



City of Grand Island

Tuesday, January 12, 2010

Council Session

Item G9

#2010-7 - Approving Installation of a Private Well by Goodwill Industries to Service Newly Installed HVAC Equipment

Staff Contact: Gary R. Mader

Council Agenda Memo

From: Gary R. Mader, Utilities Director
Steven Riehle, Public Works Director
Wesley Nespor, Asst. City Attorney/Purchasing

Meeting: January 12, 2010

Subject: Installation of Private Well by Goodwill Industries to
Service HVAC Equipment

Item #'s: G-9

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

Background

Goodwill Industries is currently constructing a major addition to their facilities at 1808 S. Locust Street. As a part of that addition, there is a need for installation of a Heating, Ventilating and Air Conditioning (HVAC) system. The construction contractor for the building, Lacy Construction, has requested permission to install a small private well to support a water source heat pump HVAC design. Because that well is less than 1,000' from the City owned potable water well located at the intersection of South Locust Street and Stolley Park Road, the installation requires the permission of the Public Water Supplier according to state law, Title 179. Lacy Construction has formally requested permission to install the well. A copy of the request is attached.

Discussion

The primary concern regarding the installation of a private well is the potential to adversely affect the use of the City well located approximately 650' away. In southern Grand Island, the area aquifer is expansive, and in many areas in that part of town, there are already numerous private wells in service that have been active for decades. It is not expected that the proposed HVAC well would have any measurable effect on the municipal well. Additionally there is the concern that penetration of the ground and aquifer might provide a path for the introduction of contaminants. State law provides design requirements to ensure that the potential pathways are addressed in the well design and installation.

The intended discharge point for the water from the well is the City storm sewer. The well is relatively small, at less than 50 gallons per minute production capacity. That rate of discharge is computed to represent approximately 3% of the capacity of the collector line into which it is designed to discharge, and about 0.1% of the primary collector two blocks away.

The Utilities and Public Works Departments have no major objections to the installation of the proposed HVAC well, but if the installation is permitted, it is recommended that the approval be in the form of an agreement between the City and the well owner, Goodwill Industries. A copy of the proposed agreement is attached. The agreement has been reviewed by the City Legal Department.

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 agreement between the City of Grand Island and Goodwill Industries for the installation of a well to be used for HVAC purposes.

Sample Motion

Move to approve the agreement between the City of Grand Island and Goodwill Industries for the installation of a private well to be used for HVAC purposes.



Mr. Gary Mader
City of Grand Island
100 E 1st Street
Grand Island, NE 68801

RE: New Goodwill Retail Building
1808 Locust Street
Grand Island, NE 68801

Dear Mr. Gary Mader,

Goodwill Industries of Greater Nebraska and Lacy Construction Company have teamed up to build a new Goodwill retail store at 1808 Locust Street in Grand Island, NE. Goodwill requested that Lacy Construction keep the environment in mind while designing their building, and lean towards "Green Build" in as many aspects as possible. Although Goodwill does not wish to pursue LEED certification, they are striving to be environmentally friendly. The design for the HVAC system is a water source heat pump system. A well will need to be drilled to supply the water for this energy efficient system. The well will be designed by a licensed mechanical engineer and installed by Husker Plumbing. Husker Plumbing is a licensed and certified well driller in the state of Nebraska. The well will draw a maximum of 48 GPM.

We are finishing up the design phase of the project and are gearing up to get started on construction. It was brought to our attention that there is a public water supply well owned by the City of Grand Island at the SE corner of Locust and Stolley Park Rd. Title 179 of the Nebraska Health and Human Services / Water Well Standards indicates the need for a 1000 feet setback from this existing well. The well that we are planning to install will be approximately 660 feet NW of the existing city well. Due to the use of the proposed well and its location in proximity to the existing city well, we are asking you to re-evaluate the 1000 feet setback and provide Goodwill Industries permission to install the 48 gallon per minute well to supply their water source head pumps. The water drawn from this well will run through the HVAC system and then discharge into the existing storm sewer that runs north and south along Locust Street.

Please review our proposal and grant us permission to proceed with the project as mentioned above.

Thank you,

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Wissing".

