



City of Grand Island

Tuesday, June 10, 2008

Council Session

Item G4

Approving Minutes of June 3, 2008 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

June 3, 2008

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 3, 2008. Notice of the meeting was given in the *Grand Island Independent* on May 28, 2008.

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

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

Recognition of Grand Island Senior High Boys Baseball 2008 Championship. Mayor Hornady and the City Council recognized the following Grand Island Senior High Boys Baseball Team and Coaches for the 2008 Championship Win: Adam Brown, Luke Farrar, Kash Kalkowski, Casey Griffin, Max Ayoub, Slade Bolles, Aaron Roberg, AJ Fruchtl, Aaron Scarborough, Jimmy Reed, Dylan Meier, Pete Kropp, Grant Baird, Dalton Ryba, Eric Schwieger, Brandon Tjaden, Bobby Yager, Nick Hines, Nathan Zook, and Kriby Wells along with Head Coach Rick Kissack and Pitching Coach Kevin Kier.

Presentation of Groundwater Issues. Steve Riehle, Public Works Director reported that at the March 18, 2008 City Council Study Session, results of the groundwater survey were presented. Council requested staff bring back options to Council for further review. Mr. Riehle gave a PowerPoint presentation with the following solutions for groundwater intrusion:

- Raise basements
 - * Quick fix, creation of crawlspaces, creation of a full basement
- Prohibit construction of new homes with basements
 - * Some communities prohibit the construction of basements
 - * The 2007 survey reported that a large majority of homes with groundwater intrusion problems were built before 1995 (141 out of 149)
 - * 1995 requirement of subsurface drainage system for new construction
- Set a minimum basement elevation for new home construction
 - * Prescribe a minimum elevation for new basement construction using information from studies of highest groundwater elevations
 - * This would have to be done on a lot by lot basis
- Utilize de-commissioned municipal water wells as dewatering wells
 - * Contamination of de-commissioned municipal water wells
- Build Full project from 2000 Dewatering Study
 - * \$23.2 million cost

- * 2 identified areas
- * Installation of de-watering wells
- * Construction of discharge system
 - Discharge system is 85% or \$19.7 million of the overall cost
- * Individual dewatering systems no longer needed
- * Expenses reduced for individuals with groundwater intrusion
- * Frees up space in the public storm sewer and sanitary sewer systems
- Build Half Project from 2000 Dewatering Study
 - * Substantial cost
 - * Covers portion of identified areas
 - * Installation of de-watering wells
 - * Construction of discharge system
 - Discharge system is 85% or \$19.7 million of the overall cost
 - * Individual dewatering systems no longer needed
 - * Expenses reduced for individuals with groundwater intrusion
 - * Frees up space in the public storm sewer and sanitary sewer systems
- Neighborhood Dewatering Districts
 - * Current petition for creation of a neighborhood dewatering district
 - Currently 17 signatures
 - * Smaller districts easier to manage/implement
 - * District residents pay according to benefit
 - * Greater quantity of water discharged than individual system
 - A single basement dewatering system with one pump discharges 80 gallons per minutes (GPM). The system designed in 2000 pumps 10,600 GPM (over 15 Million Gallons per Day) 24 hours per day for 365 days per year.
- Discharge Option for Individual Dewatering
 - * No capacity in existing gravity sanitary sewer lines, lift stations and force mains
 - * Challenges to treating clean water
- Sanitary Sewer System
 - * System overload
 - * Increased backups
- Storm Sewer
 - * Connect to storm sewer if available
 - * Storm sewer districts built adjacent to each house
 - * Quick fix
 - * Minimal cost
 - * Not always available
 - * Utilizes existing storm sewer capacity
 - * Allowed individual system connections
- Ditch
 - * Discharge to ditch if available
 - * Causes constant source of water, hard to mow, kills grass, raises mosquito concerns, and adds to the problem down-gradient
 - * Many areas of the community were developed before the city had jurisdiction over the area. These areas do not have storm sewer and the streets are substandard asphalt with no curb and gutter.

