

# Tuesday, November 18, 2003

### **Council Session Packet**

**City Council:** 

**Carole Cornelius** 

**Peg Gilbert** 

Joyce Haase

**Margaret Hornady** 

**Robert Meyer** 

**Mitchell Nickerson** 

**Don Pauly** 

**Jackie Pielstick** 

**Scott Walker** 

**Fred Whitesides** 

Mayor:

Jay Vavricek

**City Administrator:** 

**David Springer (Interim)** 

**City Clerk:** 

RaNae Edwards

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

Call to Order

Pledge of Allegiance /Invocation - Pastor Nancy Lambert, Trinity United Methodist Church, 511 North Elm Street

**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.



### Tuesday, November 18, 2003 Council Session

### Item .X1

### **Discussion Concerning Personnel Issues**

ADJOURN TO EXECUTIVE SESSION:

Discussion Concerning Personnel Issues. This session will occur at 6:00 p.m. at the special meeting. The regular meeting will follow at 7:00 p.m.

**RETURN TO REGULAR SESSION:** 

**Staff Contact: Brenda Sutherland** 



### Tuesday, November 18, 2003 Council Session

### Item C1

### Proclamation "American Education Week" November 16-22, 2003

Public Schools are the backbone of our democracy, equipping young Americans with both practical skills and broader intellectual abilities for hope of a productive future. Education employees work tirelessly to serve our children and communities with care and professionalism. The Mayor has proclaimed November 16-22, 2003 as "American Education Week" and encourages citizens to observe this week by supporting our public schools, its young people and education employees. See attached PROCLAMATION.

**Staff Contact: Mayor Vavricek** 





# THE OFFICE OF THE MAYOR City of Grand Island State of Nebraska

#### PROCLAMATION

WHEREAS.

public schools are the backbone of our democracy, providing young people with the tools they need to maintain our nation's precious values of freedom, civility and equality; and

WHEREAS.

by equipping young Americans with both practical skills and broader intellectual abilities, schools give them hope for, and access to a productive future; and

WHEREAS.

education employees – be they custodians or teachers, bus drivers or librarians – work tirelessly to serve our children and communities with care and professionalism; and

WHEREAS,

schools are community linchpins, bringing together adults and children, educators and volunteers, business leaders and elected officials in a common enterprise.

NOW, THEREFORE, I, Jay Vavricek, Mayor of the City of Grand Island, Nebraska, do hereby proclaim November 16-22, 2003 as

#### AMERICAN EDUCATION WEEK

in the City of Grand Island, and urge all citizens to observe this week by supporting our public schools, its young people and education employees.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Grand Island to be affixed this eighteenth day of November in the year of our Lord Two Thousand and Three.

Attest:

a lae

RaNae Edwards, City Clerk

Jay Vavricek, Mayor







### Tuesday, November 18, 2003 Council Session

### Item C2

### Proclamation "Child Abuse Prevention and Awareness Day" Everyday of the Year

Children are the future of Grand Island and Nebraska with too many children being subjected to abuse. They have the right to live in a safe, secure and peaceful environment and the right to be treated with compassion, dignity, respect and to avoid dangerous situations and unnecessary discomfort from any individual. The Mayor and United Veterans Against Child Abuse have joined together to proclaim everyday as "Child Abuse Prevention and Awareness Day". The Mayor encourages all citizens to observe everyday with a reverent desire to keep our children free from harm. See attached PROCLAMATION.

**Staff Contact: Mayor Vavricek** 





#### THE OFFICE OF THE MAYOR

City of Grand Island State of Nebraska

### **PROCLAMATION**

WHEREAS, children are the very foundation that the future of Grand Island

and Nebraska is built upon; and

WHEREAS, over the past 10 years, the number of children subjected to abuse

in Nebraska has risen to over 38,000 victims and continues to

increase at a rate of 3.5% annually; and

WHEREAS, over the past 4 years, too many children have died in Nebraska

and within our great City of Grand Island; and

WHEREAS, child abuse, with all its ugly faces, is a dirty rotten shame and no

longer acceptable within the City of Grand Island; and

WHEREAS, children have their right to live in a safe, secure and peaceful

environment and the right to be treated with compassion, dignity and respect regardless of culture, race, ethnicity, religious

beliefs or social standing; and

WHEREAS, children have the right to avoid dangerous situations and

unnecessary discomfort from any individual; and

WHEREAS, the City of Grand Island and United Nebraska Veterans are

united and committed to the prevention of child abuse; and

WHEREAS, UNITED VETERANS AGAINST CHILD ABUSE is dedicated to

teaching parents, grandparents, educators and concerned adults the need to teach our children how to avoid dangerous situations and

that they have the right to "Say No"!; and

WHEREAS, our mission is to build a Coalition of Veterans, Veteran

organizations, their Auxiliaries, and Concerned Adults committed to the prevention and eventual elimination of child abuse and the enactment and enforcement of tougher laws and penalties against

perpetrators of abusive acts against our children; and

WHEREAS, UNITED VETERANS AGAINST CHILD ABUSE and the City of

Grand Island believe that children deserve the right to live without fear and that through education and awareness their lives will be

much better.









NOW, THEREFORE, I, Jay Vavricek, Mayor of the City of Grand Island, Nebraska, do hereby proclaim that everyday should be

### "CHILD ABUSE PREVENTION AND AWARENESS DAY"

in the City of Grand Island, and encourage all citizens to actively support this valuable program and to observe everyday with a reverent desire to keep our children free from harm.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Grand Island to be affixed this eighteenth day of November in the year of our Lord Two Thousand and Three.

	Jay Vavricek, Mayor	
Attest:		
	RaNae Edwards, City Clerk	







### Tuesday, November 18, 2003 Council Session

### Item C3

### Proclamation "Adoption Awareness Month" November, 2003

Whereas, every child deserves a loving, nurturing, and permanent family. There are many children with special needs in the state of Nebraska waiting for adoptive parents and families. The Mayor has proclaimed the month of November 2003 as "Adoption Awareness Month" and encourages community agencies, religious organizations, businesses, and others to celebrate adoption, honor families that grow through adoption, further an awareness of the changes and issues in adoption, and focus attention on those children who live in the shadow of uncertain futures while they await permanent families. See attached PROCLAMATION.

**Staff Contact: Mayor Vavricek** 





### THE OFFICE OF THE MAYOR

City of Grand Island State of Nebraska

### **PROCLAMATION**

WHEREAS, every child deserves a loving, nurturing, and permanent family.

Sadly, abused and neglected children in the care of Nebraska Department of Health and Human Services are waiting for such a home. These children are not the newborns most people picture when they think of adoption. Generally they are older boys and girls and teenagers who have unique medical,

emotional, or physical needs; and

WHEREAS, adoption gives them a brighter future, brings great joy to the

adoptive parents, and places fewer demands on social services;

and

WHEREAS, approximately 225 children in the state of Nebraska and 50

children in the Tri-City area are waiting for an adoptive family;

and

WHEREAS, approximately 42 children were adopted in 2002 in Hall County,

Adams County and Buffalo County, combined.; and

WHEREAS, nearly all these children have special needs because of physical,

mental, or emotional disabilities, because they must be placed with other siblings, because they are children of color, or

because they are school-aged; and

WHEREAS, these children need extra patience and support to help them

overcome previous hardships; and

WHEREAS, families are able and willing to adopt children who have special

needs; and

WHEREAS, it is important to stress that a disability, low income, or being

single does not disqualify individuals from adopting; and

WHEREAS, children waiting for adoptive parents and families who have

adopted these children require and deserve community and agency

support.

NOW, THEREFORE, I, Jay Vavricek, Mayor of the City of Grand Island, Nebraska,

do hereby proclaim the month of November, 2003 as







#### "ADOPTION AWARENESS MONTH"

in the City of Grand Island, and encourage community agencies, religious organizations, businesses, and others to celebrate adoption, honor families that grow through adoption, further an awareness of the changes and issues in adoption, and focus attention on those children who live in the shadow of uncertain futures while they await permanent families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Grand Island to be affixed this eighteenth day of the year of our Lord Two Thousand and Three.

	Jay Vavricek, Mayor	
Attest:		
	RaNae Edwards, City Clerk	







### Tuesday, November 18, 2003 Council Session

### Item C4

# Proclamation "National Children's Book Week" November 17-23, 2003

National Children's Book Week is a time-honored tradition. Celebrated since 1919, it is dedicated to spreading the word about children's literature and encouraging the joys of reading. Annually, the week before Thanksgiving, the Grand Island Public Library and area schools and libraries applaud books and reading through a variety of activities. This year's Children's Book Week will be observed from November 17th through the 23rd with the theme 'Book Time' and the entire community is encouraged to 'book time' at the public library and join in the celebration. The Mayor has proclaimed November 17-23, 2003 as 'National Children's Book Week'. See attached PROCLAMATION.

**Staff Contact: Mayor Vavricek** 





#### THE OFFICE OF THE MAYOR

City of Grand Island State of Nebraska

### **PROCLAMATION**

WHEREAS, NATIONAL CHILDREN'S BOOK WEEK will be observed

and celebrated by local librarians, media specialists, families and other members of the community from November 17<sup>th</sup>

through the 23<sup>rd</sup>, 2003; and

WHEREAS, the Children's Book Council will serve as sponsor of this

national celebration for the 84<sup>th</sup> year with its theme of "Book

Time"; and

WHEREAS, the Nebraska Library Association, the Nebraska Educational

Media Association and the Nebraska Library Commission recognize the importance of this celebration and promote and

support it accordingly; and

WHEREAS, the Grand Island Public Library is being transformed into a

Family Place in recognition of the importance of families reading and learning together as a basic building block towards

their children's future.

NOW, THEREFORE, I, Jay Vavricek, Mayor of the City of Grand Island, Nebraska, do hereby proclaim the week of November 17<sup>th</sup> through 23<sup>rd</sup>,

lo hereby proclaim the week of November 17th through 23th,

2003 as

### "NATIONAL CHILDREN'S BOOK WEEK"

in the City of Grand Island, and I urge all citizens to "book time" at the public library and join in the celebration.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Grand Island to be affixed this eighteenth day of November in the year of our Lord Two Thousand and Three.

	Jay Vavricek, Mayor	
Attest:	RaNae Edwards, City Clerk	





### Tuesday, November 18, 2003 Council Session

### Item D1

#2003-BE-21 - Determining Benefits for Sanitary Sewer District No. 505; along Seedling Mile Road and Willow Street North of U S Highway 30

#### **Background**

The Certificate of Final Completion for Sanitary Sewer District No. 505 was approved by Council on October 28, 2003 with November 18, 2003 set as the date for Council to sit as the Board of Equalization.

#### Discussion

The contract for Sanitary Sewer District 505 was awarded to The Diamond Engineering Company of Grand Island, Nebraska on April 17, 2003. Work commenced on June 6, 2003 and was completed on August 18, 2003. This project was completed on schedule and at a construction cost of \$84,231.27. The total cost of the project, including contract administration is \$93,603.33. Costs for the project break down as follows:

Original Bid	\$ 71,678.15
Under run	(\$ 4,152.59)
Change Order No 1	\$ 16,705.71
Engineering	\$ 8,423.13
Publication, T.V. Inspection, etc.	\$ 948.93

*Total Cost* \$ 93,603.33

The estimated cost at creation of the district was \$ 197,315.00.

#### Recommendation

The Public Works Department recommends that the Council, sitting as a Board of Equalization, determine the benefits.

#### Financial Implications

All costs for this District will be assessed to the benefiting properties.

#### Alternatives

None. Levying Assessments will allow the City to recover the costs of the District.

Staff Contact: Steven P. Riehle, Public Works Director/City Eng

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District 505, 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 \$93,603.33; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 505, such benefits are the sums set opposite the several descriptions as follows:

Name	<u>Description</u>	Assessment
LANNCO, L.L.C.	Lot 2, Livengood Subdivision	12,159.65
Wayne K. Meier, Trustee	Lot 1, Sharon Rose Subdivision	4,702.00
William H. Roberts Merle H. Roberts	Part of the NE1/4 of Section 15-11-9, more particularly described as follows:	4,488.51
	Beginning at the SE corner of Sharon Rose Subdivision; thence west 100 feet; thence south to the north line of U.S. Highway 30; thence northeast on the north line of U.S. Highway 30 to the west line of Willow Street; thence north on the west line of Willow Street to the point of beginning.	
Randy & Marianne Rapien	Lot 1, Rapien Subdivision	6,669.79
Randy & Marianne Rapien	Lot 2, Rapien Subdivision	7,605.64
Lucile A. Kensinger	Part of the NE1/4 of the NE1/4 of Section 15-11-9, more particularly described as follows:	7,939.78
	Beginning at the southeast corner of Lot 2, Rapien Subdivision; thence northeasterly along the north line of U.S. Highway 30 to the south line of Seedling Mile Road; thence west to the northeast corner of Lot 2, Rapien Subdivision; thence south on the east line of said Lot 2 to the point of beginning.	

Approved as to Form 

November 14, 2003 

City Attorney

Meadow Ranch Co.	Part of the SE1/4 of Section 10-11-9 and part of the SW1/4 of the SW1/4 of Section 11-11-9 lying between U.S. Highway 30 and UPRR.	7,920.70
	Beginning at the southwest corner of Bosselman Brothers Subdivision; thence southwesterly on the north line of U.S. Highway 30 to the southeast corner of Livengood Second Subdivision; thence north on the east line of said subdivision to the south line of UPRR ROW; thence northeast to the northwest corner of Bosselman Brothers Subdivision; thence south on the west line of Bosselman Brothers Subdivision to the point of beginning, except for ROW deeded to the State of Nebraska by Document No. 200110674.	
Livengood Properties L.L.C.	Lot 1, Livengood 2 <sup>nd</sup> Subdivision	4,111.76
Livengood Properties L.L.C.	Lot 2, Livengood 2 <sup>nd</sup> Subdivision	4,492.44
Livengood Properties L.L.C.	Lot 3, Livengood 2 <sup>nd</sup> Subdivision	3,821.40
Livengood Properties L.L.C.	Lot 4, Livengood 2 <sup>nd</sup> Subdivision	9,980.43
Livengood Properties L.L.C.	Lot 5, Livengood 2 <sup>nd</sup> Subdivision	4,633.46
Livengood Properties L.L.C.	Lot 6, Livengood 2 <sup>nd</sup> Subdivision	6,474.05
Livengood Properties L.L.C.	Lot 7, Livengood 2 <sup>nd</sup> Subdivision	8,603.72
TOTAL		\$93,603.33

\_\_\_\_

Adopted by the City Council of the City of Grand Island, Nebraska, on November 18, 2003.

RaNae Edwards, City Clerk



### Tuesday, November 18, 2003 Council Session

### Item D2

#2003-BE-22 - Determining Benefits for Sanitary Sewer District No. 508; West of Highway 281 & North of Husker Highway along Langenheder Street

#### **Background**

The Certificate of Final Completion for Sanitary Sewer District No. 508 was approved by Council on October 28, 2003 with November 18, 2003 set as the date for Council to sit as the Board of Equalization.

#### Discussion

The contract for Sanitary Sewer District 508 was awarded to The Diamond Engineering Company of Grand Island, Nebraska on April 17, 2003. Work commenced on May 23, 2003 and was completed on June 24, 2003. This project was completed on schedule and at a construction cost of \$ 23,739.39. The total cost of the project, including contract administration is \$ 30,295.07. Costs for the project break down as follows:

Original Bid \$ 23,625.10

*Overruns* \$ 114.20

No Change Orders \$ 0.00

*Engineering* \$ 6,035.50

Publication, T.V. Inspection, etc. \$ 520.18

Total Cost \$ 30,295.07

The estimated cost at creation of the district was \$ 136,160.00.

#### Recommendation

The Public Works Department recommends that the Council, sitting as a Board of Equalization, determine the benefits.

#### Financial Implications

All costs for this District will be assessed to the benefiting properties.

#### Alternatives

None. Levying Assessments will allow the City to recover the costs of the District.

Staff Contact: Steven P. Riehle, Public Works Director/City Eng

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District 508, 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 \$30,295.07; and

Such benefits are equal and uniform; and

According to the equivalent frontage of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 508, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Larry W. Coffey	Lot 1, Desch Subdivision	14,364.96
Pacific Realty Co.	Lot 1, Desch Second Subdivision	7,965.05
Rona S. & Gary L. Albers	Lot 2, Desch Second Subdivision	3,982.53
Lincoln Telephone & Telegraph Co.	Lot 3, Desch Second Subdivision	3,982.53
TOTAL		\$30,295.07

\_\_\_\_

Adopted by the City Council of the City of Grand Island, Nebraska, on November 18, 2003.

RaNae Edwards, City Clerk

Approved as to Form 

November 14, 2003 

City Attorney



### Tuesday, November 18, 2003 Council Session

### Item D3

### #2003-BE-23 - Determining Benefits for Street Improvement District 1239, Gold Core Drive in Platte Valley Industrial Park

#### **Background**

The Certificate of Final Completion was approved by Council on October 28, 2003 with November 18, 2003 set as the date for Council to sit as the Board of Equalization.

#### Discussion

The contract for Street Improvement District No. 1239 was awarded to Gehring Construction and Ready Mix Company, Inc. of Columbus, Nebraska on March 18, 2003. Work commenced on June 17, 2003 and was completed on September 30, 2003. This project was completed on schedule and at a construction cost of \$632,267.25. The total cost of the project, including Engineering and contract administration is \$695,493.98. Costs for the project break down as follows:

Original Bid \$ 627,741.88

Overruns \$ 3,904.37

Southern Power Remove Pole \$ 621.00

No Change Orders \$ 0.00

Engineering and Publication \$ 63,226.73

Total Cost \$ 695,493.98

The estimated cost at creation of the district was \$1,054,515.80.

#### Recommendation

The Public Works Department recommends that the Council, sitting as a Board of Equalization, determine the benefits.

#### Financial Implications

All costs for this District will be assessed to the benefiting properties.

#### Alternatives

None. Levying Assessments will allow the City to recover the costs of the District.

Staff Contact: Steven P. Riehle, Public Works Director/City Eng

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Street Improvement District 1239, 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 \$695,493.98; and

According to the front foot and area of the respective lots, tracts, and real estate within such Street Improvement District 1239, such benefits are the sums set opposite the several descriptions as follows:

<u>Name</u>	<b>Description</b>	Assessment
Robert K. & Judith K. Poland	Lot 1, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	50,078.26
Grand Island Area Economic Development Corp.	Lot 2, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	28,170.36
Grand Island Area Economic Development Corp.	Lot 3, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	26,485.03
Grand Island Area Economic Development Corp.	Lot 4, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	35,917.91
Grand Island Area Economic Development Corp.	Lot 5, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	36,349.00
Grand Island Area Economic Development Corp.	Lot 6, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	36,528.20
Grand Island Area Economic Development Corp.	Lot 7, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	36,055.21
City of Grand Island Utilities Dept.	Lot 8, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	24,424.39
Randall J. & Jean M. Kathman	Lot 9, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	24,267.54
NECO PCS	Lot 10, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	46,439.05
City of Grand Island Utilities Dept.	Lot 13, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	46,660.14
Grand Island Area Economic Development Corp.	Lot 14, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	38,643.00
Grand Island Area Economic Development Corp.	Lot 15, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	39,003.31
Grand Island Area Economic Development Corp.	Lot 16, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	42,175.28
Grand Island Area Economic Development Corp.	Lot 17, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	25,918.91
Grand Island Area Economic Development Corp.	Lot 18, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	27,301.47

Approved as to Form ¤ \_\_\_\_\_\_ November 14, 2003 ¤ City Attorney

Grand Island Area Economic Development Corp.	Lot 19, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	104,749.88
Grand Island Area Economic Development Corp.	Lot 20, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	26,327.04
TOTAL		\$695,493.98
Adopted by the City Council of	the City of Grand Island, Nebraska, on November	18, 2003.
	RaNae Edwards, City Clerk	



### Tuesday, November 18, 2003 Council Session

### Item D4

### #2003-BE-24 - Determining Correction of Benefits for Business Improvement District No. 5

At the September 9, 2003 City Council meeting, the Council, acting as a Board of Equalization, determined the benefits for Business Improvement District #5 and passed an Ordinance to levy the assessments. In October, invoices were mailed to Downtown property owners in Business Improvement District #5 detailing the assessments for 2003-2004. During conversations with property owners, it was discovered that four invoices were based on incorrect valuation figures. It is appropriate that the property owners for these four properties be assessed the correct amount, based on corrected valuation figures. The affected property owners, incorrect assessment amount and corrected assessment amount are as follows:

Name	Address	Assessed Amount	Correction
-Grand Island Hospitality LLC	507 W 2	\$156.69	\$453.20
Grand Island Hospitality LLC	507 W 2	\$656.69	\$0.00
Downtown Center, LLC	202 W 3	\$2,813.17	\$1,393.85
Manuel and Guadalupe Garcia	610 W 2	\$848.48	\$671.40
Hall County	231 S Locust	\$1,280.69	\$ 0.00

<sup>-</sup>GI Hospitality has been considered two accounts in the past - one account representing the land and a second account for the building. The County Assessors office has combined the two to one record. This update will allow our records to reflect the County process.

In order to correct these assessments, the Council, in its capacity as the Board of Equalization, must hold a public hearing on the proposed assessments. This will create a reduction in the Business Improvement District #5 budget in the amount of \$3,237.27. The Business Improvement District Board has been made aware of this issue and will be considering a motion to reduce their 2003-2004 Budget by this amount during their Board meeting on November 18, 2003.

<sup>--</sup>Hall County is the current owner of the building referred to as the Beltzer Building. This property, as a government facility, should be exempt from this assessment.

**Staff Contact: David Springer** 

WHEREAS, on September 9, 2003, the City Council of the City of Grand Island, sitting as a Board of Equalization for Business Improvement No. 5, approved Resolution 2003-BE-17, setting out the assessments to property located within Business Improvement District No. 5; and

WHEREAS, it has been determined that the valuations and/or the assessments approved and applied to four properties located within such district were incorrect; and

WHEREAS, it is recommended that corrections to such assessments be made.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Business Improvement District No. 5, after due notice having been given according to law, that we find and adjudge:

- 1. The benefits accruing to the real estate in such Business Improvement District No. 5 is the total sum of \$76,978.26; 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:

Name	Description	Assessment
Red Wolf, Inc.	S 31.9' E2/3 Lot 1, Block 54, Original Town	\$62.10
Red Wolf, Inc.	N 100.5' E2/3 Lot 1, Block 54, Original Town	293.74
Copper Eagle Brewery, LLC	W1/3 Lot 1, Block 54, Original Town	24.37
R. Dennis & Patricia A. Norris	Lot 2, Block 54, Original Town	515.30
John & Teresa A. Wayne	N1/2 of W2/3 Lot 6, N1/2 Lot 5, Block 54, Original Town	416.27
Gus Katrouzos	S 60' W1/3 Lot 5, Block 54, Original Town	74.53
Gus Katrouzos	S 60' W 16' E2/3 Lot 5, Block 54, Original Town	68.82
Nickie J. Kallos	E 28' S1/2 Lot 5; N 6' W 38' S1/2 Lot 5, Block 54, Original Town	172.89

Approved as to Form 

November 14, 2003 

City Attorney

Nickie J. Kallos	W 22' S1/2 Lot 6; Block 54, Original Town	135.96
R. Dennis & Patricia A. Norris	E 22' W 44' S1/2 Lot 6; E 22' Lot 6, Block 54, Original Town	340.74
R. Dennis & Patricia A. Norris	W1/3 Lot 7, Block 54, Original Town	273.60
R. Dennis & Patricia A. Norris	C1/3 Lot 7, Block 54, Original Town	260.17
Copper Eagle Brewery, LLC	E1/3 Lot 7, W1/3 Lot 8, C1/3 Lot 8 and E1/3 Lot 8, (Except 15' x 15' x 15' triangle sold to City), Block 54, Original Town	1,205.69
Nathan Detroits, Inc.	N1/2 Lot 1, Block 55, Original Town	201.42
Nathan Detroits, Inc.	N 44' S1/2 Lot 1, Block 55, Original Town	302.13
Virginia Irvine	S 22½' Lot 1, Block 55, Original Town	88.96
Wayne & Opal Marsh	S1/2 W1/2 Lot 3; S1/2 Lot 4, Block 55, Original Town	339.06
Downtown Center, LLC	N 671/2' Lot 5, Block 55, Original Town	50.38
Matthew Armstrong	N 20' S 64.5' Lot 5, Block 55, Original Town	83.25
Fredda P. Bartenbach	S 44.5' Lot 5, Block 55, Original Town	194.71
Grand Island Little Theatre, Inc.	W2/3 Lot 6, Block 55, Original Town	339.06
Arthur & Jeanene Campos	E1/3 Lot 6, Block 55, Original Town	135.96
Prairie Winds Art Center, Inc.	W1/3 Lot 7, Block 55, Original Town	177.92
Roger L. Keith & David D. Landis	E2/3 Lot 7, Block 55, Original Town	558.94
Thomas W. & Angela J. Ziller	W1/3 Lot 8, Block 55, Original Town	109.08
Thomas W. & Angela J. Ziller	C1/3 Lot 8, Block 55, Original Town	109.08
Thomas W. Ziller	E1/3 Lot 8, Block 55, Original Town	140.58
Downtown Center, LLC	N 68' Lot 1; Lot 2; E1/2 Lot 3, Block 56, Original Town	173.12
Downtown Center, LLC	N 22' of S 42', W 6' S 20', Lot 1, Block 56, Original Town	15.50
Downtown Center, LLC	N 22' of S 64' Lot 1, Block 56, Original Town	14.32
Downtown Center, LLC	S 20' of E 60' Lot 1, Block 56, Original Town	11.83
Shafer Properties	W1/3 Lot 5, Block 56, Original Town	167.85
Jim Huebner & Shane Peterson	E2/3 Lot 5, Block 56, Original Town	520.34
Bette Tiner, Trustee	W2/3 Lot 6, Block 56, Original Town	330.66
Bette Tiner, Trustee	E1/3 Lot 6, Block 56, Original Town	157.78

Downtown Center, LLC	Lot 8, Block 56, Original Town	1,393.85 1,483.79
William P. & Juliann K. Ziller	Lot 1, Ziller Subdivision	557.26
Furniture Clearing House, Inc.	Lot 2, Ziller Subdivision	362.56
R.L. Fridley Theatres, Inc.	E2/3 Lot 6, Block 57, Original Town	194.71
Wells Fargo	Lot 7, Block 57, Original Town	819.11
Wells Fargo	Lot 8, Block 57, Original Town	1,203.48
U.S. Bank	Lots 1 & 2, Block 58, Original Town	307.17
U.S. Bank	N1/2 Lot 3; N1/2 Lot 4, Block 58, Original Town	129.57
U.S. Bank	S1/2 Lot 3; S1/2 Lot 4, Block 58, Original Town	126.51
U.S. Bank	Lot 5; W 22' Lot 6, Block 58, Original Town	1,483.79
Darrell Albers	Lot 1, Jensen Subdivision	135.96
Joseph M. Brown	Lot 2, Jensen Subdivision	77.55
Kitchen & Bath Unlimited	W1/3 Lot 7, Block 58, Original Town	176.24
K & S Inc.	C1/3 Lot 7, Block 58, Original Town	119.64
O'Neill Brothers	Lot 2, Prensa Latina Subdivision	136.62
O'Neill Brothers	Lot 3, Prensa Latina Subdivision	107.42
Mark Stelk	Lot 4, Prensa Latina Subdivision	201.86
Mead Bldg. Centers of G.I.	N 102½' Lot 1; Lot 2, Block 59, Original Town	344.93
Mead Bldg. Centers of G.I.	N 33' Lot 4, Block 59, Original Town	151.07
H & H Land Co.	S 29½' Lot 1, Block 59, Original Town	19.15
Mead Bldg. Centers of G.I.	S 99' Lot 4; Lot 3, Block 59, Original Town	161.14
Wells Fargo, Trustee of Eakes Family Trust	Lot 5, Block 59, Original Town	229.06
Larry & Mary Ann Gerdes	W 23' Lot 6, Block 59, Original Town	162.81
Chanh Ty Ngo & My T Nguyen	E 23' W 46' Lot 6, Block 59, Original Town	162.81
Myrtle Grimminger	E 20' Lot 6; W½ Lot 7, Block 59, Original Town	58.71
H & H Land Company	W 22' E1/2 Lot 7, Block 59, Original Town	156.10
H & H Land Company	E 11' Lot 7; Lot 8, Block 59, Original Town	456.55
CKP/Elm Street Plaza	Lots 1 & 2, Block 60, Original Town	604.26
CKP/Elm Street Plaza	Lot 3, Block 60, Original Town	134.28
William D. Livengood	Lot 4, Block 60, Original Town	196.38
Ed Rugebregt	Lots 5 & 6, Block 60, Original Town	584.12

Doax Investment	Lots 7 & 8, Block 60, Original Town	584.12
Wells Fargo, Trustee of Eakes Family Trust	Lots 1 & 2, Block 61, Original Town	688.19
Wells Fargo, Trustee of Eakes Family Trust	Lots 3 & 4, Block 61, Original Town	652.94
Fred M. Glade, III	Lot 5, Block 61, Original Town	537.12
Manuel & Guadalupe Garcia	Lots 6, 7 and 8, Block 61, Original Town	671.40 848.48
Richard H. & Arlene M. Baasch	S 44' Lot 1, Block 62, Original Town	194.71
Bette Tiner, Trustee	N 88' Lot 1, Block 62, Original Town	389.41
Bette Tiner, Trustee	Lot 2, Block 62, Original Town	584.12
Northwestern Public Service	S 66' Lot 4; N 66' of E 57' and S 66' Lot 3, Block 62, Original Town	969.67
Alan D. Zwink	N 66' W 9' Lot 3; N 66' Lot 4, Block 62, Original Town	159.46
Vogel Enterprises, Ltd.	E 16' Lot 5; W ½ Lot 6, Block 62, Original Town	58.03
Vogel Enterprises, Ltd.	E ½ Lot 6; W ½ Lot 7, Block 62, Original Town	335.70
Old Sears Development, Inc.	Lots 1 & 2, Block 63, Original Town	1,031.47
Old Sears Development, Inc.	E2/3 Lot 3, Block 63, Original Town	389.41
John R. Miller	W1/3 Lot 3; E1/3 Lot 4, Block 63, Original Town	273.26
Gail W. Leetch	W2/3 Lot 4, Block 63, Original Town	389.41
Grand Island Investment, Inc.	S 88' Lot 8, Block 63, Original Town	280.31
Maude E. Walters	E1/3 Lot 1, Block 64, Original Town	290.38
Craig C. Hand	C1/3 Lot 1, Block 64, Original Town	131.26
Cosrec Enterprises	W1/3 Lot 1, Block 64, Original Town	201.42
Glade Inc.	E 44' Lot 2, Block 64, Original Town	229.95
Ivan P. & Sharon L. Walsh	W1/3 Lot 2, Block 64, Original Town	182.96
Daniel P. & Molly J. Cimino	E1/3 Lot 3, Block 64, Original Town	151.07
Services Unlimited Agricultural Consultants, Inc.	W2/3 Lot 3, Block 64, Original Town	528.73
Galen E. & Tamera M. Gerdes	Lot 4, Block 64, Original Town	525.37
Ronald L. & Francene Zook	N 22' Lot 8, Block 64, Original Town	186.31
Terry M. & Susan M. Taylor	S1/2 N1/3 Lot 8, Block 64, Original Town	151.07
Laverne & Donna R. Shehein	N 44' S 88' Lot 8, Block 64, Original Town	164.49
Wayne E. & Ardith C. May	Lot 1, Block 65, Original Town	267.59

