of the parties and supersedes all prior agreements either oral or written.

IN WITNESS THEREOF, the parties have executed this agreement on _____, 2013.

City of Grand Island

Family Resources of Greater Nebraska, PC

By: _____
Mayor

By: _____
COO

Attest:

By: _____
City Clerk

Resolution # _____

Approved as to Form:

By: _____
City Attorney

EXHIBIT A

Employee Assistance Program Services Purchased by The City of Grand Island From Family Resources of Greater Nebraska, PC Six Session Per Incident EAP

Provide up to six 50-minute sessions per family member per incident with a licensed mental health professional or substance abuse counselor, per contract year. Sessions for initial consultation and assessment are included in the six-session limit. Complete evaluations for substance abuse utilize only one EAP session,. Sessions remaining after the assessment is completed may be used for short-term, solution focused therapy if such therapy is determined by the assessing clinician to be clinically appropriate. Sessions are available to all full and part time employees, their spouses, life partners, significant others if in two year minimum relationship, their dependent children under the age of 26, and dependent parents who resides with the employee (proof of residence and dependency required).

Provide up to two follow-up phone contacts per client, per incident if deemed necessary by the therapist.

Provide 24-hour emergency telephone access to a licensed mental health professional.

Provide up to four employee orientation meetings for new hires upon request of personnel department as well as unlimited access via the Family Resources website.

Provide up to twenty hours of onsite supervisory and/or employee Wellness Education In-services, when requested. Topics to be selected from the following but not limited to the following:

Critical Incident Stress Debriefings
Behavioral Issues
Parenting
Home Budgeting
Balancing Work & Home
Depression
Wellness

Stress
Alcohol and Drugs in the Workplace
Alcohol Awareness
Time Management
Employee Burnout
Working with Difficult Employees

Provide Mandatory Supervisory Sessions upon request and obtain all necessary paperwork to conduct business with referral source. At the discretion of Family Resources staff, up to six sessions may be required per mandatory referral, at no additional cost to the city. This process would not affect an employees' personal sessions. Releases of information would be obtained during this process to insure complete cooperation between EAP, employee, City supervisor and HR in correcting workplace behavior or performance situations.

Provide sufficient posters at Employer's sites to promote EAP services.

Provide unlimited access to Family Resources Worklife Options on-line component to assist employees, family members and supervisors with, but not limited to, everyday life and work needs such as childcare and eldercare providers, legal and financial advice and assistance, relocation services, personal and professional education growth opportunities, parenting, etc.

Provide electronic newsletters up to six times per contract year to the office of Human Resources for inclusion in the city's employee newsletter.

Compile and submit quarterly utilization reports for both in-person and on-line services to the Employer Liaison.

Provide up to 50 hours per contract year of telephone consultation with licensed mental health professionals for Employer's designated managers. The time of each call will be recorded and counted against the annual total. The minimum time recorded shall be 10 minutes. Response time for this consultation will be 15 minutes for those calls designated as an "emergency" by Employer's designated managers and 2 hours for all other calls. (Employer will provide FRGN with list of managers/administrators approved to receive this service)

Provide an educational information library for all employees to access on the Family Resources website.

Value Added Services Included in basic EAP session utilization:

Smoking Cessation; Treatment for Insomnia; Developing and Understand of Nutrition Habits; Weight Loss; Managing Chronic Pain; Increasing Motivation in Addressing Behavioral Health Changes

EXHIBIT B

Additional Employee Assistance Program Services Available to The City of Grand Island From Family Resources of Greater Nebraska, PC

*The following services are available on an as-requested basis.

On-site critical incident stress debriefing services: \$150.00/counselor/hour (including travel time)

This service includes the following: FRGN shall provide a qualified mental health provider who will serve as the coordinator of Critical Incident Stress Debriefing services. This mental health provider will work closely with Employer's existing in-house team of trained professionals and will serve as the contact for initiation of services, contact and coordination of the team, oversee periodic meetings and training and will serve as the mental health provider at each incident as requested by Employer. The mental health provider's time will be recorded in minimum segments of at least 15 minutes and charges for the service will be billed to Employer quarterly.

