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# City of Grand Island



**Tuesday, October 23, 2007**

## **Council Session Packet**

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### **City Council:**

**Vacant**

**Tom Brown**

**Larry Carney**

**John Gericke**

**Peg Gilbert**

**Joyce Haase**

**Robert Meyer**

**Mitchell Nickerson**

**Bob Niemann**

**Jose Zapata**

### **Mayor:**

**Margaret Hornady**

### **City Administrator:**

**Jeff Pederson**

### **City Clerk:**

**RaNae Edwards**

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

**Call to Order**

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This is an open meeting of the Grand Island City Council. The City of Grand Island abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.

The City Council may vote to go into Closed Session on any agenda item as allowed by state law.

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**Invocation - Pastor Jim Hofmann, First Church of the Nazarene, 1022 West 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, October 23, 2007

Council Session

## Item C1

### **Proclamation "National Adoption Month" November 2007**

*Currently there are 513,000 children in the United States in the foster care system, some of which live in Grand Island. By December 2007, twenty-four children in Grand Island, Hall County will finalize adoption from foster care. Mayor Hornady has proclaimed the month of November, 2007 as "National Adoption Month" and would encourage citizens to help secure permanent, loving homes for each and every child in Grand Island, See attached PROCLAMATION.*

Staff Contact: Mayor Margaret Hornady

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

PROCLAMATION

- WHEREAS, today, there are 513,000 children in the United States foster care system. Some children in foster care are in need of adoptive home and live in Grand Island, Hall County. This November marks the seventeenth annual National Adoption Month. Our task is to find permanent homes for all our children. Every child in America, every child in Grand Island, Hall County deserves a permanent, loving family and home; and
- WHEREAS, finding families is our goal for waiting children in Grand Island, Hall County; and
- WHEREAS, many of these children have physical, emotional and/or behavioral challenges; and
- WHEREAS, many of these children are brothers and sister who want to grow up together; and
- WHEREAS, in 2006, twenty-six children in Grand Island, Hall County were adopted from foster care; and
- WHEREAS, by December 2007, twenty-four children in Grand Island, Hall County will finalize adoption from foster care; and
- WHEREAS, children from foster care in Grand Island, Hall County are awaiting loving, permanent families; and
- WHEREAS, every child deserves a place to call home.

NOW, THEREFORE, I, Margaret Hornady, Mayor of the City of Grand Island, Nebraska, do hereby proclaim the month of November, 2007 as

***“NATIONAL ADOPTION MONTH”***

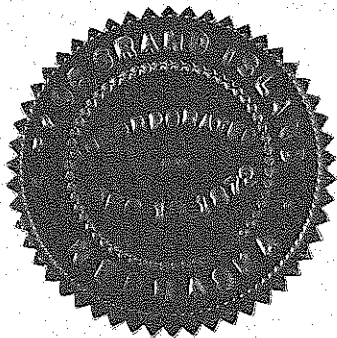
in the City of Grand Island, and encourage all citizens to help secure permanent, loving homes for each and every child in Grand Island, regardless of race, age, gender, health, emotional or behavioral challenge or past distress.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Grand Island to be affixed this twenty-third day of October in the year of our Lord Two Thousand and Seven.

Margaret Hornady  
Margaret Hornady, Mayor

Attest:

RaNaee Edwards  
RaNaee Edwards, City Clerk





# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item C2

### Proclamation "Community Planning Month" October 2007

*Community planning helps manage the constant change that affects all municipalities. The month of October is designated as National Community Planning Month throughout the United States and its territories. Mayor Hornady has proclaimed the month of October as "Community Planning Month" in the City of Grand Island and recognizes the contributions made by many professional planners here in the city and county. See attached PROCLAMATION.*

Staff Contact: Mayor Margaret Hornady

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

PROCLAMATION

- WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and
- WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and
- WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and
- WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and
- WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories; and
- WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our settlements and environment; and
- WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the State of Nebraska, County of Hall, Cities of Wood River and Grand Island, and Villages of Alda, Cairo and Doniphan; and
- WHEREAS, we recognize the valuable contributions made by professional community and regional planners of the Hall County Regional Planning Department and extend our heartfelt thanks for the continued commitment to public service by these professionals.

NOW, THEREFORE, I, Margaret Hornady, Mayor of the City of Grand Island, Nebraska, do hereby proclaim the month of October, 2007 as

***“COMMUNITY PLANNING MONTH”***

in the jurisdiction of the Hall County Regional Planning Commission in conjunction with the celebration of National Community Planning Month.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Grand Island to be affixed this twenty-third day of October in the year of our Lord Two Thousand and Seven.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk





# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item C3

### **Presentation by Marlan Ferguson, Economic Development President Relative to the Economic Development Program Plan**

*Marlan Ferguson, President of the Economic Development Corporation (EDC) will update the Mayor and City Council on Economic Development activities in Grand Island and Hall County. See attached Annual Report 2007.*

Staff Contact: Marlan Ferguson, EDC President

LOCAL OPTION MUNICIPAL  
ECONOMIC DEVELOPMENT ACT

Annual Report  
2007

The City of Grand Island Economic Development Program Plan was approved by the citizens at an election on May 6<sup>th</sup> 2003. The effective date of the Plan was October 1, 2003. The Plan often times is referred to as LB-840 or the Local Option Municipal Economic Development Act.

Prior to the passage of the plan, \$350,000 annually was given to the Grand Island Area Economic Development Corporation (GIAEDC) for promotion, recruiting, public relations and advertising. The Plan allowed an additional \$400,000 to be used for incentives for business and industries for a total of \$750,000 in the plan annually for a period of 10 years.

**Proposed fiscal Period October 1, 2007 thru September 30, 2008 Budget**

Infrastructure Costs

Platte Valley Industrial Park

Interest, Real Estate Taxes, Maintenance, Advertising	\$ 40,000.00
Special Assessments to City	45,000.00
Debt Service Payments	83,000.00
Housing Needs Study (long range plan)	8,500.00
Infrastructure Study PVIP II	30000.00

Project Costs	98,000.00
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Employee Training	20,500.00
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Community Publicity

(to include business retention and recruitment, occupancy, and operational costs)	25,000.00
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	<hr/> \$ 350,000.00
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The State Statute required the establishment of a Citizen's Review Committee to: (1) Review the functioning and progress of the Economic Development Program; and (2) Report to the City Council on its findings and suggestions at a public hearing called for that purpose at least once in every six-month period after the effective date of the ordinance.

This Public Hearing is the fourth Annual Report. Since the conception of this program, the Review Committee has approved nine applications. These projects include:

<u>COMPANY</u>	<u>INCENTIVE \$'S</u>	<u>JOBS CREATED</u>
Standard Iron	\$200,000	250
Heritage Disposal & Storage	100,000	25
CXT	200,000	55
Love Signs	42,000	25
J.C. Doyle	20,000	21
O'Neill Wood Resources	45,000	20
Case IH	330,000	800
Principal	325,000	850
Hornady's	<u>154,000</u>	259
<b>TOTAL</b>	<b>\$ 1,416,000</b>	

In the spring of 2004, GIAEDC was instrumental in the passage of the ½ Cent Sales Tax initiatives. This allowed for property tax relief; Edith Abbott Library expansion; Law Enforcement Center; Fire Station #1; Grand Generation Center Improvements; and Future Infrastructure (Fire Training Center). Economic Development supported the passage of the Grand Island School Bond; Hall County Corrections Bond; and the Heartland Events Center. All these projects assist in the recruiting of businesses and industries as it shows commitment and pride from the citizens.

Promoting our community continues to be a priority in the usage of LB-840 funding. Grand Island has recently been acknowledged as a "Certified Community" by the State of Nebraska. This accomplishment means that Grand Island continues to be publicly recognized as an economic development leader; better positioned for economic development opportunities; properly identified and documented as ready for economic development; and able to be marketed to business and industry. Aggressive marketing of Grand Island is done by utilizing various trade magazines showcasing site consultants. These individuals allow us networking capabilities across the United States. We have been featured in such periodicals as Heartland Real Estate Business, Expansion Solutions (Metal Fabrication), Nebraska Trucking, and Inbound Logistics to name just a few. With the collaboration of the I-80 Corridor Coalition and South Central Economic Development District, joint efforts in providing labor statistics, workforce recruitment, advertising and web site development are ongoing. The I-80 labor study has been instrumental in workforce recruitment and expansion of new and existing businesses.

Promotional activities continue each year by hosting the Nebraska Diplomat Passport Weekend in Lincoln; G.I./Hall County Day at the Legislature reception; GIAEDC Annual Golf Outing and Annual Meeting. Other promotional activities include: Husker Harvest Days, Nebraska Alumni Job Fair(s), out state business recruitment/site visits, web site development/updates – NEDI, LOIS, GIAEDC, and participating on various boards.

A community partner is defined as one who is united or associated with another or others in an activity or a sphere of common interest. GIAEDC is fortunate to have Central

Community College, Nebraska Workforce Development, Grand Island Area Chamber of Commerce, Grand Island Public School Administration, Hall County Airport Authority, and NorthWestern Energy, with the City of Grand Island, and Hall County as a progressive partner in our community growth and economic development efforts.

Without breaching confidentiality, over the past four years our office has submitted 98 proposals for new industry/expansion projects. Of which, 45 were in manufacturing; 11 food processing; 13 warehousing/distribution; 12 telecommunications; 3 technology and software development; 6 ethanol production; 8 other. As our community continues to be recognized, our office has become inundated for new proposals. Each proposal has its own unique characteristics and key elements that need to be addressed. The assistance of key city staff, Central Community College, and Workforce Development to assist in the preparation of these proposals in a timely and efficient manner is critical as some projects allow only a few days to submit.

In closing, let's not forget our past commitments, but let's move forward in a professional and intellectual matter that puts Grand Island a step ahead and gives the public the confidence that indeed we are moving in the right direction.



# **City of Grand Island**

**Tuesday, October 23, 2007**

**Council Session**

## **Item E1**

**Public Hearing Concerning the Semi-Annual Report by the  
Citizens' Review Committee on the Economic Development  
Program Plan**

**Staff Contact:**

# **Council Agenda Memo**

**From:** Dale M. Shotkoski, City Attorney

**Meeting:** October 23, 2007

**Subject:** Public Hearing Concerning the Semi-Annual Report by the Citizen's Review Committee on the Economic Development Program Plan.

**Item #'s:** E-1 & G-2

**Presenter(s):** Dale M. Shotkoski, City Attorney  
Dehn Renter, Chairman, Citizen's Advisory Review Committee

## **Background**

The voters of the City of Grand Island approved an economic development plan at the May 6, 2003 election. Subsequent to the election, the city has adopted an ordinance that establishes the economic development plan and a Citizens Advisory Review Committee to oversee the process of approving applications for economic development incentives. The Citizens Advisory Review Committee is required by State Statute and the Grand Island City Code to make a semi-annual report to the City Council.

## **Discussion**

The Citizens Advisory Review Committee has been conducting regular meetings during the last six months as required by the City Code and the Nebraska Statutes. The committee looks forward to receiving and reviewing meritorious applications for consideration in the future.

## **Alternatives**

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

1. Accept the semi-annual report of the Citizens Advisory Review Committee.

2. Do not accept the semi-annual report of the Citizens Advisory Review Committee.

### **Recommendation**

City Administration recommends that the Council accept the semi-annual report of the Citizens Advisory Review Committee.

