
City of Grand Island



Tuesday, March 19, 2002
Study 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

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 19, 2002

Study Session

Item -1

Presentation of the Groundwater Guardian Community

Roger Andrews, Rachel Herpel and Jennifer Nelson, representatives from the Groundwater Guardians Committee will make a presentation to the Mayor and City Council.

Staff Contact: RaNae Edwards





City of Grand Island

Tuesday, March 19, 2002

Study Session

Item -2

Discussion Regarding Abmulance Fees

The Center for Medicare & Medicaid Services has established a fee schedule for billing of services to Medicare and Medicaid patients. This program has been in planning and development for some time now and was mentioned in last years discussion of the fee schedule. We did not have the final ruling at that time. The ruling came out the first of March with an effective date of April 1, 2002.

These fees cover ambulance services to patients and have been revised to coincide with the Medicare format. There are changes in the fee amounts as well as descriptions of the services provided. The fees are shown in the attached documents.

Staff Contact: Jim Rowell



Proposed Ambulance Fee Schedule

	1999	2000	2001	2002/ 4-2002
Per call BLS (Basic Life Support) for non-emergency transportation, plus mileage, one way. 8.50 per mile	155.00	165.00	225.00	225.00 / 225.00
Per call for BLS emergency transportation, plus mileage, one way. 8.50 per mile	255.00	349.00	400.00	400.00 / 400.00
Per call for ALS (Advanced Life Support) Level 1 (ALS 1) non-emergency service, plus mileage. One way, 8.50 per mile.				475.00
Per call for ALS Level 1 (ALS 1) emergency service, plus mileage, one way. 8.50 per mile	355.00	550.00	575.00	575.00 / 500.00
Per call for ALS Level 2 (ALS 2) Advanced care, emergency service, plus mileage, one way, 8.50 per mile				575.00
Per call for ALS emergency service when patient is not transported but some service is rendered; (plus supplies)	75.00	75.00	80.00	170.00
Additional Attendant				99.00 99.00
Specialty Care Transport				325.00
Mileage Fee, per patient mile	6.05/mile	7.50/mile	8.00/mile	8.50/mi 8.50/mi
Standby Ambulance Service	25.00	25.00	25.00	25.00 25.00
Paramedic Intercept				475.00
Mayor and Council have established fees for certain medical supplies used for ambulance calls based on prices currently charged by Saint Francis Medical Center. The Fire Chief is authorized to adjust prices and add or delete products as necessary.				



City of Grand Island

Tuesday, March 19, 2002

Study Session

Item -3

Discussion Regarding Central District Health Department Interlocal Agreement

LB692 was landmark legislation passed by the legislature in 2001. It allowed for a trust fund to be established from interest from the tobacco settlement funds. The purpose of the legislation was to establish a public health infrastructure for the state.

Nebraska has 93 counties and only 6 had any kind of a public health department. The lack of a coordinated public health infrastructure in the state makes it difficult to obtain major federal funding for public health programs. In addition, the health statistics in the state of Nebraska, in a number of areas, are low compared to other states.

The legislation indicated that district health departments could be formed and those districts needed to be at least 3 counties and 30,000 population.

Grand Island invited several counties to join with their established health department. Two counties (Hamilton and Merrick) have committed to joining the Grand Island Hall County Health Department.

The process of formation of the new district health department has had legal counsel by Earl Alschwede. A group of representatives of the three counties met in January of this year to draw up the agreement moving the current health department from a city county to a district health department.

All 3 counties have agreed to the language of the agreement.

A letter of approval was issued by the state on January 3, 2002 for the formation of the district health department.

Staff Contact: Sonja Simpson



CENTRAL DISTRICT HEALTH DEPARTMENT

INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF GRAND ISLAND, THE COUNTY OF HALL THE COUNTY OF HAMILTON AND THE COUNTY OF MERRICK

THIS AGREEMENT made and entered into this _____ day of _____, 2002 by and between the CITY OF GRAND ISLAND, NEBRASKA, hereinafter referred to as the "City"; the COUNTY OF HALL, NEBRASKA, hereinafter referred to as "Hall"; the COUNTY OF HAMILTON, NEBRASKA, hereinafter referred to as "Hamilton" and the COUNTY OF MERRICK, NEBRASKA, hereinafter referred to as "Merrick".

WITNESSETH:

WHEREAS, the City and Hall have had a joint City-County Health Department since 1972 and they along with Hamilton and Merrick agree to establish a District Health Department; and

WHEREAS, the parties to this agreement, pursuant to Nebraska law, desire to establish a District County Health Board hereinafter referred to as "The Board"; and

WHEREAS, the Health Department established by this Agreement shall be known as Central District Health Department; and

WHEREAS, the City and the Counties find that it is in the best interests of their residents that they join together through this agreement to furnish joint and cooperative health department services; and

WHEREAS, the City, Hall, Hamilton and Merrick desire to enter into this Agreement.