Connie Swanson Kersten         C1/3 Lot 2, Block 65, Original Town         157.78           Gary Phillips & David Wetherilt         W1/3 Lot 2, Block 65, Original Town         253.45           Fredda Bartenbach         E1/3 Lot 3, Block 65, Original Town         75.53           Janelle L. Brown         W1/3 Lot 3, Block 65, Original Town         159.46           Allen V. & Linda Hoffer         E1/3 Lot 4, Block 65, Original Town         273.97           Lungrin's, Inc.         W2/3 Lot 4, Block 65, Original Town         313.88           Terry Taylor         N 22' Lot 5, Block 65, Original Town         135.96           Wm. P. & JuliAnn Ziller         S 44' N1/2 Lot 5, Block 65, Original Town         200.59           Doris Winkler Marquart, Trustee         S1/2 Lot 5, Block 65, Original Town         273.60           Steve & Barbara Fuller         W1/3 Lot 6, Block 65, Original Town         87.28           Scott & Sheri Arnold         E2/3 Lot 6, Block 65, Original Town         243.89           Transportation Equipment         W1/2 Lot 7, Block 65, Original Town         199.74           Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         253.70           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         20.46           Drs. Grange, Pedersen, Brown         E 25'. I Lot 7; N	Drs. Grange, Pedersen & Brown	E1/3 Lot 2, Block 65, Original Town	174.95
Gary Phillips & David Wetheritt         W1/3 Lot 2, Block 65, Original Town         253.45           Fredda Bartenbach         E1/3 Lot 3, Block 65, Original Town         75.53           Janelle L. Brown         W1/3 Lot 3, Block 65, Original Town         159.46           Allen V. & Linda Hoffer         E1/3 Lot 4, Block 65, Original Town         273.97           Lungrin's, Inc.         W2/3 Lot 4, Block 65, Original Town         313.88           Terry Taylor         N 22' Lot 5, Block 65, Original Town         135.96           Wm. P. & JuliAnn Ziller         S 44' N1/2 Lot 5, Block 65, Original Town         200.59           Doris Winkler Marquart, Trustee         S1/2 Lot 5, Block 65, Original Town         273.60           Steve & Barbara Fuller         W1/3 Lot 6, Block 65, Original Town         87.28           Scott & Sheri Arnold         E2/3 Lot 6, Block 65, Original Town         243.89           Transportation Equipment         W1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         199.74           Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         S 55.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1'         206.			157.78
Fredda Bartenbach         E1/3 Lot 3, Block 65, Original Town         75.53           Janelle L. Brown         W1/3 Lot 3, Block 65, Original Town         159.46           Allen V. & Linda Hoffer         E1/3 Lot 4, Block 65, Original Town         273.97           Lungrin's, Inc.         W2/3 Lot 4, Block 65, Original Town         313.88           Terry Taylor         N 22' Lot 5, Block 65, Original Town         135.96           Wm. P. & JuliAnn Ziller         S 44' N1/2 Lot 5, Block 65, Original Town         200.59           Doris Winkler Marquart, Trustee         S1/2 Lot 5, Block 65, Original Town         273.60           Steve & Barbara Fuller         W1/3 Lot 6, Block 65, Original Town         87.28           Scott & Sheri Arnold         E2/3 Lot 6, Block 65, Original Town         243.89           Transportation Equipment         W1/2 Lot 7, Block 65, Original Town         199.74           Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         W 18.9' of E1/2 Lot 7; N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8; Block 65, Original Town         300.45           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E40' Lot 8; Block 66, Original		_	
Janelle L. Brown			
Allen V. & Linda Hoffer   E1/3 Lot 4, Block 65, Original Town   273,97			
Lungrin's, Inc.   W2/3 Lot 4, Block 65, Original Town   313.88			
N 22' Lot 5, Block 65, Original Town   135.96			
Wm. P. & JuliAnn Ziller         S 44' N1/2 Lot 5, Block 65, Original Town         200.59           Doris Winkler Marquart, Trustee         S1/2 Lot 5, Block 65, Original Town         273.60           Steve & Barbara Fuller         W1/3 Lot 6, Block 65, Original Town         87.28           Scott & Sheri Arnold         E2/3 Lot 6, Block 65, Original Town         243.89           Transportation Equipment         W1/2 Lot 7, Block 65, Original Town         199.74           Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         53.70           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         W 18.9' of E1/2 Lot 7; N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town         226.60           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           WDC Partnership         Lots 1 & 2, Block 66, Original Town         872.82           John Vipperman, T. Kovanda, and A. Wetzel         S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town         233.31           Heather, Kelli and Megan Bowden         S1/3 W1/3 C1/3			
Steve & Barbara Fuller   W1/3 Lot 6, Block 65, Original Town   273.60	, ,		
Steve & Barbara Fuller         W1/3 Lot 6, Block 65, Original Town         87.28           Scott & Sheri Arnold         E2/3 Lot 6, Block 65, Original Town         243.89           Transportation Equipment         W1/2 Lot 7, Block 65, Original Town         199.74           Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         53.70           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         W 18.9' of E1/2 Lot 7; N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town         300.45           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           WDC Partnership         Lots 1 & 2, Block 66, Original Town         872.82           John Vipperman, T. Kovanda, and A. Wetzel         E1/3 Lot 3, Block 66, Original Town         233.31           Heather, Kelli and Megan Bowden         S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' E1/3 Lot 4, Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' C1/3 Lot 4, Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' C1/3 Lot 4, Block 66, Original Town         248.70			
Scott & Sheri Arnold   E2/3 Lot 6, Block 65, Original Town   199.74	_		
Transportation Equipment         W1/2 Lot 7, Block 65, Original Town         199.74           Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         53.70           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         W 18.9' of E1/2 Lot 7; N 29.9' of E 14.1' Lot 7; W 29' C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town         300.45           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           WDC Partnership         Lots 1 & 2, Block 66, Original Town         872.82           John Vipperman, T. Kovanda, and A. Wetzel         E1/3 Lot 3, Block 66, Original Town         233.31           Heather, Kelli and Megan Bowden         S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' C1/3 Lot 4, Block 66, Original Town         292.73           Ben's Drug Store, Inc.         N80' W1/3 Lot 4, Block 66, Original Town         100.71           Masonic Templecraft Assoc.         Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town         228.70           Fredda Bartenbach         Lot 5, W1/3 Lot 6, Block 66, Original Town         241.70           James E. & Mary Ann Keesha			
Drs. Grange, Pedersen, Brown         N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town         53.70           Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         W 18.9' of E1/2 Lot 7; N 29.9' of E 14.1' Lot 7; W 29' C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town         300.45           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           WDC Partnership         Lots 1 & 2, Block 66, Original Town         872.82           John Vipperman, T. Kovanda, and A. Wetzel         E1/3 Lot 3, Block 66, Original Town         233.31           Heather, Kelli and Megan Bowden         S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' C1/3 Lot 4, Block 66, Original Town         292.73           Ben's Drug Store, Inc.         N80' W1/3 Lot 4, Block 66, Original Town         100.71           Masonic Templecraft Assoc.         Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town         475.55           Fredda Bartenbach         Lot 5, W1/3 Lot 6, Block 66, Original Town         241.70           James E. & Mary Ann Keeshan         E2/3 Lot 7, Block 66, Original Town         256.14			
Drs. Grange, Pedersen, Brown         C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town         206.46           Drs. Grange, Pedersen, Brown         W 18.9' of E1/2 Lot 7; N 29.9' of E 14.1' Lot 7; W 29' C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town         226.60           Drs. Grange, Pedersen, Brown         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           WDC Partnership         Lots 1 & 2, Block 66, Original Town         872.82           John Vipperman, T. Kovanda, and A. Wetzel         E1/3 Lot 3, Block 66, Original Town         233.31           Heather, Kelli and Megan Bowden         S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' E1/3 Lot 4, Block 66, Original Town         292.73           Ben's Drug Store, Inc.         N80' W1/3 Lot 4, Block 66, Original Town         100.71           Masonic Templecraft Assoc.         Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town         228.70           Fredda Bartenbach         Lot 5, W1/3 Lot 6, Block 66, Original Town         475.55           Fredda Bartenbach         E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town         25.514		W1/2 Lot 7, Block 65, Original Town	
Drs. Grange, Pedersen, Brown   W 18.9' of E1/2 Lot 7; N 29.9' of E 14.1' Lot 7; W 29' C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town   300.45	Drs. Grange, Pedersen, Brown		53.70
C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town         S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town         300.45           WDC Partnership         Lots 1 & 2, Block 66, Original Town         872.82           John Vipperman, T. Kovanda, and A. Wetzel         E1/3 Lot 3, Block 66, Original Town         233.31           Heather, Kelli and Megan Bowden         S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town         281.99           James G. Duda         N88' E1/3 Lot 4, Block 66, Original Town         248.42           J. Gary & Patricia Vejvoda         N 88' C1/3 Lot 4, Block 66, Original Town         292.73           Ben's Drug Store, Inc.         N80' W1/3 Lot 4, Block 66, Original Town         100.71           Masonic Templecraft Assoc.         Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town         228.70           Fredda Bartenbach         Lot 5, W1/3 Lot 6, Block 66, Original Town         475.55           Fredda Bartenbach         E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town         241.70           James E. & Mary Ann Keeshan         E2/3 Lot 7, Block 66, Original Town         256.14	Drs. Grange, Pedersen, Brown		206.46
25.1' of E14.1' of Lot 7, Block 65, Original Town         WDC Partnership       Lots 1 & 2, Block 66, Original Town       872.82         John Vipperman, T. Kovanda, and A. Wetzel       E1/3 Lot 3, Block 66, Original Town       233.31         Heather, Kelli and Megan Bowden       S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town       281.99         James G. Duda       N88' E1/3 Lot 4, Block 66, Original Town       248.42         J. Gary & Patricia Vejvoda       N 88' C1/3 Lot 4, Block 66, Original Town       292.73         Ben's Drug Store, Inc.       N80' W1/3 Lot 4, Block 66, Original Town       100.71         Masonic Templecraft Assoc.       Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town       228.70         Fredda Bartenbach       Lot 5, W1/3 Lot 6, Block 66, Original Town       475.55         Fredda Bartenbach       E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town       241.70         James E. & Mary Ann Keeshan       E2/3 Lot 7, Block 66, Original Town       256.14	Drs. Grange, Pedersen, Brown	C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1'	226.60
John Vipperman, T. Kovanda, and A. Wetzel  Heather, Kelli and Megan Bowden  S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town  James G. Duda  N88' E1/3 Lot 4, Block 66, Original Town  248.42  J. Gary & Patricia Vejvoda  N 88' C1/3 Lot 4, Block 66, Original Town  292.73  Ben's Drug Store, Inc.  N80' W1/3 Lot 4, Block 66, Original Town  Masonic Templecraft Assoc.  Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  233.31	Drs. Grange, Pedersen, Brown		300.45
A. Wetzel  Heather, Kelli and Megan Bowden  S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town  James G. Duda  N88' E1/3 Lot 4, Block 66, Original Town  248.42  J. Gary & Patricia Vejvoda  N 88' C1/3 Lot 4, Block 66, Original Town  292.73  Ben's Drug Store, Inc.  N80' W1/3 Lot 4, Block 66, Original Town  100.71  Masonic Templecraft Assoc.  Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  256.14	WDC Partnership	Lots 1 & 2, Block 66, Original Town	872.82
James G. Duda  N88' E1/3 Lot 4, Block 66, Original Town  248.42  J. Gary & Patricia Vejvoda  N 88' C1/3 Lot 4, Block 66, Original Town  292.73  Ben's Drug Store, Inc.  N80' W1/3 Lot 4, Block 66, Original Town  100.71  Masonic Templecraft Assoc.  Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  241.70  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  256.14		E1/3 Lot 3, Block 66, Original Town	233.31
J. Gary & Patricia Vejvoda  N 88' C1/3 Lot 4, Block 66, Original Town  292.73  Ben's Drug Store, Inc.  N80' W1/3 Lot 4, Block 66, Original Town  100.71  Masonic Templecraft Assoc.  Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  241.70  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  256.14	Heather, Kelli and Megan Bowden		281.99
Ben's Drug Store, Inc.  N80' W1/3 Lot 4, Block 66, Original Town  100.71  Masonic Templecraft Assoc.  Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  241.70  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  256.14	James G. Duda	N88' E1/3 Lot 4, Block 66, Original Town	248.42
Masonic Templecraft Assoc.  Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  241.70  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  256.14	J. Gary & Patricia Vejvoda	N 88' C1/3 Lot 4, Block 66, Original Town	292.73
4, Block 66, Original Town  Fredda Bartenbach  Lot 5, W1/3 Lot 6, Block 66, Original Town  475.55  Fredda Bartenbach  E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town  241.70  James E. & Mary Ann Keeshan  E2/3 Lot 7, Block 66, Original Town  256.14	Ben's Drug Store, Inc.	N80' W1/3 Lot 4, Block 66, Original Town	100.71
Fredda Bartenbach E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town 241.70  James E. & Mary Ann Keeshan E2/3 Lot 7, Block 66, Original Town 256.14	Masonic Templecraft Assoc.		
James E. & Mary Ann Keeshan E2/3 Lot 7, Block 66, Original Town 256.14	Fredda Bartenbach	Lot 5, W1/3 Lot 6, Block 66, Original Town	475.55
	Fredda Bartenbach	E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town	241.70
Plaza Square Development S1/2 Block 67, Original Town 1,722.14	James E. & Mary Ann Keeshan	E2/3 Lot 7, Block 66, Original Town	
	Plaza Square Development	S1/2 Block 67, Original Town	1,722.14

Rasmussen & Associates	W2/3 Lot 2, Block 68, Original Town	199.41
FOE #378	Pt Lot 3; Lot 4, Block 68, Original Town	1,339.61
Plaza Square Development	Lot 5; W 22' Lot 6, Block 68, Original Town	135.96
Equitable Building & Loan	Lot 1, Block 79, Original Town	288.70
Equitable Building & Loan	Lot 2, Block 79, Original Town	112.99
Equitable Building & Loan	S 44' Lot 3, S 44' Lot 4, Block 79, Original Town	656.29
Margo Schager	Lot A, Gilbert's North, 22' x 99'	164.49
Equitable Building & Loan	Lot B, Gilberts North	166.17
Equitable Building & Loan	N 26' 101/2" Lot 8, Block 79, Original Town	28.51
Equitable Building & Loan	S 17' 11/2" N 44' Lot 8, Block 79, Original Town	17.48
Equitable Building & Loan	S 88' Lot 8, Block 79, Original Town	97.40
Josephine O'Neill, Trustee	W1/3 Lot 3, All Lot 4, Block 80, Original Town	631.12
Qwest (US West)	Lots 5, 6 and 7, and N 44' of Lot 8, Block 80, Original Town; Centrally Assessed	4,319.88
Alltel Communications	Central Assessed	12.76
MCI Telecommunications Corp.	Central Assessed	42.14
Kinder Morgan Interstate Gas	Central As sessed	21.60
KN Energy	Central Assessed	.11
Northwestern Public Service	Central Assessed	807.78
Nebraska Technology & Telecom	Central Assessed	2.60
Wireless II, d/b/a NE Wireless	Central Assessed	103.35
AT&T	Central Assessed	3,303.20
David C. Huston	C1/3 Lot 8, Block 80, Original Town	275.27
Joseph M. & Lori J. Brown	S 44' Lot 8, Block 80, Original Town	281.99
Olson Furniture & Auction, Inc.	Lot 1, Block 81, Original Town	750.10
Ronald E. & Sharon R. Trampe	W1/3 Lot 2, Block 81, Original Town	162.81
Virginia M. Harris	E1/3 Lot 3, Block 81, Original Town	169.53
James S. & Precious Reed	C1/3 Lot 3, Block 81, Original Town	233.31
Ronald C. & Vada M. Krauss	W1/3 Lot 3, Lot 4, Block 81, Original Town	482.20
Walnut Street Partnership	Lot 5, Block 81, Original Town	394.45
Walnut Street Partnership	Lot 6, Block 81, Original Town	189.67
Wheeler Street Partnership	Lot 7; S2/3 Lot 8, Block 81, Original Town	664.69
Schroeder-Rathman, Trustees	N1/3 Lot 8, Block 81, Original Town	276.95
Morris Communications	Lot 1, Block 82, Original Town	85.91

Morris Communications	Lot 2, Block 82, Original Town	253.45
Morris Communications	Lot 3, Block 82, Original Town	85.91
Morris Communications	Lot 4, Block 82, Original Town	287.02
Morris Communications	Lots 5, 6, 7 and 8, Block 82, Original Town	2,752.74
Grand Island Hospitality LLC	Lots 1 and 2, Block 83, Original Town	453.20 156.69
Grand Island Hospitality LLC	Lots 1 and 2, Block 83, Original Town (Improvements Only)	<del>656.69</del>
JOMIDA, Inc.	Lots 3 and 4, Block 83, Original Town	889.61
Michael & Sonya Wooden	E 41' N 28' Lot 8, Block 83, Original Town	125.89
Michael & Sonya Wooden	Pt N1/3 and S2/3 Lot 8, Block 83, Original Town	209.81
Contryman & Associates	Lots 3 and 4, Block 85, Original Town	490.12
G.I. Liederkranz	Lots 1, 2, 3 and 4, Block 87, Original Town	298.88
Home Federal Savings & Loan Assoc. of Grand Island	Pt Lots 1, 2, 3, 4 and 7; all of Lots 5 and 6; pt Vacated Alley, Block 89, Original Town	350.81
Home Federal Savings & Loan	Lot 9, County Sub., W1/2 SW1/4 Sec 15-11-9	1,478.29
Kathleen A. Campbell	W 67' S 50' Lot 4, Hann Additton	84.16
Filemon Sanchez	N1/2 Lot 1, Block 98, Railroad Addition	23.91
Arvid C. Carlson	Lot 2, Block 98, Railroad Addition	95.14
James D. & Dawn L. Petersen	W 52' Lot 7, Block 98, Railroad Addition	205.28
Filemon Sanchez	E 14' Lot 7, Lot 8, Block 98, Railroad Addition	261.85
Contryman Associates	Lots 1 and 2, Block 106, Railroad Addition	396.13
The Muffler Shop, Inc.	Lots 1 and 2, Block 107, Railroad Addition	274.43
The Muffler Shop, Inc.	Lots 3 & 4, Block 107, Railroad Addition	200.20
Joseph M. & Lori Jean Brown	S2/3 Lot 5, Block 107, Railroad Addition	449.84
David E. Janda, DDS	S 72' Lot 8, E 29.54' of S 71.5' Lot 7, Block 107, Railroad Addition	329.68
Barbara J. Clinch	N 60' of E 22' of Lot 7, N 60' Lot 8, Block 107, Railroad Addition	278.09
Richard & Marilyn Fox	Lots 1 and 2, Block 108, Railroad Addition	508.62
Douglas Bookkeeping	W 29' Lot 3, Lot 4, Block 108, Railroad Addition	
Donald J. & Janet L. Placke	S 88' Lot 5, Block 108, Railroad Addition	113.43
Sam & Barbara Huston	Lot 6, Block 108, Railroad Addition	166.12
Bosselman, Inc.	Lots 7 and 8, Block 108, Railroad Addition	578.14
David A. & Carolyn J. Gilroy	S 61' Lot 1; S 61' Lot 2, Block 109, Railroad Addition	88.19

Gregory T. & Gay L. Austin	N 71' Lot 1; N 71' Lot 2, Block 109, Railroad Addition	120.75
Lawrence J. & Sarah Lynn Levering	E 59.5' Lot 3, Block 109, Railroad Addition	128.07
Lawrence J. & Sarah Lynn Levering	W 6' 6.5" Lot 3, E 52'11" Lot 4, Block 109, Railroad Addition	58.55
Roger L & Sharon K. McShannon	Lots 5 and 6, Block 109, Railroad Addition	234.99
Virgil L. & Darlene G. Roush	Lots 7 & 8, Block 109, Railroad Addition	428.12
Salvation Army	Block 113 and Vacated Alley, Railroad Addition	199.79
Bonna Wanek	S 88' Lot 7, Block 114, Railroad Addition	51.28
Bonna Wanek	Lot 8, Block 114, Railroad Addition	519.60
Gary & Paul Hoos	Lot 4, Part of vacated street, Block 97, Railroad Addition in 15-11-9	271.87
Hall County	N 43.25' Lot 1, Lot 2, Hann's Addition	0.00 1,280.69
The Arter Group	Yancey Condominium 001	83.25
The Arter Group	Yancey Condominium 002	24.44
Equitable Building & Loan	Yancey Condominium 101	37.77
Equitable Building & Loan	Yancey Condominium 102	156.10
Equitable Building & Loan	Yancey Condominium 103	228.28
The Arter Group	Yancey Condominium 301	88.16
Arvon & Luella Marcotte	Yancey Condominium 302	71.76
Larry & Gail Fischer	Yancey Condominium 303	89.18
William L. Zins	Yancey Condominium 304	96.36
Raymond & Irene Teng	Yancey Condominium 305	102.51
Harriet A. Beckman	Yancey Condominium 401	72.78
The Arter Group	Yancey Condominium 402	77.91
The Arter Group	Yancey Condominium 403	76.88
Romsa Family Trust	Yancey Condominium 404	84.06
The Arter Group	Yancey Condominium 405	77.91
Larry D. Ruth	Yancey Condominium 406	76.88
Wyndell & Barbara Fordham	Yancey Condominium 407	102.51
Archway Partnership	Yancey Condominium 501	74.83
The Arter Group	Yancey Condominium 502	80.98
George & Donna Schaefer, Jr.	Yancey Condominium 503	77.91
Richard & Nancy Schonberger	Yancey Condominium 504	84.06

The Arter Group	Yancey Condominium 505	77.91
Wayne D. Abbott	Yancey Condominium 506	76.88
Sandra Dawson	Yancey Condominium 507	103.53
The Arter Group	Yancey Condominium 601	76.88
The Arter Group	Yancey Condominium 602	82.01
Lois S. Matthews Trust	Yancey Condominium 603	77.91
Daniel F. Clyne	Yancey Condominium 604	84.06
The Arter Group	Yancey Condominium 605	78.93
Ryan G. Hansen	Yancey Condominium 606	77.91
Anastasia Dembowski	Yancey Condominium 607	104.56
Radd C. & Virginia W. Way	Yancey Condominium 701	76.88
The Arter Group	Yancey Condominium 702	82.01
Richard & Margaret Johnson	Yancey Condominium 703	78.93
Art & Jan Burtscher	Yancey Condominium 704	85.08
Ann C. Atkins	Yancey Condominium 705	78.93
Clifton J. Long, Sandra A. Thinnes	Yancey Condominium 706	78.93
Nelse Zachry	Yancey Condominium 707	105.58
The Arter Group	Yancey Condominium 801	76.88
Mapes & Co. Partnership	Yancey Condominium 802	82.01
Mapes & Co. Partnership	Yancey Condominium 803	84.06
Romsa Family Trust	Yancey Condominium 1002	82.01
Jeremy S. & Jack L. Gillam	Yancey Condominium 1003	85.08
Helen Garrison	Yancey Condominium 1004	115.83
Ruth E. Megard, Trustee	Yancey Condominium 1005	90.21
Tera VanWinkle	Yancey Condominium 1006	114.81
Wendy Edghill	Yancey Condominium 1101	78.93
Linda L. Clare	Yancey Condominium 1102	83.03
Double E Partnership	Yancey Condominium 1103	87.13
Frank L. Hoelck Trust	Yancey Condominium 1104	117.88
Elizabeth W. Mayer	Yancey Condominium 1105	92.26
Judy J. Arnett	Yancey Condominium 804	114.81
Wendy Alexander	Yancey Condominium 805	87.13
Gerald & Janet Janulewicz	Yancey Condominium 806	113.79

James F. Nissan	Yancey Condominium 901	76.88
Elaine & Everett Evnen	Yancey Condominium 902	82.01
Elaine & Everett Evnen	Yancey Condominium 903	85.08
Cody & Robyn Wray/Robco	Yancey Condominium 904	115.83
Theodore L. Beck	Yancey Condominium 905	88.16
Peggy McCann	Yancey Condominium 906	114.81
Ron Krauss	Yancey Condominium 1001	77.91
Elizabeth W. Mayer	Yancey Condominium 1106	116.86
Roxann Kennedy	W 18.9' of E 33' of S 25.1' Lot 7, Block 65, Original Town	37.60
Equitable Building & Loan	Yancey Condominium 104	563.98
Equitable Building & Loan	Yancey Condominium 201A	496.84
Equitable Building & Loan	Yancey Condominium 201B	60.09
Equitable Building & Loan	Yancey Condominium 201C	151.07
Equitable Building & Loan	Yancey Condominium 201D	114.14
Enviro-Clean Contractors, Inc.	N 60' Frac Lots 1, 2 and 3, Block 89, Original Town	375.98

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 18, 2003.

RaNae Edwards, City Clerk



### Tuesday, November 18, 2003 Council Session

### Item E1

Public Hearing on Request of Union Pacific Railroad for a Conditional Use Permit for a Skid-Mounted Shed Located at 1219 1/2 North Front Street

Brian Symons representing The Forrester Group on behalf of the Union Pacific Railroad, Kansas City, Missouri, has submitted an application with the City Clerk's Office to extend their Conditional Use Permit for an additional two years to allow use of a 10' x 12' skid-mounted shed with electrical service located at 1219 1/2 North Front Street. This request is for use during a US EPA-mandated remediation project. The system is currently not operating, but start-up should begin in May 2004 with operation planned for one year. The equipment would be removed following the one year operation and shut down verification. This request has been reviewed by the Building, Legal, Utilities, Regional Planning, and Public Works Departments. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.

**Staff Contact: Craig Lewis** 



### Tuesday, November 18, 2003 Council Session

### Item E2

### Public Hearing on Request of Randy & Marianne Rapien for a Conditional Use Permit for a Dealer Used Car Lot Located at 215 Willow Street

Randy and Marianne Rapien, 215 Willow Street have submitted a request for a Conditional Use Permit to allow for the continued operation of a used car establishment at 215 Willow Street. The City Council earlier this year amended the City Code to require that existing vehicle sales establishments without improved hard surfaced lots receive approval in the form of a Conditional Use Permit from the City Council. Section 36-49(A) allows for a waiver approved by the City Council for businesses that were operating at the same location prior to March 9, 1999. This request appears to be in compliance with the established City Code, with the exception of landscaping as required by the Subdivision agreements. Landscaping was to be installed adjacent to Highway #30 and is complete except for some additional plantings scheduled to be installed by May 1st, 2004. The application includes both lots 1 and 2 of Rapien's subdivision, but only lot 1 should be considered in this request as lot 2 has not been improved or utilized as a used car lot. This application has been reviewed by the Building, Legal, Utilities, Regional Planning, and Public Works Departments. Approval of lot 1 with the condition that the landscaping be completed by May 1 2004 is recommended. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.

**Staff Contact: Craig Lewis** 



### Tuesday, November 18, 2003 Council Session

### Item E3

### Public Hearing on Acquisition of Utility Easement Located at 524 South Webb Road - Burhoop

Acquisition of utility easement located at 524 South Webb Road, is required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement will be used to locate a new transformer. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Gary R. Mader



## Tuesday, November 18, 2003 Council Session

## Item E4

## Public Hearing on Changes to the Grand Island Zoning Map for Property Proposed for Platting as El Huerto Subdivision

Ward F. Hoppe, as the owner is requesting a change of zoning for property located south of Capital Avenue and east of Saint Paul Road. This application proposes to change the zoning from TA Transitional Agricultural to RD Residential Development. This change is in conformance with the Grand Island Comprehensive Plan. The applicant for the RD zone is required to submit both the preliminary and final plat to the Planning Commission and City Council for approval with the application to rezone the property. Approval to rezone the property is predicated upon approval of the development concept displayed on the preliminary and final plats. The Regional Planning Commission at their regular meeting held October 1, 2003 voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map with 8 members voting in favor and 2 members voting against. The Regional Planning Commission split a vote on approval of the preliminary and final plats with a 5 members voting in favor of approval and 5 members voting against approval. It is appropriate to solicit public comment. The action item is contained under Ordinances.

**Staff Contact: Chad Nabity** 



# INTEROFFICE MEMORANDUM Regional Planning

Working Together for a Better Tomorrow. Today.

DATE: November 12, 2003

TO: Mayor and City Council of Grand Island

FROM: Chad Nabity, Hall County Regional Planning Director

RE: El Huerto Subdivision

This subdivision is being presented to council as a Residential Development Zone (RD). Residential development zones are relatively common in Grand Island and have been used effectively for the past 30 years. Residential Development zones were included in the Grand Island Zoning Regulations for the following purpose.

Purpose: So as to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use, a district is hereby created to be called RD-Residential Development Zone.