### **Sample Motion**

Motion to accept the semi-annual report of the Citizens Advisory Review Committee.



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item E2

**Public Hearing Concerning Acquisition of Utility Easement - 3003  
Frontage Road - Northeast of Orscheln's Farm & Home Store - L  
& P Investments**

Staff Contact: Gary R. Mader



# **Council Agenda Memo**

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

**Meeting:** October 23, 2007

**Subject:** Acquisition of Utility Easement – 3003 Frontage Road – L & P Investments, LLC (Northeast of Orscheln Farm & Home Store)

**Item #'s:** E-2 & G-7

**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 L & P Investments, LLC, located northeast of Orscheln Farm & Home Store, and south of Mr. G's Car Wash, 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 place a three phase pad-mounted transformer to provide electrical service to a new building under construction at 3003 Frontage Road.

## **Alternatives**

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

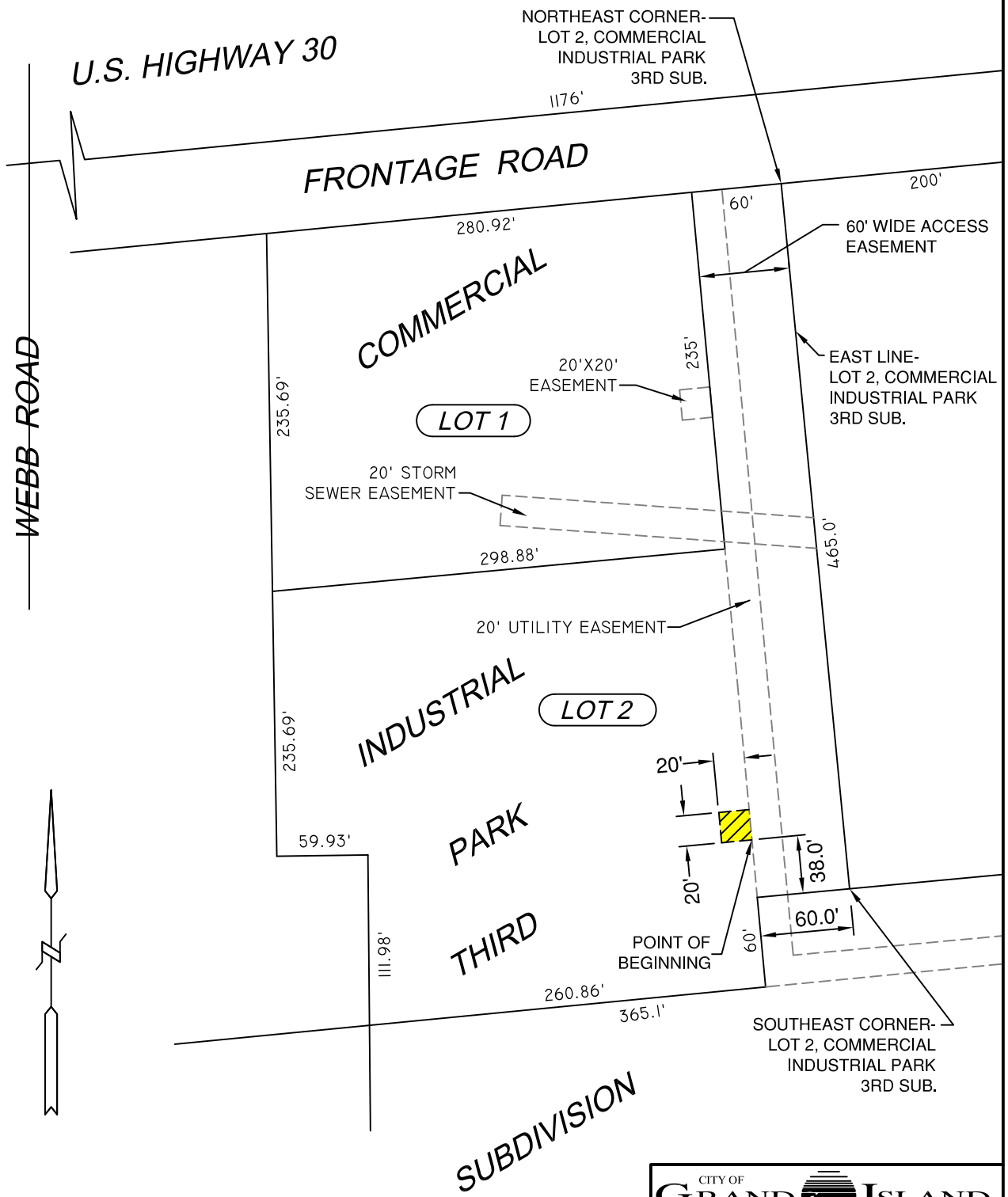
1. Make a motion to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**


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

## **Sample Motion**

Move to approve acquisition of the Utility Easement.



**LEGEND**

 INDICATES 20' X 20' UTILITY EASEMENT

	
CITY OF GRAND ISLAND	
UTILITIES DEPARTMENT	
EXHIBIT "A"	
DRN BY: K.J.M.	SCALE: 1"= 100'
DATE: 10/3/2007	FILE: C.I.P.3.S.



# **City of Grand Island**

**Tuesday, October 23, 2007**

**Council Session**

## **Item G1**

**Approving Minutes of October 9, 2007 City Council Meeting**

**Staff Contact: RaNae Edwards**

## CITY OF GRAND ISLAND, NEBRASKA

### MINUTES OF CITY COUNCIL REGULAR MEETING

October 9, 2007

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 October 9, 2007. Notice of the meeting was given in *The Grand Island Independent* on October 3, 2007.

Mayor Margaret Hornady called the meeting to order at 7:00 p.m. The following City Council members were present: Councilmember's Haase, Zapata, Nickerson, Gericke, Carney, Gilbert, Niemann, and Meyer. Councilmember's Brown and Whitesides were absent. The following City Officials were present: City Administrator Jeff Pederson, City Clerk RaNae Edwards, Finance Director David Springer, City Attorney Dale Shotkoski, and Public Works Director Steve Riehle.

INVOCATION was given by Paastor Aaron Utecht, Evangelical Free Church, 2609 South Blaine Street followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Mayor Hornady acknowledged Community Youth Council members Sam Bolton and Dustin Supencheck.

#### PRESENTATIONS AND PROCLAMATIONS:

Central District Health Department Update on County Wide Public Health Exercise. Mike Darbrow with the Central District Health Department presented a PowerPoint concerning the County wide public health emergency exercise to be held October 27, 2007.

Proclamation "National Arts and Humanities Month" October 2007. Mayor Hornady proclaimed the month of October 2007 as "National Arts and Humanities Month". Livey Henry representing the Prairie Winds Art Center was present to receive the proclamation.

#### PUBLIC HEARINGS:

Public Hearing on Request from Hall County Livestock Improvement Association dba Fonner Park, 700 East Stolley Park Road for a Class "CK" Liquor License. RaNae Edwards, City Clerk reported that an application had been received from the Hall County Livestock Improvement Association dba Fonner Park, 700 East Stolley Park Road for a Class "CK" Liquor License. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on September 17, 2007; notice to the general public of date, time, and place of hearing published on September 29, 2007; notice to the applicant of date, time, and place of hearing mailed on September 17, 2007; along with Chapter 4 of the City Code. Staff recommended approval No public testimony was heard.

Public Hearing on Request from Fonner Park Exposition and Events Center dba Heartland Events Center, 690 East Stolley Park Road for a Class "CK" Liquor License. RaNae Edwards, City Clerk reported that an application had been received from the Fonner Park Exposition and Events Center dba Heartland Events Center, 6900 East Stolley Park Road for a Class "CK" Liquor License. Ms. Edwards presented the following exhibits for the record: application submitted to the

Liquor Control Commission and received by the City on September 17, 2007; notice to the general public of date, time, and place of hearing published on September 29, 2007; notice to the applicant of date, time, and place of hearing mailed on September 17, 2007; along with Chapter 4 of the City Code. Staff recommended approval No public testimony was heard.

Public Hearing on Declaration of Site Known as Redevelopment Area #6, Five Points Area as Blighted and Substandard. Chad Nabity, Regional Planning Director reported that the Community Redevelopment Authority (CRA) commissioned a Blighted/Substandard study for Redevelopment Area No. 6 which was described as Five Points, Eddy Street, Broadwell Avenue and Second Street West in central and north central Grand Island. The study was prepared by RDG Planning & Design and determined this area should be declared as substandard/blighted. Staff recommended approval. No public testimony was heard.

Public Hearing on Nebraska Department of Economic Development Planning Grant. Joni Kuzma, Community Development Administrator reported that the Nebraska Department of Economic Development was offering a second cycle of funding for CDBG Planning Grant applications. The city would apply and administer a \$25,000 Planning Grant for a Housing Market Study with 25% City matching funds to be paid by the Community Redevelopment Authority and the Grand Island Area Economic Development Corporation. The project total would no exceed \$45,000. No public testimony was heard.

Public Hearing on Acquisition of Drainage Easements Located at 3817, 3823, 3829, 3835, 3841, 3844 Meadowlark Circle and 3819, 3824, 3818 Sparrow Circle (Lots 6 thru 11 & 21 thru 23 all in Block 1, Summerfield Estates 7<sup>th</sup> Subdivision) – Little B's Corp. Steve Riehle, Public Works Director reported that acquisition of drainage easements located in the back yards of the lots in Summerfield Estates Seventh Subdivision were needed in order to have access to construct, operate, maintain, extend, repair, replace, and remove storm sewers, manholes, pipelines, surface markers, and other appurtenances for draining purposes. No public testimony was heard.

CONSENT AGENDA: Motion by Gilbert, second by Haase to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of September 25, 2007 City Council Regular Meeting.

#2007-239 – Approving City Council Meeting Schedule for 2008.

#2007-240 – Approving Agreement for Funding with the Clean Community System in an Amount of \$20,000.00.

#2007-241 – Approving Agreement for Funding with Hope Harbor in an Amount of \$4,500.00.

#2007-242 – Approving Agreement for Funding with the Grand Island Hall County Convention & Visitors Bureau in an Amount of \$10,000.00.

#2007-243 – Approving Agreement for Funding with the Crisis Center, Inc. in an Amount of \$12,000.00.

#2007-244 – Approving Agreement for Funding with the Grand Island Area Council for International Visitors in an Amount of \$1,000.00.

#2007-245 – Approving Agreement for Funding with the Grand Island Multicultural Coalition in an Amount of \$10,000.00.

#2007-246 – Approving Agreement for Funding with the Retired Senior Volunteer Program in an Amount of \$10,000.00.

#2007-247 – Approving Agreement for Funding with Senior Citizens Industries, Inc. in an Amount of \$15,000.00.

#2007-248 – Approving Agreement for Funding with the Central Nebraska Ethnic Festival in an Amount of Approximately \$900.00.

#2007-249 – Approving Nebraska Department of Economic Development Planning Grant.

#2007-250 – Approving Extension of Contract End Date for CDBG Grant 05-CR-015 to December 1, 2007.

#2007-251 – Approving Acquisition of Drainage Easements Located at 3817, 3823, 3829, 3835, 3841, 3844 Meadowlark Circle and 3819, 3824, 3818 Sparrow Circle (Lots 6 thru 11 & 21 thru 23 all in Block 1, Summerfield Estates 7<sup>th</sup> Sub.) – Little B's Corp.