NOW, THEREFORE, subject to the approval of the Department of Health and Human Services of the State of Nebraska, the parties to this agreement mutually agree as follows:

1. All matters and activities pertaining to public health within the City and within Hall, Hamilton and Merrick counties will be administered, as herein provided, by the Department established by this agreement.

2. The Board shall consist of eleven members selected as provided in this agreement, with due consideration being given to the need to secure fair and equitable representation from the entire area to be served:

- a. One representative of the Hall County Board and one public-spirited citizen selected solely by the Hall County Board;

- b. One representative of the Hamilton County Board and one public-spirited citizen selected by the Hamilton County Board;
 - c. One representative of the Merrick County Board and one public-spirited citizen selected solely by the Merrick County Board.
 - d. One representative of the Grand Island City Council and one public-spirited citizen selected solely by the Grand Island City Council;
 - e. One physician, nominations for said position may be submitted by the county medical society of each of the counties involved, if such nominations are submitted, the nominees shall be considered for appointment and selected by the Board;
 - f. One dentist, nominations for said position may be submitted by the county dental society, if such nominations are submitted, they shall be considered for appointment and selected by the Board;
 - g. One member of the Board is a resident of the District and is a member of an ethnic minority in the District, shall be considered for appointment and selected by the Board;
 - h. The initial board members shall be selected by the appointment of two members representing Hall County, one member of the County Board and another public-spirited citizen, two members selected by the Grand Island City Council, one member from the council and one member of a public-spirited citizen; two members selected by the Hamilton County Board, one member of that Board and a public-spirited citizen; two members selected by the Merrick County Board, one member of that Board and a public-spirited citizen. Those eight persons so appointed shall select one physician and one dentist who are nominated as provided in subsections e. and f. above and an ethnic minority from the district. Those persons shall constitute the initial board. (Future board members shall be selected in accordance with the procedures set forth herein by the board as provided in Section 3 below.)
3. When the terms of any members of the Board expire, they shall be filled in the following manner; persons who are representing a County Board or a City Council shall be appointed by that County Board or that City Council, as shall another public-spirited citizen within the jurisdiction of that County Board or City Council. When the terms of the persons who are the physician, dentist, and ethnic minority shall expire, those persons' terms shall be filled by vote of the Central District Health Department Board, provided that the physician and dentist have been nominated by a county medical society within the boundary of the District or a county dental society within the boundary of the District for the physician and dentist respectively.

4. Board members' terms of office shall be in accordance with the following:
 - a. Three of the members shall be appointed for a term of one year.
 - b. Four of the members shall be appointed for a term of two years.
 - c. Four of the members shall be appointed for a term of three years.
 - d. After the term of any member shall expire, each new appointment shall be for a term of three years.
 - e. Appointments to fill any vacancies shall be for the unexpired term.
 - f. The initial Board shall determine the terms of its members so that three members serve for one year, four members serve for two years and four members serve for three years. Such action shall be taken within the first thirty days after the Board commences its existence and shall be recorded in its minutes.
 - g. If the board representative from the City Council or any County Board ceases to be a member of said Council or Board, the membership for said representative on the Board shall automatically terminate. The applicable entity shall nominate a new representative who shall be selected in accordance with the provisions of paragraph 3 above.
 - h. By majority vote of the County Boards and City Council, members of the Board shall be subject to removal for good cause shown, which shall include, but is not limited to, three consecutive unexcused absences from regularly scheduled meetings.
 - i. No board member shall be eligible to serve more than two consecutive three year terms.

5. The Board shall annually meet and organize by the election of one of its own members as president, one as vice-president and another as secretary. The Finance Director of the City shall serve as Treasurer of the department. The officers shall have such power as the board may establish from time to time. The Board may elect such other officers and appoint such committees, as it may deem necessary from time to time. The Board may adopt and promulgate such rules and regulations, consistent with applicable Nebraska law and this Agreement, for its own guidance and for the governance of the Department as may be necessary. The Board shall not transact business unless there is a quorum, herein defined as a majority of six (6) Board members present. All questions and matters before the Board shall be decided by majority vote of the members present.

6. Except as otherwise provided by this Agreement, the Board shall have the powers and duties as set forth by Nebraska Revised Statutes §71-1631, as amended. Pursuant to the Nebraska Interlocal Cooperation Act, the Central District Health Department shall constitute a

separate public body corporate and politic of the State of Nebraska and shall exercise all powers set forth in that Act for such a corporate body.

