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# City of Grand Island



**Tuesday, June 27, 2006**

**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**

**Invocation - Youth Minister Brian Pielstick, Independent Bethel Baptist Church, 1223 East 6th Street**

**Pledge of Allegiance**

**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, June 27, 2006

Council Session

## Item E1

**Public Hearing on Request from Harry Lilienthal for Conditional Use Permit for Temporary Mobile Home during Construction of Single Family Dwelling Located at 4419 East Bismark Road**

Staff Contact: Craig Lewis

# Council Agenda Memo

**From:** Craig A. Lewis, Building Department Director

**Meeting:** June 27, 2006

**Subject:** Request of Harry Lilienthal for a Conditional Use Permit for a Temporary Dwelling at 4419 E. Bismark Road, Grand Island, Ne.

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

**Presenter(s):** Craig A. Lewis, Building Department Director

## Background

This is a request for a conditional use permit for the placement of a manufactured home on a property to be occupied by the owner during the construction of a permanent dwelling.

The property is currently zoned LLR or Large Lot Residential, this zoning classification does not allow for the placement of manufactured homes without permanent foundations nor would it allow for two dwellings to be constructed on the same tract of land. The zoning codes allow for temporary buildings and use if approved by the City Council in the form of a conditional use permit.

## Discussion

The property is outside the corporate limits of the City Of Grand Island and within the two mile zoning jurisdiction, the tract of land is approximately 9.5 acres in size. The tract of land is bordered on the south and east by residential subdivisions and on the north and east by large tract residential properties.

In the past, the City has allowed for the temporary placement of manufactured housing to facilitate the construction of a permanent dwelling on larger tracts of land.

## 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 this request for an 18 month time frame if it finds that the request conforms to the purpose of the City Code.

### **Sample Motion**

Motion to approve the requested conditional use permit from Harry Lilienthal for a temporary dwelling located at 4419 East Bismark Road for a period not to exceed 18 months from the date of the council approval.



4330

4336

Bismark Rd E

4419

4503

4511

4519

711

807

815

823

911

917

923

Austin Ave

4320

4328

4336

4404

4412

4420

4428

4436

Calvin Dr

4319

4327

4335

4403

4411

4419

4427

4435

4505

4511

## Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: building home on lot, would like to place mobile home on during building process - short term
2. The owner(s) of the described property is/are: Harry/Wanda Lilienthal Travis/Stephanie Lilienthal
3. The legal description of the property is: lot 3. Wash township, Twin Lakes 2nd
4. The address of the property is: 4419 E Bismark, GI
5. The zoning classification of the property is: Agricultural.
6. Existing improvements on the property is: none
7. The duration of the proposed use is: 12-18 months.
8. Plans for construction of permanent facility is: Residential home / plans being drawn - have 1st drawing
9. The character of the immediate neighborhood is: residential
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: Will construct a single family dwelling - during the interim would like to place mobile home / manuf. home on lot for living in during construction process

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

6-13-06

Date

Harry Lilienthal  
Owners(s)

382-1428

Phone Number

4215 E Bismark

Address

Grand Island

City

NE

State

68801

Zip

**Please Note: Delays May Occur if Application is Incomplete or Inaccurate.**



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E2

**Public Hearing on Change of Zoning for Land Proposed for  
Platting Located North of Bismark Road and East of Stuhr Road  
from LLR Large Lot Residential to M2 Heavy Manufacturing**

Staff Contact: Chad Nabity



# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** June 27, 2006  
**Subject:** Zoning Change (C-16-2006GI)  
**Item #'s:** E-2 & F-2  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This application proposes to change the zoning on a tract of land from LLR – Large Lot Residential to M2 Heavy Manufacturing.

## Discussion

T & S Development LLC are requesting that the City make an amendment to the Grand Island Zoning Map to change a tract of land located in the SW ¼ 14-11-09, east of Stuhr Road and north of Bismark Road, consisting of approximately 35.49 acres of land from LLR-Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this zoning is to allow for the storage of trailers and semi trailers by Grand Island Express, Inc. of Grand Island Nebraska. According to the Future Land Use Map in the Grand Island Comprehensive plan the majority of this property is planned for Manufacturing uses.

The Planning Commission held a hearing on this application at their meeting on June 7, 2006.

Ron Schmit of 203 W. 11<sup>th</sup> Rd, Phillips, owner of residential property located at 609 Stuhr Rd., spoke. Mr. Schmit expressed concern that there could be increased traffic in the area, which would lower the value of his property. He suggested rezoning only 6 or 8 acres for their purposes.

Dave Huston, 108 N. Locust, representing T & S Investments, spoke. He expressed that the current project would not likely increase the traffic volumes on Stuhr or Bismark. Mr. Huston also stated that it was the current plan that the northwest corner of this property would be changed to a hard surface for the intended purpose of parking of trailers and semi tractors.

Tom Pirnie, 919 E. Phoenix, Grand Island, spoke. Mr. Pirnie said that they only intend to use about 1 acre in the northwest corner of the property for truck parking. The access would come off of Stuhr Road. The option to purchase this property was given for the whole piece not just a portion of the property. He stated that the use of the remaining acres of this property would continue to be agricultural at this time.

Dianne Miller, Commission member, posed the question as to possibility of zoning the tract Commercial, with a conditional use permit to allow some type of a buffer between the residential and manufacturing use of this property. Nabity stated that for the intended use of truck parking, heavy manufacturing is the only reasonable zoning option. Owners of property zoned manufacturing are required to provide a buffer to shield adjacent residential property from the manufacturing property.

### **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

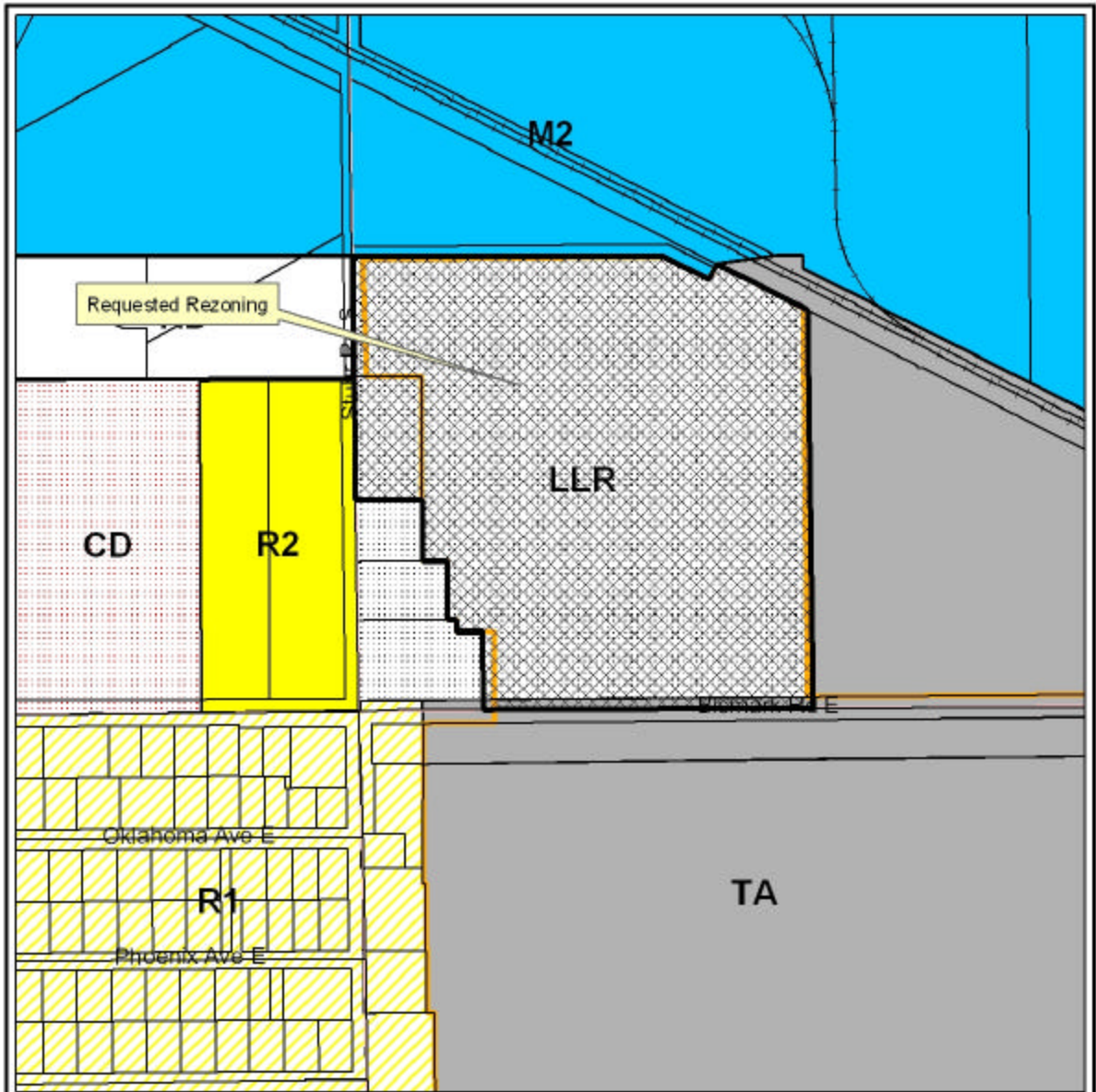
### **Recommendation**

A motion was made by Ruge, and seconded by Niemann, to approve rezoning as presented.


A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

### **Sample Motion**

Motion to approve zoning change as recommended.



# Requested Zoning

 From LLR : Large Lot Residential Zone

 To M 2 : Heavy Manufacturing Zone

Scale : NONE

C-16-2006GI



OKLAHOMA CITY  
PLANNING DEPARTMENT  
150 EAST SECOND AVENUE, SUITE 100  
OKLAHOMA CITY, OKLAHOMA 73102

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

May 23, 2006

**SUBJECT:** *Zoning Change (C-16-2006GI)*

**PROPOSAL:** To rezone approximately 35.49 acres of land east of Stuhr Road and north of Bismark Road, from LLR- Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this rezoning is to allow for the storage of trailers and semi-tractors by Grand Island Express, Inc. of Grand Island Nebraska.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

LLR-Large Lot Residential

*Permitted and conditional uses:*

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future development as a combination of medium density residential to office use, commercial and manufacturing with the largest portion being manufacturing.

*Existing land uses.*

Agricultural crops

**Adjacent Properties Analysis**

*Current zoning designations:*

**North: M2-Heavy Manufacturing** A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses.

**South, and East: TA-Transitional Agriculture.**

**West: R2-Low Density Residential Zone and RD- Residential Development Zone, LLR-Large Lot Residential**

*Permitted and conditional uses:*

**M2** A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **LLR-** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **R2 -** Residential uses up to a density of 7 units per acre. **RD-** residential and accessory uses as permitted by the approved development plan

*Comprehensive Plan Designation:*

**North and East:** Designated for manufacturing.

**South:** Designated for medium density residential to office

**West:** Designated for commercial development.

*Existing land uses:*

**North:** Rail lines, and Swift Meat Packing

**South:** Single family homes on large lots and lakes

**East:** Vacant property

**West:** Single family homes and farm ground

## **EVALUATION:**

### **Positive Implications:**

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Grand Island Express. It is near their current location and has good access to both U.S. Highways 34 and 30.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

### **Negative Implications:**

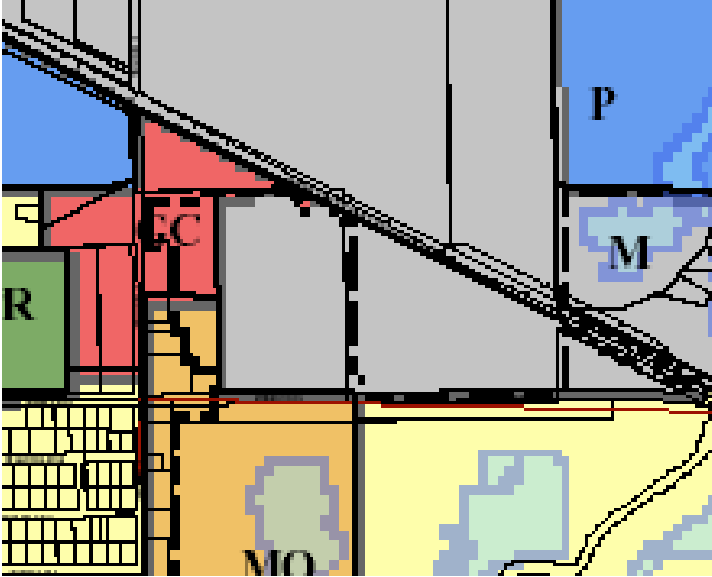
- *Changes the Neighborhood:* There will be trucks parked on this piece of property instead of farm ground.