#2007-252 – Approving Designating Both Sides of State Street between Lafayette Avenue and Grand Island Avenue as No Parking.

#2007-253 – Approving Payment of \$167,015.00 to County Court for Just Compensation from Appraiser's Report for Tracts 5, 16, 17 & 19 on the Capital Avenue Widening Project.

#2007-254 – Approving Bid Award for Water Main District 453T, Sanitary Sewer District 522T, and Sanitary Lift Station #22 to serve the National Guard Helicopter Facility to The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$613,371.10.

#2007-255 – Approving 2007 Victim's Of Crime Act (VOCA) Grant Award in an Amount of \$33,684.00.

#2007-256 – Approving Agreement for Funding with Izakk Walton Kids Fishing Derby in an Amount of \$2,000.00.

#### RESOLUTIONS:

#2007-257 – Consideration of Approving Request of Hall County Livestock Improvement Association dba Fonner Park, 700 East Stolley Park Road for a Class "CK" Liquor License and Request from Todd Otto, 1304 Phillips Spur, Phillips, Nebraska for a Liquor Manager Designation. RaNae Edwards, City Clerk reported that this item related to the aforementioned Public Hearing.

Motion by Gilbert, second by Haase to approve Resolution 2007-257 and the request from Todd Otto for Liquor Manager Designation contingent upon Mr. Otto completing a state approved alcohol server/seller training program. Upon roll call vote, Councilmember's Haase, Zapata, Nickerson, Gericke, Carney, Gilbert, and Niemann voted aye. Councilmember Meyer voted no. Motion adopted.

#2007-258 – Consideration of Approving Request of Fonner Park Exposition and Events Center dba Heartland Events Center, 690 East Stolley Park Road for a Class “CK” Liquor License and Request from Bruce Swihart, 339 Ponderosa Drive for a Liquor Manager Designation. RaNae Edwards, City Clerk reported that this item related to the aforementioned Public Hearing.

Motion by Gilbert, second by Haase to approve Resolution 2007-258 and the request from Bruce Swihart for Liquor Manager Designation contingent upon Mr. Swihart completing a state approved alcohol server/seller training program. Upon roll call vote, Councilmember's Haase, Zapata, Nickerson, Gericke, Carney, Gilbert, and Niemann voted aye. Councilmember Meyer voted no. Motion adopted.

#2007-259 – Consideration of Approving Declaration of Site Known as Redevelopment Area #6, Five Points Area as Blighted and Substandard. Chad Nabity, Regional Planning Director reported that this item related to the aforementioned Public Hearing.

Motion by Gilbert, second by Haase to approve Resolution #2007-259 with the Findings of Fact that declaration of Area #6 meets all the definitions as outlined in State Statutes; street layout is such that the blighted and substandard factors are distributed throughout the redevelopment area; and, public intervention is appropriate and/or necessary for the redevelopment of the area. Upon roll call vote, all voted aye. Motion adopted.

#### PAYMENT OF CLAIMS:

Motion by Niemann, second by Haase to approve the Claims for the period of September 26, 2007 through October 9, 2007, for a total amount of \$2,882,901.01. Motion adopted unanimously.

Motion by Niemann, second by Haase to approve the following Claims for the Library Expansion for the Period of September 12, 2007 through October 9, 2007:

#84	\$1954.40
#85	2,700.00
#86	2,330.00
#87	17,456.11
#88	1,360.00
#89	<u>37,180.53</u>

Total \$62,981.04

Motion adopted unanimously.

EXECUTIVE SESSION: Motion by Meyer, second by Haase to go into Executive Session at 7:40 p.m. for the purpose of discussing FOP and IAFF Union Negotiations. Upon roll call vote, all voted aye. Motion adopted.

RETURN TO REGULAR SESSION: Motion by Meyer, second by Haase to return to regular session at 9:50 p.m. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 9:50 p.m.

RaNae Edwards  
City Clerk





# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G2

**#2007-260 - Approving Semi-Annual Report by the Citizens'  
Review Committee on the Economic Development Program Plan**

Staff Contact:

RESOLUTION 2007-260

WHEREAS, Neb. Rev. Stat. §18-2715(3) and Grand Island City Code §2-110 require a report by the Citizens Advisory Review Committee to the City Council at least once every six months on its findings and suggestions on the administration of the Economic Development Plan; and

WHEREAS, a public hearing on the report submitted by the Citizens Advisory Review Committee was held at a regular session of the Grand Island City Council on October 23, 2007; and

WHEREAS, said report gave information about the activities of the past six months that have taken place pursuant to the Economic Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the semi-annual report of the Citizens Advisory Review Committee is hereby accepted and approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

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

Approved as to Form	☐ _____
October 18, 2007	☐ City Attorney



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G3

**#2007-261 - Approving Final Plat and Subdivision Agreement for  
Livermore Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** October 23, 2007

**Subject:** Livermore Subdivision – Final Plat

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

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

## **Background**

This final plat proposes to create 2 lots on a tract of land comprising a part of East Half of the Northwest Quarter (E ½ NW ¼ ) of Section Twenty Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 1.052 acres. Sewer and water are available to this property and will be extended. A large garage is currently located on Lot 2 of the subdivision and the subdivision agreement states that a building permit for a house must be obtained on this lot by October 31, 2008 or the garage must be removed.

## **Discussion**

The final plat for Livermore Subdivision was considered under the Consent Agenda by the Regional Planning Commission at the October 10, 2007 meeting. A motion was made by Miller, and seconded by Haskins to approve the plat as presented. A roll call vote was taken and the motion carried with 10 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman).

## **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

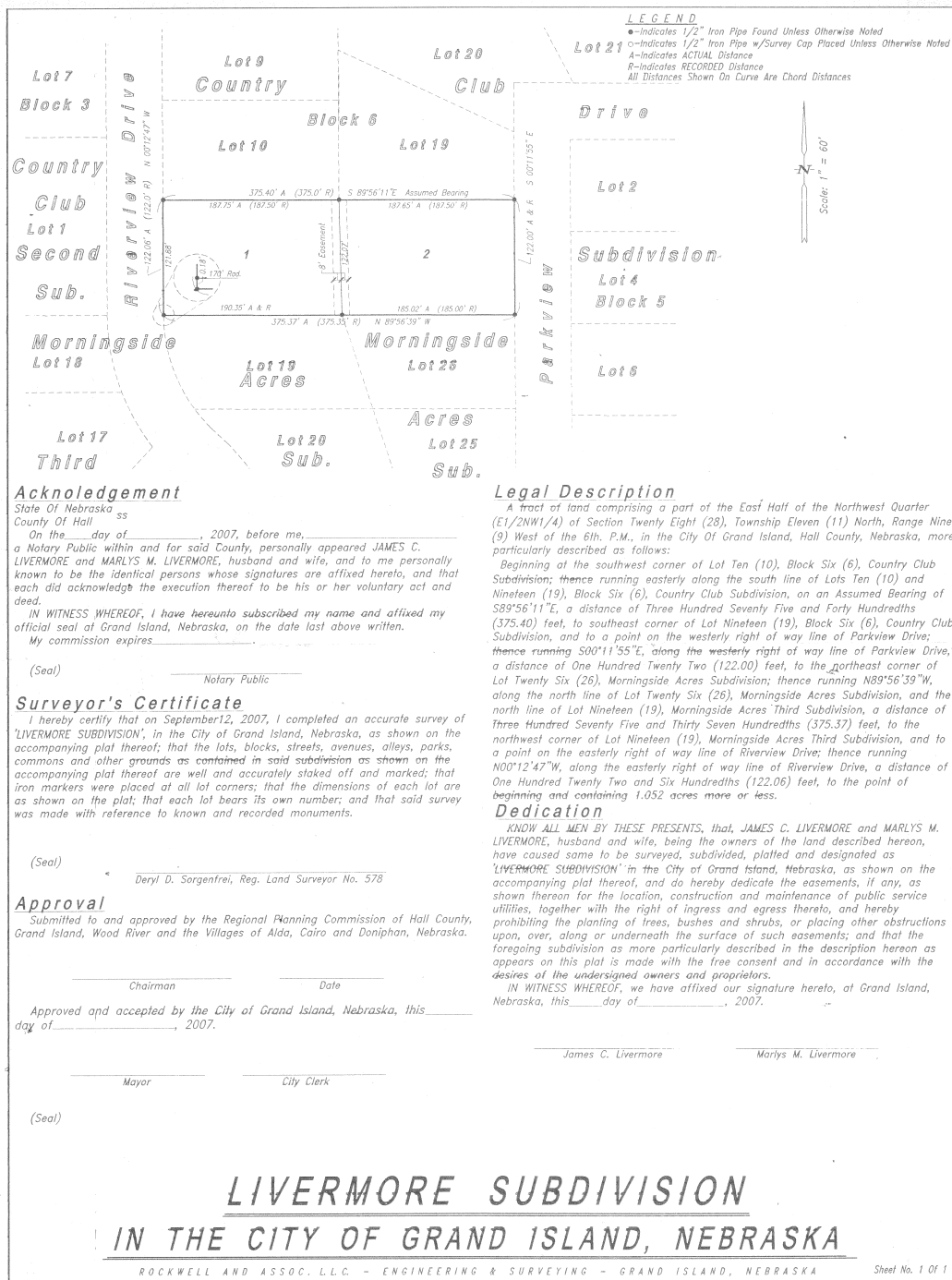
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.









RESOLUTION 2007-261

WHEREAS, James C. Livermore and Marlys M. Livermore, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising a part of the East Half of the Northwest Quarter (E½ NW¼) of Section Twenty Eight (28), Township Eleven (11) North, Range Nine (9), West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, under the name of LIVERMORE SUBDIVISION, and have caused a plat thereof to be acknowledged by it; and

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

WHEREAS, a form of subdivision agreement has been agreed to between the owner 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 LIVERMORE 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, October 23, 2007.

---

Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
October 18, 2007	☐ City Attorney



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G4

**#2007-262 - Approving Final Plat and Subdivision Agreement for  
Westwood Park Eleventh Subdivision**

Staff Contact: Chad Nabitv

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** October 23, 2007

**Subject:** Westwood Park Eleventh Subdivision – Final Plat

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

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

## **Background**

This final plat proposes to create 21 lots on a tract of land comprising a part of the Northwest Quarter of the Southeast Quarter (NW¼ SE ¼) of Section Fourteen (14), 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. This land consists of approximately 10.620 acres. Sewer and water are available to the property and will be extended with the development. This is the last phase of the Westwood Park Subdivision that began in 1978.

## **Discussion**

The final plat for Westwood Park Eleventh Subdivision was considered under the Consent Agenda by the Regional Planning Commission at the October 10, 2007 meeting. A motion was made by Miller and seconded by Haskins to approve the plat as presented. A roll call vote was taken and the motion carried with 10 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman).

