
City of Grand Island



Tuesday, November 12, 2002

Special Mtg/Council Session Packet

City Council:

Joyce Haase
Margaret Hornady
Gale Larson
Glen Murray
Jackie Pielstick
Larry Seifert
Robert Sorensen
Scott Walker
Tom Ward
Fred Whitesides

Mayor:

Ken Gnadt

City Administrator:

Marlan Ferguson

City Clerk:

RaNae Edwards

5:30:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Pledge of Allegiance /Musical Presentation by Maria Lozoya

Roll Call

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.

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.



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item .X1

Discussion Concerning FOP Union Negotiations

ADJOURN TO EXECUTIVE SESSION:

Discussion Concerning FOP Union Negotiations.

RETURN TO REGULAR SESSION:

Staff Contact: Marlan Ferguson



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item C1

"It's About Kids!" Presentations by Megan Bartlett and Lindsey Mustion

Youth Leadership Tomorrow, "Its About Kids!" assets will be presented by Megan Bartlett and Lindsey Mustion.

Staff Contact: RaNae Edwards



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item C2

Proclamation "Homeless Awareness Week" November 10-16, 2002

Every day there are men, women and children who do not have a place they can call home. The Community Humanitarian Resource Center, Inc. is planning an annual fundraiser "Your Night Out for Their Night In" on November 12, 2002. The Mayor in conjunction with the Community Humanitarian Resource Center, Inc. has proclaimed the week of November 10-16, 2002 as "Homeless Awareness Week" and encourage all citizens to recognize and support the efforts of homeless shelters. See attached PROCLAMATION.

Staff Contact: RaNae Edwards

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

PROCLAMATION

- WHEREAS, every day there are men, women and children in Grand Island who do not have a place they can call home; and
- WHEREAS, the Community Humanitarian Resource Center, Inc. is committed to sheltering the homeless; and
- WHEREAS, every year, public and private agencies observe HOMELESS AWARENESS WEEK to increase and focus attention on the needs of homeless individuals and families; and
- WHEREAS, the theme of HOMELESS AWARENESS WEEK this year is "It takes a Community to end Homelessness; and
- WHEREAS, November 10th through the 16th, 2002, is HOMELESS AWARENESS WEEK in Grand Island.

NOW, THEREFORE, I, Ken Gnadt, Mayor of Grand Island, Nebraska, do hereby proclaim November 10-16, 2002 as

HOMELESS AWARENESS WEEK

in the City of Grand Island, and I urge all citizens to recognize and support the efforts of homeless shelters.

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

Mayor of Grand Island, Nebraska

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item C3

Proclamation "American Education Week" November 17-23, 2002

Public schools are the backbone of our democracy, equipping young Americans with both practical skills and broader intellectual abilities for hope of a productive future. Education employees work tirelessly to serve our children and communities with care and professionalism. The Mayor has proclaimed November 17-23, 2002 as "American Education Week" and encourages citizens to observe this week by supporting our public schools, its young people and education employees. See attached PROCLAMATION.

Staff Contact: RaNae Edwards

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

PROCLAMATION

WHEREAS, public schools are the backbone of our democracy, providing young people with the tools they need to maintain our nation's precious values of freedom, civility and equality; and

WHEREAS, by equipping young Americans with both practical skills and broader intellectual abilities, schools give them hope for, and access to a productive future; and

WHEREAS, education employees – be they custodians or teachers, bus drivers or librarians – work tirelessly to serve our children and communities with care and professionalism; and

WHEREAS, schools are community linchpins, bringing together adults and children, educators and volunteers, business leaders and elected officials in a common enterprise.

NOW, THEREFORE, I, Ken Gnadt, Mayor of the City of Grand Island, Nebraska, do hereby proclaim November 17-23, 2002 as

AMERICAN EDUCATION WEEK

in the City of Grand Island, and urge all citizens to observe this week by supporting our public schools, its young people and education employees.

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

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item C4

Proclamation "National Children's Book Week" November 18-24, 2002

National Children's Book Week is a time-honored tradition. Celebrated since 1919, it is dedicated to spreading the word about children's literature and encouraging the joys of reading. Annually, the week before Thanksgiving, the Grand Island Public Library and area schools and libraries applaud books and reading through a variety of activities. This year's Children's Book Week will be observed from November 18th through the 24th with the theme "Book Time" and the entire community is encouraged to "book time" at the public library and join in the celebration. See attached PROCLAMATION.

Staff Contact: Steve Fosselman

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

PROCLAMATION

- WHEREAS, NATIONAL CHILDREN'S BOOK WEEK will be observed and celebrated by local librarians, media specialists, families and other members of the community from November 18th through the 24th, 2002; and
- WHEREAS, the Children's Book Council will serve as sponsor of this national celebration for the 83rd year with its theme of "Book Time"; and
- WHEREAS, the Nebraska Library Association, the Nebraska Educational Media Association and the Nebraska Library Commission recognize the importance of this celebration and promote and support it accordingly; and
- WHEREAS, the Grand Island Public Library is being transformed into a Family Place in recognition of the importance of families reading and learning together as a basic building block towards their children's future.
- NOW, THEREFORE, I, Ken Gnadt, Mayor of the City of Grand Island, Nebraska, do hereby proclaim the week of November 18th through 24th, 2002 as

***"NATIONAL CHILDREN'S
BOOK WEEK"***

in the City of Grand Island, and I urge all citizens to "book time" at the public library and join in the celebration.

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

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item C5

Proclamation "Grand Island, The City of Kindness"

Acts of kindness are important for a community to grow together and build a sense of community. The Mayor has proclaimed Grand Island as "The City of Kindness" and encourages all citizens to adopt this philosophy of kindness to others in their daily lives. See attached PROCLAMATION.

Staff Contact: Mayor Gnadt

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

PROCLAMATION

- WHEREAS, acts of kindness make citizens better human beings, inspiring adults and children alike, to be considerate of others; and
- WHEREAS, by performing good deeds and random acts of kindness, fellow citizens learn to grow together and build a sense of community; and
- WHEREAS, one simple act of kindness has the potential to generate other good deeds, which helps to lift spirits and create goodwill; and
- WHEREAS, random acts of kindness are too often overlooked; and
- WHEREAS, Grand Island residents are recognizing the importance of acknowledging acts of goodwill; and
- WHEREAS, Random Acts of Kindness are taking place throughout the entire year in Grand Island; and
- WHEREAS, proclaiming that Grand Island will now be know as “Grand Island, The City of Kindness”. This new designation will remind residents and visitors that showing respect, generosity, patience, and consideration will help build positive attitudes and a kind, peaceful community.

NOW, THEREFORE, I, Ken Gnadt, Mayor of the City of Grand Island, Nebraska, do hereby proclaim that our city is the official

“CITY OF KINDNESS”

in the great state of Nebraska, and urge all citizens of our city to adopt this philosophy of kindness to others in their daily lives.

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

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item C6

Recognition of the Central Catholic Boys Tennis Team for Class B State Championship

The Mayor and City Council will recognize Coach Bill Gabers and the Grand Island Central Catholic Boys Tennis Team for their Class B State Championship win. Also recognized will be Megan Bowden and Maggie McDermott for their State Championship win in Tennis Doubles.

Staff Contact: RaNae Edwards



Certificate of Appreciation

Awarded to:

Central Catholic Boys Tennis Team

For achieving your goals, and capturing the Tennis Team State Championship. Congratulations on your successful season.

Mayor, Ken Gnadt

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002

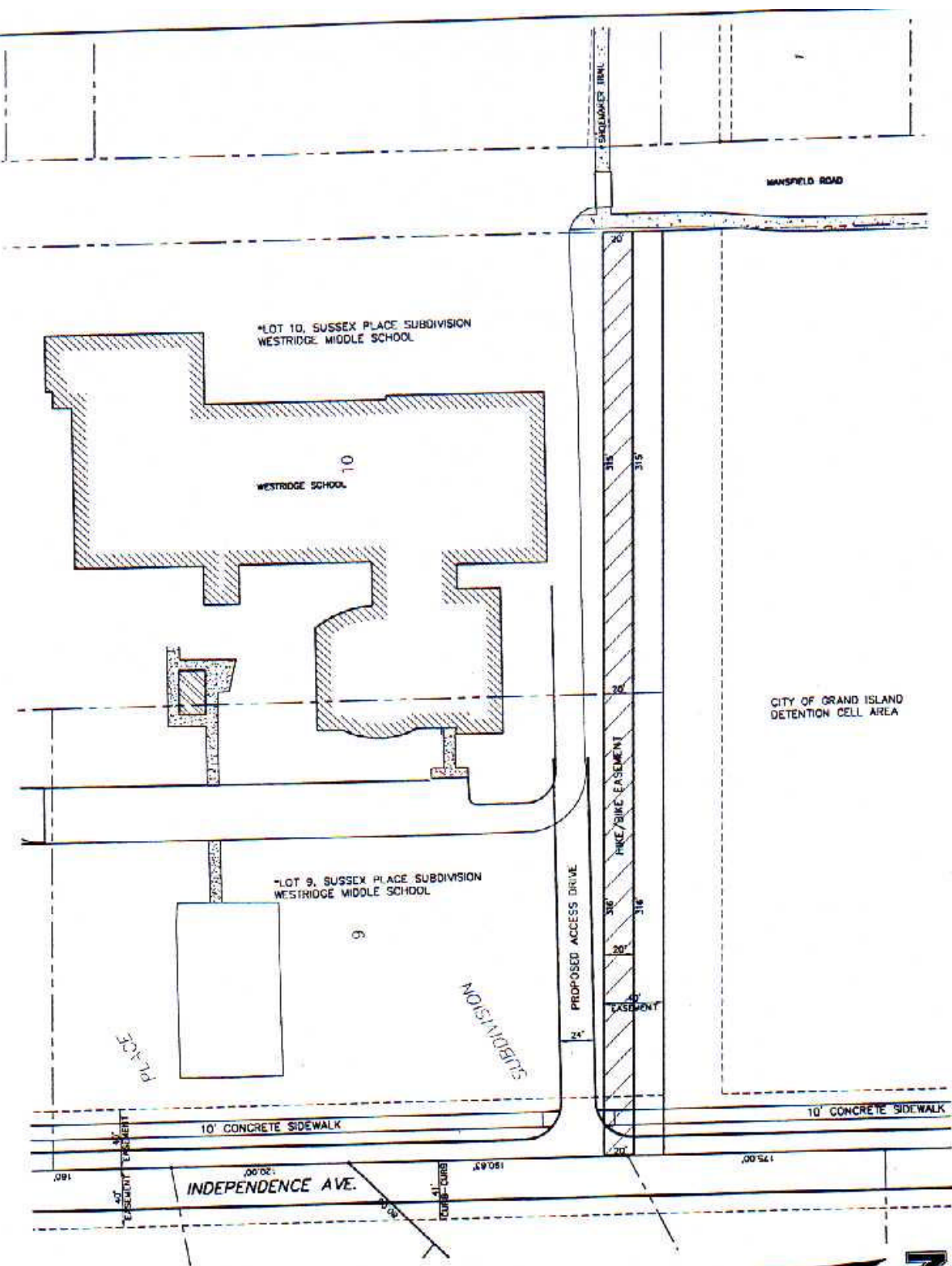
Speical Mtg/Council Session

Item E1

Public Hearing on Acquisition of Easement for Bike Trail in Lot 9, Sussex Place Subdivision Near Westridge Middle School

Council action is necessary for the City of Grand Island to acquire public easement for the formation of bike trails. In conjunction with the acquisition of Right of Way for the extension of Independence Avenue, it is appropriate to acquire easement for future installation of the Shoemaker Bike Trail. This easement will allow the Shoemaker Bike Trail to be connected to trails that will be installed with the extension of Independence south to 13th Street. The bike trail should be built in conjunction with the extension of Independence. It is recommended that Council conduct a Public Hearing and pass a Resolution authorizing staff to acquire the easement. The cost of the easement is expected to be minimal. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Steve Riehle




 SCALE: 1" = 100'

LEGAL DESCRIPTION

A PERMANENT HIKE/BIKE EASEMENT COMPRISED OF THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOTS 9 AND 10, SUSSEX PLACE SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID EASEMENT CONTAINS 12,609 SQUARE FEET OR 0.29 ACRES MORE OR LESS OF WHICH 12,609 SQUARE FEET OR 0.29 ACRES IS EXISTING DEDICATED EASEMENT.

HIKE/BIKE PATH EASEMENT LOTS 9 & 10, SUSSEX PLACE SUBDIVISION CITY OF GRAND ISLAND, NEBRASKA	OLSSON ASSOCIATES CONSULTING ENGINEERS 201 EAST 2ND ST., GRAND ISLAND, NE 68801	DATE: OCT. 2002 <small>DA#2001-0895 JCM</small>
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City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item E2

Public Hearing on Acquisition of Public Right of Way for the Extension of Independence Avenue

Council approval is required for the acquisition of Right of Way. The City Council approved a contract for engineering services for the extension of Independence Avenue at their June 11, 2002 Council meeting. Right of Way must be acquired for the road as the construction plans are in the development stage. After the acquisition is approved by Council, property owners will be contacted to negotiate the purchase of the Right of Way. It is recommended that Council conduct a Public Hearing and approve a Resolution authorizing staff to acquire the necessary Right of Way for the construction of Independence Avenue. Costs for the Right of Way are expected to be a small part of overall project costs. The City is in preparations for the construction of the road and the Right of Way is needed for the project to proceed. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Steve Riehle

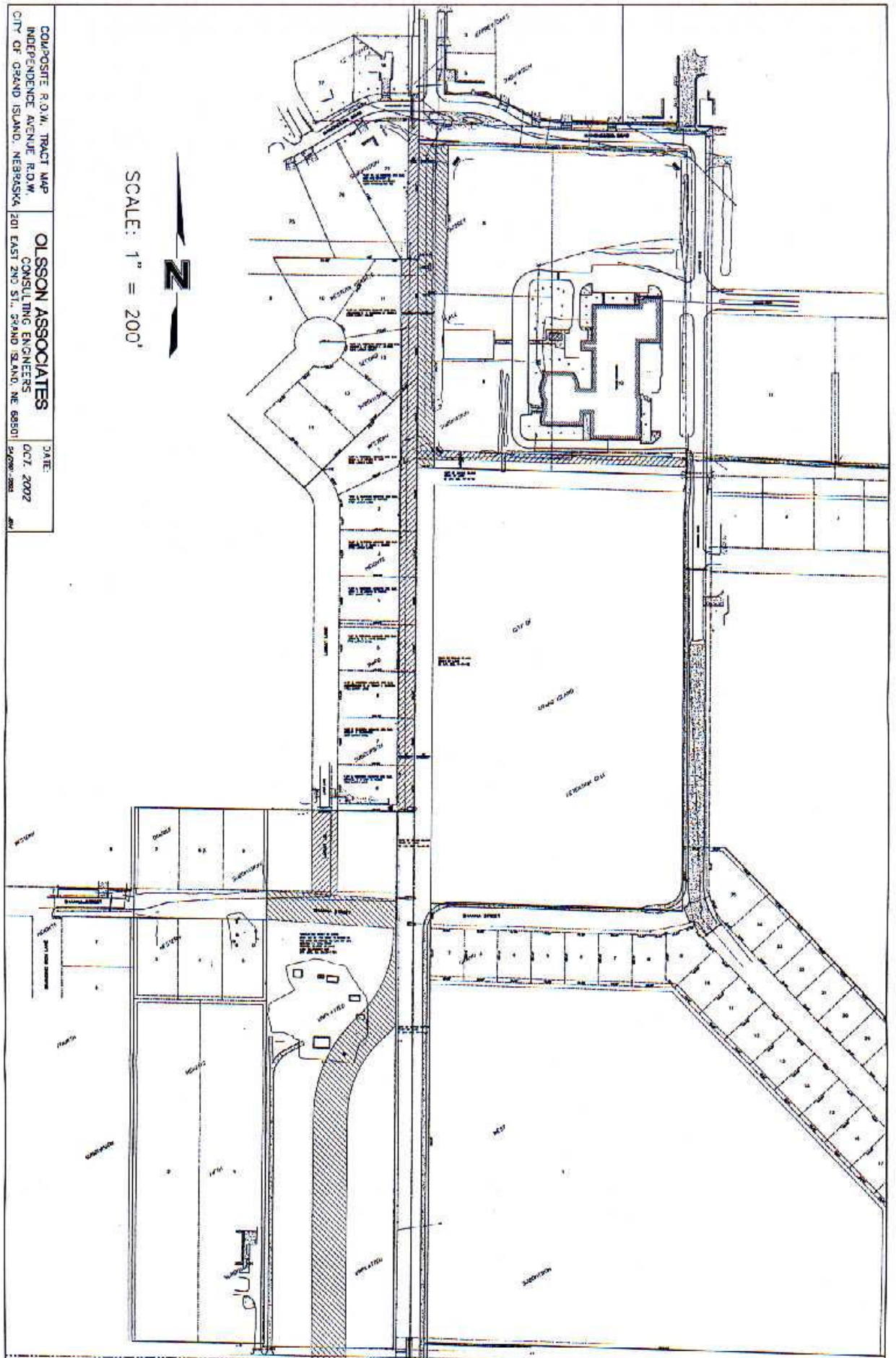
COMPOSITE R.O.W. TRACT MAP
INDEPENDENCE AVENUE R.D.W.
CITY OF GRAND ISLAND, NEBRASKA 201 EAST 2ND ST., GRAND ISLAND, NE 68801

OLSSON ASSOCIATES
CONSULTING ENGINEERS

DATE:
OCT. 2002



SCALE: 1" = 200'





City of Grand Island

Tuesday, November 12, 2002

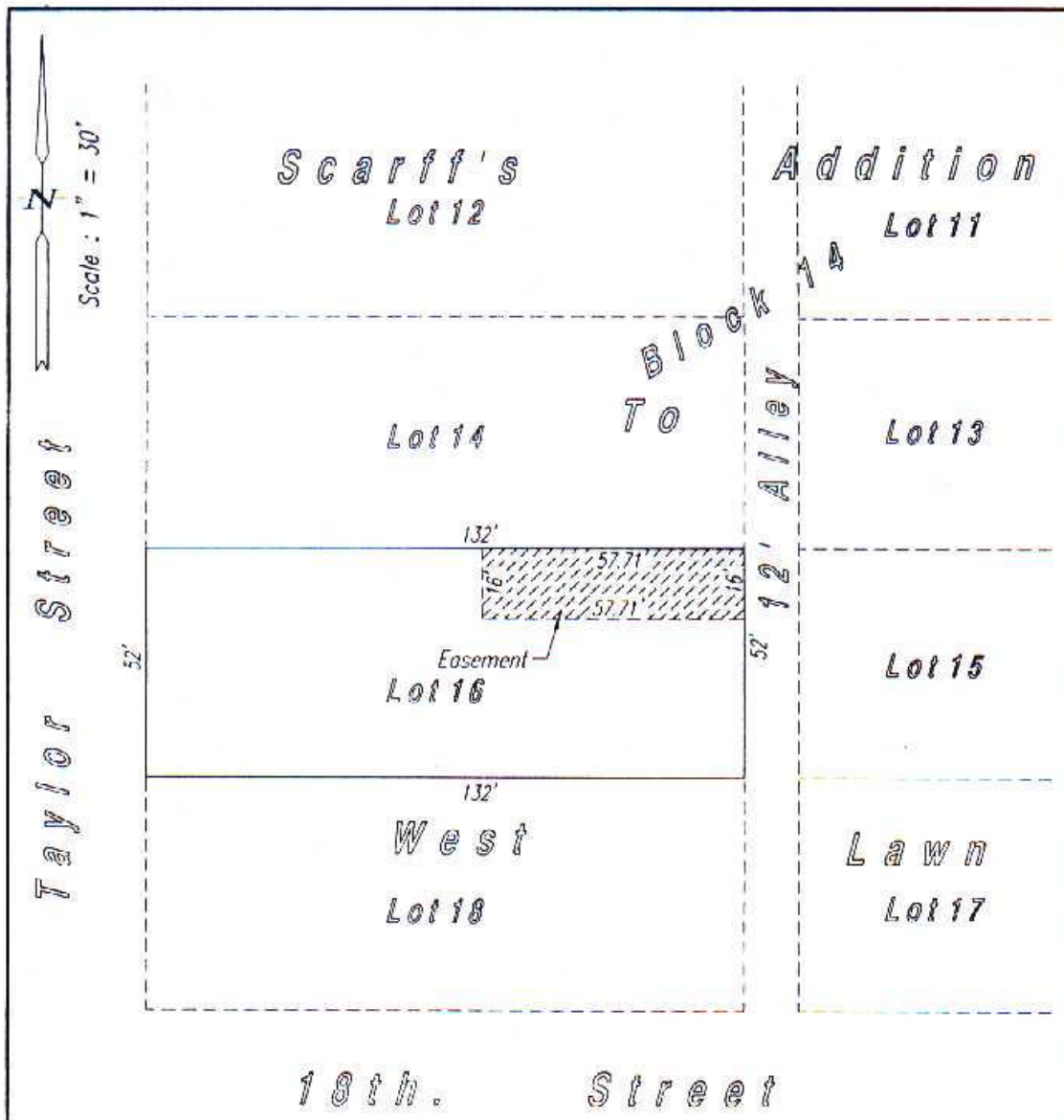
Speical Mtg/Council Session

Item E3

Public Hearing on Acquisition of Public Utility Easement in Lot 16, Block 14, Scarff's Addition to West Lawn, Located at 2322 W 18th Street

Council approval is required for acquisition of all Easements. The house built on Lot 16 runs North and South. The owners would like to resubdivide so a second home could be built on a North /South orientation. The easement is needed to provide sanitary sewer access for both properties. It is recommended that Council conduct a Public Hearing and pass a Resolution authorizing staff to acquire the easement. The cost of the easement will be a nominal fee. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

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



DESCRIPTION

A tract of land comprising the northerly Sixteen (16.0) feet of the westerly Fifty Seven and Seventy One Hundredths (57.71) feet, of Lot Sixteen (16), Block Fourteen (14), Scarff's Addition To West Lawn, in the City of Grand Island, Nebraska.