7. Except as otherwise provided by this Agreement, the Health Director of the Department shall have the powers and duties set forth by Nebraska Revised Statutes §71-1632, as amended.

8. The Secretary to the Board of Health shall keep minutes of all the meetings of the Board. The Department shall retain records of everything pertaining to expenses, income, complaints, work done, meetings had, pamphlets printed and distributed, cases handled, and of any other matters pertaining to the work of the Board and the Department. The Department may dispose of records pursuant to the Records Management act, Nebraska Revised Statutes, §84-1201, et seq.

9. The Department is hereby given full control over, and shall perform, all public health matters in the City of Grand Island, in Hall County, Hamilton County and Merrick County; all in the State of Nebraska.

10. Prior to June 1 each year, the Department shall prepare and submit to the City and Counties the proposed budget for the following fiscal year and an annual report of the last completed fiscal year's activities. Said annual report shall contain such information as provided by the Nebraska Revised Statute §71-1631(6) and such additional information pertaining to the Department's programs, operations, and finances as requested by any of the County Boards or the City Council. The City Council and County Boards shall have a joint meeting on or before July 15 each year and shall at that time agree upon the budget allocation for the ensuing fiscal year of the Department and the appointment of persons to the Board. The City Council and any of the County Boards involved in this agreement, may in their discretion, act on the proposed budget and the election of additional persons to the Board prior to the annual meeting of such council and boards at any official meeting they have and report the results of their action at the annual joint meeting.

11. All funds received by the Department shall be accounted for separately by the Treasurer of the City as fiscal agent for a nominal fee. The City will provide financial management services for the department, consisting of cash management, payroll processing and financial accounting.

12. The fiscal year of the Department shall be from October 1 through September 30 of the subsequent year.

13. The staffing levels will be under the direction of the Board of Health.

14. The Director of the Central District Health Department shall serve at the will of the Board of Health and shall be subject to its directions. The duties and responsibilities of the Director shall include direction and management of the day-to-day operations of the Central District Health Department; attending meetings of the Board of Health and giving them his or her opinion on any matter, either orally or in writing as may be required; preparing an annual

budget for submission to the Board of Health; and performing such other duties as may be required.

15. Employees of the Central District Health Department below the level of the Director shall be employees of the Central District Health Department and shall be entitled to benefits of the City personnel system. Any collective bargaining agreement covering such employees shall be subject to the approval of the Board of Health.

16. This Agreement shall take effect October 1, 2002 and shall automatically renew for successive terms of three years unless terminated as provided in paragraph 17 below.

17. Any party may terminate this Agreement at the end of a term by giving the other parties at least ninety (90) days prior written notice of such intent to terminate. This Agreement may also be terminated upon the failure of the City or any County to adopt a mutually agreed upon Department budget allocation on or before June 15 for the ensuing fiscal year. This Agreement shall remain in effect for ninety (90) days after said June 15. During such ninety (90) day period, each party shall continue its proportionate share of funding as established in the last agreed allocation. This Agreement may be terminated upon ninety (90) days notice by any party for breach of this Agreement, which shall include failure to provide funding in accordance with the agreed allocation.

18. This Agreement is made and entered into pursuant to the Interlocal Cooperation Act of the State of Nebraska.

19. All of the assets and liabilities of the City-County Health Department for the City and Hall shall be transferred to and vest in the Central District Health Department on September 30, 2002, pursuant to §13-806 R.R.S. 1943. The City and Hall agree that their Interlocal Cooperation Agreement for a Joint City-County Health Department dated July 11, 2000 shall terminate on September 30, 2002.

20. This Agreement shall be effective for the establishment of the Central District Health Department Board, planning for services and for organizational purposes, on April 1, 2002 but shall not be effective for providing services to the public by the Central District Health Department until October 1, 2002, at which time this Agreement shall be deemed fully operational and effective for all of its purposes as herein provided.

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

DATED: _____

By _____
Mayor

ATTEST:

City Clerk

COUNTY OF HALL

DATED: _____

By _____
Chairman of the County Board

ATTEST:

County Clerk

COUNTY OF HAMILTON

DATED: _____

By _____
Chairman of the County Board

ATTEST:

County Clerk

COUNTY OF MERRICK

DATED: _____

By _____
Chairman of the County Board

ATTEST:

County Clerk



City of Grand Island

Tuesday, March 19, 2002

Study Session

Item -4

Discussion Regarding Central District Health Department Building

The health department has been actively seeking improved space for at least the past five years.