## **Alternatives**

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

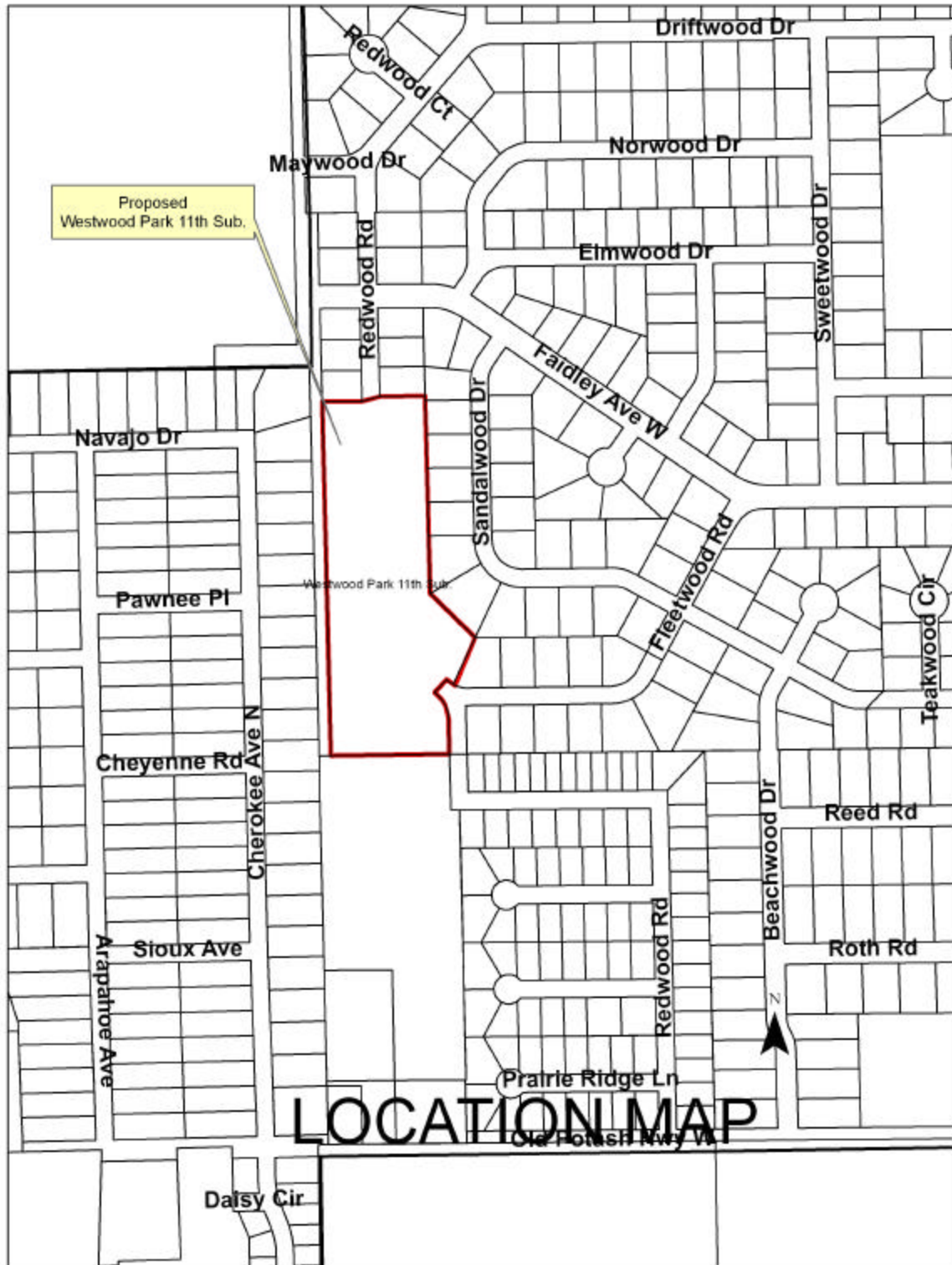
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.





RESOLUTION 2007-262

WHEREAS, Rudolf F. Plate and Jeannice R. Plate, husband and wife, and Tim C. Plate, a single person, as owners, have caused to be laid out into lots, a tract of land comprising a part of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section Fourteen (14), 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 WESTWOOD PARK ELEVENTH, and have caused a plat thereof to be acknowledged by it; and

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

WHEREAS, a form of subdivision agreement has been agreed to between the owner 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 WESTWOOD PARK ELEVENTH 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, October 23, 2007.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

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

Approved as to Form	☐ _____
October 18, 2007	☐ City Attorney



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G5

**#2007-263 - Approving Bid Award for Snow Removal Services for the 2007/2008 Winter Season**

Staff Contact: Steven P. Riehle, City Engineer/Public Works Direc



# **Council Agenda Memo**

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

**Meeting:** October 23, 2007

**Subject:** Approving Bid Award for Snow Removal Services for the 2007/2008 Winter Season

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

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

## **Background**

On September 26, 2007 the Streets Division of the Public Works Department advertised for bids for Snow Removal Services for the 2007/2008 winter season including equipment and labor.

## **Discussion**

Two bids were received and opened on October 8, 2007. The Streets Division of the Public Works Department and the Purchasing Division of the City Attorney's Office reviewed the bids that were received. One bid was submitted in compliance with the bid request form with no exceptions and one bid did not meet specifications. The bids are shown below.

<b><i>Bidder</i></b>	<b><i>Exceptions</i></b>	<b><i>Total Bid</i></b>
The Diamond Engineering Co. Grand Island, NE	None	Trucks for Hauling - \$100.00/HR Front End Loaders - \$125.00/HR Motor Graders - \$145.00/HR
O'Neill Transportation & Equipment Grand Island, NE	Does Not Meet Specifications (no motor graders & only one loader)	Trucks for Hauling - \$80.00/HR Front End Loader (1) - \$90.00/HR Motor Graders – no bid

The estimates for the services were as follows:

A. Truck Plows for Hauling	\$120.00/HR
B. Front End Loaders	\$145.00/HR
C. Motor Graders	\$165.00/HR

There are sufficient funds in Account No. 10033502-85213 for these services.

### **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 awarding the contract for snow removal services to The Diamond Engineering Company, of Grand Island, Nebraska.

### **Sample Motion**

Move to approve awarding contract to The Diamond Engineering Company.

Purchasing Division of Legal Department  
**INTEROFFICE MEMORANDUM**



Wes Nespor, Assistant City Attorney

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** October 8, 2007 at 11:00 a.m.

**FOR:** Snow Removal Services

**DEPARTMENT:** Public Works

**ESTIMATE:**

a. Truck for Hauling Snow	\$120.00 per hour each
b. Front End Loaders	\$145.00 per hour each
c. Motor Graders	\$165.00 per hour each

**FUND/ACCOUNT:** 10033502-85213

**PUBLICATION DATE:** September 26, 2007

**NO. POTENTIAL BIDDERS:** 5

**SUMMARY**

<b>Bidder:</b>	<u>The Diamond Engineering Co.</u> Grand Island, NE	<u>O'Neil Transport Equipment</u> Grand Island, NE
<b>Exceptions:</b>	None	Noted
<b>Bid Price Per Hour:</b>		
Truck	\$100.00	\$80.00
Front End Loaders	\$125.00	\$90.00
Motor Graders	\$145.00	-----

cc: Steve Riehle, Public Works Director  
Scott Johnson, Street Superintendent  
Dale Shotkoski, City Attorney  
Sherry Peters, Legal Secretary

Bud Buettner, Assist. PW Director  
Catrina Delosh, PW Admin. Assist.  
Wes Nespor, Assist. City Attorney

**P1192**

R E S O L U T I O N    2007-263

WHEREAS, the City of Grand Island invited sealed bids for Snow Removal Services, according to specifications on file in the office of the Public Works Department; and

WHEREAS, on October 8, 2007, bids were received, opened and reviewed; and

WHEREAS, The Diamond Engineering Company of Grand Island, Nebraska, submitted a bid in accordance with terms of the advertisement of the specifications and all other statutory requirements contained therein, such bid being as follows:

	<u>Cost Per Hour</u>
Front End Loaders	\$125 per hour
Motor Graders	\$145 per hour
Hauling Snow	\$100 per hour

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of The Diamond Engineering Company of Grand Island, for snow removal services in the amounts identified above is hereby approved as the lowest responsible bid submitted.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

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

Approved as to Form <input type="checkbox"/> _____ October 18, 2007 <input type="checkbox"/> City Attorney
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# **City of Grand Island**

**Tuesday, October 23, 2007**

**Council Session**

## **Item G6**

**#2007-264 - Approving Designation of a Handicapped Parking  
Stall on Boggs Avenue North of 7th Street**

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

# **Council Agenda Memo**

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

**Meeting:** October 23, 2007

**Subject:** Approving Designation of a Handicapped Parking Stall  
on Boggs Avenue North of 7<sup>th</sup> Street

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

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

## **Background**

On-street handicapped parking stalls must be designated by resolution of the City Council. Hall County Housing operates the Pletcher Terrace Apartments near 7<sup>th</sup> Street and Boggs Avenue. The number of tenants that drive motor vehicles has substantially increased over when the facility was built, resulting in a substantial number of vehicles parking on the street. The vehicles compete for parking close to the apartments and many times force a handicapped tenant to park far away from their apartment.

## **Discussion**

Hall County Housing has asked the City to designate a handicapped parking stall on the west side of Boggs Avenue. The handicapped stall would be just north of a handicapped sidewalk ramp and be from 202 to 222 feet north of the north curb line of 7<sup>th</sup> Street. If approved the Streets Division will install a handicap parking sign and paint the curb blue.

## **Alternatives**

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

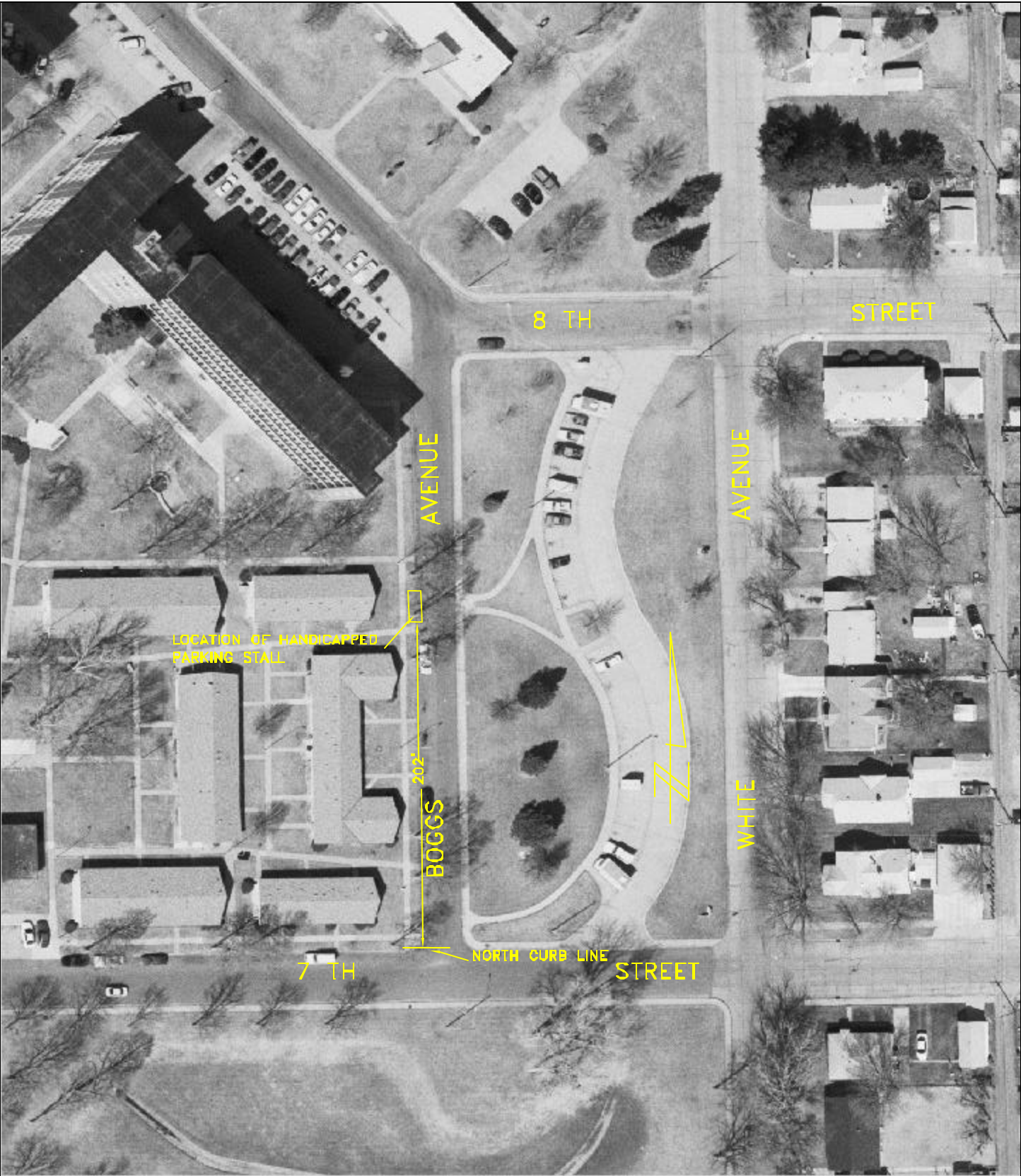
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve designating a handicapped parking stall on Boggs Avenue north of 7<sup>th</sup> Street.