EASEMENT

**PT. LOT 16, BLOCK 14, SCARFF'S ADDITION TO WEST LAWN
IN THE CITY OF GRAND ISLAND, NEBRASKA**

Date: October 22, 2002

Sheet No. 1 Of 1



2510 NORTH WEBB ROAD, GRAND ISLAND, NEBRASKA 68802 P.O. BOX 548
E-MAIL: surveyor@computer-concepts.com PHONE (308) 382-1472 FAX (308) 382-1423



City of Grand Island

Tuesday, November 12, 2002

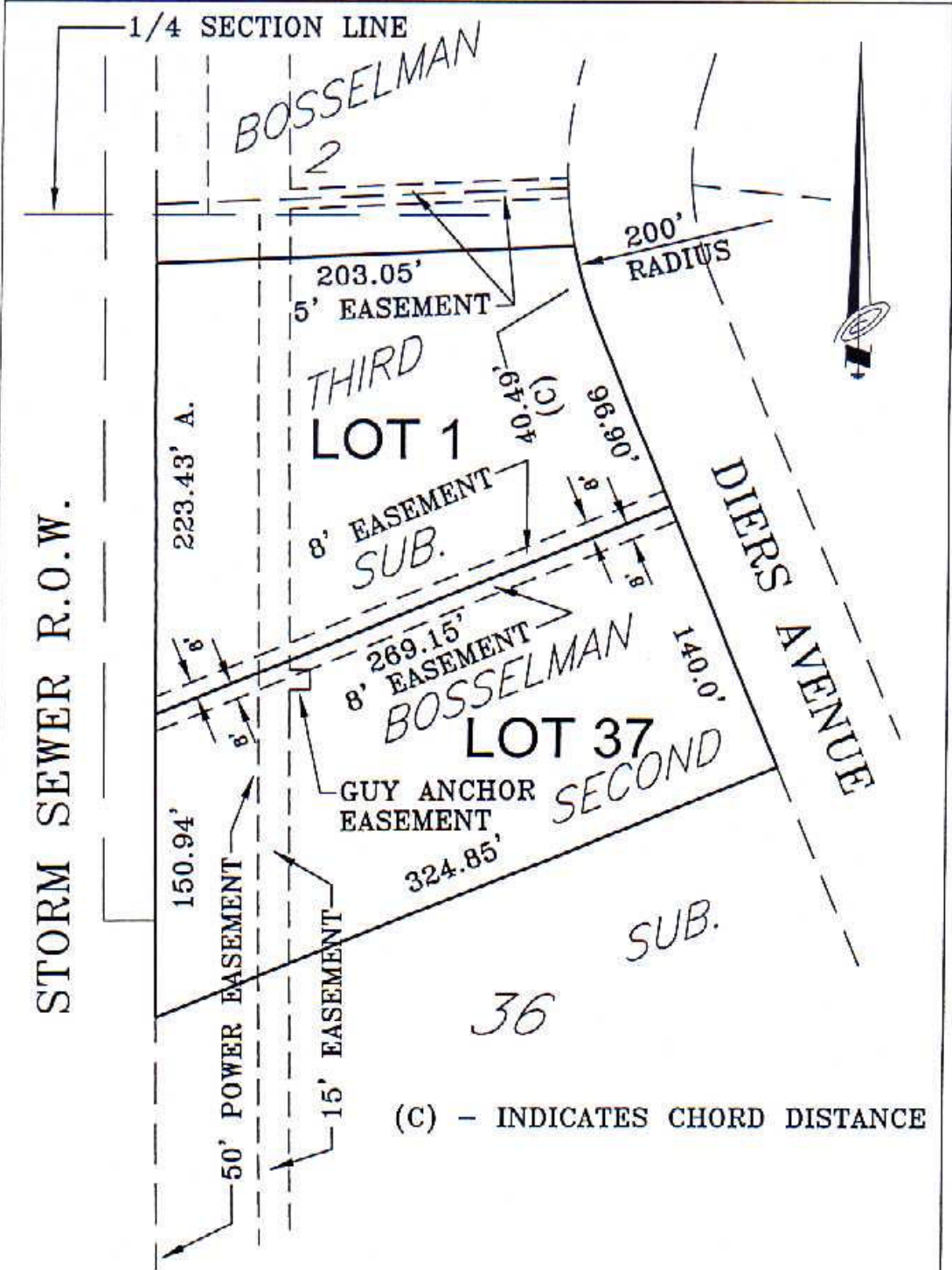
Speical Mtg/Council Session

Item E4

Public Hearing on Acquisition of Public Utility Easement in Lot 37, Bosselman Second Subdivision, Located at 2938 Diers Avenue

Council approval is required for acquisition of all Easements. The owners of the property are planning to resubdivide lots. The original plans for the sanitary sewer in the area show a Public Utility Easement on the Lot for sanitary sewer. After researching the area, City staff have found no evidence that an Easement was acquired to accommodate the sewer. It is appropriate to remedy the oversight. It is recommended that Council conduct a Public Hearing and pass a Resolution authorizing staff to acquire the easement. The cost of the easement is expected to be minimal. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

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



(C) - INDICATES CHORD DISTANCE

EXHIBIT "A"
SCALE 1" = 60'



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item E5

Public Hearing on Acquisition of Public Utility Easement in Lot 1, Bosselman Third Subdivision, Located at 2946, 2952, and 2960 Diers Avenue

Council approval is required for acquisition of all Easements. The owners of the property are planning to resubdivide lots. The original plans for the sanitary sewer in the area show a Public Utility Easement on the Lot for sanitary sewer. After researching the area, City staff have found no evidence that an Easement was acquired to accommodate the sewer. It is appropriate to remedy the oversight. It is recommended that Council conduct a Public Hearing and pass a Resolution authorizing staff to acquire the easement. The cost of the easement is expected to be minimal. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

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

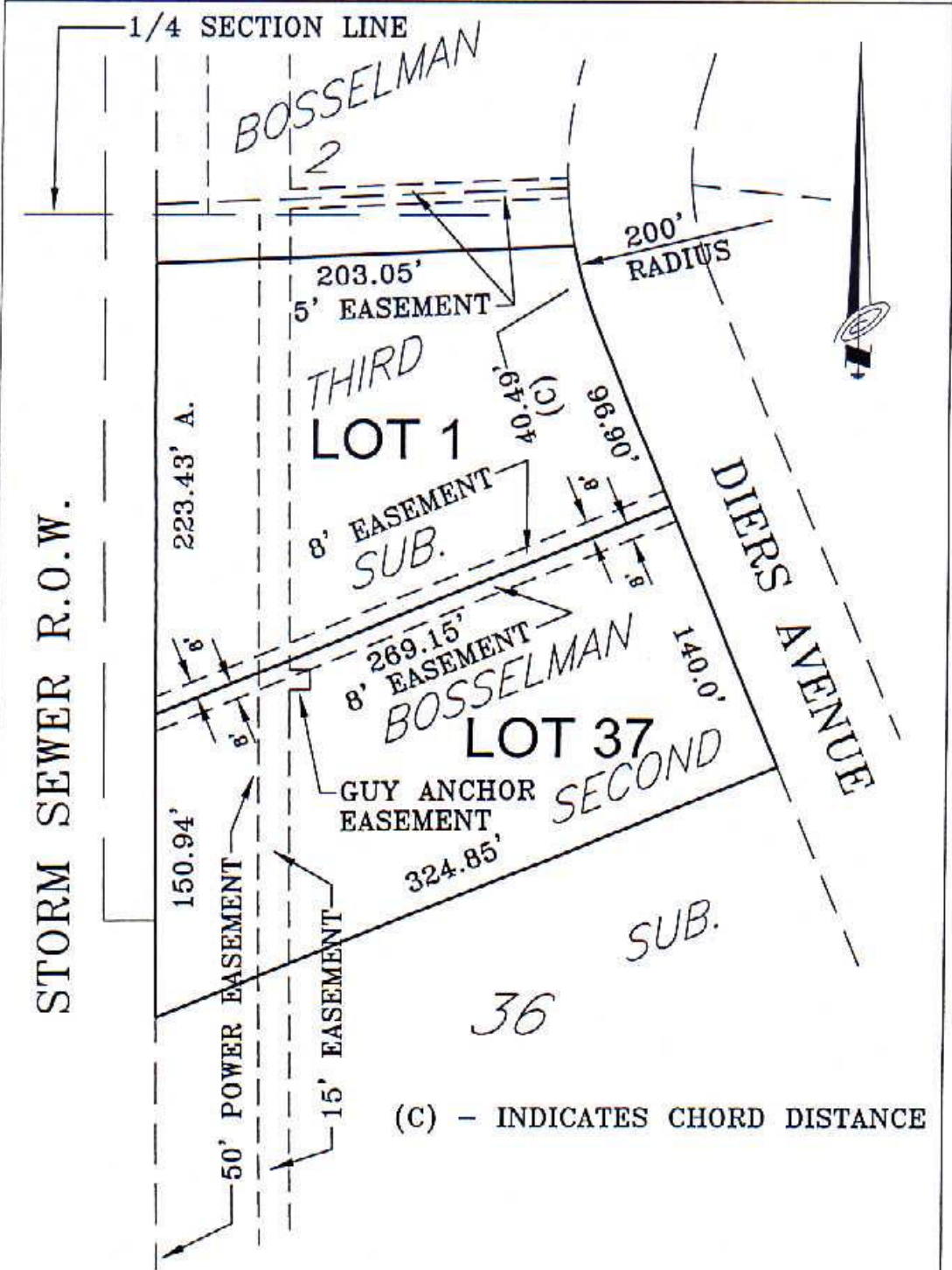


EXHIBIT "A"
 SCALE 1" = 60'



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item E6

Public Hearing on Acquisition of Utility Easement Located at 1704 West 3rd Street - Ace Hardware

Acquisition of utility easement located at 1704 West 3rd Street, is required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement will be used to relocate an overhead power line to facilitate the new addition to the existing Ace Hardware building. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Gary R. Mader



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item E7

Public Hearing on Acquisition of Utility Easement Located at 911 Allen Avenue - Home Depot

Acquisition of utility easement located at 911 Allen Avenue, is required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement will be used to locate underground cables and a pad mounted transformer to serve electricity to the new Home Depot store. It is appropriate to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Gary Mader



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item E8

Public Hearing to Amend the Future Land Use Map for the City of Grand Island for Lots 21-25 Grand Island Industrial Park West Subdivision.

Chad Nabity, Regional Planning Director, is requesting approval of the adoption of an amendment to the Future Land Use Map for the City of Grand Island for lots 21-25 Grand Island Industrial Park West Subdivision from Manufacturing to Low to Medium Density Residential. The Regional Planning Commission approved this request unanimously, following a public hearing, at their November 6, 2002 meeting. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Chad Nabity

November 7, 2002

Honorable Ken Gnadt, Mayor
and Members of the Council
100 E. 1st Street
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Comprehensive Plan and Future Land Use Map for properties located West of north Road, and South of Trust Street, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held November 6, 2002 the above item was considered following a public hearing. This application proposes to change the Comprehensive Plan and Future Land Use Map from Manufacturing to Low to Medium Density Residential.

Nobody from the public spoke for or against this item.

Following further discussion a motion was made by Eriksen 2nd by O'Neill to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

The Planning Commission passed this motion with 9 members voting in favor (Amick, Haskins, Lechner, O'Neill, Hooker, Eriksen, Miller, Hayes, Wagoner).

Yours truly,

Chad Naby AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item E9

Public Hearing on Changes to the Grand Island Zoning Map

Virgil Eihusen, as the owner is requesting a change of zoning for property consisting of lots 21-25 Grand Island Industrial Park West Subdivision. This application proposes to change the zoning from M1 Light Manufacturing to R1 Suburban Residential. The Regional Planning Commission at their regular meeting, following a public hearing, held November 6, 2002 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map. It is appropriate at this time to solicit public comment. The action item is contained under Ordinances.

Staff Contact: Chad Nabity

November 7, 2002

Honorable Ken Gnat, Mayor
and Members of the Council
100 E. 1st Street
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: An amendment to the Zoning Map for properties located West of north Road, and South of Trust Street, Grand Island, Nebraska.

At the regular meeting of the Regional Planning Commission, held November 6, 2002 the above item was considered following a public hearing. This application proposes to rezone property comprising of lots 21-25 Grand Island Industrial Park West Subdivision from M1 Light Manufacturing to R1 Suburban Residential.

Nobody from the public spoke for or against this item.

Following further discussion a motion was made by Eriksen 2nd by O'Neill to approve and recommend that the City of Grand Island approve this amendment to the Grand Island Zoning Map.

The Planning Commission passed this motion with 9 members voting in favor (Amick, Haskins, Lechner, O'Neill, Hooker, Eriksen, Miller, Hayes, Wagoner).

Yours truly,

Chad Nability AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item F1

#8779 - Consideration of Assessments for Street Improvement District #1240, Grand West Third Subdivision

This item relates to the action taken at the October 22, 2002 City Council meeting whereby the Council, acting as the Board of Equalization, determined benefits associated with Street Improvement District 1240, Grand West Third Subdivision. Construction of the District was completed in Summer 2002. This ordinance provides for setting the assessment and levying the special taxes. Approval is recommended. See attached ORDINANCE.

Staff Contact: Steve Riehle

* This Space Reserved for Register of Deeds *

ORDINANCE NO. 8779

An ordinance to assess and levy a special tax to pay the cost of construction of Street Improvement District No. 1240 of the City of Grand Island, Nebraska; to provide for the collection of such special tax; to repeal any provision of the Grand Island City Code, ordinances, and parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. There is hereby assessed upon the following described lots, tracts and parcels of land specially benefited, for the purpose of paying the cost of construction of said Street Improvement District No. 1240, as adjudged by the Council of said City, sitting as a Board of Equalization, to the extent of benefits accruing thereto by reason of such improvement, after due notice having been given thereof as provided by law; and a special tax for such cost of construction is hereby levied at one time upon such lots, tracts and land as follows:

Approved as to Form ? _____
November 7, 2002 ? City Attorney

ORDINANCE NO. 8779 (Cont.)

<u>Name</u>	<u>Description</u>	<u>Assessment</u>
Grand West L.L.C.	Lot 1, Grand West Third Subdivision	\$ 7,252.87
Grand West L.L.C.	Lot 2, Grand West Third Subdivision	7,860.24
Grand West L.L.C.	Lot 3, Grand West Third Subdivision	12,199.24
Grand West L.L.C.	Lot 4, Grand West Third Subdivision	6,985.79
Grand West L.L.C.	Lot 5, Grand West Third Subdivision	5,146.80
Grand West L.L.C.	Lot 6, Grand West Third Subdivision	4,780.95
Grand West L.L.C.	Lot 7, Grand West Third Subdivision	4,588.41
Grand West L.L.C.	Lot 8, Grand West Third Subdivision	4,486.65
Grand West L.L.C.	Lot 9, Grand West Third Subdivision	4,480.90
Grand West L.L.C.	Lot 10, Grand West Third Subdivision	4,480.90
Grand West L.L.C.	Lot 11, Grand West Third Subdivision	4,480.90
Grand West L.L.C.	Lot 12, Grand West Third Subdivision	4,480.90
Grand West L.L.C.	Lot 13, Grand West Third Subdivision	4,480.90
Grand West L.L.C.	Lot 14, Grand West Third Subdivision	6,354.35
Grand West L.L.C.	Lot 15, Grand West Third Subdivision	6,274.53
Grand West L.L.C.	Lot 16, Grand West Third Subdivision	4,548.34
Grand West L.L.C.	Lot 17, Grand West Third Subdivision	4,548.34
Grand West L.L.C.	Lot 18, Grand West Third Subdivision	6,497.62
Grand West L.L.C.	Lot 19, Grand West Third Subdivision	12,131.56
Grand West L.L.C.	Lot 20, Grand West Third Subdivision	7,472.25
Grand West L.L.C.	Lot 21, Grand West Third Subdivision	5,900.76
Grand West L.L.C.	Lot 22, Grand West Third Subdivision	5,623.55
Grand West L.L.C.	Lot 23, Grand West Third Subdivision	5,009.85
Grand West L.L.C.	Lot 24, Grand West Third Subdivision	4,130.29
Grand West L.L.C.	Lot 25, Grand West Third Subdivision	4,124.40
Grand West L.L.C.	Lot 26, Grand West Third Subdivision	4,124.40
Grand West L.L.C.	Lot 27, Grand West Third Subdivision	4,124.40
Grand West L.L.C.	Lot 28, Grand West Third Subdivision	4,124.40
Grand West L.L.C.	Lot 29, Grand West Third Subdivision	4,124.40
Grand West L.L.C.	Lot 30, Grand West Third Subdivision	4,124.40
Grand West L.L.C.	Lot 31, Grand West Third Subdivision	4,171.07
Grand West L.L.C.	Lot 32, Grand West Third Subdivision	5,195.93
Grand West L.L.C.	Lot 33, Grand West Third Subdivision	6,061.21
Grand West L.L.C.	Lot 34, Grand West Third Subdivision	14,358.73

Approved as to Form ? _____
November 7, 2002 ? City Attorney

ORDINANCE NO. 8779 (Cont.)

City of Grand Island	Part of Section 11-11-10, more particularly described as follows: Beginning at the intersection of the west line of Mansfield Road and the prolongation of the north line of Lot 1 Grand West Third Subdivision; thence west 300 feet; thence south parallel to the west line of Mansfield Road a distance of 492.76 feet; thence east 300 feet; thence north on the west line of Mansfield Road a distance of 492.76 feet to the point of beginning.	36,797.70
TOTAL		\$235,527.93

SECTION 2. The special tax shall become delinquent as follows: One-tenth of the total amount shall become delinquent in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years, one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; and one-tenth in nine years respectively, after the date of such levy; provided, however, the entire amount so assessed and levied against any lot, tract or parcel of land may be paid within fifty days from the date of this levy without interest, and the lien of special tax thereby satisfied and released. Each of said installments, except the first, shall draw interest at the rate of seven percent (7.0%) per annum from the time of such levy until they shall become delinquent. After the same become delinquent, interest at the rate of fourteen percent (14.0%) per annum shall be paid thereon, until the same is collected and paid.

SECTION 3. The treasurer of the City of Grand Island, Nebraska, is hereby directed to collect the amount of said taxes herein set forth as provided by law.

SECTION 4. Such special assessments shall be paid into a fund to be designated as the "Paving District Assessment Fund" for Street Improvement District No. 1240.

ORDINANCE NO. 8779 (Cont.)

SECTION 5. Any provision of the Grand Island City Code, and any provision of any ordinance, or part of ordinance, in conflict herewith is hereby repealed.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: November 12, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item F2

#8780 - Consideration of Establishing Snow Routes in Annexed Areas

Due to the recent annexations, some changes and additions to the list of emergency snow routes are necessary. The Hall County Highway Department will continue to plow several of the "borderline" roads along the annexed areas as well as some short sections that pass through annexed areas, but the streets listed below will now need to be plowed by the City.

The following changes are recommended to City Code 22-113, Snow Emergency Routes:

Change Capital Avenue from Engleman Road to Sky Park Road to

Capital Avenue from Engleman Road to Shady Bend Ro

Change Shady Bend Road between the south and north city limits to

Shady Bend Road between the south city limits and Airport Ro

Change Sky Park Road between Fourth Street and Capital Avenue to

Sky Park Road between Fourth Street and White Cloud Road

Add Husker Highway from US Highway 30 to US Highway 281

There is approximately a 14 lane-mile increase in the Snow Emergency Route plowing distance, but no significant financial impact.

Staff Contact: Steve Riehle

ORDINANCE NO. 8780

An ordinance to amend Chapter 22 of the Grand Island City Code; to amend Section 22-113 pertaining to emergency snow routes; to repeal Section 22-113 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 22-113 of the Grand Island City Code is hereby amended to read as follows:

§22-113. Snow Emergency Routes

The streets described below are hereby declared to be snow emergency routes in the City of Grand Island, Nebraska. Appropriate signs or other traffic control devices shall be installed indicating the existence of such snow emergency routes. A designation of any street, avenue, road, or highway, or portion thereof, as a snow emergency route shall in no way affect designation of that street, avenue, road, or highway for any other purpose.

Anna Street between Blaine Street and South Locust Street;
Adams Street between Stolley Park Road and Anna Street;
Bismark Road between Locust Street and the east City Limits;
Blaine Street between U.S. Hwy 34 and Third Street;
Broadwell Avenue between Anna Street and north City Limits;
Cannon Road between North Road and Viking Road;
Capital Avenue between Engleman Road and ~~Shady Bend Sky Park Road~~;
Cherry Street between Bismark Road and Sutherland Street;
College Street between Broadwell Avenue and Webb Road;
Custer Avenue between Third Street and Capital Avenue;
Darr Avenue between Faidley Avenue and Seventh Street;
Diers Avenue between the dead end south of Richmond Circle and Capital Avenue;
Eddy Street between Anna Street and State Street;
Eighteenth Street between the Burlington Northern and Santa Fe Railroad and St. Paul Road;
Faidley Avenue between Diers Avenue and Broadwell Avenue;
First Street between Greenwich and Plum Street;
Fonner Park Road between Stuhr Road and 320 feet west of Sylvan Street;
Fourth Street between Broadwell Avenue and Sky Park Road;
Greenwich Street between First Street and Second Street;
Harrison Street between Stolley Park Road and Anna Street;
Howard Avenue between Faidley Avenue and Tenth Street;
Husker Highway between U.S. Highway 30 and U.S. Highway 281
Independence Avenue between Manchester Road and Highway No. 2;
Koenig Street between Blaine Street and Vine Street;
Lafayette Avenue between State Street and Capital Avenue;
Lincoln Street between Anna Street and 13th Street/Broadwell Avenue;
Manchester Road between Viking Road and Engleman Road;

Approved as to Form * _____
November 7, 2002 * City Attorney

ORDINANCE NO. 8780 (Cont.)

New U.S. Highway No. 30 between the West City Limits and Second Street;
North Front Street between Webb Road and Broadwell Avenue;
North Road between the Husker Highway and Highway No. 2;
Old Highway No. 2 between North Broadwell and Highway No. 281;
Old Potash Hwy between West City Limits and Custer Avenue;
Old U.S. Hwy 30 between the west City Limits and New U.S. Hwy 30 Overpass;
Pine Street between the Union Pacific Railroad and First Street;
Pioneer Boulevard between Blaine Street and Stolley Park Road;
Pleasant View Drive between Bismark Road and Fonner Park Road;
Plum Street between Sutherland Street and Second Street;
Riverside Drive between Stagecoach Road and Stolley Park Road;
St. Paul Road between Fourth Street and Capital Avenue;
Second Street between Garfield Street and Plum Street;
Second Street between Webb Road and Garfield Street;
Seedling Mile Road between Stuhr Road and the east City Limits;
Seventeenth Street between Sycamore Street and the Burlington Northern and Santa Fe Railroad;
Shady Bend Road between the south ~~city limits and Airport Road~~ and north City Limits;
Sky Park Road between Fourth Street and ~~White Cloud Road~~ Capital Avenue;
South Front Street between Vine Street and Walnut Street;
South Locust Street between Walnut Street and south City Limits;
Stagecoach Road between Blaine Street and Locust Street;
State Street between 17th Street and North Road;
Stoeger Drive between Seventh Street and Baumann Drive;
Stolley Park Road between the west and east City Limits;
Stuhr Road between Fonner Park Road and U.S. Hwy 30;
Sutherland Street between Cherry Street and Plum Street;
Sycamore Street between First Street and Capital Avenue;
Tenth Street between Broadwell Avenue and St. Paul Road;
Third Street between Blaine Street and Walnut Street;
U.S. Hwy 30 between Plum Street and the east City Limits;
U.S. Hwy 34 between the west and east City Limits;
U.S. Hwy 281 between the north and south City Limits;
Vine Street between Fonner Park Road and South Front Street;
Walnut Street between Fourth Street and South Locust Street;
Webb Road between U.S. Hwy 281 south and North City Limits;
Wheeler Street between Fourth Street and Capital Avenue;
13th Street between Engleman Road and Eddy Street;
17th Street between Walnut Street and Sycamore Street.

SECTION 2. Section 22-113 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

ORDINANCE NO. 8780 (Cont.)

Enacted: November 12, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item F3

#8781 - Consideration of Vacating Easements in Lots 21, 22, 23, 24, and 25, Grand Island Industrial Park West

Council action is required for vacation of easements through the passing of an Ordinance. The current owner of the lots, Indianhead Golf Club, L.L.C., is in the process of developing Indianhead Seventh Subdivision. The vacation of the easements will facilitate the development of this Subdivision. The Subdivision Review Committee has approved the plans for the new Subdivision. The Utilities, Building, and Public Works Departments have reviewed and approved the request. Filing and staff costs should be less than the \$75.00 application fee charged for Vacation of Easements. It is recommended that Council approve Vacation of the Easements.

Staff Contact: Steve Riehle

* This Space Reserved for Register of Deeds *

ORDINANCE NO. 8781

An ordinance to vacate existing easements located in Grand Island Industrial Park West Subdivision in the City of Grand Island, Hall County, Nebraska; to provide for filing this ordinance in the office of the Register of Deeds of Hall County; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That the existing eight (8.0) foot easement located in a part of Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), and Twenty Five (25), Grand Island Industrial Park West Subdivision in the city of Grand Island, Hall County, Nebraska, as shaded and identified on Exhibit "A" dated October 9, 2002, attached hereto and incorporated herein by reference, are hereby vacated.

SECTION 2. The title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the real estate abutting the same in proportion to the respective ownership of such real estate.

Approved as to Form? _____
November 8, 2002 ? City Attorney

ORDINANCE NO. 8781 (Cont.)

SECTION 3. This ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

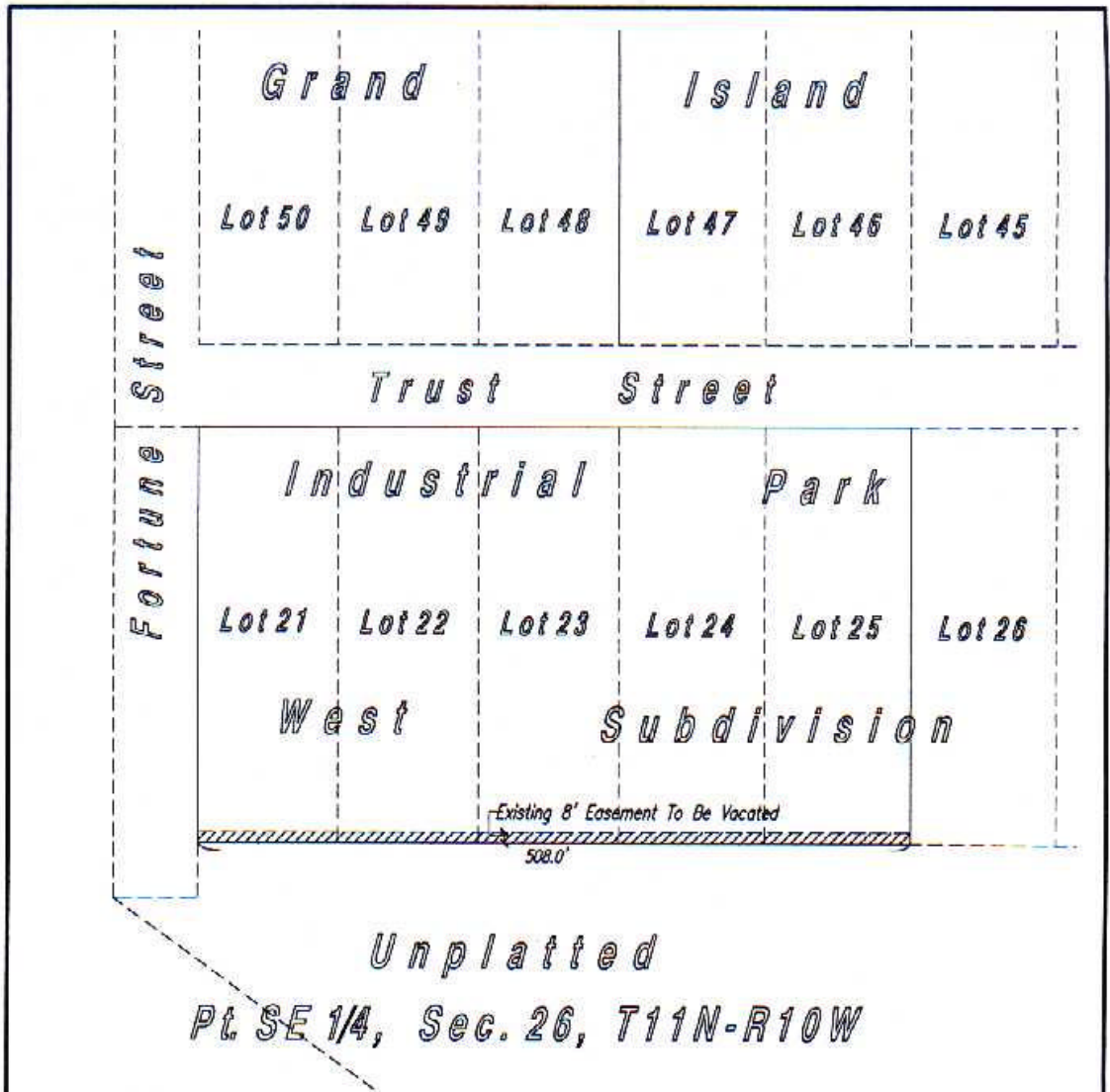
SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, without the drawing, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: November 12, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



LEGEND



Indicates That Portion Of 8' Easement To Be Vacated

DESCRIPTION

The southerly Eight (8.0) feet of Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24) and Twenty Five (25), all in Grand Island Industrial Park West Subdivision, in the City Grand Island, Nebraska.



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item F4

#8782 - Consideration of Changing Zoning from M1 Light Manufacturing to R1 Suburban Residential for Lots 21-25 Grand Island Industrial Park West Subdivision, Located West of North Road and South of Trust Street

This item relates to the aforementioned Public Hearing. Virgil Eihusen, as the owner is requesting a change of zoning for property consisting of lots 21-25 Grand Island Industrial Park West Subdivision. This application proposes to change the zoning from M1 Light Manufacturing to R1 Suburban Residential. The Regional Planning Commission at their regular meeting, following a public hearing, held November 6, 2002 unanimously voted to approve and recommend the Grand Island City Council approve this amendment to the Grand Island Zoning Map. Approval is recommended.

Staff Contact: Chad Nabity

ORDINANCE NO. 8782

An ordinance rezoning certain tracts of land within the zoning jurisdiction of the City of Grand Island; changing the land use classification of a tract of land comprising all of Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), and Twenty Five (25) of Grand Island Industrial Park West Subdivision in the city of Grand Island, Hall County, Nebraska, from M1-Light Manufacturing Zone to R1-Suburban Residential Zone; directing the such zoning change and classification be shown on the Official Zoning Map of the City of Grand Island; amending the provisions of Section 36-7; and providing for publication and an effective date of this ordinance.

WHEREAS, the Regional Planning Commission on November 6, 2002, held a public hearing and made a recommendation on the proposed zoning of such area; and

WHEREAS, notice as required by Section 19-923, R.R.S. 1943, has been given to the Board of Education of School District No. 2 in Hall County, Nebraska; and

WHEREAS, after public hearing on November 12, 2002, the City Council found and determined the change in zoning be approved and made.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The following tract of land is hereby rezoned and reclassified and changed from M1-Light Manufacturing Zone to R1-Suburban Residential Zone:

All of Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), and Twenty Five (25) of Grand Island Industrial Park West Subdivision in the city of Grand Island, Hall County, Nebraska.

Approved as to Form	?	_____
November 7, 2002	?	City Attorney

ORDINANCE NO. 8782 (Cont.)

SECTION 2. That the Official Zoning Map of the City of Grand Island, Nebraska, as established by Section 36-7 of the Grand Island City Code be, and the same is, hereby ordered to be changed, amended, and completed in accordance with this ordinance.

SECTION 3. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: November 12, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G1

Receipt of Official Document - Civil Service Minutes of October 11, 2002

Receipt of Official Document - Civil Service Minutes of October 11, 2002. See attached MINUTES.

Staff Contact: Brenda Sutherland



*Working Together for a
Better Tomorrow. Today.*

MINUTES
CIVIL SERVICE COMMISSION
October 11, 2002

Roll Call:	Members Present:	Burns, Hilligas
	Members Absent:	Leeper
	Also Present:	Curt Rohling, Fire Operations Division Chief, Kerry Mehlin, Police Sergeant

Burns called the meeting to order at 8:30 a.m.

Notice of the meeting was published in the October 9, 2002, edition of the Grand Island Independent.

Hilligas moved to approve the minutes of the October 1, 2002, meeting. Burns seconded the motion, which carried unanimously upon roll call vote.

The Commission reviewed the listing of applicants for Firefighter/EMT testing. Burns moved to certify as eligible for testing 51 applicants who met application standards, and not to certify nine applicants, namely, Bauers, Grimshaw, Hansen, Korte, McFarland, Meyer, Morrison, Pittman and Viox for not meeting minimum application standards under Section A, 3, (a) of the Civil Service Commission Rules and Regulations. Hilligas seconded the motion, which carried unanimously upon roll call vote.

The Commission reviewed the listing of applicants for paramedic testing. Hilligas moved to certify as eligible for testing six applicants who met application standards. Burns seconded the motion which passed unanimously upon roll call vote.

The Commission reviewed the listing of applicants for Police testing. Burns moved to certify as eligible for testing 38 applicants who met the application standards, and not to certify four applicants, namely, Davis, Hoff and Perry for not meeting minimum application standards under section A, 3, (a) and Carlson for not meeting minimum application standards under A, 3 (g) of the Civil Service Commission Rules and Regulations.

There being no further business, Hilligas moved to adjourn the meeting at 8:55 a.m. Burns seconded the motion, which carried unanimously upon roll call vote.

Respectfully submitted,

Al Satterly
Secretary Designee
Civil Service Commission

Approved by Civil Service Commission
Copies of approved Minutes to: City Clerk



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G2

Approving Minutes of October 22, 2002 City Council Regular Meeting

*The Minutes of October 22, 2002 City Council Regular Meeting are submitted for approval.
See attached MINUTES.*

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

October 22, 2002

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on October 22, 2002. Notice of the meeting was given in the Grand Island Independent on October 16, 2002.

Council President Seifert called the meeting to order at 7:00 p.m. The following members were present: Councilmembers Pielstick, Seifert, Hornady, Whitesides, Haase, Murray, and Walker. Mayor Gnadt and Councilmember Larson, Ward and Sorensen were absent. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Assistant City Attorney Dale Shotkoski, Public Works Director Steve Riehle and Finance Director David Springer.

PLEDGE OF ALLEGIANCE was said followed by the INVOCATION given by Reverend Joel Schroeder, St. Paul's Lutheran Church, 1515 South Harrison Street.

RESERVE TIME TO SPEAK ON AGENDA ITEMS: One individual reserved time to speak on an agenda item.

PRESENTATIONS AND PROCLAMATIONS:

"It's About Kids!" Presentations by Jill Rath and Michelle Schultz. Youth Leadership Tomorrow, "Its About Kids!" assets were presented by Jill Rath and Michelle Schultz.

Proclamation "Make a Difference Day", October 26, 2002. President Seifert mentioned that Mayor Gnadt had proclaimed October 26, 2002 as "Make a Difference Day" and encouraged citizens to raise public awareness and emphasized the importance of community service.

Proclamation "United Nations Day 2002" October 24, 2002. President Seifert mentioned that Mayor Gnadt had proclaimed October 24, 2002 as "United Nations Day 2002" and encouraged citizens to take due note of the observance.

ADJOURN TO BOARD OF EQUALIZATION: Motion by Hornady, second by Pielstick, carried unanimously to adjourn to Board of Equalization.

#2002-BE-11 – Determining Benefits for Street Improvement District #1240, Grand West Third Subdivision. Motion by Pielstick, second by Hornady, carried unanimously to approve Resolution #2002-BE-11.

RETURN TO REGULAR SESSION: Motion by Hornady, second by Walker, carried unanimously to return to Regular Session.

PUBLIC HEARINGS:

Public Hearing on Request of Wonderful Garden NE Inc. dba Wonderful Garden, 2623 South Locust Street, for Class "I" Liquor License. City Clerk RaNae Edwards, reported that Chan Chang Yim representing Wonderful Garden NE Inc., dba Wonderful Garden, 2623 South Locust Street, had submitted an application with the City Clerk's Office for a Class "I" Liquor License. A Class "I" Liquor License allows for the sale of alcoholic beverages on sale only within the corporate limits of the City. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on October 2, 2002; notice to applicant of date, time and place of hearing mailed on October 2, 2002; notice to the general public of date, time and place of hearing published on October 12, 2002; Chapter 4 of City Code and departmental reports as required by City Code. No public testimony was heard.

Public Hearing on Request of El Guitarron, Inc. dba El Guitarron, 413 West 4th Street for Change of Location and Name Change. City Clerk RaNae Edwards, reported that Nick Kallos, Sr., representing El Guitarron, Inc. dba El Guitarron, 413 West 4th Street, had submitted an application for a Change of Location to 106 & 108 East 3rd Street. Also submitted was a Name Change to El Paraiso Bar in conjunction with their Class "C-52848" Liquor License. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on October 8, 2002; notice to application of date, time and place of hearing mailed on October 8, 2002; notice to the general public of date, time and place of hearing published on October 12, 2002; Chapter 4 of City Code and departmental reports as required by City Code. No public testimony was heard.

Public Hearing on Request of Ronald Bodie dba Sebastians, 115 West 3rd Street, for Class "C" Liquor License. City Clerk RaNae Edwards, reported that Ronald Bodie dba Sebastians, 115 West 3rd Street, had submitted an application with the City Clerk's Office for a Class "C" Liquor License. A Class "C" Liquor License allows for the sale of alcoholic beverages on and off sale within the corporate limits of the City. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on October 8, 2002; notice to applicant of date, time and place of hearing mailed on October 8, 2002; notice to the general public of date, time and place of hearing published on October 12, 2002; Chapter 4 of City Code and departmental reports as required by City Code. Ton Wagoner, Attorney for Ronald Bodie spoke in support and was available for questions. No further public testimony was heard.

Public Hearing on Request of Nancy Stephens for a Conditional Use Permit for a Riding Academy Located at 908 East Capital Avenue. Craig Lewis, Building Department Director, reported that Nancy Stephens, 209 Sunny Drive, Doniphan, Nebraska, had submitted an application with the City Clerk's Office for a Conditional Use Permit to allow a riding academy located at 908 East Capital Avenue. The property was currently zoned TA, Transitional Agricultural and as such a Conditional Use Permit was required by City Code. No public testimony was heard.

Public Hearing on Acquisition of Property Located at 374 North Washington. Gary Mader, Utilities Director, reported that acquisition of property located at 374 North Washington, was required to meet the growing needs of the Utilities Department. Owners had agreed to sell the property to the City of Grand Island for a purchase price of \$29,500. No public testimony was heard.

Public Hearing on Acquisition of a Utility Easement Located at 911 Diers Avenue. (Home Depot) Gary Mader, Utilities Director, reported that acquisition of a utility easement located at 911 Diers Avenue, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to locate underground cables and a pad mounted transformer to serve electricity to the new Home Depot store. No public testimony was heard.

Public Hearing on Acquisition of Utility easement Located at 223 West 4th Street. (Edwin and Janice Sittler) Gary Mader, Utilities Director, reported that acquisition of a utility easement located at 223 West 4th Street, was required in order to have access to install, upgrade, maintain, and repair power appurtenances. This easement would be used to locate a pad mounted transformer for a new building. No public testimony was heard.

Public Hearing on Acquisition of Easement for Bike Trail in Lot 9, Sussex Place Subdivision Near Westridge Middle School. This item was pulled from the Agenda until November 12, 2002.

Public Hearing on Acquisition of Public Right of Way for the Extension of Independence Avenue. This item was pulled from the Agenda until November 12, 2002.

Public Hearing on Acquisition of Storm Sewer Easement Located in the Northeast Corner of the Normandy Apartment Property. Steve Paustian, Parks and Recreation Director, reported that acquisition of a storm sewer easement located at the northeast corner of the Normandy Apartments, south of Sucks Lake, was required in order to have access to install, upgrade, maintain, and repair said storm sewer. This easement would be used to aid in the storm water drainage associated with this area and would allow for the water to bypass Sucks Lake under most conditions. No public testimony was heard.

ORDINANCES:

The following Ordinances were pulled from the Agenda until November 12, 2002 City Council Meeting:

- #8779 - Consideration of Assessments for Street Improvement District #1240, Grand West Third Subdivision
- #8780 – Consideration of Establishing Snow Routes in Annexed Areas
- #8781 – Consideration of Vacating Easements in Lots 21, 22, 23, 24, and 25, Grand Island Industrial Park West

CONSENT AGENDA: Items G-11, G-13 and G-14 were pulled until the November 12, 2002 meeting. Items G-5 and G-18 were pulled from the Consent Agenda. Motion by Pielstick, second by Walker, carried unanimously to approve the Consent Agenda excluding items G-11, G-13, G-14, G-5, and G-18.

Receipt of Official Document – Civil Service Minutes of October 1, 2002.

Approving Minutes of October 8, 2002 City Council Regular Meeting.

Approving Request of Wonderful Garden NE Inc. dba Wonderful Garden, 2623 South Locust Street, for Class “T” Liquor License.

Approving Request of Chan Chang Yim, 1521 West Charles Street, #1, for Liquor Manager Designation for Wonderful Garden NE, Inc. dba Wonderful Garden, 2623 South Locust Street.

Approving Request of Ronald Bodie dba Sebastians, 115 West 3rd Street, for Class “C” Liquor License. Councilmember Whitesides abstained.

Approving Request of Craig Anderson, 1217 West 10th Street, for Liquor Manager Designation for Eagles Frat Order #378, 213 North Sycamore Street.

Approving Request of Greg Tatro, 312 West Koenig Street, for Liquor Manager Designation for Grand Island Pizza hut, Inc., 707 North Diers Avenue.

Approving Request of Nancy Stephens for a Conditional Use Permit for a Riding Academy Located at 908 East Capital Avenue.

#2002-328 – Approving Acquisition of Property at 374 North Washington.

#2002-329 – Approving Acquisition of Utility Easement Located at 911 Diers Avenue. (Home Depot) This item was pulled from the Agenda until November 12, 2002.

#2002-330 – Approving Acquisition of Utility Easement Located at 223 West 4th Street. (Edwin and Janice Sittler)

#2002-331 – Approving Acquisition of Easement for Bike Trail in Lot 9, Sussex Place Subdivision Near Westridge Middle School. This item was pulled from the Agenda until November 12, 2002.

#2002-332 – Approving Acquisition of Public Right of Way for the Extension of Independence Avenue. This item was pulled from the Agenda until November 12, 2002.

#2002-333 – Approving Acquisition of Storm Sewer Easement Located in the Northeast Corner of the Normandy Apartment Property.

#2002-334 – Approving Bid Award for Sidewalk District No. 1, 2002 with The Diamond Engineering Company, Inc. of Grand Island, Nebraska in an Amount of \$4,360.00.

#2002-335 – Approving Bid Award for a 2003 Model Track Loader for the Solid Waste Division, Public Works Department with Nebraska Machinery Company of Doniphan, Nebraska in an Amount of \$409,482.00.

#2002-337 – Approving Receipt of Library Grant from the Bill & Melinda Gates Foundation in an Amount up to \$16,045.00.

#2002-338 – Approving Interlocal Agreement with Hall County to Transfer Funds from the General Fund to the Enhanced 911 Fund.

#2002-339 – Approving Installation of Stop Signs on Charles Street at Cedar Street.

Approving Request of El Guitarron, Inc. dba El Guitarron, 413 West 4th Street for Change of Location to 106 & 108 East 3rd Street and Name Change to El Paraiso Bar. Discussion was had concerning the current Liquor License located at 106 & 108 East 3rd Street under Razy's Café and Lounge. Nick Kallos, 516 North Plum spoke in support.

Motion was made by Councilmember Pielstick to deny this request. Motion failed for lack of a second. Unanimously approved as part of the Consent Agenda.

#2002-336 – Approving Bid Award for Motor Grader for Street Division, Public Works Department on State Contract #CA-5747 with Spreitzer, Inc. of Omaha, Nebraska in an Amount of \$135,173.00. Steve Riehle, Public Works Director, explained the process of using the state bid. Pete Morgan, 318 North Wetzel Avenue representing Fairbanks New Holland requested that bids be taken and not to use the state contract giving local contractors an opportunity to bid on this equipment. Motion was made by Councilmember Whitesides to deny Resolution #2002-336, second by Seifert. Unanimously approved.

REQUESTS AND REFERRALS:

Request of Central Nebraska Humane Society to Use Stolley Park for the Month of December 2003 for a Christmas Lighting Display Fundraising Event. Steve Paustrian, Parks and Recreation Director, reported that the Central Nebraska Humane Society was interested in securing the use of the roadway area of Stolley Park, during the month of December 2003. The Society was interested in using the area for a fund raising activity that would include charging vehicles to drive through the park during the evening hours to view Christmas lights and displays provided by the Society.

Charla Miller, 1523 Stagecoach Road, representing the Central Nebraska Humane Society spoke in support. Discussion was held concerning the particulars of this event.

Motion was made by Councilmember Whitesides, second by Pielstick, to table this issue until a contract was in hand and the particulars worked out. Motion carried unanimously.

PAYMENT OF CLAIMS:

Motion by Whitesides, second by Haase, carried unanimously to approve the Claims for the period of October 9, 2002 through October 22, 2002, for a total amount of \$4,212,469.00.

ADJOURNMENT: The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

RaNae Edwards
City Clerk



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G3

#2002-331 - Approving Acquisition of Easement for Bike Trail in Lot 9, Sussex Place Subdivision Near Westridge Middle School

This item relates to the aforementioned Public Hearing. Acquisition of an Easement along the south side of Westridge Middle School is required in order to have access to connect bike trails. See attached RESOLUTION.

Staff Contact: Steve Riehle

R E S O L U T I O N 2002-331

WHEREAS, the City is interested in acquiring property from the School District of Grand Island, for the purpose of public right-of-way along the south side of Westridge Middle School to connect the Shoemaker hike/bike trail to the east of Westridge Middle School on Mansfield Road that will be built along Independence Avenue; and

WHEREAS, a public hearing was held on October 22, 2002 for the purpose of discussing the proposed acquisition of an easement being more particularly described as follows:

The North Twenty (20.0) feet of the south Forty (40.0) feet of Lots Nine (9) and Ten(10), Sussex Place Subdivision, City of Grand Island, Hall County, Nebraska; said easement contains 12,609 square feet or 0.29 acres more or less of which 12,609 square feet or 0.29 acres is existing dedicated easement, as shown on the attached drawing dated October 2002 attached hereto and incorporated herein by reference.

WHEREAS, Section 19-709, R.R.S. 1943, authorizes the City to appropriate private property for use of the City for public facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island is hereby authorized to acquire an easement from the School District of Grand Island, for the above-described property.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G4

#2002-332 - Approving Acquisition of Public Right of Way for the Extension of Independence Avenue

This item relates to the aforementioned Public Hearing. Acquisition of Right of Way is required in order to construct the extension of Independence Avenue. See attached RESOLUTION.

Staff Contact: Steve Riehle

R E S O L U T I O N 2002-332

WHEREAS, property is required by the City of Grand Island, from the following parties for right-of-way purposes to extend Independence Avenue; and

WHEREAS, a public hearing was held on October 22, 2002, for the purpose of discussing the proposed rights-of-way affecting the following tracts of land:

Name	Property Description
Keo Phetsavahn and Sysengpheth Saycocie	The east 25.00 feet of Lot 77, Le Heights Fourth Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 8,312 square feet or 0.19 acres more or less, all of which is an existing City of Grand Island drainage easement.
Jonathan & Shannon Boehle	The east 40.00 feet of Lot 11, Western Heights Second Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 6,539 square feet or 0.15 acres more or less, all of which is an existing City of Grand Island drainage easement.
Tharin & Brenda Peters	The east 40.00 feet of Lot 12, Western Heights Second Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 5,489 square feet or 0.13 acres more or less, all of which is an existing City of Grand Island drainage easement.
Chad & Wendy Cox	The east 40.00 feet of Lot 1, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 7,211 square feet or 0.17 acres more or less, all of which is an existing City of Grand Island drainage easement.
Alan & Linda Potter	The east 40.00 feet of Lot 2, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 7,211 square feet or 0.17 acres more or less, all of which is an existing City of Grand Island drainage easement.
Richard & Rada Bacon	The east 40.00 feet of Lot 3, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 4,475 square feet or 0.10 acres more or less, all of which is an existing City of Grand Island drainage easement.
Gary & Judith Horne	The east 40.00 feet of Lot 4, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 4,476 square feet or 0.10 acres more or less, all of which is an existing City of Grand Island drainage easement.

Jerry & Faye Brown	The east 40.00 feet of Lot 5, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 4,477 square feet or 0.10 acres more or less, all of which is an existing City of Grand Island drainage easement.
Christopher & Tammy Chohon	The east 40.00 feet of Lot 6, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 4,478 square feet or 0.10 acres more or less, all of which is an existing City of Grand Island drainage easement.
Robert Cummings	The east 40.00 feet of Lot 7, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 4,485 square feet or 0.10 acres more or less, all of which is an existing City of Grand Island drainage easement.
Burrell & Lisa Albee	The east 40.00 feet of Lot 8, Western Heights Third Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 4,501 square feet or 0.10 acres more or less, all of which is an existing City of Grand Island drainage easement.
Westridge Middle School	The west 70.00 feet of Lot 8 and the west 40.00 feet of Lot 9, Sussex Place Subdivision in the City of Grand Island, Hall County, Nebraska. Said tract contains 41,269 square feet or 0.95 acres more or less, of which 30,660 square feet or 0.70 acres is an existing drainage easement.
Gladys Williams	<p>A tract of land located in the East Half of the West 19 acres of the East 20 acres of the Southeast Quarter of the Southwest Quarter of Section 11, Township 11 North, Range 10 West of the 6th P.M. in the City of Grand Island, Hall County, more particularly described as follows:</p> <p>Commencing at the south quarter corner of said Section 11; thence on an assumed bearing of N89°08'56"W on the south line of said Section 11, a distance of 153.48 feet to the Point of Beginning; thence continuing on said south line N89°08'56"W a distance of 80.00 feet; thence N00°18'47"E a distance of 584.07 feet; thence around a curve in a clockwise direction having a radius of 340.00 feet, a chord bearing of N23°27'48"E a distance of 267.34 feet; thence around a curve in a counterclockwise direction having a radius of 260.00 feet, a chord bearing of N23°17'43"E a distance of 205.84 feet; thence N00°18'47"E a distance of 18.02 feet; thence S86°09'38"E a distance of 6.53 feet to the east line of said East Half of the west 19 acres of the east 20 acres of the Southeast Quarter of the Southwest Quarter; thence S00°18'47"W on said east line a distance of 230.26 feet; thence around a curve in a clockwise direction having a radius of 340.00 feet, a chord</p>

	<p>bearing of S42°39'19"W a distance of 46.94 feet; thence around a curve in a counterclockwise direction having a radius of 260.00 feet, a chord bearing of S23°27'48"W a distance of 204.44 feet; thence S00°18'47"W a distance of 584.83 feet to the point of beginning. Said tract contains 75,082 square feet or 1.72 acres more or less of which 2,640 square feet or 0.06 acres is existing 13th Street road right-of-way.</p>
<p>Gladys Williams</p>	<p>A tract of land located in the East Half of the West 19 acres of the East 20 acres of the Southeast Quarter of the Southwest Quarter of Section 11, Township 11 North, Range 10 West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska; more particularly described as follows:</p> <p>Commencing at the intersection of the southwest corner of Lot 8, Western Heights Third Subdivision, City of Grand Island and the easterly right-of-way (R.O.W.) line of Lariat Lane, said point also being the Point of Beginning; thence on an assumed bearing of S00°20'23"W a distance of 201.42 feet; thence N86°09'26"W a distance of 60.11 feet; thence N00°20'41"E a distance of 198.18 feet to the southeast corner of Lot 9 of said Western Heights Third Subdivision, said corner also on the westerly R.O.W. line of Lariat Lane; thence S89°14'50"E on the south line of said Western Heights Third Subdivision a distance of 59.98 feet to the point of beginning. Said tract contains 11,986 square feet or 0.28 acres more or less.</p>

Gladys Williams	<p>A tract of land located in the East Half of the West 19 acres of the East 20 acres of the Southeast Quarter of the Southwest Quarter of Section 11, Township 11 North, Range 10 West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska; more particularly described as follows:</p> <p>Commencing at the intersection of the northeast corner of Lot 5 of Western Heights Fifth Subdivision, City of Grand Island and the southerly right-of-way (R.O.W.) line of Shanna Street, said point also being the Point of Beginning; thence on an assumed bearing of N00°16'56"E a distance of 70.00 feet to the southeast corner of Lot 9 of Double R Subdivision, City of Grand Island; thence S86°09'24"E a distance of 304.91 feet to the east line of said East Half of the West 19 acres of the East 20 acres of the Southeast Quarter of the Southwest Quarter; thence S00°18'47"W on said east line a distance of 70.13 feet; thence N86°07'52"W a distance of 304.88 feet to the point of beginning. Said tract contains 21,310 square feet or 0.49 acres more or less.</p>
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WHEREAS, in the event the City and the various owners are unable to agree upon a price for such right-of-way, it is suggested that the City be authorized to condemn such property for public facilities in accordance with Neb. Rev. Stat. 19-709, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire right-of-way from the parties identified above on the above-described tracts of land.

BE IT FURTHER RESOLVED, that if the acquisition of such property is not possible through negotiations, the City Attorney is hereby authorized and directed to commence condemnation proceedings on behalf of the City of Grand Island to acquire such property forthwith.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2002.

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G5

#2002-340 - Approving Acquisition of Public Utility Easement in Lot 16, Block 14, Scarff's Addition to West Lawn, Located at 2322 W 18th Street.

This item relates to the aforementioned Public Hearing. Acquisition of an Easement in Lot 16, Block 14 is required in order to have access to provide sanitary sewer to the new lot that will be created. See attached RESOLUTION.

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

R E S O L U T I O N 2002-340

WHEREAS, a public utility easement is required by the City of Grand Island, from Robert F. Riessland and Loucille Riessland, husband and wife, to install, upgrade, maintain, and repair sanitary sewer service mains, service lines and appurtenances; and

WHEREAS, a public hearing was held on November 12, 2002, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of Lot Sixteen (16), Block Fourteen (14), Scarff's Addition to West Lawn in the City of Grand Island, Hall County, Nebraska, the utility easement and right-of-way being more particularly described as follows:

A tract of land comprising the northerly Sixteen (16.0) feet of the easterly Fifty Seven and Seventy One Hundredths (57.71) feet of Lot Sixteen (16), Block Fourteen (14), Scarff's Addition to West Lawn in the City of Grand Island, Nebraska, as shown on the plat dated October 22, 2002, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Robert F. Riessland and Loucille Riessland, husband and wife, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____
November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G6

#2002-341 - Approving Acquisition of Public Utility Easement in Lot 37, Bosselman Second Subdivision, Located at 2938 Diers Avenue

This item relates to the aforementioned Public Hearing. Acquisition of an Easement in Lot 37, Bosselman Second Subdivision is required in order to provide access to maintain existing sanitary sewer. See attached RESOLUTION.

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

RESOLUTION 2002-341

WHEREAS, a public utility easement is required by the City of Grand Island, from Elizabeth G. Bosselman, a single person, to install, upgrade, maintain, and repair sanitary sewer service mains, service lines and appurtenances; and

WHEREAS, a public hearing was held on November 12, 2002, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of Lot Thirty Seven (37) Bosselman Second Subdivision, an addition to the City of Grand Island, Hall County, Nebraska, the utility easement and right-of-way being more particularly described as follows:

A tract of land comprising the northerly Eight (8.0) feet of Lot Thirty Seven (37), Bosselman Second Subdivision, an addition to the City of Grand Island, Nebraska, as shown on the plat dated October 29, 2002, marked Exhibit "A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Elizabeth G. Bosselman, a single person, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____
November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G7

#2002-342 - Approving Acquisition of Public Utility Easement in Lot 1, Bosselman Third Subdivision, Located at 2946, 2952, 2960 Diers Avenue.

This item relates to the aforementioned Public Hearing. Acquisition of an Easement in Lot 1, Bosselman Third Subdivision is required in order to provide access to maintain existing sanitary sewer. See attached RESOLUTION.

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

RESOLUTION 2002-342

WHEREAS, a public utility easement is required by the City of Grand Island, from Elizabeth G. Bosselman, a single person, to install, upgrade, maintain, and repair sanitary sewer service mains, service lines and appurtenances; and

WHEREAS, a public hearing was held on November 12, 2002, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of Lot One (1) Bosselman Third Subdivision, an addition to the City of Grand Island, Hall County, Nebraska, the utility easement and right-of-way being more particularly described as follows:

A tract of land comprising the southerly Eight (8.0) feet of Lot One (1), Bosselman Third Subdivision, an addition to the City of Grand Island, Nebraska, as shown on the plat dated October 29, 2002, marked Exhibit "A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Elizabeth G. Bosselman, a single person, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G8

#2002-343 - Approving Acquisition of Utility Easement Located at 1704 West 3rd Street - Ace Hardware

Background:

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to property of Hardware Land Company of Grand Island, LTD (Ace Hardware), located behind 1704 West 3rd Street (parts of Lots One and Two, Block 50, Packer & Barrs Addition and part of vacated Harrison Street), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

This easement will be used to relocate an overhead power line to facilitate the new addition to the existing Ace Hardware building.

Recommendation:

Approve the request to obtain the needed easement.

Fiscal Effects:

One dollar (\$1.00) for the easement will be paid to the grantor.

Alternatives:

As suggested by City Council. See attached RESOLUTION.