After a number of meetings with various people offering space for rent, the health department accepted the offer from Hall County to eventually move into the Hall County Office Building. This building currently houses county attorney staff as well as probation and other legal staff. It is anticipated that the building will become available on November 1, 2002.

In January of 2002, the Board of Health authorized that staff of the Health Department to meet with an architectural firm to develop plans for renovation of the HCOB to become a health department and develop a cost estimate of the project.

Cal Hinz architectural firm met with staff on three occasions and developed the drawings as well as a cost estimate.

The anticipated cost of the renovation is \$415,516.35. A cost estimate of the internal furnishings is being done.

The health department cannot proceed with the project until funding is established.

The Health Department has \$250,000 and Hall County is willing to put \$50,000 to the project.

Correspondence related to the building project have been ongoing since June of 2001 when the health department had their budget hearing. The request then was made to have the county and the city assist the health department in funding of the project.

The amount of money that the county and city contributes to the health department is \$124,400 each which represents 7.6% of the budget. This amount has not increased in the last 5 years despite increase in volume of services.

The health department seeks funding from the city for the project.

Staff Contact: Sonja Simpson





City of Grand Island

Tuesday, March 19, 2002

Study Session

Item -5

Discussion on Creating Street Improvement District #1240, Grand West 2nd Subdivision.

The concerns expressed by area residents regarding the creation of Street Improvement District 1240, Grand West 3rd Subdivision can be broken down into 3 areas for review.

- 1) Completion of the Westridge Detention Cell*
- 2) The Grand West Subdivision Grading and Drainage Plan*
- 3) Creation of a Paving District for Grand West 3rd Subdivision*

Timelines and narratives for each of these areas are attached as documents. A map showing the area that drains west into the detention cell is also attached as a document.

The developer would like Council to consider creation of a Street Improvement District at the March 26, 2002 Council meeting.

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



Discussion of Street Improvement District 1240

1) Westridge Detention Cell

The "Master Plan for Moores Creek Drainage West of Grand Island" was developed in 1975. This farsighted tool developed a system of ditches and detention cells intended to serve drainage needs as Grand Island grows to the west. It has been used as a tool by governmental entities, utilities, farmers, developers and others when anticipating land uses and future planning. The 60 acre feet cell just south of Westridge School is a part of that plan and the cell also shows on the 1977 preliminary plat for R & B Subdivision. The Central Platte Natural Resources District (CPNRD) and City staff believe the overall plan and this cell are very important as western Grand Island continues to expand and develop.

The City started negotiations with the landowner prior to 1998. The budget reflected \$54,400 for acquisition of the property with anticipated development/excavation cost in excess of \$100,000. Developer Steve Craig purchased the property some time in the fall of 1999 for use as a borrow location. A written offer, contingent on City Council approval, was made to Mr. Craig in December. The offer was to purchase the cell upon completion at a reduced price of \$11,900.

The cell excavation work started with Phase I of Grand West Subdivision in 2000. Progress on the excavation of the cell is linked to how quickly the whole Grand West Subdivision develops. The excavation of the cell could not be completed until the sanitary sewer project for the area was completed. The bottom of the cell is wet because the north portion of the cell was overexcavated to allow for placement of topsoil upon completion of the excavation work. The level of water in the cell has been further impacted by the discharge from dewatering wells for sanitary sewer and water main projects in the area south of the cell.

Hooker Brothers Construction is coordinating their excavation work on the detention cell with the dewatering well discharges from The Diamond Engineering Company's sanitary sewer work in the Old Potash Subdivision. Hooker Brothers Construction would like to complete their work yet this spring.

Olsson Associates conducted Phase I of the Dewatering Study for the CPNRD and the City. They have been asked to perform the following work in regards to the detention cell:

- A) Review the impact of clay on the overall drainage system.
- B) Study the impact water in the cell may have towards water mounding. We want to assure that area basements are not impacted by storm water in the cell.
- C) Review the proposed detention cell design and make recommendations for changes that would make it more of an asset for the neighborhood by reducing the areas of the cell that might be wet from storm water and ground water flowing through the cell.

The City is committed to carrying through with the completion of this cell and will carry through with its promise for concrete ditch lining, landscaping, and design improvements to minimize wet areas in the cell.

2) Grand West Grading and Drainage Plan

Grand Island is flat, and planning for and maintaining drainage can be difficult. The City commonly gets involved in neighborhood disputes over drainage. The City has no authority over many of the drainage concerns between neighbors, but we get involved to facilitate and work towards a solution. The Subdivision regulations include a requirement for a grading and drainage plan for each new Subdivision. The plan is reviewed by the Engineering Division of the Public Works Department to be certain that the plan is workable. The plan is then used as a tool to maintain drainage.