### **Sample Motion**

Move to approve designating a handicapped parking stall on Boggs Avenue north of 7<sup>th</sup> Street.





RESOLUTION 2007-264

WHEREAS, the City Council by authority of Section 22-129 of the Grand Island City Code may designate parking stalls or spaces for the exclusive use of vehicles for handicapped or disabled persons; and

WHEREAS, a request has been made to establish a handicapped parking space on the west side of Boggs Avenue, north of the handicapped sidewalk ramp, 202 to 222 feet north of the north curb line of 7<sup>th</sup> Street; and

WHEREAS, it is recommended that such handicapped parking stall be established at this location.

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

1. That a parking area be established for handicapped or disabled persons on the west side of Boggs Avenue, north of the handicapped sidewalk ramp, 202 to 222 feet north of the north curb line of 7<sup>th</sup> Street.
2. The Street Division of the Public Works Department shall post a sign and paint the curb to designate such area for handicapped parking only.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G7

**#2007-265 - Approving Acquisition of Utility Easement - 3003  
Frontage Road - Northeast of Orscheln's Farm & Home Store - L  
& P Investments**

Staff Contact: Gary R. Mader

RESOLUTION 2007-265

WHEREAS, a public utility easement is required by the City of Grand Island, from L & P Investments, LLC at Grand Island, a Nebraska non-profit corporation, to install, upgrade, maintain and repair public utilities and appurtenances, including lines and transformers; and

WHEREAS, a public hearing was held on October 23, 2007, for the purpose of discussing the proposed acquisition of an easement located in a part of Lot Two (2), Commercial Industrial Park Third Subdivision, in the City of Grand Island, Hall County, Nebraska; more particularly described as follows:

Commencing at a Southeast corner of Lot Two (2) Commercial Industrial Park Third Subdivision being four hundred sixty five (465.0) feet southerly of the northeasterly corner of said Lot Two (2); thence westerly along a southerly line of said Lot Two (2), a distance of sixty (60.0) feet to a lot corner of said Lot Two (2); thence northerly along the westerly line of a platted easement being parallel with the easterly line of said Lot Two (2), a distance of thirty eight (38.0) feet to the ACTUAL Point of Beginning; thence continuing northerly along the said westerly line of a platted easement, a distance of twenty (20.0) feet; thence westerly and perpendicular with the easterly line of said Lot Two (2), a distance of twenty (20.0) feet; thence southerly and parallel with the easterly line of said Lot Two (2), a distance of twenty (20.0) feet; thence easterly and perpendicular with the easterly line of said Lot Two (2), a distance of twenty (20.0) feet to the said Point of Beginning.

The above-described easement and right-of-way containing 400 square feet, more or less, as shown on the plat dated 10/3/2007, 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 L & P Investments, LLC at Grand Island, a Nebraska non-profit corporation, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

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

Approved as to Form	☐ _____
October 18, 2007	☐ City Attorney



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G8

**#2007-266 - Approving Bid Award for Platte River Well Field  
Wells #1, #4, and #8 Earthwork**

Staff Contact: Gary R. Mader; Wesley Nespor

# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director  
Wesley Nespor, Asst. City Attorney/Purchasing

**Meeting:** October 23, 2007

**Subject:** Bid Award – Platte River Wellfield Earthwork  
Wells #1, #4, and #8 –Contract 2008-WF-1

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

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

## **Background**

The City's primary drinking water source is located at the Platte River Wellfield. Forty years ago, the original wells were installed without building enclosures over the wells infrastructure. In order to improve maintenance, reliability, environmental safety, and secure operations, the Utilities Department has been systematically working to place protective buildings over each well. This has been an on-going process for the past four years. Protective buildings for an additional three wells are budgeted again this year.

Contract 2008-WF-1 consists of furnishing all equipment and labor for grading, constructing embankments, and related earthwork around wells 1, 4, and 8 at the City's Platte River Wellfield. The work is required before the new buildings can be constructed.

Attached for reference is a site drawing.

## **Discussion**

The contract specifications were publicly advertised and bid documents were sent to six (6) potential bidders. Bids were opened in accordance with City Procurement Codes at 11:00 a.m. on October 11, 2007. Two bids were received and are tabulated below:

Bidder:	Exceptions	Bid Price
Platte Valley Construction Co. Grand Island NE	None	\$32,500.00
Hooker Brothers Construction Co. Grand Island NE	None	\$30,499.00

The bids have been evaluated by Utilities Engineering staff. Both are complete and without exceptions. The project is scheduled for completion by December 1, 2007.

### **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**

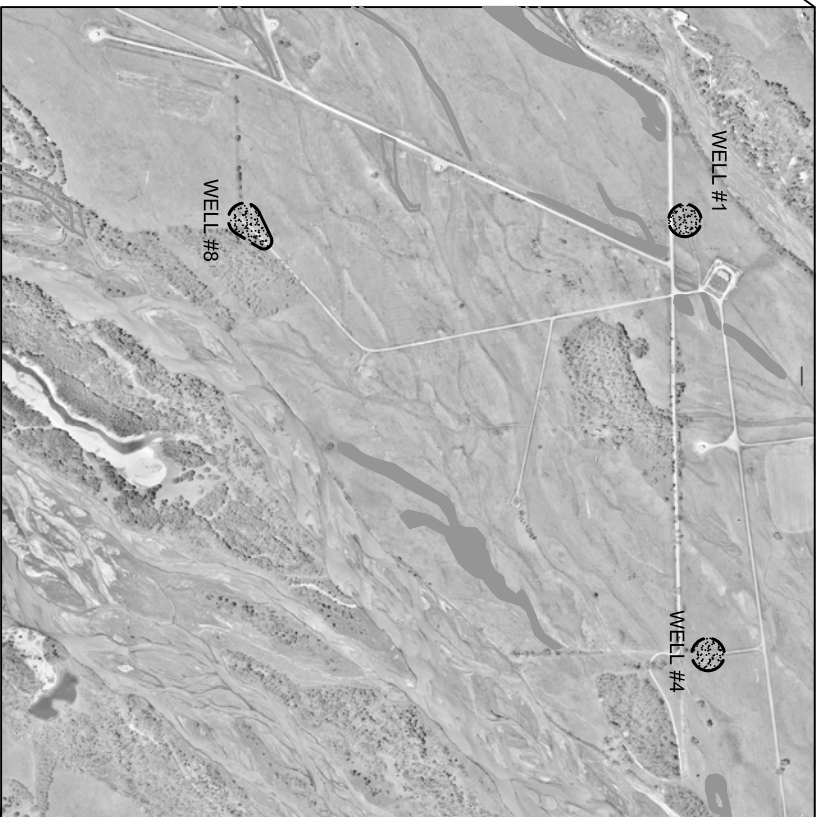
City Administration recommends that the Council award Contract 2008-WF-1, Platte River Wellfield Wells 1, 4, and 8 – Earthwork, to the low responsive bidder, Hooker Brothers Construction Company of Grand Island, NE, in the amount of \$30,499.00. Their bid is without exceptions and below the project estimate of \$49,000.00.

### **Sample Motion**

Move to approve Contract 2008-WF-1, Platte River Wellfield Wells 1, 4 and 8 – Earthwork, to Hooker Brothers Construction Company of Grand Island, NE.



Contract 2008-WF-1, Project Location



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



Wes Nespor, Assistant City Attorney

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** October 11, 2007 at 11:00 a.m.

**FOR:** Platte River Well Field Wells 1, 4 & 8 Earthwork  
Contract 2008-WF-1

**DEPARTMENT:** Utilities

**ESTIMATE:** \$49,000.00

**FUND/ACCOUNT:** 525

**PUBLICATION DATE:** September 28, 2007

**NO. POTENTIAL BIDDERS:** 6

**SUMMARY**

<b>Bidder:</b>	<b><u>Platte Valley Construction Co.</u></b> Grand Island, NE	<b><u>Hooker Brothers Construction Co.</u></b> Grand Island, NE
<b>Bid Security:</b>	Universal Surety Company	Western Surety Company
<b>Exceptions:</b>	None	None
<b>Bid Price:</b>	<b>\$32,500.00</b>	<b>\$30,499.00</b>

cc: Gary Mader, Utilities Director  
Tom Barnes, Utilities Eng. Manager  
Dale Shotkoski, City Attorney  
Sherry Peters, Legal Secretary

Bob Smith, Assist. Utilities Director  
Pat Gericke, Utilities Admin. Assit.  
Wes Nespor, Assist. City Attorney

**P1193**



RESOLUTION 2007-266

WHEREAS, the City of Grand Island invited sealed bids for Contract 2008-WF-1, Platte River Well Field Wells 1, 4 & 8 Earthwork, according to specifications on file with the Utilities Engineering Office at Phelps Control Center; and

WHEREAS, on October 11, 2007, bids were received, opened and reviewed; and

WHEREAS, Hooker Brothers Construction of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and specifications and all other statutory requirements contained therein, such bid being in the amount of \$30,499.00; and

WHEREAS, such bid is below the estimate for such project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Hooker Brothers Construction of Grand Island, Nebraska, in the amount of \$30,499.00 for Contract 2008-WF-1, Platte River Well Field Wells 1, 4 & 8 Earthwork is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

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Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item G9

**#2007-267 - Approving Bid Award for Emergency Generator  
Repair - Platte Generating Station**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director  
Wesley Nespor, Asst. City Attorney/Purchasing

**Meeting:** October 23, 2007

**Subject:** Approving Authorization for Emergency Generator Repair –  
Platte Generating Station

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

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

## **Background**

The Platte Generating Station is the primary electric generating plant for the City of Grand Island and provides over 90% of the City's electric ity, with the rest coming from the Burdick Station or purchased from other utilities. The reliability of Platte is critical for providing the lowest cost power to the City. To maintain reliable unit operation, a major inspection of the plant's turbine-generator is performed every five years. The inspection is performed in the fall of the year, which allows the purchase of less-costly replacement power than during peak load periods of the summer or winter. This inspection involves completely dismantling the turbine-generator and evaluating the condition of every component. Components that are judged not suitable for supporting another five years of operation are repaired or replaced. Based on experience and previous inspections, most items needing major repair or replacement are anticipated and provisions for corrective action are made in advance of the plant outage. This allows specifications to be issued for bid and procurements made in a timely manner.