Staff Contact: Gary R. Mader

RESOLUTION 2002-343

WHEREAS, a public utility easement is required by the City of Grand Island, from Hardware Land Co. of Grand Island, Ltd, to install, upgrade, maintain, and repair power appurtenances, including lines and transformers; and

WHEREAS, a public hearing was held on November 12, 2002, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of Lot One (1) and Lot Two (2), Block Fifty (50) Packer and Barr's Addition to the City of Grand Island, Hall County, Nebraska, the utility easement and right-of-way being more particularly described as follows:

The northerly Eight (8.0) feet of that part of vacated Harrison Street lying between Block Five (5) Kernohan and Decker's Addition and Block Fifty (50) in Packer and Barr's Second Addition with its complement Block Four (4) Kernohan and Decker's Addition, said vacation recorded in Misc. Book 21, Page 81, in the Register of Deeds Office, Hall County, Nebraska; AND

The northerly Eight (8.0) feet of Lot One (1), Block Fifty (50) Packer and Barr's Addition; AND

The northerly Twenty (20.0) feet of Lot Two (2) Block Fifty (50) Packer and Barr's Addition; AND

The westerly Twenty (20.0) feet of Lot Two (2), said Packer and Barr's Addition, except the southerly One Hundred Thirty Two (132.0) feet thereof.

The above-described easement and right-of-way containing a combined total of 0.070 acres, more or less as shown on the plat dated October 11, 2002, marked Exhibit "A" attached hereto and incorporated herein by reference.

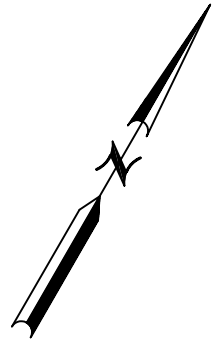
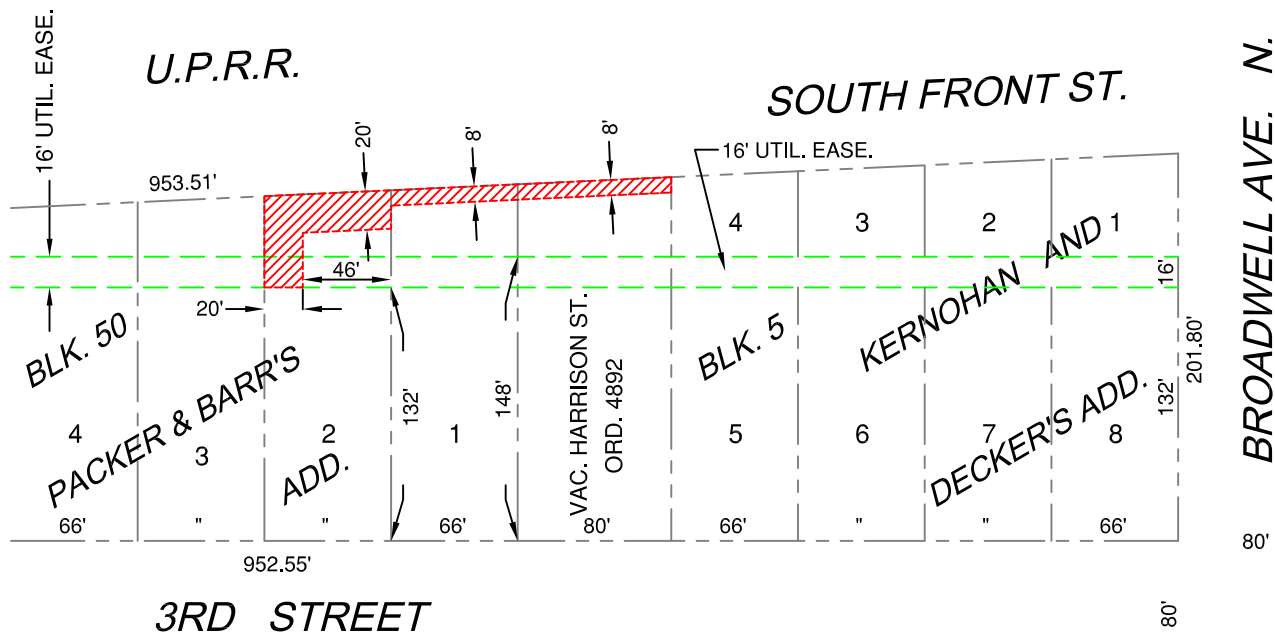
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Hardware Land Co. of Grand Island, Ltd., on the above-described tract of land.

- - -

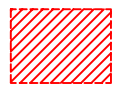
Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____
November 7, 2002 ? City Attorney



LEGEND

 INDICATES UTILITY EASEMENT

CITY OF GRAND ISLAND UTILITIES DEPARTMENT	
EXHIBIT "A"	
DRAWN BY: B.W.H.	SCALE: 1"=100'
DATE: 10/11/2002	FILE: PACKER & BARR'S



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G9

#2002-329 - Approving Acquisition of Utility Easement Located at 911 Allen Drive - Home Depot

Background:

Nebraska State Law requires that acquisition of property must be approved by City Council. The Utilities Department needs to acquire an easement relative to property of Home Depot USA, Inc., located at 911 Allen Drive, in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers.

The easement will be used to locate underground cables and a pad mounted transformer to serve electricity to the new Home Depot store.

Recommendation:

Approve the request to obtain the needed easement.

Fiscal Effects:

One dollar (\$1.00) for the easement will be paid to the grantor.

Alternatives:

As suggested by City Council. See attached RESOLUTION.

Staff Contact: Gary R. Mader

R E S O L U T I O N 2002-329

WHEREAS, a public utility easement is required by the City of Grand Island, from Home Depot USA, Inc., a Delaware corporation, to install, upgrade, maintain, and repair power appurtenances, including lines and transformers; and

WHEREAS, a public hearing was held on October 22, 2002, for the purpose of discussing the proposed acquisition of an easement and right-of-way through a part of Lot Eight (8) Meadowlark West Fourth Subdivision in the City of Grand Island, Hall County, Nebraska, the utility easement and right-of-way being more particularly described as follows:

Commencing at the northeast corner of Lot Eight (8) Meadowlark West Fourth Subdivision; thence running S00°00'00"W along the easterly line of said Lot Eight (8), a distance of Two Hundred Fifteen and Thirty Five Hundredths (215.35) feet to the Actual Point of Beginning; thence running S90°00'00"W, a distance of One Hundred Twenty (120.0) feet.

The above-described easement and right-of-way containing a total of 0.055 acres, more or less as shown on the plat dated October 2, 2002, marked Exhibit "A" attached hereto and incorporated herein by reference.

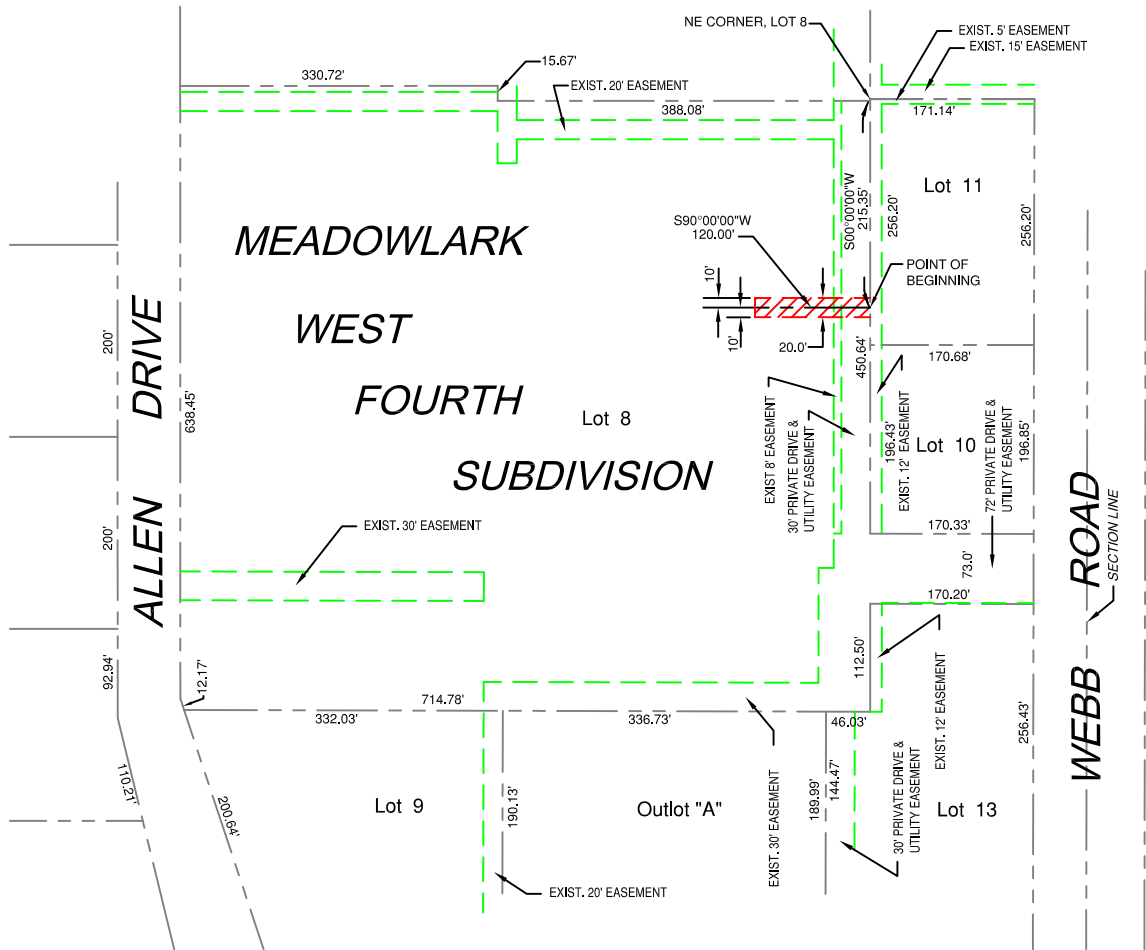
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from Home Depot USA, Inc., a Delaware corporation, on the above-described tract of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



LEGEND



INDICATES 20' WIDE UTILITY EASEMENT

CITY OF GRAND ISLAND UTILITIES DEPARTMENT	
<h1>EXHIBIT "A"</h1>	
DRAWN BY: B.W.H.	SCALE: 1"=200'
DATE: 10/2/2002	FILE: HOME DEPOT



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G10

#2002-344 - Approving Certificate of Final Completion for Painting and Sandblasting at Island Oasis Water Park

The Park and Recreation Department has recommended that the Certificate of Final Completion be issued for the painting and sandblasting of the main pool at Island Oasis. The contract was awarded to HEG Painting, of Cherokee, Iowa on August 20, 2002. The work commenced in early September and was completed in early October. The performance of the contract was supervised by the Park and Recreation Department and a Certificate of Final Completion has been issued by the Park and Recreation Director, subject to City Council approval. Approval is recommended. See attached RESOLUTION.

Staff Contact: Steve Paustian

RESOLUTION 2002-344

WHEREAS, the Parks and Recreation Director of the City of Grand Island has issued his Certificate of Final Completion for painting of the main pool at Island Oasis Water Park certifying that HEG Painting Co. of Cherokee, Iowa, under contract dated August 20, 2002, 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 Painting Island Oasis Water Park is hereby confirmed.
2. That a warrant be issued from Account No. 10044525-85324 in the amount of \$59,163.00 payable to HEG Painting Co. for the final amount due the contractor.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G11

#2002-345 - Approving Bid Award for Stolley Park Arboretum Design

The Park and Recreation Department, Administrative Division, has submitted a request for awarding a contract for the Stolley Park Arboretum Design. Two proposals were received ranging from \$15,500.00 to \$20,280.00. The lowest priced proposal did not provide for all services requested in the RFP and when fees for final design and construction fees were included the low proposal was no longer low. It is recommended that the proposal submitted by Clark Enersen Partners of Lincoln, NE be accepted in the amount not to exceed \$20,000.00. After completion of the final design it is also recommended that staff be allowed to negotiate for construction documents and construction services as well. There are sufficient funds for this purchase in account number 10044701-85324. The budgeted estimate was \$20,000.00. It is recommended that the contract be awarded to Clark Enersen Partners, of Lincoln, NE in the amount not to exceed \$20,000.00. See attached RESOLUTION.

Staff Contact: Steve Paustian



Dale M. Shotkoski, Assistant City Attorney

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Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR STUDY, INVENTORY & DESIGN
ARBORETUM IN STOLLEY PARK**

RFP DUE DATE: July 30, 2002 @ 4:00 p.m.
FOR: Study, Inventory & Design Arboretum in Stolley Park
DEPARTMENT: Parks & Recreation
PUBLICATION DATE:
NO. POTENTIAL BIDDERS: 7

SUMMARY OF PROPOSALS RECEIVED

Clark Enersen Partners
Lincoln, NE

Sinclair Hille Architects
Lincoln, NE

cc: Steve Paustian, Parks and Recreation Director
RaNae Edwards, City Clerk
Dale Shotkoski, Purchasing Agent
Laura Berthelsen, Legal Assistant

P-743

RESOLUTION 2002-345

WHEREAS, the City of Grand Island invited proposals for Study, Inventory and Design of an Arboretum located in Stolley Park, according to plans and the Request for Proposals on file with the Parks and Recreation Department; and

WHEREAS, proposals were due on July 30, 2002; and

WHEREAS, Clark Enersen Partners of Lincoln, Nebraska, submitted a proposal in accordance with the terms of the Request for Proposals and all other statutory requirements contained therein; such proposal being in an amount not to exceed \$20,000 for Phase I of such project; and

WHEREAS, work for Phase II of such project will be negotiated and approved after the completion of Phase I of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Clark Enersen Partners of Lincoln, Nebraska for study, inventory and design of an arboretum located in Stolley Park (Phase I) for an amount not to exceed \$20,000 is hereby approved as the best proposal received.

BE IT FURTHER RESOLVED, that a contract by and between the city and such contractor be entered into for such project; and the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ November 7, 2002 <input type="checkbox"/> City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G12

**#2002-346 - Approving Purchase of New Truck for Utilities
Department - Engineering Division**

Summary:

Bid Date: State Bid

Publication Date: State Bid

Fund Number: 520

*Bidder: Husker Automotive Group, Inc.
Lincoln,*

State Bid Amount: \$20,911.77

State Contract Number: CA-5868A

Recommendation:

It is recommended that Council approve the award to Husker Automotive Group, Inc. in the amount of \$20,911.77 pursuant to State Bid and Contract Award No. CA-5868A. There are sufficient funds in the electric fund for this purpose. See attached RESOLUTION.

Staff Contact: Gary Mader; Dale Shotkoski

RESOLUTION 2002-346

WHEREAS, the Utilities Department is scheduled to purchase a truck during the 2002/2003 fiscal year; and

WHEREAS, said vehicle can be obtained from the State contract holder; and

WHEREAS, purchasing the vehicle from the State contract holder meets all statutory bidding requirements; and

WHEREAS, the funding for such vehicle is provided in their 2002/2003 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the purchase of one 2003 one-half ton extended cab 4x4 Chevrolet Silverado pickup from the State contract holder, Husker Automotive Group, Inc. of Lincoln, Nebraska, for the amount of \$20,911.77 is hereby accepted and approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	☐
November 7, 2002	☐ City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G13

#2002-347 - Approving Bid Award for Grand Island Power Plant Security System - Platte Generating Station, Utilities Department

Background:

Due to heightened security concerns, Platte Generating Station has erected perimeter fencing and lighting to be used with a security system. Included in the security system are gates, gate operators, electronic identification system, and video cameras. Specifications were developed by our consultants, Olsson Associates, for the security system at Platte Generating Station, and were issued in accordance with City purchasing procedures.

Discussion:

Specifications were sent out to bidders, with four compliant bids being received. The engineer's estimate for this project was \$182,700.00.

1) Protex Central Inc., Hastings, NE: Base Bid - \$172,000.00 - Sales Tax - \$9,460.00 - Total Base Bid \$181,460.00 2) Hurricane Fence Co. of NE, Grand Island, NE: \$131,920.00 - Sales Tax - \$3,080.00 - Total Base Bid - \$135,000.00 3) Electronic Contracting, Inc., Lincoln, NE: Base Bid \$122,236.00 - Sales Tax - \$5,864.00 - Total Base Bid - \$128,100.00 and 4) Capital Electric Construction, Kansas City, MO: Base Bid - \$148,103.00 - Sales Tax - \$1,488.93 - Total Base Bid - \$149,591.93.

Recommendation:

Olsson Associates and our department engineering staff reviewed the bids for compliance with the City's detailed specifications. The low bid, from Electronic Contracting, Inc., meets all the requirements of the technical specification with no exceptions. It is the recommendation of the Utilities Department that Electronic Contracting, Inc. from Lincoln, Nebraska be awarded the contract for this work in the amount of \$ 128,100.00.

Fiscal Effects:

Expenditure of \$ 128,100.00 from Enterprise 520. There are sufficient funds available.

Alternatives:

Award the project to the next lowest bidder, Hurricane Fence Company. See attached RESOLUTION.

Staff Contact: Gary R., Mader



Dale M. Shotkoski, Assistant City Attorney

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BID OPENING

BID OPENING DATE: October 29, 2002 (Rebid)
FOR: Burdick Station & Platte Generating Station Security System
DEPARTMENT: Utilities/PGS
ENGINEER'S ESTIMATE: \$182,700.00
FUND/ACCOUNT: E520
PUBLICATION DATE: October 12, 2002
NO. POTENTIAL BIDDERS:

SUMMARY

Bidder:	<u>Protex Central Inc.</u> Hastings, NE	<u>Hurricane Fence Co. of NE, Inc.</u> Grand Island, NE
Bid Security:	Merchants Bonding Company	Inland Insurance Company
Exceptions:	NONE	NONE
Bid Price:	\$181,460.00 (base bid)	\$135,000.00 (base bid)
Bidder:	<u>Electronic Contracting, Inc.</u> Lincoln, NE	<u>Capital Electric Construction Co., Inc.</u> Kansas City, MO
Bid Security:	Universal Surety Company	Liberty Mutual Insurance Company
Exceptions:	NONE	NONE
Bid Price:	\$128,100.00 (base bid)	\$149,591.93 (base bid)

cc: Gary Mader, Utilities Director
RaNae Edwards, City Clerk
Dale Shotkoski, Purchasing Agent
Laura Berthelsen, Legal Assistant

RESOLUTION 2002-347

WHEREAS, the City of Grand Island invited sealed bids for Burdick Station and Platte Generating Station Security System, according to plans and specifications available at Olsson Associates, and on file with the Purchasing Division of the Legal Department; and

WHEREAS, on October 29, 2002, bids were received, opened and reviewed; and

WHEREAS, Electronic Contracting, Inc. 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 \$128,100; and

WHEREAS, Electronic Contracting, Inc.'s bid is less than the engineer's estimate for such project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Electronic Contracting, Inc. of Lincoln, Nebraska, in the amount of \$128,100 for Burdick Station and Platte Generating Station security system is hereby approved as the lowest responsive bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	☐
November 7, 2002	☐ City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G14

#2002-348 - Approving Bid Award for Sanitary Sewer Project 2002-S-4 Sewer Modifications near Capital Avenue and Oak Street.

The Public Works Department advertised for bids for Sanitary Sewer Project 2002-S-4 on October 21, 2002. Bids were opened on November 5, 2002. The Public Works Department and the Purchasing Division of the City Attorney's Office reviewed all bids received. The four bids received met specifications. All bids received were less than the engineer's estimate of \$174,471.60. A summary of the bids received is attached. It is recommended that Council award the contract to The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$102,441.23. There are sufficient funds in Account No. 53030050-85213. The low bid was a responsible bid and the contract should be awarded.

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



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: November 11, 2002
FOR: Sanitary Sewer Project 2002-S-4
DEPARTMENT: Public Works
ENGINEER'S ESTIMATE: \$174,471.60
FUND/ACCOUNT: 53030050-85213
PUBLICATION DATE: October 21, 2002
NO. POTENTIAL BIDDERS:

SUMMARY

Bidder:	<u>Starostka Group Co.</u> Grand Island, NE	<u>The Diamond Engineering Compay, Inc.</u> Grand Island, NE
Bid Security:	Merchants Bonding Company	Travelers Casualty & Surety Co. of America
Exceptions:	NONE	NONE
Bid Price:	\$144,125.37	\$102,441.23
Bidder:	<u>General Excavating</u> Lincoln, NE	<u>Judds Bros. Construction Co.</u> Lincoln, NE
Bid Security:	Universal Surety Company	Travelers Casualty & Surety Co. of America
Exceptions:	NONE	NONE
Bid Price:	\$107,286.61	\$111,787.39

cc: Steve Riehle, Public Works Director
RaNae Edwards, City Clerk
Dale Shotkoski, Purchasing Agent
Laura Berthelsen, Legal Assistant

RESOLUTION 2002-348

WHEREAS, the City of Grand Island invited sealed bids for Sanitary Sewer Project 2002-S-4, according to plans and specifications on file with the City Engineer; and

WHEREAS, on November 5, 2002, bids were received, opened and reviewed; and

WHEREAS, The Diamond Engineering Company, Inc. 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 \$102,441.23; and

WHEREAS, The Diamond Engineering Company, Inc.'s bid is less than the engineer's opinion of the cost of such project.

