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# City of Grand Island



**Tuesday, January 13, 2009**

## **Council Session Packet**

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### **City Council:**

**Larry Carney  
Scott Dugan  
John Gericke  
Peg Gilbert  
Chuck Haase  
Robert Meyer  
Mitchell Nickerson  
Bob Niemann  
Kirk Ramsey  
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**

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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## **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.

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# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item E1**

**Public Hearing on Request from Timothy Stueben dba Stueby's  
Alibi, 908 North Broadwell Avenue for a Class "C" Liquor License**

**Staff Contact: RaNae Edwards**

# **Council Agenda Memo**

**From:** RaNae Edwards, City Clerk

**Meeting:** January 13, 2009

**Subject:** Public Hearing on Request from Timothy Stueben dba Stueby's Alibi, 908 North Broadwell Avenue for a Class "C" Liquor License

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

**Presenter(s):** RaNae Edwards, City Clerk

## **Background**

Section 4-2 of the Grand Island City Code declares the intent of the City Council regarding liquor licenses and the sale of alcohol.

### **Declared Legislative Intent**

It is hereby declared to be the intent and purpose of the city council in adopting and administering the provisions of this chapter:

- (A) To express the community sentiment that the control of availability of alcoholic liquor to the public in general and to minors in particular promotes the public health, safety, and welfare;
- (B) To encourage temperance in the consumption of alcoholic liquor by sound and careful control and regulation of the sale and distribution thereof; and
- (C) To ensure that the number of retail outlets and the manner in which they are operated is such that they can be adequately policed by local law enforcement agencies so that the abuse of alcohol and the occurrence of alcohol-related crimes and offenses is kept to a minimum.

## **Discussion**

Timothy Stueben dba Stueby's Alibi, 908 North Broadwell Avenue has submitted an application for a Class "C" Liquor License. A Class "C" Liquor License allows for the sale of beer on and off sale only inside the corporate limits of the city.

City Council action is required and forwarded to the Nebraska Liquor Control Commission for issuance of all licenses. This application has been reviewed by the Clerk, Building, Fire, Health, and Police Departments.



## **Alternatives**

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

1. Approve the application.
2. Forward to the Nebraska Liquor Control Commission with no recommendation.
3. Forward to the Nebraska Liquor Control Commission with recommendations.
4. Deny the application.

## **Recommendation**

Based on the Nebraska Liquor Control Commission's criteria for the approval of Liquor Licenses, City Administration recommends that the Council approve the application.

## **Sample Motion**

Move to approve the application of Timothy Stueben dba Stueby's Alibi, 908 North Broadwell Avenue for a Class "C" Liquor License contingent upon final inspections and upon Mr. Stueben completing a state approved alcohol server/seller training program.

**INTEROFFICE  
MEMORANDUM**  
*Police Department*



*Working Together for a  
Better Tomorrow. Today.*

DATE: December 30, 2008

TO: RaNae Edwards, City Clerk

FROM: Dave Vitera, Sergeant, Police Department

RE: Application – Class “C” Liquor License – Timothy Stueben  
dba Stueby’s Alibi, 908 North Broadwell, Grand Island, NE.

The Grand Island Police Department has received an application for Class “C” Liquor License for Timothy Stueben dba Stueby’s Alibi, 908 North Broadwell, Grand Island, Nebraska. Timothy and Susan Stueben are listed on the application as the owners of the business. On the part of the application that asks if anyone who is a party to the application has ever been convicted of or plead guilty to any charge, an attempted assault and disturbing the peace are listed. It doesn’t say who the convictions belong to. I searched Spillman and NCJIS on each subject.

Susan didn’t have any convictions listed in either database. Besides the attempted assault and disturbing the peace disclosed on the application, Timothy had eleven other undisclosed convictions. I found the following convictions listed in NCJIS:

1. overweight axle, 11-18-98
2. overweight axle, 6-30-99,
3. no passing zone & passing a school bus violation, 7-10-00
4. stop sign violation, 10-17-00
5. speeding, 2-21-02
6. disturbing the peace, 3-27-02
7. overweight axle, 7-22-02
8. violate special permit regulations, 9-9-02
9. traffic signal violation, 10-9-02
10. unlawful entry without a park permit, 7-18-06
11. speeding, 5-21-07

Timothy’s failure to disclose his eleven other convictions technically makes the application false according to the Nebraska Liquor Control Act (Part II Chapter 2, Section 010.01). The application clearly asks, “Has anyone who is a party to this application, or their spouse, ever been convicted of or plead guilty to any charge.” It further states that a charge includes “federal, state, local law, ordinance, or resolution.” Nine of Timothy’s undisclosed convictions would fall under local ordinances. The other two undisclosed convictions would fall under state law. However, none of his undisclosed convictions rise to the level of a Class I Misdemeanor in a

specified crime under Nebraska State Statute Chapter 28 that would automatically exclude him from receiving a liquor license.

I spoke to Timothy over the phone for about twenty minutes. I asked him about his undisclosed convictions. He advised that he apparently didn't understand or read the question carefully enough. I also asked him to explain some of his convictions. I advised him that I was a little concerned with some of the assault and disturbing the peace charges. He said the domestic assault that was pled down to an attempted assault happened when he and his wife were having a hard time with their relationship after their children left home. Shortly after the assault, Timothy and his wife (Susan) participated in a four day seminar through their church that helped them mend their relationship.

While looking at Timothy's criminal record, I didn't like the fact that I saw three overweight axle citations. On the surface, it seemed like a possible blatant disregard for the law. Timothy explained that he was hauling grain during that time period. Some of the places where his truck was loaded didn't have scales. When he was cited, Timothy said the weight was usually pretty close to being legal.

I stressed to Timothy that operating a bar means dealing with the public and patrons who might be under the influence of alcohol. Considering some of the entries in Timothy's criminal record, I wanted some assurances from him that he would be able to effectively deal with situations without escalating them into assaultive actions. I also made it clear to Timothy that cooperation with law enforcement is essential to his business. Timothy said he was going to do his best to maintain a respectable clientele and work well with law enforcement when necessary.

All in all, Timothy's response to my questions seemed reasonable. Barring any issues with the State, the Grand Island Police Department has no objection to the issuance of a liquor license for Stueby's Alibi.



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G1**

**Approving Minutes of December 30, 2008 City Council Special Meeting**

**Staff Contact: RaNae Edwards**

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL SPECIAL MEETING  
December 30, 2008

Pursuant to due call and notice thereof, a Special 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 December 30, 2008. Notice of the meeting was given in *The Grand Island Independent* on December 24, 2008.

President Robert Meyer called the meeting to order at 5:30 p.m. The following City Council members were present: Councilmember's Meyer, Zapata, Ramsey, Dugan, Carney, Gilbert, Gericke, and Niemann. Mayor Hornady and Councilmember's Nickerson and Haase were absent. The following City Officials were present: City Administrator Jeff Pederson, City Clerk RaNae Edwards, Finance Director David Springer, and Public Works Director Steve Riehle.

INVOCATION was given by Councilmember Gilbert followed by the PLEDGE OF ALLEGIANCE.

CONSENT AGENDA: Consent Item G-2 was pulled for further discussion. Motion by Zapata, second by Ramsey to approve the Consent Agenda excluding item G-2. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of December 16, 2008 City Council Regular Meeting.

#2008-361 – Approving Funding of Economic Development Corporation Request for Nova-Tech, Inc. and Platte Valley Industrial Park and Designation of Future Use of NW Energy Surcharge Funds for City State Fair Purposes. City Administrator Jeff Pederson reported that the Economic Development Corporation had requested \$86,000.00 in economic development surcharge funds from NW Energy rate settlement. Nova-Tech, Inc. would receive \$28,700.00 and the Grand Island Area Economic Development Corporation would receive \$57,300.00 to offset the debt service for improvements made to the Platte Valley Industrial Park. Future NW Energy surcharge funds would be earmarked for the State Fair purposes.

Marlan Ferguson, EDC President spoke in support of continued NW Energy funding to the EDC. Discussion was held on the Nova-Tech grant which Mr. Ferguson explained. City Administrator Jeff Pederson commented on the surcharge and purpose of the monies received. Discussion was held regarding the use of NW Energy funds to the State Fair.

Motion was made by Carney, second by Gilbert to approve Resolution #2008-361. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Dugan, second by Zapata to approve the Claims for the period of December 17, 2008 through December 30, 2008, for a total amount of \$2,081,348.37. Motion adopted unanimously.

ADJOURNMENT: The meeting was adjourned at 6:00 p.m.

RaNae Edwards  
City Clerk



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G2**

**Approving Minutes of January 6, 2009 City Council Study Session**

**Staff Contact: RaNae Edwards**

## CITY OF GRAND ISLAND, NEBRASKA

### MINUTES OF CITY COUNCIL STUDY SESSION

January 6, 2009

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on January 6, 2009. Notice of the meeting was given in the *Grand Island Independent* on December 31, 2008.

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

INVOCATION was given by Mayor Margaret Hornady followed by the PLEDGE OF ALLEGIANCE.

Review of Industrial Waste Water Permitting. Steve Riehle, Public Works Director gave a PowerPoint presentation on the Waste Water Treatment Plant. Presented were the following:

- Sanitary Sewer Collection System and Waste Water Treatment Plant
- History of Grand Island's Waste Water Treatment Plant
- Discharge Permit for Grand Island Waste Water Treatment Plant
- Past Upgrades to the Grand Island Waste Water Treatment Plant
- Industrial Waste Water Permitting
- Existing Sanitary Sewer Rate Structure
- Changes to Sanitary Sewer Rates
- Historic Waste Water Flows
- Waste Water Treatment Plant Overloading
- Updated Cost-of-Service Study
- Updated Comprehensive Plan for the Waste Water Collection System and Treatment Plant
- Future Upgrades to the Grand Island Waste Water Treatment Plant
- Capacity Analysis of Grand Island's Waste Water Treatment Plant
- History of JBS Packing Plant
- Pre-Treatment System for Industrial Waste Water at JBS
- Communication and Coordination with JBS
- 1994 Industrial Waste Water Pre-Treatment Agreement between the City and JBS
- New Industrial Waste Water Pre-Treatment Agreement between the City and JBS

Discussion was held concerning sewer rates, rate structures, overloads and discharge violations from JBS Swift, and WWTP capacity and expansion.

John Henderson, Waste Water Treatment Plant Superintendent answered questions concerning sludge and how some communities are turning it into pellets for energy use.

Steve Riehle, Public Works Director stated the Public Works Administration would bring forward an agreement for professional services to hire a consulting engineering firm to assist with preparation of and negotiations for an industrial waste water pre-treatment agreement with JBS at a future council meeting.

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.

Paul Briseno  
Deputy City Clerk





# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G3**

**Approving Councilmember Appointments to Boards and  
Commissions**

**Staff Contact: Mayor Hornady**

# **Council Agenda Memo**

**From:** Mayor Margaret Hornady

**Meeting:** January 13, 2009

**Subject:** Approving Councilmember Appointments to Boards and Commissions

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

**Presenter(s):** Mayor Margaret Hornady

## **Background**

It is customary in December of each year for the Mayor to recommend appointments of Councilmember's to represent the City on various Boards and Commissions.

## **Discussion**

The following appointments have been submitted by the Mayor for approval. These appointments will become effective immediately and will expire on December 31, 2009:

Building Code Advisory Board:	Bob Meyer
Business Improvement District #4: ( <i>So. Locust – Stolley to Fonner</i> )	Kirk Ramsey
Business Improvement District #6: ( <i>2<sup>nd</sup> Street</i> )	Larry Carney
Business Improvement District #7: ( <i>So. Locust – Hwy 34 to Stolley</i> )	Scott Dugan
Business Improvement District #8: ( <i>Downtown</i> )	Jose Zapata
Central District Health Board ( <i>Term of 3 years</i> )	Chuck Haase
City/County Communications/Civil Defense Committee:	John Gericke, Bob Meyer & Bob Niemann

City/County Efficiency Effectiveness Committee	Scott Dugan & Mitch Nickerson
Community Development Advisory Board:	Scott Dugan
Community Redevelopment Authority:	Kirk Ramsey
GI Area Economic Development Corp.	Peg Gilbert
Humane Society:	Larry Carney
Law Enforcement Co-Location:	Mitch Nickerson
Library Board:	Jose Zapata
Multicultural Coalition:	Bob Niemann
Problem Resolution Team:	John Gericke
Regional Planning Commission:	Peg Gilbert & Mitch Nickerson
Systems Information Advisory Committee (City/County)	Chuck Haase
Transportation Committee:	Bob Meyer & Chuck Haase

### **Alternatives**

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

1. Move to approve the appointments of Councilmember's to Board and Commissions
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 recommendation of the Mayor.

### **Sample Motion**

Move to approve the appointments of Councilmember's to the Boards and Commissions as recommended by the Mayor.



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G4

### Approving Appointments to the Electrical Board

*The following individuals have expressed their willingness to serve on the City of Grand Island Electrical Board for the year 2009. Larry Seney, Master Electrician; Brady Blauhorn, Journeyman Electrician; Bob Bennett, Utility Department Representative; Don Metcalf, General Public Representative; and Craig Lewis and Dean Mathis, Building Department as Ex-Officio members. The above recommendations are made in compliance with the Grand Island City Code and approval is requested.*

Staff Contact: Mayor Hornady



*Working Together for a  
Better Tomorrow. Today.*

DATE: December 5, 2008  
TO: Mayor Hornady and City Council  
FROM: Craig A. Lewis, Building Department Director *CA*  
RE: Appointments to the Electrical Board

The following men have been contacted and have indicated their willingness to serve on the Electrical Board of the City of Grand Island for the year 2009.

<u>Representing</u>	<u>Name/Address</u>	<u>Employed</u>
Master Electrician	Larry Seney 1521 N. Walnut Grand Island, NE 68801	Self Employed
Journeyman Electrician	Brady Blauhorn 4004 Kay Ave Grand Island, NE 68803	Middleton Electric
Utility Department	Bob Bennett 1515 S. Newcastle Rd. Grand Island, NE 68801	City of G. I.
General Public	Don Metcalf 1423 N Ruby Ave Grand Island, NE 68803	Retired Elec. Contractor
Building Inspection (Ex-Officio)	Craig Lewis 2321 W. Koenig Grand Island, NE 68803	City of Grand Island Building Department
Building Inspection (Ex-Officio)	Dean Mathis 2309 W. 14 <sup>th</sup> St. Grand Island, NE 68803	City of Grand Island Building Department

The above recommendations are made in compliance with the Grand Island Electrical Code and are contingent upon approval of the Mayor and the City Council.



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G5

### Approving Appointments to the Mechanical Examining Board

*The following individuals have expressed their willingness to serve on the City of Grand Island Mechanical Board for the year 2009. Mike McElroy, Master Mechanical; Loren Peterson, Gas Company Representative; Scott Hilligas, Contracting Mechanical; Mike Myers, Master Mechanical; Todd Bredthauer, Journeyman Mechanical; Tom O'Neill, Community Member; and Russ Shaw, Plumbing Inspector for the Building Department. The above recommendation is made in compliance with the Grand Island City Code and approval is requested.*

Staff Contact: Mayor Hornady



Working Together for a  
Better Tomorrow. Today.

DATE: January 5, 2009

TO: Mayor Hornady & City Council

FROM: Craig A. Lewis, Building Department Director

RE: Appointment to the Mechanical Examining Board

The following men have been contacted and have indicated their willingness to serve on the Mechanical Examining Board of the City of Grand Island for the year 2009

<u>Representing</u>	<u>Name/Address</u>	<u>Employed</u>
Building Department	Russ Shaw	Plumbing Inspector
Local Gas Company	Loran Peterson PO Box 220 Grand Island NE 68802	Northwestern
Contracting Mechanical	Scott Hilligas 2304 W Lincoln Hwy Grand Island NE 68801	Midwest Heating & Air
Master Mechanical	Mike McElroy 807 Claude Rd Grand Island NE 68803	McElroy Service Co
Master Mechanical	Mike Myers 318 E Capital Ave Grand Island NE 68801	Myers Heating & Air
Journeyman Mechanical	Todd Bredthauer PO Box 484 Grand Island NE 68802	Jerry's Sheet Metal
Community Member	Tom O'Neill 2017 W Barbara Ave Grand Island NE 68801	



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G6

### Approving Appointments to the Plumbers Examining Board

*The following individuals have express their willingness to serve on the City of Grand Island Plumbing Board for a two year term 2009/2010. Doug Hough and Eric Rose, Master Plumbers; Jeremy Collinson, Health Department; Craig Lewis and David Scoggins, Building Department Ex-Officio's. The above recommendations are made in compliance with the Grand Island City Code and approval is requested.*

Staff Contact: Mayor Hornady





Working Together for a  
Better Tomorrow. Today.

DATE: January 6, 2009  
TO: Mayor Hornady and City Council  
FROM: Craig A. Lewis, Building Department Director *CR*  
RE: Appointments to the Plumbing Board

The following people have been contacted and have indicated their willingness to serve on the Plumbing Board of the City of Grand Island for a two-year term.