### **Other Considerations**

There are three houses adjacent to this property, along the west side. These houses will be between the manufacturing uses and Stuhr Road. The best use for this property is manufacturing because of its proximity to other manufacturing uses and the railroad tracks. This may, however, negatively impact the existing houses. The houses are not in an ideal location for the planned use of this property.

The comprehensive plan shows this property as designated for a combination of uses including medium density residential to office, commercial and manufacturing. The largest portion of the property is intended for manufacturing uses as shown below.

This change is not likely to increase the traffic volumes on Stuhr or Bismark. Stuhr Road is classified as an other arterial. Bismark Road is classified as a County Highway. It is expected that they will carry the kind of traffic generated by industrial uses.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR-Large Lot Residential M2-Heavy Manufacturing as requested and shown on the attached map.

\_\_\_\_\_ Chad Naby AICP, Planning Director



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E3

**Public Hearing on Change to the Grand Island Comp Plan and Future Land Use Map for Property Proposed for Platting as Springdale Subdivision Located South of Lilly Drive and West of North Road from M Manufacturing to LM Low to Medium Density Residential**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** June 27, 2006  
**Subject:** Change of Zoning (C-17-2006GI)  
**Item #'s:** E-3, E-4, F-3 G-4  
**Presenter(s):** Chad Nability AICP, Regional Planning Director

## Background

This application proposes to change the zoning on a tract of land located west of North Road and south of Lilly Drive in Grand Island from LLR Large Lot Residential to R1 Suburban Density Residential, as part of this zoning change an amendment to the Grand Island Comprehensive Plan must be made to change the future use of the property from Manufacturing to Low to Medium Density Residential.

## Discussion

Karen J. Bredthauer is requesting that the City change the zoning on approximately 14.229 acres of land west of North Road and south of Lilly Drive SE ¼ of the NE ¼ 23-11-10 proposed for platting as Springdale Subdivision. The stated purpose of this rezoning is to allow the subdivision of the property as approved with the preliminary plat for Springdale subdivision. This will be a residential subdivision.

The Planning Commission held a hearing on this application at their meeting on June 7, 2006.

Jan Palu, property owner of 4157 West Capital Avenue, spoke requesting information regarding possibility of adding a recreational area adjacent to the property affected by the proposed amendment. Nability explained that the adjacent area is currently zoned B2, which would be considered to be appropriate for the proposed recreational area.

Ron Palu, property owner at 4157 West Capital Avenue, spoke. Mr. Palu asked if another street would be added and if so where that street would be?. Nability answered that a street if being proposed for just south of the existing house on the property



## **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

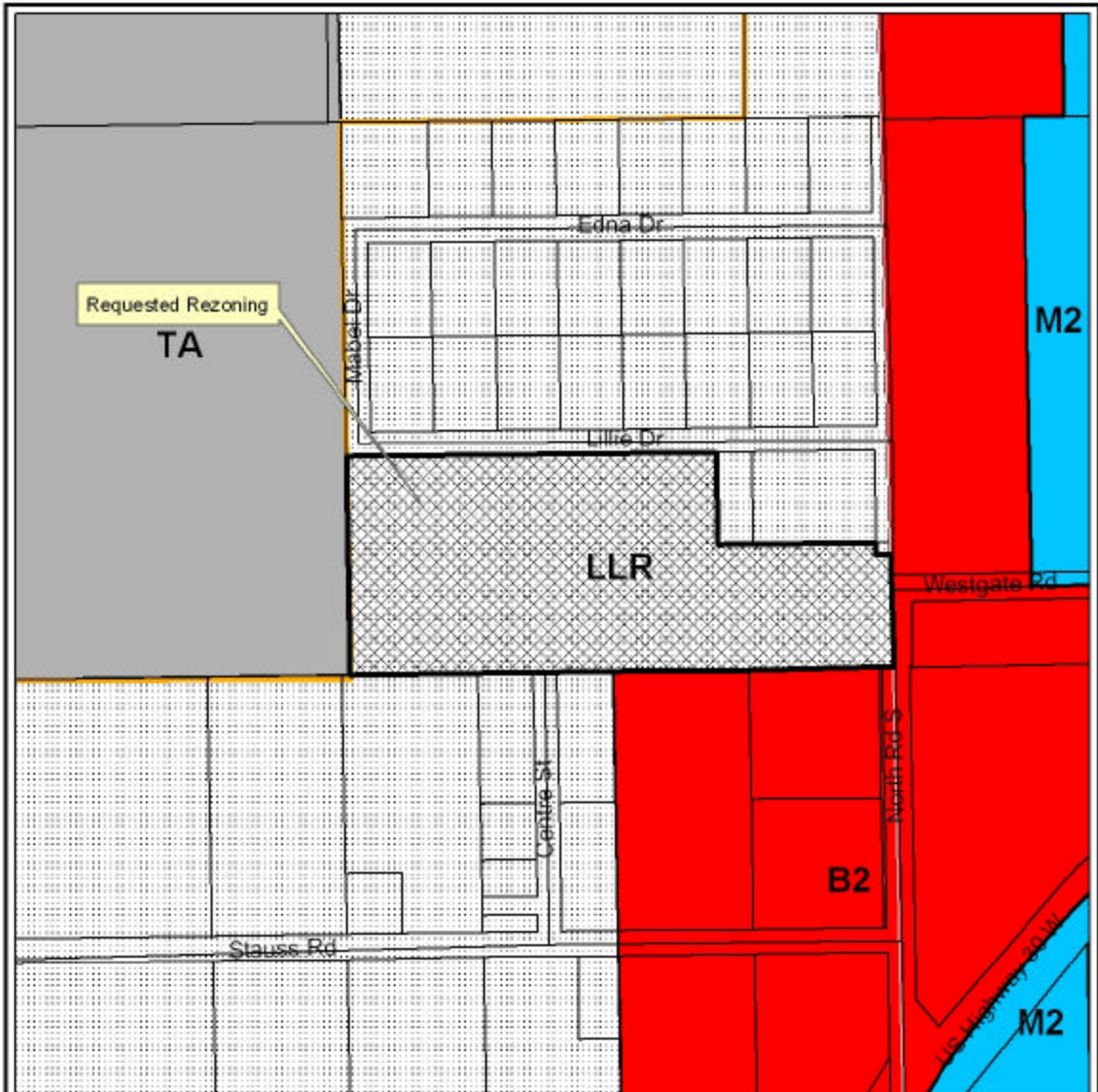
## **Recommendation**

A motion was made by Miller and seconded by Reynolds as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

## **Sample Motion**



Motion to approve the rezoning for Springdale subdivision as recommended.



# Requested Zoning

Scale : NONE  
C-17-2006GI



-  From LLR : Large Lot Residential Zone
-  To R 1 : Suburban Residential Zone



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

May 23, 2006

**SUBJECT:** *Comprehensive Plan Amendment and Zoning Change (C-17-2006GI)*

**PROPOSAL:** To amend the comprehensive plan to change the future land use map and to rezone approximately 14.229 acres of land west of North Road and south of Lilly Drive in Grand Island. The future land use amendment would change the proposed use of the property from M-Manufacturing to LM Low to Medium Density Residential. The zoning map would change from LLR- Large Lot Residential to R1-Suburban Density Residential. The stated purpose of this rezoning is to allow the subdivision of the property as approved with the preliminary plat for Springdale subdivision. This will be a residential subdivision.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

LLR-Large Lot Residential

*Permitted and conditional uses:*

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future development as manufacturing.

*Existing land uses.*

Agricultural crops, and single family home

**Adjacent Properties Analysis**

*Current zoning designations:*

**North:** LLR- Large Lot Residential

**South:** LLR- Large Lot Residential and **B2**-General Business.

**East:** **B2**-General Business.

**West:** **TA**- Transitional Agriculture

*Permitted and conditional uses:*

**TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **LLR**- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **B2**- Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

*Comprehensive Plan Designation:*

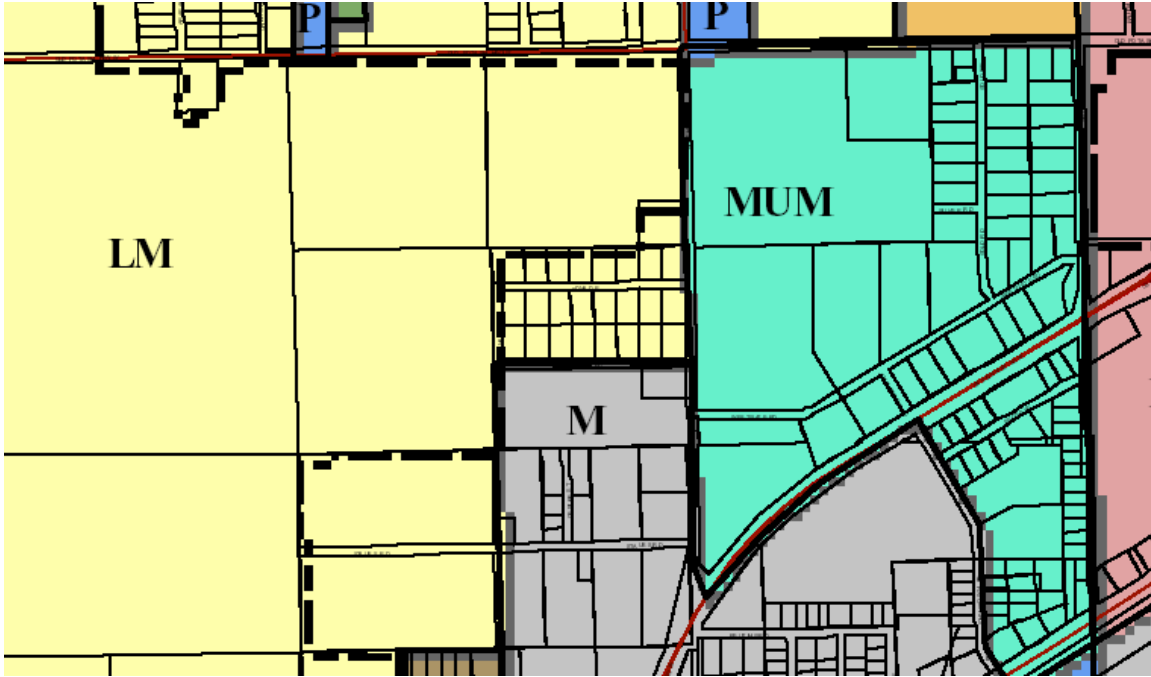
**North and West:** Designated for Low to Medium Density Residential.

**South:** Manufacturing

**East:** Designated for mixed use manufacturing development.

Existing land uses:

**North:** Single family homes on ½ acre lots  
**South:** Storage and single family homes on 3+ acre lots  
**East:** Vacant property  
**West:** farm ground



Future Land Use Map from the Grand Island Comprehensive Plan

## EVALUATION:

### Positive Implications:

- *Consistent with the development of surrounding properties:* The subject property has residential to the north and south.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

### Negative Implications:

- None foreseen

### Other Considerations

The surrounding uses of this property are residential. It would be appropriate to change the future land use map and zoning to support the development of this property as residential. Even the zoning on the adjacent properties does not support manufacturing uses under the current zoning configuration. The manufacturing uses are separated

from the existing residential uses with a strip of commercial zoning that would allow retail uses or housing.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the Comprehensive Plan to designate this property for low to medium density residential and change the zoning on this site from LLR-Large Lot Residential R1-Suburban Density Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Nability AICP, Planning Director



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E4

**Public Hearing on Change of Zoning for Land Proposed for  
Platting as Springdale Subdivision Located South of Lilly Drive  
and West of North Road from LLR Large Lot Residential to R1  
Suburban Density Residential**

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

Staff Contact: Chad Nabity



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E5

**Public Hearing on Acquisition of Sidewalk Easement Located at  
4190 West Capital Avenue (First United Methodist Church**

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

# **Council Agenda Memo**

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

**Meeting:** June 27, 2006

**Subject:** Public Hearing on Acquisition of Sidewalk Easement at 4190 W. Capital Avenue

**Item #'s:** E-5 & G-6

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

## **Background**

Council action is necessary for the City of Grand Island to acquire public easements. A public easement is needed for the installation of sidewalks adjacent to the First United Methodist Church at 4190 W. Capital Avenue. The church is installing sidewalks along the North side of Capital Avenue east of Independence Avenue.

## **Discussion**

The easement is needed for the sidewalks to be used by the public. The church has agreed to the terms of the easement.

