



City of Grand Island

Tuesday, December 09, 2003

Council Session

Item G6

Approving Minutes of December 2, 2003 City Council Study Session

The Minutes of December 2, 2003 City Council Study Session are submitted for approval. See attached MINUTES.

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

December 2, 2003

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on December 2, 2003. Notice of the meeting was given in the Grand Island Independent on November 26, 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, City Attorney Doug Walker and Public Works Director Steve Riehle.

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

Recognition of Gdowski's and Ramsey's for the Nebraska Community Improvement Award for Kid's Kingdom. The Mayor and City Council recognized Tom and Becky Gdowski and Kirk and Katie Ramsey, Co-Chairpersons for the Kid's Kingdom playground project at Stolley Park. The City of Grand Island was honored an award from the Nebraska Community Improvement Program for the outstanding efforts of the entire community in achieving a themed playground covering 28,000 square feet. An estimated 27,000 hours of volunteer effort involving about 2,400 people were invested in the construction of the playground over six days. Tom and Becky Gdowski, Herb Worthington, and former Mayor Ken Gnadt were present for this recognition.

Review of the Planning Commission and the Grand Island Comprehensive Plan Update. Chad Nabity, Regional Planning Director explained the Hall County Regional Planning Commission was created through an Interlocal Agreement between Grand Island, Hall County, Wood River, Alda, Cairo, Doniphan, and Parkview in 1967 and was readopted in 1974. There were twelve members on the Planning Commission.

Mr. Nabity stated that a comprehensive plan was a plan for future growth and development based on hopes, dreams, visions, and goals of the community. Also it was a legal prerequisite if a community wanted zoning. Zoning and Subdivision regulations provided tools which effect the overall development of the plan.

Mr. Nabity stated JEO Consulting, Inc. of Wahoo, Nebraska had been hired to update the comprehensive plan. Total cost was \$218,065 of which \$70,679 was Grand Island's share. A review of the timeline was presented from 2001 through 2004. It was projected that in February or March this plan would come before Council for adoption. It was mentioned that this was a 20 year plan, but would probably be updated in 10 years due to changes in the community.

Presentation Concerning the Use of Plastic Pipe. Gary Mader, Utilities Director reported that with the discovery of Volatile Organic Compound (VOC) contamination in private domestic wells in the Mary Lane and Kentish Hills Subdivision in Grand Island, the Utilities Department immediately began design of City Water Main extensions into those areas to provide a safe drinking water supply. During the course of this water main work, Diamond Plastics offered to provide PVC water main pipe, at no cost, for the water main extensions. Because of concerns with the permeation of PVC pipe by the known organic compound contamination, the offer to provide free pipe was not accepted.

Nebraska Health and Human Services (NHHS) regulations, Distribution Systems, Section 8.0, Materials, state “where distribution systems are installed in areas of ground water contaminated by organic compounds... non-permeable materials shall be used for all portions of the system...” PVC and other plastic materials can be susceptible to permeation by VOC compounds. Iron materials are not permeable to organic compounds. Therefore, the water main extensions were designed of ductile iron pipe with joint gaskets specified that are of a material designed to resist VOC permeation. Per NHHS direction, the design of the water main extensions were submitted to NHHS for that Department’s review. It was the recommendation of the Utilities Department that the water main design with ductile iron pipe be maintained of which CNH had agreed to pay for those water main extensions.

Dennis Bauer, 2416 Arrowhead Road, Shah Rahman, Regional Engineer of Uni-Bell and Robert Walker Executive Director of Uni-Bell, Dallas, Texas, Elroy Smith, 411 Johnson Drive, Jerry Parkinson, Hastings, Nebraska, and Ron Bishop, Vice-President of Diamond Plastic spoke in support of PVC pipe and explained why the city should use PVC pipe and that it was safe. Discussion was held with regards to gaskets and permeation.

Lock Box Presentation, Fire Department Request. Fire Chief Jim Rowell introduced Fred Hotz, representing the Fire Prevention Division of the Fire Department presented an overview of the Lock Box program and the benefit it provided to the community, individual business owners, fire department operations as well as safety benefits to fire personnel. The Lock Box program were boxes that would be attached to structures that would be used to gain access. The Fire Department would have one key on the fire trucks to gain access to these lock boxes which would have the key to the structure/business allowing the Fire Department access. It was mentioned that an ordinance allowing participation in the program would be presented to Council in the future.

Life Cycle Cost Comparison of Asphalt Versus Concrete on South Locust Street Between Stolley Park Road and Fonner Park Road. Steve Riehle, Public Works Director reported that the original concept for improving South Locust Street between Stolley Park Road and Fonner Park Road provided for moving the sidewalks back away from the curbs, installing pedestrian lighting, upgrading the roadway lighting, and adding landscaping elements. Since a number of the driveways were going to be shifted, moved, combined or eliminated, staff felt it was a good time to overlay the road with asphalt. The curb needed to be replaced to provide for drainage and to increase the life of an asphalt overlay.

Discussions with the engineers and contractors resulted in a decision to replace the out side lanes of the roadway, build an integral curb and gutter section, and overlay all 5 lanes with asphalt. Staff had never felt that the asphalt overlay was the best long-term solution. Both the contractor and the Business Improvement District had indicated that they believed the cities long-term investment would be best served by using concrete.

The switch from asphalt to concrete would cost almost \$250,000. Concrete was less expensive then asphalt over the life of the pavement, but had a higher up front cost. In addition, the annual maintenance costs for concrete were less than they were for asphalt. Asphalt would need to be replaced every 8 years at a cost of \$80,000 (using today's dollars). The life cycle cost for concrete would be less then asphalt as long as the concrete lasted longer then 24 years. Concrete had an expected life of 25 to 40 plus years. The city would incur up front costs of almost \$250,000 to reduce future costs.

Mr. Riehle stated that if council supported the change, city staff would review the 400 Capital Improvements Budget to see if there was money from other projects that could be used to change the project from an asphalt overlay to full depth concrete and come back for council approval at the December 9, 2003 Regular City Council Meeting.

Discussion was held with regards to delays, access to businesses on South Locust, and money in the budget, if the city went with concrete instead of asphalt. It was the consensus of the Council to go with concrete and bring it back on December 9, 2003 Regular City Council Meeting.

ADJOURNMENT: The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

RaNae Edwards
City Clerk