<u>Term</u>	<u>Representing</u>	<u>Name/Address</u>	<u>Employed</u>
2 yr. 09-10	Master Plumber	Doug Hough 6066 S. North Rd. Grand Island, NE 68803	Water Works Plumbing
2 yr. 09-10	Master Plumber	Eric Rose 3821 Arch Ave. Grand Island, NE 68803	Husker Plumbing
2 yr. 09-10	Health Department	Jeremy Collinson 1137 S Locust St Grand Island, NE 68801	Central District Health Department
	Building Inspection (Ex-Officio)	David Scoggins 103 W. 22 <sup>nd</sup> St. Grand Island, NE 68801	City of G. I. Building Department
	Building Inspection (Ex-Officio)	Craig Lewis 2321 W. Koenig Grand Island, NE 68803	City of G. I. Building Department

The above recommendations are made in compliance with the Grand Island Plumbing Code and are contingent upon approval of the Mayor and the City Council.



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G7**

**#2009-1 - Approving Bid Award - Railroad Track Repair - Platte  
Generating Station**

**Staff Contact: Gary R. Mader; Wesley Nespor**

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Railroad Track Repair

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

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

## **Background**

As part of normal maintenance, the rail spur at the Platte Generating Station must periodically have ties replaced and additional rail bed ballast applied. This project will restore the track elevation, replace 400 deteriorated ties and return the rails to the correct spacing. Power plant engineering staff developed specifications for this work.

## **Discussion**

The specifications for the Railroad Track Repair were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on December 16, 2008. Specifications were sent to three potential bidders and responses were received as listed below. The engineer's estimate for this project was \$100,000.00.

Bidder	Bid Price
Atlas Company of Lincoln, Nebraska	\$55,975.00
R & S Track Maintenance, Inc.- Columbus, NE	\$58,915.00
H & H Railroad Builder – Stockton, CA	\$61,404.00

The bids were reviewed by plant engineering staff. All bids are compliant with specifications and less than the engineer's estimate.

## **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 the Contract for Railroad Track Repair to Atlas Company of Lincoln, Nebraska as the low responsive bidder, with the bid price of \$55,975.00.

### **Sample Motion**

Move to approve award of the bid of \$55,975.00 from Atlas Company of Lincoln, Nebraska for the Railroad Track Repair as submitted.

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



Wes Nespor, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** December 16, 2008 at 11:00 a.m.  
**FOR:** Railroad Track Repair 2009  
**DEPARTMENT:** Utilities  
**ESTIMATE:** \$100,000.00  
**FUND/ACCOUNT:** 520  
**PUBLICATION DATE:** November 28, 2008  
**NO. POTENTIAL BIDDERS:** 3

**SUMMARY**

<b>Bidder:</b>	<b><u>R &amp; S Track Maintenance, Inc.</u></b>	<b><u>H &amp; H Railroad Builder</u></b>
	Columbus NE	Stockton CA
<b>Bid Security:</b>	2,945.75	Liberty Mutual Ins. Co.
<b>Exceptions:</b>	None	None

<b>Bid Price:</b>		
<b>Materials:</b>	\$11,439.24	\$ 3,657.00
<b>Labor:</b>	46,675.00	57,491.00
<b>Sales Tax:</b>	<u>800.76</u>	<u>256.00</u>
<b>Total:</b>	\$58,915.00	\$61,404.00

<b>Bidder:</b>	<b><u>Atlas Company of Lincoln</u></b>
	Lincoln NE
<b>Bid Security:</b>	Inland Insurance Co.
<b>Exceptions:</b>	None

<b>Bid Price:</b>	
<b>Materials:</b>	\$ 6,190.00
<b>Labor:</b>	49,351.00
<b>Sales Tax:</b>	<u>434.00</u>
	\$55,975.00

cc: Gary Mader, Utilities Director  
Dale Shotkoski, City Attorney  
Jeff Pederson, City Administrator  
Karen Nagel, Utilities Secretary

Bob Smith, Assist. Utilities Director  
Wes Nespor, Purchasing Agent  
Pat Gericke, Utilities Admin. Assist.  
Rodger Zawodniak, PGS

**P1310**

RESOLUTION 2009-1

WHEREAS, the City Electric Department invited sealed bids for Railroad Track Repair at Platte Generating Station; and

WHEREAS, on December 16, 2008, bids were received, opened and reviewed; and:

WHEREAS, Atlas Company of Lincoln, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$55,975.00; and;

WHEREAS, the bid of Atlas Company of Lincoln, is less than the estimate for Railroad Track Repair at Platte Generating Station.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Atlas Company of Lincoln, Nebraska, in the amount of \$55,975.00 for Railroad Track Repair at Platte Generating Station is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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

Attest:

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

Approved as to Form	☐ _____
January 7, 2009	☐ City Attorney



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G8**

**#2009-2 - Approving Bid Award - Cooling Tower Riser Repair -  
Platte Generating Station**

Staff Contact: Gary R. Mader; Wesley Nespor



# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Platte Generating Station Cooling Tower Riser Repair

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

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

## **Background**

The Platte Generating Station utilizes a cooling tower as part of the plant's cooling water system. The cooling tower is constructed of wood and fiberglass specially treated for constant exposure to water and the outdoor elements. It has been in nearly continuous service since 1982.

At the completion of the planned plant maintenance shutdown this past fall, the cooling tower was restarted. A leak was discovered at the base of the 42" risers just above the concrete foundations, caused by corrosion of the steel. To limit any further delay to plant start up, corrective action was performed by using temporary patches applied to both risers. The plant engineering staff developed specifications for the permanent repair of these components. They include furnishing all required materials and labor for the project, which is scheduled to be performed during the planned plant maintenance outage in March, 2009.

## **Discussion**

The specifications for the PGS Cooling Tower Riser Repair were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on December 23, 2008. Specifications were sent to four potential bidders and responses were received as listed below. The engineer's estimate for this project was \$50,000.00.

Bidder	Bid Price
Judds Brothers Construction	\$ 43,873.00
The Diamond Engineering Co.	\$163,622.95

The bids were reviewed by plant engineering staff. The bid from Judds Brothers Construction Co. is compliant with specifications and less than the engineer's estimate.

### **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 the contract for PGS Cooling Tower Riser Repair to Judds Brothers Construction Co. of Lincoln, NE, as the low responsive bidder, with the bid price of \$43,873.00.

### **Sample Motion**

Move to approve award of the bid of \$43,873.00 from Judds Brothers Construction Co. for the PGS Cooling Tower Riser Repair as submitted.



**Figure 1 PGS Cooling Tower**



**Figure 2 West Riser Patch**



**Figure 3 East Riser Patch**

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



Wes Nespor, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** Cooling Tower Riser Repair  
**FOR:** December 23, 2008 at 11:00 a.m.  
**DEPARTMENT:** Utilities  
**ESTIMATE:** \$50,000.00  
**FUND/ACCOUNT:** 520  
**PUBLICATION DATE:** November 21, 2008  
**NO. POTENTIAL BIDDERS:**

**SUMMARY**

<b>Bidder:</b>	<u>The Diamond Engineering Co.</u> Grand Island, NE	<u>Judds Bros. Construction Co.</u> Lincoln, NE
<b>Bid Security:</b>	Universal Surety Company	Inland Insurance Company
<b>Exceptions:</b>	None	None
<b>Bid Price:</b>		
<b>Material:</b>	\$107,474.25	\$10,840.00
<b>Labor:</b>	51,412.50	32,274.00
<b>Sales Tax:</b>	<u>4,736.20</u>	<u>759.00</u>
<b>Total Bid:</b>	\$163,622.95	\$43,873.00

cc: Gary Mader, Utilities Director  
Dale Shotkoski, City Attorney  
Jeff Pederson, City Administrator  
Lynn Mayhew, PGS

Bob Smith, Assist. Utilities Director  
Wes Nespor, Purchasing Agent  
Pat Gericke, Utilities Admin. Assist.  
Karen Nagel, Utilities Secretary

**P1304**

RESOLUTION 2009-2

WHEREAS, the City Electric Department invited sealed bids for Cooling Tower Riser Repair at Platte Generating Station; and

WHEREAS, on December 23, 2008, bids were received, opened and reviewed; and:

WHEREAS, Judds Brothers Construction Company of Lincoln, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$43,873.00; and;

WHEREAS, the bid of Judds Brothers Construction Company of Lincoln, is less than the estimate for Cooling Tower Riser Repair at Platte Generating Station.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Judds Brothers Construction Company of Lincoln, Nebraska, in the amount of \$43,873.00 for Cooling Tower Riser Repair at Platte Generating Station is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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

Attest:

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

Approved as to Form	☐ _____
January 7, 2009	☐ City Attorney



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G9

**#2009-3 - Approving Bid Award - Burdick Station Cooling Tower  
Piping Modifications**

Staff Contact: Gary R. Mader; Wesley Nespor

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Burdick Cooling Tower Piping Modifications

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

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

## **Background**

Unit 3 at the Burdick Station Power Plant utilizes a wooden structure cross flow cooling tower that was built in 1969. The existing cooling tower has lasted 38 years and was a survivor of the 1980 tornados, sustaining an indirect hit. The generating unit cooled by that tower was on-line at the time, and remained on-line for several days as power was slowly restored. The fan cylinder cones at the top of the tower were completely destroyed, and the tower structure received severe damage, including some damage that was not discovered until several months later. After tornado damage repair and nearly 40 years of weather exposure, the tower is no longer structurally sound. It is leaning to the south about five degrees from vertical and structural consultants advised that it was in danger of collapsing. Normal life expectancy for a wood cooling tower is 25-30 years. In order to maintain reliability of this generating unit, the cooling tower needs to be replaced. Bids for a replacement cooling tower were received in 2008 and the Council awarded the contract for the replacement tower on September 9, 2008 for \$1,015,050.

The replacement cooling tower is a counter flow design, which has a different inlet piping arrangement, requiring changes to existing piping. During the evaluation of the replacement cooling tower bids, utility engineering staff reviewed the cost of the piping modifications required to accommodate the use of the newer counter flow tower design verses the cross flow design. The cost total of the counter flow tower with associated piping changes is less than the \$1,500,000 cost to replace the existing tower with a cross flow structure design. Piping Modifications and Tower Construction are included in the Electric Department '08-'09 Budget.

## **Discussion**

The specifications for the Burdick Cooling Tower Piping Modifications were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on December 30, 2008. Only one bid was received. The engineer's estimate for this project was \$260,000.00.

Bidder	Bid Price	Sales Tax	Total Bid Price
Judd Brothers Construction Co.	\$ 257,987.00	\$ 8,138.00	\$266,125.00

The bid was reviewed by utility engineering staff and is compliant with specifications and the base bid is less than the engineer's estimate.

## **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 the Contract for Burdick Cooling Tower Piping Modifications to Judds Brothers Construction Co. of Lincoln, NE, as the low response bidder, for a contract price of \$266,125.00.

## **Sample Motion**

Move to approve award of the bid of \$266,125.00 from Judds Brothers Construction Co. for the Burdick Cooling Tower Piping Modifications as submitted.



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



Wes Nespor, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** December 30, 2008 at 11:15 a.m.

**FOR:** Burdick Cooling Tower Piping Modifications

**DEPARTMENT:** Utilities

**ESTIMATE:** \$260,000.00

**FUND/ACCOUNT:** 520

**PUBLICATION DATE:** November 22, 2008

**NO. POTENTIAL BIDDERS:** 4

**SUMMARY**

<b>Bidder:</b>	<u>Judds Brothers Construction Co.</u> Lincoln, NE	<u>Core 10 Field Services</u> Springfield, MO
<b>Bid Security:</b>	Inland Insurance Company	
<b>Exceptions:</b>	None	
<b>Bid Price:</b>		
<b>Material:</b>	\$116,250.00	No Bid
<b>Labor:</b>	141,737.00	
<b>Sales Tax:</b>	<u>8,138.00</u>	
<b>Total Bid:</b>	\$266,125.00	

cc: Gary Mader, Utilities Director  
Dale Shotkoski, City Attorney  
Jeff Pederson, City Administrator  
Lynn Mayhew, PGS

Bob Smith, Assist. Utilities Director  
Wes Nespor, Purchasing Agent  
Pat Gericke, Utilities Admin. Assist.  
Karen Nagel, Utilities Secretary

**P1309**

RESOLUTION 2009-3

WHEREAS, the City Electric Department invited sealed bids for Burdick Cooling Tower Piping Modifications; and

WHEREAS, on December 30, 2008, bids were received, opened and reviewed; and

WHEREAS, Judds Brothers Construction Company of Lincoln, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$266,125; and

WHEREAS, the bid of Judds Brothers Construction Company of Lincoln, is less than the estimate for Cooling Tower Piping Modifications at Burdick Station.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Judds Brothers Construction Company of Lincoln, Nebraska, in the amount of \$266,125.00 for Cooling Piping Modifications at Burdick Station is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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

Attest:

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

Approved as to Form	☐ _____
January 8, 2009	☐ City Attorney



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G10

**#2009-4 - Approving Certificate of Final Completion - Water Main  
District 453T, Sanitary Sewer District 522T, and Lift Station 22**

Staff Contact: Gary R. Mader

# **Council Agenda Memo**

**From:** Gary R. Mader, Utilities Director  
Steve Riehle, Public Works Director

**Meeting:** January 13, 2009

**Subject:** Water Main District 453T and Sanitary Sewer District 522T and Lift Station #22 – Central Nebraska Regional Airport and GI Army Aviation Support Facility  
Certificate of Final Completion – Connection Fees

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

**Presenter(s):** Gary R. Mader, Utilities Director  
Steve Riehle, Public Works Director

## **Background**

With the selection of Grand Island as the location of the new Grand Island Army Aviation Support Facility, water and sanitary sewer infrastructure were extended to support the development. The construction contract was a combined project of both the Utilities Department and the Public Works Department for the installation of a 12" water main, 4" sanitary sewer force main, and a sanitary lift station. The work was installed across property of the Central Nebraska Regional Airport, commencing at Sky Park Road, approximately one half (1/2) mile north of Capital Avenue, and running northeasterly to the westerly side of the Grand Island Army Aviation Support Facility at the northeast corner of Shady Bend Road and Airport Road.

Attached for reference is a map showing the construction area.

## **Discussion**

Specifications for the project were developed and bids advertised and received in accordance with the City Purchasing Code. The Diamond Engineering Company of Grand Island, Nebraska was awarded the contract on October 9, 2007. The bid award was based on the least total cost for the entire project (water main, plus sanitary sewer force main and lift station). The project has now been completed in accordance with the terms, conditions, and stipulations of the contract, plans, and specifications.

The total for all water main construction was \$343,818.69; the total amount for the sanitary sewer and the lift station construction was \$370,258.69; for a total project amount of \$714,077.38.

#### Connection Fees for Sanitary Sewer and Lift Station

According to the *Interlocal Agreement For Infrastructure Construction by and Between the Hall County Airport Authority and the City of Grand Island*, dated August 8, 2007, no connection fees are due for the installation of the sanitary sewer and the related lift station.

#### Connection Fees for Water Main

As per the above referenced agreement, the Airport Authority agreed to pay a portion of the cost of the water main construction. That portion at 30% of the project cost is \$103,145.61. This amount is now due.

The connection fees for the remainder of the construction amount are computed based on the water main construction being done as a “Tap” district, District 453T. This is the standard method used by the City to recoup costs when water mains are installed across undeveloped lands. Those fees, associated with the District, are due when a property “taps” the main for service.

The connection (tap) fee for other properties included in the district is \$61.1542640 per front foot.