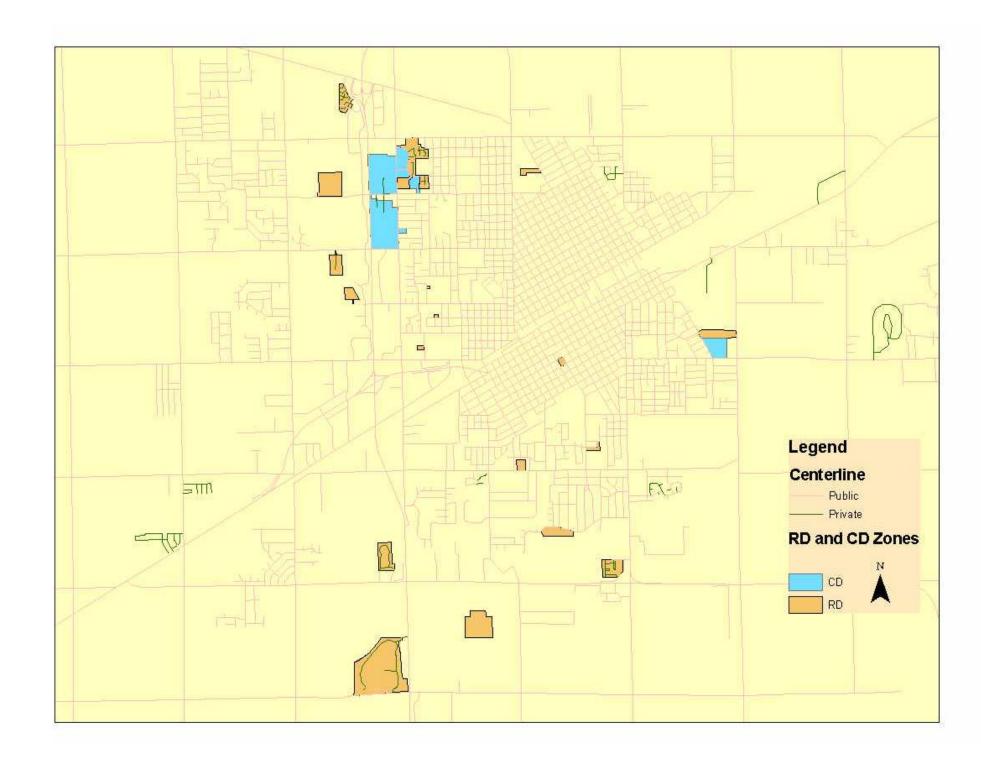
Continental Gardens west of West Lawn School on College Street was one of the first RD zones permitted in the city. Other RD zones include Ponderosa Estates, North Pointe (Ray O'Connor's new apartments east of Diers Avenue and south of Hwy. 2), The River Bend Apartments (Pedcor), and Park Gardens along Stolley Park Circle. There are 20 RD zones in the City of Grand Island or its 2 mile extra territorial jurisdiction. Almost all of the RD zones in the City of Grand Island have private streets or private drives to access apartments, condominium, or townhomes. Mobile home parks typically have private streets within them and are designed and approved in process similar to the RD zone. There are at least 5 mobile home parks with private streets in Grand Island. Attached is a map and table showing the Commercial (CD) and Residential Development (RD) Zones and private streets within the Grand Island Jurisdiction.

The applicant for the RD zone is required to submit both the preliminary and final plat to the Planning Commission and City Council for approval with the application to rezone the property. Approval to rezone the property is predicated upon approval of the development concept displayed on the preliminary and final plats.

Council can address the issues presented by El Huerto Subdivision in a number of ways.

- 1. Approve the request for a change of zone, preliminary and final plats as proposed by the developer with 31' private streets. Require sidewalks on both sides of the street with a homeowners association to maintain the streets and common area landscaping.
- 2. Deny the request for a change of zone, the preliminary and final plats. The experience with Ponderosa estates (a single family development with individual ownership of lots fronting onto a private street) has not been positive from the city's perspective. Private streets and drives to access apartments or condominiums have not resulted in the same issues.
- 3. Refer the issue back to the Regional Planning Commission and ask them to make specific recommendations underwhich they would or would not recommend approval of the request.
- 4. Approve the request for a change of zone, the preliminary and final plats contingent on the developer resubmitting the plans with the streets dedicated to the public and built to the minimum (37 foot) Grand Island standard for residential public street.
- 5. Approve the request for a change of zone, the preliminary and final plats contingent on the developer resubmitting the plans with the streets dedicated to the public and built to a width of 31 feet with parking on one side as allowed by the subdivision with council approval.

	Private Roads	Private Access	Public Roads	Use
Residential and Commercial Development Zones				
North Point Apartments	Yes		Yes	Multifamily
Curran Ct.	Yes		Yes	Single Family Attached
Autumn Park Apartments		Yes	Yes	Multifamily
Cedar Ridge Apartments	Yes	Yes	Yes	Multifamily
Crane Valley Apartments		Yes		Multifamily
Riverbend Apartments	Yes	Yes		Multifamily
Ponderosa Estates	Yes			Single Family Attached and Detached
Boy Town			Yes	Commercial
Grand Island Mall	Yes	Yes	Yes	Commercial
Conestoga Mall	Yes	Yes	Yes	Commercial
Isle De Grand Mall	Yes	Yes	Yes	Commercial
Continental Gardens Apartments		Yes		Multifamily
Continental Gardens Townhomes	Yes	Yes		Single Family Attached
Union Square Mall		Yes	Yes	Commercial
Lafayette Park			Yes	
Chatue Orleans		Yes	Yes	
Piper's Glen Apartments		Yes	Yes	Multifamily
Francis Court		Yes		Single Family Detached
Park Gardens			Yes	Single Family Attached
Coach Place		Yes	Yes	Single Family Attached
Meadowlark Estates		Yes		Single Family Detached
Nottingham Estates		Yes	Yes	
The Village	Yes			Single Family Attached
Cherry Park Apartments		Yes		Multifamily
Superbowl			Yes	Commercial
Other Private Roads				
Capital Mobile Home Park	Yes			Mobile Homes
Old Pioneer	Yes			Mobile Homes
Bellwood Mobile Home Park	Yes			Mobile Homes
Stahla Mobile Home Park	Yes			Mobile Homes
West Park Plaza Mobile Home Park	Yes			Mobile Homes
Duplexes South of Stolley Park Road near Circle Drive	Yes			Single Family Attached
Kuester's Lake	Yes			Single Family Detached



#### Agenda Item #6, #7 & #8

#### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING **COMMISSION:**

August 18, 2003

Change of Zoning for property, proposed for platting as El Huerto SUBJECT: Subdivision, located in the E ½ NW ¼ of 10-11-9 located South of Capital Avenue, and East of Saint Paul Road, from TA Transitional Agricultural to RD Residential Development (C-2-2004GI)

**PROPOSAL:** This proposed development would create 115 lots for single-family attached dwellings (duplexes or townhomes) in Northeast Grand Island. The developer is proposing a residential development zone with lots ranging from approximately 5100 to 11,000 square feet. The development is proposed in two phases with 46 lots to be developed in the first phase.

The internal streets will be 31' wide back of curb to back of curb and are proposed as private streets to be maintained by a homeowners association. All of the lots will be served by public sewer and water.

The development standards for the subdivision would limit the type of construction to the proposed attached single family dwellings. Owners of the houses would be required to provide landscaping on their residential lot. Each pair of lots shall have one canopy tree, one understory/ornamental or evergreen tree and four shrubs. Corner lots shall have one additional tree and two shrubs. Tree species must be selected by the lot owner from approved list furnished by the developer. This will provide continuity across the development.

### **OVERVIEW:** Site Analysis

Current zoning designation: TA-Transitional Agriculture.

Permitted and conditional uses: TA - Agricultural uses, recreational uses and

residential uses at a density of 2 dwelling units per

acre.

Comprehensive Plan Designation: Designated for future low to medium residential

development.

Existing land uses. Vacant

**Adjacent Properties Analysis** 

Current zoning designations: North: R3-Medium Density Residential,

**South, R2** Low Density Residential and R4 High

Density Residential

East, TA-Transitional Agriculture

and West:. TA-Transitional Agriculture and R2 Low

Density Residential

Permitted and conditional uses: TA- Agricultural uses, recreational uses and

residential uses at a density of 2 dwelling units per acre. R2 residential uses at a density of 7 units per acre. R3 residential uses at a density of 14 units per acre. R4 residential uses at a density of 43

units per acre.

Comprehensive Plan Designation: North, South, East and West: Designated for

future low to medium density residential

development and or medium density residential to

to office uses.

Existing land uses: North,: Drainage ROW and vacant property

East, Agricultural land, Railroad ROW

**West**: Some acreage development along St. Paul Road. Typical urban scale residential along the

south and west.

South: Typical urban scale residential

#### **EVALUATION:**

#### **Positive Implications:**

- Consistent with the City's Comprehensive Land Use Plan: The subject property is
  designated for long term low to medium density residential redevelopment. This
  development would allow 115 dwellings on a 23.813 acre parcel. This is an average
  of 4.95 units an acre or slightly less than the 7 units per acre permitted in the
  adjacent R2 zoning district. The proposed development would be considered
  between low and suburban density development.
- Provides additional housing opportunities in Northeast Grand Island. This part of Grand Island has been developed for many years. There has been relatively little new development in this area. New development shows that the area is a vital growing part of the community.
- Provides for lower new construction housing in a lower price range than is available across most of Grand Island. This development will provide for new construction housing in a price range that is very hard to meet with the current costs of development. The smaller lot sizes, attached single-family construction, and standardized floor plans all make this project a more efficient (less costly) development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- Accessible to Existing Municipal Infrastructure: City water and sewer services are available to service the rezoning area.

- *Monetary Benefit to Applicant*: Would allow the applicant to develop and sell this property.
- RD Zone limits the type of development: The type of development, including buildings and landscaping is limited by the proposal submitted by the developer. Uses that different than those shown on the plan can only be permitted by amending the final development plan.
- Narrower Streets lower development costs: Narrower streets do not cost as much as
  wider streets. These lower costs can be passed on to the homeowner. With this
  development, the narrower streets also increase the amount of greenspace available
  in this subdivision.
- Landscaping on individual lots: The developer will require that each lot have some landscaping from a developer approved list of shrubs and trees. This will lend continuity to the subdivision.

#### **Negative Implications:**

- Additional development in this part of town will increase the school age population:
   Grand Island public schools will have to deal with additional students at Lincoln
   elementary school. Phasing this development as proposed will allow the school
   system to gauge the impact and react appropriately.
- Private Streets: Private streets are not uncommon in Grand Island but they do
  sometimes present problems when the people who live along those streets need to
  have the streets repaired or maintained. The City is not prepared to step in and take
  over the maintenance of streets that were not built to the minimum city standards.
  Private Streets are the only way to build a substandard street within the Grand Island
  jurisdiction.
- Sidewalk on one side of the street: The developer is proposing sidewalk on just one side of the street. Sidewalks would be required along both sides of the street in a conventional subdivision with city streets. What happens if a person on the side of the street without sidewalks wants to install a sidewalk?

#### Other Considerations

The looped street layout will allow access to all lots from at least two directions. The initial phase of this subdivision would include the southern portion of the development and entrances from both 13<sup>th</sup> and 14<sup>th</sup> Streets. Connections are also provided for 15<sup>th</sup> and 17<sup>th</sup> Streets to provide access into the development at some point in the future. The developer is proposing that these entrances be built to the standard 37' width. The looped street and 14<sup>th</sup> street internal to the subdivision would be 31' wide private streets. The streets will be concrete curb and gutter with either asphalt or concrete surfacing. All of the streets will be built as private streets. A homeowners association needs to be developed for the maintenance of these streets.

Typically the Grand Island City Council requires sidewalk along residential streets on both sides of the street. This development proposes sidewalk on one side of the street. Given the likelihood that these houses will built for younger families sidewalks on both sides of the street would be appropriate. Sidewalks on one side of the street encourage people to cross the street at mid-block to use the sidewalk or to walk, ride and play in the streets. Parity issues also arise because people on one side of the street have more responsibility to maintain and clear sidewalks adjacent to their property that people on the other side of the street, unless maintenance and snow removal on the sidewalks is done by the association.

This particular property has been the subject of two RD zones since 1995. The first RD was approved for apartments on the entire tract with 120 units on the smaller southern tract (south of 14<sup>th</sup> Street) additional units were expected in the northern portion. Nothing happened within the 18 month time frame after approval of the RD zone. The applicant requested that the time frame be extended for the southern portion of the project and this was approved. In January of 2000, that extension was reversed due to the passage of another 18 months without any development.

#### **RECOMMENDATION:**

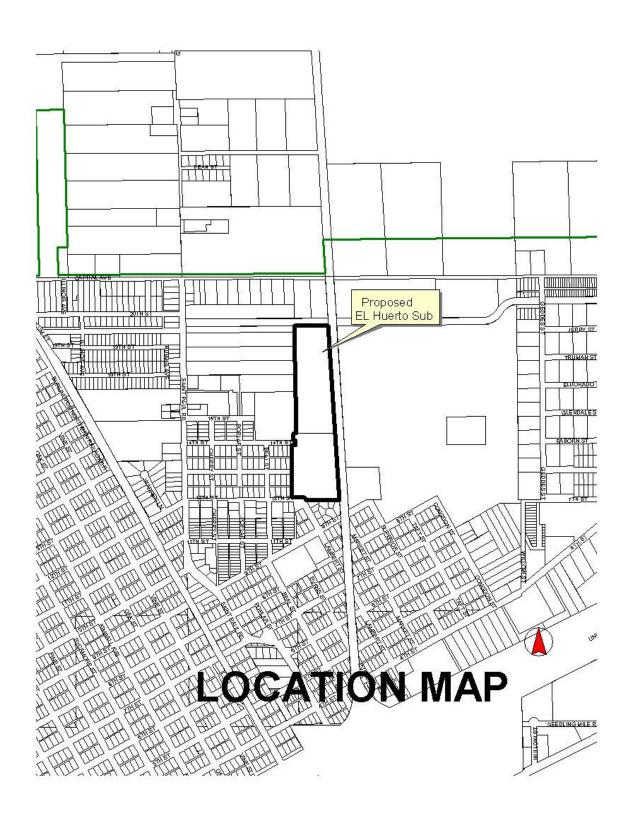
That the Regional Planning Commission recommend that the Grand Island City Council approve the preliminary plat, final development plan of phase 1 of El Huerto Subdivision and approve the change of zoning from TA-Transitional Agriculture to RD-Residential Development Zone subject to subdivision agreements provided the following items are provided to the City of Grand Island with the signed subdivision agreement:

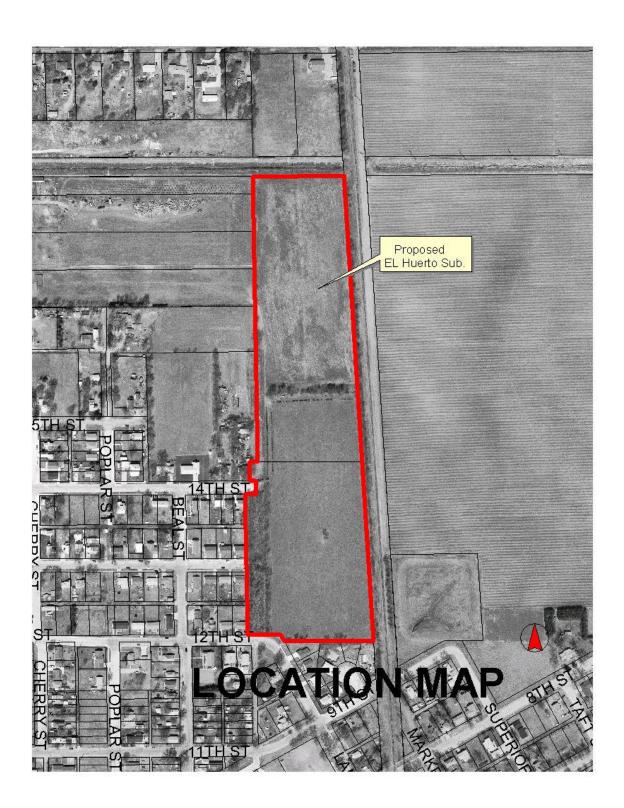
A copy of the homeowners association agreement to maintain the private streets.

Each lot will have separate sewer, water and electrical connections.

Sidewalks are required along both sides of the street or maintenance and clearing of the sidewalks is controlled through the homeowners association agreements.

 Chad Nabity AICP,	Planning Director
	_





October 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council 100 E. 1<sup>st</sup> Street Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Zoning Map for properties located South of Capital Avenue, and East of Saint Paul Road, Grand Island, Nebraska. (C-2-2004GI)

At the regular meeting of the Regional Planning Commission, held October 1, 2003 the above item was considered following a public hearing. This application proposes to rezone property located in part of the E ½ NW ¼ 10-11-9. This application proposes to change the zoning from TA Transitional Agricultural to RD Residential Development. Nabity said that each lot will have separate sewer, water, and electrical, and the sidewalks would be put on both sides of the street and not just one side.

Nobody from the public spoke against this item.

Ward F. Hoppe said the homeowners association will take care of the streets, they will oversee such things as street maintenance & snow removal. He told the commission he is trying to make affordable housing and targeting a Latin market. He is proposing the narrow streets to keep the infrastructure cost down with an end result of keeping the cost of lots down. He told the commission that we are the only City he has worked in that requires such wide streets, and that is why nobody wants to develop in Grand Island. Mr. Hoppe did submit a draft copy of the homeowners association agreement and covenants to the planning commission as requested.

A few of the Planning Commissioners expressed concern with the narrow streets, the homeowners association being in charge of maintaining the streets, and emergency vehicles such as fire trucks being able to move around on the streets if there are cars parked on the street.

Following further discussion a motion was made by Haskins 2<sup>nd</sup> by Hooker to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

A roll call vote was taken and the motion passed with 8 members present voting in favor (Amick, Haskins, Lechner, O'Neill, Hooker, Miller, Hayes, Wagoner) and 2 members voting against (Eriksen, Ruge).

Yours truly,

Chad Nabity AICP Planning Director

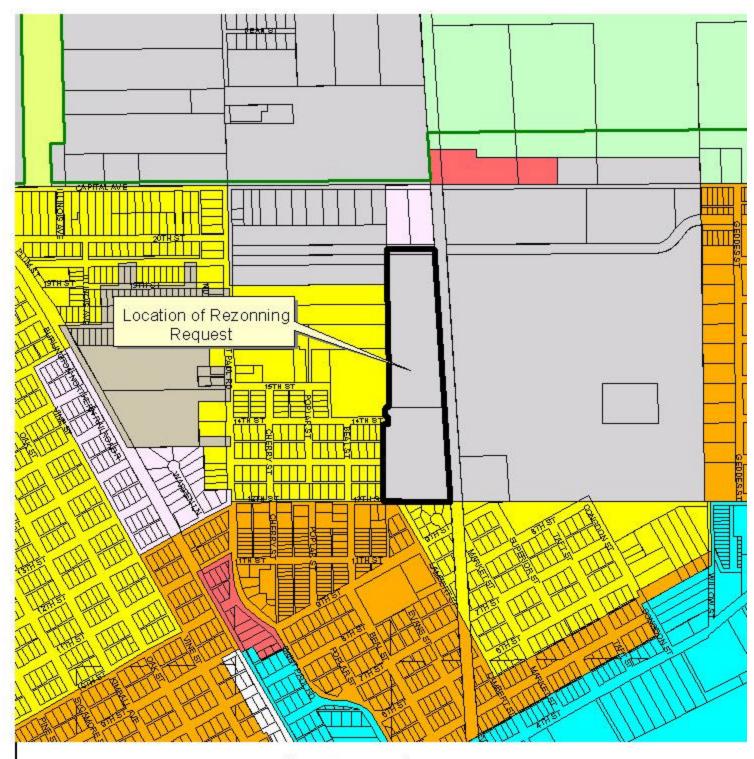
cc: City Attorney

Director of Public Works

Director of Utilities

Director of Building Inspections Manager of Postal Operations

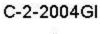
Applicant



## Requested Zoning

From TA: Transitional Agricultural Zone

To RD: Residential Development Zone





Regional Planning Commission 100 East 1st St. Grand Island NE. 68801 308-385-5444 Ext.210



## Tuesday, November 18, 2003 Council Session

## Item E5

## Public Hearing on Purchase of Yeager Property at 3000 East Bismark Road Adjoining the South Side of the Waste Water Treatment Plant

#### **Background**

A public hearing must be held and Council action by resolution for the City of Grand Island to vacate and acquire property. Carole Yeager owns the property south of the Grand Island Wastewater Treatment Plant and has offered to sell this property to the City for the assessed value.

#### Discussion

The City's consultant for the wastewater treatment plant has recommended that the city purchase properties that adjoin the wastewater treatment plant as they become available to help create a buffer zone around the facility. The proposed property includes a gravel pit and a dwelling house. The property is also adjacent to the east side of the Kennel Club property. The Kennel Club Property was referred to the planning commission at the last City Council meeting for a recommendation on annexation.

#### Recommendation

Conduct a public hearing as required by law and approve a resolution to acquire the property.

#### Financial Implications

Sufficient funds are available in the wastewater treatment plant budget for this purchase.

#### Alternatives

None: The property should be acquired to obtain a buffer around the plant.

It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Steve Riehle, Public Works Director



## Tuesday, November 18, 2003 Council Session

## Item E6

## Public Hearing on Acquisition of Utility Easement Located at 2903 East Highway 30 - Allen

Acquisition of utility easement located at 2903 East Highway 30, is required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement will be used to relocate an overhead primary line to feed lots five and six. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Gary R. Mader



## Tuesday, November 18, 2003 Council Session

## Item F1

#8863 - Consideration of Annexation of Property Proposed for Platting as Smith Acres Subdivision Located North of Capital Avenue and West of Saint Paul Road (Final Reading)

This item relates to action taken at the October 28, 2003 and November 4, 2003 City Council meetings. Annexation of property being platted as Smith Acres Subdivision an addition to the City of Grand Island. The property is located in the E1/2 W1/2 SE1/4 of Section 4-11-9. The Regional Planning Commission at their meeting of October 1, 2003, unanimously voted to approve and recommend city council approval of this annexation. This is the final reading of three readings. Approval is recommended.

**Staff Contact: Chad Nabity** 

\* This Space Reserved for Register of Deeds \*

#### ORDINANCE NO. 8863

An ordinance to annex Smith Acres Subdivision into the City of Grand Island; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

WHEREAS, Helen C. Smith, a widow, as owner, has caused to be laid out into a lot, a tract of land comprising a part of the West One-Half of the south thirty (30.0) acres of the East Half of the West Half of the Southeast Quarter (E1/2, W1/2, SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, under the name of SMITH ACRES SUBDIVISION, which is proposed to be an addition to the City of Grand Island; and

WHEREAS, after public hearing on October 1, 2003, the Regional Planning Commission recommended the approval of annexing such addition into the City of Grand Island; and

WHEREAS, after public hearing on October 28, 2003, the City Council approved such annexation on first reading; and

ORDINANCE NO. 8863 (Cont.)

WHEREAS, on November 4, 2003, such annexation was approved on second

reading.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF

GRAND ISLAND, NEBRASKA:

SECTION 1. That Smith Acres Subdivision is hereby annexed into the City of

Grand Island, and shall be entitled to all the rights and privileges, and shall be subject to all the

laws, ordinances, rules, and regulations of the City of Grand Island

SECTION 2. Any ordinances or parts of ordinances in conflict herewith be, and

hereby are, repealed.

SECTION 3. This ordinance shall be in force and take effect from and after its

passage and publication, within fifteen days in one issue of the Grand Island Independent as

provided by law.

Enacted: November 18, 2003.

Jay Vavricek, Mayor	

Attest:

\_\_\_\_\_

RaNae Edwards, City Clerk

- 2 -



## Tuesday, November 18, 2003 Council Session

## Item F2

#### #8867 - Consideration of Creation of Water Main District 446T

#### Background:

The City is in the process of installing water mains and service lines in the North Road – Husker Highway area. District 444, in Marylane Subdivision; and District 445, in the Kentish Hills Subdivision, have previously been created to supply areas within the City Limits. The new mains will provide a safe alternative to the recent discovery of ground water contamination in private wells.

#### Discussion:

The new proposed district allows for installation of a 6" main connecting District 444 and District 445 together. The interconnection will supply increased reliability and backup capacity to the 50 homes in the two neighborhoods. The tie will also allow City service to be extended to an addition residence outside the other Districts.

The construction is planned as a connection fee district. This is the method that allows the City to recapture construction cost at the time a property actually begin to receive service. The connection fees are not collected until they hook up to the new main.

#### Recommendation:

The appropriate documents, ownerships, and plat has been submitted to the Legal Department. It is recommended Ordnance No. 8867, for creation of Water Main District 446T, be approved. Attached is a map showing the District's boundary.

#### Fiscal Effects:

Sufficient funds are available in the FY 03-04 budget.

#### Alternatives:

Leave Districts 444 and 445 as radial feeds without looped configuration.

Staff Contact: Gary R. Mader

.... 6" water main and appurtenances .... located in part of Section Twenty-five (25), Township Eleven (11) North, Range Ten (10) West of the 6th PM, Grand Island, Hall County, Nebraska .... more particularly described as follows:

Beginning at the southeast corner of Lot Fourteen (14) Kentish Hills Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly along the easterly line of said Kentish Hills Subdivision, and the easterly line of Marylane Subdivision, a distance of four hundred eighty (480.0) feet; thence easterly and parallel with the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW 14, SE 14, SW 14) of Section Twentyfive (25). Township Eleven (11) North, Range Ten (10) West of the 6th PM, a distance of six hundred sixty (660.0+/-) feet more or less, to a point on the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25); thence northerly along the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twentyfive (25), to a point on the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25); thence westerly along the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25), a distance of two hundred fifty (250.0) feet; thence southerly and parallel with the easterly line of said Marylane Subdivision, a distance of two hundred twenty (220.0+/-) feet more or less, to a point on the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision; thence westerly along the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision, to a point thirty (30.0) feet easterly of the southeast corner thereof; thence northerly and parallel with the easterly line of said Kentish Hills Subdivision, and the easterly line of said Marylane Subdivision, a distance of four hundred fifty (450.0) feet, to a point on the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision: thence westerly along the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision, a distance of thirty (30.0) feet to the said point of beginning.

? This Space Reserved for Register of Deeds ?

#### ORDINANCE NO. 8867

An ordinance creating Water Main District No. 446T in the City of Grand Island, Hall County, Nebraska; defining the boundaries of the district; providing for the laying of water mains in said district; approving plans and specifications and securing bids; providing for the connection fee for connecting to such water main; providing for certification to the Register of Deeds; and providing the effective date hereof.

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

SECTION 1. Water Main District No. 446T in the City of Grand Island, Nebraska, is hereby created for the laying of six (6.0) inch diameter water mains with its appurtenances in a part of Section Twenty Five (25), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska.

SECTION 2. The boundaries of such water main district shall be more particularly described as follows:

Beginning at the southeast corner of Lot Fourteen (14) Kentish Hills Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly along the

Approved as to Form 

November 14, 2003 

City Attorney

#### ORDINANCE NO. 8867 (Cont.)

easterly line of said Kentish Hills Subdivision, and the easterly line of Marylane Subdivision, a distance of four hundred eighty (480.0) feet; thence easterly and parallel with the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Ouarter (NW1/4, SE1/4, SW1/4) of Section Twenty-five (25), Township Eleven (11) North, Range Ten (10) West of the 6th PM, a distance of six hundred sixty (660.0+/-) feet more or less, to a point on the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW1/4, SE1/4, SW1/4) of said Section Twenty-five (25); thence northerly along the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW1/4, SE1/4, SW1/4) of said Section Twenty-five (25), to a point on the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW1/4, SE1/4, SW1/4) of said Section Twenty-five (25); thence westerly along the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW1/4, SE1/4, SW1/4) of said Section Twenty-five (25), a distance of two hundred fifty (250.0) feet; thence southerly and parallel with the easterly line of said Marylane Subdivision, a distance of two hundred twenty (220.0+/-) feet more or less, to a point on the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision; thence westerly along the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision, to a point thirty (30.0) feet easterly of the southeast corner thereof; thence northerly and parallel with the easterly line of said Kentish Hills Subdivision, and the easterly line of said Marylane Subdivision, a distance of four hundred fifty (450.0) feet, to a point on the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision; thence westerly along the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision, a distance of thirty (30.0) feet to the said point of beginning, as shown on the plat dated November 5, 2003, attached hereto and incorporated herein by this reference.

SECTION 3. Said improvement shall be made in accordance with plans and specifications approved by the Engineer for the City, who shall estimate the cost thereof. Bids for the construction of said water main shall be taken and contracts entered into in the manner provided by law.

SECTION 4. The cost of construction of such water main connection district shall be reported to the City Council, and the Council, sitting as a Board of Equalization, shall determine benefits to abutting property by reason of such improvement pursuant to Section 16-6,103, R.R.S. 1943. The special benefits shall not be levied as special assessments but shall be

#### ORDINANCE NO. 8867 (Cont.)

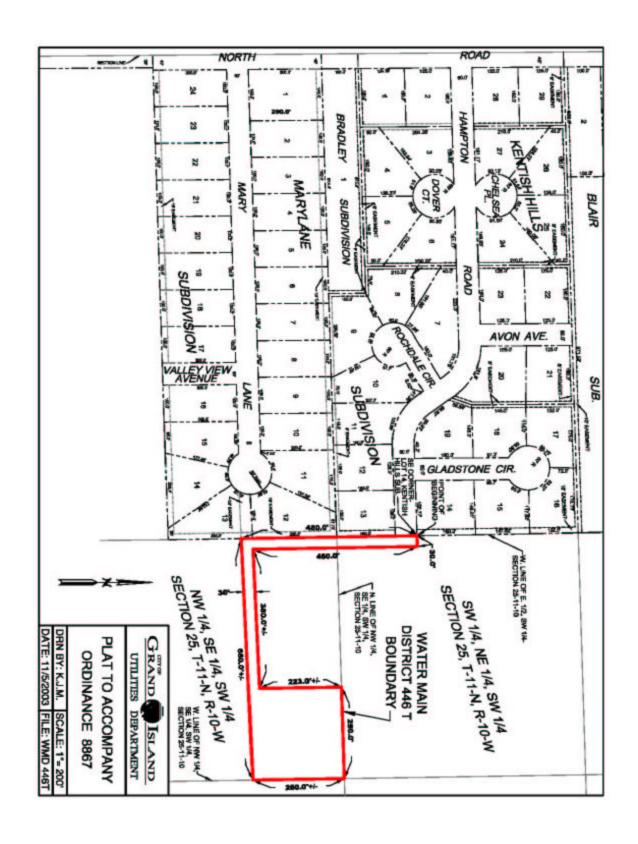
certified by resolution of the City Council to the Hall County Register of Deeds. A connection fee in the amount of the special benefit accruing to each property in the district shall be paid to the City of Grand Island at such time as such property becomes connected to the water main in such district. No property thus benefited by water main improvements shall be connected to the water main until the connection fee is paid.

SECTION 5. This ordinance shall be in force and take effect from and after its passage, approval, and publication, without the plat, within fifteen days in one issue of the Grand Island Independent.

SECTION 6. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 7. After passage, approval and publication of this ordinance, notice of the creation of said district shall be published in the Grand Island Independent, without the plat, as provided by law.

Enacted November 18, 2003.





## Tuesday, November 18, 2003 Council Session

## Item F3

#8868 - Consideration of Assessments for Sanitary Sewer District No. 505; Along Seedling Mile Road and Willow Street North of U S Highway 30

This item is related to the previous Board of Equalization. Staff recommends council pass the ordinance to levy special assessments to individual properties.