## **Alternatives**

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

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

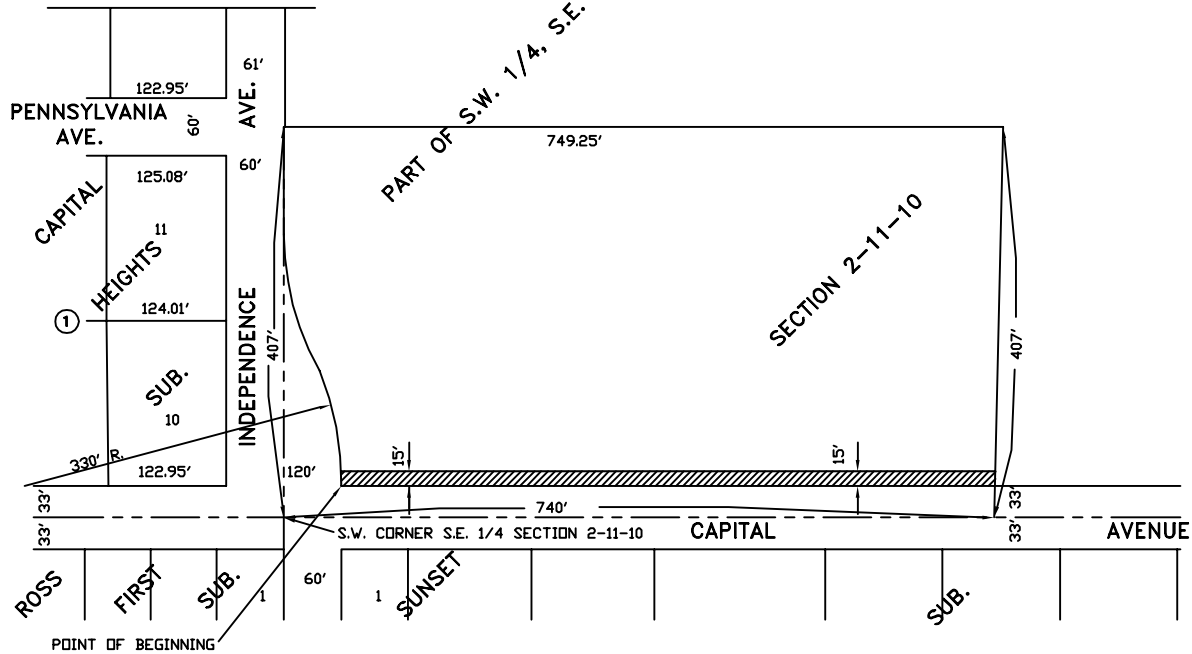
## **Recommendation**

City Administration recommends that the Council approve the Resolution for the acquisition of the Sidewalk Easement in the amount of One Dollar (\$1.00).

## **Sample Motion**

Motion to approve the acquisition of the Sidewalk Easement.





# LEGEND



SIDEWALK EASEMENT AREA



# EXHIBIT "A"

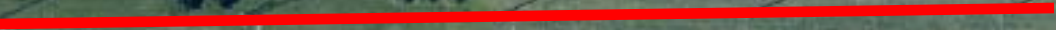
N



Independence Avenue

1st United Methodist Church

Sidewalk Easement



Capital Avenue





# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E6

**Public Hearing Concerning Acquisition of Utility Easement - West side of Capital Trailer Court; East of Burlington Northern Railroad Tracks and North of Capital Avenue - Iglesia De Dios Eben-Ezer**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Robert H. Smith, Asst. Utilities Director

**Meeting:** June 27, 2006

**Subject:** Acquisition of Utility Easement – West side of Capital Trailer Court, East of BN Railroad Tracks and North of Capital Avenue – Iglesia De Dios Eben-Ezer

**Item #'s:** E-6 & G-8

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

## **Background**

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to the property of Iglesia De Dios Eben-Ezer, along the west side of Capital Trailer Park, located east of the Burlington Northern Railroad tracks and north of Capital Avenue ; in the City Of Grand Island, Hall County, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

## **Discussion**

This easement will be used to reconstruct a three phase overhead power line along the west side of Capital Trailer Court.

The existing line is over 50 years old, the poles are short and there is a need to add a three phase underground takeoff 1,362 feet north of Capital Avenue. By obtaining the easement, a new line can be constructed, energized, and placed into service without long outages to the Trailer Park customers. The new overhead line will serve the Trailer Park, a future Assembly Hall, soccer field lights, and a revival area for the Iglesia De Dios Eben-Ezer Church.

## **Alternatives**

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

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

## **Recommendation**

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

## **Sample Motion**

Motion to approve acquisition of the Utility Easement.

PART OF THE  
W1/2,E1/2,W1/2,SE1/4  
SECTION 4-T11N-R9W

SMITH ACRES  
SUBDIVISION

B.N. & S.F.

CAPITAL

RAILWAY

AVENUE

SECTION LINE

SE CORNER-  
W1/2,E1/2,W1/2,SE1/4,  
SECTION 4-T11N-R9W

N89°00'06"W

333.85'

S00°09'15"E  
569.49'

10'

20'

10'

10'

10'

10'

10'

10'

10'

1,981.46'

S00°09'15"E  
997.0'

1,007.0'

N00°09'15"W  
1,586.49'

EASTERLY LINE-  
W1/2,E1/2,W1/2,SE1/4,  
SECTION 4-T11N-R9W

10'

167.72'

355.21'

355.21'

167.72'

167.88'

40'

33'

33'

POINT OF BEGINNING  
NE CORNER- LOT 1,  
SMITH ACRES SUBDIVISION

LOT 1



LEGEND



INDICATES  
UTILITY EASEMENT

CITY OF  
**GRAND ISLAND**  
UTILITIES DEPARTMENT

EXHIBIT "A"

DRN BY: K.J.M.	SCALE: 1"= 300'
DATE: 6/8/2006	FILE: SEC 4-11-9



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E7

**Public Hearing Concerning Acquisition of Utility Easement - West Side of Capital Trailer Park between 508 and 518 E. Capital Avenue - Escandon**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Robert H. Smith, Asst. Utilities Director

**Meeting:** June 27, 2006

**Subject:** Acquisition of Utility Easement – West side of Capital Trailer Park between 508 and 518 E. Capital Avenue – Ruben and Martha Escandon

**Item #'s:** E-7 & G-9

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

## **Background**

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to the property of Ruben and Martha Escandon, located along the west side of the Capital Trailer Park between 508 and 518 East Capital Avenue, in the City Of Grand Island, Hall County, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

## **Discussion**

This easement will be used to reconstruct a three phase overhead power line along the west side of Capital Trailer Court.

The existing line is over 50 years old, the poles are short and there is a need to add a three phase underground takeoff 1,362 feet north of Capital Avenue. By obtaining the easement, a new line can be constructed, energized, and placed into service without long outages to the Trailer Park customers. The new overhead line will serve the Trailer Park, a future Assembly Hall, soccer field lights, and a revival area for the Iglesia De Dios Eben-Ezer Church.

## **Alternatives**

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

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



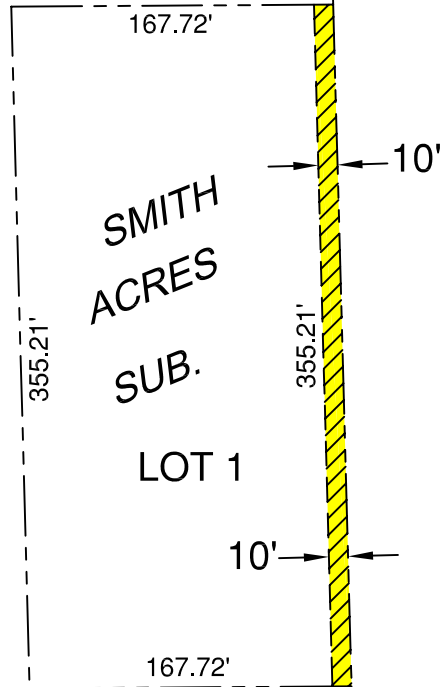
## **Recommendation**

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

## **Sample Motion**

Motion to approve acquisition of the Utility Easement.

PART OF THE  
W1/2, E1/2, W1/2, SE1/4  
SECTION 4-T11N-R9W



SECTION LINE

*CAPITAL*

167.88'

40'

*AVENUE*

33'  
33'

*B.N. & S.F. RAILWAY*

LEGEND



INDICATES 10' WIDE  
UTILITY EASEMENT

CITY OF  
**GRAND ISLAND**  
UTILITIES DEPARTMENT

**EXHIBIT "A"**

DRN BY: K.J.M.

SCALE: 1"= 100'

DATE: 6/8/2006

FILE: SMITCH ACR



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item F1

**#9048 - Consideration of Vacating Utility Easement Located South of State Street and West of Aspen Circle - Lot One (1) KAAAR Subdivision**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Robert H. Smith, Asst. Utilities Director

**Meeting:** June 27, 2006

**Subject:** Vacation of Utility Easement - South of State Street and West of Aspen Circle - KAAAR Subdivision

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

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

## **Background**

The Utilities Department needs to vacate an easement relative to the property of Lot One (1) KAAAR Subdivision in the City of Grand Island, Hall County, in order to allow for construction of parking lot lighting. Design of the parking lot in Lot One (1) and lighting of the same can best be served by placing light poles on the property within the utility easement.

## **Discussion**

A five foot utility easement was dedicated with the plat of the KAAAR Subdivision. The easement was for the location of street lights and electric utility lines to service those lights. The final layout of street lighting placed the lights on the opposite side of Aspen Circle so the five foot utility easement is no longer needed.

## **Alternatives**

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

1. Move to approve vacation of the five foot utility easement
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

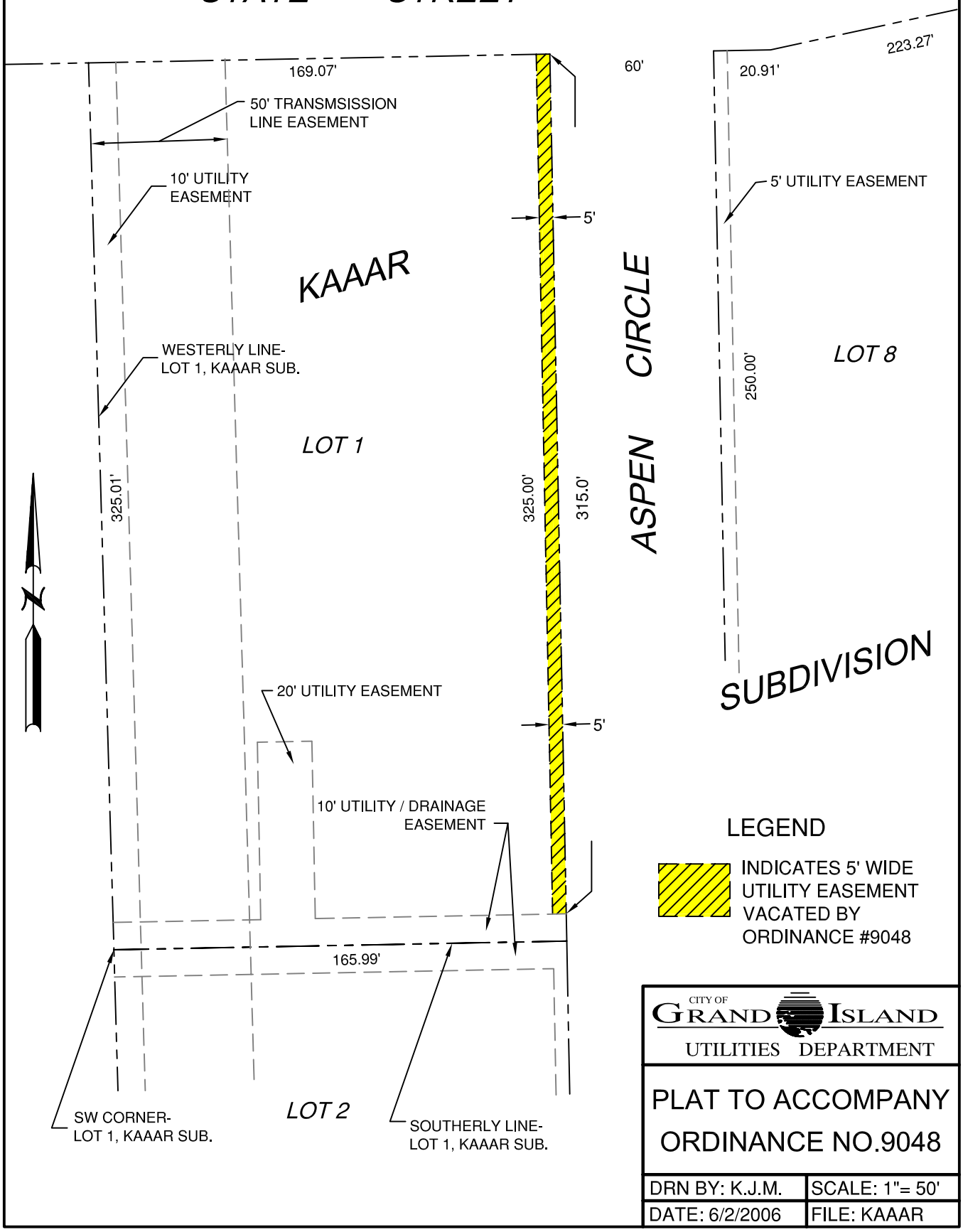
## **Recommendation**

City Administration recommends that the Council approve Ordinance No. 9048 to vacate the utility easement located in part of Lot One (1) KAAAR Subdivision.