#### *Attachments:*

- ✓ Construction area map
- ✓ Engineers Certificate of Final Completion for Sanitary Sewer District 522T and Lift Station 22
- ✓ Engineers Certificate of Final Completion for Water Main District 453T
- ✓ Tabulation of Connection fees
- ✓ Tabulation of Construction Costs for Water Main District 453T
- ✓ Resolution #2009-4

### **Alternatives**

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

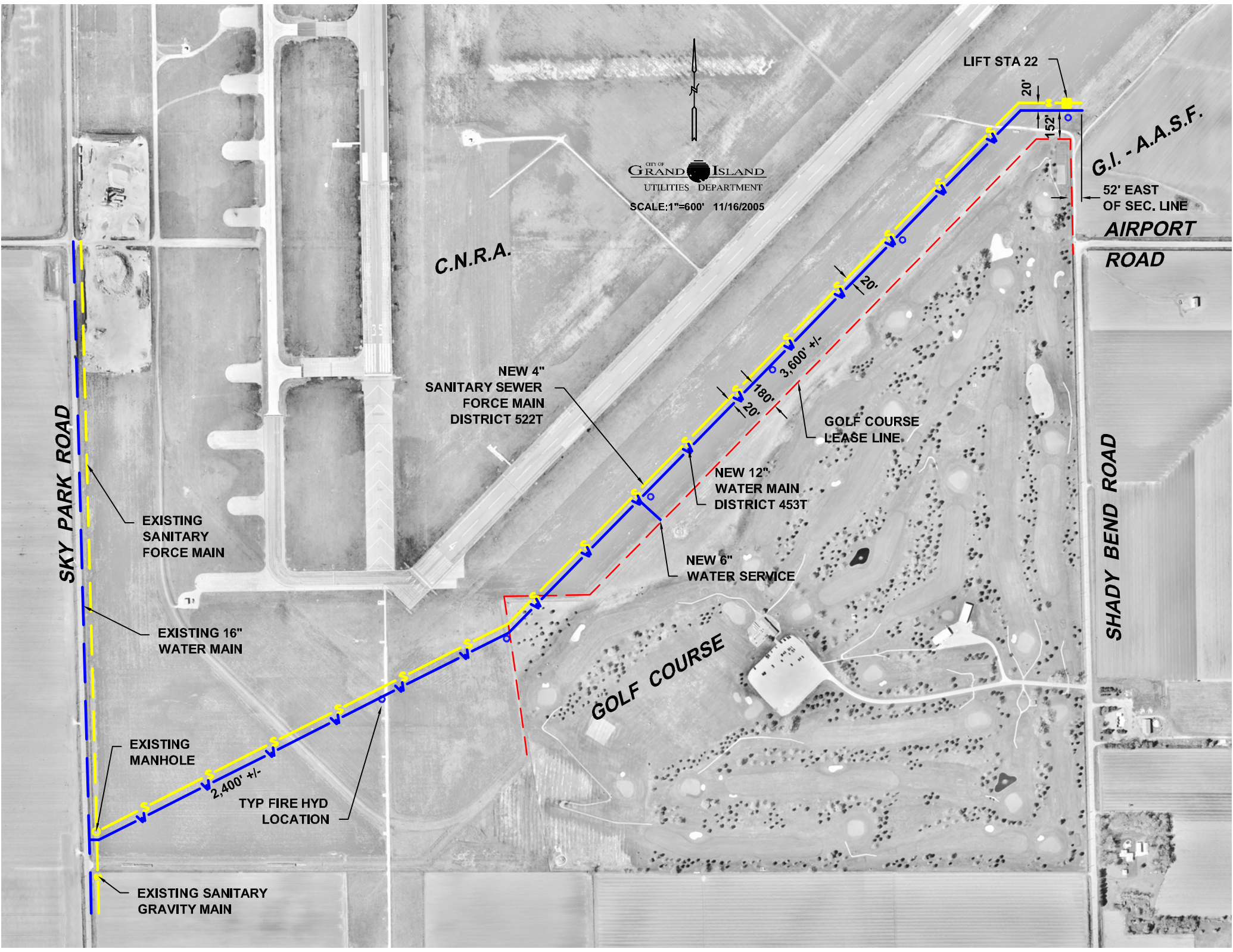
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council accept the Certificate of Final Completion for Water Main District 453T / Sanitary Sewer District 522T / Lift Station 22, and sit as Board of Equalization on February 24, 2009 to set the connection fee amount for the properties within the boundaries of Water Main District 453T as tabulated on the attached listing.

## **Sample Motion**

Move to approve the Certificate of Final Completion for Water Main District 453T / Sanitary Sewer District 522T / Lift Station 22 and approve the connection fees for Water Main District 453T.



CITY OF GRAND ISLAND  
UTILITIES DEPARTMENT  
SCALE: 1"=600' 11/16/2005

C.N.R.A.

NEW 4"  
SANITARY SEWER  
FORCE MAIN  
DISTRICT 522T

NEW 12"  
WATER MAIN  
DISTRICT 453T

NEW 6"  
WATER SERVICE

GOLF COURSE  
LEASE LINE

GOLF COURSE

G.I.-A.A.S.F.  
52' EAST  
OF SEC. LINE  
AIRPORT  
ROAD

SHADY BEND ROAD

SKY PARK ROAD

EXISTING  
SANITARY  
FORCE MAIN

EXISTING 16"  
WATER MAIN

EXISTING  
MANHOLE

EXISTING SANITARY  
GRAVITY MAIN

TYP FIRE HYD  
LOCATION

LIFT STA 22

20'

152'

20'

3,600' +/-

180'

20'

2,400' +/-

## ENGINEER'S CERTIFICATE OF FINAL COMPLETION

SANITARY SEWER DISTRICT 522T & LIFT STATION #22  
NATIONAL GUARD HELICOPTER FACILITY  
GRAND ISLAND AIRPORT

CITY OF GRAND ISLAND, NEBRASKA  
January 13, 2009

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

This is to certify that Sanitary Sewer District 522T & Lift Station #22 has been fully completed by The Diamond Engineering Company of Grand Island, Nebraska under the contract dated October 23, 2007. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as City Engineer/Public Works Director in accordance with the provisions of Section 16-650 R.R.S., 1943.

If is further certified that the improvements as constructed include the following items and costs and that this certificate shall constitute the final payment for this work.

### **Sanitary Sewer District 522T & Lift Station #22**

<u>No.</u>	<u>Description</u>	<u>Unit</u> <u>Price</u>	<u>Unit</u>	<u>Total</u> <u>Quantity</u>	<u>Total</u> <u>Cost</u>
1.	Site Grading	1,115.97	l.s.	1.00	\$ 1,115.97
2.	Portable Davit Crane	3,019.69	l.s.	1.00	\$ 3,019.69
3.	Water Service	6,315.14	l.s.	1.00	\$ 6,315.14
4.	Dewatering Lift Station	21,006.56	l.s.	1.00	\$ 21,006.56
5.	Construction of Lift Station	218,163.75	l.s.	1.00	\$218,163.75
6.	Construct 4" C900 Force Main w/ Detectable and Nondetectable Tape	6.21	l.f.	6,400.00	\$ 39,744.00
7.	Construct 4" MH 11 ¼ Degree Bend	182.30	ea.	2.00	\$ 364.60
8.	Construct 4" MJ 22 ½ Degree Bend	177.10	ea.	1.00	\$ 177.10
9.	Construct 4" MJ 45 Degree Bend	182.98	ea.	1.00	\$ 182.98
10.	Construct 4" J.H. Entrance w/ Link Seal	405.09	ea.	1.00	\$ 405.09
11.	Dry Bore and Install 12" Casing	198.91	l.f.	110.00	\$ 21,880.10
12.	Transition Coupling 4" DIP to 4" C900	132.51	ea.	1.00	\$ 132.51
13.	Thrust Block	165.43	ea.	4.00	\$ 661.72
14.	Construct 8" PVC Sanitary Sewer	18.95	l.f.	154.00	\$ 2,918.30
15.	Transition Coupling 8" DIP to 8" C900	184.63	ea.	-	-
<b>TOTAL – CONSTRUCTION COST</b>					<b>\$316,087.51</b>

### **CHANGE ORDER NO. 1**

1.	Sandfill	4.00	ton	404.37	\$ 1,617.48
<b>TOTAL – INCLUDING CHANGE ORDER</b>					<b>\$317,704.99</b>



## **SUMMARY OF OTHER COSTS**

Menards – Panel	\$ 31.12
Grand Island Daily Independent – Advertising	\$ 51.74
Platte Valley Laboratories – Testing	\$ 550.00
Ace Irrigation – 18" C.M.P.	\$ 485.98
Crescent Electric – Supplies	\$ 136.70
Hooker Brothers – Topsoil	\$ 1,019.67
Kelly Supply – Supplies	\$ 565.79
Kriz Davis – Supplies	\$ 695.61
Olsson & Associates – L.S. Design	\$ 12,500.00
City of Grand Island - Engineering	\$ 31,770.50
Water Tap Fee for Lift Station #22	\$ 4,746.59
	-----
<b>TOTAL – OTHER COSTS</b>	<b>\$ 52,553.70</b>

**TOTAL COST OF SANITARY SEWER DISTRICT 522T & LIFT STATION #22** **\$370,258.69**

Respectfully submitted,

Steven P. Riehle  
City Engineer/Public Works Director

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

I hereby recommend that the Engineer's Certificate of Final Completion for Sanitary Sewer District 522T & Lift Station #22 be approved.

I further recommend that the Costs of Engineering be credited to Account No. 10033001-74516 from Account No. 53030055-85213 in the amount of \$31,770.50.

I further recommend that the City Council sit as a Board of Equalization on February 24, 2009 to determine benefits and levy special assessments.

Respectfully submitted,

Margaret Hornady  
Mayor

I hereby recommend that the Engineer's Certificate of Final Completion for Sanitary Sewer District 522T & Lift Station #22 be approved.



Steven P. Riehle – City Engineer/Public Works Director

\_\_\_\_\_  
Margaret Hornady – Mayor

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

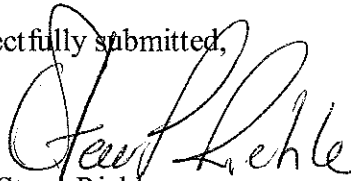
WATER MAIN DISTRICT NO. 453T

January 13, 2009

Water Main District No. 453T is located at the Central Nebraska Regional Airport. The project commences at Sky Park Road approximately one half (1/2) mile north of Capital Avenue, then northeasterly along the southerly side of the Airport to a point on the westerly side of the Grand Island Army Aviation Support Facility at the northeast corner of Shady Bend Road and Airport Road. The work on this main, as certified to be fully completed by Gary R. Mader, Utilities Director, is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provision on Section 16-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on February 24, 2009 to determine benefits and levy special assessments.

Respectfully submitted,



Steve Riehle

Public Works Director

---

WATER MAIN DISTRICT NO. 453T

January 13, 2009

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

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District No. 453T be approved.

I further recommend that the City Council sit as Board of Equalization on February 24, 2009, to determine benefits and levy special assessments.

Respectfully submitted,

Margaret Hornady,  
Mayor

Connection Fee per Front Foot = \$61.1542640

			FRONTAGE	CONNECTION FEE
1	Owner:	Central Nebraska Regional Airport	per Agreement for service to GIAASF	\$103,145.61
		c/o Hall Co Airport Authority	3010 Airport Rd	
	Address:	3743 Sky Park Rd		
	City, State:	Grand Island, NE		
	Zipcode:	68801		
2	Owner:	Central Nebraska Regional Airport	3,662.88	\$224,000.74
		c/o Hall Co Airport Authority	Part of SE 1/4 of Sec 35, T12N, R9W	
	Address:	3743 Sky Park Rd	and Part of Sec 2, T11N, R9W	
	City, State:	Grand Island, NE		
	Zipcode:	68801		
			Commencing at the southeast corner of Section 35, T12N, R9W of the 6th P.M., Hall County, Nebraska; thence N1°17'28"W along the easterly line of said Section 35, a distance 552.48 feet; thence S88°17'20"W, a distance of 190.01 feet to the ACTUAL POINT OF BEGINNING; thence S44°10'13"W, a distance 3,804.84 feet, thence N31°01'21"W, a distance of 446.51 feet; thence N44°10'13"E, a distance of 3,662.88 feet; thence S54°20'52"E a distance of 444.91 feet; to the said Point of Beginning.	
3	Owner:	City of Grand Island, NE	66.67	\$4,077.15
		c/o Public Works Dept - Waste Water Div.	plus cost of 1" service	\$669.44
	Address:	PO Box 1968	TOTAL AMOUNT	\$4,746.59
	City, State:	Grand Island, NE	Lift Station 22	
	Zipcode:	68802	3340 Shady Bend Road	
			Part of SE 1/4 of Sec 35, T12N, R9W	
4	Owner:	City of Grand Island, NE	66.67	\$4,077.15
		c/o Parks and Recreation Div.	plus cost of 6" service	\$7,848.60
	Address:	PO Box 1968	TOTAL AMOUNT	\$11,925.75
	City, State:	Grand Island, NE	Jackrabbit Run Golf Course	
	Zipcode:	68802	2803 N Shady Bend Road	
			Part of NE 1/4 Sec 2, T11N, R9W	

**CITY OF GRAND ISLAND UTILITIES DEPT**  
**Water Main District 453T**  
 CNRA - GIAASF Helicopter Facility

Tap Fees, 12/12/2008

ITEM	DESCRIPTION	QUANTITIES	BID UNIT \$	TOTAL \$	1" Service	6" Service
C. 1.01	12" D.I.. Pipe (sj)	6,599.00 LF	30.57	201,731.43		
C. 1.02	6" D.I.. Pipe (sj)	179.00 LF	21.57	3,861.03		3,861.03
C. 1.03	6" R.S. Gate Valve	1.00 EA	606.56	606.56		606.56
C. 1.04	16"x16"x12" Tapping Sleeve	1.00 EA	3,236.98	3,236.98		
C. 1.05	12"x12"x 6" Tee (mj)	7.00 EA	333.24	2,332.68		2,332.68
C. 1.06	12"x45° Ell (mj)	3.00 EA	269.17	807.51		
C. 1.07	12"x22-1/2° Ell (mj)	2.00 EA	272.31	544.62		
C. 1.08	12"x11-1/4° Ell (mj)	0.00 EA	271.65	0.00		
C. 1.09	12" R.S. Gate Valve	2.00 EA	1,710.46	3,420.92		
C. 1.10	12" RS Tapping Valve	1.00 EA	2,485.51	2,485.51		
C. 1.11	Valve Box	5.00 EA	235.21	1,176.05		235.21
C. 1.12	Fire Hydrant Assembly	6.00 EA	1,266.74	7,600.44		
C. 1.13	Bell Joint Block	1.00 EA	522.03	522.03		
C. 1.14	Thrust Block	13.00 EA	179.04	2,327.52		358.08
C. 1.15	24"x 0.438" Steel Casing	110.00 LF	365.81	40,239.10		
C. 1.16	8 Mil Polyethylene	6,848.00 LF	1.54	10,545.92		275.66
C. 1.17	6" Cap	1.00 EA	133.33	133.33		133.33
C. 1.18	6" Retainer Gland	1.00 EA	46.05	46.05		46.05
C. 1.19	12" Cap w/ 2" Tap	0.00 EA	201.29	0.00		
C. 1.20	12" Retainer Gland	0.00 EA	91.04	0.00		
C. 1.21	1" Water Service Complete	1.00 EA	669.44	669.44	669.44	
C. 1.22	Remove & Replace Permanent Fence	LS LF	1,223.11	1,223.11		
C. 1.23	Temp. Construction Site Fence	LS LF	6,915.97	6,915.97		
C. 1.24	Regrade and Regravel Roadway	LS LF	1,741.28	1,741.28		
C. 1.25	R & R Unsuitable Backfill Material	200.00 CY	11.44	2,288.00		
C. 1.26	<b>Contract Total</b>			<b>\$294,455.48</b>		
	Labor - Install Slv Cplg - PO 304921			\$125.00		
	Labor - Installation Valve - PO 305014			\$597.00		
	Water Dept Supplier Materials			\$8,711.98		
	Water Dept Labor / OH			\$1,346.55		
	<b>Construction Amount</b>			<b>\$305,236.01</b>		
	GIS Soil Report - PO 304517			\$930.00		
	BWP - Office Suppiles - PO 304577			\$186.52		
	BWP - Office Suppiles - PO 304580			\$275.58		
	Infrastructure Markers - PO 305028			\$85.60		
	Mailings / Postage / Shipping			\$34.47		
	Survey Supplies			\$51.96		
	Engineering / Admin / Labor / OH			\$37,018.55		
	<b>Engineering Amount</b>			<b>\$38,582.68</b>		
	<b>PROJECT TOTAL</b>			<b>\$343,818.69</b>		

Tap Fee Per Front Foot = \$61.1542640

PROPERTY	FOOTAGE	TAP FEE \$	1" SERVICE \$	6" SERVICE \$	TOTAL FEE \$
GIAASF	per Agreement	\$103,145.61			\$103,145.61
CNRA	3,662.88	\$224,000.74			\$224,000.74
Jackrabbit Run Golf Course	66.67	\$4,077.15		\$7,848.60	\$11,925.75
WWTP - Lift Sta #22	66.67	\$4,077.15	\$669.44		\$4,746.59
	3,796.22	<b>\$335,300.65</b>	<b>\$669.44</b>	<b>\$7,848.60</b>	<b>\$343,818.69</b>

RESOLUTION 2009-4

WHEREAS, the City Engineer / Public Works Director and the Utilities Director for the City of Grand Island have issued a Certificate of Final Completion for Water Main District 453T; Sanitary Sewer District 522T; and Lift Station 22, certifying that the Diamond Engineering Company, of Grand Island, Nebraska, under contract, has completed the joint water main, sanitary sewer, lift station project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the City Engineer / Public Works Director and Utilities Director recommend the acceptance of the projects; and

WHEREAS, the Mayor concurs with the recommendations of the City Engineer / Public Works Director and the Utilities Director.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Certificate of Final Completion for Water Main District No. 453T; Sanitary Sewer District 522T; and Lift Station 22 is hereby confirmed.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

---

Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

WATER MAIN DISTRICT NO. 453T

January 13, 2009

Water Main District No. 453T is located at the Central Nebraska Regional Airport. The project commences at Sky Park Road approximately one half (1/2) mile north of Capital Avenue,. then northeasterly along the southerly side of the Airport to a point on the westerly side of the Grand Island Army Aviation Support Facility at the northeast corner of Shady Bend Road and Airport Road. The work on this main, as certified to be fully completed by Gary R. Mader, Utilities Director, is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provision on Section 16-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on February 24, 2009 to determine benefits and levy special assessments.

Respectfully submitted,

Steve Riehle  
Public Works Director

---

WATER MAIN DISTRICT NO. 453T

January 13, 2009

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

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District No. 453T be approved.

