



City of Grand Island

Tuesday, June 10, 2003

Council Session

Item G3

Approving Minutes of June 3, 2003 City Council Study Session

The Minutes of June 3, 2003 City Council Study Session are submitted for approval. See attached MINUTES.

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

June 3, 2003

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on June 3, 2003. Notice of the meeting was given in the Grand Island Independent on May 28, 2003.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following members were present: Councilmembers Meyer, Whitesides, Pielstick, Larson, Seifert, Pauly, Hornady, Walker and Haase. Councilmember Nickerson was absent. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Public Works Director Steve Riehle, City Attorney Doug Walker and Finance Director David Springer.

RESERVES TIME TO SPEAK ON AGENDA ITEMS: Four individuals reserved time to speak on agenda items.

Update on Status of Old Walnut Redevelopment Project. Cindy Johnson, Community Projects Director, reported that Fred Hoppe, developer for Old Walnut, had received notification of historic tax credits, and NIFA CRANE tax credits. Hoppe was moving forward with the renovation of the Old Walnut and asbestos removal had occurred.

Ms. Johnson stated an updated TIF application had been received and would likely be considered by the Authority at the July 2, 2003 CRA Meeting. Demolition was underway and construction was expected to be in full swing by the end of the summer. Upon completion, the Old Walnut would house 86 apartments, four office spaces, and a Theater/Auditorium. The Nebraska Children and Families grant included \$7,000 for assistance with development of an office at Old Walnut for the Multi Cultural Coalition. No other City funding had been provided for this project.

Fred Hoppe, 1600 Stonehill Road, Lincoln, Nebraska spoke concerning the time and scope of this project. Approximately 90,000 square feet of redevelopment in an amount of 5.5 million dollars was expected. Mr. Hoppe thanked Ms. Johnson for all of her hard work on this project. Completion target date was scheduled for October of 2004. It was also mentioned the Trinity United Methodist Church had committed to serve as a "community continuity manager".

Councilmember Haase questioned parking issues. Mr. Hoppe stated there were 110 units available at this time which should be adequate. He also stated he had been working with Trinity United Methodist Church to resolve these issues.

Discussion Concerning Hoppe/Lassonde Properties. Doug Walker, City Attorney stated that the City had been asked to look into the possibility of assisting the owner of the proposed Orchard

Park Subdivision with obtaining sanitary sewer service to his property. It was mentioned that the proposed subdivision was bordered on the east by the Nebraska Central Railroad line running to communities north of Grand Island and bordered on the north by real estate owned by Ray Lassonde. The sewer main in this area of northeast Grand Island that had the capacity and depth to serve the proposed development runs along Capital Avenue which is on the north side of the Lassonde property.

For the Orchard Park Development to proceed, a sewer main would need to be extended south from the main along Capital Avenue across the Lassonde property to the proposed development. The owner of the proposed Orchard Park Subdivision, The Orchard LLC, had not been able to successfully negotiate an agreement to acquire an easement or the real estate from Mr. Lassonde.

Fred Hoppe, who represents Orchard Park LLC, had requested that the City explore some options which would assist Orchard Park in obtaining sewer service. Among the options that had been discussed were negotiations for or condemnation of an easement, the formation of a sanitary sewer district or the City not taking any action and permitting the property owners to continue to seek a resolution through negotiations.

A public hearing took place on the acquisition of an easement from Mr. Lassonde at the February 18th meeting of the City Council. This matter was also on the agenda for the March 18th meeting; however, it was removed from the agenda prior to consideration by the City Council.

Steve Riehle, Public Works Director reviewed the proposed location for the sanitary sewer system through the Lassonde Subdivision to the Orchard Park Subdivision. Condemnation/eminent domain procedures were discussed.

Councilmember Walker questioned the development on the Lassonde Subdivision relative to the placement of a cul-de-sac as presented in the preliminary layout. Councilmember Larson questioned the sewer at its present location and depth. Mr. Riehle stated basements would need lift stations or sump pumps. Discussed was who pays the cost of the sewer line if it went to condemnation. Mr. Riehle stated Orchard Park Subdivision would be responsible if it went to condemnation or if the property owners negotiated. If a sanitary sewer district was created, it would be assessed to the property owners.

Sanitary sewer districts procedures were explained. Property to the east of Lassonde Subdivision and Orchard Park Subdivision was discussed relative to future sewer needs in that area.

Ray Lassonde, 2915 West Stolley Park Road spoke concerning the current sewer system relative to depth and adequacy of the system to his property. Mr. Lassonde was concerned about having lift stations and sump pumps in basements.

Mr. Hoppe stated he started this project with the City several years ago to build 116 low income housing properties. He then reviewed the process of what had taken place between himself and Mr. Lassonde since the time he bought the property. Mr. Hoppe stressed the importance of settling this issue because of grant funding.

Councilmember Walker suggested that Mr. Hoppe go ahead with the sanitary sewer district and felt the City should not be involved.

Discussion Concerning Locating Para Plane Airport Runway Facilities on City Owned Property Located at CAAP. Steve Paustian, Parks and Recreation Director reported that a request to use a portion of City owned property located in the southwest corner of the former Ordinance Plant site had been received. Dr. Doug Camplin had made this request on behalf of the Husker Ultralite Club. Discussion was presented on the request in regard to location, modifications requested and funding issues.

Mr. Paustian stated that contact had been made with an abutting land owner who had stated he was not concerned about the proposed development. Members of the skeet range and sporting clays group had not voiced any concerns regarding this use either. The drainage ditch that currently bisects some of the area in question would need to be rerouted if this site was to be used. Some trees and the berm surrounding the old sanitary sewer lagoon would need to be removed as well.