Area residents expressed their concerns about drainage for the Grand West Subdivision when it was first presented to the Regional Planning Commission (RPC). The item was postponed to the next monthly meeting of the RPC so that Consulting Engineer Ron Rockwell could address their concerns. He was asked to take as much drainage as possible from the proposed Subdivision west into the proposed Westridge Detention Cell. Mr. Rockwell presented a colored map at the next meeting of the RPC which showed the area of the Subdivision that drains west into the proposed cell. The colored map is an attachment to the agenda. He also discussed the grading and drainage plan. The Subdivision was then forwarded to the City Council with a recommendation for approval by the RPC. The Council later approved the Subdivision.

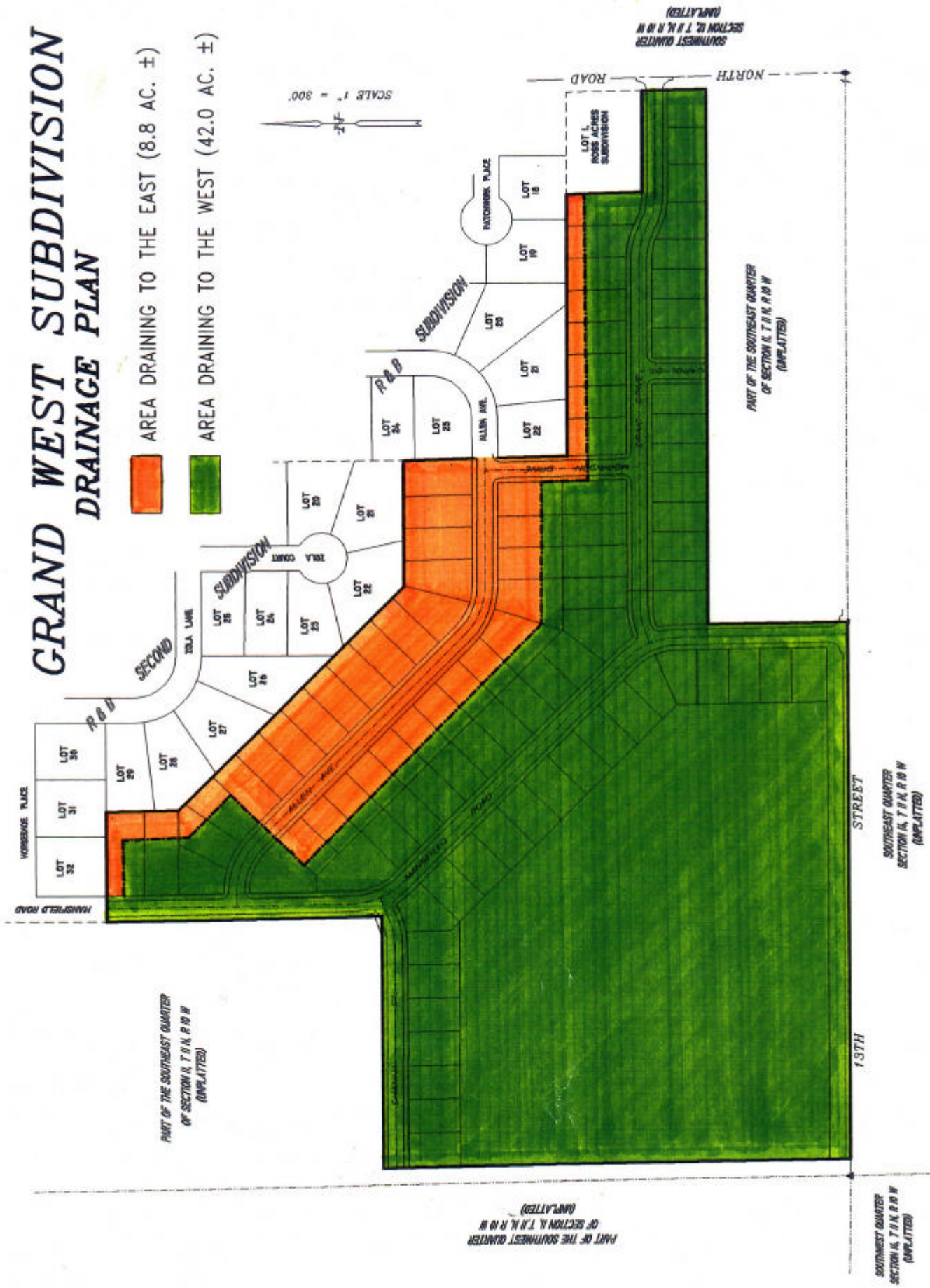
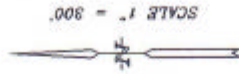
The grading and drainage plan for this Subdivision reduces the volume of water that drains east and will improve the drainage situation for area residents. The elevations of the building sites are higher than homes in the adjacent R & B Subdivisions to raise basements above groundwater, keep finished floor elevations above the new streets, and to meet the objective of taking as much storm water runoff as possible to the west into the new cell. The City did not regulate or set the elevations for the finished floor of the houses or the fill adjacent to the homes. City Staff believes that homes should be higher than the street elevation with basements above groundwater so the basements are dry.

