
City of Grand Island



Tuesday, December 02, 2003

Study Session/Special Mtg Packet

City Council:

Carole Cornelius
Peg Gilbert
Joyce Haase
Margaret Hornady
Robert Meyer
Mitchell Nickerson
Don Pauly
Jackie Pielstick
Scott Walker
Fred Whitesides

Mayor:

Jay Vavricek

City Administrator:

David Springer (Interim)

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.

MAYOR COMMUNICATION

This is an opportunity for the Mayor to comment on current events, activities, and issues of interest to the community.



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Item -1

Recognition of Gdowski's and Ramsey's for the Nebraska Community Improvement Award for Kid's Kingdom

The Mayor and City Council will recognize Tom and Becky Gdowski and Kirk and Katie Ramsey, Co-Chairpersons for the Kid's Kingdom playground project at Stolley Park. The City of Grand Island was honored an award from the Nebraska Community Improvement Program for the outstanding efforts of the entire community in achieving a themed playground covering 28,000 square feet. An estimated 27,000 hours of volunteer effort involving about 2,400 people were invested in the construction of the playground over six days. Congratulations for a project well done.

Staff Contact: Mayor Vavricek



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Item -2

Review of the Planning Commission and the Grand Island Comprehensive Plan Update

Chad Nabity, AICP, the Hall County Regional Planning Director, will be reviewing the history and makeup of the planning commission. He will also be addressing the Grand Island City Council with a review of the effort to update the Comprehensive Plan for Grand Island.

Staff Contact: Chad Nabity

Slide 1

City Planning
**The Comprehensive Plan, Zoning,
and Subdivision Regulations**

Presented to
The Grand Island City Council
by Chad Naby AICP
Hall County Regional Planning Director
12-02-03

Slide 2

Summary

- ◆ Hall County Regional Planning Commission Overview
- ◆ Comprehensive Plan Defined
- ◆ Zoning and Subdivision Regulations Relationship to the Comprehensive Plan
- ◆ Timeline and Process for Plan Update
- ◆ Budget and Funding

Slide 3

**Hall County Regional Planning
Commission**

- ◆ Created through an Interlocal Agreement between Grand Island, Hall County, Wood River, Alda, Cairo, Doniphan and Parkview in 1967.
- ◆ Staffing and Cost Sharing for the Regional Planning Department was approved with the same interlocal agreement.
- ◆ The interlocal agreement was modified and readopted in 1974.

Slide 4

Hall County Regional Planning Commission

- ◆ 12 Members
 - ◆ 4 Appointed by the Grand Island City Council from Grand Island and/or the 2 Mile ETJ
 - ◆ 4 Appointed by the Hall County Board of Supervisors from outside the corporate boundaries of a municipality
 - ◆ 1 Each Appointed by Wood River, Alda, Cairo and Doniphan corporate boundaries or ETJ

Membership	
Grand Island	Hall County
Dianne Miller	Imogene Lechner
Bob Obst	Mark Haskins
Tom Brown	John Amick
Bob Niemann	Pat O'Neill
Wood River	Alda
Dennis Wagner	Les Ruge
Cairo	Doniphan
Vacant	Bill Hayes

Slide 5

What is a Comprehensive Plan?

- ◆ A Plan for Future Growth and Development
- ◆ Based on the
 - ◆ Hopes
 - ◆ Dreams
 - ◆ Visions, and
 - ◆ Goals of the Community
- ◆ Legal Prerequisite if a Community wants Zoning

Slide 6

What is a Comprehensive Plan?

Components of a Comp Plan	
General Conditions	History, Climate, Location
Population	History, Trends and Projections
Housing	Condition and Needs
Facilities	Utilities, Parks, Community Bldgs.
Environment	Topography, Flood Plain, Wetlands, Other
Transportation	Existing and Future Needs
Hazard Mitigation	Hazard ID, Critical Facilities, Vulnerability
Landuse	Existing and Future

Slide 7

Zoning and Subdivision Regulations

- ◆ What do these have to do with a comp plan?
 - ◆ Provide tools for the governing body to implement the vision of the community as expressed in the comprehensive plan.
 - ◆ They control the use of land, size of lots, density and size of buildings, and installation of public infrastructure.