Staff Contact: Steven P. Riehle, Public Works Director/City Eng

\* This Space Reserved for Register of Deeds \*

#### ORDINANCE NO. 8868

An ordinance assessing and leyving a special tax to pay the cost of construction of Sanitary Sewer District No. 505 of the City of Grand Island, Nebraska; providing for the collection of such special tax; repealing any provisions of the Grand Island City Code, ordinances, and 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 cost of construction of said sanitary sewer main in said Sanitary Sewer District No. 505, as adjudged by the Mayor and Council of the City, to the extent of benefits thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

NameDescriptionAssessmentLANNCO, L.L.C.Lot 2, Livengood Subdivision12,159.65Wayne K. Meier, TrusteeLot 1, Sharon Rose Subdivision4,702.00

Approved as to Form 

November 14, 2003 

City Attorney

## ORDINANCE NO. 8868 (Cont.)

TOTAL		\$93,603.33
Livengood Properties L.L.C.	Lot 7, Livengood 2 <sup>nd</sup> Subdivision	8,603.72
Livengood Properties L.L.C.	Lot 6, Livengood 2 <sup>nd</sup> Subdivision	6,474.05
Livengood Properties L.L.C.	Lot 5, Livengood 2 <sup>nd</sup> Subdivision	4,633.46
Livengood Properties L.L.C.	Lot 4, Livengood 2 <sup>nd</sup> Subdivision	9,980.43
Livengood Properties L.L.C.	Lot 3, Livengood 2 <sup>nd</sup> Subdivision	3,821.40
Livengood Properties L.L.C.	Lot 2, Livengood 2 <sup>nd</sup> Subdivision	4,492.44
Livengood Properties L.L.C.	Lot 1, Livengood 2 <sup>nd</sup> Subdivision	4,111.76
	Beginning at the southwest corner of Bosselman Brothers Subdivision; thence southwesterly on the north line of U.S. Highway 30 to the southeast corner of Livengood Second Subdivision; thence north on the east line of said subdivision to the south line of UPRR ROW; thence northeast to the northwest corner of Bosselman Brothers Subdivision; thence south on the west line of Bosselman Brothers Subdivision to the point of beginning, except for ROW deeded to the State of Nebraska by Document No. 200110674.	
Meadow Ranch Co.	Part of the SE1/4 of Section 10-11-9 and part of the SW1/4 of the SW1/4 of Section 11-11-9 lying between U.S. Highway 30 and UPRR.	7,920.70
	Beginning at the southeast corner of Lot 2, Rapien Subdivision; thence northeasterly along the north line of U.S. Highway 30 to the south line of Seedling Mile Road; thence west to the northeast corner of Lot 2, Rapien Subdivision; thence south on the east line of said Lot 2 to the point of beginning.	
Lucile A. Kensinger	Part of the NE1/4 of the NE1/4 of Section 15-11-9, more particularly described as follows:	7,939.78
Randy & Marianne Rapien	Lot 2, Rapien Subdivision	7,605.64
Randy & Marianne Rapien	Lot 1, Rapien Subdivision	6,669.79
	Beginning at the SE corner of Sharon Rose Subdivision; thence west 100 feet; thence south to the north line of U.S. Highway 30; thence northeast on the north line of U.S. Highway 30 to the west line of Willow Street; thence north on the west line of Willow Street to the point of beginning.	
William H. Roberts Merle H. Roberts	Part of the NE1/4 of Section 15-11-9, more particularly described as follows:	4,488.51

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in fifty days; one-tenth in one year; one-tenth in two

#### ORDINANCE NO. 8868 (Cont.)

years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; and one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and levied against any lot, tract or parcel of land may be paid within fifty days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments, except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become delinquent, interest at the rate of fourteen percent (14.0%) per annum shall be paid thereof, until the same is collected and paid.

SECTION 3. The 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 "Sewer Extension Fund" for Sanitary Sewer District No. 505.

SECTION 5. Any provision of the Grand Island City Code, and any provision of any ordinance, or part of 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 within fifteen days in one issue of the Grand Island Independent as provided by law.

## ORDINANCE NO. 8868 (Cont.)

Enacted: November 18, 2003.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



## Tuesday, November 18, 2003 Council Session

## Item F4

#8869 - Consideration of Assessments for Sanitary Sewer District No. 508; West of Highway 281 & North of Husker Highway along Langenheder Street

This item is related to the previous Board of Equalization. Staff recommends council pass the ordinance to levy special assessments to individual properties.

Staff Contact: Steven P. Riehle, Public Works Director/City Eng

\* This Space Reserved for Register of Deeds \*

#### ORDINANCE NO. 8869

An ordinance assessing and leyving a special tax to pay the cost of construction of Sanitary Sewer District No. 508 of the City of Grand Island, Nebraska; providing for the collection of such special tax; repealing any provisions of the Grand Island City Code, ordinances, and 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 cost of construction of said sanitary sewer main in said Sanitary Sewer District No. 508, as adjudged by the Mayor and Council of the City, to the extent of benefits thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

NameDescriptionAssessmentLarry W. CoffeyLot 1, Desch Subdivision14,364.96Pacific Realty Co.Lot 1, Desch Second Subdivision7,965.05

Approved as to Form 

November 14, 2003 

City Attorney

#### ORDINANCE NO. 8869 (Cont.)

Rona S. & Gary L. Albers Lincoln Telephone & Telegraph Co. Lot 2, Desch Second Subdivision Lot 3, Desch Second Subdivision 3,982.53 3,982.53

TOTAL

\$30,295.07

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; and one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and levied against any lot, tract or parcel of land may be paid within fifty days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments, except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become delinquent, interest at the rate of fourteen percent (14.0%) per annum shall be paid thereof, until the same is collected and paid.

SECTION 3. The 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 "Sewer Extension Fund" for Sanitary Sewer District No. 508.

SECTION 5. Any provision of the Grand Island City Code, and any provision of any ordinance, or part of 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 within fifteen days in one issue of the Grand Island Independent as provided by law.

## ORDINANCE NO. 8869 (Cont.)

Enacted: November 18, 2003.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



## Tuesday, November 18, 2003 Council Session

## Item F5

#8870 - Consideration of Assessments for Street Improvement District No. 1239; Gold Core Drive in Platte Valley Industrial Park

This item is related to the previous Board of Equalization. Staff recommends that the council pass the ordinance to levy special assessments to individual properties.

Staff Contact: Steven P. Riehle, Public Works Director/City Eng

\* This Space Reserved for Register of Deeds \*

#### ORDINANCE NO. 8870

An ordinance to assess and levy a special tax to pay the cost of construction of Street Improvement District No. 1239 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provision of the Grand Island City Code, ordinances, and 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 cost of construction of said Street Improvement District No. 1239, as adjudged by the Council of said City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

Approved as to Form 

November 14, 2003 

City Attorney

<u>Name</u>	<b>Description</b>	<u>Assessment</u>
Robert K. & Judith K. Poland	Lot 1, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	50,078.26
Grand Island Area Economic Development Corp.	Lot 2, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	28,170.36
Grand Island Area Economic Development Corp.	Lot 3, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	26,485.03
Grand Island Area Economic Development Corp.	Lot 4, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	35,917.91
Grand Island Area Economic Development Corp.	Lot 5, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	36,349.00
Grand Island Area Economic Development Corp.	Lot 6, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	36,528.20
Grand Island Area Economic Development Corp.	Lot 7, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	36,055.21
City of Grand Island Utilities Dept.	Lot 8, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	24,424.39
Randall J. & Jean M. Kathman	Lot 9, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	24,267.54
NECO PCS	Lot 10, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	46,439.05
City of Grand Island Utilities Dept.	Lot 13, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	46,660.14
Grand Island Area Economic Development Corp.	Lot 14, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	38,643.00
Grand Island Area Economic Development Corp.	Lot 15, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	39,003.31
Grand Island Area Economic Development Corp.	Lot 16, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	42,175.28
Grand Island Area Economic Development Corp.	Lot 17, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	25,918.91
Grand Island Area Economic Development Corp.	Lot 18, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	27,301.47
Grand Island Area Economic Development Corp.	Lot 19, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	104,749.88
Grand Island Area Economic Development Corp.	Lot 20, Platte Valley Industrial Park 3 <sup>rd</sup> Subdivision	26,327.04
TOTAL		\$695,493.98

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years, one-tenth in five years; one-tenth in six

years; one-tenth in seven years; one-tenth in eight years; and one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and levied against any lot, tract or parcel of land may be paid within fifty days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments, except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become delinquent, interest at the rate of fourteen percent (14.0%) per annum shall be paid thereon, until the same is collected and paid.

SECTION 3. The assessment for Robert and Judith Poland have been deferred in accordance with City of Grand Island Resolution 2003-116 approved on April 22, 2003, and shall not accrue interest until terminated in accordance with Neb. Rev. Stat. §19-2428 through 19-2431.

SECTION 4. The 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 5. Such special assessments shall be paid into a fund to be designated as the "Paving District Assessment Fund" for Street Improvement District No. 1239.

SECTION 6. Any provision of the Grand Island City Code, and any provision of any ordinance, or part of ordinance, in conflict herewith is hereby repealed.

SECTION 7. 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: November 18, 2003.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



# **City of Grand Island**

## Tuesday, November 18, 2003 Council Session

## Item F6

# #8871 - Consideration of Change of Land Use Designation for Property Proposed for Platting as El Huerto Subdivision

This item relates to the aforementioned Public Hearing. Ward F Hoppe, has submitted a request to rezone approximately 23.813 acres of land located south of Capital Avenue and east of Saint Paul Road from TA Transitional Agricultural to RD Residential Development. The purpose of the request is to rezone the property to allow for 115 single-family attached dwellings. The Regional Planning Commission, at their meeting of October 1, 2003, voted to approve the request with 8 members voting in favor and 2 members voting against. Approval is recommended.

**Staff Contact: Chad Nabity** 

City of Grand Island City Council

#### ORDINANCE NO. 8871

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising a portion of the East Half of the Northwest Quarter (E1/2, NW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, located south of Capital Avenue and east of Saint Paul Road, from TA-Transitional Agricultural Zone to RD-Residential Development Zone; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-7; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on October 1, 2003, held a public hearing and made a recommendation on the proposed zoning of such area; and

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

WHEREAS, after public hearing on October 28, 2003, the City Council found and determined the change in zoning be approved and made.

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

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from TA-Transitional Agricultural Zone to RD-Residential Development Zone:

Beginning at the southeast corner of Lot 8, Block 4, George Loan's Subdivision, said corner also being the southwest corner of the referenced parcel; said corner also being the point of beginning; thence northerly on an assumed bearing of N00°48'02"W, 618.98 feet to a found 1" pipe; thence easterly N88°53'18"E, 47.89 feet to a found 1" pipe; thence northerly N00°02'43"W, 58.16 feet to a found 1" pipe; thence westerly S88°34'08"W, 35.11 feet to a found 1" pipe; thence northerly N00°35'34"W, 575.81 feet to a found 1" pipe; thence easterly

N89°52'08"E, 34.94 feet to a found 1" pipe; thence northerly N00°35'21"W, 217.37 feet to a found 1" pipe; thence westerly S90°00'00"W, 75.00 feet to a found 1" pipe; thence northerly N00°35'21"W, 556.18 feet to a found 1" pipe; thence easterly S90°00'00"E, 75.00 feet to a found 1" pipe; thence continuing easterly N89°39'54"E, 403.78 feet to a point of intersection on the westerly right-of-way line of the Union Pacific Railroad, to a found 1" pipe; thence southerly S03°40'02"E, on said right-of-way line, 2072.09 feet to a found 1" pipe; thence westerly S89°41'12"W, 403.53 feet to a found 1" pipe; thence northerly N28°52'34"W, 45.36 feet to a found 1" pipe; thence westerly S89°52'45"W, 136.00 feet to the point of beginning, containing a calculated area of 23.813 acres, more or less.

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-7 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

SECTION 3. 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: November 18, 2003.		
	Jay Vavricek, Mayor	
Attest:		
RaNae Edwards, City Clerk		



# **City of Grand Island**

## Tuesday, November 18, 2003 Council Session

## Item F7

## #8872 - Consideration of Correction of Assessments for Business Improvement District No. 5

This item relates to the action taken earlier where the Council, acting as the Board of Equalization, determined benefits associated with Downtown Business Improvement District #5. This ordinance provides for setting the corrected assessment and levying the special taxes for four impacted properties. The four impacted properties' assessments will be due 50 days after the levy date. All other assessments for the District will be due on November 19 as previously established. Approval is recommended. See attached ORDINANCE.

**Staff Contact: David Springer** 

City of Grand Island City Council

#### ORDINANCE NO. \_\_\_

An ordinance to amend Section 1 of Ordinance 8849 to correct assessments levied for the 2003-2004 revenue year for Business Improvement District No. 5 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.

WHEREAS, on September 9, 2003, by Ordinance 8849, the City Council of the City of Grand Island approved assessments for the 2003-2004 revenue year for property located within Business Improvement District No. 5; and

WHEREAS, it has been determined that the valuations and/or assessments approved and applied to four properties located within such district were incorrect; and

WHEREAS, it is recommended that corrections to such assessments be made.

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 2003-2004 revenue year cost of Business Improvement District No. 5 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 2003-2004 revenue year cost is hereby levied at one time upon such lots, tracts and lands as follows:

Name	Description	Assessment
Red Wolf, Inc.	S 31.9' E2/3 Lot 1, Block 54, Original Town	\$62.10

Approved as to Form  $\ ^{12}$  \_\_\_\_\_\_ November 14, 2003  $\ ^{12}$  City Attorney

Red Wolf, Inc.	N 100.5' E2/3 Lot 1, Block 54, Original Town	293.74
Copper Eagle Brewery, LLC	W1/3 Lot 1, Block 54, Original Town	24.37
R. Dennis & Patricia A. Norris	Lot 2, Block 54, Original Town	515.30
John & Teresa A. Wayne	N1/2 of W2/3 Lot 6, N1/2 Lot 5, Block 54, Original Town	416.27
Gus Katrouzos	S 60' W1/3 Lot 5, Block 54, Original Town	74.53
Gus Katrouzos	S 60' W 16' E2/3 Lot 5, Block 54, Original Town	68.82
Nickie J. Kallos	E 28' S1/2 Lot 5; N 6' W 38' S1/2 Lot 5, Block 54, Original Town	172.89
Nickie J. Kallos	W 22' S1/2 Lot 6; Block 54, Original Town	135.96
R. Dennis & Patricia A. Norris	E 22' W 44' S1/2 Lot 6; E 22' Lot 6, Block 54, Original Town	340.74
R. Dennis & Patricia A. Norris	W1/3 Lot 7, Block 54, Original Town	273.60
R. Dennis & Patricia A. Norris	C1/3 Lot 7, Block 54, Original Town	260.17
Copper Eagle Brewery, LLC	E1/3 Lot 7, W1/3 Lot 8, C1/3 Lot 8 and E1/3 Lot 8, (Except 15' x 15' x 15' triangle sold to City), Block 54, Original Town	1,205.69
Nathan Detroits, Inc.	N1/2 Lot 1, Block 55, Original Town	201.42
Nathan Detroits, Inc.	N 44' S1/2 Lot 1, Block 55, Original Town	302.13
Virginia Irvine	S 22½' Lot 1, Block 55, Original Town	88.96
Wayne & Opal Marsh	S1/2 W1/2 Lot 3; S1/2 Lot 4, Block 55, Original Town	339.06
Downtown Center, LLC	N 67½ Lot 5, Block 55, Original Town	50.38
Matthew Armstrong	N 20' S 64.5' Lot 5, Block 55, Original Town	83.25
Fredda P. Bartenbach	S 44.5' Lot 5, Block 55, Original Town	194.71
Grand Island Little Theatre, Inc.	W2/3 Lot 6, Block 55, Original Town	339.06
Arthur & Jeanene Campos	E1/3 Lot 6, Block 55, Original Town	135.96
Prairie Winds Art Center, Inc.	W1/3 Lot 7, Block 55, Original Town	177.92
Roger L. Keith & David D. Landis	E2/3 Lot 7, Block 55, Original Town	558.94
Thomas W. & Angela J. Ziller	W1/3 Lot 8, Block 55, Original Town	109.08
Thomas W. & Angela J. Ziller	C1/3 Lot 8, Block 55, Original Town	109.08
Thomas W. Ziller	E1/3 Lot 8, Block 55, Original Town	140.58
Downtown Center, LLC	N 68' Lot 1; Lot 2; E1/2 Lot 3, Block 56, Original Town	173.12

Downtown Center, LLC	N 22' of S 42', W 6' S 20', Lot 1, Block 56, Original Town	15.50
Downtown Center, LLC	N 22' of S 64' Lot 1, Block 56, Original Town	14.32
Downtown Center, LLC	S 20' of E 60' Lot 1, Block 56, Original Town	11.83
Shafer Properties	W1/3 Lot 5, Block 56, Original Town	167.85
Jim Huebner & Shane Peterson	E2/3 Lot 5, Block 56, Original Town	520.34
Bette Tiner, Trustee	W2/3 Lot 6, Block 56, Original Town	330.66
Bette Tiner, Trustee	E1/3 Lot 6, Block 56, Original Town	157.78
Duane A. & Dee Ann Johnson	Lot 7, Block 56, Original Town	329.68
Downtown Center, LLC	Lot 8, Block 56, Original Town	1,393.85 2,813.17
William P. & Juliann K. Ziller	Lot 1, Ziller Subdivision	557.26
Furniture Clearing House, Inc.	Lot 2, Ziller Subdivision	362.56
R.L. Fridley Theatres, Inc.	E2/3 Lot 6, Block 57, Original Town	194.71
Wells Fargo	Lot 7, Block 57, Original Town	819.11
Wells Fargo	Lot 8, Block 57, Original Town	1,203.48
U.S. Bank	Lots 1 & 2, Block 58, Original Town	307.17
U.S. Bank	N1/2 Lot 3; N1/2 Lot 4, Block 58, Original Town	129.57
U.S. Bank	S1/2 Lot 3; S1/2 Lot 4, Block 58, Original Town	126.51
U.S. Bank	Lot 5; W 22' Lot 6, Block 58, Original Town	1,483.79
Darrell Albers	Lot 1, Jensen Subdivision	135.96
Joseph M. Brown	Lot 2, Jensen Subdivision	77.55
Kitchen & Bath Unlimited	W1/3 Lot 7, Block 58, Original Town	176.24
K & S Inc.	C1/3 Lot 7, Block 58, Original Town	119.64
O'Neill Brothers	Lot 2, Prensa Latina Subdivision	136.62
O'Neill Brothers	Lot 3, Prensa Latina Subdivision	107.42
Mark Stelk	Lot 4, Prensa Latina Subdivision	201.86
Mead Bldg. Centers of G.I.	N 102½' Lot 1; Lot 2, Block 59, Original Town	344.93
Mead Bldg. Centers of G.I.	N 33' Lot 4, Block 59, Original Town	151.07
H & H Land Co.	S 29½ Lot 1, Block 59, Original Town	19.15
Mead Bldg. Centers of G.I.	S 99' Lot 4; Lot 3, Block 59, Original Town	161.14
Wells Fargo, Trustee of Eakes Family Trust	Lot 5, Block 59, Original Town	229.06

Larry & Mary Ann Gerdes	W 23' Lot 6, Block 59, Original Town	162.81
Chanh Ty Ngo & My T Nguyen	E 23' W 46' Lot 6, Block 59, Original Town	162.81
Myrtle Grimminger	E 20' Lot 6; W½ Lot 7, Block 59, Original Town	58.71
H & H Land Company	W 22' E1/2 Lot 7, Block 59, Original Town	156.10
H & H Land Company	E 11' Lot 7; Lot 8, Block 59, Original Town	456.55
CKP/Elm Street Plaza	Lots 1 & 2, Block 60, Original Town	604.26
CKP/Elm Street Plaza	Lot 3, Block 60, Original Town	134.28
William D. Livengood	Lot 4, Block 60, Original Town	196.38
Ed Rugebregt	Lots 5 & 6, Block 60, Original Town	584.12
Doax Investment	Lots 7 & 8, Block 60, Original Town	584.12
Wells Fargo, Trustee of Eakes Family Trust	Lots 1 & 2, Block 61, Original Town	688.19
Wells Fargo, Trustee of Eakes Family Trust	Lots 3 & 4, Block 61, Original Town	652.94
Fred M. Glade, III	Lot 5, Block 61, Original Town	537.12
Manuel & Guadalupe Garcia	Lots 6, 7 and 8, Block 61, Original Town	671.40 848.48
Richard H. & Arlene M. Baasch	S 44' Lot 1, Block 62, Original Town	194.71
Bette Tiner, Trustee	N 88' Lot 1, Block 62, Original Town	389.41
Bette Tiner, Trustee	Lot 2, Block 62, Original Town	584.12
Northwestern Public Service	S 66' Lot 4; N 66' of E 57' and S 66' Lot 3, Block 62, Original Town	969.67
Alan D. Zwink	N 66' W 9' Lot 3; N 66' Lot 4, Block 62, Original Town	159.46
Vogel Enterprises, Ltd.	E 16' Lot 5; W ½ Lot 6, Block 62, Original Town	58.03
Vogel Enterprises, Ltd.	E ½ Lot 6; W ½ Lot 7, Block 62, Original Town	335.70
Old Sears Development, Inc.	Lots 1 & 2, Block 63, Original Town	1,031.47
Old Sears Development, Inc.	E2/3 Lot 3, Block 63, Original Town	389.41
John R. Miller	W1/3 Lot 3; E1/3 Lot 4, Block 63, Original Town	273.26
Gail W. Leetch	W2/3 Lot 4, Block 63, Original Town	389.41
Grand Island Investment, Inc.	S 88' Lot 8, Block 63, Original Town	280.31
Maude E. Walters	E1/3 Lot 1, Block 64, Original Town	290.38
Craig C. Hand	C1/3 Lot 1, Block 64, Original Town	131.26
Cosrec Enterprises	W1/3 Lot 1, Block 64, Original Town	201.42

Glade Inc.	E 44' Lot 2, Block 64, Original Town	229.95
Ivan P. & Sharon L. Walsh	W1/3 Lot 2, Block 64, Original Town	182.96
Daniel P. & Molly J. Cimino	E1/3 Lot 3, Block 64, Original Town	151.07
Services Unlimited Agricultural Consultants, Inc.	W2/3 Lot 3, Block 64, Original Town	528.73
Galen E. & Tamera M. Gerdes	Lot 4, Block 64, Original Town	525.37
Ronald L. & Francene Zook	N 22' Lot 8, Block 64, Original Town	186.31
Terry M. & Susan M. Taylor	S1/2 N1/3 Lot 8, Block 64, Original Town	151.07
Laverne & Donna R. Shehein	N 44' S 88' Lot 8, Block 64, Original Town	164.49
Wayne E. & Ardith C. May	Lot 1, Block 65, Original Town	267.59
Drs. Grange, Pedersen & Brown	E1/3 Lot 2, Block 65, Original Town	174.95
Connie Swanson Kersten	C1/3 Lot 2, Block 65, Original Town	157.78
Gary Phillips & David Wetherilt	W1/3 Lot 2, Block 65, Original Town	253.45
Fredda Bartenbach	E1/3 Lot 3, Block 65, Original Town	75.53
Janelle L. Brown	W1/3 Lot 3, Block 65, Original Town	159.46
Allen V. & Linda Hoffer	E1/3 Lot 4, Block 65, Original Town	273.97
Lungrin's, Inc.	W2/3 Lot 4, Block 65, Original Town	313.88
Terry Taylor	N 22' Lot 5, Block 65, Original Town	135.96
Wm. P. & JuliAnn Ziller	S 44' N1/2 Lot 5, Block 65, Original Town	200.59
Doris Winkler Marquart, Trustee	S1/2 Lot 5, Block 65, Original Town	273.60
Steve & Barbara Fuller	W1/3 Lot 6, Block 65, Original Town	87.28
Scott & Sheri Arnold	E2/3 Lot 6, Block 65, Original Town	243.89
Transportation Equipment	W1/2 Lot 7, Block 65, Original Town	199.74
Drs. Grange, Pedersen, Brown	N 55' of E1/2 Lot 7; N 55' Lot 8, Block 65, Original Town	53.70
Drs. Grange, Pedersen, Brown	C 22' of E 4' Lot 7; C 22' of Lot 8, Block 65, Original Town	206.46
Drs. Grange, Pedersen, Brown	W 18.9' of E1/2 Lot 7; N 29.9' of E 14.1' Lot 7; W 29' C 22' E1/2 Lot 7, N 29.9' of S 55' Lot 8 x CN6' S31.1' E40' Lot 8, Block 65, Original Town	226.60
Drs. Grange, Pedersen, Brown	S 25.1' of Lot 8; N 6' of S 31.1' of E 40' Lot 8; and S 25.1' of E14.1' of Lot 7, Block 65, Original Town	300.45
WDC Partnership	Lots 1 & 2, Block 66, Original Town	872.82
John Vipperman, T. Kovanda, and A. Wetzel	E1/3 Lot 3, Block 66, Original Town	233.31

Heather, Kelli and Megan Bowden	S1/3 W1/3 C1/3 Lot 3 (Except 17.5'), Block 66, Original Town	281.99
James G. Duda	N88' E1/3 Lot 4, Block 66, Original Town	248.42
J. Gary & Patricia Vejvoda	N 88' C1/3 Lot 4, Block 66, Original Town	292.73
Ben's Drug Store, Inc.	N80' W1/3 Lot 4, Block 66, Original Town	100.71
Masonic Templecraft Assoc.	Pt W 17.5' S 44' Lot 3; N 5' S 52' W 22', & S 44', Lot 4, Block 66, Original Town	228.70
Fredda Bartenbach	Lot 5, W1/3 Lot 6, Block 66, Original Town	475.55
Fredda Bartenbach	E2/3 Lot 6; W1/3 Lot 7, Block 66, Original Town	241.70
James E. & Mary Ann Keeshan	E2/3 Lot 7, Block 66, Original Town	256.14
Plaza Square Development	S1/2 Block 67, Original Town	1,722.14
Rasmussen & Associates	W2/3 Lot 2, Block 68, Original Town	199.41
FOE #378	Pt Lot 3; Lot 4, Block 68, Original Town	1,339.61
Plaza Square Development	Lot 5; W 22' Lot 6, Block 68, Original Town	135.96
Equitable Building & Loan	Lot 1, Block 79, Original Town	288.70
Equitable Building & Loan	Lot 2, Block 79, Original Town	112.99
Equitable Building & Loan	S 44' Lot 3, S 44' Lot 4, Block 79, Original Town	656.29
Margo Schager	Lot A, Gilbert's North, 22' x 99'	164.49
Equitable Building & Loan	Lot B, Gilberts North	166.17
Equitable Building & Loan	N 26' 101/2" Lot 8, Block 79, Original Town	28.51
Equitable Building & Loan	S 17' 11/2" N 44' Lot 8, Block 79, Original Town	17.48
Equitable Building & Loan	S 88' Lot 8, Block 79, Original Town	97.40
Josephine O'Neill, Trustee	W1/3 Lot 3, All Lot 4, Block 80, Original Town	631.12
Qwest (US West)	Lots 5, 6 and 7, and N 44' of Lot 8, Block 80, Original Town; Centrally Assessed	4,319.88
Alltel Communications	Central Assessed	12.76
MCI Telecommunications Corp.	Central Assessed	42.14
Kinder Morgan Interstate Gas	Central Assessed	21.60
KN Energy	Central Assessed	.11
Northwestern Public Service	Central Assessed	807.78
Nebraska Technology & Telecom	Central Assessed	2.60
Wireless II, d/b/a NE Wireless	Central Assessed	103.35
AT&T	Central Assessed	3,303.20

David C. Huston	C1/3 Lot 8, Block 80, Original Town	275.27
Joseph M. & Lori J. Brown	S 44' Lot 8, Block 80, Original Town	281.99
Olson Furniture & Auction, Inc.	Lot 1, Block 81, Original Town	750.10
Ronald E. & Sharon R. Trampe	W1/3 Lot 2, Block 81, Original Town	162.81
Virginia M. Harris	E1/3 Lot 3, Block 81, Original Town	169.53
James S. & Precious Reed	C1/3 Lot 3, Block 81, Original Town	233.31
Ronald C. & Vada M. Krauss	W1/3 Lot 3, Lot 4, Block 81, Original Town	482.20
Walnut Street Partnership	Lot 5, Block 81, Original Town	394.45
Walnut Street Partnership	Lot 6, Block 81, Original Town	189.67
Wheeler Street Partnership	Lot 7; S2/3 Lot 8, Block 81, Original Town	664.69
Schroeder-Rathman, Trustees	N1/3 Lot 8, Block 81, Original Town	276.95
Morris Communications	Lot 1, Block 82, Original Town	85.91
Morris Communic ations	Lot 2, Block 82, Original Town	253.45
Morris Communications	Lot 3, Block 82, Original Town	85.91
Morris Communications	Lot 4, Block 82, Original Town	287.02
Morris Communications	Lots 5, 6, 7 and 8, Block 82, Original Town	2,752.74
Grand Island Hospitality LLC	Lots 1 and 2, Block 83, Original Town	453.20 156.69
Grand Island Hospitality LLC	Lots 1 and 2, Block 83, Original Town (Improvements Only)	656.69
JOMIDA, Inc.	Lots 3 and 4, Block 83, Original Town	889.61
Michael & Sonya Wooden	E 41' N 28' Lot 8, Block 83, Original Town	125.89
Michael & Sonya Wooden	Pt N1/3 and S2/3 Lot 8, Block 83, Original Town	209.81
Contryman & Associates	Lots 3 and 4, Block 85, Original Town	490.12
G.I. Liederkranz	Lots 1, 2, 3 and 4, Block 87, Original Town	298.88
Home Federal Savings & Loan Assoc. of Grand Island	Pt Lots 1, 2, 3, 4 and 7; all of Lots 5 and 6; pt Vacated Alley, Block 89, Original Town	350.81
Home Federal Savings & Loan	Lot 9, County Sub., W1/2 SW1/4 Sec 15-11-9	1,478.29
Kathleen A. Campbell	W 67' S 50' Lot 4, Hann Addiiton	84.16
Filemon Sanchez	N1/2 Lot 1, Block 98, Railroad Addition	23.91
Arvid C. Carlson	Lot 2, Block 98, Railroad Addition	95.14
James D. & Dawn L. Petersen	W 52' Lot 7, Block 98, Railroad Addition	205.28
Filemon Sanchez	E 14' Lot 7, Lot 8, Block 98, Railroad Addition	261.85