3) Creation of Paving District for Grand West 3rd Subdivision

The City commonly finances street improvements for developers of new subdivisions with the requirement that the developer install sewer and water. The City installed the sanitary sewer for the balance of the Grand West Subdivisions so that sanitary sewer could be installed for the R & B Subdivisions. The City should continue to promote development by financing the paving through an assessment district.

GRAND WEST SUBDIVISION DRAINAGE PLAN

-  AREA DRAINING TO THE EAST (8.8 AC. ±)
-  AREA DRAINING TO THE WEST (42.0 AC. ±)



Westridge Cell Timeline

Date	Event
14-Nov-75	Master Plan for Major Drainage in west Grand Island is published. This plan used as the rule for drainage and development.
1-Feb-98	Property surveyed for Westridge Cell by Benjamin & Associates
1-May-98	Preliminary layout for cell south of Westridge School is sent to Hooker Brothers
24-Nov-99	Memo from Steve Riehle to Charlie Cuypers: Developer Steve Craig is working with Hooker Brothers to get the cell excavated. Dirt in cell is a heavy soil- probably clay. Approximately 108,000 cy of excavation available in the cell. Told Steve Craig that City could pay 22% of the \$4,000 per acre, pending Council approval. Any special handling costs would probably be city responsibility, which is still cheaper than buying the ground and paying someone to dig the cell.
6-Dec-99	Letter from Steve Riehle to Steve Craig indicating the City of Grand Island is willing to participate in the acquisition of the cell at 22% of the \$54,400, for a total of \$11,900, subject to Council approval. Developer will be responsible for excavation, at which time cell would be deeded to the City.
20-Dec-99	Public Hearing on Acquisition of Detention Cell Property South of Westridge School and North of 13th Street. Steve Riehle, Public Works Director, reported that acquisition of property was required for construction of a detention cell at this location. No public testimony was heard.
20-Dec-99	Council approves acquisiton of Detention Cell property with Resolution 99-411 – Motion by Murray, second by Whitesides, carried unanimously to approve.
6-Oct-00	The Blues - Detention Cell By Westridge School The developer is excavating borrow material from the detention cell to use as fill for Grand West Subdivision. Upon completion, the city will install an underground sprinkler system, seeding and line the ditch with concrete. The concrete lined ditch will carry the storm water diagonally through the cell from the southwest corner to the northwest corner.
22-Feb-01	The Blues -Discussion on Independence Details include adjustments to the Shoemaker Trail, Ditch, and the Westridge Detention Cell. Staff is also working with the developer of the Grand West Subdivision to finalize details for the agreement and acquisition of the Detention Cell property.
9-Mar-01	The Blues - Independence Avenue The agreement has not been finalized with the developer for the Detention Cell so the item is not on the City Council agenda for the March 13th meeting.
3-Jan-02	The Blues - Who Paid For The Westridge Detention Cell? We would like to continue to update Council on the background of this property and other issues related to the cell. The developer, Grand West, L.L.C., purchased the cell property from the Ross Family Estate. The developer hired a contractor to excavate the cell and use the dirt as fill for the Grand West Subdivision development. The City has entered into an agreement to purchase the cell from the developer for approximately 22% of the purchase price. Upon completion of the excavation work and acceptance of the cell by the City, a concrete ditch and landscaping improvements will be installed.
22-Jan-02	City Council approves Acquisition of Detention Cell with Resolution #2002-32.