In some cases, however, the major overhaul inspections find unforeseen problems and arrangements must be made to support the outage schedule. With disassembly and inspection of the generator, extensive loose stator wedging was found. The wedges are made of a non-conductive material and mechanically secure the windings of the generator stator. If the windings are not held firm, the resulting vibration will eventually wear away electrical insulation laminations on the generator windings and cause an electrical failure of the generator. It is not unusual to find some loose wedges during inspection. These can usually be tightened in place by maintenance staff. This year, though, inspectors determined the condition of the wedging to be such that it could not be tightened further. Continued operation with the loose condition could affect unit reliability and could result in major repairs if insulation failure were to occur.

The cost of extending the outage is estimated to be over \$50,000 per day for replacement power and contractor costs. To avoid affecting the outage schedule, it was necessary to initiate repair as soon as possible after the problem was found. Discussions with Department management and the City legal staff recommended the project to replace the loose stator wedging of the generator be handled as an emergency procurement. Plant staff immediately solicited written bids from contractors specializing in utility generator repair.

### **Discussion**

The following bids were received by generator repair contractors (copies attached).

<u>Bidder</u>	<u>Bid Price</u>
Great Plains Technical Services, Mandan, ND	\$ 78,830.00
NAES Turbine Services, Houston, TX	\$ 97,500.00
Power Generation Service, Anoka, MN	\$285,000.00

All bidders could comply with the required schedule constraints. Great Plains Technical Services provided the low bid in the amount of \$78,830.00.

### **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 implementation of the City's Emergency Procurement Procedures, and authorize Great Plains Technical Services of Mandan, ND to perform the repairs in the amount of \$78,830.00.

### **Sample Motion**

Move to approve the use of the City's Emergency Procurement Procedures and authorize Great Plains Technical Services of Mandan, ND to perform the repairs.

FROM :

FAX NO. :

Oct. 10 2007 05:38PM P1

**GREAT PLAINS  
TECHNICAL  
SERVICES**2719 37th St. NW, Suite 1, Mandan, ND 58554  
Phone: (701) 863-5760 \* Fax: (701) 863-5783**QUOTE****DATE:** October 10, 2007**PAGES:** 1**TO:** City of Grand Island Utilities  
**ATTN:** Don Gannon**PHONE:** 308-385-5492  
**FAX:** 308-385-5353**FROM:** Bruce Schumaker  
**TOLL FREE:** 888-563-0111  
**PHONE:** 701-863-5760  
**FAX:** 701-863-5783  
**EMAIL:** [gots@btinet.net](mailto:gots@btinet.net)**QUOTE#:** 101007BS**PO#:**

<u>QTY.</u>	<u>DESCRIPTION</u>	<u>PRICE</u>
1	100 MW Generator - Rewedge	
	* Remove and prep wedges	\$3,600.00
	* Rewedge	\$33,039.00
	* Travel	\$7,300.00
	* Mileage	\$2,346.00
	* Expenses	\$5,545.00
	* Materials	\$27,000.00
	*price may vary on materials based on preliminary data	
	<b>Total</b>	<b>\$78,830.00</b>

Completion Date: Sunday, October 21, 2007 - based on delivery of  
wedges on Monday, October 15.

Any out-of-scope work would be completed only after approval  
from City of Grand Island Utilities at \$80.00/hr.

Thank you for the opportunity to quote this rewedge work.





7618 Bluff Point Dr.  
Houston, TX 77086  
(832) 484-9400 Office  
(832) 484-1808 Fax

October 11, 2007

City of Grand Island  
100 E. First Street  
Grand Island, Nebraska 68802

Attention: Roger Zawodniak/Don Gannon

Subject: Generator Stator Rewind & No. 3 Oil Deflector

Gentlemen:

NAES Turbine Services is pleased to provide the following prices for the No. 3 Oil Deflector and the Generator Stator Rewind.

*Refurbishment of No. 3 inboard oil deflector:*

**Prices:**

Oil Deflector	\$1,950.00
Credit	<u>\$450.00</u>
<b>Total:</b>	<b>\$1,500.00</b>

*Generator Stator Rewind*

**Scope of Work**

Rewedge on the 100 MW stator in Nebraska will be completed by Friday, October 19, 2007, assuming we get the go ahead this morning so I can get people on a plane. We will also commit to doing the job on time and material with a not to exceed of our fixed price – see the attached rate sheet (materials will be cost plus 20% and expenses will be cost plus 15%). We will perform an EL CID after wedge removal and after the rewedge to insure the core is service ready. We will also do a wedge tightness mapping after the rewedge with our Adwell test set. We are only proposing a full rewedge with new materials based upon the current wedge system and only proposing a full rewedge with new materials based upon the current wedge system and unit history – this is in the best interest of the owner and unit's longevity.

Here is a list of the materials we will supply: Item 1 Qty. 1 each – Flat Wedge Kit consisting of:

1134 each – Flat Center & Body Wedges, 6.250" Length, Eighteen (18) per Slot, Includes 5% Additional Items.

315 each – Flat Measurement Wedges, 6.250" Length, Five (5) per Slot, Includes 5% Additional Items.





132 each – Flat End Wedges with Locking Pin Hole, 6.250" Length, Two (2) per Slot, Includes 10% Additional Items.

264 each – G-11 Glass Epoxy Top Filler Strips, All 48.000" Length, in .010", .015", .031", .062", .093", & .125" Thickness, Four (4) per Slot, Includes 10% Additional Items.

297 each – Krempel Top Ripple Springs, .9mm, 38.000" Length, Includes 10% Additional Items.

132 each – Fiberglass End Wedge Locking Pins, .250" Diameter, Includes 10% Additional Items.

132 each – G-11 T-Locking Filler Blocks, 6.250" Length, Two (2) per Slot, Includes 10% Additional Items.

We will have wedges onsite in three days from time of arrival to site – about the exact time the old wedges will be removed and the stator slots are prepared for the new wedges.

**Price:**

Generator Stator Rewind **\$97,500.00**

If you have any questions, or require clarification, please contact the undersigned.

Thank you for this opportunity to offer NAES Turbine Services Division's services to your facility.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Giametta'.

Dominic Giametta  
Field Manager  
[dominic.giametta@naes.com](mailto:dominic.giametta@naes.com)  
(713) 302-2321 mobile

Embedded File:

Field Service Rate Sheet



Rate Sheet

**POWER GENERATION SERVICE, INC.**

TO: Mr. Rodger Zawodniak  
City Of Grand Island  
Platte Generating Station  
Grand Island, NE

Quotation No.: 3130-1  
Date: 10/11/2007

RE: Stator Rewedge  
Platte Generating Station

Power Generation Service, Inc. is pleased to provide the following proposal for services subject to the attached Terms and Conditions. Notice of objection to any different or additional terms and conditions is hereby given. This quotation is valid for 30 days from its date unless otherwise stated in the quotation. If you have any questions, please contact the undersigned. Please indicate your acceptance by signing one of the copies and returning it to us.

POWER GENERATION SERVICE, INC. WILL FURNISH SERVICES TO REWEDGE THE STATOR ON THE REFERENCED UNIT.  
SERVICES TO BE PROVIDED BY AGTS SERVICES OF AMSTERDAM, NY PER THE ATTACHED WORK SCOPE AND DIVISION OF RESPONSIBILITIES.

**FIRM PRICE BID: \$285,000.00**

*\$285,000*

cc: Carl Challengren PGS - Anoka Office  
cc: Bruce Roth PGS - Anoka Office

Date: \_\_\_\_\_

Company: \_\_\_\_\_

By: \_\_\_\_\_

POWER GENERATION SERVICE, INC.

Pat Estabrook  
Turbine / Generator Inspection Services Manager



ITEM #	ITEM	DESCRIPTION	TOTAL (US \$)
1	Full Stator Rewedge	<p>Firm price offer to perform a 100% stator rewedge, as follows:</p> <ul style="list-style-type: none"> <li>▪ Review electrical testing – performed by “others”.</li> <li>▪ Remove core end baffles – to be reused.</li> <li>▪ Perform 1<sup>st</sup> ELCID test (validates current condition of stator core).</li> <li>▪ Remove all wedges.</li> <li>▪ Reverse engineer replacement materials.</li> <li>▪ Inspect core iron, bar armor insulation, slots, air ducts, etc.</li> <li>▪ Hand clean core.</li> <li>▪ Perform 2<sup>nd</sup> ELCID test (ensures no damage was done during unwedging).</li> <li>▪ Install replacement body wedges.</li> <li>▪ Install replacement locking end wedges – prevents migration of wedges due to stator vibration.</li> <li>▪ Perform 3<sup>rd</sup> ELCID test (ensures no damage was done to core iron during wedging).</li> <li>▪ Perform final electrical testing – Megger, PI, DC Leakage, Hipot – as desired by customer.</li> <li>▪ Install core end baffles.</li> <li>▪ Prep/paint core and end windings.</li> <li>▪ Perform final inspection.</li> </ul> <p>Wedge kit materials include: low-shrink black canvas tapered body (if sufficient clearance exists between top of bar and wedge dovetail), and end wedges, top ripple springs, and all necessary filler, epoxies, resins, and paint.</p> <p><i>Anticipated duration: 9 days, working 2-10 hour shifts per day, utilizing 1 Specialist, 2 Lead Winders, and 4 Winders.</i></p>	
		<p><i>Please note:</i></p> <p>* <i>A draft copy will be reviewed with and provided to customer prior to leaving site. A formal color report, with photos if applicable of areas of concern, will be submitted within 30 days of job completion.</i></p>	
		<p><i>NOTE: Any additional repairs, not identified at this time, will be billed at either Time &amp; Material rates (rate sheet attached) or a mutually agreed upon firm price offer.</i></p>	
<p><i>Please call if you have questions!</i></p> <p><i>Weekend hours phone: (518) 441-9515 - Mike Bresney, or (518) 365-8353 - Vinny Rigasu</i></p>			

Signature:

William R. Dollard, Jr.

