



City of Grand Island

Tuesday, April 27, 2010

Council Session

Item G4

**#2010-114 - Approving Parking Space Lease at the Police
Department Impound Lot with Gleeson Construction**

Staff Contact: Steve Lamken

Council Agenda Memo

From: Steven Lamken, Police Chief

Meeting: April 27, 2010

Subject: Lease of Parking Space

Item #'s: G-4

Presenter(s): Steven Lamken, Police Chief

Background

Gleeson Construction is building an expansion at the JBS plant on South Stuhr Road. They have requested to lease space for parking approximately 20 vehicles on the paved area on the south end of the Police Department Impound Lot property at 510 South Stuhr Road. This space is not currently used by the Police Department and Gleeson Construction will pay \$100/ month for the space.

Discussion

Gleeson Construction Company is building an expansion at the JBS plant on south Stuhr Road. They do not have adequate parking for their employee vehicles and have requested to lease space at the Police Department Impound Lot at 510 Stuhr Road for employee parking. Gleeson wants to lease the east third of the paved slab located on the south half of the City property at 510 South Stuhr Road. The space will accommodate approximately 20 to 25 vehicles. Gleeson will pay \$100 per month for use of the parking space. The construction project is projected to be completed in November but will not interfere with Police Department operations if the end date is extended.

The Police Department is not using the paved area at this time for operations. The lease for parking space will not interfere with Police Department operations or vehicle auctions.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the lease with Gleeson Constructors and Engineers for employee parking on the City lot at 510 South Stuhr Road.

Sample Motion

Move to approve the lease with Gleeson Constructors and Engineers of Sioux City, Iowa for employee parking on the City lot at 510 South Stuhr Road.

AGREEMENT

Gleeson Constructors & Engineers, L.L.C (Gleeson) and the City of Grand Island Nebraska (City) agree to the following:

- 1) Gleeson would like to lease ground owned by the City at 510 Stuhr Road (at the vehicle impound area) for the purpose of temporary employee parking required for Gleeson's project of building an expansion to the JBS USA, LLC plant in Grand Island.
- 2) Gleeson will be allowed to use the east side of the south paved lot for single stall parking. The capacity is approximately 20 vehicles. Parking is available for personal use vehicles only; no construction trailers or equipment will be allowed. This space will be reserved for the duration of its ongoing work at JBS. Initially this is estimated at 10 months from commencement and is not to exceed 16 months from commencement.
- 3) Upon a written thirty day notice from the City of Grand Island, Gleeson shall find alternative temporary parking in order for the City to use the space for scheduled events.
- 4) The City may terminate this agreement upon written 30 day notice. Gleeson may terminate the agreement upon written notice, no advance notice is required. Written notice shall be sent to:

Gleeson Constructors & Engineers L.L.C.
Department
Jim Black
2015 E. 7th St / P.O. Box 625
Sioux City, IA 51102

Grand Island Police

Pete Kortum
111 Public Safety Dr
Grand Island, NE 68801

- 5) Gleeson will pay the City of Grand Island \$100.00 per month or partial month for the duration of this agreement, not to exceed 16 months from commencement. Payment is due on the first of each month. Payable to City of Grand Island. Remit to:

Grand Island Police Department
Pete Kortum
111 Public Safety Dr
Grand Island, NE 68801
- 6) Gleeson shall maintain liability insurance on the subject lot while under its care, custody, and control with a minimum limit of \$1,000,000 and shall provide the City with a Certificate of Insurance naming the City as an Additional Insured.
- 7) Gleeson shall indemnify and hold the City harmless for any causes of action arising out of pollutants which it may bring to the subject property. The City shall indemnify and hold harmless Gleeson for any causes of action arising out of pollutants that exist on or under the subject property at the time of commencement of this lease.

Gleeson Constructors & Engineers, L.L.C.

By _____

Title _____

Signature _____

Date Signed _____

City of Grand Island, Nebraska

By Margaret Hornady _____

Title Mayor _____

Signature _____

Date Signed _____

Attest:

By RaNae Edwards _____

Title City Clerk _____

Signature _____

Date Signed _____

RESOLUTION 2010-114

WHEREAS, Gleeson Constructors and Engineers L.L.C. of Sioux City, Iowa desire to lease space at 510 South Stuhr Road for employee parking during a construction project, and

WHEREAS, the property at 510 South Stuhr Road is owned by the City and used by the Police Department for vehicle impoundment and storage, and

WHEREAS, Gleeson Constructors and Engineers L.L.C. will pay the City one hundred, 100, dollars per month to lease parking space at the City lot at 510 South Stuhr Road, and

WHEREAS, The City is not currently using the space and the lease will not interfere with Police Department operations,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute the lease agreement with Gleeson Constructors and Engineers L.L.C. for employee parking space at 510 South Stuhr Road.

Adopted by the City Council of the City of Grand Island, Nebraska, April 27, 2010

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk