
City of Grand Island



Tuesday, March 25, 2003

Special Meeting/Study Session Packet

City Council:

**Joyce Haase
Margaret Hornady
Gale Larson
Robert Meyer
Mitchell Nickerson
Don Pauly
Jackie Pielstick
Larry Seifert
Scott Walker
Fred Whitesides**

Mayor:

Jay Vavricek

City Administrator:

Marlan Ferguson

City Clerk:

RaNae Edwards

**7:00:00 PM
Council Chambers - City Hall
100 East First Street**

Call to Order

Pledge of Allegiance

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, March 25, 2003
Special Meeting/Study Session

Item -1

Discussion Concerning Contract Negotiations.

ADJOURN TO EXECUTIVE SESSION:

Discussion Concerning Contract Negotiations.

RETURN TO REGULAR SESSION:

Staff Contact:



City of Grand Island

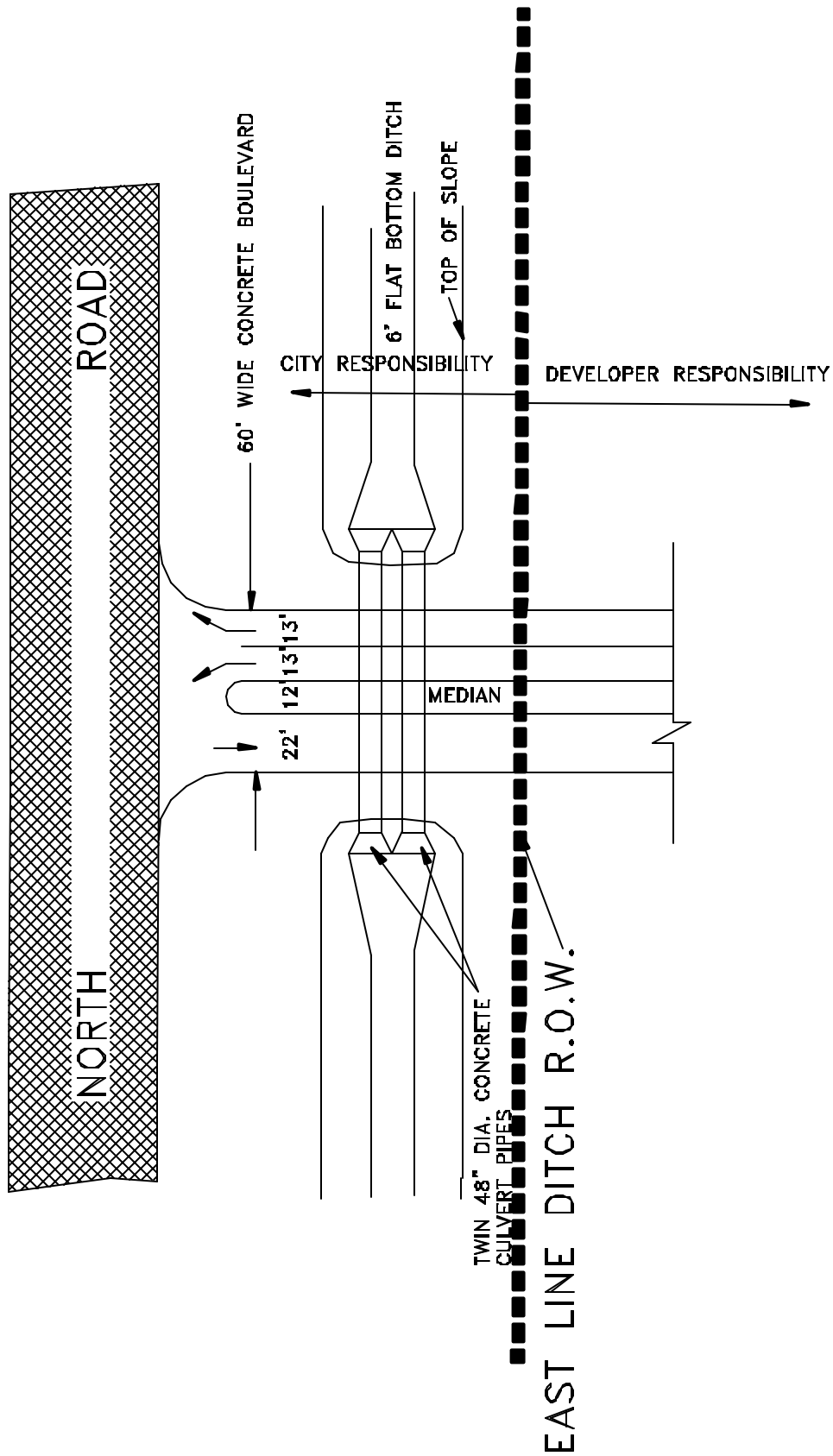
Tuesday, March 25, 2003
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Item -2