William R. Dollard, Jr.  
Contract Manager

Enclosure

(518) 843-1112

### DIVISION OF RESPONSIBILITIES

(unless otherwise addressed in Specification)

	AGT Services	Owner
Unloading, locating, and reloading contractor's equipment		X
Scaffolding		X
Welding Gases (propane & oxygen)		X
Heat lamps/heaters for equipment protection		X
Phone services (fax machine)		X
Office facilities (copier)		X
Sanitary Facilities (sink and toilet)		X
Protective covers for turbine deck, electrical equipment, etc. (outdoor units)		X
Trash receptacles and disposal		X
Electricians for all specialty electrical work		X
Designated hazardous material (flammable liquid) storage		X
<b>D-C Test &amp; Inspection Programs Only:</b>		
Electric Power (110V)		X
NDT services (retaining rings, journals, etc.)		X
Dry generator (produce acceptable megger readings prior to mobilization)		X
Disconnect (prior to testing) and reconnect (upon completion of testing) generator links and neutral grounding transformer connections		X
Disconnect/ground RTDs		X
Open bushing box; ventilate; test for acceptable O <sub>2</sub> levels		X
Test & remove all materials designated as hazardous by EPA and/or OSHA (asbestos & lead)	T&M	
Clean stator core/end windings (if contaminated) to allow safe high voltage testing environment	Included as part of completing rewedge	

**PLEASE NOTE:** Standard customer site support is also an essential part of any generator maintenance contract. The published support requirements are developed over time and with the understanding that certain utilities and/or mechanical support has to be in place and available to do the work in the manner it should be conducted. Sometimes just having adequate protection against weather or climate factors is necessary to assure that sensitive equipment or the health and safety of personnel are assured, which in turn assures that the work is processed and completed in a satisfactory manner. All support items listed are important and deemed equally necessary to perform the work according to schedule and contract terms. Any failure to support, as applicable to the location, site and/or environment may have an adverse impact to schedule and if the schedule is compromised due to lack of adequate support from the site or customer, AGT Services may seek to recover lost revenues that result.

(518) 843-1112

R E S O L U T I O N    2007-267

WHEREAS, the City of Grand Island, Utilities Department, invited bids for emergency generator repair at the Platte Generating Station; and

WHEREAS, three bids were received, opened and reviewed; and

WHEREAS, Great Plains Technical Services of Mandan, North Dakota, submitted a bid in accordance with the terms of the plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$78,830.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Great Plains Technical Services of Mandan, North Dakota, in the amount of \$78,830.00 for emergency generator repair at the Platte Generating Station is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

---

Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, October 23, 2007**

**Council Session**

## **Item I1**

**#2007-268 - Approving Funding of Economic Development Request**

**Staff Contact: Marlan Ferguson, EDC President**

# **Council Agenda Memo**

**From:** Dave Springer, Finance Director

**Meeting:** October 23, 2007

**Subject:** Approving Economic Development Funding Request

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

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

## **Background**

On July 22, 2003, the City Council approved Ordinance No.8830 adopting an Economic Development Program for the City of Grand Island in conformance with Neb. Rev. Stat. 18-2710. This provides for annual funding of \$750,000 by the City.

## **Discussion**

A request has been received from the Grand Island Area Economic Development Corporation, duly approved by the Citizen's Review Committee for payment of \$350,000. Said funds to be used for operating expenses, community publicity, and promotion.

## **Alternatives**

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

1. Approve the request for funds.
2. Disapprove or Deny the request for funds.
3. Modify the Resolution to meet the wishes of the Council.
4. Table the issue.

## **Recommendation**

City Administration recommends that the Council approve the request for funds.

## **Sample Motion**

Move to approve the request for funds to allow payment of \$350,000 to the Grand Island Area Economic Development Corporation.



## ANNUAL APPLICATION FOR ECONOMIC DEVELOPMENT LB-840 FUNDING

1. Applicant Business Name Grand Island Area Economic Development Corp.

Address The Downtown Center, 308 North Locust, STE 400, Grand Island, NE 68801

Telephone ( 308 ) 381-7500

Email Address mferguson@grandisland.org

Business Contact Person Marlan Ferguson, President

Telephone ( 308 ) 381-7500

2. Business Organization: ☒ Corporation ☐ Partnership  
☐ Proprietor ☐ Other

3. Business Type: ☐ Startup ☒ Existing  
☐ Business Buyout ☐ Spec Building  
☐ Other

4. Project Location: ☒ Within the city limits of Grand Island, Nebraska  
☐ Outside the city limits, but within the 2 mile zoning jurisdiction  
☐ Outside the zoning jurisdiction of Grand Island in (county) \_\_\_\_\_

5. Product or Services Provided: Economic growth, job creation, expansion of the tax  
base, and support for current businesses.

6. Project Description: Operating overhead to include salaries and benefits, occupancy  
costs, supplies, business recruitment, and community publicity. To offset cost associated  
with infrastructure including: interest, real estate taxes, maintenance, advertising, special  
assessments to city, debt service payments, and infrastructure needs study (long range plan).

7. Project Timetable: October 1, 2007 thru September 30, 2008

8. Employment Information:

Current number of employees 2 (full-time equivalent)

Proposed number of employees N/A (full-time equivalent)

What is the average hourly wage for all employees? N/A

Number of new jobs to be created N/A (full-time equivalent)

What would be the average hourly wage for new jobs? N/A

Number of jobs to be retained, if any N/A (full-time equivalent)

Please describe all benefits which the business provides to employees: N/A



9. Financing/Incentives Requested: The request for \$350,000 funding from LB-840 funds is  
for the fiscal year beginning October 1, 2007 thru September 30, 2008. Application being  
made is to continue Economic Development within Hall County under state statute 13-315  
and 18-2721 (LB-840).

NOTE: Additional Information may be required and made part of this application by attachment.

To the best of my knowledge, this application and supporting information is accurate, and may be relied upon by representatives of the Grand Island Area Economic Development Corporation (GIAEDC).

By: Marlan Ferguson  
Marlan Ferguson  
President  
Title

Date: 09/05/2007





## OFFICIAL PROCEEDINGS

### CITY OF GRAND ISLAND, NEBRASKA

#### MINUTES OF CITIZENS' REVIEW COMMITTEE

October 9, 2007

Pursuant to due call and notice thereof, a Regular Meeting of the Citizens' Review Committee (CRC) of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on October 9, 2007. Notice of the meeting was given in *The Grand Island Independent* on October 3, 2007.

Chairman Tim White called the meeting to order at 8:30 a.m. The following board members were present: Tim White, Dehn Renter, Ed Armstrong, Dan Eakes, Mark Stelk, Bill Thiemann and Lisa Willman. The following City Officials were present: City Clerk RaNae Edwards, Finance Director David Springer, and City Attorney Dale Shotkoski.

APPROVAL OF MINUTES. Motion was made by Lisa Willman, second by Mark Stelk to approve the minutes of the May 15, 2007 CRC meeting. Motion adopted unanimously.

ELECTION OF CHAIR FOR CITIZENS' REVIEW COMMITTEE: Nominations for Chairman of the Citizens' Review Committee for a two year term were opened. Dehn Renter was nominated. Nominations were closed. Upon roll call vote to elect Dehn Renter as Chairman, all voted aye.

Nominations for Vice-Chairman for a two year term of office were opened. Mark Stelk was nominated. Nominations were closed. Upon roll call vote to elect Mark Stelk as Vice-Chairman, all voted aye.

DISCUSSION OF SEMI-ANNUAL REPORT TO THE CITY COUNCIL: Marlan Ferguson, Grand Island Economic Development (EDC) President explained that LB-840 or the Local Option Municipal Economic Development Act began October 1, 2003 for ten years. To date nine projects had been approved. Currently there were no projects to come before the committee. Mr. Ferguson stated the current nine projects had all met the requirements of their applications, hiring and retaining employees as provided by each of the program plans.

Reviewed was the 2007 Annual Report with nine projects to date receiving \$1,416,000 with a total 4,824 jobs created. Discussion was held regarding the companies investment in the community which was well beyond the funds received from the LB-840 funds. (See attached Annual Report 2007)

The semi-annual report of the Citizens' Review Committee will be presented to the City Council for approval on Tuesday, October 23, 2007.

REVIEW OF GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION FUNDING APPLICATION: Mr. Ferguson presented an application from EDC for LB-840 funds for fiscal year beginning October 1, 2007 thru September 30, 2008 in the amount of \$350,000. Mr. Ferguson stated the EDC was funded \$750,000 from the City (\$350,000 for promotion, recruiting, public relations and advertising and \$400,000 for incentives). Other funding was from 250 members who pay dues, grants and property owned by EDC at the Platte Valley Industrial Park.

Mr. Ferguson stated 100 proposals had been submitted since 2003 with an increase in requests. EDC was currently working with the Chamber of Commerce, providing programs through the schools targeting young people with jobs locally. Mentioned was that people were coming back to Nebraska to fill the jobs available.

Motion was made by Bill Thiemann, second by Lisa Willman to approve the EDC application for funding in the amount of \$350,000. Upon roll call vote, all voted aye. Motion adopted.

NEW BUSINESS: David Springer, Finance Director reported on the financial conditions of the Citizens' Review Committee. Currently there were \$550,000 funds available for incentive programs.

ADJOURNMENT: Meeting was adjourned at 9:10 a.m.

RaNae Edwards  
City Clerk

RESOLUTION 2007-268

WHEREAS, on July 22, 2003, by Ordinance No. 8830, the City Council of the City of Grand Island approved and adopted an Economic Development Program for the City of Grand Island prepared in conformity with Neb. Rev. Statute §18-2710; and

WHEREAS, such program was amended on August 12, 2003, by Ordinance No. 8832;  
and

WHEREAS, the program provides for \$750,000 in annual funding to be provided by the City of Grand Island; and

WHEREAS, a request has been made by the Grand Island Area Economic Development Corporation and the Economic Development Program's Citizens Review Committee for the payment of \$350,000 to be used for operating expenses, community publicity and promotion.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that approval is given to forward \$350,000 in City funding to the Grand Island Area Economic Development Corporation in accordance with the Economic Development Program.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, October 23, 2007.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

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

Approved as to Form	☐ _____
October 19, 2007	☐ City Attorney



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item J1

### **Approving Payment of Claims for the Period of October 10, 2007 through October 23, 2007**

*The Claims for the period of October 10, 2007 through October 23, 2007 for a total amount of \$3,328,165.39. A MOTION is in order.*

Staff Contact: David Springer



# City of Grand Island

Tuesday, October 23, 2007

Council Session

## Item J2

### **Approving Payment of Claims for the Library Expansion for the Period of October 10, 2007 through October 23, 2007**

*The Claims for the Library Expansion for the period of October 10, 2007 through October 23, 2007 for the following requisitions:*

#90 \$4,334.60

#91 \$5,942.00

#92 \$3,324.50

*Total* \$13,601.10

*A MOTION is in order.*

Staff Contact: David Springer

EXHIBIT B  
Mortgage, Trust Indenture and Security Agreement

Requisition Form

REQUISITION FOR DISBURSEMENT

Requisition No. 90

TO: Wells Fargo Bank, National Association, Trustee  
1248 O Street, 4th Floor  
Lincoln, NE 68501  
Attention: Trust Department

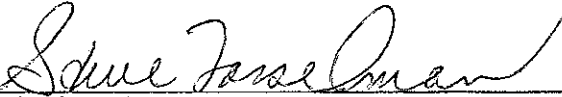
As Trustee under that Mortgage, Trust Indenture and Security Agreement, dated as of October 1, 2005 (the "Indenture"), executed by Grand Island Facilities Corporation, a Nebraska nonprofit corporation (the "Corporation") under which you serve as trustee, you are hereby directed to make payment from the Construction Fund (and/or Costs of Issuance Fund) pursuant to Article VI of said Indenture of the following amounts to the persons or firms indicated:

<u>Payee</u>	<u>Dollar Amount</u>	<u>Reason for Payment</u>
Mayhew Signs	\$4,334.0	Interior Signage

Pursuant to said Indenture, the undersigned Project Manager does hereby certify the following:

1. The above requested payments represent obligations incurred in the amounts shown by or on behalf of the Corporation with respect to the Project (or for costs of issuance for the Building Bonds) and have not previously been paid from the Construction Fund (and/or Costs of Issuance Fund).
2. The payments requested above represent disbursements permitted to be made from the Construction Fund (and/or Costs of Issuance Fund) under the terms of the Indenture and the Agreement (as defined in the Indenture), by and between said Corporation and the City of Grand Island, Nebraska.
3. Attached to this Requisition are copies of the invoices in the case of payment to third parties for services or materials. In the case of payments to the contractor under the Construction Contract (as defined in the Indenture) such contractor's application (and/or architect's certificate for payment).