## **Sample Motion**


Motion to approve Ordinance No. 9048 to vacate the utility easement located in part of Lot One (1) KAAAR Subdivision.

**STATE STREET**



**LEGEND**

 INDICATES 5' WIDE UTILITY EASEMENT VACATED BY ORDINANCE #9048

 CITY OF <b>GRAND ISLAND</b> UTILITIES DEPARTMENT	
<b>PLAT TO ACCOMPANY ORDINANCE NO.9048</b>	
DRN BY: K.J.M.	SCALE: 1"= 50'
DATE: 6/2/2006	FILE: KAAAR

ORDINANCE NO. 9048

Vacate Utility Easement

An ordinance to vacate utility easement located in part of Lot One (1) KAAAR Subdivision located in the city of Grand Island, Hall County, Nebraska. The boundaries of the easement and right-of-way to be vacated being more particularly described as follows:

The easterly five (5.0) feet of the northerly three hundred and fifteen (315.0) feet of Lot One (1) KAAAR Subdivision.

... 0.036 acres more or less ...

... plat dated 6/2/2006 ...

\* This Space Reserved for Register of Deeds \*

ORDINANCE NO. 9048

An ordinance to vacate an existing easement located in part of Lot One (1), KAAAR Subdivision in the City of Grand Island, Hall County, Nebraska; to provide for filing this ordinance in the office of the Register of Deeds of Hall County; and to provide for publication and the effective date of this ordinance.

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

SECTION 1. That the easement located in the easterly five (5.0) feet of the northerly three hundred and fifteen (315.0) feet of Lot One (1) KAAAR Subdivision is hereby vacated. Such vacated land is shown on Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. This ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

Approved as to Form    ☐ \_\_\_\_\_  
June 22, 2006            ☐ City Attorney



ORDINANCE NO. 9048 (Cont.)

SECTION 3. This ordinance shall be in force and take effect from and after its passage and publication, without the plat, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: June 27, 2006.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item F2

**#9051 - Consideration of Change to Zoning for Land Proposed for Platting Located North of Bismark Road and East of Stuhr Road from LLR Large Lot Residential to M2 Heavy Manufacturing**

*This item relates to the aforementioned Public Hearing Item E-2.*

Staff Contact: Chad Nabity

ORDINANCE NO. 9051

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 Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, from LLR-Large Lot Residential Zone to M2-Heavy Manufacturing 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 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on June 7, 2006, 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 June 27, 2006, 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 LLR-Large Lot Residential Zone to M2-Heavy Manufacturing Zone:

Beginning at the southwest corner of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4); thence running easterly along the south line of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4), on an Assumed Bearing of S89°30'41"E, a distance of Three Hundred Sixty and Fifty Hundredths (360.50) feet, to the Actual Point of Beginning; thence continuing S89°30'41"E, along the south line of said Southwest Quarter of the Southwest Quarter (SW1/4,

ORDINANCE NO. 9051 (Cont.)

SW1/4), a distance of Nine Hundred Fifty Nine and Eighty Four Hundredths (959.84) feet, to the southeast corner of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4); thence running N00°03'42"W, along the east line of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4), a distance of One Thousand One Hundred Twenty Two and Ninety Six Hundredths (1122.96) feet, to a point Forty (40.00) feet southwesterly of the southerly right-of-way line of the Burlington Northern Railroad Tracks, when measured normal to the centerline of the Burlington Northern Railroad Mainline Track; thence running N62°11'00"W, a distance of Three Hundred Four and Four Hundredths (304.04) feet; thence running S27°46'09"W, a distance of Ten (10.00) feet, to the southeasterly corner of Lot Ninety Nine (99), Industrial Addition to the City of Grand Island, Nebraska; thence running N62°12'37"W, along the southwesterly line of Lot Ninety Nine (99), Industrial Addition to the City of Grand Island, Nebraska, a distance of One Hundred Forty Six and Ninety Hundredths (146.90) feet, to a point on the north line of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4); thence running N89°36'21"W, along the north line of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4), and the southerly line of the Industrial Addition to the City of Grand Island, Nebraska, a distance of Nine Hundred Seventeen and Sixty Three Hundredths (917.63) feet, to the northwest corner of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4); thence running S00°05'23"E, along the west line of said Southwest Quarter of the Southwest Quarter (SW1/4, SW1/4), a distance of Seven Hundred Thirty Six and Nine Hundredths (736.09) feet; thence running N89°53'43"E, a distance of One Hundred Ninety and Ninety Seven Hundredths (190.97) feet; thence running S00°07'04"E, a distance of One Hundred Eighty and Eighty Nine Hundredths (180.89) feet; thence running S89°16'57"E, a distance of Sixty Eight and Eighty Three Hundredths (68.83) feet; thence running S00°03'33"E, a distance of One Hundred Seventy and Eleven Hundredths (170.11) feet; thence running S89°49'06"E, a distance of Twenty Nine and Ninety Three Hundredths (29.93) feet; thence running S00°15'37"E, a distance of Forty Three and Twenty Hundredths (43.20) feet; thence running S89°30'35"E, a distance of Seventy Three and Sixty Three Hundredths (73.63) feet; thence running S00°05'24"E, a distance of One Hundred Ninety One and Ten Hundredths (191.10) feet, to the actual point of beginning.

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.

ORDINANCE NO. 9051 (Cont.)

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: June 27, 2006.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item F3

**#9052 - Consideration of Change to Zoning for Land Proposed for Platting as Springdale Subdivision Located South of Lilly Drive and West of North Road from LLR Large Lot Residential to R1 Suburban Density Residential**

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

Staff Contact: Chad Nabity

ORDINANCE NO. 9052

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 of the Northeast Quarter (SE1/4, NE1/4), and a part of Lot One (1), Jeanette Subdivision, all in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, from LLR-Large Lot Residential Zone to R1-Suburban Residential 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 36-44; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on June 7, 2006, 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 June 27, 2006, 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 LLR-Large Lot Residential Zone to R1-Suburban Residential Zone:

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), and a part of Lot One (1), Jeanette Subdivision, all in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of

ORDINANCE NO. 9052 (Cont.)

the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running westerly along the south line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), on an Assumed Bearing of N89°32'00"W, a distance of One Thousand Three Hundred Seventeen and One Hundredths (1317.01) feet, to the southwest corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running N00°02'35"E, a distance of Five Hundred Twenty Eight (528.00) feet, to the southwest corner of Gosda Subdivision, and to a point on the southerly right of way line of Lilly Drive; thence running S89°33'10"E, along the southerly right of way line of Lilly Drive, a distance of Eight Hundred Ninety Two and Seventy One Hundredths (892.71) feet; thence running S00°00'16"W, a distance of One Hundred Seventy Four (174.00) feet; thence running S89°33'52"E, a distance of Three Hundred Eighty Four (384.00) feet, to a point on the westerly right of way line of North Road; thence running S00°04'40"E, along the westerly right of way line of North Road, a distance of Fifty and Eighteen Hundredths (50.18) feet, to the southeast corner of Lot One (1), Jeanette Subdivision; thence running S89°33'40"E along the southerly line of Jeanette Subdivision, a distance of Thirty Nine and Eighty Two Hundredths (39.82) feet, to the southeast corner of Jeanette Subdivision, and to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running S00°00'05"E, along the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), a distance of Three Hundred Four and Thirty Six Hundredths (304.36) feet, to the point of beginning and containing 14.229 acres more or less.

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



ORDINANCE NO. 9052 (Cont.)

Enacted: June 27, 2006.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G1

**Approving Minutes of June 13, 2006 City Council Regular Meeting**

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

June 13, 2006

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 June 13, 2006. Notice of the meeting was given in *The Grand Island Independent* on June 7, 2006.

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, Hornady, Walker, and Haase. Councilmember Cornelius and Pauly were absent. The following City Officials were present: City Administrator Gary Greer, City Clerk RaNae Edwards, Finance Director David Springer, Public Works Director Steve Riehle, and Interim Attorney Dale Shotkoski.

INVOCATION was given by Pastor Charles Gregory, First Baptist Church, 811 West 10th Street followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Presentation of the State of the City Address by Mayor Vavricek Mayor Vavricek gave his semi-annual "State of the City Address" by commenting on the recent activities and matters of upcoming importance. Mentioned was the record growth of new construction, library addition, new Fire Station 1, new Law Enforcement Center, economic development plan, and the funding for the Heartland Events Center.

Upcoming goals were a final long term plan of action for odor elimination at the waste water treatment plant, an analysis and policy making discussion of the recreational usage at the Racquet Club, a review of Stolley Park, train noise reduction, the impact of state legislative policies, and a community appearance plan for clean and safe neighborhoods.

Mayor Vavricek gave a brief review of each department and stated the city was "on track to greatness".

Recognition of Craig Lewis, Building Department Director for 25 Years of Service with the City. Mayor Vavricek and the City Council recognized Craig Lewis, Building Department Director for his 25 years of service with the City. Craig Lewis was present for the recognition.

Recognition of Lonnie Wilsey, Utilities Department Sr. Materials Handler for 30 Years of Service with the City. Mayor Vavricek and the City Council recognized Lonnie Wilsey for his 30 years of service to the City as the Utilities Department as Sr. Materials Handler. Utilities Director Gary Mader made a few comments and thanked Mr. Wilsey for his service. Lonnie Wilsey was present for the recognition.

PUBLIC HEARINGS:

Public Hearing on Request of RD & D, Inc. dba Eddie's Fast Gas & More, 417 North Sycamore Street for a Class "D" Liquor License. RaNae Edwards, City Clerk reported that RD & D, Inc. dba Eddie's Fast Gas & More, 417 North Sycamore Street had submitted an application with the City Clerk's Office for a Class "D" Liquor License. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on May 22, 2006; notice to the applicant of date, time, and place of hearing mailed on May 22, 2006; notice to the general public of date, time, and place of hearing published on June 3, 2006; along with Chapter 4 of the City Code. Staff recommended approval. Gary Starostka, 663 Faidley Court spoke in favor. No further public testimony was heard.

Public Hearing on Request of Iglesia De Dios Eben-Ezer for Conditional Use Permit for Tent Revival Meetings Located at 502 East Capital Avenue. Craig Lewis, Building Department Director reported that Pastor Rene Lopez representing Iglesia De Dios Eben-Ezer had requested a Conditional Use Permit to allow for Tent Revival Meetings located at 502 East Capital Avenue. Staff recommended approval with stipulations of continued access to the interior of the property and a contact person be identified and supplies to emergency services. Bruce Kleint, 2616 S. Cochin Street spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Tracts of Right-of-Way Along Capital Avenue Between Moores Creek Drain and Webb Road for Capital Avenue Widening; Street Improvement District No. 1256. Steve Riehle, Public Works Director reported that on July 12, 2005 a public hearing was held and council approved acquisition of real property for utility easements and right-of-ways for the widening of Capital Avenue from the Moore's Creek Drainway east to Webb Road. Additional public utility easements were needed along with corrections to the legal descriptions. Matt Rief representing Olsson Associates presented a computer generated fly over of the Capital Avenue widening project. No further 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:

#9049 - Consideration of Amending Chapter 18 of the Grand Island City Code Relative to Gas

#9050 – Consideration of Amending Chapter 21 of the Grand Island City Code Relative to Manufactured Homes and Manufactured Home Parks

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 Hornady seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

Dale Shotkoski, Interim City Attorney explained the changes to the Grand Island City Code recommended in Ordinances #9049 and #9050.

Motion by Meyer, second by Pielstick to approve Ordinances #9049 and #9050.