#2003-87 - Approving Amendment to Purchase Agreement with T&E Cattle Company

The Amendment to the Purchase Agreement will resolve differing interpretations of the language in the Agreement regarding a culvert bridge, and define responsibilities for paving a roadway across the ditch. The future roadway will be as shown in Exhibit A, with the City responsible for the cost of the roadway between North Road and the east ditch Right of Way. The City agrees to perform the work when the final plat is approved and the owner is ready to begin constructing streets on the property. The property owner will be responsible for all internal roadway costs when the Subdivision is developed.

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



ZZ

RESOLUTION 2003-87

WHEREAS, on January 14, 2003, by Resolution 2003-17, the City of Grand Island approved a Purchase Agreement by and between the City and T & E Cattle Company (referred to as "Seller" in the Purchase Agreement and Amendment) setting out the terms and conditions for the acquisition of right-of-way along North Road, from Old Potash Highway to approximately 370 feet north of Faidley Avenue to construct and maintain a drainage ditch as an extension to the Moore's Creek Drainway; and

WHEREAS, the agreement indicates that the City shall construct an ingress/egress "culvert bridge" of a minimum 60 foot in width at a location determined by T & E Cattle Company for access to their property from North Road; and

WHEREAS, due to the parties' different interpretation of such provision of the agreement, it is necessary to more clearly define the responsibilities of each party with respect to the term "culvert bridge" and providing a street from the east side of North Road to the west property line of T & E Cattle Company's Remaining Property to satisfy the term "ingress/egress"; and

WHEREAS, it is recommended that the Purchase Agreement be amended to clarify such responsibilities; and

WHEREAS, an Amendment to the Purchase Agreement has been prepared by the City Attorney's office, and approved by T & E Cattle Company.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Amendment to the Purchase Agreement by and between the City and T & E Cattle Company is hereby approved to clarify the responsibilities of each party with respect to the installation of a crossing using two reinforced 48" concrete pipe culverts to satisfy the requirements of a "culvert bridge" and paving of a roadway across the ditch to satisfy the "ingress/egress" to the T & E Cattle Company property.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such amendment on behalf of the City of Grand Island.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska on March 25, 2003.

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
March 21, 2003	<input type="checkbox"/>	City Attorney



City of Grand Island

Tuesday, March 25, 2003
Special Meeting/Study Session

Item -3

#2003-80 - Approving Bid Award for Storm Drainage Project 2002-D-2 Along North Road between Old Potash Highway and Faidley Avenue.

The Engineering Division of the Public Works Department advertised for bids for Storm Drainage Project 2002-D-2, along North Road between Old Potash Highway and Faidley Avenue on February 20, 2003. The Public Works Department, Engineering Division and the Purchasing Division of the City Attorney's Office reviewed all bids received on March 10, 2003. All bids received met specifications. Four bids were received and all were less than the engineer's estimate of \$138,891.00. A summary of the bids received is attached. It is recommended that Council award the bid to Platte Valley Construction Company of Grand Island, Nebraska in the amount of \$69,580.80. There are sufficient funds in Account No. 40033520-90013 for this project.