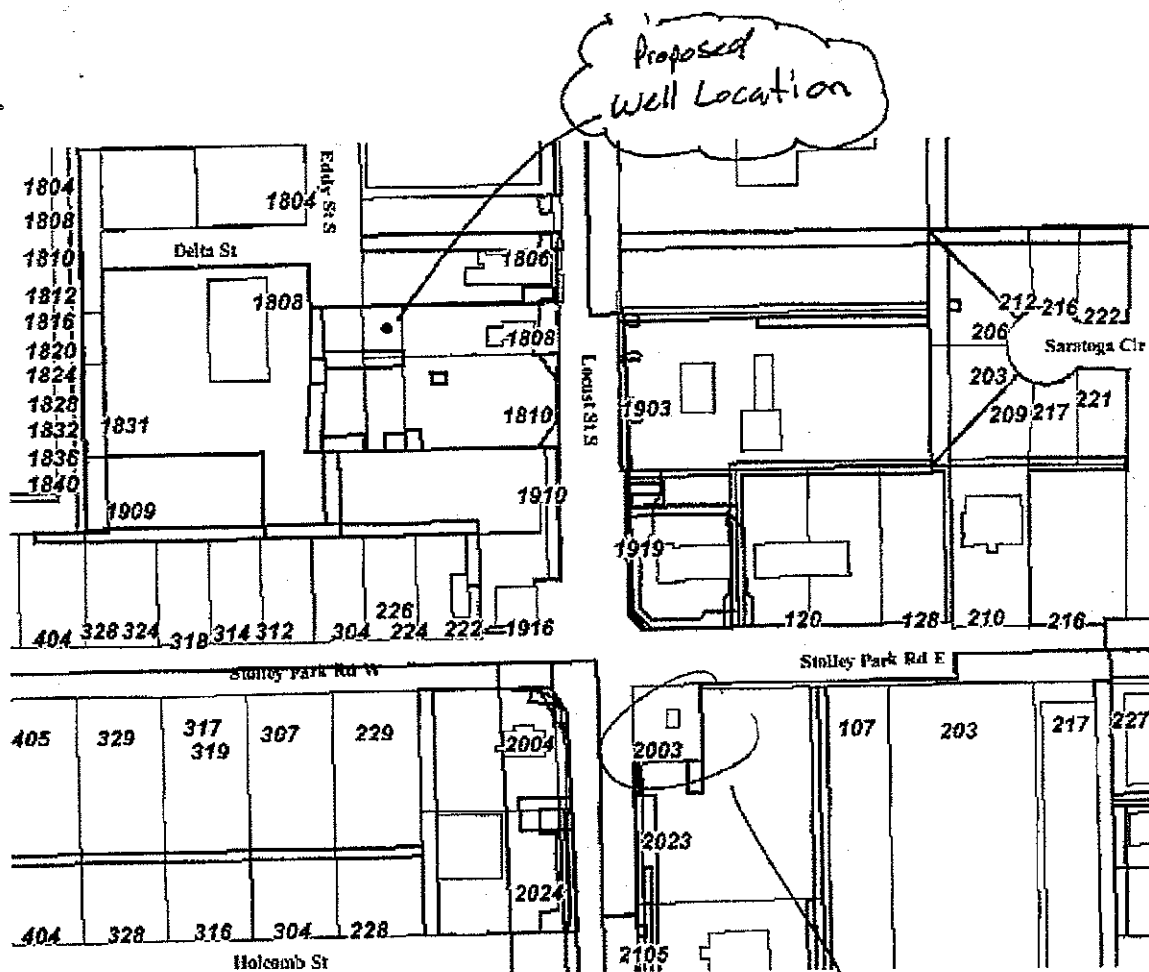
Chris Wissing
Lacy Construction Company
308-384-2866



pc. Bob
Tom D.
Craig L.