City Clerk: Ordinances #9049 and #9050 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 #9049 and #9050 on final passage. All those in favor of the passage of these ordinances on final passage, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Vavricek: By reason of the roll call votes on first reading and then upon final passage, Ordinances #9049 and #9050 are declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-6 was pulled for further discussion. Motion by Pielstick, second by Hornady to approve the Consent Agenda excluding G-6. Upon roll call vote, all voted aye. Motion adopted.

Receipt of Official Documents – Hall County Election Certificates for the May 9, 2006 Primary Election.

Approving Minutes of May 23, 2006 City Council Regular Meeting.

Approving Minutes of June 6, 2006 City Council Study Session.

Approving Re-Appointments of Jacalyn Ayoub and Roy Anderson to the Community Development Advisory Board.

#2006-173 – Approving Bid Award for a 2006/2007 Truck with Telescopic Articulating Aerial Device with Drake-Scruggs Equipment, Inc. of Grandview, Missouri in an Amount of \$136,842.00.

#2006-175 – Approving Bid Award for Fire Station No. 4 Roof Replacement with Husker Sales & Distribution, Inc. of Grand Island, Nebraska in an Amount of \$36,510.00.

#2006-174 – Approving Acquisition of Tracts of Right-of-Way Along Capital Avenue Between Moores Creek Drain and Webb Road for Capital Avenue Widening; Street Improvement District No. 1256. Discussion was held concerning the eminent domain requirements stated in the resolution. Mr. Riehle explained the Nebraska Department of Roads required the eminent domain language as they were funding a majority of the project.

Motion by Whitesides, second by Nickerson to approve Resolution #2006-17. Upon roll call vote, all vote aye. Motion adopted.

#### REQUESTS AND REFERRALS:

Consideration of Request from Iglesia De Dios Eben-Ezer for Conditional Use Permit for Tent Revival Meetings Located at 502 East Capital Avenue. Craig Lewis, Building Department Director reported that this item related to the aforementioned Public Hearing. Staff recommended approval with the following stipulations:

- Provide the services as stated in the application
- Continued access be provided to the interior of the property
- A contact person be identified and supplied to emergency services

Discussion was held with regards to the stipulations.

Motion by Whitesides, second by Pielstick to approve the request from Iglesia De Dios Eben-Ezer for Conditional Use Permit with the stipulations. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2006-176 – Approving Request of RD & D, Inc. dba Eddie’s Fast Gas & More, 417 North Sycamore Street for Class “D” Liquor License and Gary Starostka, 663 Faidley Court Apt. 1 for Liquor Manager Designation. RaNae Edwards, City Clerk reported this item related to the aforementioned Public Hearing with the request of Gary Starostka for a Liquor Manager designation. Approval was recommended with the stipulation that a state approved server/seller training program be completed.

Motion by Meyer, second by Hornady to approve the request of RD & D, Inc. dba Eddie’s Fast Gas & More, 417 North Sycamore Street for a Class “D” Liquor License and the request of Gary Starostka for a Liquor Manager designation with the stipulation that a state approved server/seller training program be completed. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Hornady, second by Walker to approve the Claims for the period of May 24, 2006 through June 13, 2006, for a total amount of \$3,728,673.69. Motion adopted unanimously. Councilmember Pielstick abstained from claim #128536.

Motion by Hornady, second by Walker to approve the following Claims for the Library Expansion for the Period of May 10, 2006 through June 13, 2006:

- #28     \$470.00
- #29     \$249,580.30

Motion adopted unanimously.

ADJOURNMENT: The meeting was adjourned at 8:05 p.m.

RaNae Edwards  
City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G2

**Approving Minutes of June 20, 2006 City Council Study Session**

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

June 20, 2006

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on June 20, 2006. Notice of the meeting was given in the *Grand Island Independent* on June 14, 2005.

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

INVOCATION was given by Reverend Alberta Danner, First Church of the Nazarene, 1022 West 6<sup>th</sup> Street followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Mayor Vavricek commented on those people serving over seas and the recent deaths of soldiers from Nebraska.

Review of 2006-2007 Fee Schedule, FTE (Full Time Equivalent) Requests, and Funding for Outside Agencies. Mayor Vavricek commented on the processes and the responsibilities of the Mayor, Council, and staff during the Budget process. At the direction of the Mayor this year's budget was based on a 0% increase.

2006-2007 FEE SCHEDULE:

Finance Director David Springer reported that many steps had been taken to prepare for the 2006-2007 City Budget. Mr. Springer explained that the reasons for some fee increases were because there hadn't been a rate increase for many years.

The following Department fees were discussed:

Parks & Recreation	Pool fees
Utilities	Electrical and water rates
Public Works	Wastewater Treatment costs
Parks & Recreation	Golf Course deficit

Chuck Haase, 3024 Colonial Lane questioned the capital investment of the electric turbines. Gary Mader, Utilities Director commented that the turbines were to be used during the peek load. Mr. Mader explained the use of gas versus coal, base load versus peek load, and the costs associated with each. Explained were the capital expenditures and revenues.



OUTSIDE AGENCY FUNDING REQUESTS:

Mr. Springer reported that the following agencies had requested the following amounts:

<u>Organization</u>	<u>Request</u>	<u>Recommended</u>
• Hope Harbor	\$5,000	\$4,500
• Convention and Visitors Bureau	\$15,000	\$10,000
• Council for International Visitors	\$1,500	\$1,000
• Crisis Center	\$13,000	\$12,000
• G.I. Dive and Rescue Team – Trailer	\$2,265	\$2,000
• Retired and Senior Volunteer Program	\$10,000	\$10,000
• Senior Citizens Industries, Inc.	\$15,000	\$15,000
• Multicultural Coalition	\$10,000	\$10,000
• Central Nebraska Humane Society	\$241,500	\$160,000
• Central Nebraska Health Department	\$125,000	\$125,000
• Clean Community Systems	\$20,000	\$20,000

Mr. Springer stated a letter had not been received or was misplaced from the Fishing Derby for a request of \$2,000 and a late requested was received from the Third City Community Clinic for an amount of \$1,000 to \$2,000. He also stated Council needed to take a hard look at the Outside Agencies as to whether they should be funded for the 2007/2008 fiscal year.

Discussion was held regarding the Humane Society request. Brad Drimil, Executive Director of the Humane Society commented that this funding was for animal control not the capital campaign going on for a new building. Mr. Drimil stated they had over 45,000 calls last year.

Terry Galloway, Accountant presented a financial analysis for the Humane Society. Total revenues for 2006 were \$476,682 with expenses of \$476,700 for a 0.76% increase over last year expenditures. Mr. Galloway stated they had raised money through fund raisers to help pay expenses. Mr. Drimil mentioned that services would have to be cut if funding didn't cover expenses. Number of officers, hours for animal control calls, after hour's services, and wildlife calls might have to be eliminated.

Councilmember Meyer stated he felt the city needed to fund the Humane Society to cover their expenses. Discussion was held with regards to the fee schedule for the Humane Society. Mr. Drimil stated the Humane Society meets the second Monday of each month, but encouraged the councilmember's to stop in and visit with him. Explained was the funding from Hall County in the amount of \$11,000 per year plus several villages which they had contracts with.

Councilmember Nickerson thanked the Central District Health Department for asking \$10,000 less this year.

Councilmember's Meyer and Whitesides stated they felt we should fund the Fishing Derby the same as last year, but not the Third City Community Clinic. Mr. Greer stated the Outside Agencies future funding needed to be discussed at the council retreat next year.

The following organizations were present and thanked the Council for the 2005/2006 funding received:

- Odalys Perez, Multicultural Organization
- Renee' Seifert, Convention and Visitors Bureau
- Steve Horn, G.I. Dive and Rescue Team
- Lois Stienike, Senior Citizens Industries, Inc.
- Carol Richter, Retired and Senior Volunteer Program (RSVP)

Senator Ray Aguilar, 706 Grand Avenue commented on a policy discussion concerning Outside Agencies. There were many agencies within Grand Island that do not ask for monies from the City. Recommended was a criteria to follow for all agencies to participate.

FTE (FULL TIME EQUIVALENT):

Mr. Springer reported that City Administration challenged Departments to only make changes in personnel when they were overwhelmingly justified, responded to Federal/State mandates, enhanced efficiency, or were connected to a revenue stream. It was noted that there would be a reduction of 1.45 in FTE's for a net reduction amount of \$97,377 city-wide for the 2006-2007 Budget Year. The following requests were made:

Administration	Less: Administrative Secretary	(1.00)
Finance	Less: Accountant	(1.00)
Legal	Less: Legal Assistant	(1.00)
Police	Evidence Technician	1.00
Police	Less: Community Service Officer	(0.75)
Public Works	Less: Public Works Secretary	(1.00)
Library	Library Secretary	1.00
Library	Less: Library Secretary	(0.70)
Parks	Maintenance Worker (Parks)	1.00
Parks	Less: Senior Maintenance Worker	(1.00)
Heartland Shooting Range	Maintenance Worker	1.00

Councilmember Meyer stated he had a hard time seeing over 45 years of experience let go. The positions to be eliminated were: Administrative Secretary, Legal Assistant, and Public Works Secretary. Questioned were the criteria for removing these particular positions. He stated he could not support a budget that would reduce these three positions. Mr. Springer stated these positions would be absorbed in to other departments.

Brenda Sutherland, Human Resources Director explained the positions that were being reduced. Councilmember's Meyer and Haase stated they would not support these reductions and then increase one Maintenance Worker for the Heartland Public Shooting Park. Discussion was held concerning temporary workers.

Gary Greer, City Administrator commented on the reasons for letting these positions go was because we do not want to raise taxes. Mayor Vavricek commented that if we were flush with cash we would not have to eliminate these positions.

Steve Paustian, Parks and Recreation Director commented on the one new full time employee due to the increased operations at the Heartland Public Shooting Park. Also mentioned was this was a revenue source and the majority of work was done by volunteers. Discussion was held regarding the number of hours the Shooting Park was open.

Gary Greer, City Administrator commented on the increase of one employee for the Heartland Public Shooting Park. The work load is too much for one person, the liability to the city, and the revenue source to pay for this position.

Discussion was held regarding changing the Community Service Officer from .75 to 1 full-time Police Evidence Technician. Questioned was the increase of \$22,278 for this position. Mr. Greer stated that was the difference between part-time and full-time. Captain Robert Falldorf commented on the position of the Evidence Technician.

Mayor Vavricek stated the Council needed to make these difficult decisions that would affect budgets in years to come. Mr. Greer stated these were administration recommendations and would be brought before the council in the near future.

Councilmember Meyer stated he would like to see a severance package for the three employees being reduced. Brenda Sutherland, Human Resources Director explained the current Personnel Rules would guide the severance package.

Mayor Vavricek stated this would be brought back to council at the July 11, 2006 Regular Meeting.

ADJOURNMENT: The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

RaNae Edwards  
City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G3

### **Approving Re-Appointments of Karl Kostbahn, Michael Kneale, Sister Mary Frances A. Havel, and the Appointment of Nancy Jones to the Library Board**

*The Mayor has submitted the re-appointments of Karl Kostbahn, Michael Kneale, and Sister Mary Frances A. Havel to the Library Board. These appointments would become effective July 1, 2006, upon approval by City Council and would expire on June 30, 2010. Approval is recommended.*

*The Mayor has also submitted the appointment of Nancy Jones to a four-year term to replace Gerald Bryant who has served ten years. The appointment would become effective July 1, 2006, upon approval by City Council and would expire on June 30, 2010. Approval is recommended.*

**Staff Contact: Mayor Vavricek**

# INTEROFFICE MEMORANDUM



*Working Together for a  
Better Tomorrow. Today.*

TO: Mayor Jay Vavricek  
FROM: Steve Fosselmar, <sup>SS</sup>Library Director  
RE: Library Board Appointments

DATE: June 20, 2006

June 30, 2006 marks the end of four board members' terms. Michael P. Kneale, President, Grand Island Public Library Board of Trustees, has authorized me to forward to you the board's recommendations for one new appointment and three reappointments, for your approval and City Council confirmation at its June 27, 2006 regular session.

After ten years of exemplary service, Gerald Bryant will be leaving the board. The library board invited applications from community members through GITV and in-library announcements. After an interview process, the library board has made the following recommendation:

- Appointment of Nancy Jones to a four-year term on the library board, from July 1, 2006 through June 30, 2010. Mrs. Jones resides at 3009 West 10<sup>th</sup> Street in Grand Island and is coordinator of the local TeamMates Mentoring Program. She is actively involved in the community, particularly the YMCA Board of Directors, Noon Rotary, United Methodist Women, and is a Faith Methodist Sunday school teacher. Mrs. Jones is also a graduate of Leadership Tomorrow Class number 12.