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

RESOLUTION 2003-80

WHEREAS, the City of Grand Island invited sealed bids for Storm Drainage Project No. 2002-D-2, according to plans and specifications on file with the City Engineer; and

WHEREAS, on March 10, 2003, bids were received, opened and reviewed; and

WHEREAS, Platte Valley Construction Company of Grand Island, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$69,580.80; and

WHEREAS, Platte Valley Construction Company'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 Platte Valley Construction Company of Grand Island, Nebraska, in the amount of \$69,580.80 for Storm Drainage Project No. 2002-D-2 is hereby approved as the lowest responsible 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, March 25, 2003.

RaNae Edwards, City Clerk



City of Grand Island

Tuesday, March 25, 2003
Special Meeting/Study Session

Item -4

Proclamation "Mental Retardation and Developmental Disabilities Awareness Month" March 2003

Citizens with disabilities contribute much to the quality of life in the community and state. Greater public awareness and acceptance of people with disabilities is the goal of the Bethphage's Grand Island program and the Mayor's Office, to create a place where all people can explore and develop their potential, enjoy productive work, and contribute to the life of the community. Mayor Vavricek has proclaimed the month of March, 2003 as "Mental Retardation and Developmental Disabilities Awareness Month" and encourages citizens to look beyond people's disabilities and focus instead upon their diverse abilities and unique contributions to our community. See attached PROCLAMATION.

Staff Contact: RaNae Edwards

In Observance of
Mental Retardation and Developmental Disabilities Awareness Month

WHEREAS, the citizens of Grand Island with disabilities who are active citizens and contribute much to the quality of life in the community and state, and

WHEREAS, greater public awareness and acceptance of people with disabilities will increase their access to community housing, employment, and social and recreational opportunities, and

WHEREAS, it is the desire of our community to create a place where all people can explore and develop their potential, can enjoy productive work, and can contribute meaningfully to the life of the community, and

WHEREAS, Bethphage's Grand Island program has worked jointly with the Mayor's Office to secure this proclamation, and

WHEREAS, it is the goal of Grand Island to promote positive perceptions of persons with disabilities,

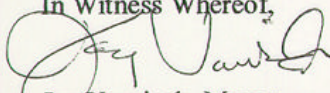
NOW THEREFORE, I, Jay Vavricek, Mayor do hereby designate the month of

March 2003

Mental Retardation and Developmental Disabilities Awareness Month

And ask the citizens of our community to look beyond people's disabilities and focus instead upon their diverse abilities and unique contributions to the community.

In Witness Whereof,


Jay Vavricek, Mayor
City of Grand Island

Dated this 25 of March, 2003





City of Grand Island

Tuesday, March 25, 2003
Special Meeting/Study Session

Item -5

Presentation on Timberline Subdivision

Questions were raised about requirements for sanitary sewer in conjunction with the Timberline Subdivision. This presentation will attempt to answer those questions and provide information about the current regulations and requirements for installation and connection of sewer lines with regard to subdivisions.

Staff Contact: Chad Nabity AICP, Regional Planning Director

INTEROFFICE MEMORANDUM



From the
Public Works Department

*Working Together for a
Better Tomorrow, Today.*

DATE: March 21, 2003

TO: Honorable Mayor and City Council

FROM: Marlan Ferguson, City Administrator

RE: Extending City Services to areas annexed as an addition to the City

City Staff agrees with the City Council concerning extending City sewer and water wherever possible throughout the City. We are striving to meet Council's goal of having City infrastructure available in all areas of the City. We meet with potential developers of land within the existing City limits, adjacent to City limits, or within the ETJ (Extra Territorial Jurisdiction) to ensure standards of development are met.

The City also tries to extend services so that we are ahead of development. The North Road ditch between Old Potash Highway and the extension of Faidley Avenue is an example of where we fell behind with infrastructure. On very few occasions will staff recommend approving a Subdivision without providing City sewer, however, the proposed Subdivision is one of those times.