Slide 8

Comprehensive Plan and Regulation Update

- ◆ Consultants
 - ◆ JEO Consulting Inc of Wahoo, Nebraska
 - ◆ CBB, of St. Louis MO (Transportation Plan Update)
- ◆ Steering Committees
 - ◆ Planning Commission Members and Interested Citizens
- ◆ Sub-Committees
 - ◆ Council Members, City Staff, Interested Citizens
- ◆ Costs
 - ◆ \$218,065 (\$70,679 Grand Island Share)

Slide 9

Timeline

- ◆ 1992 Last Comprehensive Plan Approved by Grand Island City Council
- ◆ 2001
 - ◆ January Process Begins
 - ◆ August Selection Committee is approved
 - ◆ August September Budget is approved
 - ◆ September RFP's sent out
 - ◆ October RFP's sent out to 4 firms
 - ◆ November Interviews conducted with 3 firms

Slide 10

Timeline 2002

- ◆ January Contract Approved
- ◆ March First Steering Committee Meeting
 - ◆ Monthly meetings thereafter
- ◆ July Town Hall Meetings
- ◆ October Sub-Committee Meetings
- ◆ December Sub-Committee Reports to Grand Island City Council and Steering Committee

Sub-Committees
City Image/Community Beautification
Economic Development
Hazard Mitigation
Landuse/Zoning
Parks and Recreation
Public Safety/Utilities/Facilities
Streets and Transportation
South Locust between US Hwy 34 and I-80

Slide 11

Timeline 2003

- ◆ Monthly Meetings Continue
 - ◆ Future Land Use Plans Done
 - ◆ Zoning Regulations reviewed and modified for the new plan
- ◆ September Traffic Study Presented
- ◆ October-December Finalize plan and Regulations

Slide 12

Timeline 2004

- ◆ Monthly in January
- ◆ February Planning Commission Hearing on Comp Plan and Regulations
- ◆ February/March Council Adopts Plan and Regulations

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What questions do you have?



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Item -3

Presentation Concerning the Use of Plastic Pipe

Background:

With the discovery of Volatile Organic Compound (VOC) contamination in private domestic wells in the Mary Lane and Kentish Hills Subdivision in Grand Island, the Utilities Department immediately began design of City Water Main extensions into those areas to provide a safe drinking water supply. During the course of this water main work, Diamond Plastics offered to provide PVC water main pipe, at no cost, for the water main extensions. Because of concerns with the permeation of PVC pipe by the known organic compound contamination, the offer to provide free pipe was not accepted.

Discussion:

Nebraska Health and Human Services (NHHS) regulations, Distribution Systems, Section 8.0, Materials, state “where distribution systems are installed in areas of ground water contaminated by organic compounds... non-permeable materials shall be used for all portions of the system...”

PVC and other plastic materials can be susceptible to permeation by VOC compounds. Iron materials are not permeable to organic compounds. Therefore, the water main extensions were designed of ductile iron pipe with joint gaskets specified that are of a material designed to resist VOC permeation. Per NHHS direction, the design of the water main extensions was submitted to NHHS for that Department’s review.

Recommendation:

It is the recommendation of the Utilities Department that the water main design with ductile iron pipe be maintained.

Fiscal Effects:

CNH has agreed to pay for these water main extensions.

Alternatives:

None known to readily comply with HHS regulations.

Staff Contact: Gary R. Mader



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Item -4

Lock Box Presentation, Fire Department Request

The Fire Prevention Bureau will present an overview of the Lock Box program and the benefit it provides to the community, individual business owners, fire department operations as well as safety benefits to fire personnel. A request will be made to entertain the adoption of a future ordinance requiring participation in the program.