The terms of three library board members are up for reappointment. The library board recommends their reappointment as follows.

- Reappointment of Michael P. Kneale to a four-year term on the Library Board, from July 1, 2006 through June 30, 2010. Mr. Kneale resides at 2615 Riverside Drive in Grand Island. He was appointed in 2000 to fill an unexpired term and was appointed to his first full term in 2002. He now qualifies for his second and final full term. He is President of the Library Board through June 30, 2006.
- Reappointment of Sister Frances Ann Havel to a four-year term on the Library Board, from July 1, 2006 through June 30, 2010. Sr. Frances resides at 1524 Coventry Lane Apt. 61 in Grand Island. She was appointed to her first full term in 2002 and now qualifies for her second and final full term. If reappointed she will become Secretary of the Library Board in July 2006.
- Reappointment of Karl Kostbahn to a four-year term on the Library Board, from July 1, 2006 through June 30, 2010. Mr. Kostbahn resides at 2204 Woodridge Court in Grand Island. He was appointed in 2004 to fill an unexpired term and now qualifies for his first full term.

cc: RaNae Edwards, City Clerk (with applications)



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G4

**#2006-177 - Approving Change to Grand Island Comp Plan and Future Land Use Map for Property Proposed for Platting as Springdale Subdivision Located South of Lilly Drive and West of North Road from M Manufacturing to LM Low to Medium Density Residential**

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

Staff Contact: Chad Nabity

RESOLUTION 2006-177

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 July 13, 2001, by Resolution 2001-154, 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 JEO Consulting of Wahoo, Nebraska; and

WHEREAS, an amendment to such plan is requested to change the future land use designation from "Manufacturing" to "Low to Medium Density Residential" for the following tract of land:

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), and a part of Lot One (1), Jeanette Subdivision, all in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running westerly along the south line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), on an Assumed Bearing of N89°32'00"W, a distance of One Thousand Three Hundred Seventeen and One Hundredths (1317.01) feet, to the southwest corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running N00°02'35"E, a distance of Five Hundred Twenty Eight (528.00) feet, to the southwest corner of Gosda Subdivision, and to a point on the southerly right of way line of Lilly Drive; thence running S89°33'10"E, along the southerly right of way line of Lilly Drive, a distance of Eight Hundred Ninety Two and Seventy One Hundredths (892.71) feet; thence running S00°00'16"W, a distance of One Hundred Seventy Four (174.00) feet; thence running S89°33'52"E, a distance of Three Hundred Eighty Four (384.00) feet, to a point on the westerly right of way line of North Road; thence running S00°04'40"E, along the westerly right of way line of North Road, a distance of Fifty and Eighteen Hundredths (50.18) feet, to the southeast corner of Lot One (1), Jeanette Subdivision; thence running S89°33'40"E along the southerly line of Jeanette Subdivision, a distance of Thirty Nine and Eighty Two Hundredths (39.82) feet, to the southeast corner of Jeanette Subdivision, and to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running S00°00'05"E, along the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), a distance of Three Hundred Four and Thirty Six Hundredths (304.36) feet, to the point of beginning and containing 14.229 acres more or less; and

WHEREAS, such amendment was reviewed by the Regional Planning Commission on June 7, 2006, and a recommendation was forwarded to the City of Grand Island; and

WHEREAS, a public hearing was held on June 27, 2006 for the purpose of discussing such amendment to the Comprehensive Land Use and Transportation Plan.

Approved as to Form	☐ _____
June 22, 2006	☐ City Attorney

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 "Manufacturing" to "Low to Medium Density Residential".

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

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





# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G5

**#2006-178 - Approving Final Plat and Subdivision Agreement for Springdale Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** June 27, 2006  
**Subject:** Springdale Subdivision - Final Plat  
**Item #'s:** G-5  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This final plat proposes to create 9 lots on a parcel of land in the SE 1/4 NE 1/4 23-11-10. This land consists of approximately 2.392 acres. This plat is developing lots along an existing right of way consistent with the approved preliminary plat. Approval of this plat is contingent upon approval of the rezoning request on this property.

## **Discussion**

The final plat for Springdale Subdivision was considered under the consent agenda. A motion was made by Haskins and seconded by Eriksen to approve the consent agenda as presented. A roll call vote was taken and the motion carried with 11 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass).

## **Alternatives**

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

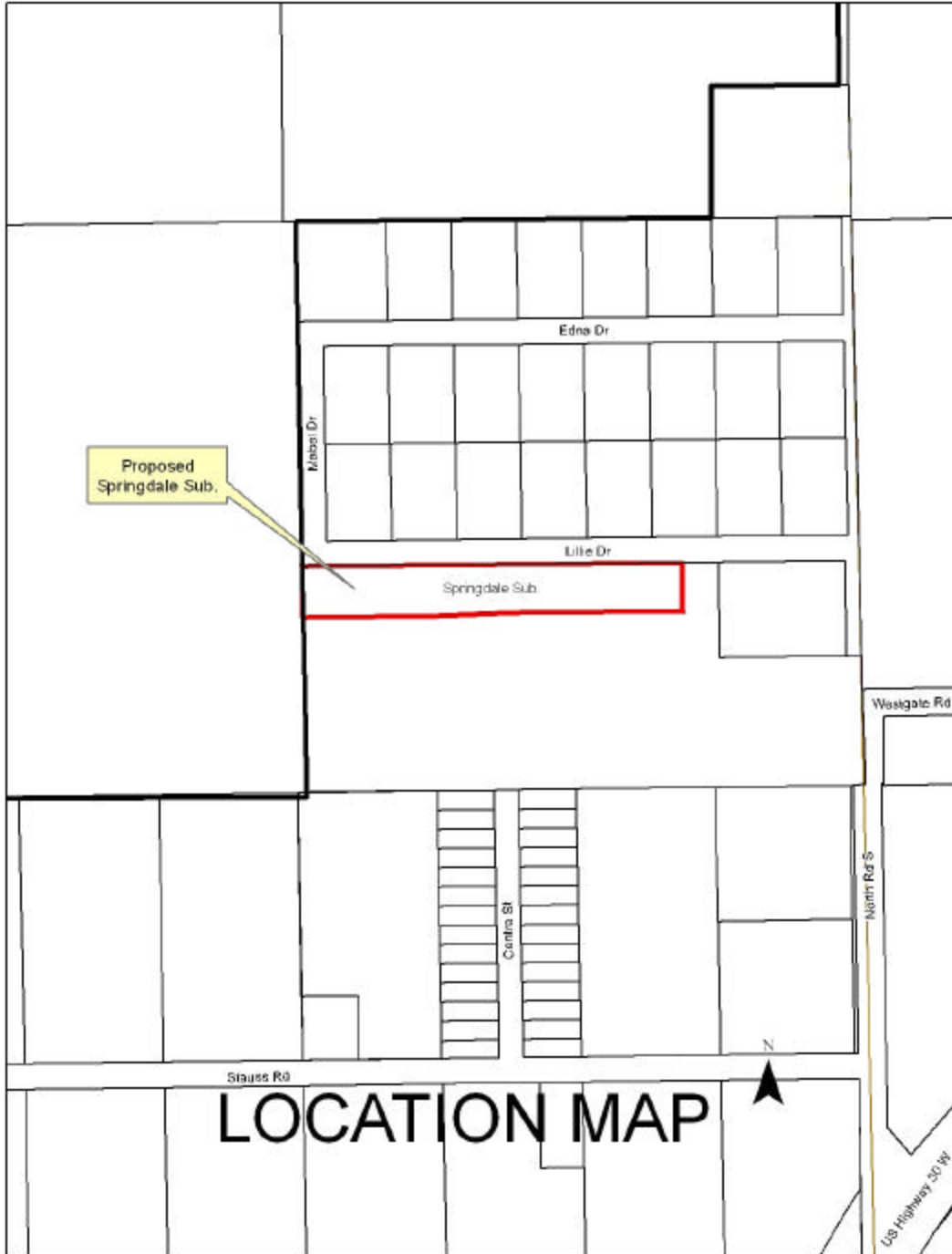
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council approve the final plat as presented

# Sample Motion

Motion to approve as recommended.



RESOLUTION 2006-178

WHEREAS, Karen J. Bredthauer, a single person, as owner, has caused to be laid out into lots, a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, under the name of SPRINGDALE SUBDIVISION, and has caused a plat thereof to be acknowledged by her; and

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

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

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

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

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

Approved as to Form	☐ _____
June 22, 2006	☐ City Attorney



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G6

**#2006-179 - Approving Acquisition of Sidewalk Easement Located at 4190 West Capital Avenue (First United Methodist Church)**

*This item relates to the aforementioned Public Hearing Item E-5.*

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

RESOLUTION 2006-179

WHEREAS, the City Council of the City of Grand Island has encouraged public sidewalks in all areas of the community to facilitate safe pedestrian traffic; and

WHEREAS, due to the cross section of the road and drainage issues in the area of Capital Avenue and Independence Avenue, it is not possible to install a public sidewalk in the city's right-of-way; and

WHEREAS, after discussions with the property owner located at 4190 W. Capital Avenue, it was agreed that the First United Methodist Church would grant the city a sidewalk easement just outside the right-of-way to allow for the installation of a sidewalk for public use; and

WHEREAS, a public hearing was held on June 27, 2006, for the purpose of discussing the proposed acquisition of a sidewalk easement through a part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in the city of Grand Island, Hall County, Nebraska, the easement being more particularly described as follows:

Beginning at a point sixty (60.0) feet East of and thirty-three(33.0) feet North of the S.W. corner of the SE1/4 Section 2-11-10 said point also being the intersection of the East line of Independence Avenue and the North line of Capital Avenue thence northerly on the East line of Independence Avenue on an arc with a radius of three hundred thirty (330.0) feet to a point being forty eight (48.0) feet North of the South line of Section 2-11-10 thence East on a line forty eight (48.0) feet North of and parallel to the South line of Section 2-11-10 to a point forty eight (48.0) feet North of and seven hundred forty one and one tenth (741.1) feet ± East of the S.W. corner of the SE1/4 of Section 2-11-10; thence South on a line to a point thirty three (33.0) feet North of the South line of said Section 2-11-10; thence West on a line thirty three (33.0) feet North of and parallel to the South line of said Section 2-11-10 to the Point of Beginning.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public sidewalk easement from the First United Methodist Church, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

Approved as to Form    ☐ \_\_\_\_\_  
June 22, 2006            ☐ City Attorney

---

RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G7

**#2006-180 - Approving Change Order No. 1 to the Contract with the Starostka Group Unlimited, Inc. for the UV Disinfection System for the Wastewater Treatment Plant; Project 2004-WWTP-1**

Staff Contact: Steven P. Riehle, Public Works Director



# **Council Agenda Memo**

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

**Meeting:** June 27, 2006

**Subject:** Approving Change Order No. 1 to the Contract with the Starostka Group Unlimited, Inc. for the UV Disinfection System for the Wastewater Treatment Plant; Project 2004-WWTP-1

**Item #'s:** G 7

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

## **Background**

The City Council awarded the bid for the construction of the Ultra Violet Disinfection System for the Wastewater Treatment Plant on May 24, 2005. The Notice to Proceed Date for the project was issued on July 1, 2005 with a contract time allowance of 365 calendar days and a completion date of July 1, 2006.

## **Discussion**

Modifications to the contract were made which increase the contract amount by \$1,976.75. A detailed break down of the modifications is shown on the attached Contract Modification Document.

Due to weather conditions, as specified on the attached letter dated May 26, 2006, the contractor is requesting an additional thirteen (13) days to complete the project. In addition one (1) more day is being requested to complete the installation of a concrete beam as identified in Change Order No.1 item No. 4.

The proposed modifications and request for additional days are deemed reasonable and approval is recommended.

## **Alternatives**

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

1. Move to approve Change Order No. 1.
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 Change Order No. 1 for modifications to the contract and increase the contract time allowance by fourteen (14) days.

## **Sample Motion**

Motion to approve Change Order No. 1.

CH2M HILL  
445 Executive Center Blvd.  
Suite 110  
El Paso, TX 79902  
Tel 915.543.9089  
Fax 915.545.2859



May 26, 2006

156130.CS.CO

Mike Huffaker  
Starostka Group Unlimited, Inc.  
429 Industrial Lane  
Grand Island, Nebraska 68803

**Subject:** Change Order Request - Time Extension for Weather Delay  
**Reference:** *Starostka Letter, dated May 8, 2006 regarding Grand Island WWTP, UV Disinfection System*

Dear Mr. Huffaker:

We received your request for additional contract time as referenced above. An additional duration of 13 days was requested to be added to substantial completion and to final completion. These days were requested due to the Contractor's inability to work on the site due to snow or rain.