Grand West Subdivision Timeline

Date	Event
18-May-99	Preliminary Plat submitted to the Planning Department for Grand West Subdivision.
9-Jun-99	Preliminary Plat reviewed for Grand West Subdivision at the meeting of the Regional Planning Commission. Plat submitted concurrently with a rezoning application to rezone the lands from TA-Transitional Agriculture to R2-Low Density Residential. Consideration of Preliminary Plat tabled to July meeting so neighborhood concerns on drainage could be addressed.
14-Jun-99	Public Hearing on Request for Change of Land Use Designation for Property Located North of 13th Street, South of Mansfield Road, and West of North Road. Dave Barber, Regional Planning Director, reported that Ray Harmon, on behalf of Third City Christian Church, 2808 O'Flannagan Street, had submitted a request to rezone the property from "TA" (Transitional Agriculture) Zone to "R2" (Low Density Residential) Zone to allow for construction of a church and development of 94 low to medium density residential lots. It was noted that the Regional Planning Commission, at their June 9, 1999 meeting, unanimously recommended approval. Kay Davis, 4140 Horseshoe Place, voiced concerns with the lot sizes. Margaret Goerl, 1410 North North Road, stated that the property should not be zoned less than R1. Carol and Steve Craig, 626 Northshore Drive, Hastings, developers of the property, stated that the smallest lot was 8,023 square feet and only four lots were less than the R1 zone lot size. 1 citizen spoke in support of the rezoning. Two residents spoke against the rezoning. No additional public testimony was heard.
14-Jun-99	Council adopts Rezoning Ordinance - Councilmember Pielstick questioned whether the proposed houses were to be town homes or condominiums. The developer, Sandy Craig, answered that they will be town homes and that if they were not town homes they would be more expensive. Ms. Craig added that the market research indicated that people were interested in town homes. Councilmember Seifert asked if the development were to proceed would there be an easement retained for the potential extension of Independence Avenue? Ray Harmon, 3433 Schroeder Avenue, spoke on behalf of the Third City Christian Church, and stated that the Church had sent a letter to the City stating that the Church would donate the easement if the extension were to go through. Councilmember Lueth questioned the density difference between R1 and R2. Dave Barber, Regional Planning Director, reported that R1 allowed 4-5 houses per acre and R2 allowed 5-7 houses per acre. Councilmember Lueth confirmed that new development was required to install the subsurface drainage systems. Ordinance to change zoning is Adopted.
8-Jul-99	The Regional Planning Commission considers the Preliminary Plat. Consulting Engineer Ron Rockwell distributes drainage plan during meeting. Commission recommends that the City Council also approve the Plat.
12-Jul-99	Council approves Preliminary Plat for Grand West Subdivision. It was noted that Third City Christian Church with Steve and Carol Craig had jointly submitted a preliminary plat for Grand West Subdivision, a 50 acre tract of land located north of 13th Street, west of North Road and south of Mansfield Road and that the preliminary plat had been submitted in conjunction with the rezoning request approved last month for the Third City Christian Church.
13-Aug-99	Final Plat submitted to Regional Planning for Grand West Subdivision.
1-Sep-99	Regional Planning Commission approves final Plat for Grand West Subdivision.
13-Sep-99	City Council approves final plat by adopting Resolution 99-267 approving the Grand West Subdivision.

Grand West Subdivision Timeline

Date	Event
3-Nov-99	Subdivision agreement filed with the Register of Deeds
2-May-01	The Regional Planning Commission approves the Final Plat for Grand West 2nd Subdivision.
8-May-01	City Council approves Final Plat for Grand West 2nd Subdivision and Subdivision Agreement. It was noted that Grand West L.L.C., owners, had submitted a final plat for Grand West 2nd Subdivision, located along Allen Avenue northeast of Mansfield Road and that this plat proposed to create 27 lots in the SE1/4 of Section 11-11-10.
29-May-01	Grand West Second Subdivision filed with the Register of Deeds.
22-Aug-01	Final Plat of Grand West 3rd Subdivision submitted to Regional Planning (resubdivision of Grand West 2nd Subdivision).
5-Sep-01	Regional Planning Commission approves the Final Plat for Grand West 3rd Subdivision.
11-Sep-01	City Council approves Final Plat for Grand West 3rd Subdivision and Subdivision Agreement. It was noted that Grand West L.L.C., owners, had submitted the final plat for Grand West 3rd Subdivision, located along Allen Avenue northeast of Mansfield Road in order to re-subdivide all of Grand West 2nd Subdivision into 34 lots consisting of 11.505 acres.
19-Nov-01	Grand West Third Subdivison filed with the Register of Deeds.

Street Improvement District 1240 Timeline

Date	Event
9-May-01	Petition received for Creation of a Street Improvement District for Mansfield Road, Allen Avenue and Morrison Drive in Grand West 3rd Subdivision.
12-Feb-02	Ordinance #8697 – Consideration of Creating Street Improvement District #1240 , Grand West 3rd Subdivision (Mansfield Road, Allen Avenue and Morrison Drive) Lisa Heineman, 4077 Dack Avenue, spoke in opposition. Ben Kistler, 4094 Zola Lane, spoke with regards to the detention cell. Councilmember Seifert spoke regarding concerns about the detention cell and the developer. No further public testimony was heard. City Clerk: Ordinance #8697 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Hornady, Whitesides, Murray, Haase and Sorensen voted aye. Councilmembers Pielstick, Seifert and Walker voted no. Mayor Gnadt cast the sixth and deciding vote in support. Motion was adopted. City Clerk: Ordinance #8697 on final passage. All those in favor of the passage of this ordinance on final passage, answer roll call vote. Upon roll call vote, Councilmembers Hornady, Murray and Sorensen voted aye. Councilmember Pielstick, Seifert, Whitesides, Haase and Walker voted no. Motion failed
26-Feb-02	Councilmember Scott Walker made a request for the issue to be brought forward and discussed again. Ordinance tabled to the March 19, 2002 Study Session.