- Creation of a Storm Sewer District
 - * Create a paving and storm sewer district
 - * Create a storm sewer only district

The following recommendations were presented:

- Work with homeowners that wish to raise their basements
- Allow construction of new homes with basements, share groundwater elevation information from past studies with homeowner/builder as part of the building permit process
- Leave the decommissioned municipal water wells off-line
- Continue to pursue funding for an outlet for the dewatering project that was identified in the 2000 groundwater study which allows for construction of any of the following:
 - Full dewatering project
 - Half dewatering project
 - Neighborhood dewatering districts
- Provide an outlet for individual dewatering systems by creating neighborhood Street/Storm Sewer or Storm Sewer Only districts to council as requested by neighborhoods

The following people spoke:

- Roger Lindley, 923 East Phoenix Avenue
- Cindy Larsen, 2011 Circle Drive
- Edward Ryan, 1123 South Eddy Street

Gary Mader, Utilities Department Director answered questions concerning city wells and filtration systems for those wells. Mr. Mader presented background information on the wells within the city. Discussion of additional wells was not feasible due to contamination. The Utilities Department would look into the cost of filtration systems.

Jeff Pederson, City Administrator commented on the survey and the number of homes affected. Discussion was held concerning the funding of any projects. Mayor Hornady commented on a multifaceted approach to best solve these problems.

Council recessed at 9:00 p.m. and reconvened at 9:15 p.m.

Discussion of 2008-2009 City Council Goals: Jeff Pedersen, City Administrator reported that challenges lie ahead of the City in the area of financial resources and the need to re-determine fiscal policies. Mr. Pedersen stressed the importance of discussing the attainability of prospective goals in a one-year goal timeline.

David Springer, Finance Director updated the council on the following committed costs per year:

| | | |
|---------------------------|------------------|------|
| • Heartland Events Center | \$570,000 | 2025 |
| • Library Expansion | \$830,000 | 2016 |
| • Law Enforcement Center | \$855,000 | 2018 |
| • EDC | <u>\$750,000</u> | 2013 |
| Total | \$3,005,000 | |

The following goals were reviewed:

Public Safety

1. Seek and secure funding for the development of the Fire Training Facility
2. Complete construction of Fire Station #1 (Completed)
3. Complete construction of Police/Sheriff Law Enforcement Center (Project virtually complete)
4. Secure funding and begin upgrade of Emergency Communication Center (Project virtually complete)

Economic Development

5. Assist in creating and retaining quality jobs through LB 840 program (On-going)
6. Assist CRA in identifying and creating new business redevelopment projects (On-going)

Infrastructure

7. Support infrastructure for sustained housing/commercial development (On-going)
8. Begin incremental implementation of the Railroad Corridor Study (Review engineering study recommendations and proceed accordingly)
9. Prepare a master plan for infrastructure development south of Grand Island (Determine funding and timetable for South Locust Street improvements)

Government Efficiencies

10. Seek inter local partnerships that eliminates duplication and promotes efficiency (On-going)
11. Complete a comprehensive City Code review and update (On-going)
12. Develop a budget with no increase in the property tax levy (Completed)
13. Develop criteria for outside agency funding (On-going)

Quality of Life

14. Complete construction of the Library expansion project (Completed)

15. Construct a children's play area at Island Oasis (Consider multi-year funding plan with targeted completion date)
16. Continue to support development of the Heartland Public Shooting Park (Focus on promotional programs and activities)
17. Update Parks and Recreation master plan (Consider appropriation of \$60,000 in FY 08/09 Budget)
18. Start construction of Aerated Static Pile facility (Abandoned in favor of anaerobic digesters)
19. Implement the Community Appearance Plan (Increase funding in 08/09 budget for property acquisition and demolition)

Public Health

20. Secure funding and begin construction of the Household Hazardous Waste facility (Continue with present efforts)
21. Continue to aggressively address environmental issues and advocate for citizens (Ongoing)
22. Develop language for smoking restrictions to be considered to be placed on the ballot (Completed)

Additional goals suggested by Council were:

- State Fair Relocation (Infrastructure)
- Broadwell Grade Separation (Infrastructure)
- Groundwater Mitigation (Quality of Life)
- Investigate County Industrial Tracts (Government Efficiencies)

ADJOURNMENT: The meeting was adjourned at 10:30 p.m.

RaNae Edwards
City Clerk