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# City of Grand Island



**Tuesday, January 25, 2005**

## **Council Session Packet**

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### **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:**

**Gary Greer**

### **City Clerk:**

**RaNae Edwards**

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

## **Call to Order**

**Pledge of Allegiance /Invocation - Pastor Joel Schroeder, St. Pauls Lutheran Church,  
1515 South Harrison Street**

## **Roll Call**

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### **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.

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### **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.

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### **MAYOR COMMUNICATION**

This is an opportunity for the Mayor to comment on current events, activities, and issues of interest to the community.



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item E1

**Public Hearing on Amendment to Community Authority (CRA)  
Redevelopment Plan for Blight and Substandard Area #2 and  
Authorizing Tax Increment Financing for Harley Davidson  
Central Located at 2719 South Locust Street**

Staff Contact: Doug Walker

# **Council Agenda Memo**

**From:** Douglas R. Walker, City Attorney

**Meeting:** January 25, 2005

**Subject:** Public Hearing on Amending the Redevelopment Plan for Blighted and Substandard Area #2 and Authorizing Tax Increment Financing for Harley Davidson Central and Resolution Approving Amendment to Community Redevelopment Authority, Redevelopment Plan for Blighted and Substandard Area #2 and Authorizing Tax Increment Financing for Harley Davidson Central

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

**Presenter(s):** Douglas R. Walker, City Attorney

## **Background**

The Community Redevelopment Authority has received an application requesting tax increment financing (TIF) for the Nebraska Cycle Company, Inc., d/b/a Harley Davidson Central. The sequence of events that are pertinent to this application are as follows:

1. A warranty deed was recorded on March 18, 2003, to William E. and Sandra L. Lawrey (applicants) for the property with a street address of 2719 South Locust Street.
2. A notice of commencement and deed of trust are filed on March 1, 2004.
3. The applicants request and obtain the necessary forms to apply for TIF in April, 2004.
4. The Grand Island Building Department issued a building permit on May 13, 2004.
5. An application for TIF is signed by the applicants on September 9, 2004 and submitted to the Community Redevelopment Authority (CRA).

6. The application is discussed for the first time at a monthly CRA meeting on October 13, 2004.
7. On November 16, 2004, an occupancy certificate was issued by the City of Grand Island Building Department.
8. On December 2, 2004, a special meeting of the CRA is held to discuss issues pertinent to this application.
9. At the monthly meeting of the CRA on December 8, 2004, the CRA voted to approve the Lawreys' application and forward it to the Planning Commission and City Council for consideration.
10. At the January meeting of the Planning Commission, the application is approved as conforming to the comprehensive plan for the South Locust Street corridor.

This matter is now before the City Council for consideration as the final step in the process of applying for TIF.

### **Discussion**

The Nebraska statutes have numerous detailed requirements regarding the use of tax increment financing for projects in blighted and substandard areas of cities of all classes throughout the state of Nebraska. Among the Nebraska statutes in this area is §18-2116, which contains the "but for" test. A copy of the most recent version of this statute is included in your council packet for your reference. Because of this "but for test", TIF applicants are required to submit their applications in the initial phases of a project to be able to make a credible argument that TIF is necessary.

You will note that in §18-2116(2)(a), a requirement for extending tax increment financing is that the redevelopment project "would not be economically feasible without the use of tax increment financing." The record indicates that the applicants arranged for financing before March 1, 2004, when the Deed of Trust was filed on the property and the project was apparently deemed credit worthy and sufficient funds were made available to proceed with the project. The records of the Grand Island Building Department further indicate that a building permit was issued on May 13, 2004. Several months later on September 9, 2004, an application was signed and submitted to the Community Redevelopment Authority. Since this application was filed several months after financing was obtained, the building permit was issued and construction commenced, tax increment financing was not necessary for a commercial lender to determine that this project was economically feasible.

You will also note that §18-2116(2)(b) requires that the redevelopment project would not occur in the Community Redevelopment Area without the use of tax increment financing. The Hall County Register of Deeds records indicate that this property was purchased on

March 18, 2003, which is nearly 1½ years prior to the date when the application for tax increment financing was signed and submitted to the Community Redevelopment Authority. The timing of the purchase of this real estate indicates that the applicants were planning to use this property for this project, whether or not tax increment financing was received. A further consideration is that construction on this project was completed in the month of November, 2004 as indicated by the records of the Grand Island Building Department which issued a certificate of occupancy on November 16, 2004. Construction was therefore completed before the application was approved by the CRA. When these factors are considered, the appropriateness of using tax increment financing becomes questionable.

Other aspects of this application to consider are that the property cost \$105,000 when purchased by the applicants. The application indicates that the assessed valuation of \$62,252 prior to construction of the improvements would increase by \$1,234,748 for an estimated assessed value after the completion of the project of approximately \$1,300,000. The application further indicates that the real estate taxes on the unimproved real estate were approximately \$1,432.16 and the estimated real estate taxes with improvements would be \$28,532.36. The applicants would receive tax relief for the additional tax increment of \$27,120, on the property for fifteen years if the application is approved. This would result in tax relief of approximately \$406,503 over the 15 year period for which TIF would be extended.

Nebraska statutes require City Council approval for tax increment financing to be extended to a project. The City Council, pursuant to the Nebraska statutes, is to review TIF applications to make sure that they comply with all of the statutory requirements. If the Council chooses to approve the application as recommended by the Community Redevelopment Authority and the Planning Commission, the tax relief to the applicants will be granted. If the City Council chooses to deny the request for tax increment financing, then it will not be extended to them and the applicants will be required to pay the full amount of real estate taxes due after construction of the improvements.

### **Alternatives**

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

1. Move to approve the application of Nebraska Cycle Company, Inc., d/b/a Harley Davidson Central for tax increment financing.
2. Move to deny the application of Nebraska Cycle Company, Inc., d/b/a Harley Davidson Central.
3. Postpone the issue to a future date or study session.
4. Take no action on the issue.

## **Recommendation**

City Administration recommends that the Council **deny** the application of Nebraska Cycle Company, Inc., d/b/a Harley Davidson Central for tax increment financing.

## **Sample Motion**

Motion to deny the application of Nebraska Cycle Company, Inc., d/b/a Harley Davidson Central for tax increment financing.



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

### **Project Redeveloper Information**

- I. Business Name: Nebraska Cycle Company, Inc. d/b/a Harley Davidson Central  
Address: 2824 South Locust Street  
Grand Island, Nebraska 68801  
Telephone No.: 308-3982-7020  
Fax No. 308-382-1256  
Contact: Bill or Sandy Lawrey
- II. Brief Description of Applicant's Business: Harley Davidson Sales and Service
- III. Present Ownership Proposed Project Site: 2719 South Locust Street  
Grand Island, Nebraska
- IV. Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.  
22,000 square feet building. Lot is 3.3 acres. Building is two story metal building
- V. If Property is to be Subdivided, Show Division Planned:



5

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 105,000
B. Building	\$ 0

Construction Costs:

A. Renovation or Building Costs:	\$ 1,010,000
B. On-Site Improvements:	\$ 125,500

Soft Costs:

A. Architectural & Engineering Fees:	\$ _____
B. Financing Fees:	\$ _____
C. Legal/Developer/Audit Fees:	\$ _____
D. Contingency Reserves:	\$ _____
E. Other (Please Specify) Survey	\$ 1,484

TOTAL \$ 1,241,984

VII. Total Estimated Market Value at Completion: \$ 1,250,000

VIII. Source of Financing:

A. Developer Equity:	\$ 380,000
B. Commercial Bank Loan:	\$ Balance
C. Tax Credits:	
1. N.I.F.A.	\$ _____
2. Historic Tax Credits	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ _____?

11

F. Other

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

IX. Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor: Chief Construction, Inc. Greg Ruzicka

X. Estimated Real Estate Taxes on Project Site Upon Completion of Project:

(Please Show Calculations)

\$65,252 base valuation as of 1-1-04

Proposed assessed value \$1,300,000

Increased valuation \$1,234,748

Existing real estate taxes \$1,432.16

Proposed real estate taxes with improvements \$28,532.36

Increase in real estate taxes \$27,100.20

XI. Project Construction Schedule:

A. Construction Start Date: May 2004

B. Construction Completion Date: November 1, 2004

C. If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma  
(With Appropriate Schedules)

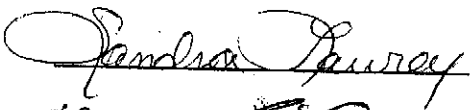
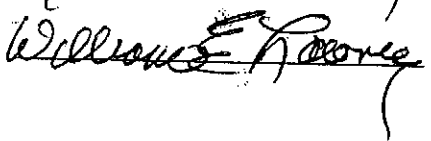
### **TAX INCREMENT FINANCING REQUEST INFORMATION**

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

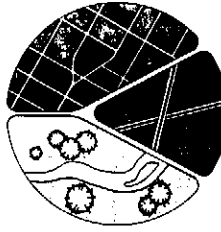
5  
Tax increment financing is being requested to assist with the costs associated with the construction of a new \$1.3 million facility in a blighted and substandard area of South Locust Street in Grand Island, Nebraska

- II. Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: The owners are investing additional equity of approximately \$275,000 and have already purchased the lot for \$105,000. The construction contract is for \$1,010,000 with additional construction costs of approximately \$125,000. There will be a need for additional funding to make the building costs affordable as an investment in the blighted and substandard area of Grand Island.
- III. Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:  
None
- IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

Dated: 09-09-04

Post Office Box 1486  
Grand Island, Nebraska 68802-1486  
Phone: 308 382-1920, ext. 20  
Fax: 308 382-1154  
Email: cjohnson@gichamber.com



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

January 6, 2005

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

Dear Mayor and Members of the Council:

**RE: Amendment to Redevelopment Plan for Blight & Substandard Area #2**

At the regular meeting of the Regional Planning Commission, held January 5, 2005, the above item was considered following a public hearing. This application proposes to use TIF for development that has occurred at 2719 South Locust Street for Commercial purposes.

Nabity said this is consistent with the existing zoning and future land use plan for the City of Grand Island and recommended approval.

No members of the public were present to comment on the proposed blight and substandard area.

A motion was made by Hayes and seconded by Amick to **approve** and recommend that the Grand Island City Council **approve** the development plan as submitted

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

Yours truly,

Chad Nabity AICP  
Planning Director

cc: Community Redevelopment Authority

Web-Posted Oct 13, 2004

*\$1.3 million project*

## Tax bill cut sought on new Harley building

**Community Redevelopment Authority to consider request for tax increment financing from Sandra, William Lawrey**

By Tracy Overstreet

[tracy.overstreet@theindependent.com](mailto:tracy.overstreet@theindependent.com)

The owners of Harley-Davidson Central in Grand Island are seeking financial help for their new \$1.3 million building on South Locust Street.

The Community Redevelopment Authority (CRA) will hear the financing request Wednesday afternoon from Sandra and William Lawrey, owners of Nebraska Cycle Co. Inc., doing business as Harley-Davidson Central.

Although tax-increment financing is considered a "but-for" financing mechanism -- financing for a project that wouldn't happen "but for" help through tax-increment financing -- CRA Director Cindy Johnson said the financing would be the "clincher" for this project.

"Obviously, they won't tear down their building if they don't get it," Johnson said Tuesday. "But they went ahead with the hope of being eligible."

Construction on the 22,000-square-foot, two-story metal building began in May and is to be completed in November, the Lawreys' tax-increment financing

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Sandra and William Lawrey, owners of Nebraska Cycle Co. Inc., doing business as Harley-Davidson Central, are seeking financial help for their new \$1.3 million building on South Locust Street.

Independent/Barrett Stinson

### Independent Talk

"For the record, Olive Garden (owned by Darden which also owns Red Lobster) will not build in a town of less than 150,000. I think if you research demographics that you will find that we prob. cater to 150,000+ from surrounding areas, but even still, they would be in

The Lawrey's currently have a Harley shop at 2824 S. Locust, but will move to the new building across the street at 2719 S. Locust.

never happen."  
- Posted by *TongaLH*, in our  
Generally Speaking Forum Topic:  
Letter to the Editor - New  
Restaurants

The Lawrey's said they spent \$105,000 on the three-acre lot, are building a \$1 million building and had \$125,500 in on-site improvements.

The property taxes on the undeveloped property were \$1,432 a year. The taxes on the \$1.3 million improved property are expected to be \$28,532 a year.

Tax-increment financing, if approved, would allow the Lawreys to use the difference in property tax values, \$27,100, to pay for their project. The taxes on the improved property could be diverted for up to 15 years.

Typically, the tax-increment financing available, as determined by a tax-increment financing attorney based on strict formulas, equates to about 8 to 12 percent of the total project cost, Johnson said.

In the Lawreys' case, that equates to about \$104,000 to \$156,000 of tax-increment financing for the project.

If the CRA supports the use of tax-increment financing for the new Harley building, it must refer the matter to the tax-increment financing attorney and the Regional Planning Commission. The commission would make a recommendation to the Grand Island City Council, which would take final action on the tax-increment financing request.

During Wednesday's meeting, the CRA will also consider identifying a new blighted and substandard area in Grand Island for redevelopment.

Area No. 5 is located on land just north of the Central Nebraska Humane Society shelter at 1312 Sky Park Road and extends south of Capital Avenue to Fourth Street and east and west of Geddes Street.

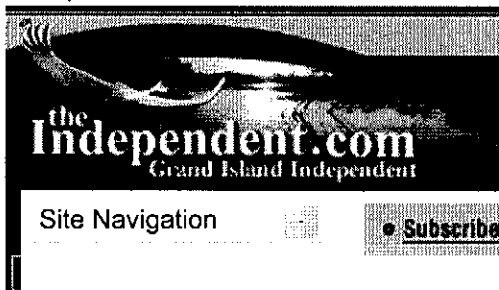
Consulting firm Hanna:Keelan Associates of Lincoln studied the

and substandard property.

Grand Island development firm Procon had requested the area be declared blighted and substandard so that tax-increment financing could be provided to its handicapped-accessible apartment project.

Adding the property would bring the percentage of blighted and substandard Grand Island property to 14 percent. State statutes allow a city Grand Island's size to be up to 35 percent blighted.

The CRA meeting begins at 4 p.m. in the community meeting room at City Hall, 100 E. First.



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Web-Posted Oct 14, 2004

## CRA supports tax-increment financing for Harley store

Lawreys seeking help to continue to develop South Locust property near new building

By Tracy Overstreet  
tracy.overstreet@theindependent.com

A request to divert the property taxes owed on a new building in order to help pay for that building gained the support of Grand Island's Community Redevelopment Authority (CRA) Wednesday.

The request made by Harley-Davidson Central owners Bill and Sandy Lawrey must now be studied by a tax-increment financing attorney to determine how much property taxes can be diverted and for how many years. State law allows a maximum of 15 years.

Once that recommendation is complete, the CRA will review it again and forward it on to the Regional Planning Commission, which will make a recommendation to the Grand Island City Council -- the governmental body that will take

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### Independent Talk

"For the record, Olive Garden (owned by Darden which also owns Red Lobster) will not build in a town of less than 150,000. I think if you research demographics that you will find that we prob. cater to 150,000+ from surrounding areas, but even still, they would be in competition in this town with themselves (Red Lobster), so it will never happen."  
- Posted by *TongaLH*, in our Generally Speaking Forum Topic:



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final action on the request.

Restaurants

Before the CRA gave its support of the project, there was discussion on what's called the "but for" provision of tax-increment financing (TIF). TIF regulations require that it be used only for projects that, "but for" tax-increment financing, wouldn't be done.

"Will it make or break us -- no," Sandy Lawrey said of having the tax-increment financing.

But she also made clear that while the \$1.3 million new Harley building would have been built without tax-increment financing help, "but for" that financing, the new building likely wouldn't have been on South Locust.

"We were highly encouraged by Harley-Davidson to go to Highway 281," she told the CRA. "(Tax-increment financing) is one of the main things that encouraged us to stay on South Locust."

But why the Lawreys waited to ask for the financing until a month before the new building is completed stumped CRA member Glen Murray.

"Why not submit this before?" he asked.

"Lack of knowledge," Bill Lawrey answered.

And a lack of time, Sandy Lawrey said.

The couple picked up the TIF application in the late spring, which is about the start of the busy time for their motorcycle business. Twelve-hour days are common and the construction process was started, taking even more of their time.

If, after all the reviews and recommendations, the financing is granted, the Lawreys said they would like to use the money to buy neighboring property -- such as the Star Motel -- and improve it into additional parking and a park.

CRA member Lee Elliott moved the authority proceed with the financing given that the Lawreys are investing in "a part of the (South Locust) corridor that is in pretty bad shape."

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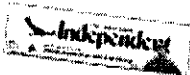
Sue Pirnie seconded the motion. Murray and CRA Chairman Barry Sandstrom rounded out the four votes of support. CRA member Tom Gdowski was absent from Wednesday's meeting.

The CRA also authorized a portion of northeast Grand Island to be declared blighted and substandard. The designation opens the door for tax-increment financing and CRA grants to be used for qualifying developments in the area -- of which local developers Procon are already seeking help on a handicapped-accessible apartment project.

Community planner Lonnie Dickson of Hanna:Keelan Consulting in Lincoln said the area does meet the state's definition of blighted and substandard. More than 40 percent of the homes and properties are dilapidated, the majority of the properties lack city water, fire hydrants are lacking, streets are gravel, lot layout is poor and 71 percent of the properties are more than 40 years old.

The area is generally bounded on the north by Capital Avenue, south by Fourth Street, east by Sky Park Road and west by an area just west of Geddes Street.

"It looks like it fits," Elliott said of the designation.



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Web-Posted Dec 3, 2004

## CRA examines tax-increment financing determination

Question of who should receive incentive continues

By Tracy Overstreet  
[tracy.overstreet@theindependent.com](mailto:tracy.overstreet@theindependent.com)

A project that is well under construction may be jeopardized for receiving tax-increment financing (TIF), Grand Island's Community Redevelopment Authority said Thursday.

"I'll have difficulty giving TIF to anyone who's turned dirt," said CRA member Lee Elliott.

His comments came during a special 80-minute meeting the CRA held to talk specifically about its use of tax-increment financing.

The review was prompted last month by an application for \$239,000 of tax-increment financing for the Harley-Davidson Central building at 2824 S. Locust St.

The \$1.3 million Harley retail store owned by Bill and Sandra Lawrey is already built and "has an open sign in the door," said TIF attorney Kevin Siebert from Lincoln. "It's not the way it should happen."


Those factors make it difficult to say that the project would not have happened "but for" the availability of TIF -- one of the tests used in giving the tax break.

CRA Chairman Barry Sandstrom said he didn't want Thursday's

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### Independent Talk

"For the record, Olive Garden (owned by Darden which also owns Red Lobster) will not build in a town of less than 150,000. I think if you research demographics that you will find that we prob. cater to 150,000+ from surrounding areas, but even still, they would be in competition in this town with themselves (Red Lobster), so it will never happen."

- Posted by *TongaLH*, in our Generally Speaking Forum Topic: Letter to the Editor - New Restaurants

guide the CRA in its future use of the tax-increment financing as redevelopment areas, primarily along South Locust Street, continue to develop.

"We've got money we can leverage for the good of our community," said CRA Chairman Barry Sandstrom. "What's our role?"

Although the five CRA members bounced around forming any black-and-white rules on what is eligible for TIF and what isn't, it did begin articulating priorities.

Issues such as housing, city infrastructure and core jobs seemed of high priority. Retail development seemed a lower priority.

Retail development must be market-driven, said City Administrator Gary Greer. If a retailer is dependent on tax incentives, then there's probably not a strong enough market to support the retailer, he said.

At the same time, he cautioned the CRA from setting an outright ban on TIF for retail. Greer said if a Cabela's store and museum wanted to locate in Grand Island, it likely would be looked at favorably by the Grand Island City Council -- which gives final approval to all TIF projects in city limits.

He also urged the CRA to consider not only the legal interpretations of issuing TIF, but also the political perceptions.

"A project that has turned dirt would be tough politically to sell," Greer said.

He also cautioned the CRA about giving TIF to needy projects that financially wouldn't make it otherwise and to prepare itself for requests from the convention and tourism industry, such as hotels.

"I'd rather give TIF to an organization with a lot of wherewithal," Greer said wanting to ensure tax support for stable, viable projects.