Additional phone consultation with designated managers @\$25.00 per call. This service allows Employer the opportunity to purchase telephone consultation in addition to the 10 hours provided in Exhibit A.

Additional follow-up phone calls for employees and covered family members @ \$25.00 per call. This service allows employer the opportunity to purchase additional follow-up services beyond the two follow-up contacts provided in Exhibit A. (This service may be helpful for clients using EAP services because of a supervisory referral.)

With the prior approval of Employer, in-person, follow-up for employees or covered family members @ \$80.00 per hour

Behavioral health educational in-services: \$150.00/hour.

Interpretation Services: \$50.00 per hour

Contracted interpreters must meet certain standards as set forth by the management of Family Resources of Greater Nebraska.

Group Conflict Resolution: \$150.00 per hour plus mileage

Emotional Quotient Inventory: \$250.00 per employee

- Includes testing, scoring, individual employee report, one department report, and one department follow-up session with Family Resources staff.
- Recommended delivery through departments
- Can be contracted for one department up to full staff

Confidentiality Policy Employee Assistance Program

As an Employee Assistance Program Provider, Family Resources of Greater Nebraska (FRGN) strives to maintain the highest standards of program confidentiality to comply with legal and ethical mandates and meet the needs of our clients. In this regard, we have established specific guidelines for our own professional conduct with respect to protecting the confidence of client company employees and immediate family members.

Basic Philosophy: Except as noted in subsequent sections, FRGN, including our clinicians, staff, sub-contractors and affiliates will refrain from disclosing or communicating any information identifying and/or describing a user of our services to anyone, including an employee's family, fellow employees or supervisors, or any other persons outside our organization.

Release of Confidential Information: When assistance of any employee is requested by that person's employer and/or supervisor, we will request that the employee sign a Release of Information Form allowing our clinicians (including sub-contractors, consultants and affiliates) to communicate with the company and/or supervisor to facilitate the documentation, assessment and resolution of work-related performance problems. That release shall specify the information that may be disclosed, the purpose for such disclosure, and the effective period during which confidential information may be released to a specific party. If the employee declines to sign the Release of Information Form, we cannot confirm that the employee is a client. The company and/or supervisor may request such a release from the employee in conjunction with reviewing the performance-based consequences that will occur if the clinician cannot provide the company/supervisor with reason to expect a realistic improvement in the employee's job performance. We will request from the employee a signed Release of Information Form, which authorizes the EAP to release information to the company and/or supervisor when documentation of work performance or relationships appears necessary for making an accurate assessment or to ensure appropriate action on the part of the employee or supervisor in resolving the problem.

Communication with Treatment Providers: When an employee's issues necessitate referral to a treatment provider outside of FRGN, the employee will be asked to sign a Release of Information Form allowing our clinician or consultant to share relevant assessment information with the intended treatment provider. If it is not possible to obtain a written release (as in telephone assessment), the clinician will ask for verbal permission to release the aforementioned information and will document in the employee's record whether permission is verbally granted.

Communication of Aggregate Information: In the case of employees who refer themselves to FRGN or who are referred by a family member, we will verify such referrals only through aggregate demographic data reported to the company on a quarterly basis. The same type of information will be reported on employee family members who use our services. This demographic information does not contain data that could be used to identify specific individuals and/or family members.

Disclosure Without a Release: Federal or state laws may, in specific instances, require the disclosure of employee information irrespective of a signed and authorized release form. When a clinician has reasonable suspicion that physical or sexual abuse of a child or vulnerable adult has occurred or that there is a threat of harm to oneself or another person by the employee or an immediate family member, then disclosure to the appropriate authorities is necessary and, in many instances, legally mandated. Records may also have to be released without a signed consent by the employee or family member if subpoenaed by a court of law.