The City encourages growth adjacent to areas where City services are available. If developers are dedicating street Right-of-Way, they are required to install City sanitary sewer and water. If City services are not available, the developers are required to install private septic systems and water wells as well as dry sanitary sewer and water mains. Installation of the dry sanitary sewer and water mains eliminates the difficult task of retrofitting these neighborhoods with sanitary sewer and water in the future. In effect, by increasing development costs, development is pushed to occur adjacent to where City services are available.

Dry sanitary sewer and water mains are not required if development is happening without the dedication of street Right-Of-Way. Dry sewer and water mains are not required in an existing improved street Right-of-Way because we don't want to tear up an existing street and install mains that will not be used for quite some time. A potential developer abandoned the idea of fully developing the proposed Twin Lakes Subdivision along East Bismark Road because of the expense of installing private water wells and septic tank/leach field systems as well as dry sanitary sewer and water mains. The developer and engineer reconfigured the lot layout to have lots fronting along Bismark so they could develop a portion of the property without the expense of dry mains. The proposed Timberline Subdivision is very similar to this type of Subdivision.

Mayor and City Council

March 20, 2003

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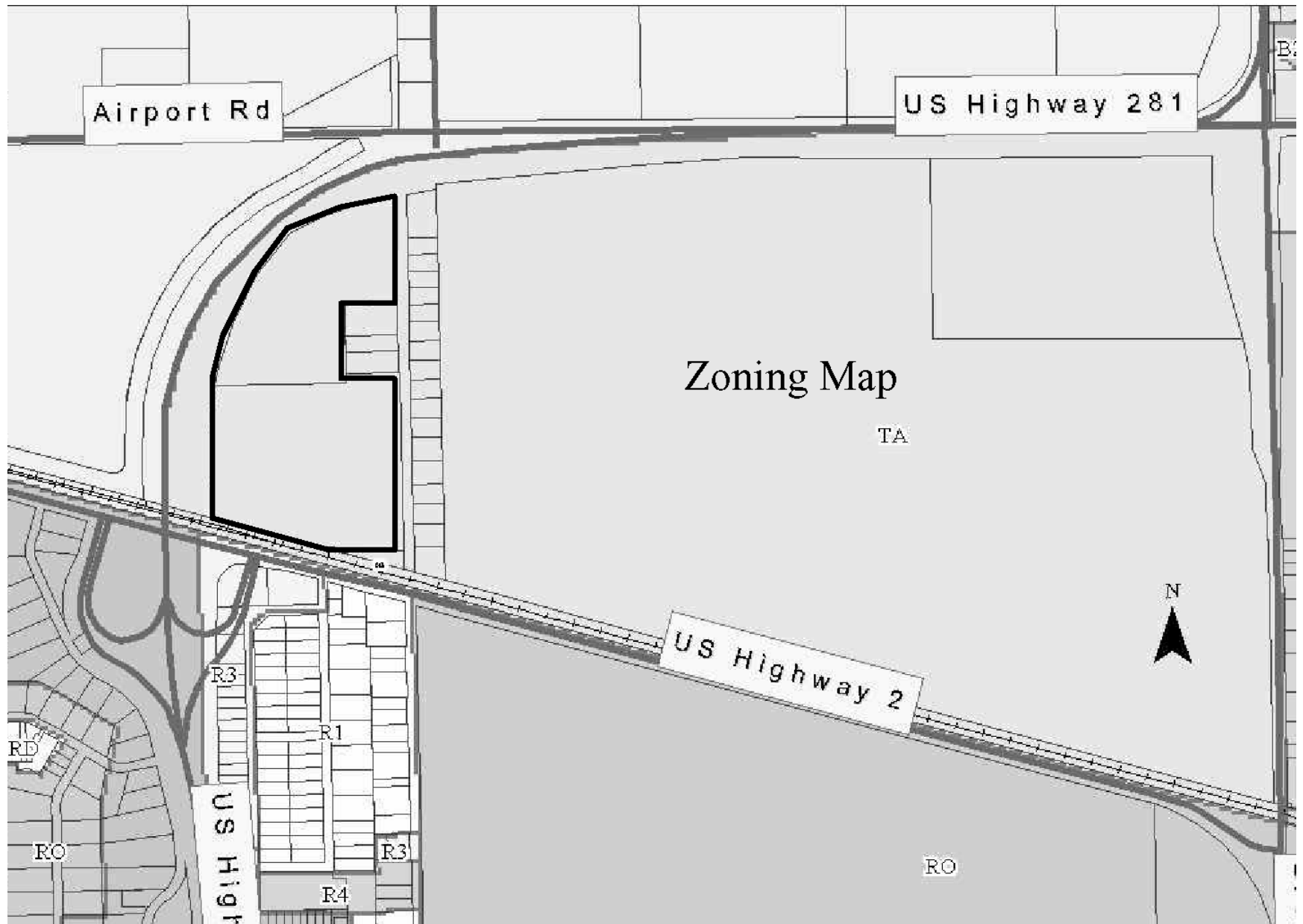
Development of Timberline Subdivision along the west side of Webb Road will very closely match the existing development on the east side. If further development occurs west of the proposed Timberline Subdivision, street Right-of-Way will be dedicated with dry sanitary sewer and water mains installed. The proposed Subdivision is already served by City water with a water main along the east side of Webb Road. Because it is already served by water, the concern with separation of water wells and septic tanks goes away.

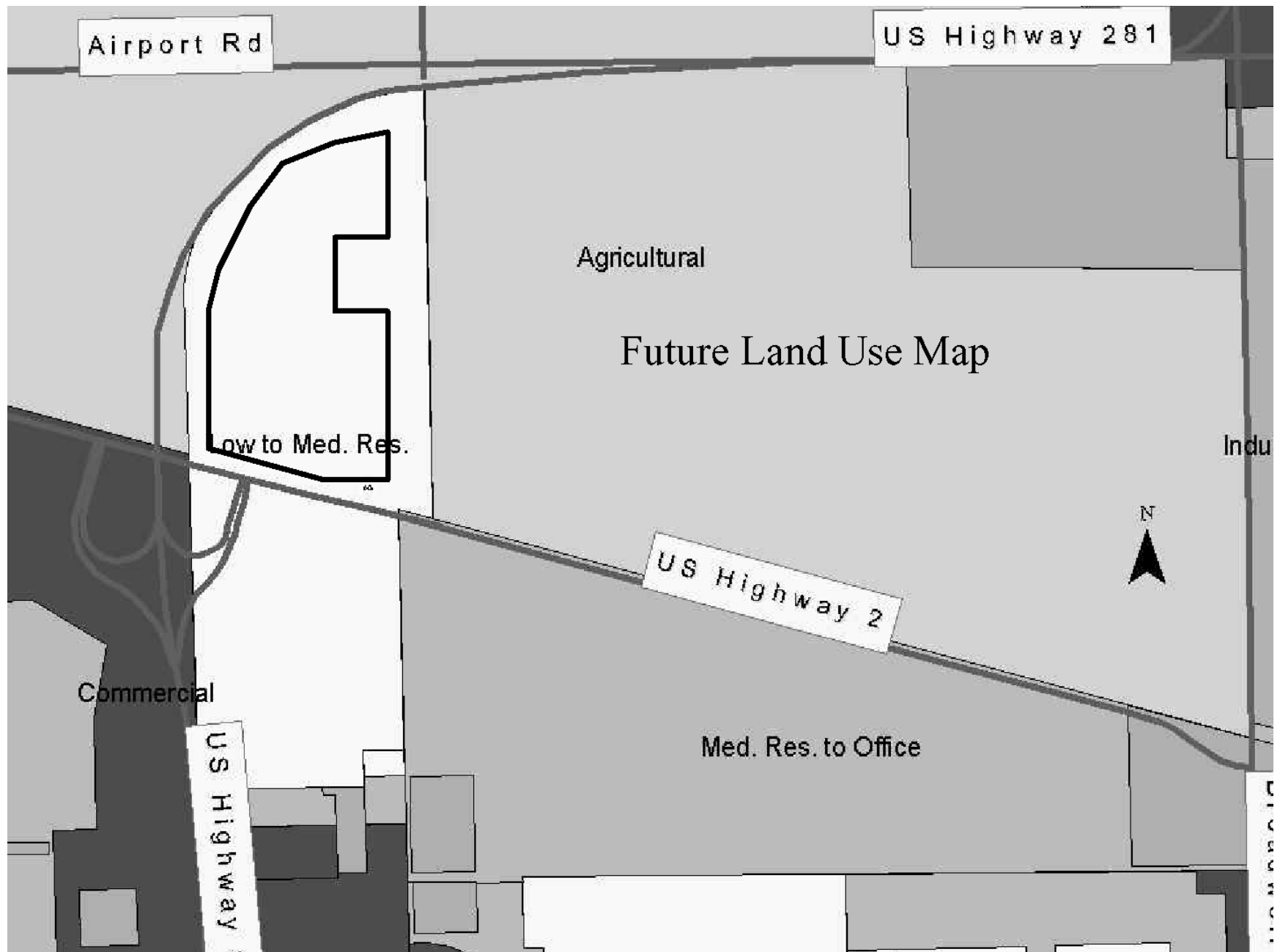
The proposed Subdivision has conservation easements that provide adequate room for the construction of an original leach field and a replacement field. The septic tank and leach field plan has been submitted by the developer to the Nebraska Department of Environmental Quality for approval.