Siebert said when it comes down to determining who gets TIF and who doesn't, the question isn't about money.

developer build what they are building ... the type of development in this area -- without some type of subsidy or assistance?"

The Lawreys stated they picked South Locust Street for their new store because of the opportunity for TIF, but they became too busy with the construction and their summer retail season to get the application in prior to construction.

In that case, Siebert said, the CRA board needs to evaluate whether the Lawreys had a reasonable expectation of receiving TIF for a project along South Locust.

"There's almost an expectation" for TIF in some redevelopment areas, Siebert said. For example, he said any development in blighted and substandard areas in Omaha is considered to automatically have TIF if developers want it.

In response to questions from the CRA board, Siebert said there's no requirement that TIF be given for the maximum 15 years allowed under state law or for the maximum value of the improved property.

He encouraged the CRA board to re-evaluate its redevelopment plans and stay in tune with those plans as it evaluates each TIF request on an individual basis.

Sandstrom directed those plans be reviewed at the CRA's next meeting at 4 p.m. Wednesday.

The "but for" language

Nebraska State Statute 18-2116 sets out criteria of when a redevelopment project is available for tax-increment financing -- a method of diverting the property taxes owed on an improvement to pay for that improvement. Criterion 2b, which is under study in Grand Island, is commonly known as the "but for" test.

"The redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing."

Web-Posted Dec 9, 2004

## Business gets a \$239K boost

**CRA approves \$239,000 in tax-increment financing for Harley-Davidson Central**

By Tracy Overstreet  
[tracy.overstreet@theindependent.com](mailto:tracy.overstreet@theindependent.com)

The chairman and the board of Grand Island's Community Redevelopment Authority don't agree on what has become a controversial tax-increment financing question.

Neither do four attorneys.

The board voted 4-1 Wednesday to give \$239,000 of tax-increment financing help over 15 years to Harley-Davidson Central owners Bill and Sandy Lawrey. The financing is for the Lawreys' new \$1.3 million Harley retail building at 2824 S. Locust St.

The controversy has centered on what's commonly called the "but for" test to determine if a project is eligible for tax-increment financing. Would the project have happened "but for" tax-increment financing (TIF)?

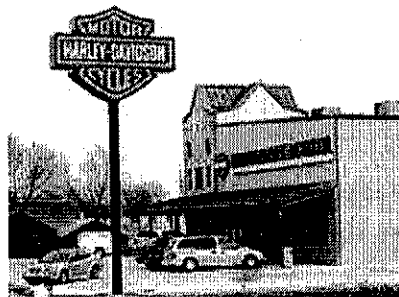
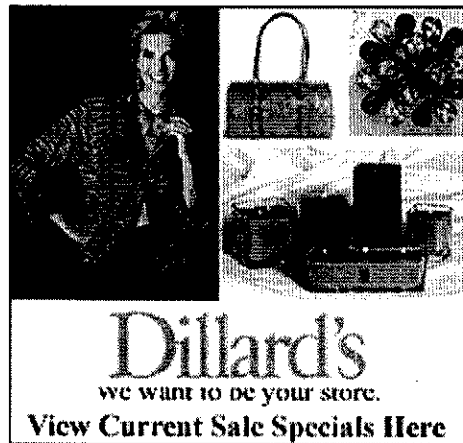
"It's the timing issue," CRA Chairman Barry Sandstrom said of why he cast the lone no vote against granting TIF to the Lawreys' project.

Although Sandstrom said his heart told him the project was a good one and the Lawreys made a huge investment on South Locust Street, his head told him

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Independent/Scott Kingsley



Independent/Scott Kingsley

### Independent Talk

"For the record, Olive Garden (owned by Darden which also owns Red Lobster) will not build in a town

that the "but for" test has not been met because the new building was nearly completed before the CRA received a TIF application. The new building opened for business last month.

CRA member Lee Elliott said he doesn't think "but for" even comes into play after hearing from TIF attorney Kevin Siebert during a special CRA meeting last week.

research demographics that you will find that we prob. cater to 150,000+ from surrounding areas, but even still, they would be in competition in this town with themselves (Red Lobster), so it will never happen."

- Posted by *TongaLH*, in our Generally Speaking Forum Topic: Letter to the Editor - New Restaurants

Siebert said the question isn't if the project would have happened at all or about finances. The question is whether the project would have been built where it is and to the scale and finish and level that it has been constructed.

"We've stated we would have built it anyway, but not with the additional things," Bill Lawrey told the CRA Wednesday.

He identified the "additional things" as being raising the lot above the flood plain, extensive concrete work on the site and installing a sprinkler system that they could have gotten by without.

CRA member Glen Murray said the Lawreys were also encouraged by Harley-Davidson to move the business from its previous South Locust location to Highway 281.

"(TIF) made it look more lucrative to stay," Lawrey said.

Because the Lawreys used TIF in their decision to stay on South Locust and to add amenities to the building that otherwise wouldn't be there, Murray, an attorney, said he favored the use of TIF.

CRA member Sue Pirnie said she also favored extending TIF because the South Locust corridor is in a blighted and substandard area and the CRA was created to help improve such areas.

There's no doubt that the process broke down, said CRA member Tom Gdowski, but the Lawreys' project improves South Locust, adds employment, increases the tax base and is a major capital investment in a blighted area.

"I feel comfortable with this project," he said. "I don't think we are setting a precedent."

When asked for his legal opinion, CRA attorney Duane Burns sided with Siebert and Murray. The Lawreys' project, just because it was already built, doesn't violate the "but for" clause, although "the timing is awkward," Burns said.

But as attorneys do, a different legal opinion came forward Wednesday.

"I've got some real concerns about that, to be up front with you," City Attorney Doug Walker told the CRA early in the discussion.

He said the timing is a problem, but when asked to elaborate, Walker declined to do so at the CRA meeting. Instead, his advice will likely go to the Grand Island City Council, which has final say on whether the TIF will be approved.

Tax-increment financing takes the property taxes owed on a project and diverts it back to paying for the improvements.

The TIF application must now be forwarded to the Regional Planning Commission for a recommendation and to the Grand Island City Council for final approval. Those two meetings are expected after the first of the year.

In other action, the CRA approved buying a substandard house at 805 E. Ninth for demolition. It will pay \$8,500 to owners Rollie Reynolds and Ed Ziska and spend an estimated \$10,000 more for asbestos removal and demolition.



Web-Posted Jan 12, 2005

## Direction needed on tax-increment financing in G.I.

By Tracy Overstreet  
[tracy.overstreet@theindependent.com](mailto:tracy.overstreet@theindependent.com)

It may be time for Grand Island to come up with some hard and fast rules -- or at least some criteria in black and white -- about who can obtain tax-increment financing in Grand Island and how it can be used, development specialists said.

Tax-increment financing (TIF) is the state-allowed practice of diverting the property taxes owed on an improved property to pay for the improvements instead of paying the taxes to government subdivisions for up to 15 years.

The practice has come under scrutiny of late in Grand Island, with an application from Bill and Sandy Lawrey to forego paying \$239,000 in property taxes over 15 years and instead using the tax money to make debt payments on their new \$1.3 million Harley-Davidson Central store at 2824 S. Locust St.

The final decision on the Harley application is to be made Jan. 25 by the Grand Island City Council. Grand Island Mayor Jay Vavricek and City Administrator Gary Greer have already raised questions about the application including the timing of when the funding request was made (the new building was nearing completion) and if such financial incentives should be granted to retail businesses or should be reserved for other uses such as manufacturing or heavy industry.

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### Independent Talk

"For the record, Olive Garden (owned by Darden which also owns Red Lobster) will not build in a town of less than 150,000. I think if you research demographics that you will find that we prob. cater to 150,000+ from surrounding areas, but even still, they would be in competition in this town with themselves (Red Lobster), so it will never happen."

- Posted by *TongaLH*, in our Generally Speaking Forum Topic: Letter to the Editor - New Restaurants

"It's important to have the guidelines in place," said Grand Island Area Chamber of Commerce President Cindy Johnson, who doubles as the director of the Community Redevelopment Authority director, which receives TIF applications.

"Grand Island doesn't have any requirements or prerequisites in place right now," she said.

That means retail, commercial, tourism, housing, manufacturing and any other possible use imaginable is as eligible as the next -- as long as the project is in one of four designated redevelopment areas.

An informal study of TIF uses across the state revealed that projects funded and criteria for funding are all over the board, Johnson said.

Omaha, for example, which has been orally talked about as having a very liberal TIF process, actually has written requirements that businesses funded under the program create a certain number of jobs for low-income people or housing for low-income people.

Hastings, on the other hand, has no requirements for TIF projects, Johnson said, and wants to keep it that way to give flexibility to what projects are funded.

"I'm only concerned about making it efficient for the people who are interested and being consistent," Johnson said.

Not having requirements, she said, has made decision making for the board difficult on the recent Harley application. Board Chairman Barry Sandstrom voted against tax-increment financing for the project, while the remaining four authority members supported the financing -- but only after postponing the decision for further study and receiving differing opinions from four attorneys.

"(Community Redevelopment Authority) attorney Duane Burns has suggested that guidelines be considered for applications for tax-increment financing," Johnson said.

Such guidelines, and the entire South Locust redevelopment plan, will be discussed when the authority meets at 4 p.m. Wednesday at Grand Island City Hall.

The meeting is open to the public.

## **CRA meeting**

When: 4 p.m. Wednesday

Where: Basement of Grand Island City Hall, 100 E. First

Topic: Use of tax-increment financing, the redevelopment of South Locust Street.

## **Omaha TIF rules**

- Can be used for public improvements in a redevelopment area, site acquisition, site preparation, utility extensions and hookups and or rehabilitation of buildings in a redevelopment area.
- Project selection must be made from a project review committee comprising the following or their designee: planning director, finance director, public works director, city attorney, director of housing and community development, finance department representative, mayor's assistant on community growth management, additional mayor's representative.
- Application must include project description, financing plan, proforma, statement that project wouldn't proceed without TIF, preliminary plan, development schedule, public improvements that are also part of the project, corporation or partnership papers, audited financials.
- Project must be in a blighted area or redevelopment area, must further the city's comprehensive plan, must not decrease the pre-existing tax revenues, must not be financially feasible without TIF, must eliminate an actual or potential hazard to the public. Hazards may include condemned or unsafe buildings, sites or structures.
- Residential projects must meet at least three of the following to qualify for 15 years of TIF and nonresidential projects meeting three of the following are eligible for eight years of TIF. Criteria are the project generating at least one full-time job for each \$10,000 in principal value of the TIF loan or a minimum of 50 new jobs; project located in a blighted area; TIF used for the construction of public improvements; rehabilitates a designated city landmark or building eligible for listing on the National

income people; building or site displays conditions of blight; project involves the startup of an entirely new business; the redevelopment site has displayed a recent pattern of declining real property assessments.

- Minimum development cost of a project is \$250,000 and minimum TIF is \$25,000; no one- or two-family structures as a single project will be considered; all TIF-assisted rehabilitation must be in accordance with the secretary of the interior; must include funding for required public improvements; and city assumes no responsibility for the repayment or funding of any TIF bond.



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item E2**

**Public Hearing on Amendments to the Grand Island  
Comprehensive Plan and Future Land Use Map**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** January 25, 2005

**Subject:** Amendment to Future Land Use Map and Amendment to Zoning Map

**Item #'s:** E-2, E-3, F-1, & I-2

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This development proposes to amend the future land use map from medium density residential/office to general commercial for property located at 2820 E Highway 34.

## **Discussion**

Kim Meyer, president of Cedar Hollow School, spoke in favor of the change to the comprehensive plan and rezoning. She said it needs repairs and they want to sell it. They do not see traffic being a problem.

Steve Morris, Principal at Cedar Hollow School, spoke in favor of the plan change and rezoning. He said it needs to be maintained as a bus pickup and Robert Kayl has agreed to that stipulation. If this property is not rezoned it severely limits the ability of the school district to sell the property.

Robert Kayl, the applicant, said he is planning to do the repairs to the building that are necessary, and the building needs minimum remodeling for their use. Uses such as a veterinary clinic would generate more traffic at this location than his use as a heating and air conditioning business. This site would be beneficial to his business because the building could be modified easily to fit his needs and it would give him good exposure along the highway. Most of the work they do is done either at the location where equipment is installed not in the shop so they would not create a great deal of traffic.

No members of the public spoke in opposition to this request.

Planning commission did discuss the issues and Chairman Pat O'Neill made the statement that he did not feel that this use would be bad at this location. Rather he felt that changing the zoning here would open the property up to other uses that would not be appropriate at this location. Commissioner Ruge asked if it would be possible to allow this use at this location by conditional use permit. Nabity explained that that would not be allowed under the current regulations. The regulations could be amended to allow commercial uses such as this in the TA district by conditional use permit but there was an attempt to allow storage units in the TA district that met with strong opposition a couple of years ago. It is unlikely that this change would be supported.

Commissioner Miller pointed out that there are several other uses including a veterinary clinic, green house and day care that would be permitted or conditional uses in the district. Mr. Morris commented that they did not get any bids on the building from people intending to use the property for any of those uses.

## **Alternatives Regarding Changes to the Comprehensive Plan**

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

1. Move to leave the comprehensive plan unchanged.
2. Move to approve the amendment as requested.
3. Refer the issue back to the Planning Commission
4. Postpone the issue to future date
5. Take no action on the issue

### **Recommendation Regarding Change to the Comprehensive Plan**

A motion was made by Amick and seconded by Niemann to **approve** and recommend that the Grand Island City Council **approve** the amendment to the future land use map as presented. Amick supported his motion with the fact that this is an existing building and other the proposed use would work well at this location. Other requests for commercial zoning would also have to be approved by the planning commission and council and those would not have the existing building as a consideration.

A roll call vote was taken and the motion failed with 3 members present (Amick, Niemann, Eriksen) voting in favor and 5 member present (Miller, O'Neill, Ruge, Hayes, Haskins) voting against.

A motion was made by Miller and seconded by Ruge to recommend that the Grand Island City Council **make no change** to the comprehensive plan and future land use map.

A roll call vote was taken and the motion passed with 5 members present (Haskins, O'Neill, Miller, Ruge, Hayes) voting in favor and 3 members present (Amick, Niemann, Eriksen) voting against.

### **Sample Motion for Change to the Comprehensive Plan**

Move to make no change to the comprehensive plan and future land use map as a result of this application.

**If no change is made to the comprehensive plan it would be inappropriate to approve a change to the Zoning Map.**

### **Alternatives Regarding Changes to the Zoning Map**

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

1. Move to leave the zoning map unchanged.
2. Move to approve the zoning change as requested. (Only if changes to the Comprehensive Plan are approved by the City Council.)
3. Refer the issue back to the Planning Commission
4. Postpone the issue to future date
5. Take no action on the issue

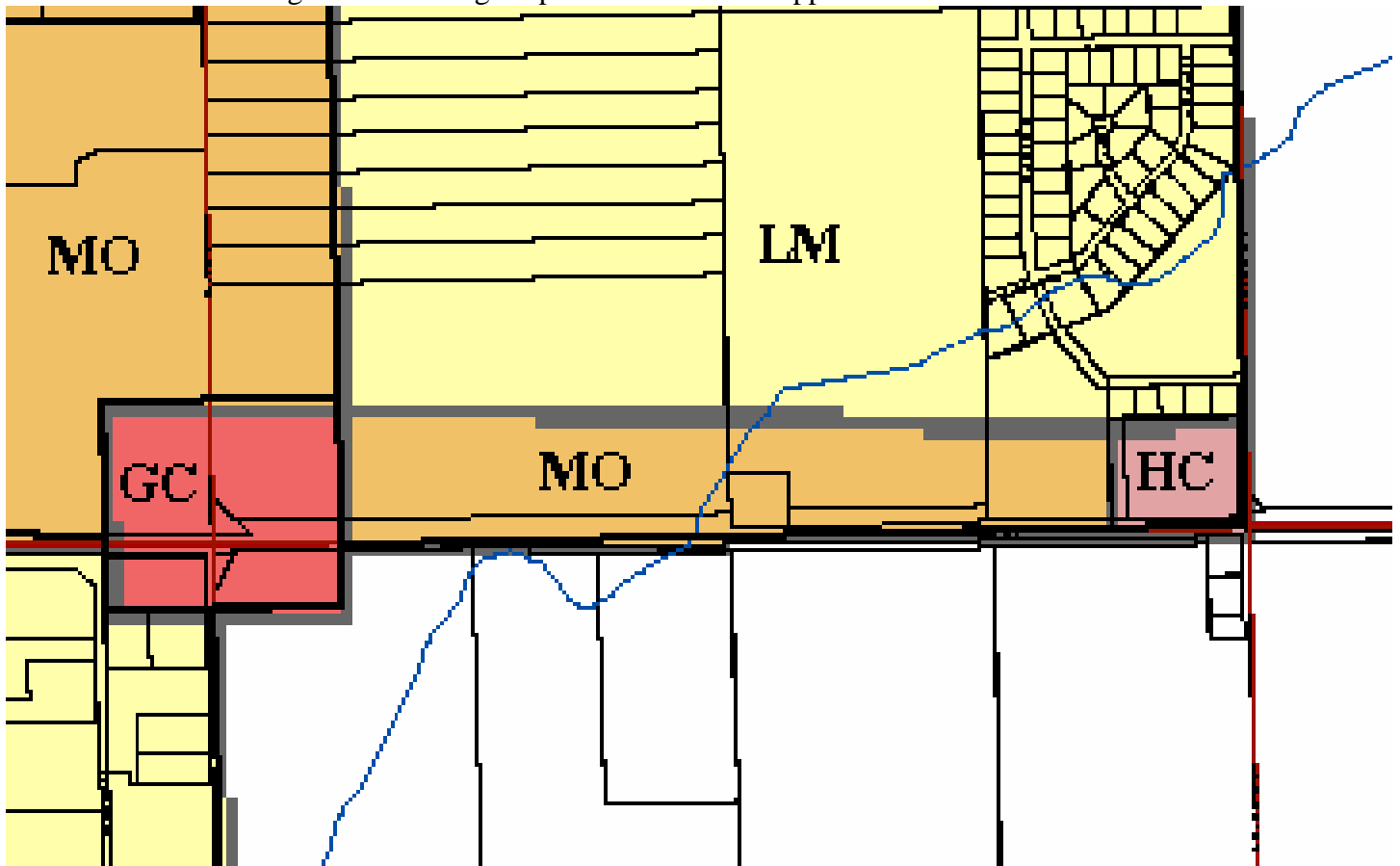
### **Recommendation Regarding Change to the Zoning Map**

A motion was made by Ruge and seconded by Miller to leave the zoning map **unchanged** and recommend that the Grand Island City Council also make **no change** to the zoning map. This is consistent with the comprehensive plan and the recommendation of the planning commission regarding changes to the Comprehensive Plan.

A roll call vote was taken and the motion passed with 5 members present (Haskins, O'Neill, Miller, Ruge, Hayes) voting in favor and 3 members present (Amick, Niemann, Eriksen) voting against.