Security Clearance: With client companies whose employees have security clearances, FRGN agrees to work cooperatively with security personnel, within established State and Federal guidelines, on medical records and information. FRGN requests that the company's personnel and/or department charged with overseeing and maintaining security continues to assume primary responsibility to ensure the integrity of the company security system. Security personnel will need to manage and assess security issues with those employees referred by self or the company for EAP services. If security obtains a signed consent from a referred employee for the disclosure of confidential information to the company and/or security personnel, FRGN will provide the designated information that may be needed by security personnel to assess the employee's risk in this respect. In the absence of a signed and authorized release, the employer must assume the responsibility for monitoring employees deemed to be a risk for breaching security.

POINTS OF CLARIFICATION

INTERPRETOR NEEDS:

Family Resources of Greater Nebraska agrees to provide interpretive services if and when any employee of the City of Grand Island and/or their family members as covered in the EAP, who do not speak proficient English or who may be hearing impaired, requests utilization of the EAP services. The City of Grand Island will be billed all fees, in addition to the basic contract amount, incurred by Family Resources through interpreter contracting. See fee schedule. **Spanish Counseling services are provided in Grand Island at the office of a Family Resources affiliate.**

EMPLOYEE LIST:

The City of Grand Island must agree to provide a current employee list at the beginning of each quarter of the contract to be utilized for employment verification at the initial time of service.

HANDLING OF HARRASSMENT ISSUES:

Should any therapist providing service to any employee of the City of Grand Island become aware of any type of harassment issues occurring in the workplace, it will be the policy of Family Resources of Greater Nebraska to request said employee to sign a release of information so that open communication can begin between the employee, the therapist, and the Personnel Administrator for the City of Grand Island.

RANDOM DRUG TESTING FOLLOW-UP:

In accordance with an organization's drug testing policy, Family Resources through the contracted EAP service, would provide counseling and evaluation services, up to six sessions, to any employee who tests positive for drug use in the workplace. These mandatory sessions do not count against an employee's personal sessions. Complete substance abuse evaluations require the use of two of the six EAP sessions available to any one individual to complete.

CONFLICT RESOLUTION SERVICES:

If conflict resolution is needed between two employees, their individual EAP sessions may be utilized. If conflict resolution services are needed between three or more people or within a total department, additional group conflict resolution services may be purchased. See fee schedule.

LOCATION OF SERVICE DELIVERY:

All EAP services would be delivered in the Family Resources of Greater Nebraska offices in Grand Island, Kearney or York, NE unless it is in the best interest of the client to be served by an affiliate provider in another location. Practice staff will determine this need upon initial contact with the Family Resources office.

RESOLUTION 2013-308

WHEREAS, the City of Grand Island advertised a request for proposal for its Employee Assistance Plan (EAP); and

WHEREAS, the City received and reviewed proposals from vendors; and

WHEREAS, Family Resources of Greater Nebraska PC is the vendor recommended to provide services for the EAP; and

WHEREAS, the proposed contract is for \$9,000 per year for the contract duration of three years.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, to approve a contract with Family Resources of Greater Nebraska PC for the City's Employee Assistance Plan (EAP).

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
September 6, 2013	▣ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-6

**#2013-309 - Consideration of Approving Interlocal Agreement with
Hall County Sanitary Sewer District (SID) 2**

Staff Contact: Robert Sivick

Council Agenda Memo

From: Robert J. Sivick, City Attorney

Meeting: September 10, 2013

Subject: Consideration of Approval of Interlocal Agreement with Hall County SID 2

Item #'s: I-6

Presenter(s): Robert J. Sivick, City Attorney

Background

On January 4, May 17, and October 18, 2011, extending sanitary sewer services south along Highway 281 was discussed during Study Session meetings of the Grand Island City Council (Council). On January 11, 2011 the Council authorized Mayor Jay Vavricek to sign a letter of intent to the Nebraska Department of Environmental Quality declaring the City of Grand Island's (City) willingness to initiate a public/private project to extend sanitary sewer services south along Highway 281.