IN WITNESS WHEREOF, the undersigned has caused this disbursement requisition to be executed pursuant to the terms of said Indenture this 17th day of October, 2007.

  
Project Manager



# INVOICE

Invoice Number: 14433  
 Invoice Date: Oct 15, 2007  
 Page: 1

PO BOX 729 • Grand Island, NE 68802  
 Phone 308.382.7230 • Fax 308.382.7100

**Bill To:**

EDITH ABBOTT LIBRARY  
 211 N. WASHINGTON  
 GRAND ISLAND, NE 68801  
 USA

**Ship to:**

Customer ID	Customer PO	Payment Terms	
GIPUBLIB	STEVE FOSSELMAN	Net 5 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
MAY-R	None		10/20/07

Quantity	Item	Description	Unit Price	Amount
242.00		MANUFACTURE AND INSTALL INTERIOR SIGNAGE		
8.00		BLACK GATOR FOAM 3/4" DEEP LETTERS	4.80	1,161.60
1.00		10 X 64" W/VINYL COPY S/F HANGING SIGN PANELS	160.00	1,280.00
		INSTALLATION	1,893.00	1,893.00

Terms: Net amount of this invoice is due on the above date  
 Past due balances will accrue the maximum allowable finance charge.  
 Make checks payable to Mayhew Signs, Inc.

Check/Credit Memo No:

Subtotal	4,334.60
Sales Tax	
Total Invoice Amount	4,334.60
Payment/Credit Applied	
<b>TOTAL</b>	<b>\$ 4,334.60</b>

*Thank You*



EXHIBIT B  
Mortgage, Trust Indenture and Security Agreement

Requisition Form

REQUISITION FOR DISBURSEMENT

Requisition No. 91

TO: Wells Fargo Bank, National Association, Trustee  
1248 O Street, 4th Floor  
Lincoln, NE 68501  
Attention: Trust Department

As Trustee under that Mortgage, Trust Indenture and Security Agreement, dated as of October 1, 2005 (the "Indenture"), executed by Grand Island Facilities Corporation, a Nebraska nonprofit corporation (the "Corporation") under which you serve as trustee, you are hereby directed to make payment from the Construction Fund (and/or Costs of Issuance Fund) pursuant to Article VI of said Indenture of the following amounts to the persons or firms indicated:

<u>Payee</u>	<u>Dollar Amount</u>	<u>Reason for Payment</u>
Azco Design	\$5942.00	Outdoor furniture, planters, and trees - various invoices.

Pursuant to said Indenture, the undersigned Project Manager does hereby certify the following:

1. The above requested payments represent obligations incurred in the amounts shown by or on behalf of the Corporation with respect to the Project (or for costs of issuance for the Building Bonds) and have not previously been paid from the Construction Fund (and/or Costs of Issuance Fund).
2. The payments requested above represent disbursements permitted to be made from the Construction Fund (and/or Costs of Issuance Fund) under the terms of the Indenture and the Agreement (as defined in the Indenture), by and between said Corporation and the City of Grand Island, Nebraska.
3. Attached to this Requisition are copies of the invoices in the case of payment to third parties for services or materials. In the case of payments to the contractor under the Construction Contract (as defined in the Indenture) such contractor's application (and/or architect's certificate for payment).

IN WITNESS WHEREOF, the undersigned has caused this disbursement requisition to be executed pursuant to the terms of said Indenture this 17th day of October, 2007.

  
\_\_\_\_\_  
Project Manager

**Azco Design**  
1319 W. North Front Street  
Grand Island, NE 68801

**308-382-2760**

Edith Abbott Memorial Library  
211 N Washington  
Grand Island, NE 68801

# STATEMENT

DATE

9-10-07

NUMBER

1096

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

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

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
9-10-07	Mixed Grass - 355.00 ea - Qty 3	\$1065.00
	Oval Planter for Grass - 125.00 ea.-Qty 2	250.00
	Planter for Grass - 130.00 ea. - Qty 1	130.00
	TOTAL	\$1445.00

**Azco Design**

*Thank You*

PAY LAST AMOUNT  
IN THIS COLUMN

**Azco Design**  
1319 W. North Front Street  
Grand Island, NE 68801

**308-382-2760**

# STATEMENT

DATE	9-12-07
NUMBER	1097

Edith Abbott Memorial Library  
211 N Washington  
Grand Island, NE 68801

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

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

DATE	CHARGES AND CREDITS	BALANCE	
	BALANCE FORWARD		
9-12-07	Dracaena Tree - 800.00 ea. - Qty 2	\$1600.00	
	Planters 240.00 ea. - Qty 2	480.00	
	TOTAL	\$2080.00	

**Azco Design**

*Thank You*

PAY LAST AMOUNT  
IN THIS COLUMN

**Azco Design**  
1319 W. North Front Street  
Grand Island, NE 68801

**308-382-2760**

• Edith Abbott Memorial Library  
211 N Washington  
Grand Island, NE 68801

# STATEMENT

DATE

9-12-07

NUMBER

1098

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

\$

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
9-12-07	Design Fee (Trees/Plants)	\$597.00

**Azco Design**

*Thank You*

PAY LAST AMOUNT  
IN THIS COLUMN

# STATEMENT

**Azco Design**  
1319 W. North Front Street  
Grand Island, NE 68801

DATE	10-12-07
NUMBER	1103

**308-382-2760**

Edith Abbott Memorial Library  
211 N Washington  
Grand Island, NE 68801

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

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

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
10-12-07	28 chairs @ \$65/chair (recover)	1820.00
	Tax Exempt (please send me a tax exempt form)	—
	TOTAL	1820.00

**Azco Design**

*Thank You*

PAY LAST AMOUNT  
IN THIS COLUMN

EXHIBIT B  
Mortgage, Trust Indenture and Security Agreement

Requisition Form

REQUISITION FOR DISBURSEMENT

Requisition No. 92

TO: Wells Fargo Bank, National Association, Trustee  
1248 O Street, 4th Floor  
Lincoln, NE 68501  
Attention: Trust Department

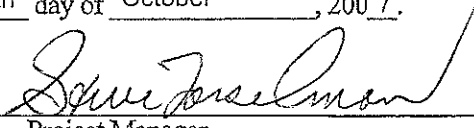
As Trustee under that Mortgage, Trust Indenture and Security Agreement, dated as of October 1, 2005 (the "Indenture"), executed by Grand Island Facilities Corporation, a Nebraska nonprofit corporation (the "Corporation") under which you serve as trustee, you are hereby directed to make payment from the Construction Fund (and/or Costs of Issuance Fund) pursuant to Article VI of said Indenture of the following amounts to the persons or firms indicated:

<u>Payee</u>	<u>Dollar Amount</u>	<u>Reason for Payment</u>
Greenworks Landscaping	\$3,324.50	Landscaping

Pursuant to said Indenture, the undersigned Project Manager does hereby certify the following:

1. The above requested payments represent obligations incurred in the amounts shown by or on behalf of the Corporation with respect to the Project (or for costs of issuance for the Building Bonds) and have not previously been paid from the Construction Fund (and/or Costs of Issuance Fund).
2. The payments requested above represent disbursements permitted to be made from the Construction Fund (and/or Costs of Issuance Fund) under the terms of the Indenture and the Agreement (as defined in the Indenture), by and between said Corporation and the City of Grand Island, Nebraska.
3. Attached to this Requisition are copies of the invoices in the case of payment to third parties for services or materials. In the case of payments to the contractor under the Construction Contract (as defined in the Indenture) such contractor's application (and/or architect's certificate for payment).

IN WITNESS WHEREOF, the undersigned has caused this disbursement requisition to be executed pursuant to the terms of said Indenture this 17th day of October, 2007.

  
\_\_\_\_\_  
Project Manager

**INVOICE**

Number: 1215

Date: October 15, 2007

Stephen Rowe  
 Greenworks Landscaping  
 P.O. Box 1572  
 Grand Island, NE. 68802  
 (308)379-0692,

GI Public Library  
 Planting bed by front entrance

Description	Quantity	Price	Amount
May Night Salvia 1 gallon	10.00	10.00	100.00
Hameln Grass 1 gallon	11.00	12.00	132.00
Creeping Phlox 3"	10.00	10.00	100.00
Zebra Grass 1 gallon	6.00	12.00	72.00
Moonbeam Coryopes 1 gallon	10.00	10.00	100.00
Endless summer Hydragia 2 gallon	3.00	28.00	84.00
Cranberry Cotoneaster 2 gallon	6.00	30.00	180.00
Livin easy shrub rose 2 galion	6.00	30.00	180.00

**INVOICE**

Number: 1215

Date: October 15, 2007

Stephen Rowe  
 Greenworks Landscaping  
 P.O. Box 1572  
 Grand Island, NE. 68802  
 (308)379-0692,

GI Public Library  
 Planting bed by front entrance

Description	Quantity	Price	Amount
Dianthes 1 gallon	12.00	10.00	120.00
Russian Cypress 2 gallon	2.00	40.00	80.00
Purple Coneflower 1 gallon	11.00	10.00	110.00
Walkers Low Nepeta 1 gallon	8.00	10.00	80.00
Tanyosho Pine 10 gallon	1.00	175.00	175.00
Ruby red stella Daylily 1 gallon	10.00	10.00	100.00
Little Suzy Rudbedkia 1 gallon	9.00	10.00	90.00
Blue Rug Juniper 2 gallon	3.00	28.00	84.00



# INVOICE

Number: 1215

Date: October 15, 2007

Stephen Rowe  
Greenworks Landscaping  
P.O. Box 1572  
Grand Island, NE. 68802  
(308)379-0692,

GI Public Library  
Planting bed by front entrance

Description	Quantity	Price	Amount
Sargent Crab 1 1/2-2"	1.00	250.00	250.00
Harry Lauders Walking stick 5 gallon	1.00	200.00	200.00
Shreaded cedar mulch ( 3 cubic feet)	25.00	5.50	137.50
Installation	1.00	950.00	950.00


# INVOICE

Number: 1215

Date: October 15, 2007

Stephen Rowe  
Greenworks Landscaping  
P.O. Box 1572  
Grand Island, NE. 68802  
(308)379-0692,

GI Public Library  
Planting bed by front entrance

Description	Quantity	Price	Amount
Thank you ,  Stephen Rowe (308)379-0692			
Total			\$3,324.50