I further recommend that the City Council sit as Board of Equalization on February 24, 2009, to determine benefits and levy special assessments.

Respectfully submitted,

Margaret Hornady,  
Mayor



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G11

**#2009-5 - Approving Rescission of Resolution 2008-92; Designation of 1st Street as Stop Sign Protected from Cleveland Street to Washington Street**

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

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Approving Rescission of Resolution 2008-92;  
Designation of 1<sup>st</sup> Street as Stop Sign Protected from  
Cleveland Street to Washington Street

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

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

## **Background**

City Council approved Resolution 2008-92 at the request of the Nebraska Department of Roads (NDOR) in connection with the project to widen US Highway 30 (2<sup>nd</sup> Street).

## **Discussion**

The project is nearing completion, with US Highway 30 (2<sup>nd</sup> Street) opened to traffic on December 19, 2009. The stop sign protected intersections on 1<sup>st</sup> Street from Cleveland Street to Washington Street are no longer necessary.

## **Alternative Motions**

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

1. Move to approve the rescission of Resolution 2008-92.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

Public Works Administration recommends that the Council approve the rescission of Resolution 2008-92.



## **Sample Motion**

Move to approve the rescission of Resolution 2008-92.

RESOLUTION 2009-5

WHEREAS, Resolution 2008-92 designated 1<sup>st</sup> Street as stop sign protected from Cleveland Street to Washington Street during the US Highway 30 widening project from Grant Street to Greenwich Street; and

WHEREAS, the project is nearing completion, with US Highway 30 (2<sup>nd</sup> Street) being opened to traffic on December 19, 2008 it is recommended Resolution 2008-2 be rescinded.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Resolution 2008-92 is rescinded.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G12**

**#2009-6 - Approving Rescission of Resolution 2008-244; No  
Parking Zones for Westbound US Highway 30 Detour**

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

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Approving Recission of Resolution 2008-244; No Parking Zones for Westbound US Highway 30 Detour

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

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

## **Background**

City Council approved Resolution 2008-244 at the request of the Nebraska Department of Roads (NDOR) in connection with the detour for the project to widen US Highway 30 (2<sup>nd</sup> Street) from Grant Street to Greenwich Street.

## **Discussion**

The project is nearing completion, with US Highway 30 (2<sup>nd</sup> Street) opened to traffic on December 19, 2009. The following parking restrictions can be removed:

- No parking on both sides of Grant Street from Second Street to Third Street.
- No Parking on the west side of Clark Street from Second Street north for half a block to the alley.
- No Parking on either side of Third Street from Grant Street to Clark Street.

## **Alternative Motions**

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

1. Move to approve the rescission of Resolution 2008-244.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

Public Works Administration recommends that the Council approve the rescission of Resolution 2008-244.

## **Sample Motion**

Move to approve the rescission of Resolution 2008-244.

RESOLUTION 2009-6

WHEREAS, Resolution 2008-244 directed that No Parking be allowed at the following locations, so the streets could accommodate detour traffic while the project to widen US Highway 20 from Grant Street to Greenwich Street was under construction.

- No Parking on both sides of Grant Street from Second Street to Third Street,
- No Parking on the west side of Clark Street from Second Street north for half a block to the alley,
- No parking on either side of Third Street from Grant Street to Clark Street; and

WHEREAS, the project is nearing completion, with US Highway 30 (2<sup>nd</sup> Street) being opened to traffic on December 19, 2008, it is recommended Resolution 2008-244 be rescinded.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Resolution 2008-244 is rescinded.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

---

Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G13

**#2009-7 - Approving Award of Proposal for Equipment and Services Related to Fully Integrated Global Navigation Satellite System for the Solid Waste Division of the Public Works Department**

Staff Contact: Steve Riehle

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Approving Award of Proposal for Equipment and Services Related to Fully Integrated Global Navigation Satellite System for the Solid Waste Division of the Public Works Department

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

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

## **Background**

On December 11, 2008 a Request for Proposals (RFP) for equipment services related to Fully Integrated Global Navigation Satellite System for the Solid Waste Division of the Public Works Department was advertised in the Grand Island Independent and sent to two (2) potential proposers by the Solid Waste Division of the Public Works Department.

The GPS equipment will benefit the Landfill by allowing us to do the following:

- Record exact location of buried friable asbestos loads per NDEQ Title 132 Requirements.
- Control equipment using on-board machine control and guidance for operators.
- Complete topographic surveys in house
- Execute real-time calculations for compaction densities lift thickness, daily cover application
- Perform stakeless grading for dirt work without survey stakes (no more waiting for surveyors) which reduces guesswork and costly rework by moving dirt right the first time
- Excavate much of Cell 3 on our own

## **Discussion**

Two (2) proposals were opened on December 22, 2008 and reviewed by the Public



Works Department and the Purchasing Division of the City. The equipment is to be purchased at an actual cost of \$79,999.00, which includes set up and training.

NMC of Omaha, Nebraska submitted a proposal that is recommended for approval in accordance with the required criteria listed in the RFP of:

- Price of equipment (40%)
- Technical support, experience and capability (40%)
- References (10%)
- On Site Demo (10%)

### **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 award of proposal to NMC of Omaha, Nebraska.

### **Sample Motion**

Move to approve the award of proposal.



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a  
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL  
FOR  
FULLY INTEGRATED GLOBAL NAVIGATION SATELLITE SYSTEM**

**RFP DUE DATE:** December 22, 2008 at 4:00 p.m.

**DEPARTMENT:** Public Works

**PUBLICATION DATE:** December 11, 2008

**NO. POTENTIAL BIDDERS:** 2

**SUMMARY OF PROPOSALS RECEIVED**

**NMC**  
Omaha, NE

**Construction Specialties**  
La Vista, NE

cc: Steve Riehle, Public Works Director  
Jeff Pederson, City Administrator  
Dale Shotkoski, City Attorney  
Jeff Wattier, Solid Waste Supt.

Catrina Delosh, PW Admin. Assist.  
David Springer, Finance Director  
Wes Nespor, Assist. City Attorney

**P1312**

RESOLUTION 2009-7

WHEREAS, the City of Grand Island invited proposals for equipment and services for Fully Integrated Global Navigation Satellite System, according to Request for Proposals on file with the Solid Waste Division of the Public Works Department; and

WHEREAS, on December 22, 2008 proposals were received, reviewed, and evaluated in accordance with established criteria; and

WHEREAS, NMC of Omaha, Nebraska submitted a proposal in accordance with the terms of the Request for Proposals and all statutory requirements contained therein and the City Procurement Code with the work performed at actual costs with a maximum of \$79,999.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of NMC of Omaha, Nebraska for equipment and services for Fully Integrated Global Navigation Satellite System is hereby approved.

BE IT FURTHER RESOLVED, that 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, January 13, 2009.

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

Attest:

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

Approved as to Form	☐ _____
January 7, 2009	☐ City Attorney



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G14

**#2009-8 - Approving the Certificate of Compliance with the  
Nebraska Department of Roads for Maintenance Agreement No.  
12; Calendar Year 2008**

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

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Approving the Certificate of Compliance with the Nebraska Department of Roads for Maintenance Agreement No. 12; Calendar Year 2008

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

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

## **Background**

The City of Grand Island and the Nebraska Department of Roads have an agreement for the maintenance of state highways within the city limits. Maintenance responsibilities for state highways within the corporate city limits are defined by state statute.

The Nebraska Department of Roads (NDOR) is responsible for the maintenance of the highway lanes through a community and the city is responsible for the maintenance of any highway widening including parking, additional thru lanes or left turn lanes.

## **Discussion**

The agreement requires the City to certify that it has completed the maintenance work required by the agreement for the 2008 calendar year.

The NDOR performs snow removal on NE Highway 2, US Highway 281, US Highway 34, and a portion of US Highway 30 from the west city limits to Johnstown Road. The City performs snow removal on US Highway 30 from Johnstown Road through town to the east city limits at Shady Bend Road. The City performs the surface maintenance on all state highways within the city limits. The net result of this exchange of services is a payment by the Nebraska Department of Roads to the City of Grand Island in the amount of \$36,198.30.

## **Alternative Motions**

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

1. Move to approve a resolution authorizing the Mayor to sign the Certificate of Compliance.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

Public Works Administration recommends that the Council pass a resolution authorizing the Mayor to sign the Certificate of Compliance.

## **Sample Motion**

Move to approve the Certificate of Compliance for Maintenance Agreement No. 12.



## CERTIFICATE OF COMPLIANCE

Maintenance Agreement No. 12  
Maintenance Agreement between the Nebraska Department of Roads and the  
Municipality of GRAND ISLAND  
Municipal Extensions in GRAND ISLAND

We hereby certify that all roadway surface maintenance has been accomplished as per terms of the Maintenance Agreement specified above.

As per Section 8d of the Agreement, we are submitting this certificate to District Engineer WESLEY WAHLGREN, Department of Roads, GRAND ISLAND, Nebraska.

ATTEST: \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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*City Clerk*

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*Mayor*

I hereby certify that all roadway snow removal was performed as per the above listed agreement and payment for the same should be made.

---

*District Engineer, Department of Roads*

### For Office Use Only

Agreement No.:	_____
Pay/Bill Code:	_____
Contractor No.:	_____
Amount:	\$ _____

RESOLUTION 2009-8

WHEREAS, each year the City of Grand Island enters into a maintenance agreement with the State of Nebraska Department of Roads with respect to the maintenance of state highways within the corporate limits of Grand Island; and

WHEREAS, the City has complied with all surface maintenance work for the calendar year 2008 in accordance with the agreement; and

WHEREAS, upon receiving the City's Certificate of Compliance, the State will reimburse the City for maintenance work performed.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island has complied with the terms of Maintenance Agreement No. 12 for calendar year 2008; and the Mayor is hereby authorized and directed to execute the Certificate of Compliance for such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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

Attest:

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

Approved as to Form	<input type="checkbox"/> _____
January 7, 2009	<input type="checkbox"/> City Attorney





# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G15**

**#2009-9 - Approving Bid Award for Storm Drainage Project No.  
2009-D-1; Cottonwood Lake Silt Structures**

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

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Approving Bid Award for Storm Drainage Project No. 2009-D-1; Cottonwood Lake Silt Structures

**Item #'s:** G-15

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

## **Background**

Cottonwood Lake is a private lake located west of Harrison Street and south of LaMar Avenue. Cottonwood Lake has been referred to over the years as Joe's Lake or Brach's Lake. Sucks Lake is a public lake located east of Harrison Street and south of the Park Maintenance Building located at 1707 West Oklahoma Avenue. Both lakes are used as detention cells in the city's storm drainage system. Dredging projects for the lakes were reviewed at the August 20<sup>th</sup> City Council Study Session.

### **Sucks Lake Dredging Project**

A grant administered by the Nebraska Game and Parks funded part of the Sucks Lake project. Game & Parks staff required improvements to keep both silt and storm water contaminants out of the lakes. The project included modifications to the storm drainage system and the construction of a detention cell at the east end of the lake to reduce silt and keep storm water contaminants out of Sucks Lake.

### **Cottonwood Lake Dredging Project**

The discussion included the need for modifications to the storm drainage system to prevent future silting of the lake. The Cottonwood Lake project would be a joint project with the Cottonwood Lake Association and City sharing equally in the cost of the dredging project. The city would cover the cost to install controls in the storm drainage system to prevent future silting.

The city participated in the cost of the dredging project on Cottonwood Lake because the lake has been used as a part of the city's storm drainage system since the early 1970's. The use of the lake as a detention cell brought silt into the lake. The association participated in the cost because it is a private lake and some of the silt in the lake was from natural causes.

An agreement with the Cottonwood Lake Association was approved by the council at the August 27, 2002 meeting. At the council meeting the staff was directed to install something in the storm drainage system to keep silt out of the lake. A system for capturing silt would be a future city project.

## **Discussion**

### Cottonwood Lake – Storm Drainage Silt Project

The dredging projects were completed in 2003. The fiscal year 2004 budget included \$20,000 for the structures. A purchase order was prepared for a consultant to study the drainage system up and make a recommendation for a system to keep silt from the storm drainage system out of Cottonwood Lake. The study covered the drainage area between Webb Road and Harrison Street from Stolley Park Road north to 2<sup>nd</sup> Street. Systems to remove silt from the storm water can be expensive to build and hard to maintain. The size and price was also driven up because of the volume of water that might enter the lake during a storm event resulting in a preliminary estimate over \$100,000. The silt structures project was stalled because of the estimated cost and the purchase order to the consultant was cancelled in August of 2008.

The consultant recommended improvements to South Street from Henry Street to Ada Street to reduce silting. City crews regarded and paved the street with asphalt in 2005. Sunrise Express trucking company made improvements to their storm drainage runoff to reduce the silting. The changes allowed the silt project for the Cottonwood Lake to be downsized.

The Engineering Division of the Public Works Department designed a system to capture silt that is more economical to build and easier to maintain. The system consists of 3 manholes with grates and sumps. The design for the manholes will not restrict storm water flows, but will capture silt and trash before it enters Cottonwood Lake. They will require cleaning with a vac-all truck approximately once per month or after significant rainfall events.

Construction of the Cottonwood Lake Silt Structures will fulfill the city's portion of the agreement at a cost of \$25,637.32 and enable the city to collect the Cottonwood Lake Associations cost share for the dredging project of \$41,892.95.

On December 19, 2008 the Engineering Division of the Public Works Department advertised for bids for Cottonwood Lake silt structures.

Two (2) bids were received and opened on January 6, 2009. The Engineering Division of the Public Works Department and the Purchasing Division of the City Attorney's Office reviewed both bids that were received. A summary of the bids is shown below.

<b>Bidder</b>	<b>Exceptions</b>	<b>Total Bid</b>
The Diamond Engineering Company of Grand Island, NE	None	\$25,673.32
General Excavating of Lincoln, NE	None	\$50,588.49

The engineer's estimate for this project was \$28,869.00.

Funds are available in Account No. 10033506-85213.

### **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 bid award to The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$25,673.32.

### **Sample Motion**

Move to approve the bid award.

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



Wes Nespor, Purchasing Agent

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Better Tomorrow, Today*

**BID OPENING**

**BID OPENING DATE:** January 6, 2009 at 11:00 a.m.

**FOR:** Storm Drainage Project No. 2009-D-1

**DEPARTMENT:** Public Works

**ESTIMATE:** \$28,869.00

**FUND/ACCOUNT:** 10033506-85213

**PUBLICATION DATE:** December 19, 2008

**NO. POTENTIAL BIDDERS:** 8

**SUMMARY**

<b>Bidder:</b>	<b><u>The Diamond Engineering Co.</u></b> Grand Island, NE	<b><u>General Excavating</u></b> Lincoln, NE
<b>Bid Security:</b>	Universal Surety Company	Universal Surety Company
<b>Exceptions:</b>	None	None
<b>Total Bid:</b>	<b>\$25,673.32</b>	<b>\$50,588.49</b>

cc: Steve Riehle, Public Works Director  
Dale Shotkoski, City Attorney  
Jeff Pederson, City Administrator

Catrina DeLosh, PW Admin. Assist.  
Wes Nespor, Purchasing Agent  
Ron Underwood, PW Engineer

**P1315**

RESOLUTION 2009-9

WHEREAS, the City of Grand Island invited sealed bids for Storm Drainage Project No. 2009-D-1, Cottonwood Lake Silt Structures, according to plans and specifications on file with the Public Works Department; and

WHEREAS, on January 6, 2009 bids were received, opened, and reviewed; and

WHEREAS, The Diamond Engineering Company of Grand Island, Nebraska submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$25,673.32; and

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, Nebraska in the amount of \$25,673.32 for Storm Drainage Project No. 2009-D-1 is hereby approved as the lowest responsible bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 9, 2009	☐ City Attorney



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G16**

**#2009-10 - Approving Agreement for CDBG 08-ED-009 Grant  
with the Grand Island Area Economic Development Corporation**

Staff Contact: jonik

# **Council Agenda Memo**

**From:** Joni Kuzma, Community Development Administrator

**Meeting:** January 13, 2009

**Subject:** Approving Agreement for CDBG 08-ED-009 Gant with the Grand Island Area Economic Development Corporation

**Item #'s:** G-16

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

## **Background**

In November 2008, the City of Grand Island was awarded a \$75,000 Community Development Block Grant for a short-term economic development/planning grant to formulate a development plan for the re-use of a 1,700 acre military munitions production facility into a regional industrial center. CDBG funds of \$73,750 will be applied to project costs, \$1,250 will be paid to the City for grant administration and fiscal management. Matching funds of \$75,000 have been awarded to the Grand Island Area Economic Development Corporation (GIAEDC) from a Department of Commerce, Economic Development Agency grant. The total project cost is estimated at \$150,000.

The GIAEDC agrees to furnish all equipment, superintendence, transportation, labor and services related to planning activities in a good substantial and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions as listed in the Community Development Block Grant contract #08-ED-009 and in the Scope of Work submitted with the grant application. A previously completed Environmental Review for the Cornhusker Industrial Park (CAAP) has been updated and an analysis of the existing water system and options for sanitary sewer finished.