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, Inc. of Grand Island, Nebraska, in the amount of \$102,441.23 for Sanitary Sewer Project 2002-S-4 is hereby approved as the lowest responsive bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	☐
November 7, 2002	☐ City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G15

#2002-349 - Approving Designation of a Handicap Parking Stall on the North Side of First Street East of Wheeler Avenue

Council action is required for designating handicapped parking stalls when the stalls are located on public Right of Way or on the street. At the September 24, 2002 Council meeting, the Council approved adding First Street between Wheeler Avenue and Sycamore Street to the congested parking area. This action placed a two-hour parking limit on parking on First Street between Wheeler and Sycamore. Due to the time limitation, employees of businesses along First Street are parking in other locations. Several people who work along the street have handicap parking permits, but due to limited numbers of handicap stalls, find it difficult to park close to their place of employment. On their behalf, Byron Myers III has requested that the City designate an additional handicap stall in the first parking stall east of Wheeler Avenue on First Street. It is recommended that Council approve designation of an additional handicap stall in the first stall east of Wheeler on First Street. Costs will be minimal for signs and paint.

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

RESOLUTION 2002-349

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

WHEREAS, a request has been made to expand the handicapped parking area on First Street between Wheeler and Sycamore Streets; and

WHEREAS, it is recommended that the first parking stall on the north side of First Street, immediately east of Wheeler Street be designated for handicapped parking.

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

1. That a parking area be established for handicapped or disabled persons on the north side of First Street, to be located immediately east of Wheeler Street.
2. The Street Division of the Public Works Department shall post signs and paint curbs to designate such area for handicapped parking only.

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Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G16

#2002-350 - Approving Agreement with Olsson Associates for Business Improvement District 4 Professional Engineering and Landscape Architecture Services

The Public Works Department advertised for proposals for Professional Engineering and Landscape Architecture Services on September 20, 20002. Three proposals were opened on October 11, 2002. A committee from the Public Works Department and the Community Projects Department reviewed the proposals and selected Olsson Associates. An Agreement and Scope of Services were negotiated for the amount of \$156,866 for the following:

Field Surveys

Functional Design: Conceptual Landscaping/Urban Design, Roadway Design, Right-of-Way Design, Title Ownership Research for Adjacent Properties

Final Design: Landscaping Design, Urban Roadway Design, Roadway Lighting, Traffic Signal Design

Public Involvement: Conduct Public Information Meetings (two)

Right-of-Way Acquisition Services: Right-of-Way Appraisals

Project Management, Meetings and Project Coordination

Contract Bidding Services

Construction Phase Services

It is recommended that Council approve the selection and authorize execution of the Agreement. Adequate funds are available in account number 40033530-90066 for this project. The Agreement should be approved so that the project can proceed and be completed in as timely a manner as possible.

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

RESOLUTION 2002-350

WHEREAS, the City of Grand Island invited proposals for Professional Engineering and Landscape Architecture Services along a ½ mile stretch of South Locust Street from Stolley Park Road to Fonner Park Road, according to plans and Request for Proposals on file with the Public Works Department; and

WHEREAS, proposals were due on October 11, 2002; and

WHEREAS, Olsson Associates of Grand Island, Nebraska, submitted a proposal in accordance with the terms of the Request for Proposals and all other statutory requirements contained therein, being in the negotiated amount of \$156,866.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Olsson Associates of Grand Island, Nebraska for professional engineering and landscape architecture services along a one-half mile stretch of South Locust Street from Stolley Park Road to Fonner Park Road is hereby approved as the best proposal received at the negotiated amount of \$156,866.

BE IT FURTHER RESOLVED, that an agreement by and between the city and such contractor be entered into for such project; and the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ November 7, 2002 <input type="checkbox"/> City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G17

#2002-351 - Approving Change Order with Galvan Construction for Shoemaker Hike/Bike Trail

The Park and Recreation Department has developed Change Order #1 to the contract for the construction of the Shoemaker Hike/Bike Trail. The contract was awarded to Galvan Construction of Grand Island, on June 11, 2002 in the amount of \$274,491.00. The net increase of Change Order #1 is \$3,570.50, which allows for an additional 18" culvert and an additional 5.75 acres of seeding. The revised contract amount will be \$278,491.00. Approval is recommended. See attached RESOLUTION.

Staff Contact: Steve Paustian

RESOLUTION 2002-351

WHEREAS, on May 21, 2002, by Resolution 2002-145, the City Council for the City of Grand Island awarded the bid for the construction of the Shoemaker Hike/Bike Trail to Galvan Construction of Grand Island, Nebraska; and

WHEREAS, it has been determined that modifications to the work to be performed by Galvan Construction are necessary; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications for this project will increase the contract amount by \$3,570.50.

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 Change Order No. 1 between the City of Grand Island and Galvan Construction to provide modifications as outlined on the attached list.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	?
November 7, 2002	? City Attorney

SHOEMAKER TRAIL PROJECT NO. STPB-40(49) C.M. 42178
 CITY OF GRAND ISLAND
 GRAND ISLAND, NEBRASKA
 GALVAN CONSTRUCTION

CHANGE ORDER NO. 1 - FINAL

OA PROJECT NO. 2001-0764

ITEM	UNITS	PLAN QTY.	AS CONST.	ADDEDUCT	PRICE	CONTRACT PRICE	ADJUSTED PRICE	ADDEDUCT	
Base Bid									
1	6" P.C. Concrete Bike Trail	S.Y.	11,420.00	11,451.00	31.00	20.50	234,110.00	234,745.50	635.50
2	6" Asphaltic Concrete Pavement	S.Y.	25.00	0.00	(25.00)	40.00	1,000.00	0.00	(1,000.00)
3	Build Bollard	EA.	8.00	8.00	0.00	50.00	400.00	400.00	0.00
4	Adjust Manhole to Grade	EA.	1.00	0.00	(1.00)	150.00	150.00	0.00	(150.00)
5	Adjust Valve to Grade	EA.	1.00	0.00	(1.00)	150.00	150.00	0.00	(150.00)
6	Adjust Fire Hydrant to Grade	EA.	1.00	0.00	(1.00)	600.00	600.00	0.00	(600.00)
7	Sawcut Pavement	L.F.	79.00	22.00	(57.00)	3.00	237.00	66.00	(171.00)
8	Pavement Removal	S.Y.	38.00	13.00	(25.00)	15.00	570.00	195.00	(375.00)
9	Remove and Salvage Fence	L.F.	108.00	108.00	0.00	3.00	324.00	324.00	0.00
10	Remove and Salvage Gate	EA.	2.00	2.00	0.00	100.00	200.00	200.00	0.00
11	Remove Culvert	L.F.	41.00	0.00	(41.00)	5.00	205.00	0.00	(205.00)
12	Remove and Salvage Culvert	L.F.	28.00	22.50	(5.50)	10.00	280.00	225.00	(55.00)
13	Remove & Reset 15" Reinforced Concrete F.E.S.	EA.	1.00	1.00	0.00	100.00	100.00	100.00	0.00
14	15" Reinforced Concrete Storm Sewer Pipe	L.F.	67.50	16.00	(51.50)	30.00	2,025.00	480.00	(1,545.00)
15	15" Corrugated Metal Pipe Culvert	L.F.	29.00	20.00	(9.00)	25.00	725.00	500.00	(225.00)
16	15" Round Equivalent Corrugated Metal Pipe Culvert	L.F.	31.00	38.00	7.00	25.00	775.00	950.00	175.00
17	15" Corrugated Metal F.E.S.	EA.	3.00	2.00	(1.00)	125.00	375.00	250.00	(125.00)
18	15" Round Equivalent Corrugated Metal F.E.S.	EA.	4.00	4.00	0.00	125.00	500.00	500.00	0.00
19	8" P.V.C. Pipe	L.F.	16.00	20.00	4.00	10.00	160.00	200.00	40.00
20	4" P.V.C. Pipe	L.F.	148.00	160.00	12.00	8.00	1,184.00	1,280.00	96.00
21	Erosion Control, Type "AAA"	S.Y.	187.30	187.30	0.00	20.00	3,746.00	3,746.00	0.00
22	Clearing and Grubbing	L.S.	1.00	1.00	0.00	1,000.00	1,000.00	1,000.00	0.00
23	Seeding	AC.	2.45	1.20	(1.25)	1,500.00	3,675.00	1,800.00	(1,875.00)
24	Earthwork	L.S.	1.00	1.00	0.00	22,000.00	22,000.00	22,000.00	0.00
Additional Items - Work Change Directive No. 1									
	18" Corrugated Metal Pipe Culvert	L.F.	0.00	10.00	10.00	25.00	0.00	250.00	250.00
	18" Corrugated Metal Flared End Section	EA.	0.00	1.00	1.00	150.00	0.00	150.00	150.00
	Seeding, Bluegrass	AC.	0.00	0.05	0.05	1,500.00	0.00	75.00	75.00
	Seeding, NDOR Type "B"	AC.	0.00	5.75	5.75	1,500.00	0.00	8,625.00	8,625.00
TOTAL ADD						\$274,491.00	\$278,061.50	\$3,570.50	



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G18

#2002-352 - Approving Certificate of Final Completion for Engineering Services for Shoemaker Hike/Bike Trail

The Park and Recreation Department has recommended that the Certificate of Final Completion be issued for engineering services associated with the construction of the Shoemaker Hike/Bike Trail. The contract was awarded to Olsson Associates, of Grand Island on May 21, 2001. The work commenced in late May, 2001 and was completed in early September, 2002. The performance of the contract was supervised by the Park and Recreation Department and a Certificate of Final Completion has been issued by the Park and Recreation Director, subject to City Council approval. Approval is recommended. See attached RESOLUTION.

Staff Contact: Steve Paustian

RESOLUTION 2002-352

WHEREAS, the Parks and Recreation Director of the City of Grand Island has issued his Certificate of Final Completion for Engineering Services for the Construction of Shoemaker Hike/Bike Trail certifying that Olsson Associates of Grand Island, Nebraska, under contract dated May 21, 2002, 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 Engineering Services for Construction of Shoemaker Hike/Bike Trail is hereby confirmed.
2. That a warrant be issued from Account No. 40044450-90031 in the amount of \$3,257.05 payable to Olsson Associates for the final amount due the contractor.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G19

#2002-353 - Approving Certificate of Final Completion for Construction for Shoemaker Hike/Bike Trail

The Park and Recreation Department has recommended that the Certificate of Final Completion be issued for the Shoemaker Hike/Bike Trail. The contract was awarded to Galvan Construction of Grand Island on June 11, 2002. The work commenced in early June and was completed in early September. The performance of the contract was supervised by the Park and Recreation Department and a Certificate of Final Completion has been issued by the Park and Recreation Director, subject to City Council approval. Approval is recommended. See attached RESOLUTION.

Staff Contact: Steve Paustian

RESOLUTION 2002-353

WHEREAS, the Parks and Recreation Director of the City of Grand Island has issued his Certificate of Final Completion for Construction of the Shoemaker Hike/Bike Trail certifying that Galvan Construction of Grand Island, Nebraska, under contract dated June 11, 2002, 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 Construction of the Shoemaker Hike/Bike Trail is hereby confirmed.
2. That a warrant be issued from Account No. 40044450-90031 in the amount of \$37,132.40 payable to Galvan Construction for the final amount due the contractor.

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Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G20

#2002-354 - Approving Bid Award for Golf Cars for Jack Rabbit Run Golf Course

The Park and Recreation Department, Golf Division, has submitted a request for awarding a bid for 56 golf cars. Three bids were received ranging from \$63,400.00 to \$65,258.86. The low bid was submitted by Nebraska Golf and Turf, of Lincoln, NE in the amount of \$63,400.00. The budgeted estimate was \$80,000.00. The bid specifications required the bidder to take the trade-in of the existing cars for this years payment. The balance of the \$63,400.00 will be paid in two equal payments of \$31,700.00 over the next two fiscal years from golf course proceeds. It is recommended that the bid be awarded to Nebraska Golf and Turf, of Lincoln, NE in the amount of \$63,400.00. See attached RESOLUTION.

Staff Contact: Steve Paustian



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: October 29, 2002

FOR: 1999 Model or Newer Electric and Gas Golf Cars

DEPARTMENT: Parks & Recreation

ENGINEER'S ESTIMATE: \$80,000.00 (includes trade -in)

FUND/ACCOUNT: 51040001-85615

PUBLICATION DATE: October 13, 2002

NO. POTENTIAL BIDDERS:

SUMMARY

Bidder:	<u>E-Z-Go</u> LaVista, NE	<u>Masek Golf Car Company</u> Gering, NE
Bid Security:	N/A	N/A
Exceptions:	NOTED	NONE
Bid Price:	\$65,258.86	\$63,840.00
Bidder:	<u>Nebraska Golf & Turf</u> Lincoln, NE	
Bid Security:	N/A	
Exceptions:	NONE	
Bid Price:	\$63,400.00	

cc: Steve Paustian, Parks & Recreation Director
RaNae Edwards, City Clerk
Dale Shotkoski, Purchasing Agent
Laura Berthelsen, Legal Assistant

RESOLUTION 2002-354

WHEREAS, the City of Grand Island invited sealed bids for Fifty Three (53) 1999 Model or Newer Electric Golf Cars and Three (3) 1999 Model or Newer Gas Golf Cars for Jackrabbit Run Golf Course, according to plans and specifications on file at the Jackrabbit Run Golf Course; and

WHEREAS, on October 29, 2002, bids were received, opened and reviewed; and

WHEREAS, Nebraska Golf & Turf 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 \$63,400 including trade-in; and

WHEREAS, Nebraska Golf & Turf bid is less than the estimate for such cars.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Nebraska Golf & Turf of Lincoln, Nebraska, in the amount of \$63,400 including trade-in for Fifty Three (53) 1999 Model or Newer Electric Golf Cars and Three (3) 1999 Model or Newer Gas Golf Cars for Jackrabbit Run Golf Course is hereby approved as the lowest responsive bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	☐
November 7, 2002	☐ City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G21

#2002-255 - Approving Change Order #1 for Precipitator Duct/Inlet Modifications for Platte Generating Station - The Industrial Company

Background:

As part of the major overhaul and inspection at Platte Generating Station, specifications were prepared for the repair and replacement of the expansion joints between the boiler economizer and inlet of the precipitator. The bid was awarded on August 13, 2002 for \$272,850.00, to The Industrial Company.

Discussion:

The area of repair is in ducting which is not accessible when the power plant is on line because the temperatures there run 750o F to 800o F. The bid specifications included work known to need repairs based on inspections by plant staff during the last maintenance outage last April. After removal of lagging, insulation, and weather flashing, more extensive damage was found. Additional work was required to build drip edges and modify flashing to shed water and there were serious cracks in the ductwork that required internal scaffolding to repair. Inspections also indicated damaged precipitator inlet zig zag distribution plates (these plates distribute the hot boiler exhaust gases before they enter the precipitator for ash removal) that needed to be replaced, straightened and refastened where attachments were gone and the plates were warped.

Total Change Order cost is \$66,545.00. Plant engineering staff has reviewed and evaluated each item of the proposed Change Order.

Recommendation:

The Utilities Department recommends authorizing this Change Order # 1 to the Precipitator Duct / Inlet Modifications Contract at the Platte Generating Station for an addition to the contract price of \$65,545.00.

Fiscal Effects:

An additional cost of \$ 66,545.00 from Enterprise Fund 520. There are sufficient funds available.

Alternatives:

None recommended. See attached RESOLUTION.

Staff Contact: Gary Mader; Dale Shotkoski

RESOLUTION 2002-355

WHEREAS, on August 13, 2002, by Resolution 2002-240, the City Council for the City of Grand Island awarded the bid for precipitator duct/inlet modifications to The Industrial Company of Grand Island, Nebraska; and

WHEREAS, it has been determined that modifications to the work to be performed by The Industrial Company are necessary; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the result of such modifications for this project will increase the contract amount by \$66,545.00.

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 Change Order No. 1 between the City of Grand Island and The Industrial Company to provide modifications as outlined on the attached list.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	?
November 7, 2002	? City Attorney

City of Grand Island
Utilities Department
Precipitator and Inlet Duct Modifications Contract Change - Platte Generating Station

<u>Description</u>	<u>Amount</u>
1. Remove & replace insulation, lagging, and flashing at the precipitator inlet and on top of the ducts to inspect the condition of the ducts, look for cracks, and determine how to repair.	\$ 2,186.00
2. Modify the insulation, lagging, and flashing at the precipitator inlet and around the plate rappers to eliminate water leaks.	\$14,497.00
3. Modify the precipitator inlet duct roof lagging and foam the box rib end openings to shed water. Build drip edges at the precipitator expansion joints. Modify the flashing at the new expansion joints where the test ports were removed.	\$ 7,487.00
4. Repair cracks in the precipitator inlet and ducts. Sargent & Lundy inspected and determined there was no serious structural failure, just 20 years of use.	\$13,751.00
5. Scaffolding for repairing cracks	\$19,683.00
6. Replace damaged precipitator inlet zig zag distribution plates.	\$ 528.00
7. Straighten and refasten many of the inlet zig zag plates where attachments were gone and the plates were warped.	\$ 8,413.00
Total	\$66,545.00



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G22

#2002-356 - Approving Renewal of Interlocal Agreement with Hall County Relative to Juvenile Accountability Program

In May 1999, the City and County entered into an Interlocal Agreement that provided for the receipt of grant funding form the Nebraska Crime Commission. The grant funding is from Federal monies that are to be used to promote greater accountability in the juvenile justice system. Primarily, the dollars are to be used to increase accountability with those individuals who commit serious crimes and who have been in the court system previously. The grant funding requires a local match and must be used to address specific purpose areas that include hiring additional juvenile judges, probation officers, and court-appointed defenders; developing and administering accountability based sanctions for juvenile offenders, establishing and maintaining interagency information sharing programs that enable the juvenile and criminal justice system to make more informed decisions regarding the early identification, control, supervision, and treatment of juveniles who repeatedly commit serious delinquent or criminal acts. The County serves as the fiscal agent for the grant and both the City and County are required to provide matching funds in the amount of 10% or approximately \$3,500 each.

It is recommended that the City renew the Interlocal Agreement with the County for receipt and administration of the Juvenile Accountability Block Grant funds, including forwarding of the City's matching funds. This Agreement was approved by the County in September.

Staff Contact: Cindy Johnson

RESOLUTION 2002-356

WHEREAS, renewal of a Juvenile Accountability Block Grant has been submitted to the Nebraska Crime Commission by the City of Grand Island and the County of Hall for use in high risk youth issues; and

WHEREAS, the grant requires a 10% match in City funds or approximately \$3,500; and

WHEREAS, the funds obtained through this grant are intended to be used for a Juvenile Accountability/Probation Intake Officer; and

WHEREAS, it is recommended that the City's portion of the grant award and the City's required cash match be forwarded to the County of Hall to administer such grant funding; and

WHEREAS, an Interlocal Agreement between the City of Grand Island and the County of Hall has been reviewed by the City Attorney's office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Interlocal Agreement by and between the City of Grand Island and the County of Hall for the receipt and administration of the Juvenile Accountability Block Grant funds and matching fund is hereby approved; and the Mayor is hereby authorized and directed to execute such Interlocal Agreement on behalf of the City of Grand Island upon the City's receipt of the grant award from the Nebraska Crime Commission.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____
November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G23

#2002-357 - Approving Bid Award for Lawn Care, Mowing, Irrigation and Maintenance, BID #3 Area, South Locust Street

The Community Projects Department has submitted a request for awarding a bid for landscaping, maintenance and snow removal services for South Locust Street, BID #3. The bid is for a three-year period, 2002-2003; 2003-2004; 2004-2005. Two responsive bids were received, in the amounts of \$43,846 to \$53,150. The low bid was submitted by Cloudburst Lawn and Sprinkler, Grand Island, Nebraska, in the amount of \$43,846 for lawn care, mowing, irrigation and maintenance. Snow removal rates were bid at \$85/hour for skid loader and operator; \$45/hour for snow blower and operator. There are sufficient funds for this purchase in account number 27710001.85213. The budgeted estimate was \$60,000. It is recommended that the bid be awarded to Cloudburst Lawn and Sprinkler, Grand Island, Nebraska in the amount of \$43,846 for lawn care, mowing, irrigation and maintenance. Snow removal will be awarded per purchase order. See attached RESOLUTION.