CH2M HILL has reviewed this request and compared the weather reports for these days. An addition of 13 calendar days are approved to be added to substantial and final completion. Weather caused delays on the following days: August 17, 2005, October 11, 2005, October 22, 2005, November 28, 2005, November 29, 2005, November 30, 2005, December 13, 2005, March 20, 2006, March 21, 2006, March 22, 2006, March 23, 2006 March 30, 2006 and April 7, 2006.

If you have any questions, please contact Scott Higbee at (915) 543-9089 ext. 11.

Sincerely,

CH2M HILL

Scott Higbee, P.E.  
Project Manager

cc: Roger Scott/City of Grand Island  
file

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

CHANGE ORDER NO. 1

**PROJECT:** UV Disinfection System for the Wastewater Treatment Plant; Project 2004-WWTP-1

**CONTRACTOR:** The Starostka Group Unlimited, Inc. 429 Industrial Lane, Grand Island, NE 68803

**CONTRACT DATE:** June 22, 2005

**AMOUNT OF ORIGINAL CONTRACT:** \$1,879,400.00

**The following modifications to the contract are hereby agreed to.**

See attached Contract Modification Document CO-1 dated June 6, 2006 for the detailed breakout of the modifications. Weather conditions (13 days) impacted the ability of the contractor to complete the project as scheduled. See attached letter from CH2M Hill dated May 26, 2006 for details. Item No.4 of the Contract Modification Document required one (1) additional day.

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

Contract Price Prior to This Change Order .....\$ 1,879,400.00

Net Increase/Decrease Resulting from this Change Order .....\$ 1,976.75

Revised Contract Price Including this Change Order.....\$ 1,881,376.75

Contract Time Prior to This Change Order/Calendar Days - Substantial Completion .....365 days

Net Increase Resulting from This Change Order .....14 days

Current Contract Time Including this Change Order Phase I&II-Substantial Completion.....379 days

**Approval Recommended:**

\_\_\_\_\_  
City of Grand Island  
Owner

By \_\_\_\_\_  
Steven P. Riehle, Public Works Director

Date \_\_\_\_\_

**The Above Change Order Accepted:**

\_\_\_\_\_  
The Starostka Group Unlimited, Inc.  
Contractor

By \_\_\_\_\_  
Name, Title

Date \_\_\_\_\_

**Approved for the City of Grand Island**

\_\_\_\_\_  
Jay Vavricek, Mayor

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

Date \_\_\_\_\_



## CONTRACT MODIFICATION

CHANGE ORDER

WRITTEN AMENDMENT

MODIFICATION NO: CO-1

TO CONTRACTOR: Starostka Group Unlimited, Inc.

PROJECT: UV Disinfection System, Project 2004-WWTP-1 PROJECT NO: 156130.CS.CO

OWNER: City of Grand Island

ENGINEER: CH2M HILL

**The following modification(s) to the Contract are hereby ordered (use additional pages if required):**

- 1) Modify Drain Piping at manhole as follows: (Add \$3,111.65)
  - a. Revise Drawing 5-C-1 as shown on the attached Sketch FO3-1 dated September 20, 2005. Change the elevation connection of the 4" D pipe and the 6" PD piping to the manhole
  - b. Revise Drawing 10-M-3 to add the drain line profiles as shown on the attached Sketch FO3-2 dated September 20, 2005.
- 2) Drawing 25-E-1, Modify this sheet to move the listed electrical equipment into the Electrical Building. These modifications are as shown on the attached drawings, FO4 Sketch 1 and FO4 Sketch 2, dated February 17, 2006. (Add \$4,045.70)
  - a. The location of the new 800A switchboard (SWBD) shall be changed from the Raw Water Pump Station (RWPS) to the Electrical Building.
  - b. Relocate the existing 800A automatic transfer switch (ATS) for MCC-1 from the RWPS to the Electrical Building.
  - c. Relocate the existing 200A ATS for MCC-NP from the RWPS to the Electrical Building.
  - d. Modify routing of all feeder circuits to and from the affected electrical equipment.
- 3) Modify the pilasters as shown on the attached sketch CO1-1 and CO1-2 dated August 25, 2005. (Add \$280.00)
- 4) Add concrete beam at Parshall Flume Stairs as shown on the attached sketch CO1-3 and CO1-4 dated January 31, 2006. (Add \$750.00).
- 5) Modify the finger weir system to change bolting to welded connections as shown on the attached sketches CO1-5, CO1-6, CO1-7 and CO1-8 dated June 17, 2005. Includes the addition of two channels. (Deduct \$-2,702.87)
- 6) Modify the roof as described in RFI # 22. Includes credit for precast finish. (Deduct \$-2,072.73)
- 7) Modify Drawing 10-AS-6 to delete the three windows on the West Elevation. (Deduct \$-650.00)
- 8) Use Owner-furnished materials for the brick veneer. (Deduct \$-275.00)
- 9) Specification section 11282 2.7. C. Delete staff gauges. (Deduct \$-250.00)
- 10) Modify Drawing 10-M-1 to route the roof drain to the interior of the building. (Deduct \$-260.00)

**Reason for Modification(s):**

- 1) The existing underground electric duct was larger than expected. This interfered with the routing elevation of the drain pipe and the process drain pipe.
- 2) Relocating the automatic transfer switches to one location at the Switchgear Building (bldg #20) improves the contractor's installation requirements of the new 800 amp switchboard and redirects wire lengths to the shortest distance.
- 3) Added reinforcing to pilasters was necessary to show complete connection with the base slab.
- 4) The grating and stairway were not sufficiently supported at the connection to the existing structure.
- 5) The finger weirs were modified to allow a deductive cost to the project as part of a contractor request.
- 6) The roof needed to be modified because the precast panels were finished incorrectly. A different roof system was needed.
- 7) The windows were left out of the original construction. This change deleted them from the contract.
- 8) Owner requested change to provide this material.
- 9) Owner requested to delete the staff gauges from the slide gates.
- 10) Owner request to minimize wall penetrations.

**Attachments (List Supporting Documents):**

Field Order No. 3

Field Order No. 4

RFI # 22

Contract Amount or Price		Contract Times (Calculate Days)	
Original	\$ 1,879,400.00	Original Duration	365 Days
Previous Contract Modification(s) (Add/Deduct)	\$ 0	Previous Contract Modification(s) (Add/Deduct)	0 Days
This Contract Modification (Add)	\$ 1,976.75	This Contract Modification (Add/Deduct)	14 Days
Revised Contract Amount	\$1,881,376.75	Revised Contract Time	379 Days

The Revised Contract Completion Date is:

July 15 , 20 06

Owner	Contractor	Engineer Recommendation
By: <u>Ben Trayn</u>	By: <u>Michael J. [Signature]</u>	By: <u>[Signature]</u>
Date: <u>6 June 06</u>	Date: <u>5-31-06</u>	Date: <u>30. May. 2006</u>

R E S O L U T I O N    2006-180

WHEREAS, on May 24, 2005, by Resolution 2005-153, the City of Grand Island awarded a bid in the amount of \$1,879,400 for UV Disinfection System (Project 2004- WWTP-1) to the Starostka Group Unlimited, Inc. of Grand Island, Nebraska; and

WHEREAS, modifications to such contract are necessary and have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications will increase the contract amount by \$1,976.75 for a revised contract price of \$1,881,376.75; and

WHEREAS, the contract required the project to be completed within 365 days, however weather conditions throughout the contract period impacted the ability of the Starostka Group Unlimited, Inc. to complete the project as scheduled; and

WHEREAS, the Starostka Group Unlimited, Inc. is requesting an additional 13 days to complete such project due to weather delays; and

WHEREAS, one more day is also being requested to complete the installation of a concrete beam which is being added to the contract pursuant to Change Order No. 1; and

WHEREAS, such contract extension is reasonable and acceptable.

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 Starostka Group Unlimited, Inc. of Grand Island, Nebraska to provide the modifications set out as follows:

Modify drain piping at manhole.....	3,111.65
Modify Drawing 25-E-1 re: electrical equipment.....	4,045.70
Modify pilasters on sketch CO1-1 and CO1-2.....	280.00
Add concrete beam at Parshall Flume Stairs.....	750.00
Modify finger weir system.....	(2,702.87)
Modify roof per RFI #22.....	(2,072.73)
Modify Drawing 10-AS-6 re: windows on west elevation.....	(650.00)
Use of owner-furnished material for brick veneer.....	(275.00)
Delete staff gauges per Specification section 11282 2.7.C.....	(250.00)
Modify Drawing 10-M-1 re: routing of roof drain.....	(260.00)

Approved as to Form <input type="checkbox"/> _____ June 22, 2006 <input type="checkbox"/> City Attorney
--

BE IT FURTHER RESOLVED, that such contract is hereby extended for an additional 14 days.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

---

Jay Vavricek, Mayor

Attest:

---

RaNae Edwards, City Clerk





# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G8

**#2006-181 - Approving Acquisition of Utility Easement - East of the Burlington Northern Railroad Tracks and North of Capital Avenue - Iglesia De Dios Eben-Ezer**

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

Staff Contact: Gary Mader

RESOLUTION 2006-181

WHEREAS, a public utility easement is required by the City of Grand Island, from Iglesia De Dios Eben-Ezer, a Nebraska non-profit corporation, to install, upgrade, maintain, and repair public utilities and appurtenances; and

WHEREAS, a public hearing was held on June 27, 2006, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of the West Half of the East Half of the West Half of the Southeast Quarter (W1/2, E1/2, W1/2, SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, the easement and right-of-way being more particularly described as follows:

Beginning at the northeast corner of Lot One (1) Smith Acres Subdivision; thence northerly along the easterly line of the West Half of the East Half of the West Half of the Southeast Quarter (W1/2, E1/2, W1/2, SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West on an assumed bearing of N00°09'15"W, a distance of one thousand five hundred eighty six and forty nine hundredths (1,586.49) feet; thence N89°00'06"W, a distance of ten (10.0) feet; thence S00°09'15"E, a distance of five hundred sixty nine and forty nine hundredths (569.49) feet; thence N89°00'06"W, a distance of ten (10.0) feet; thence S00°09'15"E, a distance of twenty (20.0) feet; thence S89°00'06"E, a distance of ten (10.0) feet; thence S00°09'15"E, a distance of nine hundred ninety seven (997.0) feet to the northerly line of said Lot One (1) Smith Acres Subdivision; thence easterly along the northerly line of said Lot One (1) Smith acres Subdivision, a distance of one hundred sixty seven and seventy two hundredths (167.72) feet to the said point of beginning.

The above-described easement and right-of-way containing 0.369 acres, more or less, as shown on the plat dated June 8, 2006, marked Exhibit "A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Iglesia De Dios Eben-Ezer, a Nebraska non-profit corporation, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

Approved as to Form    ☐ \_\_\_\_\_  
June 22, 2006            ☐ City Attorney

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G9

**#2006-182 - Approving Acquisition of Utility Easement - West Side of Capital Trailer Park between 508 and 518 E. Capital Avenue - Escandon**

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

Staff Contact: Gary R. Mader

RESOLUTION 2006-182

WHEREAS, a public utility easement is required by the City of Grand Island, from Ruben Escandon and Martha Escandon, husband and wife, to install, upgrade, maintain, and repair public utilities and appurtenances; and

WHEREAS, a public hearing was held on June 27, 2006, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of Lot One (1) Smith Acres Subdivision located in the city of Grand Island, Hall County, Nebraska, the ten foot wide utility easement and right-of-way being more particularly described as follows:

The easterly ten (10.0) feet of Lot One (1) Smith Acres Subdivision. The above-described easement and right-of-way containing 0.082 acres, more or less, as shown on the plat dated June 8, 2006, marked Exhibit "A" attached hereto and incorporated herein by reference.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

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

Approved as to Form    ☐ \_\_\_\_\_  
June 22, 2006            ☐ City Attorney



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G10

**#2006-183 - Approving Contract for Health and Dental Plan Services**

Staff Contact: Brenda Sutherland

# **Council Agenda Memo**

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

**Meeting:** June 27, 2006

**Subject:** Contract for Health and Dental Plan

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

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

## **Background**

The City of Grand Island has had a contract with Aetna, Inc. to provide administrative services for the City's health and dental plan. The current plan was approved by Council and put into place on August 1, 1999. The City has a self-funded plan, meaning that claims are actually paid for by the premium dollars generated through the plan. The City has paid a third party, in this case Aetna, to administer and pay claims and provide stop loss coverage.