## **Discussion**

At this time the Council is requested to approve the agreement between the GIAEDC and the City to complete the activities outlined in the Scope of Work for creation of a development plan for re-use of the Cornhusker Industrial Park.



## **Alternatives**

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

1. Move to approve the agreement between the GIAEDC and the City to complete the activities outlined in the Scope of Work for creation of a development plan for re-use of the Cornhusker Industrial Park and authorize the Mayor to sign all related documents.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council approve the agreement between the GIAEDC and the City to complete the activities outlined in the Scope of Work for creation of a development plan for re-use of the Cornhusker Industrial Park and authorize the Mayor to sign all related documents.

## **Sample Motion**

Move to approve the agreement between the GIAEDC and the City to complete the activities outlined in the Scope of Work for creation of a development plan for re-use of the Cornhusker Industrial Park and authorize the Mayor to sign all related documents.

## **EXHIBIT II.A.**

### **SCOPE OF WORK**

Grantee: Grand Island Area Economic Development Corporation (GIAEDC)

Project Number:

The recipient will perform the following activities:

1. Requests for Proposal/qualification process:
  - a. The GIAEDC will competitively solicit an RFP/RFQ from consultants to complete the scope of work.
  - b. The GIAEDC will negotiate with, and contract consultant(s) to perform the duties associated with each task in the scope.
  - c. The GIAEDC will provide EDA a copy of the RFP/RFQ and top qualified consultant for consideration and approval prior to signing the contract.
2. Strengths and Weaknesses / Workforce Analysis
  - a. Asses the GIAEDC area's strengths and weaknesses for the most important economic development characteristics from a professional site selector's viewpoint. The objective will be to identify industries that will find the area most attractive. The consultant will assess economic development characteristics in the area necessary to compete for new jobs, capital investment and new tax base. The assessment will include information on labor cost/availability, labor/management relations, training needs, transportation and utility issues, land use issues and other business costs and conditions.
  - b. Workforce Availability & Quality: A labor availability and quality characteristics assessment will be completed. Key characteristics to be included are: Skills availability, turnover & absenteeism, attitudes – on the job, trainability, basic skills, commutations, productivity, and accuracy among others that may be identified by the consultant.
  - c. Sites: The area will be assessed for competing industrial parks including other surrounding counties. An evaluation of land uses and marketability of key properties from a site selector's viewpoint should be completed. A list of key points and conclusions should be identified.
  - d. Training & Education: Assess training and education capabilities from a selection/relocation perspective. Possible information sources are: Community College, Public training/placement, private employment agencies, and secondary education. Information collected should include: work placement data, training/retraining opportunities, rating

comparisons, cooperation between providers and the business community. A list of key points and conclusions should be completed.

- e. Area Business Climate & Infrastructure: Assess the local business climate in terms of municipal services, government services, permitting and infrastructure and develop a list of key points and conclusions.
- f. Incentives: Assess incentives in the area. Develop a list of key points and conclusions, based upon incentives used in attracting industry in other areas of the region.
- g. Utility Costs: Compare local rates versus other cities in the region for water, sewer, electrical and other utilities.
- h. Transportation & Access: Assess this area from a site selection viewpoint and develop a list of key points and conclusions.
- i. Housing/cost of living: Compare housing and cost of living data in this area with other areas in the region.

### 3. TARGET INDUSTRY ASSESSMENT

- a. Evaluate industry location and growth trends in the region in recent years, in order to determine which type of industries has exhibited recent location/expansion activities.
- b. Conduct a skill needs assessment of identified “high” activity level industry clusters.
- c. Select the “best fit” target industries, which have exhibited the following characteristics:
  - aa. Significant relocation and/or expansion activity as evidenced by actual facilities and strong growth characteristics.
  - bb. Have specific skill needs which match the Grand Island/Hall County skills and training.
  - cc. Exhibit a tendency to locate in areas that are similar to the GIAEDC.
- d. Conduct a supplier/customer analysis for the top targets selected. This will determine additional potential prospect types.
- e. Select industrial targets that would be particularly suited for the CIP site. Document all information and develop key conclusions from this analysis.

#### 4. HIGHEST AND BEST USE EVALUATION

This analysis should include:

- a. Developing viable alternative uses and possible mixed uses
- b. Evaluating market demand
- c. Reviewing competing properties, rents, and sales
- d. Quantifying conversion costs
- e. Creating feasible financial projections and detailed assumptions.
- f. Assessing risk/reward tradeoffs
- g. Preparing key statistical data and supporting narrative information
- h. Developing presentation material, proposals, and reports.

#### 5. SITE DEVELOPMENT PLANNING

Work with engineers and land planners to provide a comprehensive site development plan that incorporates the following essential elements:

- a. A comprehensive physical and operational master plan designed to accommodate industry including: land cost, aesthetics, site readiness, traffic circulation, access roads, permitting, zoning, environmental services, geotechnical services, rail access, storm water, industrial pretreatment, waste treatment and disposal, surveying, construction administration, and utilities.
- b. Compatibility among industrial and other potential operations in the park
- c. Compatibility between all park uses, and existing activities and character of the community
- d. Design controls:
  - aa. Streets designed for trucks and other traffic
  - bb. Lot size minimums
  - cc. Land area, building coverage ratio minimums
  - dd. Architectural control provisions
  - ee. Landscaping provisions
  - ff. Specific use requirements
- e. Openness and park-like character
- f. Harmonious integration into the neighborhood
- g. Zoning to protect surrounding area
- h. Development of park covenants to protect the environment, aesthetics, park users, and compatibility with the community

#### 6. MARKETING PROGRAM AND INCENTIVES ANALYSIS

- a. Determine the marketing and competitive incentive programs that will best promote development of the CIP, and enhance the economic development of the entire area.
- b. Review existing marketing programs and material in the region and state, and provide recommendations, action plans and budgets for the marketing of the CIP
- c. Analysis existing incentive programs in the region and state
- d. Consider potential location or zone specific incentive program (Foreign Trade Zones, Enterprise, and others)
- e. Provide recommendations and action plans for enhancing the existing incentive programs, and establishing new cost-effective incentive programs that will improve the marketability and appeal of the property.

#### 7. BUSINESS PLAN

- a. Evaluate the financial feasibility of developing and sustaining the CIP. Present typical approaches for both development and financing strategies.
- b. Prepare a detailed pro-forma for total and phased build out of the CIP as outlined in the GIAEDC's business plan.
- c. Propose a two year start-up operating budget that accounts for staffing, operating and marketing costs. Budgets should be correlated to viable funding options and availability of capital.
- d. Outline the most promising models for GIAEDC, County, City, and private sector development partnership and funding options.

#### 8. ENVIRONMENTAL REVIEW

Review reports and studies completed by the Army Corp of Engineers and the EPA and provide a detailed report.

#### 9. IMPLEMENTATION OR PHASING PLAN

- a. Propose a phased plan for implementing the steps and achieving the goals identified by the study.
- b. Highlight key action items and important next steps.
- c. Propose a timeframe over which we should measure and anticipate success.

#### 10. REPORTING

- a. Submit a mid-point progress report, draft and final report to EDA addressing the scope of work. The final report will follow the final report guidelines provided by EDA.
- b. May also provide an oral report to EDA staff at the completion of the project.
- c. Document in the report the process in completing the scope of work and point out key elements that can be replicated by others.

## PLANNING SERVICES AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2009, by and between Grand Island Area Economic Development Corporation hereinafter called GIAEDC, and the City of Grand Island, Nebraska, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, the City of Grand Island and GIAEDC applied for grants to fund planning activities for the development of a speculative business/industrial park site near Grand Island; and

WHEREAS, it would be more efficient to have GIAEDC carry out the planning activities set forth in the grant award documents rather than duplicate efforts.

NOW, THEREFORE, in consideration of the mutual agreements herein contained, the parties have agreed and hereby agree, the City for itself and its successors, and the GIAEDC for itself, and its successors, as follows:

ARTICLE I. That the GIAEDC shall furnish all equipment, superintendence, transportation, labor and services related to planning activities in a good substantial and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions as listed in the attached **COMMUNITY DEVELOPMENT BLOCK GRANT CONTRACT NO. 08-ED-009 DATED NOVEMBER 13, 2008** and in the attached **SCOPE OF WORK** as Submitted by the GIAEDC for EDA project funds; said documents forming the agreement and being as fully a part thereof as if repeated verbatim herein, perform, execute, construct and complete all work included in and covered by the City's official award of this agreement to the said GIAEDC, such award being based on the acceptance by the City and the Nebraska Department of Economic Development's approval;

ARTICLE II. That the City will provide Certified Grant Administration and shall facilitate the distribution of grant funds in an amount not to exceed \$75,000 as identified in the contract between the City and the Department of Economic Development for activities outlined in Article I to the GIAEDC for the performance of the work embraced in this agreement and the GIAEDC agrees to hold the City harmless and reimburse the City for any sums the City is obligated to return to the Nebraska Department of Economic Development or for any other claim by any other governmental agency, person, or entity arising out of the failure of GIAEDC to perform the conditions of the contract or failure of the project to meet the CDBG required national objective whether or not the failure to meet the national objective was caused by the act or omission of GIAEDC.

ARTICLE III. The GIAEDC hereby agrees to follow all standards, recordkeeping, and reporting requirements of the applicable Federal and State agencies in performing the grant project including, but not limited to, purchasing goods and services for this project.

ARTICLE IV. That GIAEDC shall start work as soon as possible after the agreement is signed and approved by all necessary parties.

ARTICLE V. GIAEDC agrees to comply with all applicable State fair labor standards in the execution of this agreement. GIAEDC further agrees to comply with the provisions of State law pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this agreement, GIAEDC and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis

of race, color, religion, gender, national origin, age or disability. GIAEDC agrees to comply with all applicable Local, State and Federal rules and regulations.

ARTICLE VI. City Code states that it is unethical for any person to offer, give or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefore. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

IN WITNESS WHEREOF, the parties hereto have executed this Services Agreement as of the date and year first above written.

Grand Island Area Economic Development Corporation

By \_\_\_\_\_

Title \_\_\_\_\_

CITY OF GRAND ISLAND, NEBRASKA,

By \_\_\_\_\_

Margaret Hornady, Mayor

Attest: \_\_\_\_\_

RaNae Edwards, City Clerk

The contract is in due form according to law and is hereby approved.

\_\_\_\_\_  
Wesley D. Nespor, Assistant City Attorney

RESOLUTION 2009-10

WHEREAS, the City of Grand Island, Nebraska, has been awarded a Community Development Block Grant (CDBG) through the Nebraska Department of Economic Development for economic development and planning for the Cornhusker Industrial Park; and

WHEREAS, the City will provide Certified Grant Administration for this CDBG grant project and facilitate the distribution of up to \$75,000 in grant funds to the Grand Island Area Economic Development Corporation (GIAEDC); and

WHEREAS, the Department of Commerce, Economic Development Agency has committed a \$75,000 match to the GIAEDC for a total projected project cost of \$150,000; and

WHEREAS, it would be efficient to have the Grand Island Area Economic Development Corporation carry out the planning activities set forth in the grant award documents rather than duplicate efforts; and

WHEREAS, the GIAEDC agrees to follow all standards, recordkeeping, and reporting requirements of the applicable State and Federal agencies in performing the grant project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island, Nebraska hereby enters into an agreement with the GIAEDC to carry out the economic development planning project for the Cornhusker Industrial Park and the Mayor is hereby authorized and directed to execute such proceedings on behalf of the City of Grand Island for such grant programs.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 7, 2009	☐ City Attorney





# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item G17

**#2009-11 - Approving Certificate of Final Completion for  
Riverway Hike/Bike Trail Construction Observation**

Staff Contact: Steve Paustian

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Certificate of Final Completion-Riverway Hike/Bike Trail Construction Observation

**Item #'s:** G-17

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

## **Background**

A contract was entered into with Olsson Associates on September 11, 2007 to construct the Riverway Hike/Bike Trail.

## **Discussion**

All work associated with this contract has been completed and it is appropriate at this time to close out the contract.

## **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 certificate of final completion and make final payment to Olsson Associates in the amount of \$1,297.27.

### **Sample Motion**

Move to close out the contract with Olsson Associates and make final payment in the amount of \$1,297.27 to Olsson Associates for the engineering observation of the Riverway Hike/Bike Trail.

**CERTIFICATE OF FINAL COMPLETION AND ACCEPTANCE**

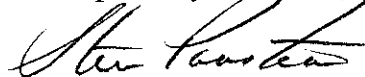
**RIVERWAY HIKE/BIKE TRAIL  
CONSTRUCTION OBSERVATION  
PROJECT STPB 40-(53) C.N. 42428**

**CITY OF GRAND ISLAND, NEBRASKA  
JANUARY 13, 2009**

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

This is to certify that the Riverway Hike/Bike Trail Construction Observation has been fully completed by **Olsson Associates** of Grand Island, NE under contract dated **September 11, 2007**. The scope of the project was decreased by \$809.52. All other work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans, and the specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by the Parks and Recreation Director in accordance with the provisions of the terms of the above said contract.

Respectfully submitted,



Steve Paustian  
Parks & Recreation Director

---

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

I hereby recommend that the Certificate of Final Completion and Acceptance be approved and warrants issued from Account No. 40044450-90031 to **Olsson Associates** in the final payment amount of **\$1,297.27**.

Respectfully submitted,

Margaret Hornady  
Mayor

RESOLUTION 2009-11

WHEREAS, the Parks and Recreation Director of the City of Grand Island has issued his Certificate of Final Completion for the Riverway Hike/Bike Trail Construction Observation, certifying that Olsson Associates of Grand Island, Nebraska, under contract dated September 11, 2007, has completed such project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the Parks and Recreation Director recommends the acceptance of the final completion; and

WHEREAS, the Mayor concurs in the Parks and Recreation Director's recommendation.

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

1. The Parks and Recreation Director's Certificate of Final Completion for Riverway Hike/Bike Trail Construction Observation is hereby confirmed.
2. That a warrant be issued from Account No. 40044450-90031 in the total amount of \$1,297.27 payable to Olsson Associates for the final amount due the contractor.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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Margaret Hornady, Mayor

Attest:

---

RaNae Edwards, City Clerk



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item G18**

**#2009-12 - Approving Lease Addendum for Storage Space at  
CAAP with the Nebraska State Patrol**

**Staff Contact: Steve Paustian**

# **Council Agenda Memo**

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

**Meeting:** January 13, 2009

**Subject:** Modifying Lease to Nebraska State Patrol for Building A-30 at Cornhusker Army Ammunition Plant.

**Item #'s:** G-18

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

## **Background**

On May 22, 2001, City Council approved the leasing of several buildings at the former Cornhusker Army Ammunition Plant pursuant to the provisions of Resolution 2001-132. The leases were approved. One lease was with the Nebraska State Patrol. The City has received a request for a two year extension of the existing lease.

## **Discussion**

The existing lease has worked for both parties. A two year extension of the lease is appropriate.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve the resolution approving the existing lease for building A-30 for a two year period.

## **Sample Motion**

Move to approve the resolution authorizing the City to extend the lease for a two year period for Building A-30 to the State of Nebraska, Department of Administrative Services.



STATE OF NEBRASKA  
LEASE ADDENDUM  
CA-65971364

The Lease Agreement and subsequent Addenda (CA-65971364) between the City of Grand Island (Lessor) and the Department of Administrative Services, State Building Division (Lessee) on behalf of the Nebraska State Patrol (Tenant Agency) for storage space described below is herein extended:

Hall County, Cornhusker Army Ammunition Plant Site  
Grand Island, Nebraska 68801

Lessor, Lessee and Tenant Agency hereby agree that said Lease shall be extended for two (2) years commencing **May 1, 2009** and expiring **April 30, 2011** at an annual rental rate of \$500.00 to be paid annually in the amount of \$500.00.

All other terms and conditions of the original Lease Agreement and subsequent Addenda shall remain the same and are hereby ratified and confirmed.

**APPROVED:**

**LESSOR**

\_\_\_\_\_  
Authorized Representative  
City of Grand Island

\_\_\_\_\_  
Date

On this \_\_\_ day of \_\_, 20\_\_\_\_, before me, the undersigned Notary Public in and for said County and State, personally appeared \_\_\_\_\_, of \_\_\_\_\_, known to be the identical person herein named and who executed the foregoing instrument and acknowledged that he/she voluntary deed and act.