On October 25, 2011 the Council approved Resolution 2011-321 which set forth several directives for City staff designed to result in the ultimate construction of infrastructure extending sanitary sewer services south along Highway 281.

Discussion

As part of carrying out the directives of Resolution 2011-321 City staff monitored the formation of Hall County Sanitary Sewer District 2 (SID 2). This political subdivision was created by property and business owners interested in extended sanitary sewer services south of the City limits along Highway 281. Once the formation of SID 2 was completed and approved by the Hall County District Court, City staff negotiated an Interlocal Cooperation agreement with that governmental entity. The resulting Interlocal Cooperation agreement is before you tonight for consideration.

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

The City Administration recommends the Council approve Resolution 2013-309 to authorize the Mayor to sign the Interlocal Cooperation Agreement between the City and Hall County SID 2.

Sample Motion

Move to approve Resolution 2013-309 authorizing the Mayor to sign the Interlocal Cooperation Agreement between the City and Hall County SID 2.

INTERLOCAL COOPERATION AGREEMENT

This Interlocal Cooperation Agreement, made this _____ day of _____, 2013 by and between SANITARY AND IMPROVEMENT DISTRICT NO. 2 OF HALL COUNTY, (hereinafter referred to as the "SID"), and the CITY OF GRAND ISLAND, NEBRASKA, a Nebraska political subdivision (hereinafter referred to as "City").

WHEREAS, the boundaries of the SID are shown on the attached Exhibit "A", and,

WHEREAS, the parties propose to design and construct a sanitary sewer line extending from the sanitary sewer system of the City generally parallel to Highway 281 south to and within the boundary of the SID (hereinafter referred to as the "Sewer"), and,

WHEREAS, the parties hereto have agreed upon the method and allocation of expenses for design, construction and maintenance of the Sewer, and

WHEREAS, this Agreement is entered into by the parties pursuant to the Nebraska Interlocal Cooperation Act.

NOW, THEREFORE, in consideration of the above, the parties agree as follows:

1. Definitions. For the purposes of this Agreement, the following words and phrases shall have the following meanings:

The term "Cost" or "Entire Cost" shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs, financing costs and miscellaneous costs. In this connection, financing costs, if any, shall include all fiscal agent's warrant fees and bond fees, and interest on such warrants.

"City Sewer" shall be that portion of the sewer line constructed generally along Highway 281 south of the existing City sanitary sewer system, and extending to the north boundary of the SID. See Exhibit "B" attached hereto, which shall be known as the "City Sewer Service Area".

"SID Sewer" shall be that portion of the sewer line constructed within the boundaries of the SID generally along Highway 281 south of the City Sewer line, and extending to the southern boundary of the SID.

"Sewer" shall mean the project consisting of both the City Sewer and the SID Sewer.

2. Design of the Sewer. Following execution of this Agreement, the City shall design the Sewer and prepare plans and specifications for construction of the Sewer. The City shall provide the SID Board of Trustees (the "SID Board") with a copy of all documents relating to the SID Sewer for the Board's review and approval, which approval shall not be unreasonably withheld.

3. Construction of the Sewer. The City shall solicit bids for the construction of the Sewer, and award a contract for such construction to the lowest and best bidder. The City shall pay the Entire Cost of the construction of the Sewer; provided that the SID shall reimburse the City for the Entire Cost of the SID Sewer, as provided hereinbelow.

4. Ownership; Operation and Maintenance of the Sewer. The Sewer shall be owned by the City. The SID shall have no ownership interest in the Sewer. The City shall be solely responsible for the perpetual operation, replacement and maintenance of the Sewer, including all costs associated therewith.