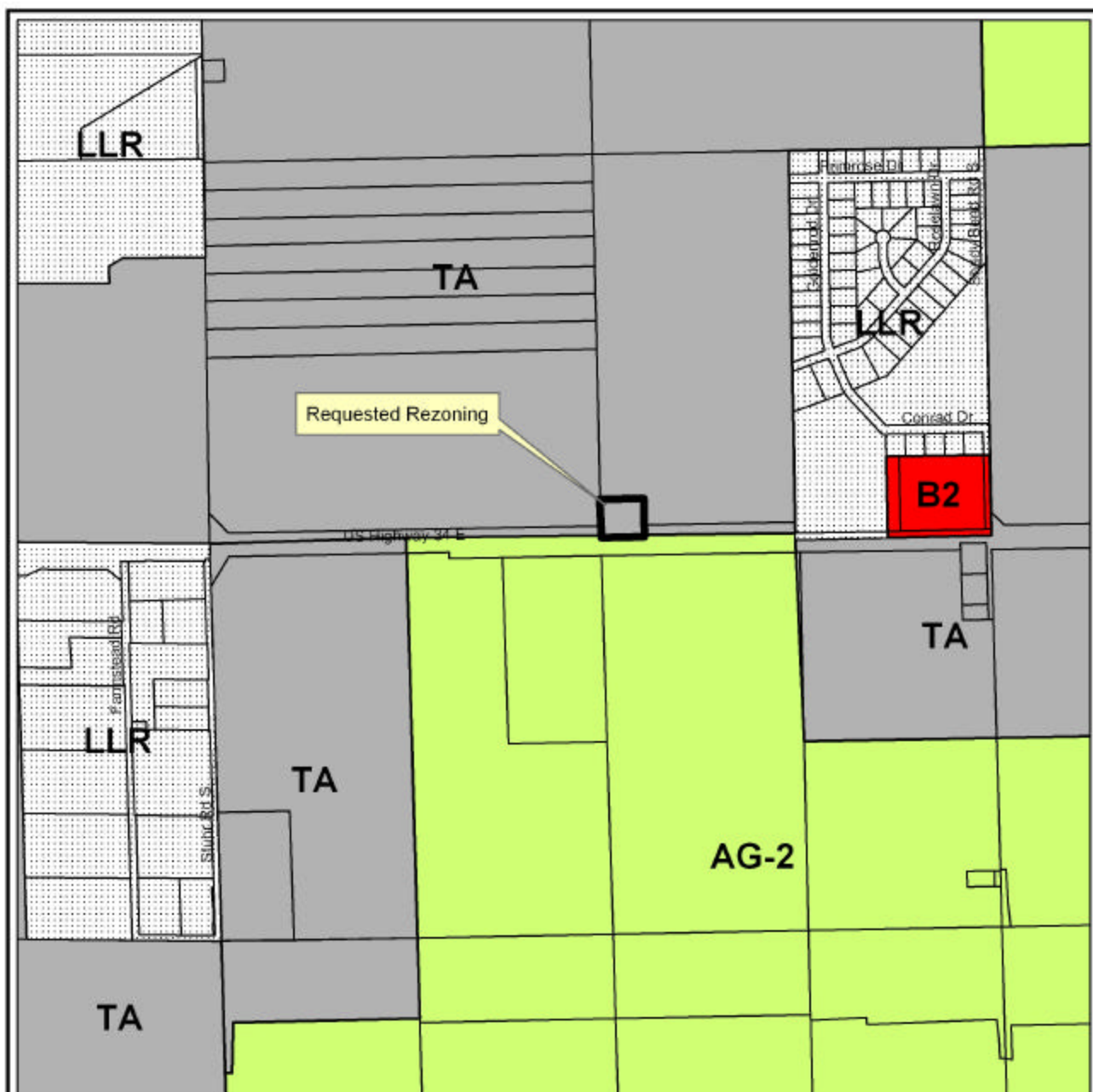
## Sample Motion for Change to the Zoning Map

Move to make no change to the Zoning Map as a result of this application.



Future Land Use Map as Adopted by the Grand Island City Council effective August 1, 2004





# Requested Zoning

Scale: 1" = 400'

C-6-2005GI



From TA: Transitional Agricultural Zone

To B2: General Business Zone





# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item E3

**Public Hearing on Amendments to the Grand Island Zoning Map  
for Property Located at 2820 East Highway 34 from TA  
Transitional Agricultural to B2 General Business**

*This item relates to the aforementioned Public Hearing Items #E-2, Ordinance F-1, and  
Resolution Item I-2.*

Staff Contact: Chad Nabity



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item F1

**#8950 - Consideration of Amendments to the Grand Island Zoning Map for Property Located at 2820 East Highway 34 from TA Transitional Agricultural to B2 General Business**

*This item relates to the aforementioned Public Hearing Items E-2 & E-3 and Resolution Item I-2.*

Staff Contact: Chad Nabity

ORDINANCE NO. 8950

An ordinance rezoning a certain tract of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising of a part of the Southeast Quarter (SE1/4) of Section Twenty Six (26), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, from TA-Transitional Agricultural Zone to B2-General Business 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 January 5, 2005, 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 the school districts in Hall County, Nebraska; and

WHEREAS, after public hearing on January 25, 2005, 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 B2-General Business Zone:

Commencing at the southwest corner of the Southeast Quarter of Section Twenty Six (26), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., running thence north 18 rods; thence east 18 rods; thence south 18 rods; thence west to the place of beginning, in Hall County, Nebraska; the same being two and one-fortieth (2 1/40) acres.

ORDINANCE NO. 8950 (Cont.)

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-51 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 4. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: January 25, 2005.

---

Jay Vavricek, Mayor

Attest:

---

RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item F2**

**#8951 - Consideration of Approving Salary Ordinance**

**Staff Contact: Brenda Sutherland**

# **Council Agenda Memo**

**From:** Brenda Sutherland, Human Resources Director

**Meeting:** January 25, 2005

**Subject:** Salary Ordinance

**Item #'s:** F-2

**Presenter(s):** Brenda Sutherland

## **Background**

The Salary Ordinance is the document that provides the parameters by which City employees are paid. The last salary ordinance that was passed was Ordinance #8926 which went into effect October 4, 2004.

## **Discussion**

The changes that are being proposed in this salary ordinance are as follows; the creation of the position of the Shooting Range Superintendent and the salary range for that position, delete the position of Community Development Director and add the position of Community Development Administrator and amend the salary range for the Development Specialist to be in line with the Community Development Administrator and also to make this an exempt position.

The Council has been addressed in a prior study session for the need to hire an employee to manage the City's shooting facility. This topic is addressed in greater detail in the FTE amendment memo. This ordinance will allow for the salary so that the City may proceed in the hiring process to fill this position. The annual salary for the Shooting Range Superintendent is \$36,756.11 - \$51,701.91. This range is in line with other superintendent salaries in the Parks Department.

The next change is to delete the position that has been recently vacated due to a retirement. The responsibility and scope of this position changed a few years ago with the restructuring of the Community Development Department. It is recommended at this time that the title and salary be changed to more accurately reflect the duties of the position. The new salary range will be \$28,422.16 – 39,993.20.

The last change that is recommended is to amend the salary range for the Development Specialist. This position has evolved into a position that is very different than when it first began. It has become a grant writing position. The duties and scope of this position have also evolved to the point that this position would qualify as an exempt position. It is recommended that the salary range for this position be amended to be comparable to the Community Development Administrator as the scope of work is very similar and as the two positions will have a great deal of crossover.

### **Alternatives**

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

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

### **Recommendation**

City Administration recommends that the Council approve the proposed salary ordinance.

### **Sample Motion**

Move to approve the proposed salary ordinance.



## ORDINANCE NO. 8951

An ordinance to amend Ordinance No. 8926 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 delete the classification and salary range for the position of Community Development Director; to add the classification and salary range for the position of Community Development Administrator; to amend the salary range for the position of Development Specialist; to add the classification and salary range for the position of Shooting Range Superintendent; to repeal Ordinance No. 8926, 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:

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Accountant	1329.71 / 1871.63	Exempt
Accounting Technician – Solid Waste, Streets, WWTP	988.62 / 1391.17	40 hrs/week
Administrative Assistant – Administration, Public Works, Utilities	1067.40 / 1502.85	40 hrs/week
Administration Secretary	885.60 / 1245.73	40 hrs/week

ORDINANCE NO. 8951 (Cont.)

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Assistant to the City Administrator	1351.00 / 1902.00	Exempt
Assistant Public Works Director	1799.78 / 2532.16	Exempt
Assistant Utility Director – Administration	2398.25 / 3374.86	Exempt
Assistant Utility Director – PGS & PCC	2597.86 / 3655.91	Exempt
Attorney	1888.08 / 2656.82	Exempt
Audio-Video Technician	1236.22 / 1739.52	40 hrs/week
Biosolids Technician	1092.59 / 1538.00	40 hrs/week
Building Clerk	819.90 / 1153.50	40 hrs/week
Building Department Director	1956.75 / 2752.34	Exempt
Building Inspector	1267.11 / 1782.79	40 hrs/week
Building Secretary	885.60 / 1245.73	40 hrs/week
Cemetery Superintendent	1324.51 / 1864.71	Exempt
City Administrator	2976.62 / 4188.99	Exempt
City Attorney	2477.62 / 3487.02	Exempt
City Clerk	1316.94 / 1853.26	Exempt
Civil Engineering Manager – Public Works Engineering	1790.26 / 2520.04	Exempt
Civil Engineering Manager – Utility, PCC	1969.00 / 2772.09	Exempt
Code Compliance Officer	1127.14 / 1585.99	40 hrs/week
Collection System Supervisor	1283.82 / 1806.70	40 hrs/week
Communications Specialist/EMD	918.32 / 1295.37	40 hrs/week
Communications Supervisor	1173.52 / 1651.23	Exempt
<u>Community Development Administrator</u>	<u>1093.16 / 1538.20</u>	<u>Exempt</u>
<del>Community Development Director</del>	<del>1688.10 / 2377.20</del>	<del>Exempt</del>
Community Service Officer – Police Department	802.50 / 1128.86	40 hrs/week
Custodian	774.80 / 1093.38	40 hrs/week
Development Specialist	<u>1093.16 / 1538.20</u> <del>910.71 / 1282.10</del>	<u>Exempt</u> <del>40 hrs/week</del>
Electric Distribution Superintendent	2048.58 / 2882.14	Exempt
Electric Distribution Supervisor	1730.70 / 2434.45	40 hrs/week
Electric Underground Superintendent	1824.29 / 2566.90	Exempt
Electrical Engineer I	1611.06 / 2268.12	Exempt
Electrical Engineer II	1867.30 / 2628.25	Exempt

ORDINANCE NO. 8951 (Cont.)

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Electrical Inspector	1267.11 / 1782.79	40 hrs/week
Emergency Management Coordinator	955.73 / 1344.42	40 hrs/week
Emergency Management Director	1863.15 / 2621.65	Exempt
EMS Division Chief	1728.93 / 2432.69	Exempt
Engineering Technician Supervisor	1405.89 / 1978.98	Exempt
Equipment Operator, Solid Waste	1041.09 / 1466.16	40 hrs/week
Equipment Operator, WWTP	1030.78 / 1451.64	40 hrs/week
Finance Director	2398.25 / 3374.86	Exempt
Finance Secretary	885.60 / 1245.73	40 hrs/week
Fire Chief	2066.41 / 2907.00	Exempt
Fire Operations Division Chief	1728.93 / 2432.69	Exempt
Fire Prevention Division Chief	1728.93 / 2432.69	Exempt
Fire Training Division Chief	1728.93 / 2432.69	Exempt
Fleet Services Superintendent	1417.14 / 1995.43	Exempt
Fleet Services Supervisor	1180.77 / 1661.62	40 hrs/week
Golf Course Superintendent	1649.80 / 2321.53	Exempt
Grounds Management Crew Chief	1237.08 / 1740.91	40 hrs/week
Human Resources Director	1975.93 / 2779.32	Exempt
Human Resources Specialist	1176.17 / 1654.76	40 hrs/week
Information Technology Manager	1878.31 / 2642.81	Exempt
Information Technology Supervisor	1575.88 / 2217.76	Exempt
Legal Assistant	1265.65 / 1781.59	40 hrs/week
Legal Secretary	950.54 / 1339.23	40 hrs/week
Librarian I	1158.30 / 1629.24	Exempt
Librarian II	1274.30 / 1792.85	Exempt
Library Assistant	798.17 / 1122.81	40 hrs/week
Library Assistant Director	1467.35 / 2064.68	Exempt
Library Clerk	669.01 / 942.62	40 hrs/week
Library Director	1864.71 / 2624.79	Exempt
Library Page	506.30 / 712.65	40 hrs/week
Library Secretary	885.60 / 1245.73	40 hrs/week
Maintenance Mechanic I	1014.58 / 1431.35	40 hrs/week
Maintenance Mechanic II	1139.08 / 1602.66	40 hrs/week

ORDINANCE NO. 8951 (Cont.)

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Maintenance Worker I – Solid Waste	904.66 / 1274.30	40 hrs/week
Maintenance Worker I – Building, Golf, Library	929.75 / 1308.06	40 hrs/week
Maintenance Worker I – WWTP	948.35 / 1334.23	40 hrs/week
Maintenance Worker II – Solid Waste	953.13 / 1341.82	40 hrs/week
Maintenance Worker II – Building, Golf	979.10 / 1380.78	40 hrs/week
Maintenance Worker II – WWTP	998.68 / 1408.40	40 hrs/week
Meter Reading Supervisor	1204.40 / 1696.15	Exempt
Office Manager – Police Department	1081.26 / 1521.89	40 hrs/week
Parking Monitor	537.59 / 757.30	40 hrs/week
Parks and Recreation Director	2014.47 / 2833.42	Exempt
Parks and Recreation Secretary	885.60 / 1245.73	40 hrs/week
Parks Maintenance Superintendent	1498.52 / 2107.97	Exempt
Payroll Specialist	1153.10 / 1622.30	40 hrs/week
Planning Director	1753.65 / 2467.13	Exempt
Planning Secretary	885.60 / 1245.73	40 hrs/week
Planning Technician	1242.27 / 1747.83	40 hrs/week
Plumbing Inspector	1267.11 / 1782.79	40 hrs/week
Police Captain	1728.93 / 2432.69	Exempt
Police Chief	2164.24 / 3046.38	Exempt
Police Records Clerk	823.27 / 1159.16	40 hrs/week
Power Plant Maintenance Supervisor	1815.53 / 2553.79	Exempt
Power Plant Operations Supervisor	1907.24 / 2683.47	Exempt
Power Plant Superintendent – Burdick	2041.65 / 2872.98	Exempt
Power Plant Superintendent – PGS	2353.71 / 3310.57	Exempt
Public Information Officer	1176.17 / 1654.76	40 hrs/week
Public Safety Secretary	978.24 / 1379.92	40 hrs/week
Public Works Director	2351.23 / 3308.68	Exempt
Public Works Secretary	885.60 / 1245.73	40 hrs/week
Purchasing Technician	885.60 / 1245.73	40 hrs/week
Recreation Superintendent	1413.70 / 1988.54	Exempt
Regulatory and Environmental Specialist	1815.53 / 2553.79	Exempt
Senior Accountant	1396.88 / 1965.05	Exempt
Senior Communications Specialist/EMD	992.61 / 1396.18	40 hrs/week

ORDINANCE NO. 8951 (Cont.)

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Senior Electrical Engineer	2044.42 / 2876.53	Exempt
Senior Engineering Technician	1242.27 / 1747.83	40 hrs/week
Senior Equipment Operator, Solid Waste	1093.16 / 1538.20	40 hrs/week
Senior Equipment Operator, WWTP	1071.73 / 1508.04	40 hrs/week
Senior Library Assistant	880.41 / 1238.81	40 hrs/week
Senior Maintenance Worker	1101.69 / 1550.72	40 hrs/week
Senior Utility Secretary	888.21 / 1252.66	40 hrs/week
<u>Shooting Range Superintendent</u>	<u>1413.70 / 1988.54</u>	<u>Exempt</u>
Solid Waste Division Clerk	796.47 / 1120.54	40 hrs/week
Solid Waste Superintendent	1613.65 / 2270.72	Exempt
Street Superintendent	1562.92 / 2201.34	Exempt
Street Supervisor	1240.63 / 1744.82	40 hrs/week
Turf Management Specialist	1242.27 / 1747.83	40 hrs/week
Utility Director	2923.28 / 4112.22	Exempt
Utility Production Engineer	2098.98 / 2953.95	Exempt
Utility Secretary	885.60 / 1245.73	40 hrs/week
Utility Services Manager	1693.51 / 2383.15	Exempt
Utility Warehouse Supervisor	1342.20 / 1887.78	40 hrs/week
Victim Assistance Unit Coordinator	823.27 / 1159.16	40 hrs/week
Wastewater Clerk	796.47 / 1120.54	40 hrs/week
Wastewater Engineering/Operations Superintendent	1790.26 / 2520.04	Exempt
Wastewater Plant Maintenance Supervisor	1317.58 / 1854.32	40 hrs/week
Wastewater Plant Operator I	924.56 / 1301.14	40 hrs/week
Wastewater Plant Operator II	1033.51 / 1455.27	40 hrs/week
Wastewater Plant Process Supervisor	1349.62 / 1900.20	40 hrs/week
Wastewater Plant Senior Operator	1092.59 / 1538.00	40 hrs/week
Water Superintendent	1631.56 / 2295.01	Exempt
Water Supervisor	1391.14 / 1959.15	40 hrs/week
Worker / Seasonal	412.00 / 1600.00	Exempt
Worker / Temporary	412.00	40 hrs/week

ORDINANCE NO. 8951 (Cont.)

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:

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Equipment Operator – Streets	932.48 / 1311.30	40 hrs/week
Fleet Services Attendant/Clerk	847.70 / 1195.62	40 hrs/week
Fleet Services Inventory Specialist	929.83 / 1308.65	40 hrs/week
Fleet Services Mechanic	1042.86 / 1466.72	40 hrs/week
Horticulturist	984.58 / 1387.23	40 hrs/week
Maintenance Worker – Cemetery	925.42 / 1302.47	40 hrs/week
Maintenance Worker – Parks	919.23 / 1294.52	40 hrs/week
Maintenance Worker – Streets	899.80 / 1266.26	40 hrs/week
Senior Equipment Operator – Streets	1021.66 / 1438.46	40 hrs/week
Senior Maintenance Worker – Parks	1021.66 / 1438.46	40 hrs/week
Senior Maintenance Worker – Streets	1021.66 / 1438.46	40 hrs/week
Traffic Signal Technician	1021.66 / 1438.46	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:

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Accounting Clerk	866.75 / 1221.67	40 hrs/week

ORDINANCE NO. 8951 (Cont.)

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Computer Programmer	1358.84 / 1910.94	40 hrs/week
Computer Technician	1060.02 / 1491.22	40 hrs/week
Custodian	808.45 / 1137.65	40 hrs/week
Electric Distribution Crew Chief	1574.88 / 2215.29	40 hrs/week
Electric Underground Crew Chief	1574.88 / 2215.29	40 hrs/week
Engineering Technician I	1113.58 / 1566.74	40 hrs/week
Engineering Technician II	1356.86 / 1910.14	40 hrs/week
GIS Technician	1462.24 / 2056.79	40 hrs/week
Instrument Technician	1614.32 / 2271.02	40 hrs/week
Lineworker Apprentice	1114.50 / 1568.02	40 hrs/week
Lineworker First Class	1427.42 / 2007.82	40 hrs/week
Materials Handler	1357.98 / 1910.08	40 hrs/week
Meter Reader	914.75 / 1287.68	40 hrs/week
Meter Technician	1141.69 / 1606.26	40 hrs/week
Power Dispatcher I	1574.41 / 2214.43	40 hrs/week
Power Dispatcher II	1653.63 / 2326.06	40 hrs/week
Power Plant Maintenance Mechanic	1427.42 / 2007.82	40 hrs/week
Power Plant Operator	1499.43 / 2108.98	40 hrs/week
Senior Accounting Clerk	910.46 / 1282.54	40 hrs/week
Senior Engineering Technician	1462.24 / 2056.79	40 hrs/week
Senior Materials Handler	1499.43 / 2108.98	40 hrs/week
Senior Meter Reader	985.05 / 1384.56	40 hrs/week
Senior Power Dispatcher	1824.66 / 2566.40	40 hrs/week
Senior Power Plant Operator	1654.62 / 2327.60	40 hrs/week
Senior Substation Technician	1614.32 / 2271.02	40 hrs/week
Senior Water Maintenance Worker	1229.51 / 1730.10	40 hrs/week
Substation Technician	1499.43 / 2108.98	40 hrs/week
Systems Technician	1614.32 / 2271.02	40 hrs/week
Tree Trim Crew Chief	1427.42 / 2007.82	40 hrs/week
Utilities Electrician	1499.43 / 2108.98	40 hrs/week
Utility Technician	1574.88 / 2215.29	40 hrs/week
Utility Warehouse Clerk	1009.91 / 1421.42	40 hrs/week
Water Maintenance Worker	1086.36 / 1528.98	40 hrs/week

ORDINANCE NO. 8951 (Cont.)