\_\_\_\_\_  
Notary Public

**LESSEE**

\_\_\_\_\_  
Director, Administrative Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Administrator, AS – State Building Division

\_\_\_\_\_  
Date

State Building Division - Jeffrey L. Jensen, Administrator

Executive Building, Suite 500. 521 South 14th Street, Lincoln, Nebraska 68508-2707. Phone: 402-471-3191 Fax: 402-471-0403

An Equal Opportunity/Affirmative Action Employer

RESOLUTION 2009-12

WHEREAS, the City of Grand Island is the owner of an approximately 420 acre tract of land at the former Cornhusker Army Ammunition Plant, which has several buildings which were leased by the US Army Corp of Engineers during their ownership of the property; and

WHEREAS, on April 24, 2007, the City Council approved the lease of the Nebraska State Patrol for the rental of a storage unit, which will terminate on April 30, 2009; and

WHEREAS, the Nebraska State Patrol has requested that their lease be extended to April 30, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Lease of the Nebraska State Patrol at the former Cornhusker Army Ammunition Plant is hereby authorized to be renewed for an additional two (2) years.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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

Attest:

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



# **City of Grand Island**

**Tuesday, January 13, 2009**

**Council Session**

## **Item H1**

**Consideration of Referring Blighted and Substandard Study for  
Proposed CRA Area #8 to the Regional Planning Commission**

**Staff Contact: Chad Nabitv**

# **Council Agenda Memo**

**From:** Chad Nabity, AICP

**Meeting:** January 13, 2009

**Subject:** Blighted and Substandard Study for CRA Area #8

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

**Presenter(s):** Chad Nabity, Director Grand Island CRA

## **Background**

Earlier you received a copy of a Substandard and Blight Study as prepared by Stahr & Associates, Inc. entitled "Blighted and Substandard Area Determination Analysis: Community Redevelopment Authority Analysis Area No. 8 Grand Island, Nebraska". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #8. The study as prepared and submitted indicates that this property could be considered substandard and blighted.

The decision on whether to declare an area substandard and blighted is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission.

The question before Council is whether to send the Study to the Planning Commission for their review and feedback or not to send the Study to the Planning Commission. If the item is not sent to the Planning Commission the Council cannot declare the area substandard and blighted. The Planning Commission will meet on February 4<sup>th</sup> and would have a recommendation ready for the February 24<sup>th</sup> Council meeting.

Once an area has been declared substandard and blighted the CRA can accept redevelopment proposals for the area that most likely will include an application for Tax Increment Financing. The decision to declare an area blighted and substandard is a policy decision made by the City Council. If Council decides to declare an area blighted and substandard they should expect and even encourage redevelopment projects; including those that come forward requesting financial assistance through the use of Tax Increment Financing.

## **Discussion**

The public hearing and action item tonight relate to the Study for proposed CRA Area #8 including the area of Indian Acres Subdivision and Copper Creek Estates west and south of Shoemaker School in northwest Grand Island. The study was prepared for 234.4 acres all of which are in the Grand Island City Limits.

Wes Nespor, Assistant City Attorney has reviewed the Nebraska Statutes and case law pertaining to the declaration of property as blighted and substandard. His comments on this application are as follows:

The statutory procedures for accomplishing blight relief include the following steps: (1) the identification of a community redevelopment area consisting of portions of a city declared to be substandard or blighted in accordance with statutory definitions and in need of redevelopment, (2) the formulation of a redevelopment plan for such area or a redevelopment project within such area, and (3) the implementation of the redevelopment plan through various means including acquisition, sale, leasing, and contracting for redevelopment. Nebraska Revised State Statutes (NRSS) 18-2103, 18-2107, and 18-2109.

Under this statutory scheme, a private development project would be eligible for tax increment financing only if it is included within an area which has previously been declared blighted or substandard and is in furtherance of an existing redevelopment plan for that area. The declaration of property as blighted or substandard is not simply a formality which must be met in order to assist a private developer with tax increment financing; it is the recognition of a specific public purpose which justifies the expenditure of public funds for redevelopment. See *Monarch Chemical Works, Inc. v. City of Omaha*, [203 Neb. 33](#), 277 N.W.2d 423 (1979), *Fitzke v. Hastings*, 255 NEB 46 (1998)

At this point, Council is only considering point 1 of Mr. Nespor's opinion. According to NRSS §18-2109, it is clear that the City Council must send the Study to the Planning Commission prior to declaring the property substandard and blighted. If Council wishes to consider a declaration of substandard and blight City Administration is recommending that the City Council ask the Planning Commission to:

1. review the study as presented,
2. take testimony from interested parties about the substandard and blight designation,
3. make findings fact, relative to the questions below and any others Council has with reference to the this request, based on the information and testimony presented and,
4. include those findings of fact as part of their recommendation to Council in regard to this request.

### **Recommend Questions for Planning Commission**

- Does this property meet the requirements to be considered blighted and substandard? One substandard condition and one blight condition is enough to support the declaration. Identify those conditions as findings of fact. The conditions can be identified from the study. (Definitions of substandard and blighted conditions per NRSS §18-2103)
- The blight study as presented includes a substantial amount of undeveloped property. Is it necessary to include this property within the blight and substandard area to effectively redevelop the other sites? (Fitzke v. Hastings)
- Is it reasonably necessary to use tax money either through TIF or other means to redevelop the area?
- Should additional property be included within this study area?
- Should less property be included within this study area?
- Is this property substantially different than similar properties on the urban fringe of the community?

The Planning Commission recommendation should be done at the first available opportunity, as the Planning Commission has 30 days to respond to Council's request for a recommendation.

### **Alternatives**

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

1. Move to forward the Study to the Planning Commission for their recommendation with the specific questions listed above.  
*This will result in the Planning Commission holding a hearing and considering the study at their meeting in February. Council would then hold a public hearing and consider a resolution to declare the area blighted and substandard.*
2. Move to not forward the Study to the Planning Commission for their recommendation  
*This would indicate that Council has no desire to declare this property blighted and substandard or that council does not believe more intervention is necessary to facilitate development/redevelopment than is provided by the standard police powers (zoning and subdivision regulations, nuisance/code compliance regulations) already available.*

3. Refer the issue to a Committee  
*Council may wish to refer this issue to a committee to determine set guidelines for the creation of new blighted and substandard areas. This could be done even with action on this item.*
4. Postpone the issue to future date  
*If Council feels that they need additional information before referring this item to the Planning Commission this would be an appropriate action. The additional information needed should be specified so that staff and the applicant can provide it in a timely manner.*
5. Take no action on the issue  
*This does not give the developer an answer about making a declaration on this property but would indicate that Council has no desire to declare this property blighted and substandard or that council does not believe more intervention is necessary to facilitate development/redevelopment than is provided by the standard police powers (zoning and subdivision regulations, nuisance/code compliance regulations) already available.*

### **Recommendation**

Staff recommends that the Council forward the Study to the Planning Commission for their recommendation with the specific questions listed above **if** Council wishes to consider declaring this area blighted and substandard and eligible for tax increment financing.

### **Sample Motion**

Move to forward the Study to the Planning Commission for their recommendation with the specific questions listed above.

COMMUNITY REDEVELOPMENT AUTHORITY ANALYSIS AREA NO. 8

## GRAND ISLAND, NEBRASKA



# STAHR & ASSOCIATES, INC.

## County and Community Planning

Economic Development Consultants

1512 Road 13  
York, Nebraska 68467

Telephone: (402) 362-2526

Fax: (402) 362-2526

E-Mail: [ostahr@hotmail.com](mailto:ostahr@hotmail.com)



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## **Purpose of this Analysis**

The purpose of this analysis is to identify and determine if an area within the City of Grand Island, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section 18-2103.

A field survey of an area within the City of Grand Island was conducted in October 2008 to determine if this area, in fact, has experienced structure and site deterioration or if the area is experiencing other negative influences which decrease the potential for redevelopment or new development. The boundaries of this area are indicated in Figure 1 and described in Appendix A. The following report describes this Analysis Area in detail, as well as, specifying the methods and procedures used to determine if this Area should be declared blighted and substandard under the Nebraska Community Development Law.

## **Definitions**

The following are the specific definitions of "substandard" and "blighted" according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

### **Substandard Area Definition**

Under the above referenced Nebraska Statute, a substandard area is an area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of:

- dilapidation / deterioration,
- age or obsolescence,
- inadequate provision for ventilation, light, air, sanitation or open spaces,
- high density of population or overcrowding,
- the existence of conditions which endanger life or property by fire and other causes, or
- any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals and welfare of the residents of the community.

### **Blighted Area Definition**

Section 18-2103 of the Nebraska Revised Statutes indicates that a blighted area shall mean an area, which by reason of the presence of:

- a substantial number of deteriorated or deteriorating structures,
- existence of defective or inadequate street layout,
- faulty lot layout in relation to size, adequacy, accessibility or usefulness,
- unsanitary or unsafe conditions,
- deterioration of site or other improvements,
- diversity of ownership,
- tax or special assessment delinquency exceeding the fair value of the land,
- defective or unusual conditions of title,



■ ANALYSIS AREA BOUNDARIES

FIGURE 1  
**ANALYSIS AREA**  
**Grand Island, Nebraska**

**STAHR & ASSOCIATES, INC.**

Community & County Planning - Economic Development Consultants

1512 Road 13  
 York, Nebraska 68467

Telephone (402)362-2526  
 Fax (402)362-2526  
 E-Mail [ostahr@hotmail.com](mailto:ostahr@hotmail.com)



- 
- improper subdivision or obsolete platting,
  - the existence of conditions which endanger the life or property by fire and other causes, or any combination of such factors which substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and in which there is at least one of the following present:
    - unemployment in the designated area is at least one hundred twenty percent of the State of National average,
    - the average age of the structures in the area is at least forty years old or older,
    - more than one-half of the platted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time,
    - the per capita income of the area is lower than the average per capita income of the municipality in which the area is designated, or
    - the area has had either a stable or decreasing population based on the last two decennial censuses.

### **Analysis Approach**

The approach and methodology utilized by Stahr & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements and unsanitary or unsafe conditions were developed through field surveys on a structure by structure basis or through collection of data on a unit by unit basis available from public records at the Hall County Courthouse. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse records on all property within the analysis area, now referred to as CRA Analysis Area No. 8. This analysis also utilized two guideposts in the investigation of blighted or substandard conditions. These included:

### **Additional Public Intervention Necessary**

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statute, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area. Specifically, Section 18-2012 of the Nebraska Community Development Law states that a determination shall be made that the conditions existing in any such substandard and blighted area are beyond remedy and control solely by regulatory process in the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided under the Community Development Law.

## Substandard or Blighted Factor Distribution

This analysis was conducted on the basis that the substandard or blighting conditions, as defined in the Statute, must be reasonably distributed within any area that is determined to be substandard or blighted. This basic distribution factor, used as a control factor in determining the extent of any substandard or blighted area, assures that areas or neighborhoods which are in good condition are not determined to be substandard or blighted due to proximity to areas which are to be substandard or blighted.

## Existing Land Use

The land uses that now exist within the Analysis Area are depicted on Figure 2, consist of land uses which can be placed in three categories, including:

- Residential (single-family, mobile home and manufactured homes)
- Public streets and alleys
- Vacant / undeveloped land

**Table 1**  
**EXISTING LAND USE – CRA ANALYSIS AREA No. 8**  
**Grand Island, Nebraska**

LAND USE CATEGORY	CRA ANALYSIS AREA NO. 8	
	AREA (ACRES)*	PERCENT OF TOTAL AREA
Residential	63.9	27.3%
Street / Alley Rights-of-Way	25.9	11.0%
Vacant / Undeveloped Land	144.6	61.7%
<b>TOTAL</b>	<b>234.4</b>	<b>100.0%</b>

Source: Stahr & Associates, Inc., (2008)

\* Existing land use acreage totals are tabulated based upon scaled plat maps and field surveys

The land uses indicated for the Analysis Area on Figure 2 are analyzed further in Table 1. The data detail the breakdown of land uses within this Analysis Area, as well as the total acreage within this Analysis Area.

As indicated in Table 1, the largest land use in this Analysis Area is that of vacant and undeveloped land. This undeveloped land comprises a total of 144.58 acres, or 61.7% of the Analysis Area. This is the area that is expected to develop and redevelop during the next several years. It is located along south side of Old Potash Highway, in the west central edge of the City of Grand Island.

The second largest land use in this Analysis Area is that of residential. This use comprises a total of 63.9 acres, or 27.3% of the Analysis Area. Residential uses consist of single-family dwellings, mobile homes and manufactured homes.





#### LAND USE LEGEND

- Residential
- Commercial
- Public & Semi-Public
- Vacant / Agricultural

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**FIGURE 2**  
**EXISTING LAND USE**  
ANALYSIS AREA No. 8  
**Grand Island, Nebraska**

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The smallest land use within this Analysis Area is Public street rights-of-way. The street pattern in the Analysis Area consists primarily of a square to rectangular grid system. This system is relatively inefficient and typically is one of the larger land uses within an Analysis Area. However, in this case, due to the amount of undeveloped land without streets, it comprises 25.9 acres or only 11.0% of the Analysis Area.

### **Current Zoning within the Analysis Area**

Although not included in the statutory list of factors which may contribute to blight or result in substandard conditions in an urban area, local zoning regulations may contribute to further blighting or retention of substandard conditions if such zoning is inconsistent with the demands of the land use marketplace or such zoning discourages redevelopment or improvement of existing built-up areas. For these reasons an evaluation of the consistency of the land uses present in the Analysis Area with the current zoning districts and regulations applied to land in the Analysis Area was conducted.

Land use within the Analysis Area is regulated through zoning districts established by the City of Grand Island. The City of Grand Island has established and applied 3 zoning districts to this Area as depicted on Figure 3. These zoning districts include the:

- TA Transitional Agricultural Zoning District,
- LLR Large Lot Residential Zoning District
- M Manufactured Home Overlay Zone
- R2 Lower Density Residential Zoning District

An analysis of the consistency of the existing land use with the applicable zoning and the appropriateness of the zoning district applications and regulations as they relate to encouraging or minimizing blighting conditions indicates that the current zoning districts applied to the land within the Analysis Area reflects the land uses in place and the residential character of the Area. The district regulations allow a variety of housing types which is also consistent with the Area. The existing zoning is thus not a factor which could contribute to substandard or blighted conditions in this Analysis Area.

## **Analysis of Substandard Factors**

### **1. Dilapidation/Deterioration of Structures**

The determination and rating of building structure conditions is a major part of any substandard area determination. Therefore the system utilized for classifying the conditions is a major part of any substandard area determination. The system utilized for classifying the conditions of buildings and structures must be based upon established and consistent criteria. Stahr & Associates, Inc. utilized a field survey method for evaluating the exterior conditions and to identify and classify building sites and other localized environmental conditions or deficiencies of all structures within the Analysis Areas.



All data regarding each structure was dated and recorded on a Structure / Site / Infrastructure Survey Form. This form was utilized not only to record the data collected for later evaluation, but to assure that similar data for each structure was evaluated. (See Structure / Site / Infrastructure Survey Form, Appendix B).

During the field survey, each component of each structure in the Analysis Area was examined to determine whether it was in sound condition or had minor, major or critical defects. Two types of building components were evaluated. These included:

- **Major Components**  
These components include the basic structural elements of any building; the foundation walls, load bearing walls and columns and roof structure.
- **Minor Components**  
These components include the necessary secondary elements of any building; the wall surfaces and condition, paint or wall covering condition, the roof condition, windows, doors, porches, steps and stairways, fire escapes, chimneys and vents, gutters and downspouts, etc. Both the major and minor components were evaluated and ranked in one of four categories and each category was assigned a numerical value as follows:

<u>Ranking Category</u>	<u>Numerical Value</u>
No Problems	1
Minor Problems	2
Major Problems	3
Critical Problems	4

The numerical rankings of each major and minor component were then combined to generate an overall building condition evaluation comprised of five categories as follows:

<u>Major Component Numerical Ranking</u>	<u>Minor Component Numerical Ranking</u>	<u>Combined Numerical Ranking</u>	<u>Overall Building Condition</u>
2 or less	6 or less	8 or less	Sound
3 – 5	7 – 8	10 – 13	Minor Deficiencies
6 – 7	9 – 17	14 – 24	Major Deficiencies
7 – 9	18 – 19	25 – 29	Substandard
10 or more	20 or more	30 or more	Dilapidated

The overall building conditions are defined as follows:

**SOUND:** A sound building is one that has been and can be kept in good condition with normal maintenance. A sound building has no major component defects, no minor component defects ranked as major or critical or with major deficiencies, but may have up to three minor components ranked as having minor defects.

**MINOR DEFICIENT:** Buildings ranked as deficient are those that require only minor repairs, which have not more than one major component defect that is minor in nature, which has not more than one minor component defect that is ranked as major in nature, nor more than three minor component defects ranked as minor in nature.

**MAJOR DEFICIENT (DETERIORATING):** Buildings ranked as deficient are buildings that require major repairs, which have not more than one major component ranked as critical or not more than two ranked as having deficiencies that are major in nature, nor more than five minor component defects ranked as major in nature.

**SUBSTANDARD:** A structurally substandard building contains defects which are so serious and so extensive that the building may not be economically repairable. Buildings classified as substandard have not more than two major component defects ranked as critical or major in nature, nor more than four minor component defects ranked as critical.

**DILAPIDATED:** A dilapidated building contains such a combination of serious defects that there is no question that the building is uninhabitable and should be razed. All major components of a dilapidated building have defects that are major or critical in nature or a combination of less serious major component defects together with at least four minor component defects that are ranked as critical in nature.