Extending City sanitary sewer mains to the area will cost approximately \$1,325,000 for gravity sanitary sewer main, or \$850,000 for a lift station and force main, with over 50% of the cost being the responsibility of the City. Because of this significant cost and the fact that there are other areas open for development where City services are available, staff recommended against annexing this area in 2002.

The proposed Subdivision addresses some critical housing needs that have been identified in the recent housing study. Regional Planning Director Chad Nabity, Public Works Director Steve Riehle and Building Department Director Craig Lewis have worked hard to insure the interests of the City are maintained through the layout of this proposed Subdivision. Mr. Nabity will make a presentation at the March 25, 2003 Study Session that will provide the history of proposed development for this area.

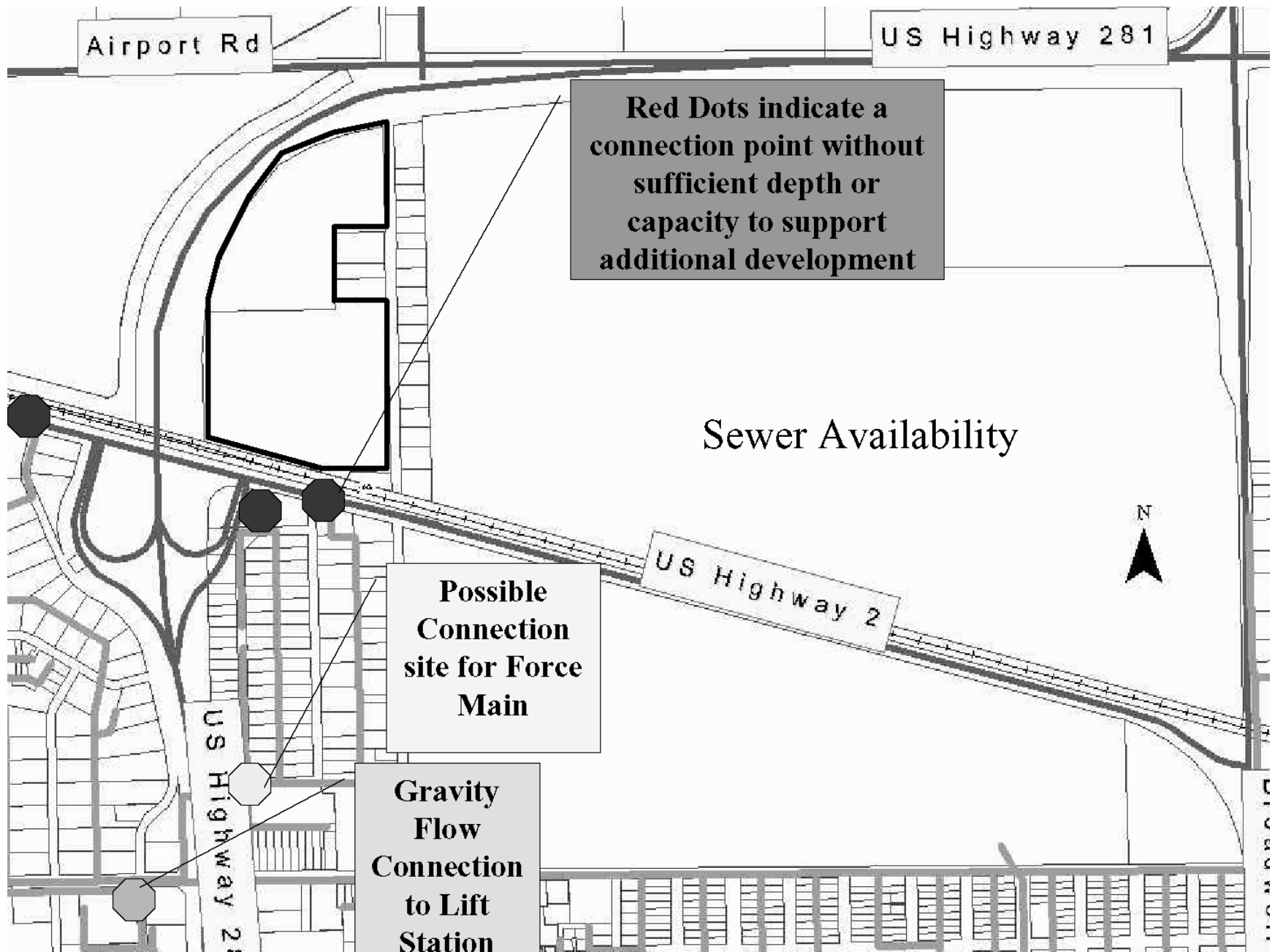
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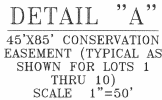