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Wireworker I	1230.25 / 1730.91	40 hrs/week
Wireworker II	1427.42 / 2007.82	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:

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Police Officer	1132.89 / 1583.70	40 hrs/week
Police Sergeant	1441.47 / 1975.15	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:

<b>Classification</b>	<b>Bi-Weekly Pay Range Min/Max</b>	<b>Overtime Eligibility</b>
Fire Captain	1415.88 / 1992.60	212 hrs/28 days
Firefighter / EMT	1078.94 / 1530.73	212 hrs/28 days
Firefighter / Paramedic	1189.41 / 1727.18	212 hrs/28 days



## ORDINANCE NO. 8951 (Cont.)

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

ORDINANCE NO. 8951 (Cont.)

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.

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 second 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.

ORDINANCE NO. 8951 (Cont.)

For those employees covered in the IAFF bargaining agreement, the City will make a contribution into a Health Reimbursement Account (HRA) on behalf of the employee in lieu of payment for an employee's unused sick leave in excess of 2,880 hours accrued in the preceding calendar year. The contribution will be at the rate of one-quarter day's pay based on the employee's current pay rate at the time of such contribution, 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 have a contribution to a Health Reimbursement Account (HRA) made on their behalf in lieu of payment for one quarter of their accumulated sick leave at the time of their retirement, the amount of contribution will 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.

ORDINANCE NO. 8951 (Cont.)

SECTION 8. The city administrator shall receive a vehicle allowance of \$400 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. 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. 8926 and all other ordinances and parts of ordinances in conflict herewith be, and the same are, hereby repealed.

SECTION 13. The salary adjustments indicated in this ordinance shall become effective with the payroll period beginning February 21, 2005.

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: January 25, 2005.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item G1

### **Approving Minutes of January 11, 2005 City Council Regular Meeting**

*The Minutes of January 11, 2005 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

January 11, 2005

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 January 11, 2005. Notice of the meeting was given in the *Grand Island Independent* on January 5, 2005.

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

INVOCATION was given by Pastor Onamae Waddel, Trinity United Methodist Church, 511 North Elm Street followed by the PLEDGE OF ALLEGIANCE.

#### PRESENTATIONS AND PROCLAMATIONS:

Proclamation "National Mentoring Month" January 2005. The Mayor proclaimed the month of January 2005 as "National Mentoring Month". Nancy Jones, Coordinator for Team Mates and Gary Gilbert, Director for Big Brothers Big Sisters and guests were present.

Recognition and Retirement of Jeri Garrouette for 30 Years of Service with the City of Grand Island. The Mayor and City Council recognized Jeri Garrouette with the Community Development Department for her 30 years of service with the City and wished her well in her retirement. Jeri Garrouette was present and commented on her years of service.

ADJOURN TO BOARD OF EQUALIZATION: Motion by Hornady, second by Cornelius, carried unanimously to adjourn to the Board of Equalization.

#2005-BE-1 – Consideration of Determining Benefits for Street Improvement District No. 1250, Edna Drive, North Road to Mabel Drive. Steve Riehle, Public Works Director reported that Street Improvement District No. 1250 was completed on November 1, 2004 and this action was for determining the benefits for this district. Motion by Hornady, second by Walker, to approve Resolution #2005-BE-1, carried unanimously.

#2005-BE-2 – Consideration of Determining Benefits for Street Improvement District No. 1252, Lillie Drive from North Road to Mabel Drive, and Mabel Drive from Lillie Drive to Edna Drive. Steve Riehle, Public Works Director reported that Street Improvement District No. 1252 was completed and this action was for determining the benefits for this district. Motion by Hornady, second by Walker, to approve Resolution #2005-BE-2, carried unanimously.

RETURN TO REGULAR SESSION: Motion by Hornady, second by Cornelius, carried unanimously to return to Regular Session.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Property Located at 1613 West Division Street. (Old Wasmer School Property) Steve Riehle, Public Works Director reported that the City was interested in the property located at 1613 West Division Street (former Wasmer School) for a detention cell for storm water runoff from the area of 2<sup>nd</sup> Street between Grant Street and Greenwich Street. A bid of \$180,100.00 submitted by the City was accepted by the Grand Island Public School. No public testimony was heard.

Public Hearing on Designation of Northeast Area as Blight & Substandard Area #5. Cindy Johnson, President of the Chamber of Commerce reported that the Community Redevelopment Authority had requested that an area located in the northeast area of Grand Island be considered as blight and substandard. A Blight/Substandard Study had been completed by Hanna:Keelan with approval from the Regional Planning Commission and the Community Redevelopment Authority. Leilani McPeak of Marquette, Nebraska questioned if any projects had already been earmarked, how the designation would impact existing properties, and could anyone apply for these benefits. No further public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located at 3510 South Blaine Street. (Michael T. Jakubowski) Gary Mader, Utilities Director reported that acquisition of a utility easement located at 3510 South Blaine Street was required in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The easement would be used to install primary cable and a single phase pad-mounted transformer to serve electricity to a new home on the property. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located at 1708 North Diers Avenue. (James Martinez) Gary Mader, Utilities Director reported that acquisition of a utility easement located at 1708 North Diers Avenue was required in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The easement would be used to locate underground electrical cables and pad-mounted transformer to serve the new car wash at this location. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located at 3030 Old Highway 30. (L & P Investments, L.L.C.) Gary Mader, Utilities Director reported that acquisition of a utility easement located at 3030 Old Highway 30 was required in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The easement would be used to increase an existing utility easement to allow placement of high voltage cable and a new pad-mounted transformer to serve a new building. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement Located at 4160 Gold Core Drive. (SEC Accommodator XXIX, L.L.C.) Gary Mader, Utilities Director reported that acquisition of a

utility easement located at 4160 Gold Core Drive was required in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The easement would be used to place high voltage cable and two pad-mounted transformers to serve the new Standard Iron building. No public testimony was heard.

Public Hearing on Request of Yield LLC dba Upper Deck Sports Bar & Grill, 2110 West 2nd Street for a Class "C" Liquor License. City Clerk RaNae Edwards reported that Yield LLC dba Upper Deck Sports Bar & Grill, 2110 West 2nd Street had submitted an application with the City' Clerk's Office for a Class 'C' Liquor License which allows for the sale of alcoholic beverages on and off sale within the corporate limits of the city. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on December 17, 2004; notice to the applicant of date, time, and place of hearing mailed on December 17, 2004; notice to the general public of date, time, and place of hearing published on January 1, 2005; and Chapter 4 of the City Code. Jason Schultz, 1524 Coventry Lane spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Property Located at 1212 West 2<sup>nd</sup> Street, 1209 West 3<sup>rd</sup> Street, and 1215 West 3<sup>rd</sup> Street. Doug Walker, City Attorney reported that the Grand Island Library Foundation had begun acquiring property in the block west of the city library for use in expanding the library facility. The property located at 1212 West 2<sup>nd</sup> Street was currently being leased by Domino's Pizza and the properties at 1209 and 1215 West 3<sup>rd</sup> Street were residential properties in the middle of the block on the north side. No public testimony was heard.

#### ORDINANCES:

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

#8948 - Consideration of Assessments for Street Improvement District No. 1250, Edna Drive; North Road to Mabel Drive

#8949 – Consideration of Assessments for Street Improvement District No. 1252, Lillie Drive from North Road to Mabel Drive, and Mabel Drive from Lillie Drive to Edna Drive

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.

Steve Riehle, Public Works Director reported that these ordinances were the assessments for the action taken earlier during the Board of Equalization.

Motion was made by Hornady, second by Walker to approve Ordinances #8948 and #8949.



City Clerk: Ordinances #8948 and #8949 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 #8948 and #8949 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 #8948 and #8949 are declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Items G-4, G-5, G-10, and G-11 were pulled from the Consent Agenda for further discussion. Motion by Gilbert, second by Cornelius to approve the Consent Agenda excluding Items G-4, G-5, G-10, and G-11. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of December 21, 2004 City Council Regular Meeting.

Approving Minutes of January 4, 2005 City Council Study Session.

Approving the Appointment of John Mayer to the Firefighters Pension Committee.

Approving Request of James Scott, 403 Roush Lane for Liquor Manager Designation for Pizza Hut, 1608 South Locust Street.

#2004-320 – Approving Acquisition of Property Located at 1613 West Division Street (Old Wasmer School Property). Councilmember Pielstick voted no.

#2005-1 – Approving Change Order No. 1 to the Contract for Street Improvement District No. 1253 with The Diamond Engineering Company of Grand Island, Nebraska for an Increase of \$6,403.68 and a Revised Contract Amount of \$105,668.94.

#2005-2 – Approving Certificate of Final Completion for Street Improvement District No. 1253 with The Diamond Engineering Company of Grand Island, Nebraska.

#2005-5 – Approving Acquisition of Utility Easement Located at 3510 South Blaine Street. (Michael Jakubowski)

#2005-6 – Approving Acquisition of Utility Easement Located at 1708 North Diers Avenue. (James Martinez)

#2005-7 – Approving Drainage Agreement for High Voltage Junction Box Located at 1708 North Diers Avenue. (James Martinez)

#2005-8 – Approving Acquisition of Utility Easement Located at 3030 Old Highway 30. (L & P Investments, L.L.C.)

#2005-9 – Approving Acquisition of Utility Easement Located at 4160 Gold Core Drive. (SEC Accommodator XXIX, L.L.C.)

#2005-10 – Approving Proposal for Fountain Soft Drink Services for Grand Island Aquatic Facilities with The Pepsi Bottling Group of Grand Island, Nebraska for 3 years.

#2005-11 – Approving Certificate of Final Completion for Aquatic Study with C. T. Brannon Corporation of Tyler, Texas.

#2005-12 – Approving Certificate of Final Completion for Engineering Design for Stolley Park Arboretum with Clark-Enersen Partners of Lincoln, Nebraska.

#2005-13 – Approving State Bid Award for 2005 Chevrolet 4 Wheel drive Pickup for the Cemetery Division with Husker Auto Group of Lincoln, Nebraska in an Amount of \$19,385.70.

#2005-14 – Approving Bid Award for Concrete Ready Mix for the Riverway Hike/Bike Trail with Gerhold Concrete Company of Grand Island, Nebraska in an Amount of \$52.25 per cubic yard.

#2005-15 – Approving Interlocal Agreement with Central Platte Natural Resources District, Hall County, and Merrick County for the Upper Prairie/Silver/Moores Creek Flood Control Project.

#2005-16 – Approving Acquisition of Property Located at 1212 West 2<sup>nd</sup> Street, 1209 West 3<sup>rd</sup> Street, and 1215 West 3<sup>rd</sup> Street.

#2005-17 – Approving Change Order No. 2 to the Contract for the 2003 Waste Water Treatment Plant-1, Solids Handling Improvements Project with John T. Jones Construction of Fargo, North Dakota for an Increase of \$25,127.00 and a Revised Contract Amount of \$8,565,756.00.

#2005-18 – Approving Donation of a Privacy Fence to the Central Nebraska Humane Society.

#2005-19 – Approving Bid Award for (6) Six Thermal Imaging Cameras with Heiman Fire Equipment of Ashton, Iowa in an Amount of \$9,093.32.

Approving Request of Yield LLC dba Upper Deck Sports Bar & Grill, 2110 West 2<sup>nd</sup> Street for a Class “C” Liquor License. Motion by Hornady, second by Whitesides to approve the request contingent upon final inspections. Upon roll call vote, all voted aye. Motion adopted.

Approving Request of Jason Schultz, 1524 Coventry #91 for Liquor Manager Designation for Upper deck Sports Bar & Grill, 2110 West 2<sup>nd</sup> Street. Motion by Hornady, second by Whitesides to approve the request contingent upon the Upper Deck Sports Bar & Grill receiving their Liquor License. Upon roll call vote, all voted aye. Motion adopted.

#2005-3 – Approving Designation of a 20 Minute Express Parking Stall in Front of 414 West 3<sup>rd</sup> Street. Jim Reiter, 414 West 3<sup>rd</sup> Street spoke in support. Motion by Pieltsick, second by Pauly to approve Resolution #2005-3. Upon roll call vote, all voted aye. Motion adopted.

#2005-4 – Approving Designation of Northeast Area as Blight & Substandard Area #5. Cindy Johnson, CRA Director answered the questions Leilani McPeak asked during the Public Hearing. Ms. Johnson stated that this project was prompted by the developers and there were no applications yet. The impact to the property in the area would be possible paving, expansion, infrastructure, streets, curbs & gutters, demolition of substandard property, and rehabilitation of property. Each application would be considered individually. Discussion was held concerning guidelines of the redevelopment projects.

Motion by Pielstick, second by Cornelius to approve Resolution #2005-4. Upon roll call vote, all voted aye. Motion carried.

PAYMENT OF CLAIMS:

Motion by Cornelius, second by Haase to approve the Claims for the period of December 22, 2004 through January 11, 2005, for a total amount of \$3,788,545.33. Motion adopted unanimously. Councilmember Pielstick abstained from voting on Claim #88711.

ADJOURNMENT: The meeting was adjourned at 7:50 p.m.

RaNae Edwards  
City Clerk



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item G2

### **Approving Minutes of January 18, 2005 City Council Study Session**

*The Minutes of January 18, 2005 City Council Study Session are submitted for approval. See attached MINTUES.*

Staff Contact: RaNae Edwards

## OFFICIAL PROCEEDINGS

### CITY OF GRAND ISLAND, NEBRASKA

#### MINUTES OF CITY COUNCIL STUDY SESSION

January 18, 2005

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 January 18, 2005. Notice of the meeting was given in the Grand Island Independent on January 12, 2005.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following members were present: Councilmember's Meyer, Whitesides, Pielstick, Gilbert, Nickerson, Cornelius, Pauly, Hornady, Walker, and Haase. The following City Officials were present: City Administrator Gary Greer, City Clerk RaNae Edwards, Finance Director David Springer, and City Attorney Doug Walker

Mayor Communication: Mayor Vavricek commented on a letter received from the State of Nebraska Department of Highway Safety congratulating the Grand Island Police Department for winning the "You Drink & Drive. You Lose" campaign. Also received was a letter from the Area Council for International Visitors of which Grand Island hosted 45 international visitors from 31 countries.

Discussion Concerning Heartland Shooting Facility: Steve Paustian, Parks and Recreation Director reported that the Parks and Recreation Department had been in the planning and developmental phase of the Heartland Public Shooting Park for over six years. Phase one of the construction had been completed which consisted of trap, skeet and sporting clays ranges along with support facilities including a main clubhouse and several support buildings.

Phase two of the construction was set to start in March which would consist of all pistol and rifle ranges along with the necessary support facilities and a seven acre lake. It was mentioned that Phase three would include the construction of a modern campground.

Mr. Paustain stated that volunteers currently operating the facility had requested that the City consider hiring a Shooting Park Superintendent in the near future. The Department had planned on hiring staff as phase two neared completion. The volunteers would be willing to fund \$45,000 of the Superintendents position for the next year or until phase two was completed.

Tim O'Connor, 2112 West John Street stated they were excited about the shooting sports facility and commented on the various opportunities that were available to different organizations. So far they had exceeded their expectations. Listed were major events that were planned to be held for 2005 & 2006.

Discussion was held with regards to expenses of the facility. Currently the club funded all activities and received all revenues. A management agreement would be brought to Council for

future operations of the facility. Comments were made with regards to the Superintendents position being under the City.

City Administrator Gary Greer commented on the importance of a manager for this project. Mentioned were the volunteers that had put forth many hours into this project and the importance of a business plan. Mr. O'Connor commented about the automatic equipment and the profits that the club had made.

Councilmember Pauly suggested that the Skeet Club hire a superintendent for the first year and come back to the City with a business plan. On site housing for a caretaker was discussed because of the future 24-hour camping site.

Mr. Paustian recommended that the City move forward with the hiring of a superintendent with the \$45,000 funded by the Skeet Club beginning April 1, 2005 with the City taking over the funding of this position on October 1, 2006. Brenda Sutherland, Human Resources Director stated that the job description and salary ordinance were ready to come before council for a decision. Councilmember Pielstick recommended that this issue be brought to Council at the next Regular Meeting.

Discussion was held with regards to renaming the Skeet Range portion of the facility in honor of Virgil Eihusen. Mr. Eihusen donated \$300,000.00 toward the construction of the skeet ranges. Councilmember Pielstick recommended that this be brought to Council at the next Regular Meeting also.

Discussion Concerning Current Policy of Swimming at L.E. Ray Lake. Steve Paustian, Parks and Recreation Director reported that the City of Grand Island took ownership of L.E. Ray Lake in the early 1970's which was donated by the Ray family to be used as a park. Since that time swimming had been allowed in designated areas only with lifeguards provided until 1993.

Since the opening of Island Oasis, the popularity of L.E. Ray Lake as a swimming area had drop drastically. Mentioned were the dangers of swimming in a sand pit, no lifeguards, safety of public swimming, and the five deaths that had occurred at L.E. Ray Lake since 1996.

Discussion was held with regards to the safety of allowing swimming at L.E. Ray Lake. It was the recommendation of the Parks & Recreation Department to ban swimming. Several councilmember's stated they agreed with the recommendation. Usage of the lake was discussed with regards to boating, canoeing, fishing, etc. Improvements to the lake such as camping, playground equipment, and trails were mentioned. Enforcement was discussed which would be done through the Police Department.

Councilmember Cornelius stated that banning swimming would eliminate those people who could not afford to go to Island Oasis, Morman Island, and other pools within the city the opportunity to swim on sandy beaches. It would also not eliminate accidents as some people would continue to swim even if there was a ban.

Mr. Paustian commented on the five drownings that had taken place since 1996. All were males ranging in age from 19 to 43.

Brian Levander, 209 Redwood Road and Heather Jacobsen, 2831 Wortman Drive #6 opposed banning swimming at L.E. Ray Lake. Leo Schritt, 304 East 15<sup>th</sup> Street and Carmen Ascencion, 918 East Bismark spoke in support of the swimming ban.

Mr. Paustian stated there were no other lakes that allow swimming in Grand Island. Several lakes within the City of Grand Island do allow ice fishing.

Councilmember Pielstick recommended that this issue be brought back to Council in February for a decision by Council.

ADJOURNMENT: The meeting was adjourned at 9:10 p.m.

RaNae Edwards  
City Clerk



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G3**

**#2005-20 - Approving Bid Award - Turbine Room and DA Room  
Roof Replacement - Platte Generating Station, Utilities Department**

Staff Contact: Gary R. Mader;Dale Shotkoski



# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director  
Dale Shotkoski, Asst. City Attorney/Purchasing

**Meeting:** January 25, 2005

**Subject:** Memo for Award of Turbine and Deaerator Roof  
Replacements – Platte Generating Station

**Item #'s:** G-3

**Presenter(s):** Gary R. Mader, Utilities Director

## **Background**

The Platte Generating Station roofs were installed in the late '70s during plant construction. Recent inspections show that the roofs above the Turbine Bay and the Deaerator area are showing an overall degradation in general condition and beginning to leak in some locations. Testing of the roofing materials and examination by roofing contractors resulted in a recommendation to replace the roofs. The roof replacement project was therefore included in the '04-'05 Electric Budget.

Specifications were prepared in accordance with Factory Mutual Insurance Standards.

## **Discussion**

The specifications were advertised in accordance with the City Purchasing Code and sent to five prospective bidders. Bids were publicly opened on December 16, 2004. The Engineer's estimate for the project was \$300,000. Two bids were received;

<u>Bidder</u>	<u>Bid price</u>
Weathercraft Company, Grand Island, Nebraska	\$155,266.00
Ziembra Roofing Company, Hastings, Nebraska	\$176,201.00

The bids were reviewed by Utilities Engineering staff and by our insurance carrier. Both bids were evaluated to be compliant with the specifications.

## **Alternatives**

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

1. Move to approve the award of the Turbine and Deaerator Roof Replacement Contract.
2. Refer the issue to Committee.
3. Postpone the issue to a future date.
4. Take no action on the issue.

## **Recommendation**

City Administration recommends that Council award the Turbine and Deaerator Roof Replacement to the low compliant bidder, Weathercraft Company.

## **Sample Motion**

Move to approve the Resolution for award of the Turbine and Deaerator Roof Replacement contract to Weathercraft Company.