The City's current "specific limit" or stop loss is \$100,000 per participant. This means that the first \$100,000 of claims for a plan participant is paid for by the premium dollars generated by the City and employees and then Aetna picks up the claims that go over that amount. The "attachment point" is the total amount of overall claims or worst case scenario that could be paid through the plan before Aetna steps in and pays the balance.

## **Discussion**

As a part of routine practice, the City advertises through the RFP process to shop its various benefit packages. As it has been seven years since the health insurance was shopped, administration thought it prudent to take a look at the market to see if there was the ability to retain same or similar benefits at a better price. The City has a health insurance committee that has been in place for several years that is comprised of union, non-union, management, non-management Human Resources personnel, Finance and Legal personnel. The City retained Phares Financial Services, Inc. as a consultant to assist with the breakdown of the proposals, compilation of the information and contract negotiations.

The committee held interviews with finalists based on the proposals that were submitted. Negotiations ensued and the committee has a recommendation before the Council for the

administration of the health and dental plan. The committee is proposing Mutual of Omaha as the new plan administrator. After careful review and consideration, the insurance committee has determined that the proposal from Mutual of Omaha provided the best package for the price. The City will have a lower overall cost than it has with its current vendor and the ability to incorporate a Health Screening and Support Services (wellness) package as part of the program. PPO discounting also played a significant part in the decision making process. Year one of the contract will commence on August 1, 2006 and go through September 30, 2007. After that the contract will run with the fiscal year, October 1 through September, 30. The proposed contracts with United of Omaha Life Insurance Company for the health and health screening and support services (wellness) benefits and United Concordia Companies, Inc. for the dental benefit, all to be administered by Mutual of Omaha, is for a three year term.

The plan will stay the same with the exceptions of the dental limit being raised to \$1500 per participant and the City raising its specific point to \$125,000 The City has also negotiated for a defined wellness plan which may be implemented at a later date if approved Another change would be the deletion of retiree coverage for all but grand fathered eligible retirees and their dependents after October 1, 2006. Grand fathered eligible retirees shall include all employees who retire prior to October 1, 2006 and members of the IBEW #1597 covered by the current labor agreement which runs through September 30, 2008. All employees who are currently covered by retiree health insurance will be allowed to keep it at their current level of benefits.

The plan calls for administrative fees of \$33.89 per employee per month the first year, \$37.32 per employee per month , the second year and \$39.23 per employee per month the third year. Currently the City pays \$44.24 per month per employee for administrative fees. The fixed cost for the new contract which includes the stop loss premium will have a net reduction of nearly \$40,000. The attachment point for the new contract will have a net reduction of nearly \$775,000 which is tied to group demographics.

The contracts are on file at the City Clerk's office for review.

## **Alternatives**

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

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



## **Recommendation**

City Administration recommends that the Council approve the contract with Mutual of Omaha for the administration and associated stop loss coverage of the City's health and dental plan.

## **Sample Motion**

Motion to approve the contract with Mutual of Omaha to provide administration of the City's health and dental plan.



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a  
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL  
FOR  
HEALTH AND DENTAL PLAN**

**RFP DUE DATE:** March 6, 2006 at 4:00 p.m.  
**DEPARTMENT:** Human Resources  
**PUBLICATION DATE:** February 23, 2006  
**NO. POTENTIAL BIDDERS:** 15

**SUMMARY OF PROPOSALS RECEIVED**

**Mutual of Omaha**  
Omaha, NE  
Matt Jetter  
Brad Utoft  
JJ Green

**Regional Care, Inc. (RCI)**  
Scottsbluff, NE  
Doug Leafgreen  
Health & Dental

**Krull Agency, Inc.**  
Hastings, NE  
Dan Schwartzkopf  
(Blue Cross Blue Shield)  
(Midwest Securty, Inc.)  
(Coventry Health Care of NE, Inc.)

**Ryder, Rosacker, McCue & Huston**  
Grand Island, NE  
Mark McCue  
(Coventry Health Care of Nebraska, Inc.)  
(Blue Cross Blue Shield)

**North Central Underwriting Team**  
Minnetonka, MN  
Rene Roth  
(Aetna)

**HDM Benefit Solutions**  
Omaha, NE

**Ryder, Rosacker, McCue & Huston**  
Grand Island, NE  
Jamie Cole

**Strong Financial Resources**  
Aurora, NE  
Calvin Strong  
(Blue Cross Blue Shield)

**Primark, Inc.**  
Grand Island, NE  
JJ Green  
(Blue Cross Blue Shield)

cc: Brenda Sutherland, Human Resources Director  
David Springer, Finance Director

Gary Greer, City Administrator  
Dale Shotkoski, Purchasing Agent



RESOLUTION 2006-183

WHEREAS, the City subscribes to health insurance for its employees and other eligible participants, as authorized by the City of Grand Island Personnel Rules and federal regulation; and

WHEREAS, the City of Grand Island invited proposals for a Health and Dental Plan, according to the City's Request for Proposal on file with the City Clerk; and

WHEREAS, an Insurance Committee was formed consisting of union and non-union management and non-management employees, along with the Human Resources Director, the Finance Director, and the City Attorney/Purchasing Agent to review and evaluate the proposals, interview vendors and select the most favorable vendor; and

WHEREAS, Phares Financial Services, Inc. of North Platte was retained by the City in a consulting capacity to assist City staff with specialized knowledge in this area; and

WHEREAS, Mutual of Omaha submitted a proposal for Administration of the Health and Dental Insurance Coverage in accordance with the terms of the advertisement for proposals and the plans and specifications and all other statutory requirements contained therein, such proposal being in the amount of \$33.89 per employee per month from August 1, 2006 through September 30, 2007, \$37.32 per employee per month from October 1, 2007 through September 30, 2008, and \$39.23 per employee per month from October 1, 2008 through September 30, 2009; and

WHEREAS, the health insurance and health screening and support services (wellness) coverage would be provided under contracts with United of Omaha Insurance Company and the dental insurance coverage would be provided under contract with United Concordia Companies Inc., however all contracts would be administered by Mutual of Omaha; and

WHEREAS, contracts are necessary for the provision of such services and associated stop loss coverage; and

WHEREAS, such contracts also require the City of Grand Island to designate a plan administrator to provide routine administration of the plan documents; and

WHEREAS, it is recommended that the City Administrator be designated as such plan administrator.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Mutual of Omaha for the administration of health insurance and health screenings and support services (wellness) coverage through United of Omaha Insurance Company and a dental insurance plan through United Concordia Companies Inc. as set out in the contracts is hereby approved.

Approved as to Form	☐ _____
June 22, 2006	☐ City Attorney

BE IT FURTHER RESOLVED, that the City Administrator is hereby designated as the plan administrator for the City of Grand Island as required in the contracts.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such contracts for such health insurance, health screenings and support services (wellness), and dental insurance coverage on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G11

**#2006-184 - Approving Certified Community Program**

Staff Contact: Gary Greer

# **Council Agenda Memo**

**From:** Gary D. Greer, City Administrator

**Meeting:** June 27, 2006

**Subject:** Economic Development Certified Community

**Item #'s:** G-11

**Presenter(s):** Marlan Ferguson, President Grand Island Economic Development Corporation

## **Background**

The Nebraska Diplomats statewide economic development group has established a program to certify communities concerning their economic development efforts. The group developed standards for communities which are geared to create efficient and effective economic development organizations across the state. There is a specific checklist that is used to determine if a community has the elements of a strong economic development effort. The Grand Island Economic Development Corporation has been involved in an effort to meet the standards of the program and thereby, meet the standards to become an Economic Development Certified Community.

## **Discussion**

It is beneficial to review a community's economic development program on a regular basis. It is also beneficial to follow efficient and effective standards to assure the efforts are targeted to achieve success. Over the years Grand Island has developed an economic development program that meets the highest standards and it is important to continue such economic goals.

As part of the review process it is required for the Council to pass a resolution of support and for the Mayor to sign a letter endorsing the program for the community. Attached are both the resolution and the sample letter.

## **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 resolution #2006-184 and authorize the Mayor to sign a letter endorsing the inclusion of Grand Island in the Economic Development Certified Community Program.

### **Sample Motion**

Motion to approve resolution #2006-184 and authorize the Mayor to sign a letter endorsing the inclusion of Grand Island in the Economic Development Certified Community program.





*Working Together for a  
Better Tomorrow. Today.*

(Section One – Item 1a)

June 7, 2006

Linda Black  
Nebraska Diplomats, Inc.  
NE Dept. of Economic Dev.  
301 Centennial Mall South  
PO Box 94666  
Lincoln NE 68509-4666

Re: NE Economic Development Certified Community – Grand Island

Dear Ms. Black,

As Grand Island's economy continues to be bolstered by a diverse array of economic drivers, the region is ideally poised for an era of prosperity and growth. To lead our robust, diversified economy is the Grand Island Area Economic Development Corp. and its President, Marlan Ferguson. The agency is located on the fourth floor of the Downtown Center conveniently located close to City Hall, the Hall County Courthouse, and Chamber of Commerce.

Since its formation in 1957 the mission of the Economic Development Corporation is to facilitate the creation of jobs and economic opportunities for the regional trade area and an outstanding job that their staff accomplishes.

Sincerely,

Mayor Jay Vavricek  
City of Grand Island

RESOLUTION 2006-184

WHEREAS, the Nebraska Diplomats has established a Certified Community Program providing the opportunity for each individual community to become an Economic Development Certified Community; and

WHEREAS, the certified community program has been designed to:

- (1) Provide communities with a specific checklist of items that define proactive communities
- (2) Identify communities with meaningful economic development agendas and capabilities increasing their opportunities for success
- (3) Recognize community organizational infrastructure readiness and ability to respond to existing and prospective business and industry needs
- (4) Encourage strategic cooperation among Nebraska's economic development organizations

WHEREAS, the Grand Island Area Economic Development Corporation's mission was formed to facilitate the creation of jobs and economic opportunities for the regional trade area; and

WHEREAS, the City of Grand Island supports the efforts of the Board of Directors and the staff of the Grand Island Area Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City Council of the City of Grand Island supports the City of Grand Island becoming a Certified Economic Development Community.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

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

Approved as to Form	☐ _____
June 22, 2006	☐ City Attorney



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item G12

**#2006-185 - Approving Intent to Issue Bonds to Finance the Law Enforcement Center Construction**

Staff Contact: David Springer

# **Council Agenda Memo**

**From:** Dave Springer, Finance Director

**Meeting:** June 27, 2006

**Subject:** Approving Intent to Issue Bonds to Finance the Law Enforcement Center Construction.

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

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

## **Background**

At the time the project was approved, it was the intent to finance the construction of the new Law Enforcement Center through the issuance of tax-exempt bonds and was appropriated for in the 2005-06 budget. Debt service is to utilize sales tax revenues. We are at the point where construction activity should accelerate rapidly and we plan to seek council's issuance approval at the July 25th regular meeting.

## **Discussion**

The purpose of the Resolution of Intent before council this evening is simply to meet U.S. Treasury requirements which would allow the City to go back sixty days from the bond issuance date and reimburse itself for costs incurred during that time from bond proceeds. The sizing of the bond issue has not yet been finalized, but the net funding of the construction account is not planned to exceed \$8 million.

## **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 Resolution of Intent to issue bonds.

## **Sample Motion**

Motion to approve the Resolution of Intent to issue bonds to finance the Law Enforcement Center construction.

RESOLUTION 2006-185

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor and Council of the City hereby find and determine that it is necessary and appropriate to declare their official intent to issue tax-exempt bonds on behalf of the City. It is the City's reasonable expectations to reimburse certain expenditures with proceeds of such bonds as proposed to be issued by the City in connection with the proposed project as described below.

BE IT FURTHER RESOLVED, that this resolution shall stand as a statement of the City's official intent under Regulation 1.150-2 of the regulations of the United States Treasury and for such purpose the following information is given:

1. A general functional description of the project for which expenditures may be made and reimbursement from bond proceeds provided is as follows: Law Enforcement Center
2. The maximum principal amount of debt expected to be issued for such project is \$8,500,000.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 27, 2006.

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Jay Vavricek, Mayor

Attest:

---

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 22, 2006	☐ City Attorney



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item H1

**Consideration of Request from Harry Lilienthal for Conditional Use Permit for Temporary Mobile Home during Construction of Single Family Dwelling Located at 4419 East Bismark Road**

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

Staff Contact: Craig Lewis



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item J1

### **Approving Payment of Claims for the Period of June 14, 2006 through June 27, 2006**

*The Claims for the period of June 14, 2006 through June 27, 2006 for a total amount of \$2,828,106.67. A MOTION is in order.*

Staff Contact: Dave Springer