Staff Contact: Cindy Johnson



Dale M. Shotkoski, Assistant City Attorney

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Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: October 29, 2002 (rebid)
FOR: Mowing, Lawn Care, Landscape Maintenance, Irrigation, and Snow Removal Services for South Locust BID #3
DEPARTMENT: Community Projects
ENGINEER'S ESTIMATE: Not to exceed \$7,000.00 for all items
Skid Loader Snow removal & Operator - \$85.00/hr
Snowblower & Operator - \$85.00/hr
Tractor & Operator - \$85.00

Not to exceed \$1,000.00 for all items
Mowing –
Lawn Care/Landscape Maintenance –
Watering/Irrigation –
FUND/ACCOUNT: BID #3 27710001-85249
27710001-85390
PUBLICATION DATE: October 16, 2002

SUMMARY

Bidder:	Rick's Lawn Care	Cloudburst Enter.	Lewandowski Lawn Care
	Grand Island, NE	Grand Island, NE	Grand Island, NE
Bid Security:	N/A	N/A	N/A
Exceptions:	NOTED	NONE	NOTED

Bid Price:

LAWN CARE & LANDSCAPE MAINTENANCE

Year 1: (2002-2003)

a. Mowing	\$11,550.00	\$ 9,250.00	\$12,500.00
b. Lawn Care/Maintenance	\$ 4,162.50	\$ 4,332.00	\$ 3,650.00
c. Watering/Irrigation	\$30/hr/man + parts	\$ 320.00	\$ 250.00

Year 2 (2003-2004)

a. Mowing	\$11,550.00	\$ 9,250.00	\$12,500.00
b. Lawn Care/Maintenance	\$ 4,162.50	\$ 4,332.00	\$ 4,000.00
c. Watering/Irrigation	\$30/hr/man + parts	\$ 640.00	\$ 250.00
d. Shrub/Tree Maintenance	\$25/hr/man	\$ 750.00	\$ 1,500.00

Year 3 (2004-2005)

a. Mowing	\$12,500.00	\$ 9,250.00	\$12,750.00
b. Lawn Care/Maintenance	\$ 4,375.00	\$ 4,332.00	\$ 4,000.00
c. Watering/Irrigation	\$33/hr + parts	\$ 640.00	\$ 250.00

d. Shrub/Tree Maintenance	\$28/hr/man	\$ 750.00	\$ 1,500.00
TOTAL		\$43,846.00	\$53,150.00

SNOW REMOVAL

Year 1 (2002-2003)

a. Skid Loader & Operator	\$85.00/hr	\$85.00/hr	\$80.00/hr
b. Snow Blower & Operator	\$30.00/hr	\$45.00/hr	\$45.00/hr
c. Tractor and Operator	\$75.00/hr	\$85.00/hr	(no bid)

Year 2 (2003-2004)

a. Skid Loader & Operator	\$85.00/hr	\$85.00/hr	\$85.00/hr
b. Snow Blower & Operator	\$30.00/hr	\$45.00/hr	\$45.00/hr
c. Tractor and Operator	\$75.00/hr	\$85.00/hr	(no bid)

Year 3 (2004-2005)

a. Skid Loader & Operator	\$90.00/hr	\$85.00/hr	\$90.00/hr
b. Snow Blower & Operator	\$35.00/hr	\$45.00/hr	\$50.00/hr
c. Tractor and Operator	\$80.00/hr	\$85.00/hr	<u>(no bid)</u>

TOTAL **\$395.00**

cc: Cindy Johnson, Community Projects Director
 RaNae Edwards, City Clerk
 Dale Shotkoski, Purchasing Agent
 Laura Berthelsen, Legal Assistant

RESOLUTION 2002-357

WHEREAS, the City of Grand Island invited sealed bids for Mowing, Lawn Care, Landscape Maintenance, Irrigation, and Snow Removal Services for South Locust Business Improvement District No. 3, according to plans and specifications on file with the Purchasing Division of the Legal Department; and

WHEREAS, on October 29, 2002, bids were received, opened and reviewed; and

WHEREAS, Cloudburst Lawn and Sprinkler 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 \$43,846 for lawn care, mowing, irrigation and maintenance; and snow removal rates of \$85 per hour for skid loader and operator and \$45 per hour for snow blower and operator; and

WHEREAS, such bid amounts shall be applied to the 2002-2003, 2003-2004, and 2004-2005 budget years; and

WHEREAS, Cloudburst Lawn and Sprinkler's bid is less than the estimate for such work.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Cloudburst Lawn and Sprinkler of Grand Island, Nebraska, in the amount of \$43,846 for lawn care, mowing, irrigation and maintenance; and snow removal rates of \$85 per hour for skid loader and operator and \$45 per hour for snow blower and operator for a three year period as outlined above is hereby approved as the lowest responsive bid.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	☐
November 7, 2002	☐ City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item G24

#2002-358 - Approving Bid Award for Sanitary Sewer District 506, Lillie Drive

The Public Works Department advertised for bids for Sanitary Sewer District No. 506, Lillie Drive on October 21, 2002. Bids were opened on November 5, 2002. The Public Works Department and the Purchasing Division of the City Attorney's Office reviewed all bids received. The five bids received met specifications. Two bids received were less than the engineer's estimate of \$27,787.38. A summary of the bids received is attached. It is recommended that Council award the bid to Ke-Beck Company of Kearney, Nebraska in the amount of \$16,020.25. There are sufficient funds in Account No. 53030050-85213. The costs for this project will be assessed to the benefiting properties. Staff has concerns about the experience of the Ke-Beck Company based on reference checks. An alternative would be to award the contract to The Diamond Engineering Company of Grand Island, Nebraska in the amount of \$19,904.70.

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



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: November 11, 2002
FOR: Sanitary Sewer District #506
DEPARTMENT: Public Works
ENGINEER'S ESTIMATE: \$27,787.38
FUND/ACCOUNT: 53030050-85213
PUBLICATION DATE: October 21, 2002

SUMMARY

Bidder:	<u>Ke-Beck Company</u> Kearney, NE	<u>Judds Bros. Construction Co.</u> Lincoln, NE
Bid Security:	Western Surety Company	Travelers Casualty & Surety Co. of America
Exceptions:	NONE	NONE
Bid Price:	\$16,020.25	\$36,752.00
Bidder:	<u>Startostka Group Co.</u> Grand Island, NE	<u>Diamond Engineering Company, Inc.</u> Grand Island, NE
Bid Security:	Merchants Bonding Company	Travelers Casualty & Surety Co. of America
Exceptions:	NONE	NONE
Bid Price:	\$30,104.66	\$19,904.70
Bidder:	<u>General Excavating</u> Lincoln, NE	
Bid Security:	Universal Surety Company	
Exceptions:	NONE	
Bid Price:	\$58,419.92	

cc: Steve Riehle, Public Works Director
RaNae Edwards, City Clerk
Dale Shotkoski, Purchasing Agent
Laura Berthelsen, Legal Assistant

RESOLUTION 2002-358

WHEREAS, the City of Grand Island invited sealed bids for Sanitary Sewer District No. 506, according to plans and specifications on file with the City Engineer; and

WHEREAS, on November 5, 2002, bids were received, opened and reviewed; and

WHEREAS, Ke-Beck Company of Kearney, 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 \$16,020.25; and

WHEREAS, Ke-Beck Company's bid is less than the engineer's opinion of the cost of such project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Ke-Beck Company of Kearney, Nebraska, in the amount of \$16,020.25 for Sanitary Sewer District No. 506 is hereby approved as the lowest responsive bid.

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

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form	☐
November 7, 2002	☐ City Attorney



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item G25

#2002-359 - Approving Change to the Comprehensive Plan and Future Land Use Map from Manufacturing to Low to Medium Density Residential for Lots 21-25 Grand Island Industrial Park West Subdivision, Located West of North Road and South of Trust Street

This item relates to the aforementioned Public Hearing. Chad Nabity, Regional Planning Director, is requesting approval of the adoption of an amendment to the Future Land Use Map for the City of Grand Island for lots 21-25 Grand Island Industrial Park West Subdivision from Manufacturing to Low to Medium Density Residential. The Regional Planning Commission approved this request unanimously, following a public hearing, at their November 6, 2002 meeting.

Staff Contact: Chad Nabity

RESOLUTION 2002-359

WHEREAS, the Mayor and City Council of the City of Grand Island are committed to the orderly plan necessary to accommodate future growth and transportation needs; and

WHEREAS, on August 24, 1992, by Resolution 92-215, the City of Grand Island approved and adopted the Comprehensive Land Use and Transportation Plan and associated figures and maps as prepared by the firm of BRW, Inc. of Minneapolis, Minnesota; and

WHEREAS, an amendment to such plan is requested to change the future land use designation on Lots Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), and Twenty Five (25) Grand Island Industrial Park West Subdivision in the City of Grand Island, Hall County, Nebraska; and

WHEREAS, such amendment was reviewed by the Regional Planning Commission and a recommendation was forwarded to the City of Grand Island on November 6, 2002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island hereby approves and adopts an amendment to the Comprehensive Land Use and Transportation Plan to change the intended future use of the above described property from "Manufacturing" to "Low to Medium Density Residential".

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on November 12, 2002.

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 7, 2002 ? City Attorney



City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item H1

Request of Elrod-Woolworth Company, Inc. to Amend Subdivision Agreement for Lot 2, Hamilton-Kinman Subdivision by Eliminating Requirement to Connect to Public Water and Sanitary Sewer

The Hamilton-Kinman Subdivision was signed and filed at the Register of Deeds Office in August of 1987. When the area was subdivided, the subdivision was platted per the design of the subdivider, and infrastructure hookups were agreed to by all parties. The provisions of the Agreement were known as plans for the development were made.

Homer Elrod, President of the Elrod-Woolworth Company, Inc. has requested that the City allow an amendment to the Hamilton-Kinman Subdivision. The company would like to use the area as a retail sales lot and install a sales office. They ask that Council allow them to use the lot for this purpose without hooking to City water and sewer main.

In 1996, Council made the extension of water and sewer systems to all areas of the City one of its primary goals. Both of these utilities have made a focused effort to meet that goal over the last six years, spending substantial monies for system extensions. This request is in opposition to the Council's intent to have municipal water and sewer service to all properties in the City. System extensions are not of much value if they are not used. The subdividers were aware of the potential costs for water and sewer extensions at the time of subdivision creation and agreed to the conditions at that time. The Public Works and Utilities Departments recommend that Council deny the request of Elrod-Woolworth Company for an amendment to the Hamilton-Kinman Subdivision.

The property owners would be required to pay minimal sewer and water connection fees to the City. Any connection fees for water would be due the Grand Island Economic Development Corporation, which installed the water line as an incentive to growth in the area. They have waived those assessments for other properties in the past. No sewer assessments are due for the property. The \$660 assessed to this property for the construction of the sanitary sewer main along Webb Road in 1969 has already been paid. The \$30,000 quoted for sanitary sewer service does not seem that far out of line when compared to costs of recent residential sewer districts. Individual homeowners with 1/2 acre lots in recent sanitary sewer districts have been assessed as much as \$7,500 for the public main with an additional cost of \$1,000 or \$2,000 for the private service. A MOTION is in order.

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



2023 S. Locust - Grand Island, NE 68801
308-384-2215 - 308-384-5784 Fax

Sept. 12, 2002

Mayor Ken Gnadt
Ranae Edwards City Clerk
Grand Island City Council Members
City of Grand Island, Nebraska

Dear Mayor Gnadt, Ms Ranae Edwards and City Council Members

We would like to propose for your consideration an amendment to the Hamilton-Kinman Subdivision. (See Enclosures). The amendment would be for Lot 2 of the existing Subdivision, and we are proposing that Sections 2 & 3 of the Subdivision specifications be amended out.

Statement #2--States that each structure in the subdivision will require service and will connect to the public water supply. The problem that this lot faces with connecting to the public services is. The service is located over 500 linear feet from the service which makes it a very expensive improvement requiring a larger than normal pipe to accommodate for good water pressure.

Statement #3--States that public sanitary sewer shall be extended to all lots. This creates the biggest problem. The original plans for the sewer showed a sewer tap at this location. This tap was not installed, according to the Grand Island Building Dept. The sanitary sewer runs down the middle of Webb Road. To hookup to sanitary sewer would require running 8 inch pipe over 500 linear ft, tear up Webb Road for the sewer tap. Estimate to hook up to city service is in excess of \$30,000.00.

Our plans are for a retail sales lot and we would install a sales office.

We are in agreement to all other parts of the Hamilton-Kinman Subdivision.

We are available for any questions or comments. Thanks you for your time and consideration.

Homer Elrod, Pres. Elrod-Woolworth Co., Inc.
2023 S. Locust, Grand Island, Ne. 68801

"Fulfilling Family Dreams"

SUBDIVISION AGREEMENTHAMILTON-KINMAN SUBDIVISIONIn the City of Grand Island, Nebraska

The undersigned, HAMILTON CHEVROLET-CADILLAC, INC., a Nebraska corporation; GRACE A KINMAN, surviving spouse of Richard E. Kinman, deceased; and GRACE A. KINMAN, Personal Co-Representative of the Estate of Richard E. Kinman, deceased; and NORWEST BANK NEBRASKA, National Association, Personal Co-Representative of the Estate of Richard E. Kinman, deceased; hereinafter called the Subdividers, as owners of a tract of land comprising a part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Twenty-four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Section Twenty-four (24); thence westerly along the South line of said Section Twenty-four (24) a distance of two hundred seventy-two and five-tenths (272.5) feet; thence northerly parallel to the East line of said Section Twenty-four (24) a distance of four hundred fifty-one (451.0) feet; thence westerly parallel to the South line of said Section Twenty-four (24) a distance of six hundred five and thirty-five hundredths (605.35) feet to the easterly right-of-way line of U.S. Highway No. 281; thence deflecting right 68 degrees 12' 00" and running northwesterly along said highway right-of-way line a distance of three hundred twenty-seven and sixty-seven hundredths (327.67) feet to a point of curvature; thence northwesterly along the arc of a curve whose radius is 2,714.79 feet and along said highway right-of-way line (the long chord of which deflects right 01 degree 21' 44" from the preceding course), a long chord distance of twenty-nine and six-tenths (29.6) feet; thence deflecting right 05 degrees 09' 45" from the long chord of the last described curve and running northwesterly along said highway right-of-way line a distance of one hundred fifty and thirty-one hundredths (150.31) feet; thence easterly parallel to the South line of said Section

Twenty-four (24) a distance of one thousand fifty-six and thirteen hundredths (1,056.13) feet to the East line of said Section Twenty-four (24); thence southerly along the East line of said Section Twenty-four (24) a distance of sixty (60.0) feet; thence westerly parallel to the South line of said Section Twenty-four (24) a distance of two hundred forty-one and seventy-one hundredths (241.71) feet; thence southerly parallel to the East line of said Section Twenty-four (24) a distance of two hundred eight and seventy-one hundredths (208.71) feet; thence easterly parallel to the South line of said Section Twenty-four (24) a distance of two hundred forty-one and seventy-one hundredths (241.71) feet to the East line of said Section Twenty-four (24); thence southerly along the East line of said Section Twenty-four (24) a distance of six hundred fifty-nine and thirteen hundredths (659.13) feet to the place of beginning, excepting therefrom a tract of land more particularly described as follows: Beginning at a point thirty-three (33.0) feet North and thirty-three (33.0) feet West of the Southeast corner of said Section Twenty-four (24); thence westerly parallel to the South line of said Section Twenty-four (24) a distance of two hundred thirty-nine and five-tenths (239.5) feet; thence northerly parallel to the East line of said Section Twenty-four (24) a distance of two (2.0) feet; thence deflecting right 86 degrees 22' 48" and running north-easterly a distance of two hundred two and nine hundredths (202.09) feet; thence deflecting left 22 degrees 28' 52" and running northeasterly a distance of forty-two and eight hundredths (42.08) feet; thence southerly parallel to the East line of said Section Twenty-four (24) a distance of thirty (30.0) feet to the place of beginning, the net average in said subdivision being 12.267 acres, more or less;

desire to have subdivided as a subdivision the above-described tract of land which is located within the corporate limits of the City of Grand Island, Nebraska, and hereby submit to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as HAMILTON-KINMAN SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots and easements belonging to such subdivision, with lots designated by numbers and easements by dimensions, and propose to cause the plat of

such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owners, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said HAMILTON-KINMAN SUBDIVISION, the Subdividers hereby consent and agree with the City of Grand Island, Nebraska, that they will install or provide at their expense the following improvements:

1. Paving. The Subdividers waive the right to object to any paving or repaving of Stolley Park Road or Webb Road where they abut the subdivision.

2. Water. Public water service is available to the subdivision, and the Subdividers agree to connect all new structures in the subdivision which require water service to the public water service main before applying for occupancy permits.

3. Sanitary Sewer. Public sanitary sewer service is available to the subdivision, and the Subdividers agree to connect all new structures in the subdivision which require sanitary sewer service to the public sanitary sewer system before applying for occupancy permits.

4. Drainage. The Subdividers agree to grade the lots of the subdivision in conjunction with the structures thereon so that storm water drains to the public right-of-way or other approved facility, as approved by the City's Director of Public Works.

5. Sidewalks. The Subdividers, if still the owners of the land in the proposed subdivision, or if the Subdividers shall have transferred title to the property, then the various grantees thereof, will install, at their own expense, all public sidewalks as required by the Grand Island City Code when required by the Grand Island City Council.

6. Landscaping. The Subdividers agree to provide landscaping adjacent to U.S. Highway 281 right-of-way. Such landscaping may be either a lawn area averaging thirty feet in width or, alternatively, a combination of trees and shrubs of reasonable spacing for beautification purposes along such right-of-way. Landscaping shall be in place within two years after issuance of any occupancy permit for a building on Lot 2 and shall be thereafter properly maintained.


7. Warranty. The undersigned owners, as Subdividers, warrant that they are the owners in fee simple of the land described and proposed to be known as HAMILTON-KINMAN SUB-DIVISION and that an abstract of title will be submitted for examination, if necessary, upon request of the City of Grand Island.

8. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdividers" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Sub-

dividers have not performed such conditions.

Dated 8-26-87

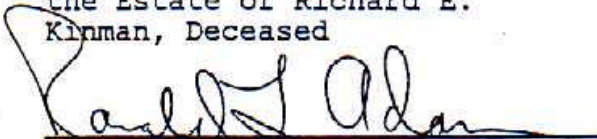
HAMILTON CHEVROLET-CADILLAC,
INC., A Nebraska Corporation

By 
Caren L. Hamilton, President

Grace A. Kinman
Grace A. Kinman, Personal
Co-Representative of the Estate
of Richard E. Kinman, Deceased

Grace A. Kinman
Grace A. Kinman
Surviving Spouse

NORWEST BANK NEBRASKA
National Association
Personal Co-Representative of
the Estate of Richard E.
Kinman, Deceased

By 
Vice President and
Trust Officer

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

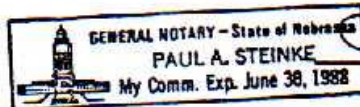
By 
Chuck Baasch, Mayor

Attest 
R. L. Retallick, City Clerk

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On this 25 day of April, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Caren L. Hamilton, to me known personally to be the identical person and the President of Hamilton Chevrolet-Cadillac, Inc., who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be her voluntary act and deed as such officer for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.