*Purchasing Division of Legal Department*  
**INTEROFFICE MEMORANDUM**



Dale M. Shotkoski, Assistant City Attorney

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**BID OPENING**

**BID OPENING DATE:** December 16, 2004 at 11:00 a.m.

**FOR:** Turbine Room & DA Room Roof Replacement

**DEPARTMENT:** Utilities

**ESTIMATE:** \$300,000.00

**FUND/ACCOUNT:** E520

**PUBLICATION DATE:** November 14, 2004

**NO. POTENTIAL BIDDERS:** 5

**SUMMARY**

<b>Bidder:</b>	<u>Weathercraft Co.</u> Grand Island, NE	<u>Ziemba Roofing Company</u> Hastings, NE
<b>Bid Security:</b>	Universal Surety Co.	Universal Surety Co.
<b>Exceptions:</b>	None	None
<b>Bid Price:</b>	\$155,266.00	\$176,201.00

cc: Gary Mader, Utilities Director  
Pat Gericke, Utilities Admin. Sec.  
Dale Shotkoski, Purchasing Agent

Bob Smith, Assistant Utilities Director  
Gary Greer, City Administrator  
Laura Berthelsen, Legal Assistant

**P960**

RESOLUTION 2005-20

WHEREAS, the City of Grand Island invited sealed bids for Turbine Room and Deaerator Roof Replacement, according to plans and specifications on file at the Platte Generating Station; and

WHEREAS, on December 16, 2004, bids were received, opened and reviewed; and

WHEREAS, Weathercraft Company of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$155,266.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Weathercraft Company of Grand Island, Nebraska, in the amount of \$155,266.00 for turbine room and DA room roof replacement is hereby approved as the lowest responsible bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G4**

**#2005-21 - Approving Bid Award - Fuel Oil Facilities Upgrade  
Project - Burdick and Platte Generating Stations**

Staff Contact: Gary R. Mader;Dale Shotkoski

# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director  
Dale Shotkoski, Asst. City Attorney/Purchasing

**Meeting:** January 25, 2005

**Subject:** Fuel Oil Area Upgrades

**Item #'s:** G-4

**Presenter(s):** Gary R. Mader, Utilities Director

## **Background**

Platte Generating Station fueling facilities currently consist of a 500,000 gallon No. 2 fuel bulk storage tank surrounded by an earthen berm, a locomotive fueling area, an above ground gasoline tank and two smaller above ground No. 1 diesel fuel tanks. C.W. Burdick Station fueling facilities consist of a No. 6 fuel oil bulk storage area and a No. 2 fuel oil bulk storage area, both of which are surrounded by earthen berms; and two smaller above ground diesel and gasoline tanks. The bulk oil storage areas at both facilities have been in place for over 25 years and were built in accordance with all state and federal regulations at the time. New federal regulations are now in place.

In April of 2004, the Utilities Department solicited proposals from five engineering firms to review federal regulations concerning fuel storage and handling areas. New Federal regulations for Oil Pollution Prevention [40 CFR Part 112] require that the containment around bulk oil storage facilities and associated loading areas be "sufficiently impervious to contain oil". In addition, because the total fuel capacity of the tanks at the C.W. Burdick Station is over 1,000,000 gallons, the regulations require an analysis of the consequences of a worst-case catastrophic release of oil on downstream users and sensitive environments.

Anticipated activities necessary to meet the Federal regulations included:

- ? Evaluation of the oil containment and fuel transfer areas at all bulk oil storage areas.
- ? Design of necessary upgrades for the earthen berms and associated fuel transfer areas at both plants.
- ? Evaluation and design of a new vehicle fueling facility at PGS that would eliminate the existing three separate fueling areas.
- ? Evaluation of a worst case release of oil from C.W. Burdick Station.

Black & Veatch was selected from these firms and awarded an engineering contract with a not-to-exceed price of \$59,600.

Black & Veatch reviewed and evaluated the new regulations and prepared plans, specifications and bid documents for the required oil storage and fueling facilities upgrade project at PGS and Burdick. The following work was found to be necessary to bring the facilities into compliance with federal regulations for the prevention and containment of oil spills (40 CFR Part 112) and for oil dispensing equipment (NFPA 30A):

Platte Generating Station:

- Consolidate vehicle-fueling facilities. Furnish and install new fuel dispensing equipment at a new concrete paved area near the existing bulk No. 2 oil receiving area.
- Regrade areas adjacent to existing bulk No. 2 oil receiving area and construct synthetically lined containment, sump, sump pump, discharge line and discharge area.
- Modify locomotive fueling facilities to remove existing below grade pipe from service and add provisions to collect and direct potential spills to the bulk No. 2 oil storage containment area. Add new fuel dispensing equipment for the locomotive.
- Reconstruct the bulk No. 2 oil receiving containment to include the new vehicle fueling area containment and a synthetic liner, sump, sump pump, discharge line, and discharge area.
- Remove temporary earth ramps at the bulk No. 2 oil storage containment area.
- Regrade bulk No. 2 oil containment area, install synthetic impermeable liner, construct sump, install sump pump discharge line and discharge area.

Burdick Generating Station:

- Reconstruct the No. 2 fuel oil receiving area to include a concrete paved, curbed containment and valved outlet drain line.
- Reconstruct the No. 6 and No. 2 oil bulk storage containment areas including removing interior earthen berms, regrading and repairing existing earthen berms.
- Install a synthetic impermeable liner, sump, sump pump, discharge line and discharge area at the No. 2 oil bulk storage containment area.
- Remove existing below-grade fuel oil piping between the No. 2 oil bulk storage tank and No. 2 oil pump house.
- Seal and isolate abandoned pipe systems at existing concrete vaults and manholes by filling with flowable fly ash cement fill.

## **Discussion**

In September of 2004, the specifications developed for the project by Black & Veatch were issued for bid. The engineer's estimate, based on experience with past similar projects, was \$600,000. The bid was advertised, and specifications sent to three local contractors and the local plan service. One bid was received, from Diamond Engineering for \$833,000. Because of only receiving one bid, and the difference between the engineer's estimate and the bid received, City staff recommended in October of 2004, that Council declare Diamond the sole source for this project and authorize staff to negotiate a more favorable contract with Diamond.

Discussions with Diamond included a more relaxed schedule, design or scope changes that would allow the project to be completed more efficiently, or to reduce areas of risk or unforeseen problems. During the discussions, it appeared that Diamond was not doing the majority of the work on the project, but had obtained subcontractors for earthwork, liner installation, and mechanical and electrical work. The result of this appears that any reduction in price would be the result of trying to obtain numerous smaller changes from several sources, rather than a larger amount from the prime contractor. Diamond also indicated that during the time since the original bid, steel and liner materials had increased in price. As a result of the negotiations, Diamond responded by lowering their bid amount by \$52,000 contingent on the following modifications to the original scope:

- Eliminate the tank tie down anchors for Burdick bulk tank No's. 1 and 2.
- City will pour the flowable fill at the existing vaults and manholes in the No. 6 fuel area at Burdick and remove existing vehicle fueling tanks, piping and electrical at PGS.

Other scope changes were considered, but would have only resulted in shifting cost from Diamond to other contractors, as the work would have still needed to be performed, and the project cost would not significantly change or could even increase as time proceeds.

The following additional options were considered;

1. Delay or cancel the project: All work is required by regulatory agencies and failure to comply would result in enforcement action. A delay or spreading the work out would reduce the financial impact for the current year, but would probably increase the total project cost.
2. Rebid the project: We do not know of any other interest in the project. Hooker Brothers was the only other contractor who looked at the project, and they are a subcontractor to Diamond. A rebid might result in a lower price, but could also result in a higher bid or no bid.
3. Issue multiple contracts for the various areas of the project: This would involve writing specifications and awarding separate contracts for the earthwork, liner, and mechanical and electrical scopes. Essentially, Diamond has already done this as a part of their bid. It would require paying B&V for the additional engineering services not included in the original scope of the project.



4. Awarding the contract to Diamond: the recommended option.

### **Alternatives**

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

1. Move to approve the award of the Fuel Oil Facilities Upgrade Project.
2. Refer the issue to a Committee.
3. Postpone the issue to future date.
4. Take no action on the issue.

### **Recommendation**

Based on the lack of response from other contractors, a rebid of the project could result in either the same or higher bid or no bids at all. Additionally, this work must be completed to comply with federal and state regulations. Therefore, City Administration recommends that Council award the Fuel Oil Facilities Upgrade Project Contract to Diamond Engineering, of Grand Island; with the reduced scope, for a total contract amount of \$781,000.

### **Sample Motion**

Motion to approve the award of the Fuel Oil Facilities Upgrade Project Contract to Diamond Engineering.

*Purchasing Division of Legal Department*  
**INTEROFFICE MEMORANDUM**



Dale M. Shotkoski, Assistant City Attorney

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**BID OPENING**

**BID OPENING DATE:** August 31, 2004 at 11:00 a.m.

**FOR:** Fuel Oil Facilities Upgrades General Construction

**DEPARTMENT:** Utilities

**ESTIMATE:** \$600,000.00

**FUND/ACCOUNT:** E520

**PUBLICATION DATE:** August 5, 2004

**NO. POTENTIAL BIDDERS:** 4

**SUMMARY**

**Bidder:** Diamond Engineering Co.  
Grand Island, NE

**Bid Security:** Travelers Casualty & Surety

**Exceptions:** Noted

**Bid Price:** \$833,000.00 (Tax Included)

cc: Gary Mader, Utilities Director  
Shelly Schnakenberg, Utilities Senior Sec.  
Gary Greer, City Administrator  
Laura Berthelsen, Legal Assistant

Bob Smith, Assistant Utilities Director  
Pat Gericke, Utilities Admin. Secretary  
Dale Shotkoski, Purchasing Agent

**P933**

RESOLUTION 2005-21

WHEREAS, the City of Grand Island invited sealed bids for Fuel Oil Facilities Upgrades General Construction at Burdick Station and Platte Generation Station, according to plans and specifications on file at the Platte Generating Station; and

WHEREAS, on August 31, 2004, one bid was received, opened and reviewed; and

WHEREAS, the Diamond Engineering Company of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$833,000; and

WHEREAS, on September 28, 2004, by Resolution 2004-237, the City Council for the City of Grand Island approved the Diamond Engineering Company as the sole source for such contract and authorized negotiations to perform such work; and

WHEREAS, as a result of negotiations with the Diamond Engineering Company, it was decided to reduce the scope of work to be completed by the contractor, and the bid price was reduced to \$781,000.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the negotiated bid of the Diamond Engineering Company of Grand Island, Nebraska, in the amount of \$781,000 for fuel oil facilities upgrades general construction at Burdick Station and Platte Generating Station is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item G5

**#2005-22 - Approving Amendments to Personnel FTE Budgets**

Staff Contact: Brenda Sutherland

# **Council Agenda Memo**

**From:** Brenda Sutherland, Human Resources Director

**Meeting:** January 25, 2005

**Subject:** Amending the City's FTE tables

**Item #'s:** G-5

**Presenter(s):** Brenda Sutherland, Human Resources Director

## **Background**

The FTE table that is currently in place was passed by the City Council during the past budget session. This is common practice and any changes to that schedule needs to be approved by the Council. FTE stands for full time equivalent and is the measure that the City uses to approve the number of employment positions that may be filled.

## **Discussion**

The items before the Council are three-fold. Some of the recommended changes are more for restructuring, one is for the addition of a new position and the third one is not a request for a permanent change but instead a measure to offset a temporary problem.

The first change that is being recommended is in the Public Works Department, more specifically the Wastewater Division. Currently the FTE table for this division allows for two Wastewater Plant Operator I's and one Wastewater Plant Operator II. The recommended change is to combine the two and have the line item read; Wastewater Plant Operator I/II with the same allotted three positions. This will allow for movement as operators obtain licensure and not change the total number of FTE's. The difference in wages for the two positions is approximately \$4000 per year. This method is currently used for the maintenance workers in this division as well as other positions throughout the City that have a journey level progression.

The next change that is recommended calls for some restructuring in the Community Development Division of the Regional Planning Department. With the development of one position and a retirement in another the following changes are being recommended; The position of Community Development Director will be eliminated and be replaced with the position of Community Development Administrator. The pay scale for the new position will also change. The pay range for the new position will be \$28,422.16 to

\$39,993.20 and will remain an exempt position. When the Community Development Department was created, this position was pulled in and although the title of Director remained, the duties and responsibilities were less than that of other City Director positions.

The second position in this division that is being reviewed is the Development Specialist. This position has evolved from a position of a more clerical nature to one that is responsible for grant writing for the City. The salary range for this position was more in line with other clerical positions in the City and does not reflect the scope or responsibility that is associated with the position. The recommendation is to change this salary range to one that is comparable to that of the Community Development Administrator. They are positions that are similar in nature and will cover for each other.

The two changes recommended for these positions will result in an overall savings of more than \$15,000. Administration would recommend approval of the proposed changes.

The next proposed FTE change will come from the Parks and Recreation Department. At last week's Council Study session, a presentation was made by Parks and Recreation Director, Steve Paustian and volunteer members of the Skeet Club. The Skeet Club has been providing the volunteer labor to run the current operations. Due to the increased activity, the Skeet Club has asked the City to take over the operations now instead of waiting until the next budget year as was previously planned.

The Skeet Club has offered to reimburse the City \$45,000 this year to offset the cost of the employee. This offset is a one time event and the cost of the employee will be the City's in the future. The proposed salary range for this position will be \$36,756.11 - \$51,701.91. This position will be an exempt position. This salary range is in line with other superintendent level positions in the Parks Department. As the facility evolves, there will be proposed on-site housing for this position and the salary may be adjusted accordingly. Administration recommends the addition of this FTE.

The last request is not for a change to the FTE schedule but instead for permission to hire an additional two Police Officers to help cover the shortage that is the result of two of our officers being deployed through the National Guard. Currently, we have two officers that have been deployed for an 18 month tour of duty. With the normal amount of turnover that occurs in the Police Department, even when the current employees return from their tour of duty, there will probably be open spots for the officers that were hired to cover the shortage.

## **Alternatives**

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

1. Move to approve
2. Refer the issue to a Committee

3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the recommended FTE amendments.

### **Sample Motion**

Move to approve the request to amend the City's FTE tables and allow for the temporary hiring of two additional Police Officers to cover shortages due to military leave.

## RESOLUTION 2005-22

WHEREAS, the 2004/2005 adopted budget for the Community Development Division allows for one full-time equivalent (FTE) Community Development Director and one FTE Development Specialist; and

WHEREAS, with the retirement of the Community Development Director, the administration recommends that such position be eliminated, and a FTE be replaced for the position of Community Development Administrator; and

WHEREAS, the net FTE allocation would remain the same, and the personnel budget for the Community Development Division would be reduced to reflect an adjusted salary range for the new position; and

WHEREAS, the 2004/2005 adopted budget for the Wastewater Treatment Plant Division contains two Wastewater Plant Operator I positions and one Wastewater Plant Operator II position; and

WHEREAS, it is recommended that these positions be combined to allow three Wastewater Plant Operator I/II positions; and

WHEREAS, this can be accomplished without a budget increase in personnel costs for the Wastewater Treatment Plant Division; and

WHEREAS, it is recommended that a Shooting Range Superintendent position be approved to oversee operations at the Heartland Public Shooting Park; and

WHEREAS, the Grand Island Skeet and Sporting Clays Club has offered to contribute a one-time amount of \$45,000 towards the cost of such position; and

WHEREAS, adding the Shooting Superintendent would require an additional FTE in the Parks and Recreation Department's 2004/2005 adopted budget; and

WHEREAS, due to the military deployment of two police officers, it is recommended that the City be authorized to hire two additional police officers.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the 2004/2005 adopted budget be amended to remove the full-time equivalent allocation for the Community Development Director position and to replace it with a full-time equivalent allocation for Community Development Administrator.

BE IT FURTHER RESOLVED, that the 2004/2005 adopted budget be amended to allow three Wastewater Plant Operator I/II positions.



BE IT FURTHER RESOLVED, that a Shooting Range Superintendent is hereby approved as an additional full-time equivalent position within the Parks and Recreation Department.

BE IT FURTHER RESOLVED, that the City is authorized to hire two additional police officers due to the military deployment of two police officers.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G6**

**#2005-23 - Approving Contract for Police and Firefighters Pension Plan**

**Staff Contact: David Springer**

# **Council Agenda Memo**

**From:** Dave Springer, Finance Director

**Meeting:** January 25, 2005

**Subject:** Approving Contract for Police and Firefighters Pension Plans

**Item #'s:** G-6

**Presenter(s):** Dave Springer, Finance Director

## **Background**

The City Council on October 12, 1998, approved a resolution to move the Police and Firefighter Pension plans from Principal Financial to ICMA Retirement Corporation. In mid-year 2004, the respective Police and Firefighter Pension Committees felt it was their fiduciary responsibility to again put these services out review. A Request for Proposal was prepared with the help of a consultant and distributed to interested companies. Thirteen responses were received, and of these, six companies made presentations to the committees and the consultant.

## **Discussion**

Two companies with a strong local presence were brought back for a second interview and both committees, through separate processes, selected Wells Fargo to provide their pension services. Their attorneys are in the process of updating the plan document and incorporating necessary amendments. Before Council this evening is the Service Agreement with Wells Fargo for your approval. The cut-over date from ICMA to Wells Fargo is planned for April 1, 2005 and the contract would be for three years. The Service Agreement is available for perusal at the City Clerk's office.

## **Alternatives**

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

1. Approve the contract with Wells Fargo

2. Disapprove or /Deny the contract
3. Table the issue

### **Recommendation**

City Administration recommends that the Council approve the Service Agreement with Wells Fargo.

### **Sample Motion**

Approve the Service Agreement with Wells Fargo for Police and Firefighters Pension plans.



Dale M. Shotkoski, Assistant City Attorney

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**REQUEST FOR PROPOSAL  
FOR  
POLICE & FIRE PENSION PLAN**

**RFP DUE DATE:** November 1, 2004 at 5:00 p.m.

**DEPARTMENT:** Human Resources

**PUBLICATION DATE:** October 1, 2004

**NO. POTENTIAL BIDDERS:**

**SUMMARY OF PROPOSALS RECEIVED**

**Smith Hayes Financial Services Corp.**  
Lincoln, NE

**Milliman**  
Bloomington, MN

**Platte Valley State Bank & Trust Company**  
Grand Island, NE

**Union Bank & Trust Company**  
Lincoln, NE

**Ameritas Retirement Plans**  
Lincoln, NE

**The Security Benefit Group of Companies**  
Topeka, KS

**US Bank**  
Minneapolis, MN

**TIAA-CREF**  
New York, NY

**ICMA Retirement Corporation**  
Washington, DC

**Principal Financial Group**  
Grand Island, NE

**Hartford Life Insurance Company**  
Simsbury, CT

**Institutional Trust Services**  
Lincoln, NE

cc: Brenda Sutherland, Human Resources Director  
David Springer, Finance Director  
Laura Berthelsen, Legal Assistant

Gary Greer, City Administrator  
Dale Shotkoski, Purchasing Agent

RESOLUTION 2005-23

WHEREAS, the City of Grand Island invited sealed proposals for Police Officers Retirement Plan and Firefighter Retirement Plan, according to plans and specifications on file with the Human Resources Department; and

WHEREAS, proposals were due on November 1, 2004; and

WHEREAS, such proposals were received, reviewed and evaluated in accordance with established criteria; and

WHEREAS, two companies with a strong local presence made final presentations to the police and firefighter pension committees; and

WHEREAS, Wells Fargo Bank, N.A., submitted proposals in accordance with the terms of the request for proposals and all statutory requirements contained therein and the City Procurement Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal submitted by Wells Fargo Bank, N.A. for the Police Officer Retirement System and Trust is hereby approved.

BE IT FURTHER RESOLVED, that the proposal submitted by Wells Fargo Bank, An.A. for the Firefighters' Retirement System Plan and Trust is hereby approved.