Contryman Associates	Lots 1 and 2, Block 106, Railroad Addition	396.13
The Muffler Shop, Inc.	Lots 1 and 2, Block 107, Railroad Addition	274.43
The Muffler Shop, Inc.	Lots 3 & 4, Block 107, Railroad Addition	200.20
Joseph M. & Lori Jean Brown	S2/3 Lot 5, Block 107, Railroad Addition	449.84
David E. Janda, DDS	S 72' Lot 8, E 29.54' of S 71.5' Lot 7, Block 107, Railroad Addition	329.68
Barbara J. Clinch	N 60' of E 22' of Lot 7, N 60' Lot 8, Block 107, Railroad Addition	278.09
Richard & Marilyn Fox	Lots 1 and 2, Block 108, Railroad Addition	508.62
Douglas Bookkeeping	W 29' Lot 3, Lot 4, Block 108, Railroad Addition	622.05
Donald J. & Janet L. Placke	S 88' Lot 5, Block 108, Railroad Addition	113.43
Sam & Barbara Huston	Lot 6, Block 108, Railroad Addition	166.12
Bosselman, Inc.	Lots 7 and 8, Block 108, Railroad Addition	578.14
David A. & Carolyn J. Gilroy	S 61' Lot 1; S 61' Lot 2, Block 109, Railroad Addition	88.19
Gregory T. & Gay L. Austin	N 71' Lot 1; N 71' Lot 2, Block 109, Railroad Addition	120.75
Lawrence J. & Sarah Lynn Levering	E 59.5' Lot 3, Block 109, Railroad Addition	128.07
Lawrence J. & Sarah Lynn Levering	W 6' 6.5" Lot 3, E 52'11" Lot 4, Block 109, Railroad Addition	58.55
Roger L & Sharon K. McShannon	Lots 5 and 6, Block 109, Railroad Addition	234.99
Virgil L. & Darlene G. Roush	Lots 7 & 8, Block 109, Railroad Addition	428.12
Salvation Army	Block 113 and Vacated Alley, Railroad Addition	199.79
Bonna Wanek	S 88' Lot 7, Block 114, Railroad Addition	51.28
Bonna Wanek	Lot 8, Block 114, Railroad Addition	519.60
Gary & Paul Hoos	Lot 4, Part of vacated street, Block 97, Railroad Addition in 15-11-9	271.87
Hall County	N 43.25' Lot 1, Lot 2, Hann's Addition	0.00 1,280.69
The Arter Group	Yancey Condominium 001	83.25
The Arter Group	Yancey Condominium 002	24.44
Equitable Building & Loan	Yancey Condominium 101	37.77
Equitable Building & Loan	Yancey Condominium 102	156.10
	1	

Equitable Building & Loan	Yancey Condominium 103	228.28
The Arter Group	Yancey Condominium 301	88.16
Arvon & Luella Marcotte	Yancey Condominium 302	71.76
Larry & Gail Fischer	Yancey Condominium 303	89.18
William L. Zins	Yancey Condominium 304	96.36
Raymond & Irene Teng	Yancey Condominium 305	102.51
Harriet A. Beckman	Yancey Condominium 401	72.78
The Arter Group	Yancey Condominium 402	77.91
The Arter Group	Yancey Condominium 403	76.88
Romsa Family Trust	Yancey Condominium 404	84.06
The Arter Group	Yancey Condominium 405	77.91
Larry D. Ruth	Yancey Condominium 406	76.88
Wyndell & Barbara Fordham	Yancey Condominium 407	102.51
Archway Partnership	Yancey Condominium 501	74.83
The Arter Group	Yancey Condominium 502	80.98
George & Donna Schaefer, Jr.	Yancey Condominium 503	77.91
Richard & Nancy Schonberger	Yancey Condominium 504	84.06
The Arter Group	Yancey Condominium 505	77.91
Wayne D. Abbott	Yancey Condominium 506	76.88
Sandra Dawson	Yancey Condominium 507	103.53
The Arter Group	Yancey Condominium 601	76.88
The Arter Group	Yancey Condominium 602	82.01
Lois S. Matthews Trust	Yancey Condominium 603	77.91
Daniel F. Clyne	Yancey Condominium 604	84.06
The Arter Group	Yancey Condominium 605	78.93
Ryan G. Hansen	Yancey Condominium 606	77.91
Anastasia Dembowski	Yancey Condominium 607	104.56
Radd C. & Virginia W. Way	Yancey Condominium 701	76.88
The Arter Group	Yancey Condominium 702	82.01
Richard & Margaret Johnson	Yancey Condominium 703	78.93
Art & Jan Burtscher	Yancey Condominium 704	85.08
Ann C. Atkins	Yancey Condominium 705	78.93

Clifton J. Long, Sandra A. Thinnes	Yancey Condominium 706	78.93
Nelse Zachry	Yancey Condominium 707	105.58
The Arter Group	Yancey Condominium 801	76.88
Mapes & Co. Partnership	Yancey Condominium 802	82.01
Mapes & Co. Partnership	Yancey Condominium 803	84.06
Romsa Family Trust	Yancey Condominium 1002	82.01
Jeremy S. & Jack L. Gillam	Yancey Condominium 1003	85.08
Helen Garrison	Yancey Condominium 1004	115.83
Ruth E. Megard, Trustee	Yancey Condominium 1005	90.21
Tera VanWinkle	Yancey Condominium 1006	114.81
Wendy Edghill	Yancey Condominium 1101	78.93
Linda L. Clare	Yancey Condominium 1102	83.03
Double E Partnership	Yancey Condominium 1103	87.13
Frank L. Hoelck Trust	Yancey Condominium 1104	117.88
Elizabeth W. Mayer	Yancey Condominium 1105	92.26
Judy J. Arnett	Yancey Condominium 804	114.81
Wendy Alexander	Yancey Condominium 805	87.13
Gerald & Janet Janulewicz	Yancey Condominium 806	113.79
James F. Nissan	Yancey Condominium 901	76.88
Elaine & Everett Evnen	Yancey Condominium 902	82.01
Elaine & Everett Evnen	Yancey Condominium 903	85.08
Cody & Robyn Wray/Robco	Yancey Condominium 904	115.83
Theodore L. Beck	Yancey Condominium 905	88.16
Peggy McCann	Yancey Condominium 906	114.81
Ron Krauss	Yancey Condominium 1001	77.91
Elizabeth W. Mayer	Yancey Condominium 1106	116.86
Roxann Kennedy	W 18.9' of E 33' of S 25.1' Lot 7, Block 65, Original Town	37.60
Equitable Building & Loan	Yancey Condominium 104	563.98
Equitable Building & Loan	Yancey Condominium 201A	496.84
Equitable Building & Loan	Yancey Condominium 201B	60.09
Equitable Building & Loan	Yancey Condominium 201C	151.07

Equitable Building & Loan	Yancey Condominium 201D	114.14
Enviro-Clean Contractors, Inc.	N 60' Frac Lots 1, 2 and 3, Block 89, Original Town	375.98

SECTION 2. The special tax for the four corrected assessments 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 the reon. The special tax for all other assessments shall be levied pursuant to Section 2 of Ordinance No. 8849.

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 No. 5".

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: November 18, 2003.

	Jay Vavricek, Mayor	
Attest:		
RaNae Edwards, City Clerk		



## **City of Grand Island**

## Tuesday, November 18, 2003 Council Session

## Item F8

## #8873 - Consideration of Amendment to the Salary Ordinance Relative to the Victim Assistance Unit Coordinator

The Grand Island Police Department is filling a void in the community with the closing of the Family Violence Coalition. Proposed is the addition of a new position that would help to meet this need. The position is a Victim Assistance Unit Coordinator. This position will be a non-sworn full-time position. The Police Department has applied for and received grant money to help pay for the position. There will be an interlocal agreement between the G.I. Police Department and the Hall County Attorney's Office. Recommend approval.

**Staff Contact: Brenda Sutherland** 

City of Grand Island City Council

#### ORDINANCE NO. 8873

An ordinance to amend Ordinance No. 8851 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 a classification and salary range for the position of Victim Assistance Unit Coordinator; to repeal Ordinance No. 8851, and any ordinance or parts of 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 contract) to be paid for such classifications, and the number of hours and work period which certain officers and general employees shall work prior to overtime eligibility are as follows:

Classification	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Accountant	1290.98 / 1817.12	Exempt
Accounting Technician - Solid Waste	959.83 / 1350.65	40 hrs/week
Accounting Technician – Streets	959.83 / 1350.65	40 hrs/week
Accounting Technician – WWTP	959.83 / 1350.65	40 hrs/week
Administrative Assistant – Public Works	1036.31 / 1459.07	40 hrs/week
Administrative Assistant – Utilities	1036.31 / 1459.07	40 hrs/week
Administration Secretary	859.81 / 1209.45	40 hrs/week
Assistant Public Works Director	1747.36 / 2458.40	Exempt
Assistant Utility Director – Administration	2328.40 / 3276.56	Exempt
Assistant Utility Director – PGS & PCC	2522.20 / 3549.43	Exempt

Classification	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Attorney	1833.09 / 2579.43	Exempt
Audio-Video Technician	1200.21 / 1688.86	40 hrs/week
Biosolids Technician	1060.77 / 1493.20	40 hrs/week
Building Clerk	796.02 / 1119.90	40 hrs/week
Building Secretary	859.81 / 1209.45	40 hrs/week
Building Department Director	1899.75 / 2672.17	Exempt
Building Inspector	1230.21 / 1730.86	40 hrs/week
Cemetery Superintendent	1285.93 / 1810.39	Exempt
City Administrator	2889.92 / 4066.98	Exempt
City Attorney	2405.45 / 3385.45	Exempt
City Clerk	1278.58 / 1799.28	Exempt
Civil Engineering Manager – Public Works Engineering	1738.11 / 2446.64	Exempt
Civil Engineering Manager – Utility, PCC	1911.65 / 2691.35	Exempt
Code Compliance Officer	1094.30 / 1539.80	40 hrs/week
Collection System Supervisor	1246.43 / 1754.08	40 hrs/week
Communications Supervisor	1139.34 / 1603.13	Exempt
Community Development Director	1638.94 / 2307.96	Exempt
Community Projects Secretary	884.18 / 1244.75	40 hrs/week
Community Service Officer – Police Department	779.13 / 1095.98	40 hrs/week
Custodian	752.23 / 1061.53	40 hrs/week
Deputy Police Chief	1807.87 / 2544.97	Exempt
Development Specialist	884.18 / 1244.75	40 hrs/week
Electric Distribution Superintendent	1988.91 / 2798.19	Exempt
Electric Distribution Supervisor	1680.29 / 2363.54	40 hrs/week
Electric Underground Superintendent	1771.16 / 2492.14	Exempt
Electrical Engineer I	1564.13 / 2202.06	Exempt
Electrical Engineer II	1812.92 / 2551.70	Exempt
Electrical Inspector	1230.21 / 1730.86	40 hrs/week
Emergency Management Coordinator	927.89 / 1305.26	40 hrs/week
Emergency Management Director	1808.88 / 2545.29	Exempt
EMS Division Chief	1678.57 / 2361.83	Exempt
Engineering Technician Supervisor	1364.94 / 1921.34	Exempt

Classification	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Equipment Operator	1000.76 / 1409.36	40 hrs/week
Executive Assistant – Administration	1311.65 / 1846.60	Exempt
Finance Controller	1848.18 / 2599.60	Exempt
Finance Director	2328.40 / 3276.56	Exempt
Finance Secretary	859.81 / 1209.45	40 hrs/week
Fire Chief	2006.23 / 2822.33	Exempt
Fire Operations Division Chief	1678.57 / 2361.83	Exempt
Fire Prevention Division Chief	1678.57 / 2361.83	Exempt
Fire Training Division Chief	1678.57 / 2361.83	Exempt
Fleet Services Superintendent	1375.87 / 1937.31	Exempt
Fleet Services Supervisor	1146.38 / 1613.22	40 hrs/week
Golf Course Superintendent	1601.74 / 2253.92	Exempt
Grounds Management Crew Chief	1201.05 / 1690.21	40 hrs/week
Human Resources Director	1918.38 / 2698.37	Exempt
Human Resources Specialist	1141.91 / 1606.56	40 hrs/week
Information Technology Manager	1823.61 / 2565.84	Exempt
Information Technology Supervisor	1529.98 / 2153.17	Exempt
Legal Assistant	1228.78 / 1729.70	40 hrs/week
Legal Secretary	922.85 / 1300.22	40 hrs/week
Librarian I	1124.56 / 1581.78	Exempt
Librarian II	1237.19 / 1740.63	Exempt
Library Assistant	774.92 / 1090.10	40 hrs/week
Library Assistant Director	1424.61 / 2004.54	Exempt
Library Clerk	649.52 / 915.16	40 hrs/week
Library Director	1810.39 / 2548.34	Exempt
Library Page	491.56 / 691.89	40 hrs/week
Library Secretary	859.81 / 1209.45	40 hrs/week
Maintenance Mechanic I	985.02 / 1389.66	40 hrs/week
Maintenance Mechanic II	1105.90 / 1555.98	40 hrs/week
Maintenance Worker I – Solid Waste	878.30 / 1237.18	40 hrs/week
$Maintenance\ Worker\ I-Building,\ Golf\ ,\ Library$	902.67 / 1269.97	40 hrs/week
Maintenance Worker I – WWTP	920.73 / 1295.37	40 hrs/week
Maintenance Worker II - Solid Waste	925.37 / 1302.74	40 hrs/week

Classification	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Maintenance Worker II - Building, Golf	950.58 / 1340.57	40 hrs/week
Maintenance Worker II – WWTP	969.59 / 1367.38	40 hrs/week
Meter Reading Supervisor	1169.32 / 1646.75	Exempt
Office Manager – Police Department	1049.76 / 1477.56	40 hrs/week
Parking Monitor	521.94 / 735.25	40 hrs/week
Parks and Recreation Director	1955.80 / 2750.89	Exempt
Parks and Recreation Secretary	859.81 / 1209.45	40 hrs/week
Parks Maintenance Superintendent	1454.87 / 2046.57	Exempt
Payroll Specialist	1119.52 / 1575.06	40 hrs/week
Planning Director	1702.58 / 2395.27	Exempt
Planning Secretary	859.81 / 1209.45	40 hrs/week
Planning Technician	1206.09 / 1696.93	40 hrs/week
Plumbing Inspector	1230.21 / 1730.86	40 hrs/week
Police Chief	2101.20 / 2957.65	Exempt
Police Records Clerk	799.30 / 1125.40	40 hrs/week
Power Plant Maintenance Supervisor	1762.65 / 2479.41	Exempt
Power Plant Operations Supervisor	1851.69 / 2605.31	Exempt
Power Plant Superintendent – Burdick	1982.19 / 2789.30	Exempt
Power Plant Superintendent – PGS	2285.16 / 3214.15	Exempt
Public Information Officer	1141.91 / 1606.56	40 hrs/week
Public Safety Secretary	949.74 / 1339.73	40 hrs/week
Public Works Director	2282.74 / 3212.31	Exempt
Public Works Secretary	859.81 / 1209.45	40 hrs/week
Purchasing Technician	859.81 / 1209.45	40 hrs/week
Recreation Superintendent	1372.52 / 1930.62	Exempt
Regulatory and Environmental Specialist	1762.65 / 2479.41	Exempt
Senior Accountant	1356.19 / 1907.81	Exempt
Senior Electrical Engineer	1984.88 / 2792.75	Exempt
Senior Engineering Technician	1206.09 / 1696.93	40 hrs/week
Senior Equipment Operator	1040.51 / 1464.12	40 hrs/week
Senior Library Assistant	854.77 / 1202.73	40 hrs/week
Senior Maintenance Worker	1069.60 / 1505.55	40 hrs/week
Senior Telecommunicator/EMD	963.70 / 1355.52	40 hrs/week

Classification	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Senior Utility Secretary	862.34 / 1216.18	40 hrs/week
Solid Waste Division Clerk	773.27 / 1087.90	40 hrs/week
Solid Waste Superintendent	1566.65 / 2204.58	Exempt
Street Superintendent	1517.40 / 2137.22	Exempt
Street Supervisor	1204.49 / 1694.00	40 hrs/week
Telecommunicator/EMD	891.58 / 1257.64	40 hrs/week
Turf Management Specialist	1206.09 / 1696.93	40 hrs/week
Utility Production Engineer	2037.84 / 2867.91	Exempt
Utility Director	2838.13 / 3992.45	Exempt
Utility Secretary	859.81 / 1209.45	40 hrs/week
Utility Services Manager	1644.18 / 2313.74	Exempt
Utility Warehouse Supervisor	1303.10 / 1832.80	40 hrs/week
Victim Assistance Unit Coordinator	799.30 / 1125.40	40 hrs/week
Wastewater Clerk	773.27 / 1087.90	40 hrs/week
Wastewater Engineering/Operations Superintendent	1738.11 / 2446.64	Exempt
Wastewater Plant Maintenance Supervisor	1279.21 / 1800.31	40 hrs/week
Wastewater Plant Operator I	897.63 / 1263.24	40 hrs/week
Wastewater Plant Operator II	1003.41 / 1412.89	40 hrs/week
Wastewater Plant Process Supervisor	1310.31 / 1844.86	40 hrs/week
Wastewater Plant Senior Operator	1060.77 / 1493.20	40 hrs/week
Water Superintendent	1584.04 / 2228.17	Exempt
Water Supervisor	1350.62 / 1902.09	40 hrs/week
Worker / Seasonal	412.00 / 1600.00	Exempt
Worker / Temporary	412.00	40 hrs/week

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	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Equipment Operator – Streets	909.74 / 1279.31	40 hrs/week
Fleet Services Attendant/Clerk	827.18 / 1166.46	40 hrs/week
Fleet Services Mechanic	1017.42 / 1430.94	40 hrs/week
Fleet Services Inventory Specialist	907.15 / 1276.73	40 hrs/week
Horticulturist	960.57 / 1353.40	40 hrs/week
Maintenance Worker - Cemetery	902.85 / 1270.70	40 hrs/week
Maintenance Worker - Parks	896.81 / 1262.94	40 hrs/week
Maintenance Worker - Streets	877.86 / 1235.38	40 hrs/week
Senior Equipment Operator – Streets	996.74 / 1403.38	40 hrs/week
Senior Maintenance Worker - Parks	996.74 / 1403.38	40 hrs/week
Senior Maintenance Worker - Streets	996.74 / 1403.38	40 hrs/week
Traffic Signal Technician	996.74 / 1403.38	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	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Accounting Clerk	845.61 / 1191.87	40 hrs/week
Computer / GIS Technician	1230.00 / 1730.74	40 hrs/week
Computer Technician	1034.16 / 1454.85	40 hrs/week
Computer Programmer	1325.70 / 1864.34	40 hrs/week
Custodian	788.73 / 1109.90	40 hrs/week
Electric Distribution Crew Chief	1536.47 / 2161.26	40 hrs/week
Electric Underground Crew Chief	1536.47 / 2161.26	40 hrs/week
Engineering Technician I	1086.42 / 1528.53	40 hrs/week
Engineering Technician II	1326.76 / 1863.54	40 hrs/week

Classification	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
GIS Technician	1426.58 / 2006.62	40 hrs/week
Instrument Technician	1574.94 / 2215.62	40 hrs/week
Lineworker Apprentice	1087.32 / 1529.78	40 hrs/week
Lineworker First Class	1392.61 / 1958.85	40 hrs/week
Materials Handler	1324.86 / 1863.50	40 hrs/week
Meter Reader	892.44 / 1256.27	40 hrs/week
Meter Technician	1113.84 / 1567.09	40 hrs/week
Power Dispatcher I	1498.54 / 2107.73	40 hrs/week
Power Dispatcher II	1573.94 / 2213.97	40 hrs/week
Power Plant Maintenance Mechanic	1392.61 / 1958.85	40 hrs/week
Power Plant Operator	1462.86 / 2057.54	40 hrs/week
Senior Accounting Clerk	888.26 / 1251.26	40 hrs/week
Senior Engineering Technician	1426.58 / 2006.62	40 hrs/week
Senior Materials Handler	1462.86 / 2057.54	40 hrs/week
Senior Meter Reader	961.02 / 1350.79	40 hrs/week
Senior Power Dispatcher	1736.74 / 2442.74	40 hrs/week
Senior Power Plant Operator	1614.26 / 2270.83	40 hrs/week
Senior Substation Technician	1574.94 / 2215.62	40 hrs/week
Senior Water Maintenance Worker	1199.52 / 1687.90	40 hrs/week
Substation Technician	1462.86 / 2057.54	40 hrs/week
Systems Technician	1574.94 / 2215.62	40 hrs/week
Tree Trim Crew Chief	1392.61 / 1958.85	40 hrs/week
Utilities Electrician	1462.86 / 2057.54	40 hrs/week
Utility Technician	1536.47 / 2161.26	40 hrs/week
Utility Warehouse Clerk	985.28 / 1386.75	40 hrs/week
Water Maintenance Worker	1059.86 / 1491.69	40 hrs/week
Wireworker I	1200.24 / 1688.70	40 hrs/week
Wireworker II	1392.61 / 1958.85	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	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Police Captain	1543.18 / 2117.26	40 hrs/week
Police Officer	1094.58 / 1530.14	40 hrs/week
Police Sergeant	1392.73 / 1908.36	40 hrs/week

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	Bi-Weekly Pay Range Min/Max	Overtime Eligibility
Fire Captain	1415.88 / 1992.60	212 hrs/28 days
Firefighter / EMT	1049.76 / 1489.32	212 hrs/28 days
Firefighter / Paramedic	1172.88 / 1703.16	212 hrs/28 days

SECTION 6 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 classification, and the number of hours and work period which certain such employees shall work prior to overtime eligibility area as stated above. All full-time fire fighters and police officers shall be paid a clothing and uniform allowance in addition to regular salary. All full-time fire fighters shall be paid a clothing and uniform allowance in addition to regular salary in the amount of \$80.00 per month. All full-time

police officers shall be paid a clothing and uniform allowance in addition to regular salary of \$50.00 per month. Full-time police officers may also receive a reimbursement toward the purchase of body armor, not to exceed \$400. Full-time fire fighters and fire captains may receive a one-time uniform acquisition allowance of up to \$850. Full-time fire fighters, fire captains, Fire Operations Division Chief, Fire Prevention Division Chief, Fire Training Division Chief, and EMS Division Chief may receive an annual stipend for longevity not to exceed \$520. If any such fire fighter or police officer 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.

Non-union employees and employees covered by the AFSCME labor union, the FOP labor union, and the IBEW labor union may receive an annual stipend not to exceed \$500 for bilingual pay.

Utilities Department personnel in the IBEW bargaining unit and the classifications of Meter Reading Supervisor, Power Plant Superintendent, Power Plant Supervisor, Electric Distribution Superintendent, Electric Distribution Supervisor, Water Superintendent, Water Supervisor, Electric Underground and Substation Superintendent, Electric Underground and Substation Supervisor, and Engineering Technical Supervisor 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 personnel in the IBEW, the City shall pay 60% of the cost of providing and cleaning said clothing and the employees 40% of said cost. Public Works Department personnel in the AFSCME bargaining unit shall be eligible to participate in a voluntary uniform program providing an allowance up to \$18 per month. Full-time Shop Garage Division personnel shall receive a uniform allowance of \$12 biweekly. Public

Works Department personnel in the job classifications Equipment Mechanic Supervisor, Garage Superintendent, and Equipment Mechanic shall receive a tool allowance of \$10 biweekly.

Parking Monitors may receive a one-time uniform acquisition allowance of \$250 upon employment and an annual allowance thereafter of \$100.

SECTION 7. Employees shall be compensated for unused sick leave as follows:

(A) For all employees except those covered in the IAFF and AFSCME bargaining agreement, the City will include in the second paycheck in January of each year, payment for an employee's unused sick leave in excess of 960 hours accrued in the preceding calendar year. The compensation will be at the rate of one-half day's pay based on the employee's current pay rate at the time of such compensation, for each day of unused sick leave which exceeds 960 hours accrual of the preceding year.

For those employees covered in the AFSCME bargaining agreement, the City will include in the paycheck in January of each year, payment for an employee's unused sick leave in excess of 968 hours accrued in the preceding calendar year. The compensation will be at the rate of one-half day's pay based on the employee's current pay rate at the time of such compensation, for each day of unused sick leave which exceeds 968 hours accrual of the preceding year.

For those employees covered in the IAFF bargaining agreement, the City will include in the second paycheck in January of each year, payment for an employee's unused sick leave in excess of 2,880 hours accrued in the preceding calendar year. The compensation will be at the rate of one-quarter day's pay based on the employee's current pay rate at the time of such compensation, for

each day of unused sick leave which exceeds 2,880 hours accrual of the preceding year.

- (B) All employees except those covered in the fire department bargaining agreement shall be paid for one-half of their accumulated sick leave at the time of their retirement, the rate of compensation to be based on the employee's salary at the time of retirement. Employees covered in the fire department bargaining agreement shall be paid for one quarter of their accumulated sick leave at the time of their retirement, the rate of compensation to be based upon the employee's salary at the time of retirement.
- (C) Department heads shall be paid for one-half of their accumulated sick 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 sick leave at retirement shall be as provided above.
- (D) 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 sick leave.

SECTION 8. The city administrator shall receive a vehicle allowance of \$300 per month in lieu of mileage for use of personal vehicle travel within Hall County, payable monthly.

SECTION 9. Reimbursed expenses which are authorized by Neb. Rev. Stat. §13-2201, et. seq., the Local Government Miscellaneous Expenditure Act and/or which the Internal Revenue Service requires to be reflected on an employee IRS Form W-2 at year end, are hereby authorized as a payroll entry.

SECTION 10. Salary adjustments to be received as a result of this ordinance

shall become effective with the pay period beginning on December 1, 2003.

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. Ordinance No. 8851 and all other ordinances and parts of

ordinances in conflict herewith be, and the same are, hereby repealed.

SECTION 13. This ordinance shall be in full force and take effect from and after

its passage and publication in pamphlet form in one issue of the Grand Island Independent as

provided by law.

Enacted:	November	18	2003
Enacicu.	TAUVUILIDUI	10.	$\angle (M, J, J)$ .

	Jay Vavricek, Mayor	
Attest:		
RaNae Edwards, City Clerk		



# **City of Grand Island**

## Tuesday, November 18, 2003 Council Session

## Item F9

## #8874 - Consideration of Amending Chapter 2 of the Grand Island City Code Relative to Community Redevelopment Authority

A request has been made to the city legal department to make revisions to Chapter 2, Article XI of the Grand Island City Code which is the article dealing with the Community Redevelopment Authority. Section 2-122 has been changed to permit people who are residents of the City and who live within two miles of the corporate boundary of the City to be eligible for appointment to the CRA. The proposed revisions would also eliminate section 2-123 which requires that a member of the Community Projects Department be appointed to act as Director of the CRA. The third change in the proposed revisions is adding a new section 2-125 to the City Code which would require that a member of the City Council be appointed by the Mayor to act as a liaison from the Council to the CRA.

**Staff Contact: Doug Walker** 

City of Grand Island City Council

# Abilities and Benefits in a Designated Community Redevelopment Authority Project Area

The Community Redevelopment Authority operates under the guidelines of the Nebraska State Statutes, Article 21, the Community Development Law. In creating this law, the State Legislature recognized that, in every community, there are areas that are not as economically viable as they could be. They also acknowledged that there are not enough general tax dollars to invest in these particular areas to provide assistance and incentive to encourage these areas to become more economically viable.

Although the legislative language defining the criteria for eligible areas is often perceived as offensive, using words such as "blighted and substandard", the real-life effect is that they created redevelopment opportunities for the owners of residential, commercial, and public real property located in these designated areas.

The legislature created two primary abilities for Authorities, a small mill levy, which can be used for projects of public benefit in their redevelopment areas; and the ability to use tax increment financing assistance for public improvement costs as an incentive to encourage residential and commercial economic growth and redevelopment in the designated area.

At the close of 2002, there were 58 communities across the state, which have undertaken tax increment financing assisted projects.

Examples of potential benefits and funding assistance in a qualified blight/substandard redevelopment area include:

- Public street improvements
- Public utility improvements
- Public sidewalks
- Improvements to public property
- Commercial public façade improvements
- Land and structure acquisition
- Rehabilitation of existing structures (particularly if the structure itself is blighted and substandard)
- Clearing of land
- Grants to public and private entities (in accordance with the redevelopment plan for the area)
- Loans to public and private entities (in accordance with the redevelopment plan for the area)

#### Uses of a Community Redevelopment Authority: 18-2103

The authority may expend funds to 1) acquire substandard or blighted areas or parts thereof, including land, buildings, or improvements; 2) to clear areas by demolition or removal of buildings, streets, utilities; 3) to construct, install and reconstruct streets, utilities, parks, sidewalks, lighting, skywalks, and many other public related improvements; 4) to sell, lease, or otherwise make available land for residential, recreational, commercial, industrial, and other uses; 5) to dispose of real and personal property, or assets, cash, or other funds held in connection with residential, recreational, commercial, industrial, and other uses; 6) to acquire real property in a community redevelopment area which is to be repaired or rehabilitated for dwelling use, and resell such property; 7) to carry out plans for both voluntary and compulsory repair and rehabilitation of buildings and improvements.

#### GRAND ISLAND

State statutes allow cities of the first class to designate up to 35% of the city (corporate limits of Grand Island = approximately 609,452,603.25 square feet). Grand Island has approximately 18% (85,985,444 square feet) in existing designated blighted and substandard areas.