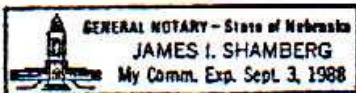
Paula A. Steinke

Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On this 20th day of Aug, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Grace A. Kinman, to me known personally to be the identical person known as the surviving spouse of Richard E. Kinman, and also as the Personal Co-Representative of the Estate of Richard E. Kinman, Deceased, who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be her voluntary acts and deed as such person for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.



James I. Shamberg

Notary Public

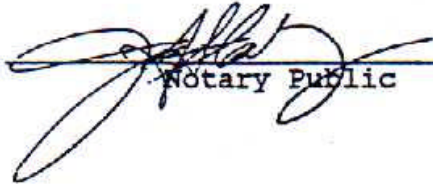
STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

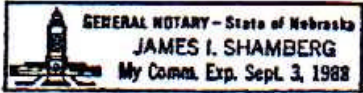
On this 20th day of August, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald L. Moore, Vice President and Trust Officer of Norwest Bank Nebraska, National Association, Personal Co-Representative of the Estate of Richard E. Kinman, Deceased, to me known personally to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to

87- 10555.

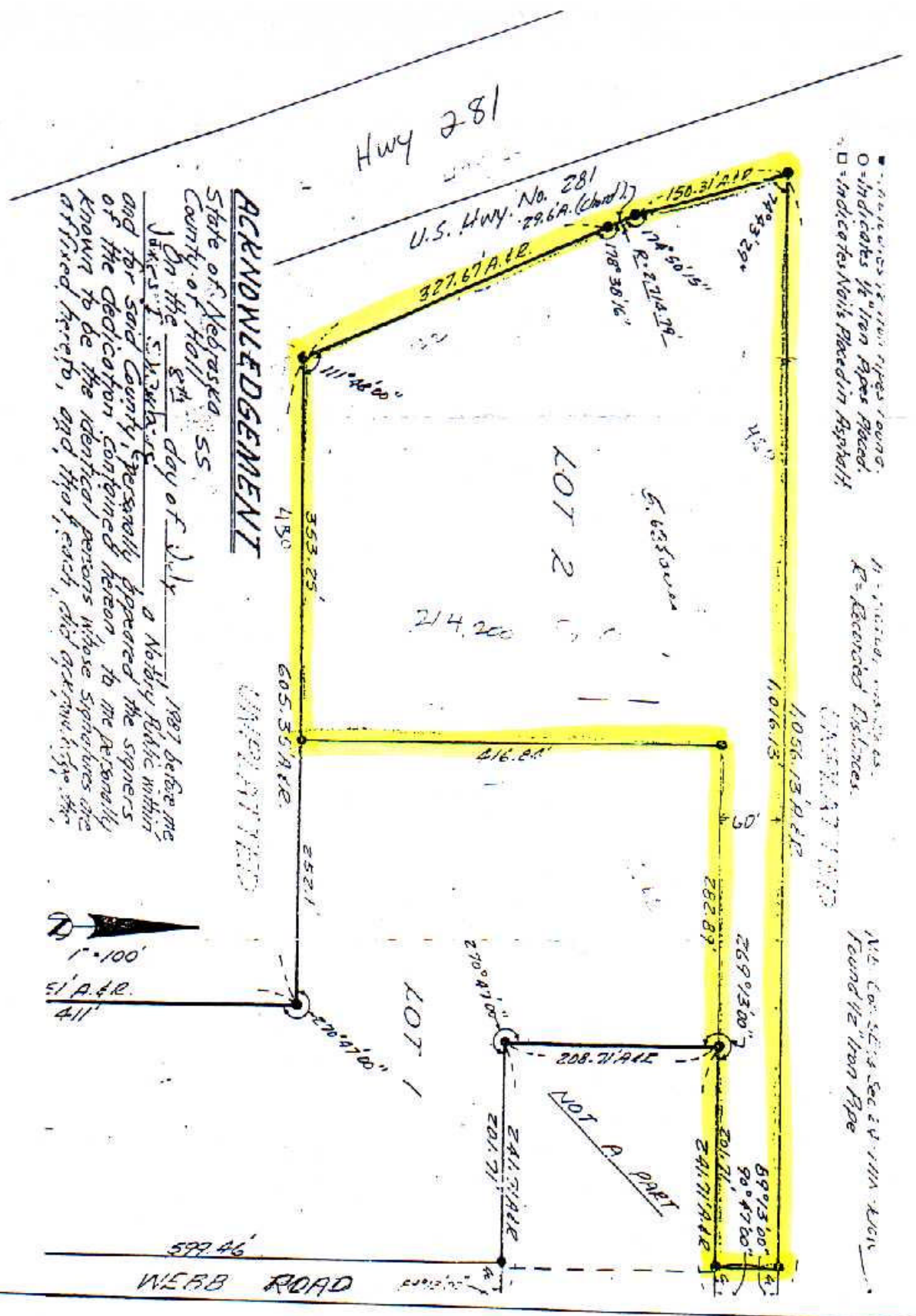
be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.


Notary Public



Stolley Park Road



Bid Includes:

- 580 feet of 4" ductile iron water main installed, flushed and tested
- 560 feet of 8" SDR sewer main installed — Finished Depth 8 feet,
- Tapping fees and permits



City of Grand Island

Tuesday, November 12, 2002
Speical Mtg/Council Session

Item H2

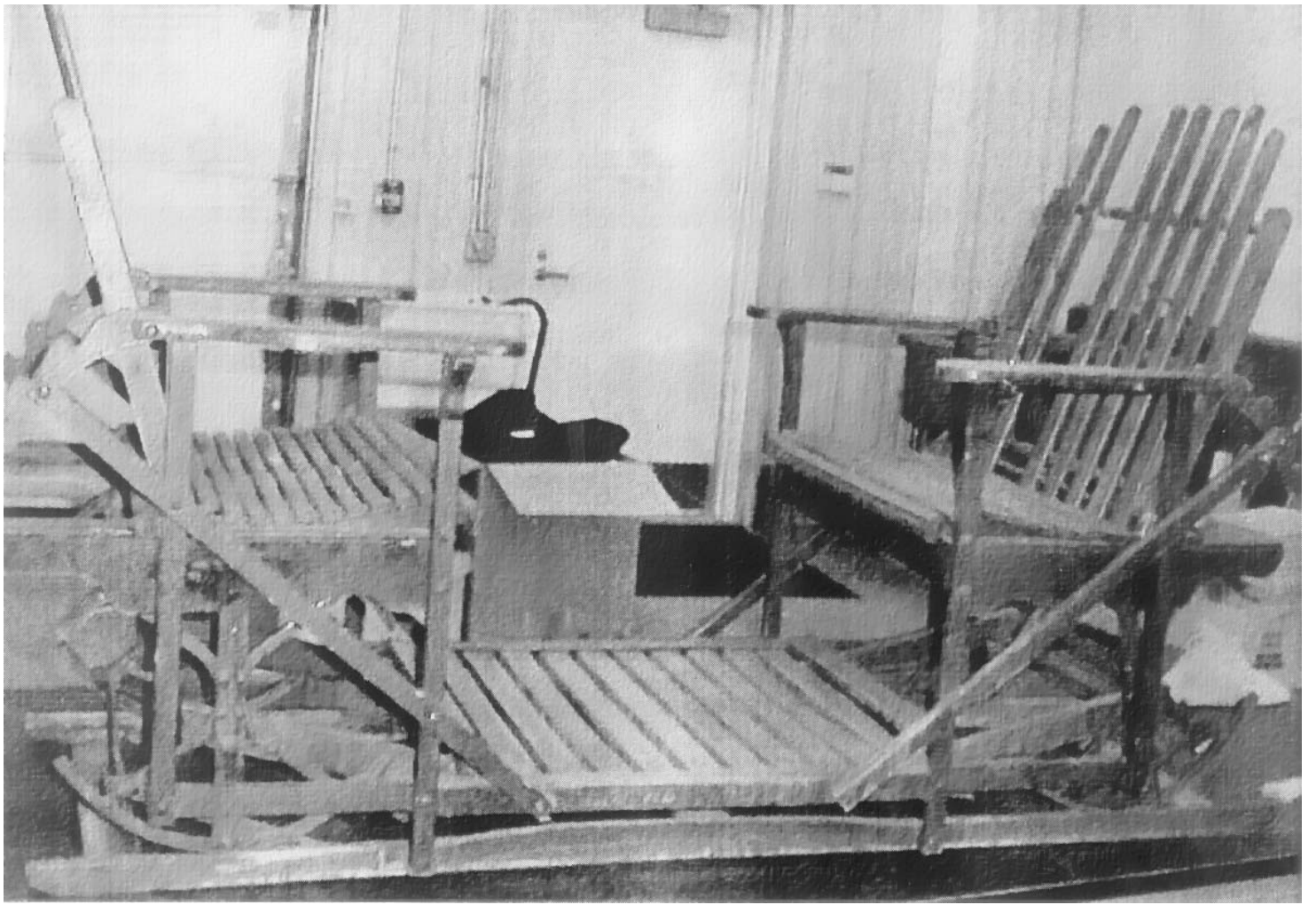
Request to Donate Wooden Glider and Push Lawn Mower to Stuhr Museum

The Park and Recreation Department discovered a glider in the attic of the old Grace Abbott bathhouse prior to its demolition. Upon doing some research regarding the item it was discovered that Grace Abbott (the parks namesake) may have used it. The attached photos do confirm the family of Grace using the glider or one just like it. The Stuhr museum would like to add the item to their collection of Grace Abbott memorabilia.

An old push mower was also recovered from the attic and Stuhr would like to have it to use in some of their living history demonstrations in the railroad town.

The Park and Recreation Department feels this is a proper disposition of the items and recommends the items be donated to the Stuhr Museum, pending Council approval.

Staff Contact: Steve Paustian





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City of Grand Island

Tuesday, November 12, 2002

Speical Mtg/Council Session

Item H3

Receiving Recommendation from the Community Redevelopment Authority Relative to Redevelopment of Former City Hall

Last spring, the City Council requested assistance from the CRA with redevelopment efforts of the former City Hall and, as a result, the CRA marketed and solicited proposals from interested developers. Two entities expressed an interest in the redevelopment project and both were interviewed by the Former City Hall Redevelopment Selection Committee.

Councilmembers Murray and Hornady, as well as Marlan Ferguson, City Administrator, and Cindy Johnson, Community Projects Director, served on the Redevelopment Selection Committee. After the interviews, the Selection Committee forwarded both proposals to the CRA and, at the same time, requested additional information from both entities as a next step in the selection process and that this additional information had been received.

The CRA reviewed both proposals and have forwarded the proposal submitted by ProCon to the City Council for consideration.

Procon is a partnership of Rick Johnson, K.C. Hehnke, and Russ Giesenhagen of Grand Island. Although Procon is a new partnership, the principals are well versed in the construction field in Grand Island and central Nebraska, with over 60 years of combined experience. The group has a experience in historic property renovation, including the Yancey Hotel, Francis Villas and the York State Bank in York. Procon proposes to redevelop the former City Hall into an office complex. Their proposal is to purchase the building for \$1,001. Project costs are anticipated to be \$1,940,000. Financing sources are as follows:

Principal Investment \$1,280,000

City \$275,000 (investment of what would otherwise be expended for demolition if building not redeveloped)

CRA Façade Development Program \$150,000 (over 3 years)

Tax Increment Financing \$232,800 (estimated)

Procon proposes to immediately begin redevelopment of the property, with an emphasis on the exterior this winter. This could occur as soon as the asbestos is removed from the property. Procon is also requesting that the CRA act as an intermediary in order to facilitate leasing with other government agencies. Procon has determined there is sufficient parking in the proximate area to serve their proposed needs.

Bruce Schreiner, representing ProCon, stressed to the CRA that the ProCon offer was not contingent upon acquisition of other properties or other funding sources, the redevelopment

could collectively be accomplished by the community, and the proposal allowed for a fairly rapid schedule for redevelopment of the property.

The Community Redevelopment Authority was unanimous in its support of the proposal by ProCon (Authority member Barry Sandstrom abstained from the vote). The CRA committed \$150,000 in façade development funds over three years with the understanding that the developers would be pursuing tax increment finance assistance also. CRA Chair John Brownell will be presenting the recommendation to the City Council and available to answer questions.

Staff Contact: Cindy Johnson



**SCHROEDER
&
SCHREINER,
P.C.**

CERTIFIED

PUBLIC

ACCOUNTANTS

November 5, 2002

Cindy Johnson
Community Redevelopment Authority
100 E. 1st Street
Grand Island, NE 68801

Via Facsimile Then Mail

RE: Procon Development Company, LLC (Procon) Amended Proposal
to the Grand Island Community Redevelopment Authority (CRA)
Dated October 30, 2002

Cindy:

Based upon today's CRA meeting decision to limit the CRA grant funding for façade redevelopment to \$50,000 per year or \$150,000 total in lieu of the \$100,000 per year or \$300,000 total requested in item number 3. of the referenced proposal, I have conferred with the Procon principals regarding solutions.

The principals have decided they will increase their at-risk invested capital to make up this \$150,000 shortfall, provided all other terms of the amended proposal are in fact met by the CRA and City of Grand Island.

Sincerely,

SCHROEDER & SCHREINER, P.C.

Bruce E. Schreiner, CPA

rh\02

c: Procon

2535 N. Carleton Ave.

Suite B

Grand Island, NE

68803

P.O. Box 520

Grand Island, NE

68802-0520

PH: 308-381-1355

FAX: 308-381-6557

EMAIL:

info@ss-cpas.com

WEBSITE:

www.ss-cpas.com

PROCON DEVELOPMENT COMPANY, LLC (Procon)

Amended Proposal to the Grand Island Community Redevelopment Authority (CRA) For the acquisition of Old City Hall, 208 N. Pine Street October 31, 2002

Procon herewith amends its original proposal submitted in June, 2002, for the acquisition and redevelopment of the Old City Hall Building for office lease space purposes.

Principals of Procon are Mr. Russ Giesenhagen, Mr. Rick Johnson, and Mr. K.C. Hehnke. All are successful businessmen who reside in our community, and who are willing to risk significant capital for this redevelopment project to better our community for everyone. They possess the expertise, networking, perseverance, financial wherewithal, and most importantly, integrity, necessary to perform on this commitment.

These principals are willing to collectively put at risk a substantial financial commitment exceeding \$1 million to redevelop the property upon acquisition.

Important points regarding this amendment deserving absolute clarity:

- Procon is no longer making its acquisition contingent upon satisfactory lease agreements being in place. Procon has attempted to lease the property contingent upon acquisition, but without ownership, it is simply not possible to complete such lease agreements. Potential tenants want to know Procon **owns** the building. Procon believes that after acquisition, it will be successful in leasing the redeveloped property with competitive rents in the specific area necessary to create adequate economics, provided all of the financial contributions by others than Procon as detailed in this amended proposal occur. Such contributions of capital by others interested in the property's redevelopment effectively "stops the gap" between economic non-feasibility and feasibility.

Procon's redevelopment model is quite similar to the ultimate recommendation to the City of Grand Island made in the Feasibility Study produced by Hanna Keelan Associates, P.C./The Architectural Partnership, P.C. in June, 1997. However, we believe that in order to facilitate Request-for-Proposal processes in the leasing of the facility to government agencies, a qualifying leasing intermediary between Procon and government agencies may be required. We would request that the CRA agree to serve in this capacity.

- Procon is no longer making its acquisition contingent upon qualifying the property for Internal Revenue Code §47 historic rehabilitation tax credits; however, Procon may or may not yet pursue the utilization of such credits. Nonetheless, Procon wants to continue to preserve the integrity of the Old City Hall Building by keeping the key design elements, while updating the structure to present-day efficiencies.
- The creation of additional parking spaces is not required by Procon in order to serve our potential tenants. However, should the City elect to do so, Procon would support and appreciate that decision.

Procon's fundamental financial information about the project follows:

Purchase Price of Building		\$ 1,001
Anticipated Construction Costs		
Exterior Renovation		
Tuckpointing	\$ 20,000	
Window Replacement	230,000	
Façade	<u>110,000</u>	
		\$ 360,000
Interior Renovation		
General	\$960,000	
Mechanical	340,000	
Electrical	<u>180,000</u>	
		\$1,480,000
Subtotal	\$1,840,000	
Contingency	<u>100,000</u>	
Subtotal		<u>1,940,000</u>
Total Costs of Acquisition and Redevelopment		\$ <u>1,941,001</u>

This expected cost of renovations is significantly less than the expected cost set forth to the City of Grand Island in the Feasibility Study produced by Hanna Keelan Associates, P.C./The Architectural Partnership, P.C. in June, 1997, even considering the asbestos abatement cost being eliminated in the analysis since that cost has now already been absorbed by the City of Grand Island.

Accordingly, Procon proposes to purchase the Old City Hall Building pursuant to all of the following terms:

1. Procon will pay the purchase price of \$1,001 at closing;
2. Procon believes the City of Grand Island has an absolute vested interest in seeing the property be redeveloped, and Procon invites the City to participate in key design issues during that process. Because of this special level of interest, Procon requests the City contribute \$275,000 (the third-party estimated cost of property destruction received by the City in March, 2001) to Procon, to be used in redevelopment. This \$275,000 is what the City of Grand Island would incur as cost in destroying the property; accordingly, Procon requests the same amount be invested by the City toward a renovation of the facility.

To show good faith to the City, upon closing, Procon will immediately enter a contract to redevelop the property with Mid Plains Construction Company of Grand Island in order for the City to release this payment to Procon. This provision is an integral part of the overall project economic feasibility;

3. Procon believes that without exception, the redevelopment of the Old City Hall is a priority for the CRA. Because of this, we request the CRA provide grant funding to Procon for façade redevelopment in the amount of \$100,000 at closing, plus \$100,000 as soon as possible in the current CRA fiscal year or at the beginning of the 2003-2004 CRA fiscal year, and a final \$100,000 as soon as possible in the 2003-2004 CRA fiscal year or at the beginning of the 2004-2005 CRA fiscal year. Procon understands the CRA has budgetary restrictions in the payments timing that would exist under this commitment, and so acknowledges those with this provision. Notwithstanding, Procon will complete façade redevelopment with its own funds and at its own risk while waiting for these funds to become payable. Again, this provision is an integral part of the overall project economic feasibility;
4. The CRA creates Tax Increment Financing for the benefit of Procon for redirected incremental property tax for fifteen years. The renovated property would contribute to the general tax base at the assessed value of the property after the fifteenth year. Again, this provision is an integral part of the overall project economic feasibility;
5. Procon will purchase the property "as-is", but the City must obtain licensed certification as to asbestos, lead, or other environmental contaminants having been removed from the property;
6. The CRA must agree to continuously act as a qualifying leasing intermediary between Procon (or its successor and/or assigns) and government agencies for the purpose of facilitating Request-for-Proposal processes in the leasing of the facility or parts thereof to government agencies; and,
7. Currently, the Downtown area in which this property is located has a parking variance for number of required parking stalls for such a facility. This variance must always remain available for this property, regardless of its use.

Procon believes this approach is a fairly simple, "common-sense" and responsible approach toward a utilization of the property that the community can and would embrace.

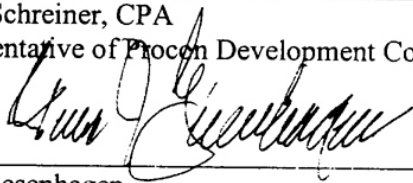
If this amended proposal is acceptable to the CRA and the City of Grand Island, Procon's attorney will immediately begin work with the City Attorney's office to complete an acquisition contract embodying the terms of this amended proposal. It remains Procon's intent to begin physical redevelopment of the property as soon as practicable, quickly evidencing a positive proactivity with the property for the public to witness.

This amended offer will expire on December 31, 2002.

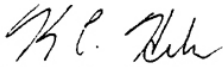
Respectfully Submitted,




Bruce Schreiner, CPA
Representative of Procon Development Company, LLC



Russ Giesenhagen
Principal of Procon Development Company, LLC



K. C. Hehnke
Principal of Procon Development Company, LLC



Rick Johnson
Principal of Procon Development Company, LLC



City of Grand Island

**Tuesday, November 12, 2002
Speical Mtg/Council Session**

Item J1

Payment of Claims for the Period of October 22, 2002 through November 12, 2002

The Claims for the period of October 23, 2002 through November 12, 2002 for a total amount of \$4,432,972.38. A MOTION is in order.

Staff Contact: RaNae Edwards