#### Field Survey Results

As indicated in Table 2, the field survey of exterior building conditions in this Analysis Area indicates the following:

**Table 2**  
**EXISTING LAND USE – CRA ANALYSIS AREA No. 8**  
**Grand Island, Nebraska**

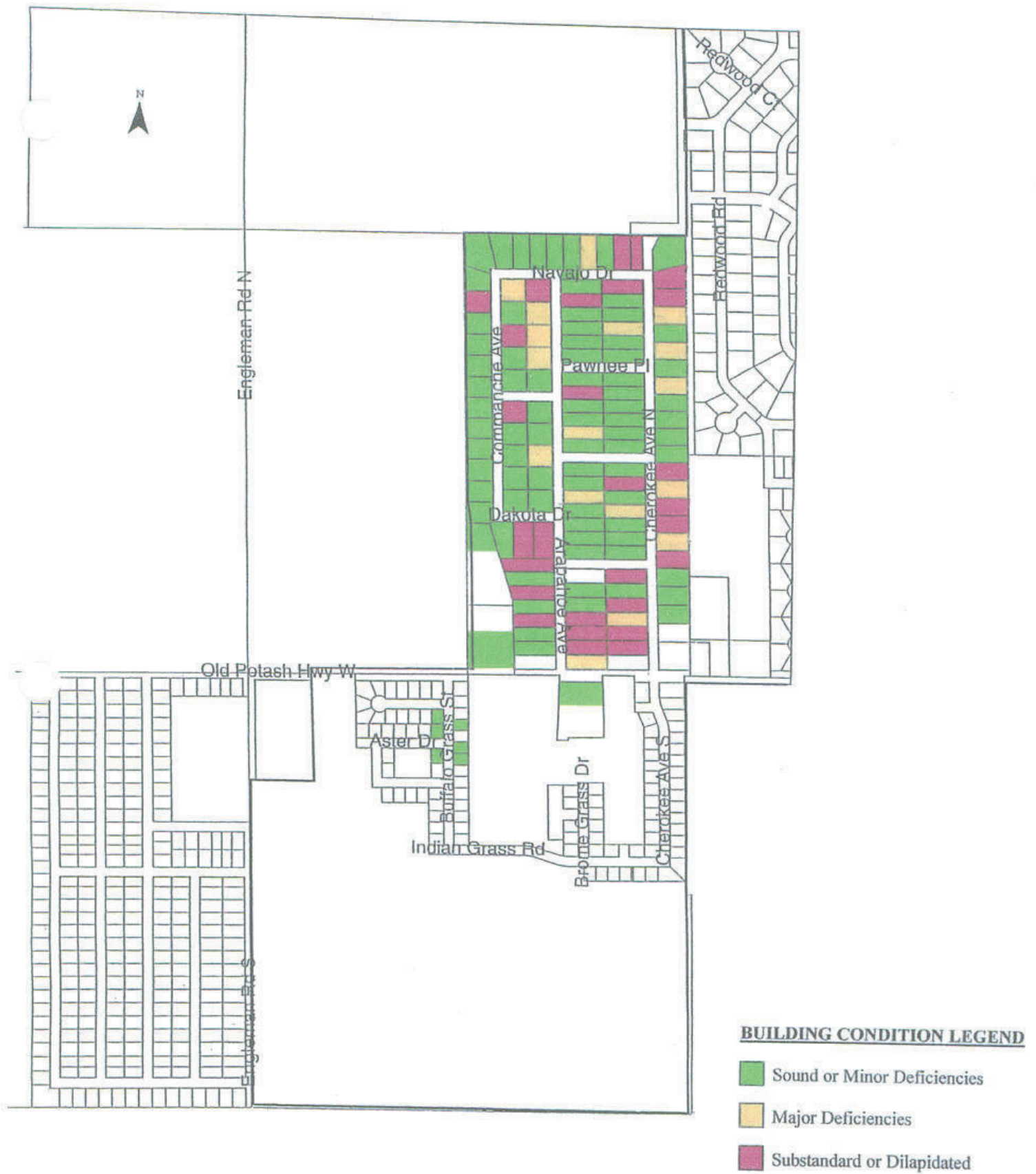
BUILDING TYPE	SOUND	DEFICIENT (MINOR)	DEFICIENT (MAJOR)	SUBSTANDARD	DILAPIDATED	TOTAL BUILDINGS	TOTAL SUBSTANDARD BUILDINGS	%
Residential	72	16	17	13	11	129	41	31.8%
Outbuildings	57	37	22	13	12	141	47	33.3%
<b>TOTAL</b>	<b>129</b>	<b>53</b>	<b>39</b>	<b>26</b>	<b>23</b>	<b>270</b>	<b>88</b>	<b>32.6%</b>

Source: Stahr & Associates, Inc., (2008)

- 88 out of 129 primary structures in the Analysis Area are classified as being in sound condition or as having only minor defects. The additional outbuilding analysis indicates that 94 out of 141 outbuilding structures are in sound condition or have only minor defects.
- 17 out of 129 primary structures in the Analysis Area are classified as deteriorating because of having major deficiencies or major component defects. The outbuilding analysis indicated that 22 outbuildings are classified as having major defects within the Area.
- 13 of the 129 primary structures and 13 outbuilding structures in this Analysis Area are classified as substandard are probably beyond economically feasible rehabilitation. In addition, 11 primary structure and 12 outbuildings are classified as dilapidated and uninhabitable.
- Combined, 88 of the total 270 structures, or nearly 32.6% of all structures in this Analysis Area, are classified, in accordance with the Nebraska Community Development Law, as being deteriorated, substandard or dilapidated.

As indicated on Figure 3, the structures with major deficiencies or in worse condition are distributed throughout the central and northern portions of this Analysis Area. This distribution of substandard / obsolete structures is an indication that this Area is experiencing deterioration. The location of older and deteriorating structures within this Area significantly diminishes the marketability of property, as well as, redevelopment potential throughout the Area and, as a result, is a factor contributing to the substandard conditions within the Analysis Area.





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**FIGURE 3**  
**EXTERIOR BUILDING CONDITIONS**  
ANALYSIS AREA No. 8  
**Grand Island, Nebraska**

### **Conclusion:**

The results of the field survey of exterior building conditions indicate that there a number of structures that have major deficiencies or are in substandard condition and probably cannot be economically rehabilitated. Nearly 1 in every 3 structures within this Analysis Area can be classified by the Nebraska Community Development Law as being substandard. The existence of this level of substandard structures constitutes a substantial presence of substandard conditions in this Analysis Area.

### **2. Age or Obsolescence**

As presented in Table 3, observations made and data collected with regard to age of structures indicates the following:

**Table 3**  
**AGE OF STRUCTURES – CRA ANALYSIS AREA No. 8**  
**Grand Island, Nebraska**

BUILDING TYPE	NEW TO 1 YEAR	1 - 5 YEARS	6 - 10 YEARS	11 - 20 YEARS	21 - 40 YEARS	41 YEARS OR OLDER	TOTAL STRUCTURES	PERCENT OVER 40 YEARS OLD
Residential	6	7	9	16	75	16	129	11.7%
Outbuildings	2	6	14	36	48	35	141	24.8%
<b>TOTAL</b>	<b>8</b>	<b>13</b>	<b>23</b>	<b>52</b>	<b>123</b>	<b>51</b>	<b>270</b>	<b>18.9%</b>

Source: Stahr & Associates, Inc., (2008)

- Survey results indicate that 91 primary structures and 83 outbuilding structures were constructed over 20 years ago. Of this total, 16 primary structures and 35 outbuildings were constructed over 40 years ago. In the Analysis Area a total of 51 structures out of 270 total structures, or 18.9%, are 40 plus years old.
- Analysis of the Hall County Assessors assessment records for each parcel in this Analysis Area indicated that over 83% of the structures in the 21 - 40 age group were at least 37 years old. The housing in this Area is rapidly aging.

### **Conclusion:**

The findings of the field survey and analysis and interpretation of the resulting data indicates that 18.9% of all the structures in the Analysis Area are in excess of 40 years old. In order for an area to be designated substandard, the law specifies that there must be a predominance of older structures. In this analysis the word predominance is defined as meaning "most frequent" or "a majority". In accordance with this definition, structures which are in excess of 40 years old are not in the majority of this Area, thus this Area cannot, at this time, be considered to be substandard by reasons of structure age and / or obsolescence.

### **3. Inadequate Provisions for Ventilation, Light, Air, Sanitation or Open Space**

During the field survey conducted to determine building conditions, building and lot conditions were also evaluated with regard to factors that present on-going negative conditions or impacts and thus contribute to the physical decline of any developed urban area. The lack of adequate ventilation, sun light, clean air, proper



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sanitation facilities and open space can be a contributing factor to the decline of any urban area and the presence of any or all of these in reasonable numbers or intensity is considered, under Nebraska Community Development Law, to contribute to the substandard character of any urban area.

The survey did not reveal any appreciable problems with ventilation of structures or where the size of the building on the lot and / or the small lot size itself did contribute to situations where there is a lack of sunlight and lack of open space. There was adequate front and side yards according to adopted zoning regulations.

As documented later in this report, the northern portion of this Analysis Area does have some substantial problems relative to sanitation. There are a number of instances in the northern portion of this Analysis Area where poor surface drainage results in areas of standing, stagnant water. This ponding of water can become a health hazard for area residents due to infestation of mosquitoes during the warmer months.

#### **Conclusion:**

The field investigation documented that there are not any properties within the Analysis Area where the lack of adequate provisions for ventilation, light, air or open space contribute to the substandard factors of the Analysis Area. However, the severity of the problem with poor surface drainage and the ponding of water is a factor that contributes to substandard conditions in this Analysis Area.

#### **4. Existence of Conditions which Endanger Life or Property by Fire or other Causes**

The field survey indicated that there are several conditions which endanger life or property to varying degrees within the Analysis Areas. These include:

- There are 34 instances in the Analysis Area where various amounts of combustible items are stored or where there are junk, debris or waste tires stored very near or against the walls of the primary building on the lot. The presence of this combustible material, junk and debris constitutes a substantial fire hazard which could endanger both life and property.
- The analysis of the average age of structures within the Analysis Area indicates that 174 of the 270, or over 64% of all structures in the Area are in excess of 20 years old. Also, 69 of the 129, or 53% of the primary structures are either mobile or manufactured homes that are 20 years old. These types of structures and their age are by nature highly flammable, and along with the presence of large amounts of junk and debris create a fire hazard.

#### **Conclusion:**

A number of conditions which endanger life or property through fire or other causes, do now exist in this Analysis Area. These conditions are sufficient in number and distribution to be a contributing factor to a blighted designation.

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**5. Any Combination of Factors which are conducive to Ill Health, Transmission of Disease, Infant Mortality, Juvenile Delinquency and Crime, and is Detrimental to the Public Health, Safety, Morals or Welfare**

The above listed factors indicate substandard conditions that do exist in the Analysis Areas. These conditions also present a real potential for detrimental effects on the safety and health of the citizens residing within the Analysis Areas when two or more of the substandard conditions occur in the Area. An evaluation of the various combinations of substandard conditions listed above produced the following findings.

The combination of older housing, type of housing and a high percentage of junk or debris present within the Area (all factors listed above), combine to create negative factors that are detrimental to the public health, safety, morals and welfare of the citizens residing within this Analysis Area:

- The combination of the presence of flammable junk and debris create a fire-spreading hazard resulting in possible property loss and endangerment of life.
- The presence of older housing, the significant numbers of either mobile or manufactured homes and the presence of large amounts of junk increases the risk of fire spreading from one structure to another again resulting in possible property loss and endangerment of life.
- The presence of junk and debris on the lots not only create potential fire hazards, but also create unsanitary conditions, as well as, diminishes the overall physical appearance of the Area. In addition, this combined with the fact that rats and other vermin frequently utilize these areas for breeding grounds; all conditions that are detrimental to the health and welfare of the citizens.

**Conclusion:**

The combination of these types of substandard factors throughout the Analysis Area significantly effects the local population working and residing in this Area. The level of impacted population is sufficient to conclude that this combination of negative factors is in and of itself a contributing factor to a blighted and substandard designation.



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## **Analysis of Blight Factors**

### **1. Presence of a Substantial Number of Deteriorated or Deteriorating Structures**

As presented in the previous evaluation of the "Substandard Factors", a total of 88 of the 270 primary and accessory buildings in the Analysis Area are judged to be in deteriorating or worse condition. These deteriorating buildings represent over 32% of all structures in the Analysis Area.

#### **Conclusion:**

The presence of over 1 substandard structure for every 3 structures in the Analysis Area indicates that deteriorating and deteriorated structures represent a reasonable number of the total structures in the Analysis Area. This level of substandard structures is a contributing condition of blight.

### **2. Existence of Defective or Inadequate Street Layout**

The street pattern in the Analysis Area consists primarily of a network of arterials, collectors and local streets that provide access to locations throughout the area. The street system in the Analysis Area, for the most part, is a typical grid pattern that provides reasonable access to individual properties.

#### **Conclusion:**

The Analysis Area does not have inadequacies in the form of traffic movement capabilities and real property access. Defective or inadequate street layout thus cannot be considered a factor contributing to blighted conditions in this Area.

### **3. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness**

The field survey, combined with investigations of property ownership and plat maps indicate that few problems exist relative to lot layout, lot size, adequacy, accessibility or usefulness within the Analysis Area. Those problems that do exist with regard to faulty lot layout are limited. There are two large lots on the north side of Old Potash Highway and west of Dale Roush Second Subdivision in which further subdivision will be difficult due to lack of accessibility.

#### **Conclusion:**

Although there are a limited number of problems associated with faulty lot layout and usefulness within this Analysis Area, the problems that currently exist, indicated above, should be considered only a limited factor contributing to blighted conditions in this Analysis Area.

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#### **4. Unsanitary and Unsafe Conditions**

As stated previously in the analysis of "substandard" factors, there are several instances within the Analysis Areas where unsanitary and unsafe conditions exist. These include:

- The 34 instances in the Analysis Area where various amounts of combustible items are stored or where there are junk, debris or waste tires stored very near or against the walls of the primary building on the lot. The presence of this combustible material, junk and debris constitutes a substantial fire hazard which creates unsafe conditions within the Area.
- The average age of residential structures within the Analysis Area indicate that over 62% of such structures in the Area are in excess of 20 years old and the field survey indicates that most of these structures are either mobile or manufactured homes. These types of structures are by nature highly flammable.
- The existence of W. Old Potash Road, an arterial street, crossing through the center of the Analysis Area, presents a safety hazard for pedestrians and traffic along this road. The lack of sidewalks contributes to the increased risk for pedestrians along this road.
- Nearly all sites within the Analysis Area do not have sidewalks. The lack of sidewalks contributes to the increased risk for pedestrians throughout the Analysis Area, as pedestrians must use the streets/roads to move from one portion of the Area to another.
- The existence of large amounts of junk and / or debris in this area presents a significant fire hazard, in that a fire can spread easily from one structure to another. This creates unsafe conditions within the Area. In addition, the presence of junk and debris can create breeding ground for rats and other vermin that would result in unsanitary conditions within the Analysis Area.
- Over 13% of the lots within the Analysis Area have some type of drainage problem. This can become problematic as winter snow falls and / or melts or as spring and summer rains fall resulting in situations that disallow easy access to personal property within the Area. In addition, ponding water often becomes a health hazard with the infestation of mosquitoes during the warmer months.

#### **Conclusion:**

There are numerous instances in the Analysis Area where unsanitary and unsafe conditions exist. These conditions do contribute to the unattractiveness of the Area and can thus be considered a major contributing factor to a blighted condition.

#### **5. Deterioration of Site and Other Improvements**

The field survey also included an evaluation of the condition of site improvements including: street surface conditions, curbs and gutters, street width adequacy, sidewalks, driveways, and off-street parking facilities, fencing and drainage facilities. The data presented in Table 4 document the present condition of these improvements in the Analysis Areas. The lack of or deterioration of site improvements include:

- All of the primary structures have off-street parking. However, 89 of the 129, or nearly 70% of the primary structures have off-street parking on gravel / dirt surfaces. Often this parking can become problematic as winter snow falls and / or melts or as spring and summer rains fall resulting in situations that disallow easy access to personal property within the Area.



**Table 3**  
**SITE COMPONENT CONDITIONS – CRA ANALYSIS AREA No. 8**  
**Grand Island, Nebraska**

	TOTAL	RESIDENTIAL
<b>STREET CONSTRUCTION</b>		
CONCRETE/ASPHALT	130	130
GRAVEL / DIRT	0	0
<b>STREET WIDTH</b>		
ADEQUATE	130	130
INADEQUATE	0	0
<b>STREET/CURB AND GUTTER CONDITION</b>		
GOOD	130	130
FAIR	0	0
POOR	0	0
<b>SIDEWALK CONDITION</b>		
GOOD	7	7
FAIR	3	3
POOR	0	0
NONE	120	120
<b>DRIVEWAY / OFF-STREET PARKING CONSTRUCTION</b>		
CONCRETE/ASPHALT	41	41
GRAVEL / DIRT	89	89
NONE	0	0
<b>DRIVEWAY / OFF-STREET PARKING CONDITION</b>		
GOOD	71	71
FAIR	41	41
POOR	18	18
<b>FENCING</b>		
GOOD	42	42
FAIR	10	10
POOR	14	14
NONE	64	64
<b>APPEARANCE</b>		
UNKEPT	6	6
DEBRIS / JUNK	34	34
<b>SURFACE DRAINAGE</b>		
ADEQUATE	113	113
MINOR PROBLEMS	13	13
MAJOR PROBLEMS	4	4
<b>OVERALL SITE CONDITION</b>		
GOOD	85	85
FAIR	19	19
POOR	26	26

Source: Stahr & Associates, Inc. Field Survey, October, 2008

- Nearly all of the primary structures in this Area, are not served by a sidewalk system. The non-existence of a sidewalk system contributes to generating traffic hazards for children and other pedestrians and to decreasing the desirability of this Area and thus contributes to the blighting factors that now exist.
- Over 30% of the lots in this Area are unkept and / or contain substantial amounts of junk and debris. This relatively high level of poorly maintained properties within this Analysis Area represents a considerable blighting factor.
- Over 13% of the lots within the Analysis Area have some type of drainage problem. This can become problematic as winter snow falls and / or melts or as spring and summer rains fall resulting in situations that disallow easy access to personal property within the Area. In addition, ponding water often becomes a health hazard with the infestation of mosquitoes during the warmer months.