There are four (4) designated Blighted and Substandard Areas ranging generally from 18<sup>th</sup> and Vine Street to the southern boundary of the city limits and east to Stuhr Road. The diverse areas of need within these boundaries include:

- Core of the community downtown
- Original Grand Island northeast area
- Revitalization of the South Locust Street Corridor
- East Highway 30 entrance to community
- Vacant and dilapidated significant properties
- Growth and development
- Tourism

#### Goals of CRA

- ✓ Improve housing stock in CRA areas
- ✓ Business infrastructure investments (façade, renovations, upper level development)
- ✓ Governmental projects (alleyway, signage, former City Hall)
- ✓ Interest buy down/grants

2.5 cents per every \$100 of valuation

Anticipate \$449,000 in revenues

# COMMUNITY REDEVELOPMENT AUTHORITY November, 2003

## **Current and Completed Projects**

Façade Development		
Quality Sew and Vac	In process	\$21,100
224 West Third Street	p. 00000	<b>421,100</b>
Grounds to Go	In process	\$30,600
South Locust & Anna Streets		420,000
Bartenbach Opera House	Completed	\$82,000
209 North Locust Street	o simprocos	40 <b>=</b> ,000
Former City Hall	Completed	\$150,000
208 North Pine Street	Compreted	Ψ120,000
General Collection	Completion	\$18,000
402 West Third Street	Completion	Ψ10,000
Goodwill	Completed	\$8,000
1804 South Eddy Street	Completed	ψο,σσσ
YMCA	Completed	\$30,405
222 East Third Street	Completed	Ψ30,103
YWCA	Completed	\$129,200
211 Fonner Park Drive	Completed	Ψ127,200
Copper Eagle	Completed	\$23,000
120 East Third Street	Completed	Ψ23,000
Beltzer Building	Completed	\$7,800
231 South Locust Street	Completed	Ψ1,000
Home Properties	Completed	\$5,000 grant/
205 South Cedar Street	Completed	Int buy down
Downtown Center	Completed	\$19,500
204 West Third Street	Completed	\$19,500
204 West Tillia Street		
Unner Lavel Davelenment		
Upper Level Development	Campleted	\$5,000 anout
Alan Hoffer	Completed	\$5,000 grant
219 West Third Street		
Cin-1- Family Haming Davidson		
Single Family Housing Development	C1-4-4	¢100.000
Lincoln View Estates	Completed	\$100,000
9 <sup>th</sup> and Lambert		
Male Family Haming Davids and		
Multi Family Housing Development	C1-4-1 120:4-	THE
Cherry Park Apartments	Completed 120 units	TIF
415 South Cherry Street	T	
Old Walnut	In process	
5 <sup>th</sup> and Walnut		

Business Development						
One Stop Center	Completed (1 <sup>st</sup> phase)	\$100,000				
1306 West Third Street						
St. Stephen's Community Center	Completed	\$65,000				
422 West Second Street						
Gentle Dental	Completed	TIF -\$35,000				
1003 West Third Street						
Former City Hall	Completed	TIF -\$169,000				
208 North Pine Street						
Infrastructure Improvements						
Historic Lighting – downtown	On Hold					
Downtown Alleyway Projects	Nearing completion	\$100,000 est.				
Lighting – Cathedral Square	Completed	\$50,000				
204 South Cedar	Completed	Ψ50,000				
Downtown Entryway Signage	Completed	\$8,000				
Intersection of Locust/Walnut/Charle	<del>-</del>	+ = , = = =				
South Locust Street Lighting	Completed	\$150,000				
SL Street Corridor – phase 1	- Conference	+				
SL Street Corridor – phase 2	In process	\$150,000				
Lincoln Wading Pool	Completed	\$90,000				
Lincoln Park (8 <sup>th</sup> & Beal)	1	•				
Skate Park	Completed	\$85,000				
Pier Park (Oak and Bismark)	•					
Locust Green						
2515 South Locust Street	In process					
	.•					
Acquisition/Demolition of Substandard Prop	<del></del>					
These are purchase prices only. Demolition and asbestos abatement not included.						
614 North Vine Street	Completed	\$17,736				
1010 D 10	Property Resold	Φ20 211				
1012 Beal Street	Completed	\$28,311				
508 East 6 <sup>th</sup> Street	Property Resold	Φ <b>2</b> 0,000				
	Completed	\$20,000				
109-111 South Sycamore Street 203-207 ½ East First Street	Completed	\$68,627 Inc. w/above				
217 East First Street	Completed					
	Completed	\$17,000				
419 North Vine Street	Completed	\$38,000 Demolition				
Family Auto 2515 South Locust Street	Completed	Demontion				
2313 South Locust Street						
Rehabilitation						
Plum Street Station	Completed	\$30,000				
6 <sup>th</sup> and Plum						

#### ORDINANCE NO. 8874

An ordinance to amend Chapter 2 of the Grand Island City Code; to amend Section 2-122 pertaining to members of the Community Redevelopment Authority; to repeal and remove Section 2-123 pertaining to the Community Redevelopment Authority Director; to add Section 2-125 appointing a city council liaison to the Community Redevelopment Authority; to repeal Sections 2-122 and 2-123 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 2-122 of the Grand Island City Code is hereby amended to read as follows:

#### §2-122. Officer

Five persons, all of whom shall be residents of the City of Grand Island or reside within two (2) miles of the corporate boundaries of the City of Grand Island, shall constitute the Authority. The five members shall be appointed by the Mayor, with the approval of the City Council. The Mayor shall designate the term of office for each member as provided in Neb. Rev. Stat. §18-2102.01 (Reissue of 1991). The Authority shall select one of its members as chairperson and another as vice-chairperson. A total of four members of the Authority shall constitute a quorum for the transaction of business. The Authority shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and recommendations, which records shall be made available for public inspection during regular business hours.

SECTION 2. Section 2-123 of the Grand Island City Code is hereby repealed and removed from the Grand Island City Code:

#### §2-123. Director

The City Administrator shall designate a person from the Community Projects Department to serve as the Director and Ex Officio Secretary of the Community Redevelopment Authority, and that person shall perform such duties as may be assigned by the Authority, including the necessary administrative functions described in Neb. Rev. Stat. §18-2102.01 (Reissue of 1991).

SECTION 3. Section 2-125 is hereby added to Chapter 2 of the Grand Island City Code to read as follows:

Approved as to Form 

November 14, 2003 

City Attorney

ORDINANCE NO. 8874 (Cont.)

§2-125. City Council Liaison

The Mayor, with the approval of the City Council, shall appoint one member of the city council to act as a

liaison between the City Council and the Community Redevelopment Authority.

SECTION 4. Sections 2-122 and 2-123 as now existing, and any ordinances or

parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 5. 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: November 18, 2003.

Torr Varmiants Marron

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk



### Tuesday, November 18, 2003 Council Session

### Item F10

# #8875 - Consideration of Amending Chapter 2-61 of the Grand Island City Code Relative to the Community Development Advisory Board

Section 2-61 of the Grand Island City Code requires the appointment of a seven member Community Development Advisory Committee. Six of the members are to be representatives of the citizens of Grand Island and the seventh member is to be a member of the City Council. The wording of this ordinance implies that the six members are to be residents of the City. This proposed change is being brought forward at this time to allow the Council to consider the residency requirements for this board at the same meeting that these requirements are being considered for the CRA Board and the Library Board. It has recently come to the attention of City Officials that a member of this Board also lives outside of the City limits but within the City's two mile extraterritorial jurisdiction. Amending this ordinance would not conflict with state statutes.

**Staff Contact: Doug Walker, City Attorney** 

#### ORDINANCE NO. 8875

An ordinance to amend Chapter 2-61 of the Grand Island City Code; to amend Section 2-61 pertaining to the Community Development Advisory Committee; to repeal Section 2-61 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 2-61 of the Grand Island City Code is hereby amended to read as follows:

#### §2-61. Advisory Committee

There is hereby created a Community Development Advisory Committee consisting of seven members. Six of the members shall be residents of the city representatives of the citizens—of Grand Island or reside within two (2) miles of the corporate boundary of the city of Grand Island. , and tThe seventh member shall be a member of the Grand Island City Council. All members shall serve without compensation. The initially appointed eitizen representatives shall consist of two appointed for a three-year term, two appointed for a two-year term, and two appointed for a one-year term. Thereafter, all appointments, other than vacancies, shall be for terms of three years. Appointments to fill vacancies shall be for the remainder of the term of the vacated position.

All members shall be appointed by the mayor and confirmed by the city council. Members may be removed without cause by the mayor with the consent of the city council. The advisory committee shall establish such rules and procedures as are necessary to carry out its duties. The Community Development Advisory Committee shall have the following duties:

- (1) Monitor and investigate all existing and potential Community Development programs and projects.
- (2) Make recommendations on all existing and potential Community Development programs and projects, procedures, and all other aspects of the City's community development program.

SECTION 2. Section 2-61 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. 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.

Approved as to Form 

November 14, 2003 

City Attorney

### ORDINANCE NO. 8875 (Cont.)

Enacted: November 18, 2003.		
	Jay Vavricek, Mayor	
Attest:		
RaNae Edwards, City Clerk		



### Tuesday, November 18, 2003 Council Session

### Item F11

## #8876 - Consideration of Amending Chapter 19-3 of the Grand Island City Code Relative to the Library Board

City Code section 19-3 requires that the mayor appoint a seven member Library Board. The members are to be chosen from the citizens at large. I believe that this ordinance implies that it is restricted to residents of the City of

Grand Island. This proposed revision is being brought forward at this time for consideration by the Council so that the membership restrictions can be made consistent with the CRA Board and the Community Development Advisory Board if the Council chooses to permit people who reside within the City and the two mile extraterritorial jurisdiction to be eligible to for service. It has recently come to the attention of City Officials that a member of this Board lives outside of the Grand Island City Limits. Amending this section of the City Code will not be inconsistent with and provisions of the Nebraska Statutes.

**Staff Contact: Doug Walker, City Attorney** 

#### ORDINANCE NO. 8876

An ordinance to amend Chapter 19 of the Grand Island City Code; to amend Section 19-3 pertaining to the Library Board; to repeal Section 19-3 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 19-3 of the Grand Island City Code is hereby amended to read as follows:

#### §19-3. Library Board; Compensation; Term

The library board shall consist of seven members, to be appointed by the mayor and confirmed by the city council. and to be chosen from the citizens at large, of which board n The members shall be residents of the city of Grand Island or reside within two miles of the corporate boundary of the city of Grand Island. Neither the mayor nor any member of the city council shall be a member of the Library Board. Terms of office shall be a four (4) year period, with board positions terminating on June 30 of the year their respective term expires.

In case of vacancies by resignation, removal, or otherwise, the mayor and city council shall make appointments to fill such vacancies for the unexpired term.

No director shall receive any pay or compensation for any services rendered as a member of the board. No director shall be elected for more than two successive terms.

SECTION 2. Section 19-3 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. 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: November 18, 2003.		
Attest:	Jay Vavricek, Mayor	
RaNae Edwards, City Clerk		



## Tuesday, November 18, 2003 Council Session

## Item G1

**Receipt of Official Document - Civil Service Minutes of October** 14, 2003

Receipt of Official Document - Civil Service Minutes of October 14, 2003. See attached MINUTES

**Staff Contact: Brenda Sutherland** 



Working Together for a Better Tomorrow. Today.

## MINUTES CIVIL SERVICE COMMISSION October 14, 2003

Roll Call: Members Present: Burns, Leeper

Members Absent: Hilligas

Also Present: Kyle Hetrick, Police Chief; Pete Kortum, Police Captain; Kerry Mehlin,

Police Sergeant; Curt Rohling, Fire Operations Chief; Brenda Sutherland,

**Human Resources Director** 

Burns called the meeting to order at 8:35 a.m.

Notice of the meeting was published in the October 10, 2003, edition of the Grand Island Independent.

Burns moved to approve the minutes of the September 24, 2003, meeting. Leeper seconded the motion, which carried unanimously upon roll call vote.

The Commission reviewed the listing of applicants for Police Officer testing. Burns moved to certify as eligible for testing 33 applicants who met application standards, and not to certify ten applicants, namely, Beougher, Brondel, Dummer, Jimenez, Kassebaum, Rhodes, Samway, Sutter and Wieck for not meeting minimum standards under Section A, 3, (a) and Haynes for not meeting minimum standards under A, 3, (g) of the Civil Service Commission Rules and Regulations. Leeper seconded the motion, which passed unanimously upon roll call vote.

The Commission reviewed the listing for Paramedic testing along with a request from the Fire Department to waive the physical portion of the testing due to the fact both applicants are current members of the Department and successfully completed fit-for-duty testing for the Department within the past 30 days. Burns moved to certify as eligible for testing two candidates who met minimum application standards and to waive, this year only, the physical portion of the Paramedic testing.

The Commission reviewed the listing of applicants for Firefighter/EMT testing. Burns moved to certify as eligible for testing 34 applicants who met minimum application standards, and not to certify 17 applicants, namely, DeForge, Fichter, Frech, Hageman, Hankla, Hein, Ishi, Keene, Kulhanek, Loewenstein, McKinney, Pulte, Roth, Reed, Shoup, Veckert and Werkheiser for not meeting minimum standards under A, 3, (a) of the Civil Service Commission Rules and Regulations. Leeper seconded the motion, which passed unanimously upon roll call vote.

The Commission received a request from the Police Department to authorize and conduct Police Sergeant promotional testing. Burns moved to authorize the Secretary to advertise and conduct Police Sergeant promotional tests. Leeper seconded the motion, which passed unanimously upon roll call vote.

The Commission received a request from the Police Department to authorize and conduct Police Captain promotional testing. Burns moved to authorize the Secretary to advertise and conduct Police Captain promotional testing. Leeper seconded the motion, which passed unanimously upon roll call vote.

There being no further business, Burns moved to adjourn the meeting at 9:05 a.m. Leeper seconded the motion, which carried unanimously upon roll call vote.

Respectfully submitted,

Al Satterly, Secretary Designee 03 Civil Service Commission Approved by Civil Service Commission: 11-5-

Copies of approved minutes to City Clerk



## Tuesday, November 18, 2003 Council Session

### Item G2

## Receipt of Official Document - Tort Claim Filed by Jerry and Pamela Miller

The City of Grand Island has received a Tort Claim from Jerry and Pamela Miller, 508 Shady Bend Road alleging certain claims in connection with discharging pollutants at the Wastewater Treatment Plant. A copy of this claim is attached to comply with the Nebraska Political Subdivision Tort Claims Act. This is not an item for council action other than to simply acknowledge that the claim has been received. It is recommended that Council take no action other than acknowledging receipt of the claim.

**Staff Contact: RaNae Edwards** 

#### ANGLE, MURPHY, VALENTINO & CAMPBELL, P.C.

ATTORNEYS AT LAW 617 GRANT AVENUE P.O. BOX 584 YORK, NEBRASKA 68467

MICHAEL J. MURPHY VINCENT VALENTINO CHARLES W. CAMPBELL

WALLACE W. ANGLE (1921-2001) TELEPHONE (402) 362-7725 FAX NO. (402) 362-3875 E-mail amvc@alltel.net

November 6, 2003

## SENT CERTIFIED MAIL RETURN RECEIPT REQUESTED

RaNae Edwards City Clerk, City of Grand Island P.O. Box 1968 Grand Island, NE 68802-1968



RE: Political Subdivision Tort Claim and Public Records Demand for Jerry and Pamela Miller

Dear Ms. Edwards:

This is to advise you that our office represents Mr. and Mrs. Jerry Miller of Grand Island, Nebraska who are the owners of a piece of property located east of the Grand Island Wastewater Treatment Plant (GIWWTP) at 508 Shady Bend Road, Grand Island, Nebraska.

On March 26, 2003 a report prepared by David Bubb of the Nebraska Department of Environmental Quality named the GIWWTP and its utility ditch north of the plant as probable source contaminants for the Miller's sandpit lakes. On April 15, 2003 and August 21, 2003 the University of Iowa Hygienic Laboratory confirmed the presence of a quantity of caffein and cotinine in the lake water of Miller's sandpit and the outfall of the GIWWTP, which is a confirmatory analysis that indicates the wastewater presence is from a human source. Additional laboratory tests from MILCO Environmental Services and Ward Laboratories of Kearney, Nebraska in July, 2003 indicate levels of conductivity, sodium, calcium, magnesium, total hardness, nitrates, chloride, coliform bacteria, E. coli, total nitrogen, ammonium, phosphorus, total iron, copper, total suspended solids, fecal caliform bacteria and dissolved oxygen. All of these materials are found in the GIWWTP utility ditch and outfall, and in Miller's sandpit lake.

Although the GIWWTP has an NPDES permit to discharge pollutants into the Wood River, it does not have a permit to pollute private property. We believe this has been occurring at least since March, 2003 and continues to this day. We believe this pollution to the Miller property has occurred as a result of actions taken or a failure to take appropriate actions by the City of Grand Island and the GIWWTP. The Millers have been damaged by these actions and have incurred expenses with respect to this matter in an

amount that is still being determined.

Further, as provided by Neb. Rev. Stat. §84-712, et seq. (Reissue 1999), I request that my office be given access to the complete computer data base of records kept by the GIWWTP for all chemical tests done or performed by them on any influent or effluent, including any sludge injection records and ground water testing records for the GIWWTP, Swift, or others whom discharge into the utility ditch north of the GIWWTP for whom GIWWTP may run tests. Thank you.

Sincerely,

Vincent Valentino
For the Firm

VV:pae

cc: Jerry & Pamela Miller

CC: Legal



## Tuesday, November 18, 2003 Council Session

## Item G3

## **Approving Minutes of November 4, 2003 City Council Regular Meeting**

The Minutes of November 4, 2003 City Council Regular Meeting are submitted for approval. See attached MINUTES.

**Staff Contact: RaNae Edwards** 

#### OFFICIAL PROCEEDINGS

#### CITY OF GRAND ISLAND, NEBRASKA

#### MINUTES OF CITY COUNCIL REGULAR MEETING November 4, 2003

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 November 4, 2003. Notice of the meeting was given in the Grand Island Independent on October 29, 2003.

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

<u>PLEDGE OF ALLEGIANCE</u> was said followed by the <u>INVOCATION</u> given by Pastor Todd Bowen, Covenant Presbyterian Church, 418 West 12<sup>th</sup> Street.

<u>RESERVE TIME TO SPEAK ON AGENDA ITEMS</u>: Five individuals reserved time to speak on agenda items.

<u>MAYOR COMMUNICATION</u>: Mayor Vavricek recognized Councilmember Nickerson's birthday on November 7<sup>th</sup>. Mentioned was no council meeting on November 11th due to Veteran's Day holiday. Also mentioned was the Humane Society Festival of Lights at Stolley Park starting in November.

#### PRESENTATIONS AND PROCLAMATIONS:

<u>Proclamation "Hunger and Homeless Week" November 9-15, 2003.</u> Mayor Vavricek proclaimed the week of November 9-15, 2003 as "Hunger and Homeless Week". Cindi Preisendorf representing the Community Humanitarian Resource Center was present to receive the proclamation.

<u>BOARD OF EQUALIZATION</u>: Motion by Pielstick, second by Hornady, carried unanimously to adjourn to the Board of Equalization.

#2003-BE-20 — Determining Assessments for Water Main District No. 440 — Kay-Dee Subdivision. Gary Mader, Utilities Director reported that Water Main District 440 was created by the Council upon receipt of a petition from property owners within the district. The water main was located in: Roberta Avenue between Barbara Avenue and Stolley Park Road; Gretchen Avenue between Barbara Avenue, and Del Mar Avenue, between Arthur Avenue and Harrison Street; within the Kay-Dee Subdivision.

All construction was installed as per City Standards, placed in service, and incorporated into the City system. The district was an "assessment district" used by the City to recoup construction costs when mains are installed at the request of the property owners. Computations for fees within the District were based on the actual cost of construction, divided by the number of lots which received service within the subdivision. This method provided an equal and same assessment to each property in the amount of \$2,808.10. The total project cost was \$115,790.17. The City's share in the construction was \$42,779.57 due to the lay-out of the area previously served by other districts.

Motion by Hornady, second by Pielstick, carried unanimously to approve Resolution #2003-BE-20. Motion adopted.

<u>RETURN TO REGULAR SESSION</u>: Motion by Whitesides, second by Cornelius, carried unanimously to return to Regular Session.

#### PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement Located at 1833 East Seedling Mile Road. (Livengood Properties LLC) Gary Mader, Utilities Department Director reported that acquisition of a utility easement located at 1833 East Seedling Mile Road, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to locate a new pad-mounded transformer to feed the existing UPS/ARA Mark building. No public testimony was heard.

<u>Public Hearing on Acquisition of Utility Easement Located at 3225 West Wildwood Road.</u> (<u>Lewis Greenscape, Inc.</u>) Gary Mader, Utilities Department Director reported that acquisition of a utility easement located at 3225 West Wildwood Road, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to place a pad-mounted transformer to serve the business, including a new addition. No public testimony was heard.

<u>Public Hearing on Acquisition of Utility Easement Located at 3516 Richmond Circle.</u> (<u>Richmond Building, LLC</u>) Gary Mader, Utilities Department Director reported that acquisition of a utility easement boated at 3516 Richmond Circle, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to locate a pad-mounted transformer to serve electricity to the new building. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located at 2009 West Faidley Avenue. (Kraft-Janda, Inc.) Gary Mader, Utilities Department Director reported that acquisition of a utility easement located at 2009 West Faidley Avenue, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to locate a pad-mounted transformer to serve a new Dental Clinic. No public testimony was heard.

<u>Public Hearing on Acquisition of Utility Easement Located at 2810 East Highway 30. (Eugene</u> and Janet Penrose). Gary Mader, Utilities Department reported that acquisition of a utility

easement located at 2810 East Highway 30 was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used for an anchor and down guy to back-up a line to the south of the highway. No public testimony was heard.

<u>Public Hearing on Acquisition of Utility Easement Located at 2809 East Highway 30. (Virgil R Eihusen)</u> Gary Mader, Utilities Department Director reported that acquisition of a utility easement located at 2809 East Highway 30, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to relocate both overhead and underground facilities to continue service to the business at 2809 East Highway 30. No public testimony was heard.

<u>Public Hearing on Acquisition of Public Utility Easement Located at 3732 West Husker Highway. (Gladys V. Schoel)</u> Steve Riehle, Public Works Director reported that in conjunction with the installation of Water Main District No. 444, Marylane and Sanitary Sewer District 512, Kentish Hills, it was necessary to acquire an easement for the installation, upgrade, maintenance and repair of the water and sewer mains to be installed under these Districts. No public testimony was heard.

Public Hearing on Acquisition fo Public Utility Easement Located at 3803 Marylane. (Matthew J. and Lori A. Beiber) ) Steve Riehle, Public Works Director reported that in conjunction with the installation of Water Main District No. 444, Marylane and Sanitary Sewer District 512, Kentish Hills, it was necessary to acquire an easement for the installation, upgrade, maintenance and repair of the water and sewer mains to be installed under these Districts. No public testimony was heard.

#### ORDINANCES:

Motion was made by Pielstick, second by Walker, to approve Ordinance #8863 on Second Reading only.

#8863 – Consideration of Annexation of Property Being Platted as Smith Acres Subdivision, Located North of Capital Avenue and West of Saint Paul Road

Upon roll call vote, all voted aye. Motion adopted.

Councilmember Pielstick made the motion that the statutory rules requiring ordinances to be read by title on three different days be suspended and that ordinances numbered:

#8865 – Consideration of Assessments for Water Main District 440 – Kay-Dee Subdivision

#8866 – Consideration of Amendment to Chapter 31 of the Grand Island City Code Relative to Billboards

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

Mayor: Is there any one in the audience interested in these Ordinances? June O'Neill, 1002 South Shady Bend Road commented on Ordinance #8866 with regards to the size of signs and recommended that the square footage be increased from 300 to 378. Craig Lewis, Building Department Director had no objections to increasing the size of signs. Ron Deitemeyer, 10750 South Buffalo Road, Doniphan spoke in support of Ordinance #8866. No further public comment was heard.

Motion was made by Pielstick, second by Haase to amend Ordinance #8866 to reflect the 378 square foot size of signs instead of 300 square foot. Upon roll call vote, Councilmembers Meyer, Pielstick, Gilbert, Nickerson, Cornelius, Pauly, Hornady, Walker, and Haase voted aye. Councilmember Whitesides vote nay. Motion adopted.

City Clerk: Ordinances #8865 and #8866 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 #8865 and #8866 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: By reason of the roll call votes on first reading and then upon final passage, Ordinances #8865 and #8866 are declared to be lawfully passed and adopted upon publication as required by law.

<u>CONSENT AGENDA</u>: Consent Agenda items G-2, G-9, G-10, and G-16 were removed. Motion by Whitesides, second by Haase, carried unanimously to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of October 28, 2003 City Council Regular Meeting.

#2003-319 – Approving Acquisition of Utility Easement Located at 1833 East Seedling Mile Road. (Livengood Properties, LLC)

#2003-320 – Approving Acquisition of Utility Easement Located at 3225 West Wildwood Road. (Lewis Greenscape, Inc.)

#2003-321 – Approving Acquisition of Utility Easement Loolcated at 3516 Richmond Circle. (Richmond Building, LLC)

#2003-322 - Approving Acquisition of Utility Easement Located at 2009 West Faidley Avenue. (Kraft-Janda, Inc.)

- #2003-323 Approving Acquisition of Utility Easement Located at 2810 East Highway 30. (Eugene and Janet Penrose)
- #2003-324 Approving Acquisition of Utility Easement Located at 2809 East Highway 30. (Virgil R. Eihusen)
- #2003-327 Approving Purchase of One Clay Based Alternative Daily Cover Sprayer and One Semi-Load of Clay Product for Solid Waste Division of the Public Works Department with Enviro Group, Inc. of Greenwood, Indiana in an Amount of \$37,970.00.
- #2003-328 Approving Amendment #4 to Design Agreement with Olsson Associates of Grand Island, Nebraska for South Locust Street; Stolley Park Road to Fonner Park Road in an Amount of \$23,258.27.
- #2003-329 Approving Purchase of One 2 x 4 Half Ton Pickup Truck for the Solid Waste Division of the Public Works Department with Husker Auto Group of Lincoln, Nebraska in an Amount of \$17,320.00.
- #2003-330 Approving Removal of a 20 Minute Express Parking Zone Located at 414 West 3<sup>rd</sup> Street.
- #2003-331 Approving Procurement Procedures and Code of Conduct for Use of Community Development Block Grant (CDBG) Funds.
- #2003-333 Approving Continuation of Water Main District No. 443 American Independence Subdivision.
- #2003-334 Approving Authorization for Negotiating an Agreement with Kirkham Michael and Associates, Inc. of Omaha, Nebraska for Consulting Services Relative to Water Main Work on Second Street.
- #2003-318 Approving Agreement with Gladys V. Schoel Regarding Terms for Utility Easement Acquisition. Public Works Director Steve Rhiehle reported that the City Utility and Public Works Departments were seeking an easement to facilitate the installation of City Sewer service to the Marylane and Kentish Hills Subdivisions in the event that the residents of these subdivisions chose to permit the formation of a City Sewer District. Acquisition of this easement would also permit the water mains that would be installed in the Marylane and Kentish Hills Subdivisions to be looped to enhance the flow of water through those mains and the service to the residents of those areas. Discussion was had concerning the about of the easement.

Motion was made by Walker, second by Gilbert to approved Resolution #2003-318. Upon roll call voted, all voted aye. Motion adopted.

#2003-325 – Approving Acquisition of Public Utility Easement Located at 3732 West Husker Highway. (Gladys V. Schoel) Public Works Director Steve Riehle reported that this acquisition was connected to Resolution #2003-318. Discussion was held with regards to cost of the

acquisition. Utilities Director Gary Mader explained the advantages of this easement with regards to the water main being construction in the Maryland and Kentish Hills Subdivisions.

Motion was made by Cornelius, second by Haase to approve Resolution #2003-325. Upon roll call vote, all voted aye. Motion adopted.

#2003-326 – Approving Acquisition of Public Utility Easement Located at 3803 Marylane. (Matthew J. and Lori A. Beiber) Motion was made by Pieldtick, second by Gilbert to deny Resolution #2003-326.

Public Works Director Steve Riehle reported that in conjunction with the installation of the Water Main Districts No. 444 and 445 and Sanitary Sewer District 512, it was necessary to acquire an easement for the installation, upgrade, maintenance and repair of the water and sewer mains to be installed under these Districts. Discussion was held concerning the cost to the City for acquisition of this easement.

Upon roll call vote, all voted nay. Motion failed.

Motion was made by Whitesides, second by Cornelius to approve Resolution #2003-326. Upon roll call vote, all voted aye. Motion adopted.

#2003-332 – Approving Contract with Central Nebraska Humane Society. City Attorney Doug Walker reported that the following language was added to the contract: "The Humane Society shall obtain approval from the Central District Health Department prior to submitting each animal for rabies testing if reimbursement is to be requested." Council questioned if this change would slow down the process for rabies testing. It would not.

Discussion was had concerning the hours of operation. Pat Devine representing the Central Nebraska Humane Society commented that this change would coincide with what was currently being done. She stated she would bring the issue of longer office hours to the Humane Society Board. City Attorney Doug Walker stated that the agreement was for a minimum number hours of operation. Councilmember Whitesides stated Council should not dictate the Humane Society hours as they were an outside agency and encouraged the Council to approve the Resolution with the recommendation that the Humane Society Board look at extending their hours of operation.

Motion was made by Whitesides, second by Cornelius to approve Resolution #2003-332 with the addition relative to the Central District Health Department wording regarding rabies testing. Upon roll call vote, all voted aye. Motion adopted.

#### REQUEST AND REFERRALS:

Request of Grand Island Kennel Club, Inc. 2860 East Bismark Road to be Annexed into the City of Grand Island. City Attorney Doug Walker reported that the Grand Island Kennel Club was requesting that their property be annexed into the City of Grand Island. The Kennel Club was also requesting that city sewer service be extended to the improvements on their property as soon as possible. If the council approved this request for annexation and referred it to the Planning

Commission for approval prior to the Council adopting an annexation ordinance, then Public Works could begin the process of extending sewer service to the Kennel Club property.

Motion was made by Nickerson, second by Cornelius, to approve the request of the Grand Island Kennel Club. Upon roll call vote, all voted aye. Motion adopted.

#### PAYMENT OF CLAIMS:

Motion by Cornelius, second by Nickerson, carried unanimously to approve the Claims for the period of October 29, 2003 through November 4, 2003, for a total amount of \$1,874,481.13. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

RaNae Edwards City Clerk



### Tuesday, November 18, 2003 Council Session

### Item G4

Approving Request of Terry Carlson, 647 Swan Lane, for Liquor Manager Designation for Skagway Discount Department Stores, 1607 South Locust Street

Terry Carlson, 647 Swan Lane has submitted an application with the City Clerk's Office for a Liquor Manager Designation in conjunction with the Class "C-60081" Liquor License for Skagway Discount Department Stores, 1607 South Locust Street. This application has been reviewed by the Police Department and City Clerk's Office. Approval is recommended.

**Staff Contact: RaNae Edwards** 



## Tuesday, November 18, 2003 Council Session

## Item G5

Approving Request of Union Pacific Railroad for a Conditional Use Permit for a Skid-Mounted Shed Located at 1219 1/2 North Front Street

This item relates to the aforementioned Public Hearing. Council may approve, deny, or place conditions upon any approval.

**Staff Contact: Craig Lewis** 



## Tuesday, November 18, 2003 Council Session

## Item G6

Approving Request of Randy & Marianne Rapien for a Conditional Use Permit for a Dealer Used Car Lot Located at 215 Willow Street

This item relates to the aforementioned Public Hearing. Council may approve, deny, or place conditions upon any approval.

**Staff Contact: Craig Lewis** 



### Tuesday, November 18, 2003 Council Session

### Item G7

### #2003-335 - Approving Acquisition of Utility Easement - 524 South Webb Road - Burhoop

This item relates to the aforementioned Public Hearing.

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 property of B.E. and Bev J. Burhoop located along the south side of the Pet Hospital located at 524 South Webb Road, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

The Pet Hospital is upgrading the electrical service requiring a larger transformer. This easement will be used to locate that new transformer.

Recommendation:

Approve the request to obtain the needed easement.

Fiscal Effects:

One dollar (\$1.00) for the easement will be paid to the grantor.

Alternatives:

As suggested by City Council.

Staff Contact: Gary R. Mader

#### RESOLUTION 2003-335

WHEREAS, a public utility easement is required by the City of Grand Island, from B.E. Burhoop and Bev J. Burhoop, husband and wife, to install, upgrade, maintain, and repair public utilities and appurtenances; and

WHEREAS, a public hearing was held on November 18, 2003, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of the North Half of the Northeast Quarter (N1/2, NE1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the city of Grand Island, Hall County, Nebraska, the easement and right-of-way being more particularly described as follows:

Commencing at a northeast corner of Lacy Subdivision in the city of Grand Island, Nebraska, said point being on the northerly right-of-way line of Island Road; thence westerly along the northerly right-of-way line of said Island Road, a distance of One Hundred Thirty One (131.0) feet to the actual point of beginning; thence continuing westerly along the northerly right-of-way line of said Island Road, a distance of Twenty (20.0) feet; thence northerly parallel with the easterly line of said Lacy Subdivision, a distance of Twenty Two (22.0) feet; thence easterly parallel with the northerly right-of-way line of said Island Road, a distance of Twenty (20.0) feet; thence southerly parallel with the easterly line of said Lacy Subdivision, a distance of Twenty Two (22.0) feet to the said point of beginning.