History of this Property

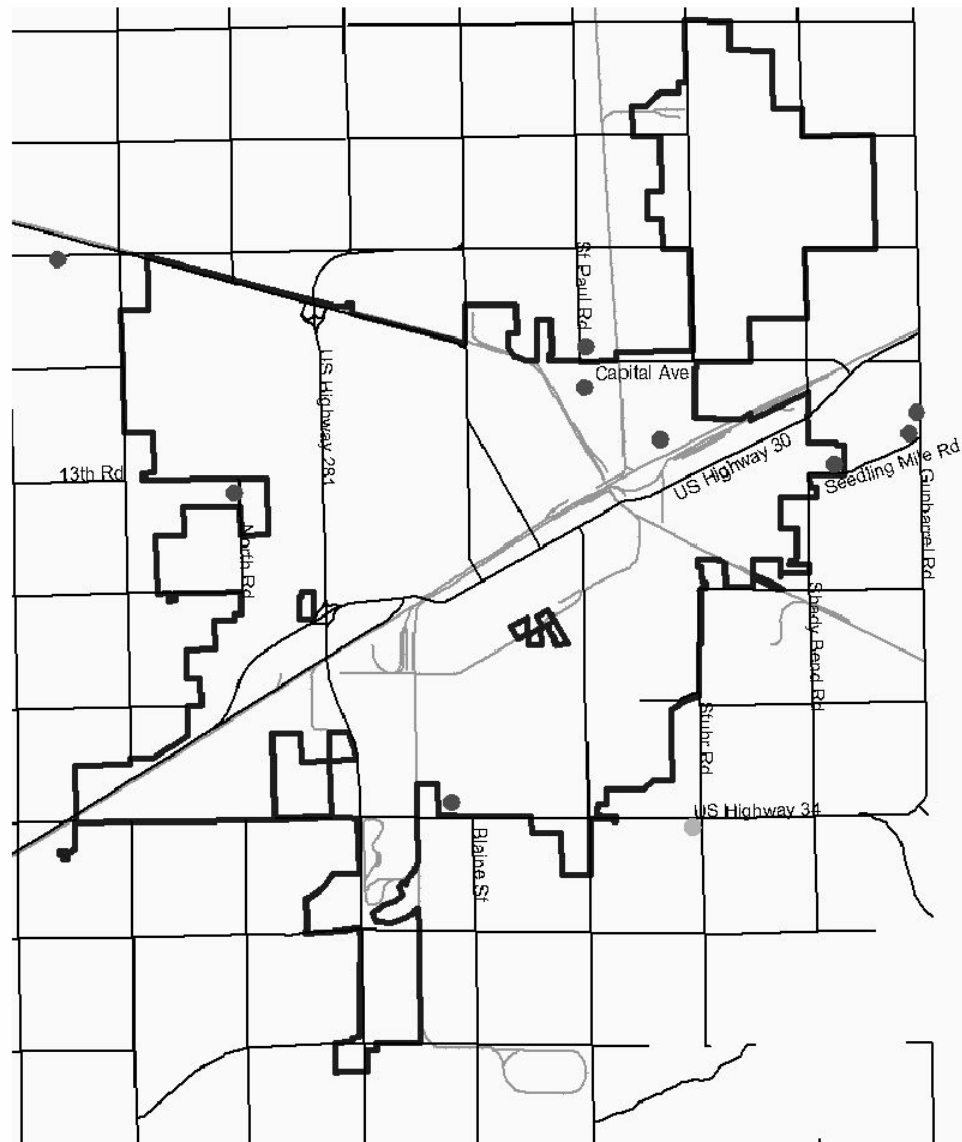
- **Christmas Tree Farm**
- **Owners Met with Subdivision Committee re: Possible Development Options**
 - Sewer was determined to be unavailable
- **Proposed Change in Regulations to Allow Storage Units**
 - Request Denied (September 2002)
- **Preliminary Plat for 7 lots with septic systems**
 - Request Approved (10-08-2002)
- **New Owners Submit a Preliminary Plat for 17 lots with septic systems**
 - Request Approved (2-18-2003)
- **Submit a Final Plat for 11 lots with Septic Systems as Phase one of the Proposed Development**





Regulations

- TA Zoning District allows for the development of lots with 100 frontage at a minimum size of 20,000 sq. ft. per lot.
- Subdivision Regulations
 - The requirement to install the complete but unconnected system shall not apply to existing right-of-ways, with existing improvements, when determined by the Planning Director along with recommendations from the Public Works Department and the Utility Department that public service mains will not be installed to serve the subdivision in the near future. **(A plan to extend sewer to this area was included in the 1982 comprehensive sewer plan and was dropped from the 2000 comprehensive sewer plan because it was unlikely that sufficient development would occur north of Highway 2 to support the public expense.)**



Subdivisions Approved with Septic Systems Since 2000



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Item -6

Presentation by Ryan King, Central District Health Department Regarding the West Nile Virus

Ryan King, REHS/RS, Environmental Health Supervisor with the Central District Health Department, will be presenting on the West Nile Virus. The Virus is again expected to show up in Grand Island this year. Topics for the presentation will include protection from mosquitoes, mosquito control, and statistics related to the virus.

Staff Contact: Ryan King