Staff Contact: Fred Hotz

What are lock boxes?

Lock boxes are boxes that are attached to structures or some property that are used to gain access. These boxes are very common in the real estate business. A key to the home is placed in the box. In order to access the home, an agent must have a key to the box. In very similar fashion, this method of quick and secure access has been developed in the fire and other emergency services. The main difference is in the construction of the boxes (as will be demonstrated by passing around an actual model box). These



fortified boxes, and or vaults, are mounted at an accessible location on your building and the necessary access keys or cards are secured inside. Pertinent information on your business (such as phone numbers for after-hour contact, location of fire sprinkler equipment, etc.) can also be placed in the box. The lock box is keyed specifically for the Grand Island Fire Department and would be used only in case of emergency or to ensure safety of the property.

Benefits:

Through the years our department has been presented with keys to properties, which we have maintained and were to use in the event of an emergency. We have come to terms with the fact that the mass number of keys kept on fire apparatus has become unmanageable. Two years ago the Knox Box company offered us a solution that provides these benefits:

1. Quick access to building:
 - ✓ without damage to doors
 - ✓ to find cause of fire alarm
 - ✓ to extinguish fires
2. Correct fire alarm problems without building owner or representative needing to be present immediately.
3. Ability to secure the building if Engine Company is needed for new assignment prior to responsible party's arrival.
4. Firefighter safety

Security:

- 1) Key Box located on every truck
- 2) Key only on trucks
- 3) Tracking system and password access



Who currently owns boxes?

Businesses, Private Entities, Health Facility, County Buildings

- ✚ Total of 14 boxes installed
- ✚ Another 19 purchased and ready to install on our schools



Ordinance

Currently 7,000 communities in the United States utilize the Knox Box program. We have examined numerous programs and ordinances in an attempt to provide Grand Island with the best approach to our particular community. We have concluded that an ordinance requiring participation in the program best serves our community. If the City Council is willing to consider such an ordinance, we would like to create a draft and have it approved by the Legal Department for presentation at a future Council Meeting.



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Item -5

Life Cycle Cost Comparison of Asphalt Versus Concrete on Locust Between Stolley Park Road & Fonner Park Road

The original concept for improving Locust Street between Stolley Park Road and Fonner Park Road provided for moving the sidewalks back away from the curbs, installing pedestrian lighting, upgrading the roadway lighting, and adding landscaping elements. Since a number of the driveways were going to be shifted, moved, combined or eliminated, we felt it was a good time to overlay the road with asphalt.

The curb needed to be replaced to provide for drainage and to increase the life of an asphalt overlay. Discussions with the engineers and contractors resulted in a decision to replace the out side lanes of the roadway, build an integral curb and gutter section, and overlay all 5 lanes with asphalt.

Staff has never felt that the asphalt overlay was the best long-term solution. Both the contractor and the Business Improvement District have indicated that they believe the cities long-term investment would be best served by using concrete. The switch from asphalt to concrete would cost almost \$250,000.

Concrete is less expensive then asphalt over the life of the pavement, but has a higher up front cost. In addition, the annual maintenance costs for concrete are less than they are for asphalt. Asphalt would need to be replaced every 8 years at a cost of \$80,000 (using today's dollars). The life cycle cost for concrete will be less then asphalt as long as the concrete lasts longer then 24 years. Concrete has an expected life of 25 to 40 plus years.

The city would incur up front costs of almost \$250,000 to reduce future costs. If the council supports the change, city staff will review the 400 Capital Improvements Budget to see if there is money from other projects that could be used to change the project from an asphalt overlay to full depth concrete and come back for council approval at the December 9, 2003 Regular City Council Meeting.

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



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Item .X1

Special Meeting for Executive Session to Discuss Personnel Issues

ADJOURN TO EXECUTIVE SESSION:

Discussion Concerning Personnel Issues.

RETURN TO REGULAR SESSION:

Staff Contact: Brenda Sutherland