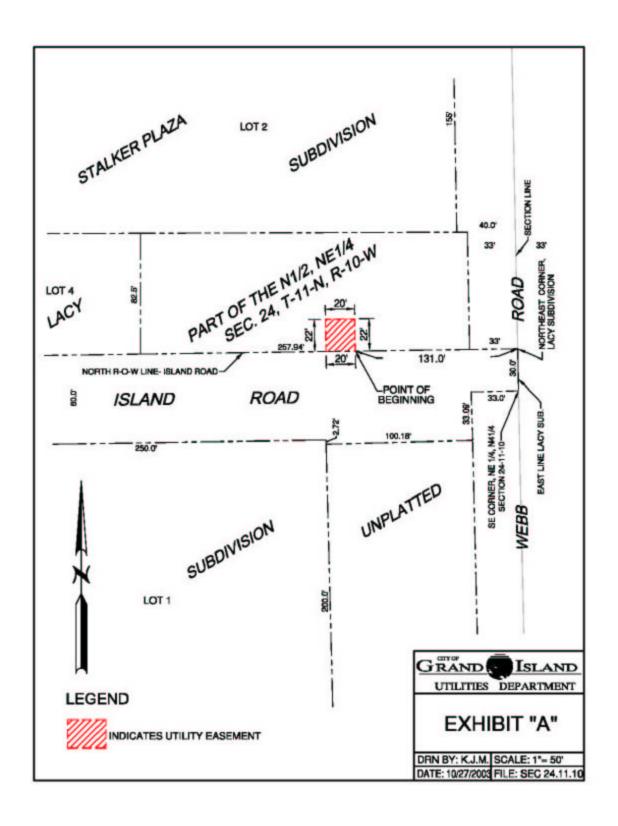
The above-described easement and right-of-way containing a total of 440 square feet more or less, as shown on the plat dated October 27, 2003, marked Exhibit "A" attached hereto and incorporated herein by reference.

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 B.E. Burhoop and Bev J. Burhoop, husband and wife, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.

RaNae Edwards, City Clerk





### Tuesday, November 18, 2003 Council Session

### Item G8

### #2003-336 - Approving Acquisition of Utility Easement - 2903 East Highway 30 - Allen

This item relates to the aforementioned Public Hearing.

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 property of James H. and Donna Jean Allen located at 2903 East Highway 30, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

Highway 30 east of Grand Island will be widened to five lanes during 2004-2005. The construction will necessitate the relocation of power lines in the area. This easement will be used to relocate an overhead primary line to feed both lots five and six.

#### Recommendation:

Approve the request to obtain the needed easement.

#### Fiscal Effects:

Six hundred ten dollars (\$610.00) for the easement will be paid to the grantor. This is the same amount per square foot as negotiated and paid for the property by Nebraska Department of Roads immediately adjacent to this easement.

Alternatives:

None.

**Staff Contact: Gary R. Mader;** 

.... 6" water main and appurtenances .... located in part of Section Twenty-five (25), Township Eleven (11) North, Range Ten (10) West of the 6th PM, Grand Island, Hall County, Nebraska .... more particularly described as follows:

Beginning at the southeast corner of Lot Fourteen (14) Kentish Hills Subdivision in the City of Grand Island, Hall County, Nebraska; thence southerly along the easterly line of said Kentish Hills Subdivision, and the easterly line of Marylane Subdivision, a distance of four hundred eighty (480.0) feet; thence easterly and parallel with the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW 14, SE 14, SW 14) of Section Twentyfive (25). Township Eleven (11) North, Range Ten (10) West of the 6th PM, a distance of six hundred sixty (660.0+/-) feet more or less, to a point on the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25); thence northerly along the westerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twentyfive (25), to a point on the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25); thence westerly along the northerly line of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW ¼, SE ¼, SW ¼) of said Section Twenty-five (25), a distance of two hundred fifty (250.0) feet; thence southerly and parallel with the easterly line of said Marylane Subdivision, a distance of two hundred twenty (220.0+/-) feet more or less, to a point on the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision; thence westerly along the easterly extension of the southerly line of Lot Twelve (12) said Marylane Subdivision, to a point thirty (30.0) feet easterly of the southeast corner thereof; thence northerly and parallel with the easterly line of said Kentish Hills Subdivision, and the easterly line of said Marylane Subdivision, a distance of four hundred fifty (450.0) feet, to a point on the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision: thence westerly along the easterly extension of the southerly line of Lot Fourteen (14) said Kentish Hills Subdivision, a distance of thirty (30.0) feet to the said point of beginning.

#### RESOLUTION 2003-336

WHEREAS, a public utility easement is required by the City of Grand Island, from James H. Allen and Donna Jean Allen, husband and wife, to install, upgrade, maintain, and repair public utilities and appurtenances; and

WHEREAS, a public hearing was held on November 18, 2003, for the purpose of discussing the proposed acquisition of an easement and right-of-way through two tracts of land located in a part of Lot Five (5) Voss Subdivision in the city of Grand Island, Hall County, Nebraska, the easement and right-of-way being more particularly described as follows:

#### Tract No. 1:

Commencing at the northwest corner of Lot Five (5) Voss Subdivision; thence southerly along the westerly line of said Lot Five (5), a distance of two hundred twenty and fifty nine hundredths (220.59) feet to the ACTUAL Point of Beginning of Tract No. 1; thence continuing southerly along the westerly line of said Lot Five (5), a distance of fifty eight and ninety two hundredths (58.92) feet; thence deflecting left 19°50'32" and running southerly, a distance of forty four and ninety seven hundredths (44.97) feet; thence deflecting left 90°00'00" and running northeasterly, a distance of twenty (20.0) feet; thence deflecting left 90°00'00" and running morthwesterly, a distance of one hundred and forty hundredths (100.40) feet to the said Point of Beginning.

#### Tract No. 2:

Commencing at the northwest corner of Lot Five (5) Voss Subdivision; thence southerly along the westerly line of said Lot Five (5), a distance of thirty six and twenty one hundredths (36.21) feet to a point on the southerly right-of-way line of U.S. Highway 30; thence deflecting left 115°35'35" and running northeasterly along the southerly right-of-way line of said U.S. Highway 30, a distance of one hundred eight and twenty one hundredths (108.21) feet; thence deflecting right 18°13'34" and running easterly along the southerly right-of-way line of said U.S. Highway 30, a distance of forty six and eighty three hundredths (46.83) feet to the ACTUAL Point of Beginning of Tract No. 2; thence continuing easterly along the southerly right-of-way line of said U.S. Highway 30, a distance of five and twenty eight hundredths (5.28) feet; thence deflecting right 71°16'30" and running southeasterly, a distance of twenty (20.0) feet; thence deflecting right 90°00'00" and running northwesterly, a distance of twenty one and seven tenths (21.7) feet to the said Point of Beginning.

The above-described easement and right-of-way containing a combined total of 0.035 acres more or less, as shown on the plat dated November 4, 2003, marked Exhibit "A" attached hereto and incorporated herein by reference.

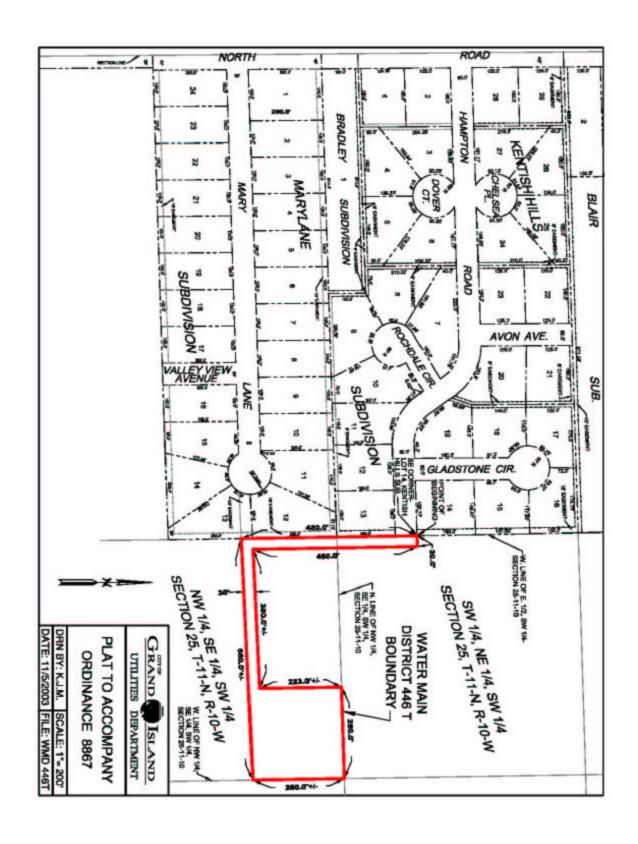
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF
THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is,
authorized to acquire a public utility easement from James H. Allen and Donna Jean Allen, husband and
wife, on the above-described tracts of land.

- - -

Α	dopted	by tl	he City	Council	of the	City of	Grand	Island,	Nebraska,	November	18, 2003.
	1	_						,	,		,

D. V. El J. C. Gl. I

RaNae Edwards, City Clerk





## Tuesday, November 18, 2003 Council Session

## Item G9

### **Approving Preliminary Plat for El Huerto Subdivision**

Ward F Hoppe, owner, has submitted the preliminary plat for El Huerto, located south of Capital Avenue and east of Saint Paul Road. This plat proposes to develop 115 lots. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of October 1, 2003, had a tie vote on this item and is forwarding this item to the Grand Island City Council with a recommendation of no recommendation.

**Staff Contact: Chad Nabity** 

October 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council City Hall Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: PRELIMINARY PLAT – El Huerto Subdivision, located South of Capital Avenue, and East of Saint Paul Road, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held October 1, 2003 the above item was considered. This preliminary plat proposes to create 115 lots on a parcel of land located in the E  $\frac{1}{2}$  NW  $\frac{1}{4}$  Section 10, Township 11, Range 9 in an RD zone with private streets as allowed by Grand Island City Code.

A motion was made by Hooker and seconded by O'Neill to **approve** and recommend that the City Council **approve** the preliminary plat of El Huerto Subdivision.

A roll call vote was taken and the motion did not carry with a tie vote of the 10 members present with 5 members voting in favor (Amick, Haskins, O'Neill, Hooker, Miller) and 5 members voting against (Ruge, Eriksen, Hayes, Wagoner, Lechner).

A motion to deny this item or a motion to approve this item with modifications was not made by The Planning Commission. The Planning Commission is forwarding this item to the Grand Island City Council with a recommendation of no recommendation.

Yours truly,

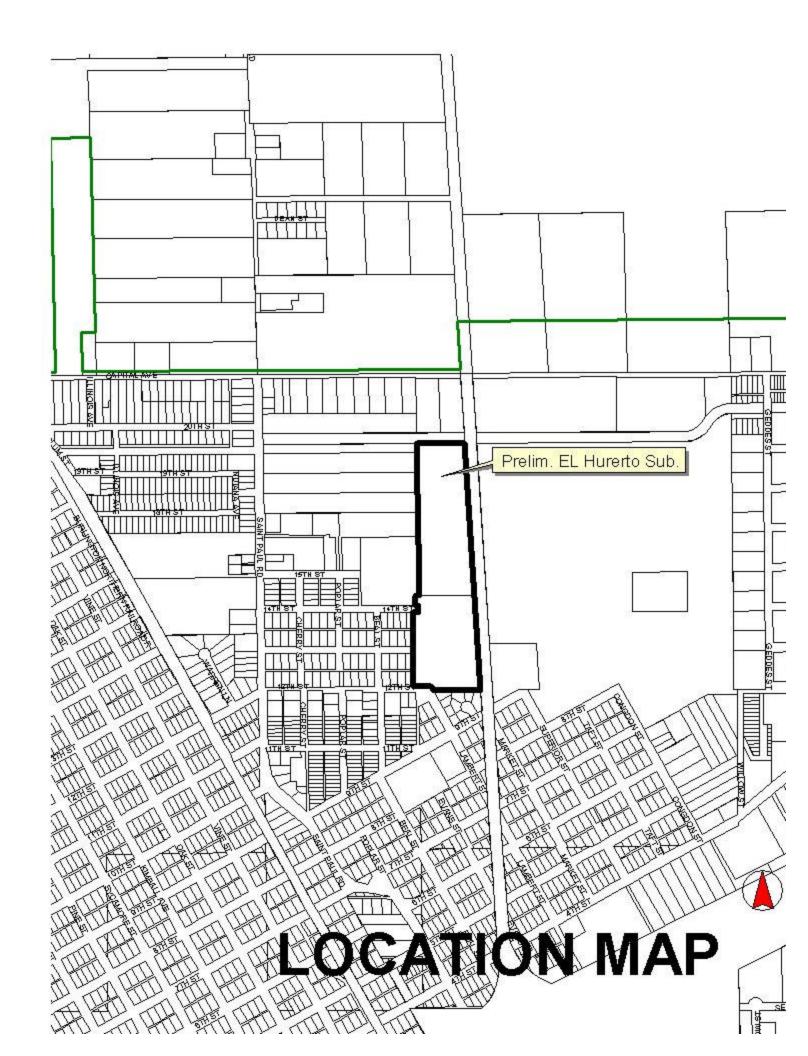
Chad Nabity AICP Planning Director

cc: City Attorney

Director of Utilities
Director of Public Works

Director of Building Inspections Manager of Postal Operations

Applicant





## Tuesday, November 18, 2003 Council Session

### Item G10

# #2003-337 - Approving Final Plat and Subdivision Agreement for El Huerto Subdivision

Ward F Hoppe, owner, has submitted the final plat for El Huerto Subdivision, located south of Capital Avenue and east of Saint Paul Road. This plat proposes to develop 46 lots. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of October 1, 2003, had a tie vote on this item and is forwarding this item to the Grand Island City Council with a recommendation of no recommendation.

**Staff Contact: Chad Nabity** 

October 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council City Hall Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: FINAL PLAT – El Huerto Subdivision, located South of Capital Avenue, and East of Saint Paul Road, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held October 1, 2003 the above item was considered. This final plat proposes to create 46 lots on a parcel of land located in the E  $\frac{1}{2}$  NW  $\frac{1}{4}$  Section 10, Township 11, Range 9 in an RD zone with private streets as allowed by Grand Island City Code.

A motion was made by O'Neill and seconded by Miller to **approve** and recommend that the City Council **approve** the final plat of El Huerto Subdivision.

A roll call vote was taken and the motion did not carry with a tie vote of the 10 members present with 5 members voting in favor (Amick, Haskins, O'Neill, Hooker, Miller) and 5 members voting against (Ruge, Eriksen, Hayes, Wagoner, Lechner).

A motion to deny this item or a motion to approve this item with modifications was not made by The Planning Commission. The Planning Commission is forwarding this item to the Grand Island City Council with a recommendation of no recommendation.

Yours truly,

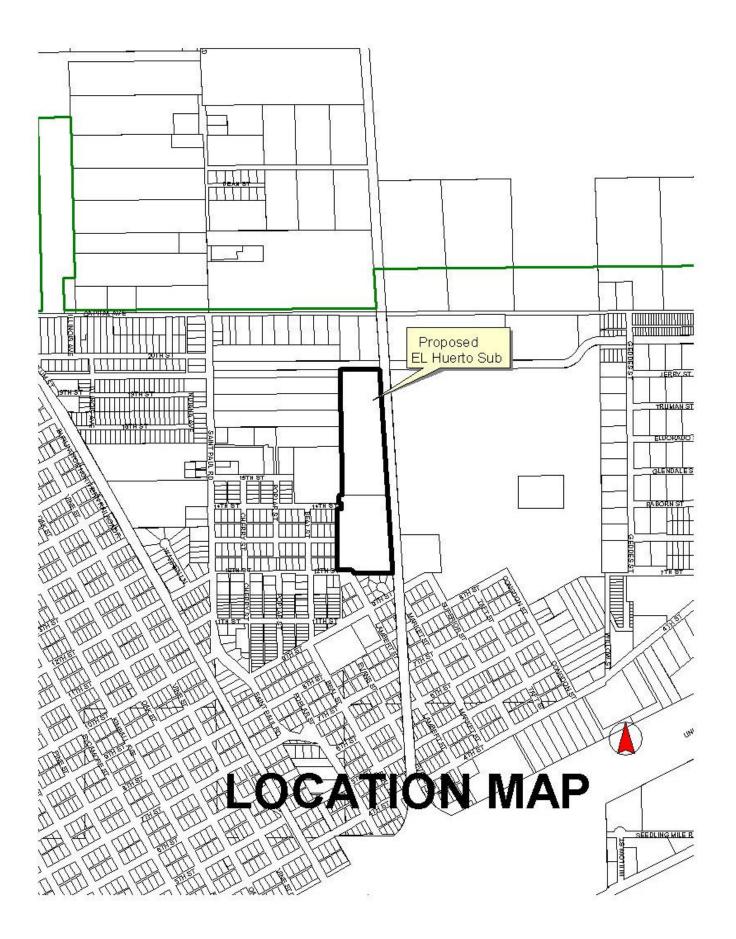
Chad Nabity AICP Planning Director

cc: City Attorney

Director of Utilities
Director of Public Works

Director of Building Inspections Manager of Postal Operations

Applicant



WHEREAS, William P. Ziller and Julann K. Ziller, husband and wife, and The Orchard, L.L.C., a limited liability company, as owners, have caused to be laid out into lots, a tract of land comprising that part of the East Half of the Northwest Quarter of Section 10, Township 11 North, Range 9 West of the6th P.M. in the city of Grand Island, Hall County, Nebraska, lying west of the westerly right-of-way line of the Union Pacific Railroad Company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of Lot 8, Norwood Subdivision; and that part of the Southwest Quarter of the Northwest Quarter of said Section 10, under the name of EL HUERTO SUBDIVISION, and have caused a plat thereof to be acknowledged by them; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



Tuesday, November 18, 2003 Council Session

#### Item G11

#2003-338 - Approving Final Plat and Subdivision Agreement for Smith Acres Subdivision an Addition to the City of Grand Island

Helen Smith, owner, has submitted the final plat for Smith Acres, located north of Capital Avenue and west of Saint Paul Road. This plat proposes to develop 1 lot. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of October 1, 2003, unanimously voted to recommend approval.

**Staff Contact: Chad Nabity** 

October 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council City Hall Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: FINAL PLAT – Smith Acres Subdivision and addition to the City of Grand Island, located North of Capital Avenue, and West of Saint Paul Road, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held October 1, 2003 the above item was considered. This final plat proposes to create 1 lot on a parcel of land located in the E  $\frac{1}{2}$  W  $\frac{1}{2}$  SE  $\frac{1}{4}$  Section 4, Township 11, Range 9.

A motion was made by Ruge and seconded by Hooker to **approve** and recommend that the City Council **approve** the final plat of Smith Acres Subdivision.

A roll call vote was taken and the motion passed by a unanimous vote of the 10 members present (Amick, Haskins, Lechner, O'Neill, Hooker, Eriksen, Miller, Ruge, Hayes, Wagoner).

Yours truly,

Chad Nabity AICP Planning Director

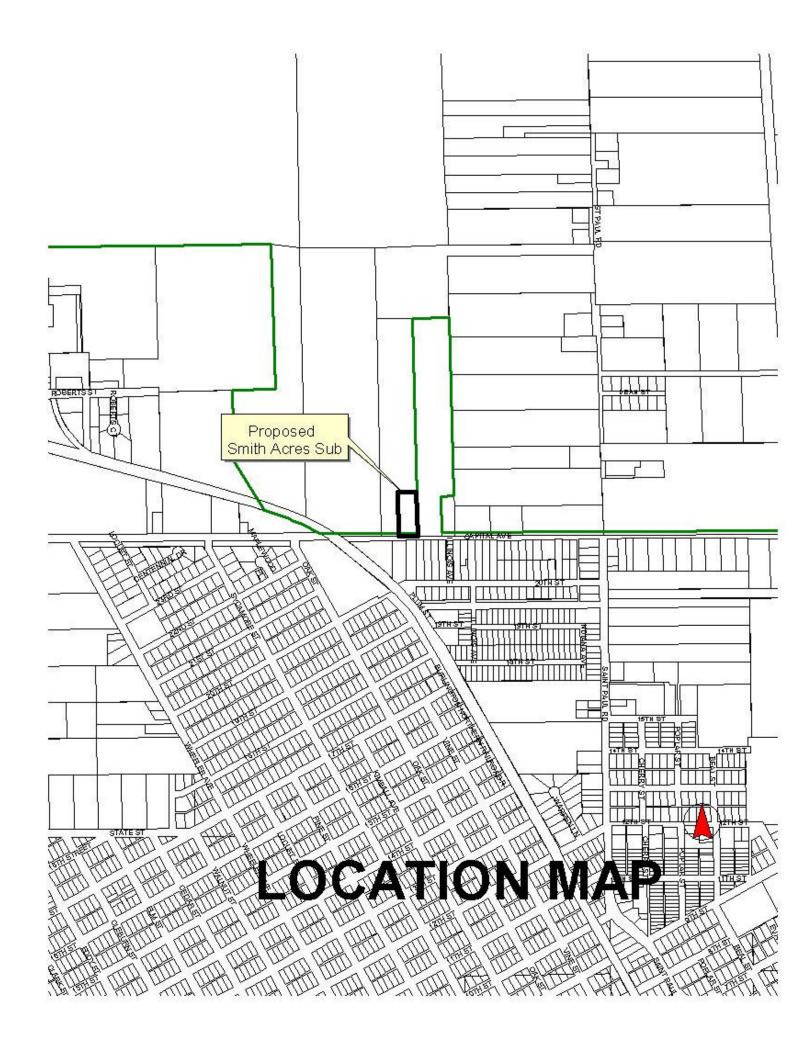
cc: City Attorney

Director of Utilities

Director of Public Works

Director of Building Inspections Manager of Postal Operations

Benjamin & Associates



WHEREAS, Helen C. Smith, a widow, as owner, has caused to be laid out into a lot, a tract of land comprising a part of the West Half (W1/2) of the south Thirty (30.0) acres of the East Half of the West Half of the Southeast Quarter (E1/2, W1/2, SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in the city of Grand Island, Hall County, Nebraska, under the name of SMITH ACRES SUBDIVISION, and has caused a plat thereof to be acknowledged by her; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

### Item G12

# **#2003-339 - Approving Final Plat and Subdivision Agreement for Equestrian Meadows Subdivision**

Equestrian Meadows LLC, owners, have submitted the final plat for Equestrian Meadows Subdivision, located south of Stolley Park Road and east of South Locust Street. This plat proposes to develop 6 lots. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of November 5, 2003, unanimously voted to recommend approval with an easement for parking added to the final plat.

**Staff Contact: Chad Nabity** 

November 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council City Hall Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: FINAL PLAT – Equestrian Meadows Subdivision, located South of Stolley Park Road, and East of Locust Street, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held November 5, 2003 the above item was considered. This final plat proposes to create 6 lots on a parcel of land in the NW ¼ of the NW ¼ of Section 27-11-9.

A motion was made by Ruge and seconded by Haskins to **approve** and recommend that the City Council **approve** the final plat of Equestrian Meadows Subdivision with an easement for parking added to the final plat.

A roll call vote was taken and the motion passed by a unanimous vote of the 11 members present (Amick, Haskins, Lechner, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Wagoner).

Yours truly,

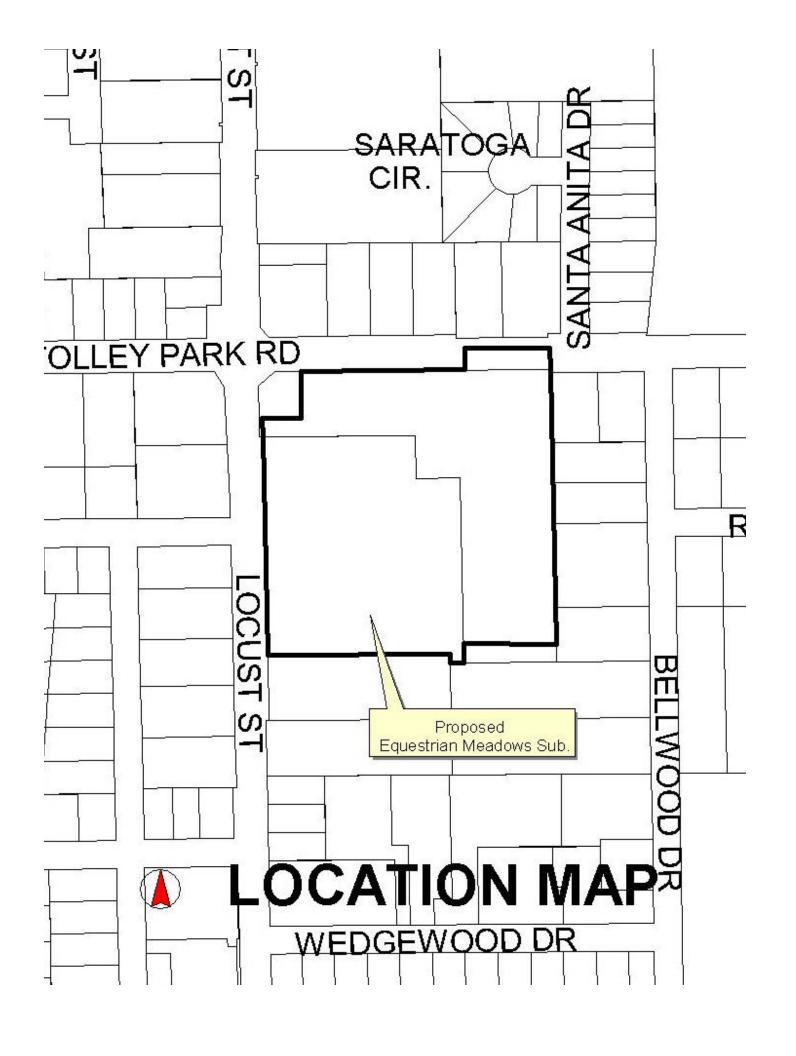
Chad Nabity AICP Planning Director

cc: City Attorney

> Director of Utilities Director of Public Works

Director of Building Inspections Manager of Postal Operations

Rockwell & Associates



WHEREAS, Equestrian Meadows, L.L.C., a Nebraska limited liability company, as owner, has caused to be laid out into lots, a tract of land comprising all of Lot Two (2), Burch Second Subdivision, and a part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), all in Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the city of Grand Island, Hall County, Nebraska, under the name of EQUESTRIAN MEADOWS SUBDIVISION, and has caused a plat thereof to be acknowledged by it; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

### Item G13

# #2003-340 - Approving Final Plat and Subdivision Agreement for Pomona Farms Subdivision

Ann Martin and Douglas Axford, owners, have submitted the final plat for Pomona Farms Subdivision, located north of Quail Lane and west of Pheasant Drive. This plat proposes to develop 1 lot. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of November 5, 2003, unanimously voted to recommend approval with the understanding that a well and septic system will be required for sewer and water.

**Staff Contact: Chad Nabity** 

November 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council City Hall Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: FINAL PLAT - Pomona Farms Subdivision, located North of Quail Lane, and West of Pheasant Drive, Hall County, within Grand Island 2 Mile jurisdiction.

At the regular meeting of the Regional Planning Commission, held November 5, 2003 the above item was considered. This final plat proposes to create 1 lot on a parcel of land in the SW ¼ of the NE ¼ of Section 13-11-10.

A motion was made by Hayes and seconded by Lechner to **approve** and recommend that the City Council approve the final plat of Pomona Farms Subdivision with the understanding that a well and septic system will be required for sewer and water.

A roll call vote was taken and the motion passed by a unanimous vote of the 11 members present (Amick, Haskins, Lechner, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Wagoner).

Yours truly,

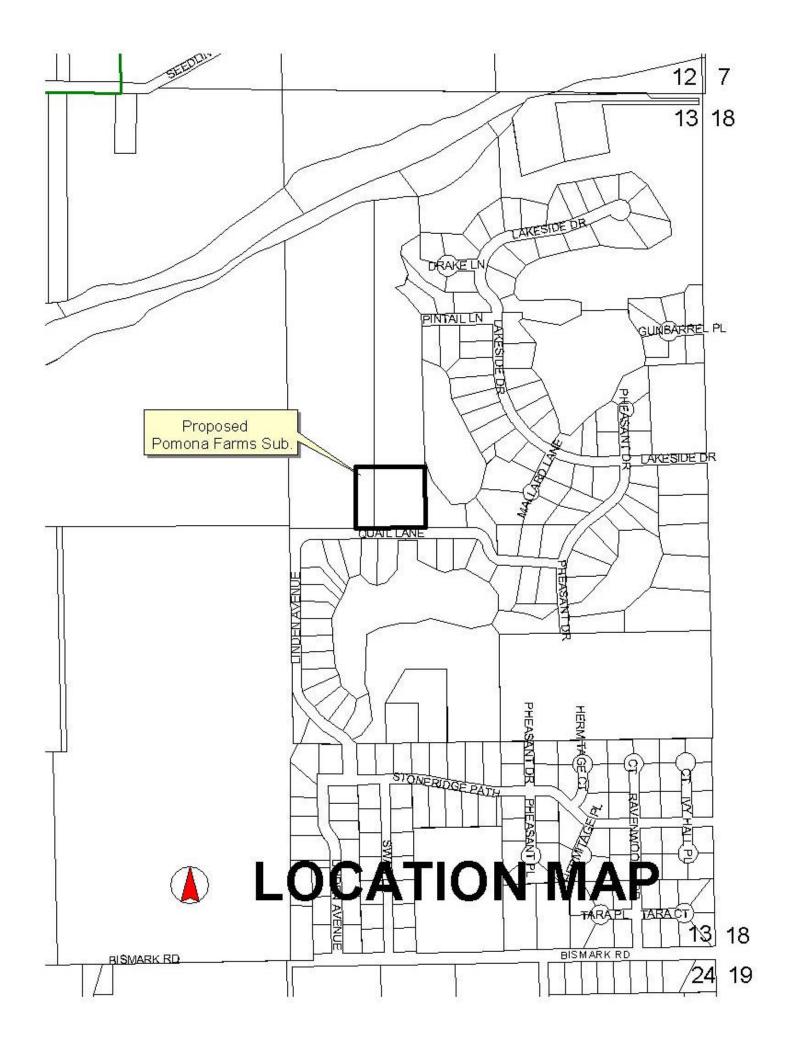
Chad Nabity AICP Planning Director

cc: City Attorney

> Director of Utilities Director of Public Works

Director of Building Inspections Manager of Postal Operations

Rockwell & Associates



WHEREAS, Ann A. Martin, a widow, and Douglas D. Axford and Sheila K. Axford, husband and wife, as owners, have caused to be laid out into a lot, a tract of land comprising a part of the Southwest Quarter of the Northeast Quarter (SW1/4, NE1/4) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in the city of Grand Island, Hall County, Nebraska, under the name of POMONA FARMS SUBDIVISION, and have caused a plat thereof to be acknowledged by them; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

### Item G14

# **#2003-341 - Approving Final Plat and Subdivision Agreement for Stoltenberg Acres Subdivision**

Wayne Stoltenberg, owner, has submitted the final plat for Stoltenberg Acres Subdivision, located north of Airport Road and west of North Road. This plat proposes to develop 2 lots. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of November 5, 2003, unanimously voted to recommend approval with the understanding that a well and septic system will be required for sewer and water.