BE IT FURTHER RESOLVED, that Defined Contribution Service Agreements by and between the city and Wells Fargo Bank, N.A. 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 Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G7**

**#2005-24 - Approving Change Order #3 for Grand Generation  
Addition and Renovation**

**Staff Contact: Joni Kuzma**

# **Council Agenda Memo**

**From:** Joni Kuzma, Community Development

**Council Meeting:** January 14, 2005

**Subject:** Change Order #3 Grand Generation Center

**Item #'s:** G-7

**Presenter(s):** Joni Kuzma, Community Development

## **Background**

The City of Grand Island is the owner of record of the building occupied by the Senior Citizen Industries, Inc which is located at 304 East 3<sup>rd</sup> Street. In July 2004, the City awarded a contract in the amount of \$615,985.00 to Starostka Group Unlimited for the expansion and renovation of the Center. The City received a Community Development Block grant in the amount of \$350,000 to assist in this expansion and renovation. At the October 26, 2004 meeting of the City Council, Change Order #1 was approved in the amount of \$17,524.25 for removal of miscellaneous debris found under the footings during the redigging for the laying of the foundation. Change Order #2 was approved at the Dec. 21, 2004 Council meeting to decrease the amount of the contract by \$29,992.00 for the deduction of the Fire Sprinkler system and allow a 45 day time extension for completion. Change Order #3 is being submitted to Council to decrease the contract sum by \$2,000.

## **Discussion**

A donation of \$2,000 was gifted by Home Depot to the Grand Generation Center for their construction and renovation project. The Center chose to give the donation to the contractor, Starostka Group, to apply toward the purchase of supplies for the construction/renovation project. With Council approval, the contract amount (amended by change order #2) of \$603,516.25 will be reduced by \$2,000. The new contract amount will be \$601,517.25.

Since the City owns the building and the original contract was signed by the City, Change Order #3 is being submitted to the City for their approval.



### **ALTERNATIVES**

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

1. Approve Change Order #3.
2. Refer the issue to a Committee.
3. Postpone the issue to a later date.

### **Recommendation**

City Administration recommends that the Council approve Change Order #3.

### **Sample Motion**

Move to approve Change Order #3 to the contract with Starostka Group Unlimited on the expansion and renovation of the Senior Citizens Industries, Inc.

RESOLUTION 2005-24

WHEREAS, on July 13, 2004, by Resolution 2004-166, the City of Grand Island awarded the bid for the addition and renovation of the Grand Generation Center at 304 East Third Street to Starostka Group, Inc. of Grand Island, Nebraska; and

WHEREAS, on October 26, 2004, by Resolution 2004-274, the City of Grand Island approved Change Order No. 1 for such project to authorize the removal of miscellaneous debris found under the footings; and

WHEREAS, on December 21, 2004, by Resolution 2004-322, the City of Grand Island approved Change Order No. 2 for such project to extend the base bid contract completion date to February 26, 2005 and to transfer the costs of the fire sprinkler system to a separate contract; and

WHEREAS, Home Depot has submitted a donation of \$2,000 towards the purchase of supplies for the construction/renovation project; and

WHEREAS, such donation will decrease the amount of the contract by \$2,000; and

WHEREAS, Change Order No. 3 reflects such donation.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 3 between the City of Grand Island and Starostka Group, Inc. of Grand Island, Nebraska, to decrease the contract price due to a donation by Home Depot in the amount of \$2,000.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item G8

**#2005-25 - Approving Addendum to CNH Memorandum of Understanding**

Staff Contact: Doug Walker

# **Council Agenda Memo**

**From:** Douglas R. Walker, City Attorney

**Meeting:** January 25, 2005

**Subject:** Addendum to Memorandum of Understanding  
to CNH Agreement

**Item #'s:** G-8

**Presenter(s):** Douglas R. Walker, City Attorney

## **Background**

On December 17, 2002, a Memorandum of Understanding, which was a mutual agreement for inducement loans and benefits to encourage CNH to upgrade and expand their manufacturing facility in Grand Island was approved and executed by the City and with Case New Holland North America, Inc. (CNH). Paragraph 17 of the original agreement, required the City to construct a street along the south side of the property on which the main manufacturing plant is located. Since the time that agreement was entered into, CNH has also built a substantial addition to a building in another location along the east side of Claude Road.

## **Discussion**

Since the original MOU was prepared providing incentives for the expansion of the CNH facility south of Stolley Park Road, the company has also constructed an addition to a building located along the east side of Claude Road. CNH has requested that this road be paved from the intersection of Claude Road with the north side of Old US Hwy 30 to the north approximately 1,235' to tie into the existing concrete paving on Claude Road. The cost of doing this paving project should not be any greater than the street construction required in the MOU. This project will not have an adverse budgetary impact and will be of greater benefit to CNH and the community by having the unimproved portion of the existing street hard surfaced which also provides access to a residential and commercial area to the west.

## **Alternatives**

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

1. Move to approve to the Addendum to the original MOU with CNH.
2. Refer the issue to a Committee or study session for further discussion.
3. Postpone the issue to future date.
4. Reject the Addendum, in which case the requirements of the original MOU would remain in effect.

## **Recommendation**

City Administration recommends that the Council approve the Addendum to the Memorandum of Understanding. It appears that the changes requested by CNH are reasonable and will be of greater benefit to the company and the community and will not have an adverse budgetary impact.

## **Sample Motion**

Motion to approve the Addendum to the Memorandum of Understanding (Mutual Agreement for Inducement Loans and Benefits) with Case New Holland North America, Inc., a corporation (CNH).

**ADDENDUM  
TO  
MEMORANDUM OF UNDERSTANDING (MOU)  
Mutual Agreement for Inducement Loans and Benefits**

THIS ADDENDUM TO MEMORANDUM OF UNDERSTANDING is executed on \_\_\_\_\_, 2005, by the City of Grand Island, Nebraska, a City of the First Class of the State of Nebraska (City) and New Holland North America, Inc., a Corporation, (CNH).

**RECITALS**

WHEREAS, the City and CNH entered into a Memorandum of Understanding for a Mutual Agreement for Inducement Loans and Benefits, dated December 17, 2002, hereinafter referred to as the MOU, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference for the extension of inducement loans and benefits for CNH to upgrade and expand their manufacturing facility in the City of Grand Island, Nebraska; and

WHEREAS, the City and CNH desire to amend the terms of the Memorandum of Understanding in so far as the provisions of paragraph 17 of that agreement;

WHEREAS, the other parties to the original Memorandum of Understanding are not involved in the amendment to that agreement.

NOW, THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, the parties do hereby agree and contract as follows:

1. The provisions of paragraph 17 of the original Memorandum of Understanding are hereby repealed.

2. The original MOU shall be amended to create a new paragraph 17 entitled "Access Street Construction", which will read as follows:

**Access Street Construction.** The City shall pave all of the unpaved portion of Claude Road from its intersection at the north side of Old U.S. Highway 30 north approximately 1,235 feet to tie onto the existing concrete paving south of the intersection of Claude Road with Arch Avenue.

3. Except as specifically modified by this Addendum to MOU, all other terms and provisions of the Memorandum of Understanding, Mutual Agreement for Inducement Loans and Benefits, previously executed by the City and CNH shall remain in full force and effect.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2005.

**CITY OF GRAND ISLAND, NEBRASKA,**  
A Municipal Corporation

ATTEST:

By: \_\_\_\_\_  
RaNae Edwards, City Clerk

By: \_\_\_\_\_  
Jay Vavricek, Mayor

**NEW HOLLAND NORTH AMERICA, INC.,**  
A Corporation

By: \_\_\_\_\_  
Allen R. Rider, President & Chief Executive Officer  
New Holland North American, Inc.

RESOLUTION 2005-25

WHEREAS, on December 17, 2002, by Resolution 2002-394, the City of Grand Island approved a Memorandum of Understanding with New Holland North America, Inc. to lend funds and provide inducements in support of the operation of the Grand Island manufacturing facility; and

WHEREAS, the original agreement required the City to construct a street along the south side of the property on which the main manufacturing plant is located; and

WHEREAS, the company has subsequently built a substantial addition to a building along the east side of Claude Road, and has requested that this road be paved from the intersection of Claude Road with the north side of Old Highway 30 to the north approximately 1,235 feet to tie into the existing concrete paving on Claude Road; and

WHEREAS, it is anticipated that the cost of this paving project will be comparable to the paving project originally agreed to in the Memorandum of Understanding; and

WHEREAS, it is recommended that the Memorandum of Understand be amended to change the paving requirements in Paragraph 17 of the Memorandum of Understanding; and

WHEREAS, the Addendum to the Memorandum of Understanding has been reviewed and approved by the City Attorney.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Addendum to the Memorandum of Understanding with New Holland North America, Inc. to modify Paragraph 17 of the Memorandum of Understanding pertaining to concrete paving is hereby approved.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney





# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G9**

**#2005-26 - Approving the Name of "The Virgil Eiehusen Memorial Skeet Range"**

**Staff Contact: Steve Paustian**

# **Council Agenda Memo**

**From:** Steve Paustian, Parks and Recreation Director

**Meeting:** January 25, 2005

**Subject:** Naming of Skeet Shooting Venue

**Item #'s:** G-9

**Presenter(s):** Steve Paustian, Parks and Recreation Director

## **Background**

The Eihusen foundation has donated \$300,000.00 to assist in the development of the Heartland Shooting Park. More specifically the funds were earmarked to be used in the development of the skeet ranges within the park. This contribution paid for nearly all elements of the skeet shooting venue.

## **Discussion**

A request has been made by the Grand Island Skeet Sporting Clays and Trap Club to have the skeet fields named in Honor of Virgil Eihusen. Staff supports the recommendation.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve the naming of the skeet venue in honor of Virgil Eihusen and that the official name be the "The Virgil Eihusen Memorial Skeet Range".

## **Sample Motion**

Move to approve naming of the skeet venue as the "The Virgil Eihusen Memorial Skeet Range".

RESOLUTION 2005-26

WHEREAS, the Eihusen Foundation has donated \$300,000 to assist in the development of the Heartland Public Shooting Park located at the former Cornhusker Army Ammunition Plant site; and

WHEREAS, such funds were earmarked for the development of the skeet ranges within the park, and paid for nearly all elements of the skeet shooting venue; and

WHEREAS, it has been recommended that such skeet venue at the Heartland Public Shooting Park be named the Virgil Eihusen Memorial Skeet Range to honor Virgil Eihusen.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the skeet venue at the Heartland Public Shooting Park shall hereby be recognized in honor of Virgil Eihusen as the Virgil Eihusen Memorial Skeet Range.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G10**

**#2005-27 - Approving Authorization of Application for Household  
Hazardous Waste Grant Funds**

**Staff Contact: Paul Bresino**

# **Council Agenda Memo**

**From:** Paul M. Briseno, Assistant to the City Administrator

**Meeting:** January 25, 2005

**Subject:** Household Hazardous Waste Facility

**Item #'s:** G-10

**Presenter(s):** Paul M. Briseno, Assistant to the City Administrator  
Betty Curtis, Executive Director GIACCS  
Joni Kuzma, Development Specialist

## **Background**

In February 2004 the Grand Island City Council identified development of a permanent, regional Household Hazardous Waste (HHW) facility as a community goal. The need was based on public health issues in and around the area. Based on the direction given by Council, information regarding the Central Nebraska Household Hazardous Waste Collection and Recycling Facility was presented at the January 4<sup>th</sup> City Council Study Session.

## **Discussion**

The City of Grand Island continues to grow and consequently, the population increase will result in the generation of more household hazardous waste. According to the Department of Environmental Quality, an average single household can produce 20 pounds of household hazardous waste a year. A growing population combined with the mounting list of household hazardous materials and chemicals identified as hazardous by the federal government and banned from landfills; indicate a need for a permanent facility. The need has become more important based these issues as well as the mass production, purchase, and storage of these dangerous materials throughout our community.

One-day household hazardous waste collection events, coordinated by the Clean Community System, provide a limited, but valuable disposal option to a portion of the Grand Island and Central Nebraska population. However, one-day events only capture a small portion of the HHW in the community and attendance can be hampered by a variety of external circumstances.

Last year, one-day HHW collection events in Grand Island and Central Nebraska provided the benefit of diverting 113,815 pounds of household hazardous waste from the landfill. This represented HHW from 1.8% of central Nebraska's population. This diversion of HHW from the landfill saved residents and the environment from the effects of improper disposal of household hazardous waste. In addition, many of these toxic items were either recycled or disposed of appropriately. Safety for the environment, households, first responders and communities increased as well through a decreased risk of explosion, fire, burns and other injury to residents, first responders and community members.

Although Grand Island Area Clean Community System was successful in collecting household hazardous waste from 1.8% of the central Nebraska population there is still 98.2% of the population from whom HHW is uncollected. A permanent, accessible Household Hazardous Waste & Recycling Facility, associated with the City of Grand Island transfer station, will provide more households an opportunity to properly dispose of their hazardous waste. As stated, although one-day collections events have been successful, participation in one-day events is limited and restrictive. A permanent facility with set hours, clear guidelines and trained professionals will encourage long-term, sustained disposal efforts.

The first step in funding the proposed permanent Household Hazardous Waste & Recycling Facility is to apply for a grant through the Department of Environmental Quality to fund the cost of hiring a Facility Architect and Engineer. The grant request will be for the total cost of professional architectural and engineering services. The City will not be required to provide any matching funds for this grant.

## **Alternatives**

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

1. Move to approve the grant application and authorize the Mayor to sign all related documents
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Sample Motion**

Move to approve the grant application and authorize the Mayor to sign all related documents.

RESOLUTION 2005-27

WHEREAS, at its City Council Retreat last spring, the City Council identified the development of a permanent regional Household Hazardous Waste facility as a community health goal; and

WHEREAS, such facility, associated with the City of Grand Island Transfer Station, could provide safe, appropriate collection methods for household hazardous waste with established hours of operation and trained professionals; and

WHEREAS, in order to further pursue the construction of such facility, it is recommended that grant funding be received; and

WHEREAS, grant funding is available through the Nebraska Department of Environmental Quality to fund the cost of hiring a facility architect and engineer; and

WHEREAS, it is recommended that a grant application be submitted on behalf of the City of Grand Island in the amount of \$150,000 for the cost of hiring such architect and engineer; and

WHEREAS, it is intended that the architect and engineer could be retained for the total amount of grant funds requested; no additional funding would be necessary from the City of Grand Island for this phase of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island supports the concept of the construction of a permanent, regional Household Hazardous Waste Facility, and further approves and authorizes an application for assistance from the Nebraska Department of Environmental Quality for the purpose of hiring a facility architect and engineer.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such application and other documentation on behalf of the City of Grand Island for such grant process.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form ? _____
January 20, 2005      ? City Attorney



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G11**

**#2005-28 - Approving Contract with Fonner Park Relative to  
Stand-By Ambulance**

**Staff Contact: Jim Rowell**



# **Council Agenda Memo**

**From:** Jim Rowell, Fire Chief  
**Meeting:** January 25, 2005  
**Subject:** Ambulance Service Contract for Fonner Park  
**Item #'s:** G-11  
**Presenter(s):** Jim Rowell, Fire Chief

## **Background**

The state constitution and underlying law prohibits using public property for private uses without compensation. Accordingly, in order for the City of Grand Island to provide a standby ambulance for Fonner Park, a contract setting forth the terms and conditions under which the vehicle is supplied and providing for compensation is appropriate.

The agreement is the same as in prior years' agreement.

## **Discussion**

Fonner Park has given the City of Grand Island a number of ambulances and emergency units over the years. In consideration of this, the agreement for the City to provide a standby ambulance provides for a nominal rental for the use of the vehicle. The suggested rental is \$1.00 per day. The agreement is to run for the current training and racing season. The personnel staffing the ambulance are to be provided by Fonner Park. In the event a patient is transported, the charges will be based on the current fee schedule. The transport will be by Fire Department ambulance allowing the standby ambulance to remain at Fonner Park and the races to continue.

## **Alternatives**

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

1. Approve the Ambulance Service Contract for Fonner Park.
2. Disapprove or /Deny the Ambulance Service Contract for Fonner Park.

3. Modify the Ambulance Service Contract for Fonner Park to meet the wishes of the Council
4. Table the issue

### **Recommendation**

City Administration recommends that the Council approve the Ambulance Service Contract for Fonner Park.

### **Sample Motion**

Approve the ambulance service contract for 2005 racing season at Fonner Park.

## **AGREEMENT**

THIS AGREEMENT, is made this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by and between the CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation (City) and THE HALL COUNTY LIVESTOCK IMPROVEMENT ASSOCIATION, INC., (Fonner Park) a Nebraska Corporation.

1.     **STATEMENT OF PURPOSE:** The purpose of this Agreement is to set forth the terms and conditions under which the City will provide to Fonner Park an ambulance for use during the 2005 training and racing season.

2.     **EQUIPMENT AND RENTAL FEE:** In furtherance of this Agreement the City will provide an ambulance equipped with fuel and supplies for use at Fonner Park on each day requested during the 2005 training and racing season. Fonner park will provide personnel to drive and staff the ambulance. In consideration of the City providing the ambulance Fonner Park shall pay a rental fee of One Dollar (\$1.00) per day for the use of the ambulance. The rental fee shall be billed by the City and paid by Fonner Park at the conclusion of the racing season. This rental shall be in full and complete satisfaction for the use of the ambulance during the term of this Agreement.

3.     **TERM OF AGREEMENT:** The term of this Agreement shall commence with the opening of Fonner Park for training and shall conclude at the end of the 2005 racing season.

4.     **LIABILITY AND INSURANCE:** During the term of this Agreement the ambulance furnished by the City of Grand Island shall be covered by the City's automobile liability insurance at the City's expense. The personnel staffing the ambulance shall be covered by Fonner Park's liability insurance.

5. CHOICE OF LAWS: This Agreement shall be construed in accordance with the laws of the State of Nebraska and the United States of America.

6. EFFECTIVE DATE: The parties agree that this Agreement shall be in full force and effect on and after the commencement of the training season at the Fonner Park Race Track in preparation for the 2005 racing season. The Agreement shall be executed by the Mayor following approval by the City Council.

Attest:

CITY OF GRAND ISLAND, NEBRASKA,  
A Municipal Corporation,

\_\_\_\_\_  
RaNae Edwards, City Clerk

By \_\_\_\_\_  
Jay Vavricek Mayor

Attest:

HALL COUNTY LIVESTOCK  
IMPROVEMENT ASSOCIATION, INC.,  
A Nebraska Corporation,

\_\_\_\_\_  
Secretary

By \_\_\_\_\_  
Hugh Miner, Chief Executive Officer

RESOLUTION 2005-28

WHEREAS, during the Fonner Park racing season, it is beneficial to have a stand-by ambulance available for emergency purposes; and

WHEREAS, it is the desire of the Hall County Livestock Improvement Association, Inc. (Fonner Park) and the City of Grand Island to provide an ambulance during the 2005 training and horse racing season; and

WHEREAS, an agreement has been reviewed and approved by the City Attorney's office for the provision of such ambulance at the Fonner Park Race Track for the 2005 training and horse racing season.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Agreement by and between the City of Grand Island and Hall County Livestock Improvement Association, Inc. (Fonner Park) for the provision of an ambulance during the 2005 training and horse racing season is hereby approved; and the Mayor is hereby directed and authorized to execute such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item G12

**#2005-29 - Approving Change Order No. 1 to the Contract with  
The Diamond Engineering Company for Widening Stolley Park  
Road West of U.S. HWY 281, 2004-P-08**

Staff Contact: Steven P. Riehle, Public Works Director

# **Council Agenda Memo**

**From:** Steven P. Riehle, P.E., Public Works Director

**Meeting:** January 25, 2005

**Subject:** Approving Change Order No. 1 to the Contract with  
The Diamond Engineering Company for Widening  
Stolley Park Road West of U.S. HWY 281, 2004-P-08

**Item #'s:** G-12

**Presenter(s):** Steven P. Riehle, P.E., Public Works Director

## **Background**

The construction contract was awarded to The Diamond Engineering Company, Grand Island, Nebraska, on July 27, 2004.

## **Discussion**

Any change orders to the contract must be approved by City Council. The Public Works Department prepared Change Order No. 1 with the following changes:

<b>Original Contract</b>	<b>\$ 650,154.90</b>
Place, Maintain, & Remove Asphalt Millings	\$ 2,475.00
Build concrete median nose	\$ 900.00
Remove & replace lower 4" Sanitary Service	\$ 626.00
Reconstruct sanitary manhole to grade	\$ 950.00
Additional dirt work/regrade ditch	\$ 800.00
Build 36" Concrete Collar	\$ 650.00
Install 12" CMP at CNH Admin. Drive	\$ 948.00
Seeding Type 1	\$ 10,675.80
Install fire hydrant extension	\$ 600.00
<b>Revised Contract</b>	<b>\$ 668,779.70</b>

The items of work were needed to complete the work. Please refer to the Change Order document for further detail and explanation. There are also underruns of the contract items on the amount of \$11,483.10. Sufficient funds are available in account 40033525-90067.