3356 West Old Highway 30 PO Box 188 Grand Island NE 68802-0188
Business Phone 308-384-2866 Toll Free 800-321-5229 Fax 308-384-2883

www.lacygc.com



Chris Wissing

4-2866

SANITARY SEWER SERVICE LOCATION

Address 1808 S Locust St

Owner

Lacy Construction
PO Box 188
Grand Island, NE 688021088

Plumber

HUSKER PLUMBING & DRAIN
3821 Arch Ave
GRAND ISLAND, NE 68803

Permit No 8851

Inspector _____

Date Permit Issued 01/06/2010

Date Inspected: _____

Sewer District No or Project No

Lot 2 & 3 , Block _____ , Addition/Subdivision Goodwill Fourth Subdivision

Sewer ☒ Tap ☐ Cap Location Storm Sewer

Agreement for Placement of an HVAC Extraction Well

Whereas; Goodwill Industries of Greater Nebraska wishes to install a private well as a water source for the HVAC heat pump being installed in an addition to their building at 1808 S. Locust Street, Grand Island, Nebraska;

Whereas; that well is located within 1,000' of a City of Grand Island municipal water supply well located at 2003 S. Locust Street, Grand Island, Nebraska;

Whereas; NAC Title 179 requires that the Public Water Supplier must grant permission for the installation of a private well that is located within 1,000' of a municipal well;

The City of Grand Island will allow installation of the HVAC Extraction Well subject to the following terms and conditions to which Goodwill Industries of Greater Nebraska agrees;

1. The well shall be solely owned and operated by Goodwill Industries who shall be solely responsible for the proper installation and operation of that well and shall be solely responsible for any and all damages which might result from the installation, operation, maintenance or abandonment of the well.
2. The well shall be for water production only and shall be used only for the production of water for the heat pump servicing the new addition to the Goodwill facilities.
3. The production capacity of the well shall be less than 50 gallons per minute.
4. Goodwill Industries waives any and all claims against the City regarding lowered water tables.
5. The well shall be designed by a registered professional engineer licensed in the State of Nebraska.
6. The well design shall be in accordance with NAC Title 178, Chapter 12, Section 12-004, Potable Wells.
7. The well shall be installed by a State of Nebraska licensed water well contractor and pump installation contractor, licensed in accordance with the applicable provisions of NAC Title 178, Chapter 10.
8. The well shall be registered with the Nebraska Department of Natural Resources.
9. As-built well design specifications, drawings and drilling logs shall be provided to the City of Grand Island upon completion of the well installation.
10. Goodwill Industries shall obtain a Storm Water Discharge Permit from the City of Grand Island, Public Works Department prior to commencing operation of the well. The City does not guarantee any level of capacity to receive discharge water into the storm water system.
11. Engineering drawings of the proposed connection to the storm sewer shall be provided to the City of Grand Island, Public Works Department for approval.

12. Upon completion of the storm sewer connection, the Public Works Department shall be contacted for final inspection and shall approve that connection prior to operation of the extraction well.

By the granting of permission for this installation, the City of Grand Island accepts no liability for any matters of damage arising out of its use in the future. Goodwill Industries agrees to indemnify and hold the City harmless from any and all claims and causes of action arising out of the installation and operation of this extraction well and discharge of water into the storm water system of the City of Grand Island.

APPROVED: CITY OF GRAND ISLAND

By: _____
Margaret Hornady, Mayor

Date: _____

Attest: _____
RaNae Edwards, City Clerk

Approved as to form, City Attorney

ACCEPTED: GOODWILL INDUSTRIES

By: _____
For Goodwill Industries

Date: _____

RESOLUTION 2010-7

WHEREAS, Goodwill Industries is constructing a major addition to their facilities at 1808 S. Locust Street; and

WHEREAS, as part of the addition, there is a need for installation of a Heating, Ventilating and Air Conditioning (HVAC) system; and

WHEREAS, Lacy Construction has requested permission to install a small private well to support a water source heat pump HVAC design; and

WHEREAS, that well is less than 1,000' from the City owned potable water well located at the intersection of South Locust Street and Stolley Park Road; and

WHEREAS, the installation of this well requires the permission of the Public Water Supplier; and

WHEREAS, the intended discharge point for the water from the well is the City storm sewer; and

WHEREAS, an Agreement has been written between the City and Goodwill Industries for the installation of the well, and the discharge of such water.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Agreement between the City of Grand Island and Goodwill Industries, is hereby approved.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 12, 2010

Peg Gilbert, Council President

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 7, 2010	☐ City Attorney