5. Indemnification. The City hereby agrees to hold the SID harmless from, and to indemnify it against, any and all costs, claims, judgments or other liabilities, now existing or arising in the future, arising out of, or associated in any way with, the construction, operation and maintenance of the Sewer.

6. Right of Way within the SID. The SID Board shall be responsible for acquiring right of way easements within the boundaries of the SID as necessary for the installation of the SID Sewer.

7. Reimbursement of Costs by SID. The SID shall reimburse the City for the Entire Cost incurred by the City in connection with the design and construction of the SID Sewer. The SID's obligation to pay the City shall be evidenced by the SID's written promissory note in favor of the City providing for annual payments of principal and accrued interest. It is anticipated that the SID will raise the revenues necessary to service such debt through the ad valorem tax certified to Hall County each year by the SID Board.

8. Connections to the SID Sewer. Connection of structures to the SID Sewer shall be in accordance with the following:

A. All structures existing in the SID at the time construction of the SID Sewer is finalized may be connected to the SID Sewer main without any charge or special assessment for the cost of constructing the main (other than the ad valorem taxes paid upon such property each year as described hereinabove), but the Owner shall pay the Sewer Tap Permit Fee as provided in Grand Island City Code sections §30-26 through §30-28.

B. All structures constructed within the SID in the future may be connected to the main upon payment of the following two amounts:

a. An amount (hereinafter referred to as the "Special Assessment Equivalent") equal to the product of (A) a number equal to the ratio of the assessed valuation of the property to be served (as completed) to the total assessed valuation of the properties within the SID; (B) the total amount of taxes levied that year for the purpose of servicing the debt incurred for construction of the SID Sewer; and (C) the number of years, or parts thereof, between the date on which the SID Sewer main was placed in operation, and the date on which connection to the SID Sewer

main is made for such structure. The applicant for service shall receive a credit upon the above amount equal to the total amount of ad valorem taxes previously paid to or for the SID on such property.

b. The Sewer Tap Permit Fee (currently \$70.00) as provided in Grand Island City Code sections §30-26 through §30-28.

C. Any request by a property owner outside of the SID to connect to the sewer main within the SID shall be subject to approval by both the City and the SID. Upon approval, such owner shall pay the Special Assessment Equivalent or such other amount as the City and the SID determine to be reasonable under the circumstances, as well as the Tap Permit Fee.

D. All Special Assessment Equivalents shall be paid to, and become the property of, the SID. All Tap Permit Fees shall be paid to, and become the property of, the City.

9. City Sewer Service Area. Properties not within the City Sewer Service Area requesting connection to the Sewer shall be deemed to be connecting to the SID Sewer.

10. Annexation Matters.

A. All parties covenant and agree that nothing in this Agreement shall be construed so as to oblige the City to annex the area to be developed or any part thereof.

B. The SID shall not sue, nor fund, any lawsuit to prevent the annexation of all of the property within the SID. Nothing herein shall bar the SID's right to sue or fund a lawsuit to prevent the annexation of a part, but less than all, of the SID.

C. Neither party waives, and both hereby reserve, their respective rights to a proper and equitable division of assets, liabilities, maintenance, and other obligations, all as provided by this Agreement and Nebraska Statutes.

11. SID Property Owners Become Customers of the City. Property owners within the boundaries of the District shall become customers of the City's Sanitary Sewer services upon connecting to the Sewer.

12. Nondiscrimination. In the performance of this Agreement, the SID shall not discriminate against any parties on account of race, national origin, sex, age, political or religious affiliations in violation of federal or state laws or local ordinances.

13. No Separate Entity. This Agreement creates no separate legal or administrative entity. The City shall administer this Agreement and maintain a budget for the project described herein.

14. Binding Effect. This Agreement shall be binding upon the parties hereto, and their respective successors and assigns.