**Staff Contact: Chad Nabity** 

November 6, 2003

Honorable Jay Vavricek, Mayor and Members of the Council City Hall Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: FINAL PLAT – Stoltenberg Acres Subdivision, located North of Airport Road, and West of North Road, Hall County, within Grand Island 2 Mile jurisdiction.

At the regular meeting of the Regional Planning Commission, held November 5, 2003 the above item was considered. This final plat proposes to create 2 lots on a parcel of land in the SE 1/4 of Section 35-12-10.

A motion was made by O'Neill and seconded by Miller to approve and recommend that the City Council **approve** the final plat of Stoltenberg Acres Subdivision with the understanding that a well and septic system will be required for sewer and water.

A roll call vote was taken and the motion passed by a unanimous vote of the 11 members present (Amick, Haskins, Lechner, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Wagoner).

Yours truly,

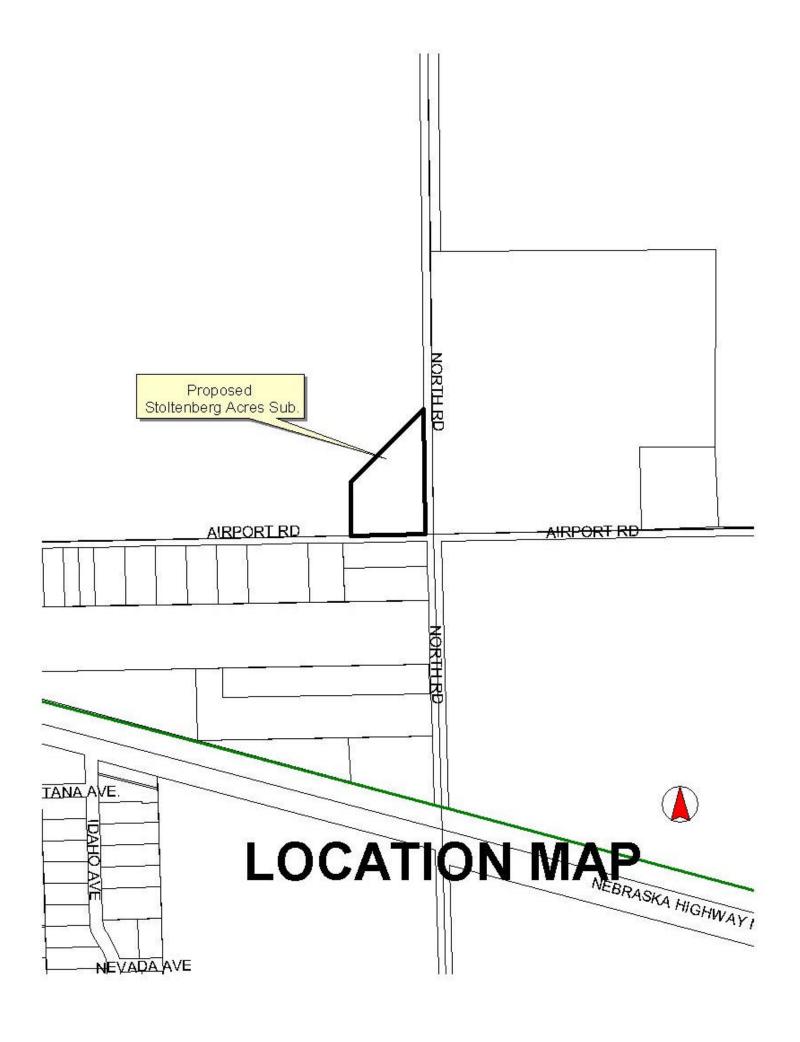
Chad Nabity AICP Planning Director

cc: City Attorney

> Director of Utilities Director of Public Works

Director of Building Inspections Manager of Postal Operations

Rockwell & Associates



WHEREAS, Wayne D. Stoltenberg and Mary V. Stoltenberg, husband and wife, and R. Marie Stoltenberg and Donald E. Stoltenberg, wife and husband, as owners, have caused to be laid out into lots, a tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Thirty Five (35), Township Twelve (12) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, under the name of STOLTENBERG ACRES SUBDIVISION, and have caused a plat thereof to be acknowledged by them; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



### Tuesday, November 18, 2003 Council Session

## Item G15

# #2003-342 - Approving Final Plat and Subdivision Agreement for Westroads Estates Fifth Subdivision

Diane Quandt, Laura & William Boersen, owners, have submitted the final plat for Westroads Estates Fifth Subdivision, located south of Husker Highway and west of Summer Drive. This plat proposes to develop 1 lot. This plat has been reviewed by the Planning, Public Works and Utilities Departments. The Regional Planning Commission, at their meeting of November 5, 2003, unanimously voted to recommend approval with the understanding that a well and septic system will be required for sewer and water, these are already in place.

**Staff Contact: Chad Nabity** 

November 6, 2003

Pam Lancaster, Chairman and Members of the Board 121 S. Pine St Grand Island NE 68801

Dear Members of the Board:

RE: FINAL PLAT – Westroads Estates Fifth Subdivision, located South of Husker Hwy, and West of Summer Drive, Hall County, within Grand Island 2 Mile jurisdiction.

At the regular meeting of the Regional Planning Commission, held November 5, 2003, the above item was considered. This final plat proposes to create 1 lot on a currently unplatted parcel of land in the SE ½ of the NW ½ Section 35, Township 11, Range 10.

A motion was made by Miller and seconded by Hayes to **approve** and recommend that the County Board **approve** the Final Plat of Westroads Estates Fifth Subdivision with the understanding that a well and septic system will be required for sewer and water. These are already in place.

A roll call vote was taken and the motion passed by a unanimous vote of the 11 members present (Amick, Lechner, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Hayes, Wagoner).

Yours truly,

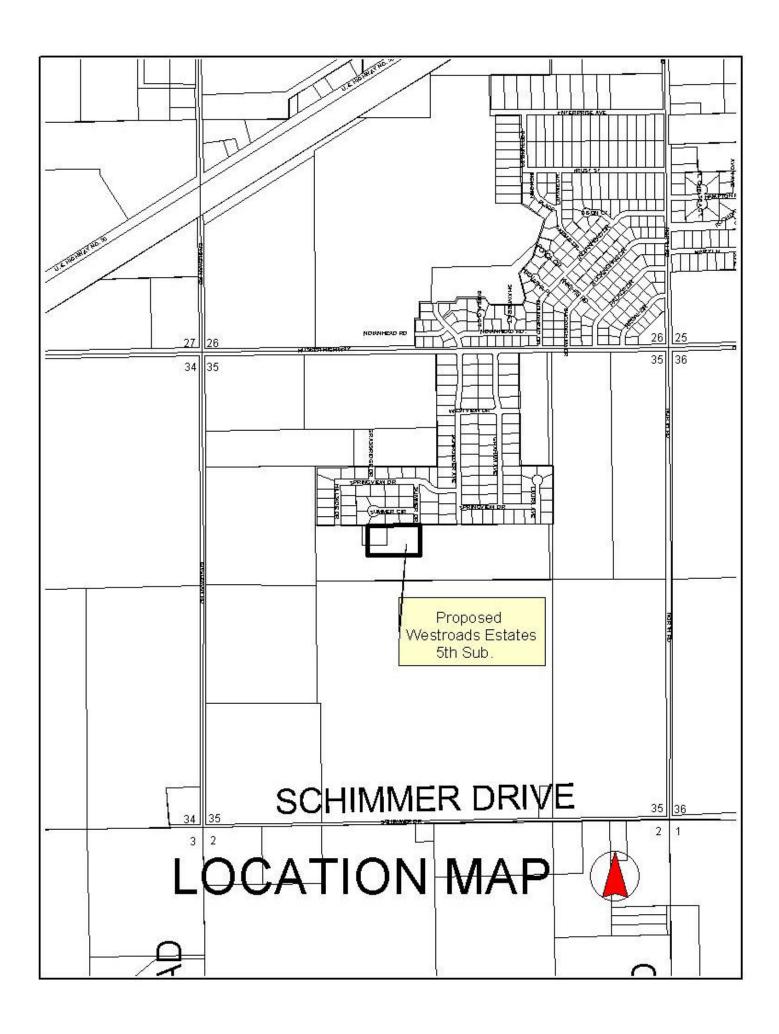
Chad Nabity AICP Planning Director

cc: County Clerk

County Attorney Director of Public Works

Director of Building Inspections Manager of Postal Operations

Benjamin & Associates



WHEREAS, Diane M. Quandt, a widow, and Laura R. Boersen (a/k/a Laura Boersen) and William L. Boersen, wife and husband, as owners, have caused to be laid out into a lot, a tract of land comprising a part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, under the name of WESTROADS ESTATES FIFTH SUBDIVISION, and have caused a plat thereof to be acknowledged by them; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



### Tuesday, November 18, 2003 Council Session

#### Item G16

# #2003-343 - Approving Correction of Assessments and Budget Adjustment for Business Improvement District No. 5

This item relates to the actions taken earlier where the Council acted as a Board of Equalization to review benefits for Business Improvement District 5 based on corrections to four assessments, then passed an ordinance to correct assessments and levy taxes for four impacted properties. This Resolution approves an adjustment to the Business Improvement District budget in the amount of \$3,237.27 and instructs the Finance Department to prepare corrected invoices for the four property owners, and authorizes the Finance Department to refund the disputed amount if property owners have already sent payment for the previously billed amount.

**Staff Contact: David Springer** 

WHEREAS, on July 22, 2003, by Resolution 2003-216, the City Council of the City of Grand Island approved the budget of Business Improvement District No. 5 for the fiscal year 2003-2004; and

WHEREAS, on September 9, 2003, by Resolution 2003-BE-17 and by Ordinance No. 8849, the City Council of the City of Grand Island approved assessments for properties located within Business Improvement District No. 5; and

WHEREAS, it has been determined that the property valuations and/or assessments approved and applied to four properties located within such district were incorrect; and

WHEREAS, corrections will decrease the total collected assessments to \$76,978.26, which is a decrease of \$3,237.27; and

WHEREAS, due to the decrease in revenue, it will be necessary to adjust the Business Improvement District No. 5 budget for the 2003-2004 fiscal year; and

WHEREAS, the Business Improvement District board met and considered such adjustment to the budget.

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

- 1. The adjusted budget for Business Improvement District No. 5 is hereby considered.
- 2. Corrections to the assessments of four properties within the district shall be prepared.
- 3. In the event that any of the four property owners which have corrected assessments have paid their assessments based on the initial figures, the City is hereby authorized to refund the difference of the initial assessment from the corrected assessment.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



### Tuesday, November 18, 2003 Council Session

#### Item G17

# **#2003-344 - Approving Request to Move Forward with Implementation of Canine Unit**

The Grand Island Police Department is seeking approval to move forward with the implementation of a police canine unit. As outlined during the October 21st study session, the canine unit would consist of two animals and their handlers. The handlers and their animals would be assigned to the patrol division working shifts that correspond with calls for service that most require a K-9 response. Training for the officers and the animals will be completed at the Nebraska Law Enforcement Training Center starting in January of 2004 at no cost to the city. The Grand Island Police Department has received approximately \$5,500 in donations designated for start-up costs for the K-9 unit. The start-up costs for the animals, shelters, kennels, vehicle conversion, veterinarian, food, muzzles and leashes is estimated at \$15,000. The approval of the K-9 unit does not require hiring additional manpower, purchase of vehicles, nor does it require additional monies to be budgeted for the present fiscal year.

**Staff Contact: Kyle Hetrick** 

WHEREAS, at the City Council Study Session on October 21, 2003, the Police Department provided a presentation on the proposed police canine unit which would consist of two animals and their handlers; and

WHEREAS, at this time the police department is seeking approval for the implementation of such canine unit; and

WHEREAS, training for the officers and handlers will be completed at the Nebraska Law Enforcement Training Center at no cost to the city; and

WHEREAS, the start-up costs for the animals, shelters, kennels, vehicle conversion, veterinarian, food, muzzles, and leashes is estimated at \$15,000, and approximately \$5,500 has been donated so far to cover such expenses; and

WHEREAS, no further funds are required to be budgeted for the present fiscal year for the implementation of such police canine unit; and

WHEREAS, it is recommended that such police canine unit be authorized and approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the police canine unit consisting of two animals and their handlers is hereby authorized and approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

### Item G18

#2003-345 - Approving Acquisition of Property at 3000 East Bismark Road Adjoining the South Side of the Waste Water Treatment Plant from Carole Yeager

A public hearing was held regarding this item earlier in this meeting.

Staff recommends approval of the resolution.

Staff Contact: Steve Riehle, Public Works Director

WHEREAS, the City of Grand Island is interested in purchasing property located at 3000 East Bismark Road, adjacent to the Wastewater Treatment Plant, owned by Carole Yeager; and

WHEREAS, Carole Yeager has expressed an interest in selling such property to the City for the amount of \$111,579.00; and

WHEREAS, a public hearing was held on November 18, 2003, for the purpose of discussing the proposed acquisition of property from Ms. Yeager; and

WHEREAS, an Agreement for Warranty Deed has been prepared setting out the terms and conditions of such property purchase; and

WHEREAS, the City Attorney's office has reviewed and approved the Agreement for Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island is hereby authorized to purchase the property located at 3000 East Bismark Road from Carole Yeager, a single person, for the amount of \$111,579.00 in accordance with the terms and conditions set out in the Agreement for Warranty Deed; and the Mayor is hereby authorized and directed to execute such Agreement for Warranty Deed on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 18, 2003.



### Tuesday, November 18, 2003 Council Session

## Item G19

### #2003-346 - Approving Purchase of New Trucks for Engineering, Underground and Storeroom Division of the Utilities Department

#### Background:

With the continually growing construction activity in Grand Island, the Utilities Department has had to expand its Utility Engineering and Underground Electric Divisions over the past several years. Both of these divisions work over the entire 80 square mile service area of the Department. Two additional construction vehicles were budgeted in the '03-'04 fiscal year.

The Engineering Division inspects new water lines, surveys for construction projects, surveys and drafts easement documents and gathers information for the GIS system. The Underground Division needs vehicles to get crew members and materials to the job sites. In addition the Purchasing Division is budgeted to replace Unit 40, a 1994 Ford pick-up with over 90,000 miles. The old vehicle will be sold at auction.

#### Discussion:

The state contract provides very good pricing for public entity owned vehicles. All three vehicles will be  $\frac{1}{2}$  ton, four-wheel drive pick-ups.

Summary:

Bid Date: State Bid

Publication Date: State Bid

Fund Number: 520

Bidder: Anderson Ford 2500 Wildcat Lincoln NE

State Bid Amount: \$20,190.00 - Each

State Contract Number: CA-6087A

#### Recommendation:

It is recommended that Council approve the award to Anderson Ford in the amount of \$60,570.00 for three pick-ups pursuant to State Bid Contract Award No. CA-6087A. There are sufficient funds in the electric fund for this purpose.

Staff Contact: Gary R. Mader; Dale Shotkoski

WHEREAS, the Utilities Department is budgeted to purchase three trucks for the Engineering, Underground and Storeroom Divisions of the Utilities Department during the 2003/2004 fiscal year; and

WHEREAS, said trucks can be obtained from the State contract holder; and

WHEREAS, purchasing the trucks from the State contract holder meets all statutory bidding requirements; and

WHEREAS, the funding for such trucks is provided in their 2003/2004 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of three 2004 1/2 ton four-wheel drive pickup trucks from the State contract holder, Anderson Ford of Lincoln, Nebraska, for the total amount of \$60,570.00 is hereby accepted and approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



### Tuesday, November 18, 2003 Council Session

#### Item G20

# #2003-347 - Approving Bid Award for Water Extension District 445 and Water Main District 446T

#### Background:

The City received a petition from 72% of the property owners along Hampton Road, Chelsea Pl., Dover Ct., Avon Ave., Rochdale Cir., and Gladstone Cir. requesting City water service be extended into the area. Water Extension District 445 was created by Council to extend City water mains to address the contamination of private wells in the area.

Additionally, Water Main District 446T was designed to provide for the installation of a 6" main between Kentish Hills Subdivision and Marylane Subdivision. The connection will provide increased reliability and capacity for the residents in the two subdivisions. Attached is a plat showing the District's boundaries. Because of the timing of Council meetings and the rush on this project, creation of Water Main District 446T is included on Council's agenda for the same meeting as award of this contract for district construction.

#### Discussion:

Requests for bids were sent to five contractors, six suppliers, and five plan service companies. Bids were publicly opened at 11:00 am on November 14 in accordance with City Procurement Codes. Four bids were received and have been checked and evaluated. A tabulation of the bids received is listed below:

1) Bidder: Starostka Group of Grand Island NE - Exceptions: None - Bid Price: \$142,814.51 - Completion: April 30, 2004 2) Diamond Engineering of Grand Island, NE - Exceptions: None - Bid Price \$164,166.56 - Completion: April 30, 2004 3) General Excavating of Lincoln, NE - Exceptions: None - Bid Price: \$190,719.73 - Completion: April 30, 2004 4) Judds Brothers Construction of Lincoln, NE - Exceptions: None - Bid Price: \$212,238.20 - Completion: January 31, 2004.

#### Recommendation:

Plans and specifications were prepared which provide for installation of water mains and service lines to all lots within Kentish Hills Subdivision, Cedar Hills Park, and one residence located east of the subdivision. Extension of City service to these properties will provide a resolution to the ground water problems in their private wells.

All the bids are without exceptions and otherwise comply with contract documents. It is recommended the Council award the contract for Water Extension District 445 and Water Main District 446T to: Starostka Group Unlimited, Inc. of Grand Island, NE in the amount of \$142,814.51. Their bid is below the engineer's estimate of \$224,000.00.

### Fiscal Efforts:

Construction funds are available in Enterprise Fund 525 for the FY 2003-04 budget.

#### Alternatives:

Award to an alternate contractor or re-bid the District. See attached RESOLUTION.

**Staff Contact: Gary Mader** 



## INTEROFFICE MEMORANDUM

Working Together for a Better Tomorrow. Today.

#### **BID OPENING**

BID OPENING DATE: November 14, 2003 at 11:00 a.m.

FOR: Water Extension District 445 & Water Main District 446T

**DEPARTMENT** Utilities

ENGINEER'S ESTIMATE: \$224,000.00

FUND/ACCOUNT: 525 Enterprise Fund

PUBLICATION DATE: November 4, 2003

NO. POTENTIONAL BIDDERS: 5

#### **SUMMARY**

**Bidder:** Diamond Engineering Judds Bros. Construction Co.

Grand Island, NE Lincoln, NE

**Bid Security:** Travelers Casualty & Surety Travelers Casualty & Surety

**Exceptions:** None None

**Bid Price:** \$164,166.56 \$212,238.20 **Completion Date:** April 30, 2004 January 31, 2004

**Bidder:** General Excavating Starostka Group Unlimited, Inc.

Lincoln, NE Grand Island, NE

**Bid Security:** Universal Surety Merchants Bonding Company

**Exceptions:** None None

 Bid Price:
 \$190,719.73
 \$142,814.51

 Completion Date:
 April 30, 2004
 Contract Time

cc: Gary Mader, Utilities Director

Bob Smith, Assistant Utilities Director Tom Barnes, Engineering Manager

City Administrator

Dale Shotkoski, Purchasing Agent

WHEREAS, the City of Grand Island invited sealed bids for Water Extension District 445 and Water Main District 446T, according to plans and specifications on file with the Utilities Engineering Office located at Phelps Control Center; and

WHEREAS, on November 14, 2003, bids were received, opened and reviewed; and

WHEREAS, Starostka Group Unlimited, Inc. of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$142,814.51; and

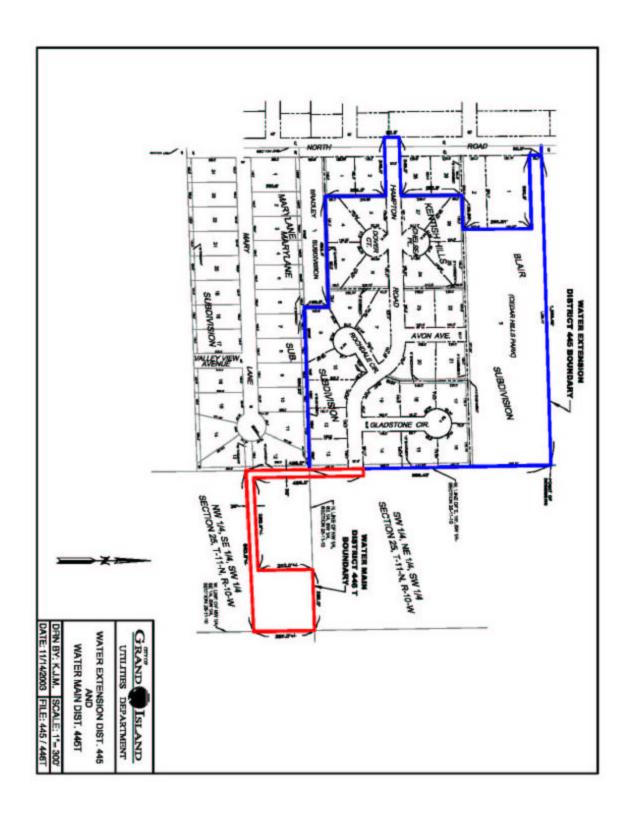
WHEREAS, Starostka Group Unlimited, Inc.'s bid is less than the engineer's estimate for such project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Starostka Group Unlimited, Inc. of Grand Island, Nebraska, in the amount of \$142,814.51 for Water Extension District 445 and Water Main District 446T is hereby approved as the lowest responsible bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.





## Tuesday, November 18, 2003 Council Session

### Item G21

## #2003-348 - Approving Contracts with Green Leaf Lawn Service Regarding the Parking Ramp and Downtown Parking District No. 1

In 1995 the City entered into a contract with Green Leaf Lawn Service to provide property maintenance services for BID #2, Downtown Parking District #1 and the Parking Ramp. The original contract with Green Leaf has expired and BID #2 is no longer in existence; therefore, a new contract with Green Leaf is necessary. Bid #5 has been formed and it is now contracting for its management and maintenance service separately from the City and will enter into an agreement of its own for these services. The City is still handling maintenance for the Parking District and for the Parking Ramp. Some of the maintenance items and the timing of the maintenance is different for the Ramp and the Parking District so two separate agreements have been drafted with the maintenance requirements for each entity being set forth in an attachment to each proposed contract. The new agreements will be for a term of one year and will automatically extend for up to four additional one year terms unless either party gives notice of termination. The contract prices for each agreement are set forth in the contracts and represent an estimate of the amount of time that will be devoted to the maintenance of each entity. Approval is recommended.

Staff Contact: Doug Walker/David Springer

WHEREAS, Green Leaf Lawn Service has provided property maintenance services for Business Improvement District No. 2, Downtown Parking District No. 1, and the parking ramp; and

WHEREAS, such contract has expired; and

WHEREAS, although the City is no longer responsible for the maintenance contract for Business Improvement District No. 5, it is responsible for maintenance of Parking District No. 1 and the parking ramp; and

WHEREAS, Green Leaf Lawn Service of Grand Island, Nebraska, submitted a quote for such property maintenance services for Downtown Parking District No. 1, such quote being in the amount of \$954 per month for the months of April through October, and \$132.50 per month for the months of November through March, plus the sum of \$85 per hour for snow removal and \$15 per hour for additional special maintenance as outlined in the contract; and

WHEREAS, Green Leaf Lawn Service of Grand Island, Nebraska, submitted a quote for such property maintenance services for the parking ramp, such quote being in the amount of \$360 per month for the months of April through October, and \$50 per month for the months of November through March, plus the sum of \$85 per hour for snow removal and \$15 per hour for additional special maintenance as outlined in the contract; and

WHEREAS, it is recommended that Green Leaf Lawn Service be approved to provide such work at the above-stated prices for Downtown Parking District No. 1 and the parking ramp.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the quote of Green Leaf Lawn Service of Grand Island, Nebraska for property maintenance services for Downtown Parking District No. 1 in the amount of \$954 per month for the months of April through October, and \$132.50 per month for the months of November through March, plus the sum of \$85 per hour for snow removal and \$15 per hour for additional special maintenance as outlined in the contract is hereby approved.

BE IT FURTHER RESOLVED, that the quote of Green Leaf Lawn Service of Grand Island, Nebraska for property maintenance services for the parking ramp in the amount of \$360 per month for the months of April through October, and \$50 per month for the months of November through March, plus the sum of \$85 per hour for snow removal and \$15 per hour for additional special maintenance as outlined in the contract is hereby approved.

BE IT FURTHER RESOLVED, that contracts by and between the city and such contractor be entered into for such projects; and the Mayor is hereby authorized and directed to execute such agreements on behalf of the City of Grand Island.

Adopted by the City Council of the City of G	rand Island, Nebraska, November 18, 2003.
	RaNae Edwards, City Clerk



## Tuesday, November 18, 2003 Council Session

### Item G22

#2003-349 - Approving Agreement with Kirkham Michael & Associates, Inc. for Consulting Services Relative to design of Water Main on Second Street

### **Background**

The council approved resolution 2003-334 on November 4, 2003. The resolution authorized staff to negotiate an agreement with Kirkham Michael and Associates, Inc. to perform water main design work in conjunction with the Nebraska Department of Road's (NDOR) project to improve US Highway 30 through central Grand Island.

#### Discussion

The Utilities and Public Works Department's negotiated an Agreement with Kirkham Michael and Associates. The purchasing division of the City Attorney's Office has reviewed and approved the agreement. They will perform the work at their standard hourly rates and bill for actual hours worked with a maximum dollar amount of \$16,600. This rate structure is the same as the NDOR's method of calculation.

### Recommendation

Staff recommends that the Council approve a Resolution authorizing the Mayor to sign an Agreement with Kirkham Michael and Associates to perform the design work. The study should be conducted so drainage in the area can be improved.

### Financial Implications

Sufficient funds are available in the Utilities Budget for the work. The project will reimburse the city for 80% of the non-betterment cost for the work.

#### Alternatives

None. The work must be completed in conjunction with the NDOR's project.

Staff Contact: Steve Riehle, City Engineer/Public Works Director

WHEREAS, on November 4, 2003, by Resolution 2003-334, the City of Grand Island authorized negotiations with Kirkham Michael and Associates, Inc. of Omaha, Nebraska to design a water main project on Second Street for the City in order to allow the Nebraska Department of Roads to proceed with their U.S. Highway 30 improvement project; and

WHEREAS, Kirkham Michael and Associates, Inc. has agreed to perform the agreed upon services at their standard hourly rates and bill for actual hours worked, with a maximum dollar amount of \$16,600; and

WHEREAS, the proposed Agreement between the parties has been reviewed and approved by the City Attorney's office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Kirkham Michael and Associates, Inc. of Omaha, Nebraska, is hereby approved at Kirkham Michael and Associates' standard hourly rate to bill for actual hours worked, not to exceed \$16,600, to design a water main project for the City on Second Street in order to allow the Nebraska Department of Roads to proceed with their U.S. Highway 30 improvement project.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

### Item G23

### #2003-350 - Approving Authorization of Business Improvement Board to Administer Funds Collected for BID #3

This resolution is on the agenda to permit Business Improvement District #3 to administer its own funds. Business Improvement District #3 was not given this authority which can be delegated to it pursuant to Neb. Rev. Stat. Section 19-4021. If this resolution is passed it will give the business improvement district more autonomy to take care of its business without the City being involved as the contracting entity. The City will continue to collect the receipts and handle the disbursements of revenue as directed by the Board of the Business Improvement District. Passage is recommended.

**Staff Contact: Doug Walker, City Attorney** 

WHEREAS, Business Improvement District No. 3 (hereinafter BID #3), was created by the Grand Island City Council on March 8, 1999 by Ordinance No. 8453; and

WHEREAS, Neb. Rev. Stat. §19-4021 permits the City Council to authorize and direct the Business Improvement Board for the BID #3 to administer the funds collected for it; and

WHEREAS, the City desires to authorize the Business Improvement Board to administer the funds and exercise all of the powers and authority set forth in Neb. Rev. Stat. §19-4019.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Business Improvement Board is hereinafter authorized for the term of Business Improvement District No. 3 to administer the funds collected for it and to exercise all of the authority granted to it in Nebraska statutes, including but not limited to accomplishing the purposes set forth in Neb. Rev. Stat. §19-4019.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

### Item G24

# **#2003-351 - Approving Authorization of Business Improvement Board to Administer Funds Collected for BID #4**

This resolution is on the agenda to permit Business Improvement District #4 to administer its own funds. Business Improvement District #4 was not given this authority which can be delegated to it pursuant to Neb. Rev. Stat. Section 19-4021. If this resolution is passed it will give the business improvement district more autonomy to take care of its business without the City being involved as the contracting entity. The City will continue to collect the receipts and handle the disbursements of revenue as directed by the Board of the Business Improvement District. Passage is recommended.

**Staff Contact: Doug Walker, City Attorney** 

WHEREAS, Business Improvement District No. 4 (hereinafter BID #4), was created by the Grand Island City Council on July 23, 2002 by Ordinance No. 8751; and

WHEREAS, Neb. Rev. Stat. §19-4021 permits the City Council to authorize and direct the Business Improvement Board for the BID #4 to administer the funds collected for it; and

WHEREAS, the City desires to authorize the Business Improvement Board to administer the funds and exercise all of the powers and authority set forth in Neb. Rev. Stat. §19-4019.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Business Improvement Board is hereinafter authorized for the term of Business Improvement District No. 4 to administer the funds collected for it and to exercise all of the authority granted to it in Nebraska statutes, including but not limited to accomplishing the purposes set forth in Neb. Rev. Stat. §19-4019.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 18, 2003.



## Tuesday, November 18, 2003 Council Session

## Item J1

Payment of Claims for the Period of November 5, 2003 through November 18, 2003

The Claims for the period of November 5, 2003 through November 18, 2003 for a total of \$2,244,849.42. A MOTION is in order.

**Staff Contact: RaNae Edwards**