Doug Camplin, 2516 Cottonwood Road, representing the Husker Ultralight Club explained the ultralight planes and the purpose of the use of this property. Mentioned were the possibilities of attracting people to Grand Island. He stated the 25 acres located in the southeast corner of this property along Husker Highway was ideal for their purposes.

Councilmember Whitesides questioned the cost to the City's taxpayers. Mr. Camplin stated the berm needed to be moved and a contractor had contacted him to move it in exchange for the dirt. The cost to the City would be to seed this area. Councilmember Pauly mentioned concerns with the noise. Councilmember Haase questioned the noise with the Skeet Sporting Clay Club close by. Mr. Paustian stated he had visited with the Skeet Sporting Clay Club and they did not have a problem with it. Liability issues were discussed. Mr. Paustian stated the City would not be liable if we did not charge a fee.

Councilmember Larson stated this concept was an obligation the City should look at. Councilmember Hornady mentioned the law enforcement proposed plan would be close by. It was mentioned this would be in doors.

Mayor Vavricek questioned the ultimate cost to the City. Mr. Paustian stated the capital costs to start with would be the City's responsibility with the Husker Ultralight Club taking care of the upkeep.

Ron Woitaszewski, 731 North 110th Road, mentioned the dirt work could be handled by the Club. Hugh Martin, President of the Husker Ultralight Club responded to the noise issue.

Discussion Concerning Street Improvement District #1247, Cannon Road. Steve Riehle, Public Works Director reported that Street Improvement District 1247, Cannon Road was established at the May 6, 2003 Council meeting at the request of the Public Works Department. Cannon Road was considered by many to be the entrance to the Northwest neighborhoods, and was not in good condition structurally or aesthetically. Chronic problems with standing water and poor street

surface, as well as a lack of sidewalks and the narrow roadways had made street maintenance difficult.

Mr. Riehle stated the Public Works Department believed there would be significant cost savings to the residents of Cannon Road if a Street Improvement District could be completed at the conclusion of sewer construction. The cost savings would end up less than originally thought because the design of the sanitary sewer main minimized the amount of the existing asphalt roadway that would be removed. This resulted in a cost savings of approximately \$1,000 per lot if the Street Improvement District was completed now.

Mr. Riehle stated two meetings had been held to discuss the Street Improvement District with area residents. The first was held May 21, 2003 and was well attended with good discussions with the residents. The second was held May 28, 2003 with City staff, area residents, and Councilmembers Walker and Seifert in attendance.

Mr. Riehle stated several area residents expressed concerns about their right to protest the continuation of this district. The City had required property owners to waive the right to protest future districts when an area was subdivided as part of the subdivision agreement. This allowed owners to develop a portion of their property without paying the entire infrastructure cost up front. However, this flexibility can be problematic if the owner sells the property before making the improvements – in this case, a 41' wide street. After researching the subdivision agreements for this area, it was found that almost 75% of the properties had waived their right to protest through these agreements.

Three options were presented to Council for Cannon Road. The first option was to do nothing. This option was not acceptable because of current street and drainage issues.

The second option was to complete the Street Improvement District as planned. This would create a 41' wide curb and gutter street with storm sewer and excellent drainage. The project would be expensive for both the City and the abutting properties. The City would pay for approximately 53% of the cost, with abutting homeowners paying the remaining 47%. Some area residents had asked that the City pay a larger share, as the street would benefit the rest of the community. This would be inconsistent with the policies of the City in other locations. Mr. Riehle stated Council may want to consider a 20 year assessment pay back period to reduce the financial impact, allowing property owners to pay the cost over the 20 year period with 7% interest per year.

The third option was denial of the Street Improvement District, and creation of an assessment district to fill in the median with asphalt. The abutting properties would be assessed approximately \$20,000, or \$1,000 per owner. As part of the project, property owners would be required to allow the City to re-establish the swales and ditches along the road. Property owners would be responsible for moving sprinkler systems and replacing disturbed sod. The road could then be overlaid with asphalt as part of the City's resurfacing program at City cost. The protest period for Street Improvement District 1247 was completed on June 2, 2003, with consideration of continuing the District set for the June 10, 2003 Council meeting.

Discussion was held concerning the comparisons and possibility of doing Cannon Road like Faidley Avenue west of North Road. It was mentioned that the cost was a draw back and a sanitary sewer district had just been created wherein the property owners were paying for that cost currently.

Max Bachman, 4119 Cannon Road thanked City staff and Councilmembers for conducting the neighborhood meetings. Mentioned were all the costs associated with putting in streets, sanitary sewer, and paving all at one time.

Councilmember Pauly stated the homeowners were agreeable to the sanitary sewer and part of the cost for black topping. Councilmember Larson mentioned the possibility of sidewalks. Discussed was the life expectancy of asphalt. Mr. Riehle stated 8 to 11 years on asphalt and approximately 25 years for concrete.

May Coffey, 4090 Cannon Road spoke concerning the sidewalk issue and mentioned the Hike/Bike Trail in the back of their homes that was available for kids going to and from Westridge Middle School.

Bob Coffey, 4090 Cannon Road spoke concerning the lack of maintenance on Cannon Road and recommended black top instead of concrete.

This item will appear on the agenda for the June 10, 2003 regular council meeting for action.

ADJOURNMENT: The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

RaNae Edwards
City Clerk