ATTEST:

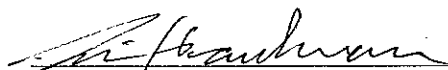
CITY OF GRAND ISLAND

CITY CLERK

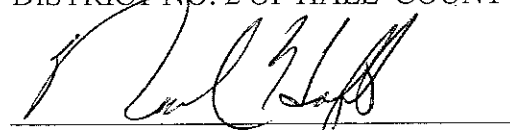
MAYOR

ATTEST:

SANITARY AND IMPROVEMENT
DISTRICT NO. 2 OF HALL COUNTY



CLERK OF THE DISTRICT



CHAIRPERSON

R E S O L U T I O N 2013-309

WHEREAS, since 2011 the City of Grand Island has moved forward to extend sanitary sewer services south along Highway 281; and

WHEREAS, extending those services will promote growth and economic development benefitting the City and surrounding community; and

WHEREAS, an integral part of extending those services is an Interlocal Cooperation Agreement between the City and Hall County Sanitary Improvement District 2: and

WHEREAS, the negotiated terms of this agreement are in the best interest of the parties.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized to sign on behalf of the City the Interlocal Cooperation Agreement with Hall County Sanitary Improvement District 2.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item I-7

#2013-310 – Consideration of Authorizing the Legal Department to Acquire Certain Real Estate through Eminent Domain

Staff Contact: Robert Sivick

Council Agenda Memo

From: Robert J. Sivick, City Attorney

Meeting: September 10, 2013

Subject: Consideration of Authorizing the Legal Department to Acquire Certain Real Estate through Eminent Domain

Item #'s: I-7

Presenter(s): Robert J. Sivick, City Attorney

Background

Over the last few months the Legal and Public Works Departments have attempted to purchase approximately eighty acres of pasture land located north of Eagle Scout Lake along Highway 2. The Public Works Department wishes to convert this parcel into a detention cell to allow the City of Grand Island (City) to better control storm water runoff and drainage affecting Northwest Grand Island. City staff made reasonable offers to the listed owner in excess of the fair market value to no avail.

Discussion

Since the proposed use of the land is for a public purpose, Chapter 76, Article 7 of the Nebraska Revised Statutes permits the City to acquire it through eminent domain. This would be accomplished through a Petition to Condemn Real Property filed in the Hall County Court.

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

The City Administration recommends the Council approve Resolution 2013-310 to authorize the Legal Department to acquire certain real estate for public use through Eminent Domain.

Sample Motion

Move to approve Resolution 2013-310 authorizing the Legal Department to acquire certain real estate for public use through Eminent Domain.



REVISIONS		SURV. BY:	
DATE	BY	DATE	DATE
		DR. BY:	
		DATE:	
		CHK. BY:	
		DATE:	
		APPR. BY:	
		DATE:	

MOORE'S CREEK DRAINWAY EXTENSION
 GRAND ISLAND, NEBRASKA

DRAWING NO.:
 Moore's Creek_PBASE.dwg

R E S O L U T I O N 2013-310

WHEREAS, the City of Grand Island has sought to acquire real property consisting of the West ½ of the Southeast ¼ of the Lake Township located in Hall County, Nebraska for a public purpose; and

WHEREAS, City staff has made numerous market based offers for this real property but those offers have been rejected by the listed owner; and

WHEREAS, in light of the owners rejection of the City's offers, the City must exercise its power of Eminent Domain to acquire the real property.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City Legal Department is hereby authorized to acquire the above described real estate through Eminent Domain by filing a Petition to Condemn Real Property in the Hall County Court.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 10, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 6, 2013	☐ City Attorney



City of Grand Island

Tuesday, September 10, 2013

Council Session

Item J-1

Approving Payment of Claims for the Period of August 28, 2013 through September 10, 2013

The Claims for the period of August 28, 2013 through September 10, 2013 for a total amount of \$4,010,320.17. A MOTION is in order.

Staff Contact: Jaye Monter