## **Alternatives**

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

1. Approve Change Order No.1 so as the contract amount for widening of Stolley Park Road West of US HWY 281, 2004-P-8 would be \$668,779.70.
2. Refer the issue to a Committee
3. Postpone the issue to a future date.
4. Take no action on the issue.

## **Recommendation**

City Administration recommends that the Council pass a resolution authorizing the Mayor to execute the Change Order.

## **Sample Motion**

Approve Change Order No. 1 to the contract with The Diamond Engineering Company for widening of Stolley Park Road West of US HWY 281, 2004-P-8.



City of Grand Island  
100 East 1st Street  
Grand Island, Nebraska 68801

CHANGE ORDER NO. 1 (FINAL)

Date of Issuance: January 15, 2005

PROJECT: Stolley Park Road West Improvements,  
Street Improvement District 2004-P-8, Grand Island, Nebraska

CONTRACTOR: The Diamond Engineering Company, P.O. Box 1327, Grand Island, NE 68802

CONTRACT DATE: August 4, 2004

AMOUNT OF ORIGINAL CONTRACT: \$650,154.90

You are directed to make the changes in the subject contract as shown on attached sheet.

The changes result in the following adjustment of Contract Price and Contract Time:

Contract Price Prior to This Change Order ..... \$650,154.90

Net Increase/~~Decrease~~ Resulting from this Change Order ..... \$18,624.80

Revised Contract Price Including this Change Order ..... \$668,779.70

Contract Time Prior to This Change Order - Final Completion

November 1, 2004

Net Increase Resulting from This Change Order ..... 0 days

Current Contract Time Including this Change Order - Final Completion

November 1, 2004

**Approval Recommended:**

**Approval Recommended:**

City of Grand Island  
Owner  
By Steven P. Pichle  
Public Works Director, City of Grand Island  
Date January 18, 2005

Olsson Associates Project No. 04-0860.01  
By Kevin L. Prior  
Kevin L. Prior, Vice President  
Date 1/17/05

**The Above Change Order Accepted:**

**Approved for the City of Grand Island**

The Diamond Engineering Co.  
Contractor  
By Tina E. Mooring  
Date 1/17/05

\_\_\_\_\_  
Mayor  
Attest: \_\_\_\_\_  
City Clerk  
Date \_\_\_\_\_

**STOLLEY PARK ROAD IMPROVEMENTS  
GRAND ISLAND, NEBRASKA  
DIAMOND ENGINEERING**

**CHANGE ORDER NO. 1**

OA PROJECT# 2004-0860

ITEM	UNITS	PLAN QTY.	AS. CONST.	ADDED QTY.	PRICE	CONTRACT PRICE \$	ADJUSTED PRICE \$	ADDED \$
1 Place, Maintain & Remove Asphalt Millings	SY	0.0	225.0	225.0	\$11.00	\$0.00	\$2,475.00	\$2,475.00
2 Build Concrete Median Nose, In Place	EA	0.0	2.0	2.0	\$450.00	\$0.00	\$900.00	\$900.00
3 Remove/Replace/Lower 4" Sanitary Service	EA	0.0	1.0	1.0	\$626.00	\$0.00	\$626.00	\$626.00
4 Reconstruct Sanitary Manhole to Grade	EA	0.0	1.0	1.0	\$950.00	\$0.00	\$950.00	\$950.00
5 Additional Dirtwork/Regrade Ditch	LS	0.0	1.0	1.0	\$800.00	\$0.00	\$800.00	\$800.00
6 Build 36" Concrete Collar	EA	0.0	1.0	1.0	\$650.00	\$0.00	\$650.00	\$650.00
7 Install 12" CMP at C.N.H. Admin Drive	LF	0.0	40.0	40.0	\$23.70	\$0.00	\$948.00	\$948.00
8 Seeding, Type 1 (Super Turf II)	SY	0.0	9,885.0	9,885.0	\$1.08	\$0.00	\$10,675.80	\$10,675.80
9 Install Fire Hydrant Extension	EA	0.0	1.0	1.0	\$600.00	\$0.00	\$600.00	\$600.00
CHANGE ORDER TOTAL						\$0.00	\$18,624.80	\$18,624.80

Descriptions of Change Order #1 Items  
Stolley Park Road West Improvements  
Grand Island, Nebraska – 2005

Bid Tab E, Item #1

Place, Maintain & Remove Asphalt Millings: Asphalt millings were used in place of temporary asphalt for a temporary driveway to C.N.H. from Stolley Park Road. Millings were used because of the length of time the temporary driveway was to be used and the cost was cheaper than placing asphalt.

Bid Tab E, Item #2

Build Concrete Median Nose, In Place: This was changed at the request of the Public Works Director to standardize island noses. Solid noses are more durable with less damage from traffic and snow removal.

Bid Tab E, Item #3

Remove/Replace/Lower 4" Sanitary Service: The 4" sanitary service to Roe Buick had to be lowered for storm sewer construction. Initial locates did not give the depth of existing private utilities.

Bid Tab E, Item #4

Reconstruct Sanitary Manhole to Grade: The sanitary manhole was called-out to be raised to grade. This manhole already exceeded the number of 4" extensions allowed by the City of Grand Island. To adjust to grade, the manhole had to be reconstructed using a 48" concrete barrel.

Bid Tab E, Item #5

Additional Dirtwork/Regrade ditch: Approximately 800' of additional ditch grading was required to get the ditch south of Stolley Park Road to flow to existing storm sewer pipes.

Bid Tab E, Item #6

Build 36" Concrete Collar: A 36" concrete collar had to be built on existing storm sewer pipe after the existing headwall and flared-end-section were removed. This pipe was extended and a new flared-end-section was placed.

Bid Tab E, Item #7

Install 12" CMP at C.N.H. Admin Driveway: The temporary driveway between the main parking lot and the administrative driveway was to be used as the primary driveway for the administrative section. To use this driveway for any extended period of time, drainage had to be reestablished during construction of the new storm sewer system.

Bid Tab E, Item #8

Seeding, Type: Low maintenance disturbed areas along Stolley Park Road were not sodded as originally planned. These areas were seeded with Super Turf II seed mixture that is a low maintenance residential seed mixture.

Bid Tab E, Item #9

Install Fire Hydrant Extension: The fire hydrant was moved by adding approximately 10' of water main to existing fittings. The only way to adjust the fire hydrant to grade without adding fittings, was to install an extension.

R E S O L U T I O N    2005-29

WHEREAS, on July 27, 2004, by Resolution 2004-181, the City of Grand Island awarded the bid for Stolley Park Road Improvements, Project 2004-P-08 to The Diamond Engineering Company of Grand Island, Nebraska; and

WHEREAS, it has been determined that modifications to the work to be performed by the Diamond Engineering Company are necessary; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications will increase the contract amount by \$18,624.80 for a revised contract price of \$668,779.70.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1 between the City of Grand Island and the Diamond Engineering Company of Grand Island, Nebraska to provide the modifications set out as follows:

Place, maintain and remove asphalt millings .....	2,475.00
Build concrete median nose.....	900.00
Remove and replace lower 4" sanitary service.....	626.00
Reconstruct sanitary manhole to grade.....	950.00
Additional dirt work/regrade ditch.....	800.00
Build 36" concrete collar.....	650.00
Install 12" CMP at CNH Administration Drive.....	948.00
Seeding Type 1 .....	10,675.80
Install fire hydrant extension .....	600.00

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ January 20, 2005 <input type="checkbox"/> City Attorney
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# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item G13**

**#2005-30 - Approving Certificate of Final Completion for  
Widening Stolley Park Road West of U.S. HWY 281, 2004-P-08**

**Staff Contact: Steven P. Riehle, Public Works Director**

# **Council Agenda Memo**

**From:** Steven P. Riehle, Public Works Director

**Meeting:** January 25, 2005

**Subject:** Certificate of Final Completion for Widening  
Stolley Park Road West of US HWY 281,  
2004-P-8

**Item #'s:** G-13

**Presenter(s):** Steven P. Riehle, Public Works Director

## **Background**

The contract for widening Stolley Park Road west of US HWY 281, 2004-P-8 was awarded to The Diamond Engineering Company of Grand Island, NE on July 27, 2004. Work commenced August 5, 2004 and has been completed.

## **Discussion**

The work for 2004-P-8 has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans, and the specifications. The project was completed on schedule at a construction price of \$657,296.60. Costs for the project break down as follows:

Original Bid	\$ 650,154.90
Underruns	\$ (11,483.10)
Change Order #1	\$ 18,624.80
<b>Total Cost</b>	<b>\$ 657,296.60</b>

## **Alternatives**

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

1. Move to approve final completion.
2. Refer the issue to a Committee.
3. Postpone the issue to future date.

4. Take no action on the issue.

### **Recommendation**

City Administration recommends that the Council approve the Certificate of Final Completion for 2004-P-8.

### **Sample Motion**

Move to approve the Certificate of Final Completion for 2004-P-8, widening of Stolley Park Road west of US HWY 281.

## ENGINEER'S CERTIFICATE OF FINAL COMPLETION

2004-P-8, WIDENING OF STOLLEY PARK ROAD  
WEST OF US HWY 281

CITY OF GRAND ISLAND, NEBRASKA  
January 25, 2005

TO THE MEMBERS OF THE COUNCIL  
CITY OF GRAND ISLAND  
GRAND ISLAND, NEBRASKA

This is to certify that construction of 2004-P-8, WIDENING OF STOLLEY PARK ROAD WEST OF US HWY 281 has been fully completed by The Diamond Engineering Company of Grand Island, NE under the contract dated August 4, 2004. The construction of 2004-P-8 has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans, and the specifications. The work regarding this project is hereby accepted for the City of Grand Island, Nebraska, by me as Director of Public Works in accordance with the provisions of Section 16-650 R.R.S., 1943.

It is further certified that the improvements as constructed include the following items and costs and that this certificate shall constitute the Final Payment for this work.

### **2004-P-8, Widening Stolley Park Road West of US HWY 281**

#### **SECTION A - Surfacing**

Item No.	Description	Price Bid	Quantities Placed	Total Amount Completed
1	8" P.C. Concrete Pavement	\$31.05	8326.50 SY	\$258,537.83
2	6" P.C. Concrete Driveway	\$30.50	676.90 SY	\$20,645.45
3	6" Integral Curb	\$1.70	2690.90 LF	\$4,574.53
4	Combination Curb & Gutter	\$22.00	345.10 LF	\$7,592.20
5	5" P.C. Concrete Median Surfacing	\$39.40	70.50 SY	\$2,777.70
6	Concrete Header	\$30.00	123.00 LF	\$3,690.00
7	8" Asphaltic Concrete Pavement	\$20.90	1131.20 SY	\$23,642.08
8	6" Asphaltic Concrete Driveway	\$20.70	755.40 SY	\$15,636.78
9	Temporary Surfacing	\$16.65	972.60 SY	\$16,193.79
10	Adjust Valve to Grade	\$285.00	2.00 EA	\$570.00
11	Adjust Manhole to Grade	\$380.00	3.00 EA	\$1,140.00
12	Reconstruct Manhole	\$1,225.00	1.00 EA	\$1,225.00
13	Pavement Removal	\$5.05	7330.10 SY	\$37,017.01
14	Remove and Salvage Light Pole	\$477.00	2.00 EA	\$954.00
15	Earthwork	44,275	1.00 LS	\$44,275.00
16	Overexcavation	\$6.30	454.00 CY	\$2,860.20
17	Seeding	\$0.85	14955.00 SY	\$12,711.75
18	Sodding	\$2.70	2589.00 SY	\$6,990.30
19	Traffic Control	23,500	1.00 LS	\$23,500.00
20	2" P.V.C. Conduit	\$3.70	1190.00 LF	\$4,403.00
21	3" P.V.C. Conduit	\$9.00	86.00 LF	\$774.00

**TOTAL SECTION A**

**\$489,710.62**



**SECTION B - Storm Sewer**

Item No.	Description	Price Bid	Quantities Placed	Total Amount Completed
1	Build Curb Inlet	\$2,370.00	8.00 EA	\$18,960.00
2	Build Area Inlet	\$2,500.00	2.00 EA	\$5,000.00
3	Build Storm Sewer Manhole	\$3,250.00	4.00 EA	\$13,000.00
4	15" Reinforced Conc. Storm Sewer pipe	\$29.50	438.00 LF	\$12,921.00
5	18" Reinforced Conc. Storm Sewer pipe	\$36.00	666.00 LF	\$23,976.00
6	24" Reonforced Conc. Storm Sewer pipe	\$49.00	301.00 LF	\$14,749.00
7	36" round equiv. reinforced conc. Sewer pipe	\$150.00	30.00 LF	\$4,500.00
8	48" reinforced conc. Storm Sewer pipe	\$190.00	22.50 LF	\$4,275.00
9	Install CMP culvert	\$20.00	80.00 LF	\$1,600.00
10	36" round equiv. RCP flared end section	\$1,230.00	1.00 EA	\$1,230.00
11	48" reinforced conc. Flared end section	\$1,600.00	1.00 EA	\$1,600.00
12	Remove headwall	\$270.00	1.00 EA	\$270.00
13	Remove culvert	\$7.90	80.00 LF	\$632.00
14	Remove storm sewer pipe	\$7.90	21.00 LF	\$165.90
15	Remove & salvage flared end section	\$140.00	1.00 EA	\$140.00

**TOTAL SECTION B****\$103,018.90****SECTION C - Water Main**

Item No.	Description	Price Bid	Quantities Placed	Total Amount Completed
1	8" D.I. Water Main	\$40.30	168.00 LF	\$6,770.40
2	6" D.I. Water Main	\$37.75	5.00 LF	\$188.75
3	10" x 8" Tapping Sleeve & Valve	\$3,400.00	2.00 EA	\$6,800.00
4	8" x 6" M.J. Tee	\$345.00	2.00 EA	\$690.00
5	Fire Hydrant Assembly	\$3,750.00	2.00 EA	\$7,500.00
6	8" Gate Valve w/Box	\$1,080.00	2.00 EA	\$2,160.00
7	8" Plug	\$156.00	2.00 EA	\$312.00
8	Remove & Relocate Fire Hydrant	\$1,865.00	1.00 EA	\$1,865.00
9	Remove & Relocate Fire Hydrant	\$685.00	1.00 EA	\$685.00
10	Concrete Blocking	\$460.00	2.00 CY	\$920.00

**TOTAL SECTION C****\$27,891.15****SECTION D - Traffic Signal**

Item No.	Description	Price Bid	Quantities Placed	Total Amount Completed
1	2" Conduit in trench	\$5.75	278.00 LF	\$1,598.50
2	2" Conduit in trench under roadway	\$5.75	86.00 LF	\$494.50
3	2/C #14 AWG detector lead-in cable	\$2.30	640.00 LF	\$1,472.00
4	Pull Box PB-2	\$960.00	1.00 EA	\$960.00
5	Remove and reset pull box	\$175.00	2.00 EA	\$350.00
6	Adjust pull box to grade	\$165.00	1.00 EA	\$165.00
7	Remove pull box	\$230.00	1.00 EA	\$230.00
8	Vehicle detector, type TD-3	\$605.00	1.00 EA	\$605.00
9	Vehicle detector, type A	\$205.00	4.00 EA	\$820.00

10	Vehicle detector, type B	\$230.00	4.00 EA	\$920.00
<b>TOTAL SECTION D</b>				<b>\$7,615.00</b>

**SECTION E - Pavement Marking**

Item No.	Description	Price Bid	Quantities Placed	Total Amount Completed
1	4" Yellow *PPPM Type 4, Grooved	\$2.60	2063.50 LF	\$5,365.10
2	4" White *PPPM Type 4, Grooved	\$2.60	833.40 LF	\$2,166.84
3	12" White *PPPM Type 4, Grooved	\$7.30	40.30 LF	\$294.19
4	Arrow, *PPPM Type 4, Grooved	\$290.00	9.00 EA	\$2,610.00

\*PPPM - Preformed Plastic Pavement Marking

**TOTAL SECTION E** **\$10,436.13**

CHANGE ORDER NO. 1 \$ 18,624.80

TOTAL CONSTRUCTION COST \$ 657,296.60

LESS AMOUNT PREVIOUSLY PAID TO CONTRACTOR (\$ 593,257.75)

**BALANCE DUE TO CONTRACTOR THIS FINAL PAYMENT \$ 64,038.85**

Respectfully submitted,

Steven P. Riehle, P.E.  
Director of Public Works

January 25, 2005

TO THE MEMBERS OF THE COUNCIL  
CITY OF GRAND ISLAND  
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for 2004-P-8, be approved and a warrant be issued from Account No. 40033525-90067 in the amount of \$64,038.85 payable to The Diamond Engineering Company for the amount due to the contractor.

Respectfully submitted,

Jay Vavricek  
Mayor

RESOLUTION 2005-30

WHEREAS, the City Engineer of the City of Grand Island have issued a Certificate of Final Completion for Stolley Park Road Improvements, Project 2004-P-08, certifying that The Diamond Engineering Company of Grand Island, Nebraska, under contract dated August 4, 2004, has completed such project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the City Engineer recommends the acceptance of the final completion; and

WHEREAS, the Mayor concurs with such recommendation.

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

1. The Certificate of Final Completion for Stolley Park Road Improvements, Project 2004-P-08, is hereby confirmed and approved.
2. A warrant be issued from Account No. 40033525-90067 in the amount of \$64,038.85 payable to The Diamond Engineering Company for the final amount due the contractor.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item G14

**#2005-31 - Approving Subordination Agreement for Home Located  
at 1216 Warren Lane Purchased Under GDBG Down Payment  
Assistance Program**

Staff Contact: Joni Kuzma

# **Council Agenda Memo**

**From:** Joni Kuzma

**Meeting:** January 25, 2005

**Subject:** Subordination Agreement for House Purchased under CDBG Down Payment Assistance Program

**Item #'s:** G-14

**Presenter(s):** Joni Kuzma, Development Specialist

## **Background**

The City of Grand Island has a real estate lien on property owned by Troy and Cathy Lehn at 1216 Warren Lane, in the amount of \$15,240.00. This lien is a result of the City Down Payment Assistance Program. On October 16, 1999, down payment funds in the amount of \$15,240.00 were loaned to Troy and Cathy Lehn, a married couple, to assist in the purchase of a new home in the Community Development Block Grant Project area. The legal description is: Lot Ten (10), Houghkirk Subdivision to the City of Grand Island, NE, a/k/a/ 1216 Warren Lane. The owners are requesting permission to refinance their first mortgage at a lower interest rate.

## **Discussion**

The City's current real estate lien is junior in priority to a Deed of Trust to Commercial Federal in the amount of \$52,400. By law, the new Deed of Trust would be junior in priority to the City's lien, however, the new lender; Major Mortgage has asked the City to subordinate its real estate lien to the new Deed of Trust.

The new appraised value of the property is \$85,500 and is sufficient to secure the refinanced loan of \$66,000 and the City's loan of \$15,240. The City's loan of \$15,240 will be forgiven if the original owners of the property (Troy and Cathy Lehn) reside in the house for a period of 10 years from the date of purchase which was October 16, 1999. Approval of the proposed Subordination Agreement, placing the City in the junior position to the new Deed of Trust, is recommended.

## **Alternatives**

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

1. Approve the Subordination Agreement
2. Disapprove or /Deny the Subordination Agreement
3. Modify the Subordination Agreement to meet the wishes of the Council
4. Table the issue

## **Recommendation**

City Administration recommends that the Council approve the proposed Subordination Agreement, placing the City's lien in the junior position to the new Deed of Trust.

## **Sample Motion**

Approve the Subordination Agreement with Major Mortgage placing the City's name in the junior position to the new Deed of Trust.

RESOLUTION 2005-31

WHEREAS, the City of Grand Island, is the lender and secured party of a Deed of Trust dated October 15, 1999 and recorded on October 19, 1999 as Instrument No. 0099110163, in the amount of \$15,240.00, secured by property located at 1216 Warren Lane and owned by Troy L. Lehn and Cathy J. Lehn, husband and wife, said property being described as follows:

Lot Ten (10), Houghkirk Subdivision in the City of Grand Island, Hall County, Nebraska.