**Conclusion:**

A combined rating of overall site improvements, as indicated on Table 4, indicates the majority of overall site improvements are in good condition. However, the fact that over 34% of the existing lots contain deteriorating site improvements creating a fair or poor rating implies that the Area is experiencing deterioration thus strongly contributing to the blighted conditions already present. In addition, the lack of site improvements in locations throughout the Analysis Area also serves to be a limiting factor to future development in the Area and thus is an additional factor contributing to blight.

**6. Diversity of Ownership**

Stability and the livelihood of any urban area is dependent to a large extent on slow, but consistent, renewal of the area through maintenance and modernization or replacement of the existing developments. The ability to renew an area is thus partially dependent on the ability of the private and public sectors to acquire land of sufficient size to develop new housing or other land uses. The existence of smaller than optimal lots, under separate ownership make it difficult and expensive, if not impossible, to consolidate a sufficient amount of land to facilitate such renewal or redevelopment.

Analysis of assessment records and plat maps of the Analysis Area indicate that, although the majority of platted lots are individually owned, the platted lots are of sufficient size to respond to the markets.

**Conclusion**

Diversity of ownership is not a significant factor contributing to blight in the Analysis Areas.

**7. Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land**

Correspondence with the Hall County Treasurer's Office, as well as, the Hall County Assessor's Office indicated that there are not any tax or special assessment delinquencies in excess of the fair value of the property within this Analysis Area.



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### **Conclusion**

Tax or special assessment delinquencies exceeding the fair value of the land are not found to be a significant factor contributing to blight in the Analysis Areas.

### **8. Defective or Unusual Conditions of Title**

A random examination of deeds and encumbrances on properties within the Analysis Areas was conducted as part of this Blighted and Substandard Area Determination Analysis. The examination indicated that few, if any defective or unusual conditions of title in this Analysis Area.

### **Conclusion**

Defective or unusual conditions of title are not found to be a significant factor contributing to blight in the Analysis Areas.

### **9. Improper Subdivision and Obsolete Platting**

The field surveys, combined with investigations of property ownership and plat maps, indicate that any a few problems exist in the Analysis Areas with regard to improper subdivision or obsolete platting.

There are two large lots on the north side of Old Potash Highway and west of Dale Roush Second Subdivision in which further subdivision will be difficult due to lack of accessibility.

### **Conclusion**

Improper subdivision and obsolete platting is a limited factor contributing to blight in the Analysis Areas.

### **10. Existence of Conditions which Endanger Life or Property by Fire and other Causes**

The same factors listed in the "substandard factor" analysis that endangers life or property by fire and other causes can directly be correlated to conditions that cause blight. Therefore, those factors also contribute to the blighted character within the Areas. These factors include:

- The 34 instances in the Analysis Area where various amounts of combustible items are stored or where there are junk, debris or waste tires stored very near or against the walls of the primary building on the lot. The presence of this combustible material, junk and debris constitutes a substantial fire hazard which could endanger both life and property.
- The analysis of the average age of residential structures within the Analysis Area indicate that over 62% of such structures in the Area are in excess of 20 years old and the field survey indicates that a majority of these structures are mobile or older manufactured homes, which by nature are highly flammable. This combination of older and type of structures presents a substantial potential for endangerment of life and property.
- The existence of W. Old Potash Road, an arterial road that extends through the center of the Analysis Area, presents a safety hazard for pedestrians and traffic around this road. The lack of sidewalks contributes to the increased risk for pedestrians along this road.

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- Nearly all sites within the Analysis Area do not have sidewalks. The lack of sidewalks contributes to the increased risk for pedestrians throughout the Analysis Area, as they must use the streets/roads to move from one portion of the Area to another.

**Conclusion:**

A number of conditions which endanger life or property through fire or other causes now exist in this Analysis Area. These conditions, listed above, are sufficient in number and distribution in this Analysis Area to qualify as a major blighting factor.

**11. Combination of Blighting Factors**

Section 18-2103 of the Nebraska Community Development Law, in its definition of blighted area, indicates that an area may be considered blighted if there exists any combination of the above factors which substantially impairs or arrests the sound growth of the community, retards the provisions of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition or use, and in which there is at least one of the following present:

- Unemployment in the designated area is at least 120% of the state or national average;
- The average age of the residential or commercial units in the area is at least forty years;
- More than one-half of the platted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
- The per capita income of the area is lower than the average per capita income of the City in which the area is designated; or
- The area has had either stable or decreasing population in the last two decennial censuses.

Examination of U. S. Census data completed as part of this Analysis indicates the existence of the following conditions which impede the sound growth of the Analysis Area:

- The per capita income of the area, U.S. Census Bureau Tracts 1013 - 1016 is lower than the average per capita income of entire U.S. Census Bureau Tract 6 and the City of Grand Island in which the Analysis Area is located.
- The area has had either stable or decreasing population in the last two decennial censuses.

**Conclusion:**

The combination of the above factors which limit sound development of the City, impede development and redevelopment and produce an ongoing economic liability, are sufficient to be considered blighting factors in the Analysis Area. In addition, in accordance with the requirements of this Section of the law, the per capita income of the area, U. S. Census Tracts 1013 - 1016 is lower than the average per capita income of U. S. Census Tract 6 and also the City of Grand Island and the Area has had a stable population during the last two decennial censuses.



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## **12. Other Blighting Factors**

In Section 18-2102, the Legislative Findings and Declarations (Introduction) of the Community Development Law, states in part some additional criteria for identifying blighting conditions including "economically or socially undesirable land uses". Factors which are commonly used to evaluate undesirable land uses include: 1) mixing of incompatible land uses, 2) economic obsolescence of the land uses or the land uses ability to compete in the market place, and 3) functional obsolescence of the land uses or the physical utility of the land and structures.

- This Analysis Area has a number of properties where the unsecured storage of junk and other debris constitutes a fire hazard and potential health hazards and where poor surface drainage results in problems with access to property and mosquito health hazards. Considerable amounts of junk and debris and poor drainage are "unattractive" environmental factors which contribute to undesirable land usage.

### **Conclusion:**

Economically and socially undesirable land uses exist in this Analysis Area and constitute a blighting influence within this Analysis Area and the City of Grand Island. These negative factors will continue to be a blighting influence without proper measures and public intervention.

## **SUMMARY DETERMINATION OF THE ANALYSIS AREA AS BLIGHTED AND SUBSTANDARD**

The land area contained within the Analysis Area, as set forth in Figure 1, meet the requirements of the Nebraska Community Development Law for designation as both a "substandard" and "blighted" area.

As documented in this report, there is a varying, but reasonable distribution of 4 of the 6 factors that indicate that Analysis Area is substandard. These substandard factors and the intensity of occurrence are as follows:

### **Present to a Strong Degree**

- Existence of conditions which endanger life or property by fire and other causes, and
- Dilapidation and deterioration of buildings and improvements, and
- Combinations of these factors which are conducive to ill health and detrimental to the public health, safety and welfare.

### **Present to a Reasonable Degree**

- Inadequate Provisions for Ventilation, Light, Air, Sanitation or Open Space

### **Not Present**

- Age and obsolescence of buildings and improvements,
- High density of population or overcrowding.

Also documented in this report, there is a predominance of the factors regarding the characteristics of buildings and improvements, as set forth in the Nebraska Community Development Law. In fact, 6 of the 10 factors set forth in the law are predominate in the Analysis Area and thus the Area can be considered blighted in accordance with the Law.

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Present to a Strong Degree

- Unsanitary and unsafe conditions, and
- Existence of conditions which endanger the life or property by fire and other causes.

Present to a Reasonable Degree

- A substantial number of deteriorated or deteriorating structures,
- Improper subdivision or obsolete platting,
- Deterioration of site and other improvements, and
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness,

Not Present

- Existence of defective or inadequate street layout,
- Tax or special assessment delinquency exceeding the fair value of the land,
- Diversity of ownership, and
- Defective or unusual conditions of title.

Combinations of these blighting factors which substantially impair or arrest the sound growth of the community, retards the provisions for housing accommodations and constitute an economic and social liability and which area detrimental to the public health, safety and welfare are present to a reasonable degree. In addition, two of the five critical factors for blight determination is present as follows:

Present

- The per capita income of the area is lower than the average per capita income of the City in which the area is designated.
- The area has had either stable or decreasing population in the last two decennial censuses.

### **DETERMINATION OF NEED FOR PUBLIC INTERVENTION**

Section 18-2102 of the Nebraska Community Development Law requires that in determining whether or not any area is blighted or substandard, the conditions of the area must be such that arresting of the blight and substandard conditions within the area be beyond the remedy and control of the City solely by regulatory control and exercise of the police power and cannot be effectively dealt with by the ordinary operations of private enterprise without the aids provided under this law.

Evaluation of the conditions of the Analysis Area, as determined by the analysis of each substandard or blight factor, indicate that although Grand Island can encourage long-term improvement of conditions within the Analysis Areas through implementation of zoning districts and zoning regulations, through replacement or improvement of streets, sidewalks, alleys and utilities and through improved overall law enforcement, it cannot overcome these problems without substantially increasing property taxes or creating property assessment districts to finance the improvements needed. Increasing taxes or assessments over the existing levels will only serve to reduce spendable incomes in the City resulting in a further decline in the maintenance and thus the quality of structures and infrastructure within the areas.

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In summary, if the blighting and substandard conditions in the Analysis Area are to be effectively arrested within a time frame that will minimize further deterioration of the Area, the City of Grand Island and private enterprise working together through actions of local investors, government officials, the aids provided through Tax Increment Financing (TIF) and the use of other grant funds targeted to arrest the causes of the blighted and substandard conditions, identified herein, is necessary, essential and warranted.

APPENDIX A



**LEGAL DESCRIPTION - CRA ANALYSIS AREA No. 8**

**Grand Island, Nebraska**

Beginning at the northeast corner of Center Township M and M Subdivision, Lot 1 in the NW1/4, NW1/4, Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P. M., Hall County, Nebraska, thence north along an extension of the east line of said M and M Subdivision to the north right-of-way line of Old Potash Highway, thence eastward along the north right-of-way line of Old Potash Highway to the west line of Miscellaneous Tracts 14-11-10 Part of the East 1/2, Southwest 1/4, Section 14, Township 11 North, Range 10 West, thence north along the west line of said Miscellaneous Tracts 14, 11-10, Part of the East 1/2, Southwest 1/4, Section 14 and the west line of Dale Roush Second Subdivision to the north line of Dale Roush Second Subdivision, thence eastward along the north line of said Dale Roush Second Subdivision to the east line of said Dale Roush Second Subdivision, thence southward along the east line of said Dale Roush Subdivision to the south line of Dale Roush Second Subdivision, thence south along an extension of the east line of said Dale Roush Second Subdivision to the south right-of-way line of Old Potash Highway, thence westward along the south right-of-way line of Old Potash Highway to a point on a line which is a northward extension of the east line of Lot 23, Copper Creek Estates Subdivision, thence southward along said extension line and the east line of Copper Creek Estates Subdivision and the east line of Miscellaneous Tracts in Section 23-11-10, Part of the E 1/2, Northwest 1/4, except the east 35' and part of the West 1/2, Northwest 1/4 of said Section 23 to the south line of said Miscellaneous Tracts in Section 23-11-10, Part of the E 1/2, Northwest 1/4, except the east 35' and part of the West 1/2, Northwest 1/4, of said Section 23, thence westward along the south line of said Miscellaneous Tracts in Section 23-11-10, Part of the E 1/2, Northwest 1/4, except the east 35' and part of the West 1/2, Northwest 1/4, of said Section 23 to the west line of said Miscellaneous Tracts in Section 23-11-10, Part of the E 1/2, Northwest 1/4, except the east 35' and part of the West 1/2, Northwest 1/4, of said Section 23, thence northward along the west line of said Miscellaneous Tracts in Section 23-11-10, Part of the E 1/2, Northwest 1/4, except the east 35' and part of the West 1/2, Northwest 1/4, of said Section 23 to the south line of Center Township, M and M Subdivision, Lot 1 in the NW1/4, NW1/4, Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M, Hall County, Nebraska, thence eastward along the south line of said Center Township, M and M Subdivision, Lot 1 in the NW1/4, NW1/4, Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M, Hall County, Nebraska to the east line of said Center Township, M and M Subdivision, Lot 1 in the NW1/4, NW1/4, Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M, Hall County, Nebraska, thence northward along the east line of said Center Township, M and M Subdivision, Lot 1 in the NW1/4, NW1/4, Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M, Hall County, Nebraska to the northeast corner of said Center Township, M and M Subdivision, Lot 1 in the NW1/4, NW1/4, Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M, Hall County, Nebraska, which is the point of beginning.





## Structure / Site / Infrastructure Data Sheet

Name/Type of Land Use: \_\_\_\_\_

Type of Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Public/Semi-Public ☐ Other \_\_\_\_\_

Type of Unit: ☐ Single-Family ☐ Duplex ☐ Multi-Family ☐ Mobile Home ☐ Manufactured Home

Unit Status: ☐ Occupied ☐ Vacant ☐ Under Construction ☐ Being Rehabilitated ☐ For Sale

☐ Habitable  
☐ Uninhabitable

Vacant Parcel: ☐ Developable ☐ Undevelopable ☐ Flood Hazard

Major Components	Type	Critical Problems	Major Problems	Minor Problems	No Problems
Roof (Structural)		C	M	m	N
Foundation		C	M	m	N
Walls (Structural)		C	M	m	N

Wall Surface Condition.....	C	M	m	N
Roofing Condition.....	C	M	m	N
Windows.....	C	M	m	N
Doors.....	C	M	m	N
Porches / Steps / Fire Escapes.....	C	M	m	N
Chimney / Vents.....	C	M	m	N
Paint.....	C	M	m	N
Gutters / Spouts <input type="checkbox"/> In Place <input type="checkbox"/> Partial <input type="checkbox"/> None	C	M	m	N
Driveway <input type="checkbox"/> Concrete/Asphalt <input type="checkbox"/> Gravel <input type="checkbox"/> None	C	M	m	N

\_\_\_ Sound    \_\_\_ Minor Deficiencies    \_\_\_ Major Deficiencies    \_\_\_ Substandard    \_\_\_ Dilapidated

\_\_\_\_ New - 1 yr      \_\_\_\_ 1 - 5 yrs      \_\_\_\_ 6 - 10 yrs      \_\_\_\_ 11-20 yrs      \_\_\_\_ 20-40 yrs      \_\_\_\_ 40+ yrs

Poor

P

P

P

p

**P**

P

P

Major Problems

No

No

Adequate

Adequate

### Major Negative Impact

patible            Mino

**Poor**



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item I1

**#2009-13 - Approving Request from Timothy Stueben dba Stueby's Alibi, 908 North Broadwell Avenue for a Class "C" Liquor License**

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

Staff Contact: RaNae Edwards

RESOLUTION 2009-13

WHEREAS, an application was filed by Timothy Stueben doing business as Stueby's Alibi, 908 North Broadwell Avenue for a Class "C" Liquor License; and

WHEREAS, a public hearing notice was published in the *Grand Island Independent* as required by state law on January 3, 2009; such publication cost being \$14.91; and

WHEREAS, a public hearing was held on January 13, 2009, for the purpose of discussing such liquor license application.

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

\_\_\_\_\_ The City of Grand Island hereby recommends approval of the above-identified liquor license application contingent upon final inspections.

\_\_\_\_\_ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application.

\_\_\_\_\_ The City of Grand Island hereby makes no recommendation as to the above-identified liquor license application with the following stipulations: \_\_\_\_\_

\_\_\_\_\_ The City of Grand Island hereby recommends denial of the above-identified liquor license application for the following reasons: \_\_\_\_\_

\_\_\_\_\_ The City of Grand Island hereby recommends approval of Susan McAfee, 1863 7<sup>th</sup> Avenue, Dannebrog, Nebraska as liquor manager of such business upon the completion of a state approved alcohol server/seller training program.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 13, 2009.

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

Attest:

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

Approved as to Form	☐ _____
January 7, 2009	☐ City Attorney



# City of Grand Island

Tuesday, January 13, 2009

Council Session

## Item J1

### **Approving Payment of Claims for the Period of December 31, 2008 through January 13, 2009**

*The Claims for the period of December 31, 2008 through January 13, 2009 for a total amount of \$2,330,247.23. A MOTION is in order.*

Staff Contact: David Springer