WHEREAS, Troy and Cathy Lehn wish to execute a Deed of Trust and Note in the amount of \$66,000 with Major Mortgage to be secured by the above-described real estate; and

WHEREAS, the new lender, Major Mortgage, Beneficiary, wishes to extend the new loan secured by a Deed of Trust conditioned upon the City subordinating its Deeds of Trust to their lien priority; and

WHEREAS, the value of the above-described real estate is sufficient to adequately secure all three loans.

WHEREAS, the requested subordination of the City's lien priority is in the best interests of all parties.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor is hereby authorized and directed to execute agreements subordinating the lien priority of the above described Deeds of Trust from Troy L. Lehn and Cathy J. Lehn, husband and wife, to the City of Grand Island, as beneficiary to that of the new loan and Deed of Trust of Major Mortgage, Beneficiary, as more particularly set out in the subordination agreement.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney



# **City of Grand Island**

**Tuesday, January 25, 2005**

**Council Session**

## **Item H1**

**Approving Referral of One & Six Year Street Improvement  
Program to Regional Planning Commission**

**Staff Contact: Steven P. Riehle, Public Works Director**



# **Council Agenda Memo**

**From:** Steven P. Riehle, Public Works Director

**Meeting:** January 25, 2005

**Subject:** Approving Referral of One & Six Year Street Improvement Program to Regional Planning Commission

**Item #'s:** H-1

**Presenter(s):** Steven P. Riehle, Public Works Director

## **Background**

Attached is staff's recommended One and Six Year Street Improvement Program. Adoption of a One and Six Year Street Improvement Program is required by State law as part of the requirements to receive approximately three million dollars of state gas tax funds each year.

## **Discussion**

Our recommendation for the review of the proposed plan is as follows:

- Tuesday, January 25, 2005 – City Council refers plan to Regional Planning Commission.
- Tuesday, February 1, 2005 – Review at the Council Study Session.
- Wednesday, February 2, 2005 – Regional Planning Commission conducts Public Hearing and forwards recommendation to City Council.
- Tuesday, February 8, 2005 – City Council hears presentation from staff, conducts Public Hearing, and passes a Resolution adopting the plan.

## **Alternatives**

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

1. Make a motion to approve the referral of the One and Six Year Street Improvement Program to the Regional Planning Commission.

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

### **Recommendation**

City Administration recommends that the Council refer the One and Six Year Street Improvement Program to the Regional Planning Commission.

### **Sample Motion**

Approve the referral of the One and Six Year Street Improvement Program to the Regional Planning Commission.

# 2005 CONSTRUCTION SEASON

(ALL COSTS IN \$1,000's)

	No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>							
M310-	480	Independence Ave./Shanna St. Paving	\$793				\$793
M310-		Claude Road Paving	\$250				\$250
M310-	386	S. Locust, Floodway to I-80, Bridge C0040 4120R	\$1,060		\$848		\$212
M310-	388	S. Locust, Floodway to I-80, Bridge C0040 4125R	\$1,095		\$876		\$219
M310-	463	Construction E&I - Two bridges over Platte (C0040-4120R & 4125R)	\$275		\$220		\$55
M310-	444	Paving Petition Program	\$400			\$400	
M310-	267	Two Bridge Replacements - Blaine @ Wood River (Engineering Design)	\$45				\$45
M310-	489	Widen Stolley Park Road - HWY 281 West 1/4 mile	\$240				\$240
M310-	450	Signal Detection - Locust & Stolley Park Road	\$50				\$50
<b>Street Resurfacing</b>							
M310-	445	Annual Resurfacing Program	\$400				\$400
<b>Drainage &amp; Flood Control</b>							
M310-	485	PVIP Cells & Drainage	\$127				\$127
M310-	461	Moores,Prairie, & Silver Creek Flood Control Design	\$486	\$243			\$243
M310-	434	Annual Major Drainage Development	\$50				\$50
M310-	466	Concrete Lining of Drainage Ditches	\$50				\$50
M310-		Independence Avenue Drainage	\$80				\$80
<b>Other</b>							
M310-	425	Railroad Corridor Study	\$125				\$125
M310-	465	Engineering Design- Hike/Bike Bridge Superstructure over 2 Platte River Channels	\$50				\$50
M310-	389	Hike/Bike Trail Const. along Floodway - Hall County Park to S. Locust	\$600	\$480			\$120
M310-	385	Geographic Information System (Continued Development & Maintenance)	\$25				\$25
M310-	384	Construct One Landscaped Gateway Node (No. 1)	\$25				\$25

<b>TOTALS</b>	<b>\$3,003</b>	<b>\$723</b>	<b>\$220</b>	<b>\$400</b>	<b>\$1,660</b>
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## 2006 CONSTRUCTION SEASON

(All Costs in \$1,000's)

	<b>No.</b>	<b>Project Description</b>	<b>Total Project</b>	<b>State Federal Other</b>	<b>City STP</b>	<b>City G.O. Bond</b>	<b>City Cap. Impr. Fund</b>
<b>Street Construction</b>							
M310-	468	2006 Paving Petition Program	\$600			\$600	
		Stolley Park Rd Widening, Locust to Fonner					
M310-	487A	Park Ent.(Eng Design & ROW)	\$90				\$90
M310-	500	Widen Capital Avenue West of HWY 281	\$1,070				\$1,070
		S. Locust - HWY 34 to I-80 - Additional					
M310-	407	Landscaping	\$60	\$48			\$12
		Two Bridge Replacements - Blaine @ Wood					
M310-	267	River	\$250	\$120			\$130
M310-	458	Traffic Signal - HWY 281/Wildwood Dr.	\$160	\$80			\$80
M310-		Wasmer Cell Construction	\$170				\$170
		Illuminating Lighting - HWY 281, Stolley to					
M310-	497	Old Potash	\$250				\$250
<b>Street Resurfacing</b>							
M310-	470	Annual Resurfacing Program	\$750				\$750
<b>Drainage &amp; Flood Control</b>							
M310-	485	PVIP Cells & Drainage	\$263				\$263
M310-	446	Annual Major Drainage Development	\$50				\$50
M310-	467	Concrete Lining of Drainage Ditches	\$50				\$50
		Construct Drainway from CCC area to Wood					
M310-	459	River	\$425				\$425
		Moores Creek Drainage - Rogers Well to S.					
M310-	382	of Old Potash HWY	\$200				\$200
		Moores,Prairie, & Silver Creek Flood Control					
M310-	461	- Construction	\$780	\$420			\$360
M310-		Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>							
		Geographic Information System (Continued					
M310-	385	Development & Maintenance)	\$25				\$25
M310-		Misc. Safety Enhancements	\$150				\$150
		Construct One Landscaped Gateway Node					
M310-	387	(No. 2)	\$25				\$25
		Hike/Bike Bridge Superstructure over two					
M310-	408	Platte River Channels	\$350	\$280			\$70

M310-	431	Hike/Bike Trail Construction, S. Locust - Floodway to I-80	\$600	\$480		\$120	
<b>TOTALS:</b>			<b>\$6,368</b>	<b>\$1,428</b>	<b>\$0</b>	<b>\$600</b>	<b>\$4,340</b>

## 2007 CONSTRUCTION SEASON

(All Costs in \$1,000's)

	No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>							
M310-	487A	Stolley Park Rd widening, Locust to Fonner Park Ent. (Eng Design & ROW)	\$60			\$60	
M310-	409	S. Locust Grading and Median Drains for New Lanes (2007)	\$720		\$576		\$144
M310-	341	S. Locust Grading Floodway to I-80, Surfacing New Lanes (2007)	\$2,750		\$2,200		\$550
M310-	475	2007 Paving Petition Program	\$600			\$600	
M310-	351	Hwy 30 - Grant to Greenwich - NDOR Project (FY 2007)	\$3,749	\$3,749	\$750		
M310-	480	Independence Avenue Paving	\$1,050			\$1,050	
<b>Street Resurfacing</b>							
M310-	476	Annual Resurfacing Program (2007)	\$750				\$750
<b>Drainage &amp; Flood Control</b>							
M310-	471	Annual Major Drainage Development (2007)	\$500				\$500
M310-	472	Concrete Lining of Drainage Ditches(2007)	\$50				\$50
M310-	461	Moores,Prairie, & Silver Creek Flood Control - Construction	\$780	\$420			\$360
M310-		Moores Creek Drainage - Old Potash HWY to Edna Dr.	\$150				\$150
M310-		Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>							
M310-	385	Geographic Information System (Continued Development & Maintenance)	\$25				\$25
M310-	414	Hike/Bike Trail Construction, S. Locust to Morman Island. (Parallel to I-80)	\$600	\$480			\$120
M310-	390	Construct One Landscaped Gateway Node (No 3)	\$25				\$25
M310-		Misc. Safety Enhancements	\$150				\$150

<b>TOTALS:</b>	<b>\$11,079</b>	<b>\$4,649</b>	<b>\$2,950</b>	<b>\$1,650</b>	<b>\$2,580</b>
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## 2008 Construction Season

(All costs in \$1,000s)

			<b>Total Project</b>	<b>State Federal Other</b>	<b>City STP</b>	<b>City G.O. Bond</b>	<b>City Cap. Impr. Fund</b>
<b>Street Construction</b>							
M310-	487	Stolley Park Rd widening, Locust to Fonner Park Entrance (Construction)	\$1,200			\$1,200	
M310-	490	Annual Paving Petition Program (2008)	\$750			\$750	
M310-	353	Faidley Ave. - Moores Creek Ditch to North Rd.	\$1,250			\$1,250	
<b>Street Resurfacing</b>							
M310-	491	Annual Resurfacing Program (2008)	\$700				\$700
<b>Drainage &amp; Flood Control</b>							
M310-	492	Annual Major Drainage Development (2008)	\$500				\$500
M310-	493	Concrete Lining of Drainage Ditches(2008)	\$50				\$50
M310-	461	Moores,Prairie, & Silver Creek Flood Control - Construction	\$780	\$420			\$360
M310-		Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>							
M310-	397	Construct One Landscaped Gateway Node (No 4)	\$25				\$25
M310-	447	Hike/Bike Trail Construction - State St. to Veterans Home	\$600	\$480			\$120
M310-	385	Geographic Information System (Continued development and maintenance)	\$25				\$25
M310-		Misc. Safety Enhancements	\$150				\$150
<b>TOTALS</b>			<b>\$6,080</b>	<b>\$900</b>	<b>\$0</b>	<b>\$3,200</b>	<b>\$1,980</b>

## 2009 Construction Season

(All costs in \$1,000s)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310- 501	Annual Paving Petition Program (2009)	\$750			\$750	
M310- 334	Widen Eddy Street Underpass to 5-lanes on south end	\$175				\$175
M310- 469	Capital Ave - HWY 281 to Webb Rd	\$900			\$900	
M310- 352	Hwy 30 - Hwy 281 to west City Limits - NDOR Project	\$9,449	\$7,559		\$1,890	
<b>Street Resurfacing</b>						
M310- 503	Annual Resurfacing Program (2009)	\$700				\$700
<b>Drainage &amp; Flood Control</b>						
M310- 504	Annual Major Drainage Development (2009)	\$500				\$500
M310- 505	Concrete Lining of Drainage Ditches(2009)	\$50				\$50
M310- 461	Moore's, Prairie, & Silver Creek Flood Control - Construction	\$780	\$420			\$360
M310-	Detention Cell/Ditch Restoration	\$50				\$50
<b>Other</b>						
M310- 415	Construct One Landscaped Gateway Node (No. 5)	\$25				\$25
M310- 385	Geographic Information System (Continued development and maintenance)	\$25				\$25
M310-	Hike/Bike Trail Const. - Veterans Home to Eagle Scout Park	\$600	\$480			\$120
M310-	Misc. Safety Enhancements	\$150				\$150
<b>TOTALS</b>		<b>\$14,154</b>	<b>\$8,459</b>	<b>\$0</b>	<b>\$3,540</b>	<b>\$2,155</b>

## 2010 and After Construction

(All costs in \$1,000s)

No.	Project Description	Total Project	State Federal Other	City STP	City G.O. Bond	City Cap. Impr. Fund
<b>Street Construction</b>						
M310-	Annual Paving Petition Program (2010)	\$750			\$750	

M310-	334	Widen Eddy Street Underpass to 5-lanes on south end	\$175			\$175
M310-	89	Capital Ave - Webb to Broadwell Ave	\$2,500		\$2,500	
M310-		Capital Ave - Broadwell to St. Paul Road	\$2,500		\$2,500	
M310-	14	Eddy Street - 4th to 10th (5 lane)	\$1,800		\$1,800	
M310-	499	Grade Separation Broadwell @ UPRR	\$12,000	\$600	\$11,400	
M310-	502	East Bypass Grade Separation @ UPRR	\$16,000	\$800	\$15,200	
M310-	498	S. Locust - Illumination Lighting S. City Limits to I-80	\$1,000		\$500	\$500
M310-	352	Hwy 30 - Hwy 281 to west City Limits - NDOR Project	\$9,449	\$7,559	\$1,890	
M310-	411	Hwy 34 - Locust to Hwy 281 - NDOR Projec+C181	\$6,679	\$5,343	\$1,336	
M310-		Swift Road - WWTP to Shady Bend Rd	??			

### Street Resurfacing

M310-		Annual Resurfacing Program (2010)	\$750			\$750
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### Drainage & Flood Control

M310-		Annual Major Drainage Development (2010)	\$500			\$500
M310-		Concrete Lining of Drainage Ditches(2010)	\$50			\$50
M310-	461	Moore's, Prairie, & Silver Creek Flood Control - Construction (Due remainder of Project)	\$4,680	\$2,520		\$2,160
M310-		Detention Cell/Ditch Restoration	\$50			\$50

### Other

M310-	435	Construct One Landscaped Gateway Node (No. 6)	\$25			\$25
M310-	385	Geographic Information System (Continued development and maintenance)	\$25			\$25
M310-	416	BLDG Improvements at West Yard	\$375			\$375
M310-		Hike/Bike Trail Const. along Floodway - S. Locust to Platte River	\$600	\$480		\$120
M310-		Misc. Safety Enhancements	\$150			\$150

<b>TOTALS</b>			<b>\$60,058</b>	<b>\$17,302</b>	<b>\$500</b>	<b>\$37,376</b>	<b>\$4,880</b>
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# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item I1

**#2005-32 - Approving Amendment to Community Redevelopment Authority (CRA) Redevelopment Plan for Blight and Substandard Area #2 and Authorizing Tax Increment Financing for Harley Davidson Central Located at 2719 South Locust Street**

*This item relates to the aforementioned Public Hearing Item E-1.*

Staff Contact: Doug Walker

RESOLUTION 2005-32

RESOLUTION OF THE CITY OF GRAND ISLAND, NEBRASKA, APPROVING AN AMENDMENT TO A REDEVELOPMENT PLAN FOR THE CITY AND AGREEING TO THE PLEDGE OF TAXES IN A REDEVELOPMENT AREA FOR THE BENEFIT OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND (NEBRASKA CYCLE COMPANY, INC. PROJECT).

WHEREAS, the City of Grand Island, Nebraska, a municipal corporation and city of the first class, has determined it be desirable to undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 1997, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared Redevelopment Area No. 2 of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Redevelopment Authority of the City of Grand Island, Nebraska (the "Authority"), has prepared a Redevelopment Plan pursuant to Section 18-2111 of the Act, and recommended the Redevelopment Plan to the Planning Commission of the City; and

WHEREAS, the Planning Commission of the City reviewed the Redevelopment Plan pursuant to the Act and submitted its recommendations, if any, to the City, pursuant to Section 18-2114 of the Act; and

WHEREAS, following consideration of the recommendations of the Authority to the Planning Commission, the recommendations of the Planning Commission to the City, if any, and following the public hearing with respect to the Redevelopment Plan, the City approved the Plan; and

WHEREAS, there has been presented to the City by the Authority for approval a specific Redevelopment Project within the Redevelopment Plan and as authorized in the Redevelopment Plan, as described on the attached Exhibit B; and

WHEREAS, the City published notices of a public hearing and mailed notices as required pursuant to Section 18-2115 of the Act and has, on the date of the Resolution held a public hearing on the proposal to amend the Redevelopment Plan to include the Redevelopment Project described on the attached Exhibit B.

NOW, THEREFORE, be it resolved by the City Council of the City of Grand Island, Nebraska:

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney

1. The Redevelopment Plan of the City approved for the area described on the attached Exhibit A, including the Redevelopment Project described on the attached Exhibit B, is hereby determined to be feasible and in conformity with the general plan for the development of the City of Grand Island as a whole and the Redevelopment Plan, including the Redevelopment Project identified on the attached Exhibit B, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined, based on the analysis conducted by the Authority, that (a) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (b) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of notice of intent to enter into the Redevelopment Contract in accordance with Section 18-2119 of the Act and of the recommendations of the Authority and the Planning Commission with respect to the Redevelopment Contract.
2. Approval of the Redevelopment Plan is hereby ratified and reaffirmed, as amended by this Resolution, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.
3. Pursuant to Section 18-2147 of the Act, ad valorem taxes levied upon real property in the Redevelopment Project included or authorized in the Plan which is described in the attached Exhibit B shall be divided, for a period not to exceed 15 years after the effective date of this provision, which effective date shall be January 1, 2005 as follows:
  - a. That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
  - b. That proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, such Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.

- c. The Mayor and City Clerk are authorized and directed to execute and file with the Treasurer and Assessor of Hall County, Nebraska, an Allocation Agreement and Notice of Pledge of Taxes with respect to each Redevelopment Project.
- 4. The City hereby finds and determines that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purposes of accomplishing, in accordance with the general plan for development of the City, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity; and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of a healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

**EXHIBIT "A"**  
Resolution 2005-32

South Locust Corridor Redevelopment Area No. 2, Grand Island, Nebraska  
Redevelopment Plan dated January 1999, as amended is available for public  
review upon request to the Grand Island City Clerk.

# EXHIBIT "B"

Resolution 2005-32

## Description of Project

Construction of an approximately 22,000 square feet two story metal building located on a 3.3 acre site to be utilized primarily for sales and service of motorcycles with the following legal description:

The north 25 feet of the east 260 feet of Lot 1, and Lot 2, Woodland Third Subdivision, Grand Island, Hall County, Nebraska.



# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item I2

**#2005-33 - Approving Amendments to the Grand Island  
Comprehensive Plan and Future Land Use Map for Property  
Located at 2820 East Highway 34**

*This item relates to the aforementioned Public Hearing Items E-2 & E-3 and Ordinance F-1.*

Staff Contact: Chad Nabity

RESOLUTION 2005-33

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

WHEREAS, on August 24, 1992, by Resolution 92-215, the City of Grand Island approved and adopted the Comprehensive Land Use and Transportation Plan and associated figures and maps as prepared by the firm of BRW, Inc. of Minneapolis, Minnesota; and

WHEREAS, an amendment to such plan is requested to change the future land use designation from "Medium Density Residential/Office" to "General Commercial Use" for the following tract of land:

Commencing at the southwest corner of the Southeast Quarter of Section Twenty Six (26), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., running thence north 18 rods; thence east 18 rods; thence south 18 rods; thence west to the place of beginning, in Hall County, Nebraska; the same being two and one-fortieth (2 1/40) acres; and

WHEREAS, such amendment was reviewed by the Regional Planning Commission on January 5, 2005, and a recommendation was forwarded to the City of Grand Island; and

WHEREAS, a public hearing was held on January 25, 2005 for the purpose of discussing such amendment to the Comprehensive Land Use and Transportation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island hereby approves and adopts an amendment to the Comprehensive Land Use and Transportation Plan to change the intended future use of the above described property from "Medium Density Residential/Office" to "General Commercial Use".

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 20, 2005	☐ City Attorney





# City of Grand Island

Tuesday, January 25, 2005

Council Session

## Item J1

### **Payment of Claims for the Period of January 12, 2005 through January 25, 2005**

*The Claims for the period of January 12, 2005 through January 25, 2005 for a total amount of \$1,794,903.36. A MOTION is in order.*

Staff Contact: RaNae Edwards