City of Grand Island

Tuesday, March 19, 2002

Study Session

Item -6

Update from CH2MHill on Sewage Sludge Handling Study at Wastewater Treatment Plant

The city council approved an agreement with CH2MHill of Denver, Colorado on December 4, 2001 to perform the study. The technology available to treat sewage, handle the associated sludge and eliminate the associated odors is constantly changing. CH2MHill is working with staff to study the plant, review the plant operations, identify operational & capital improvements, and work with staff to address odor concerns with the sewage sludge handling part of the plant operations.

Processes at the plant being reviewed include:

Dewatering process with Centrifuges and the belt press.

Grit removal.

Aerobic digestors.

Sludge Lagoon.

Compost Operation.

Grease handling.

Since the aerobic digestors, sludge lagoon and the compost operation are the plants largest potential contributors to odors, improvements to these operations will substantially reduce the odors coming from the facility.

A Pre-design report is planned for June. Plant improvements and modifications will then be scheduled and prioritized into the Wastewater Division's Comprehensive Plan. The first phase of improvements could be included in the fiscal year 2002-2003 budget.

Staff Contact: Steven P. Riehle, City Engineer/Public Works Direc



Odor Control Timeline

March 14, 2002

- 2/17/00** Letter from Betty Karle with observational lists of odors, times and dates
- 4/14/00** Council memo - CH2MHILL to perform odor assessment including a field visit, identification of point sources of odor, recommendations to reduce or eliminate odors
- 4/18/00** City Council Study Session focuses on odor control issue. Several concerned citizens speak encouraging resolution of the issue.
- 5/2/00** CH2MHill visits WWTP to gather background information regarding odors and odor complaints, tour and survey potential odor sources, take odor measurements and survey surrounding area for other potential odor sources
- 5/7/00** Report received from CH2MHill detailing observational data gathered, and offering odor reduction suggestions. Some immediate suggestions are implemented, with others to be budgeted later.
- 9/20/00** Odor Meeting is held at Dodge Elementary School. City agrees to establish an odor hotline that will allow people to report odor problems.
- 9/29/00** Odor Hotline is established allowing residents to call with complaints about odors
- 10/24/00** City Council passes Resolution approving appointments of Daniel Mora, Bud Jeffries, Dave Eastlack, Jay Henke, Ron Miller, Betty Karle, Councilmember Glenn Murray, Councilmember Fred Whitesides, Public Works Director Steve Riehle, Wastewater Superintendent Ben Thayer and ConAgra Plant Manager Ron Gould, to the Odor Committee
- 11/1/00** Tour of ConAgra and the City Wastewater Treatment Plant for Odor Committee members and media
- 12/5/00** First meeting of the Odor Committee. Ron Gould updated the committee on the construction at Con Agra. Ben Thayer reported progress on the three planned improvements at the WWTP to reduce the odors from the facility. Plans and specs for electrical improvements are close to complete so that advertisements for bids can be made. When the electrical improvements are complete there will be level controls on the sewage at the plant head works that will eliminate the waterfall and the odor associated with the waterfall. The consultant is working on the plans and specs for the aeration of the primary sludge storage tanks. The "Barrier" product will be used on the sludge holding lagoons when temperatures warm up next spring. Odor Intern Amanda Sutton presented the charts and graphs of odor hotline calls.
- 12/12/00** Report of Amanda Sutton, Public Works Department Intern to the City Council -a presentation on the background and creation of the Odor Hotline with charts and graphs of the hotline calls. Steps that have taken place at ConAgra and the Wastewater Treatment Plant to help eliminate odors were discussed. Ann Miller and Dan Mora spoke concerning the importance of continuing of the Odor Hotline.

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- 1/16/01** Odor Committee Meeting - The ConAgra Lagoon cover burst and had to be repaired. Ron will delegate press releases to someone so the public is still informed in the event that he is out of town. The roof is complete for the scrubber which will scrub air from the rooms before releasing it into the atmosphere. Once the electrical work is finished the scrubber will be on line. Wastewater Plant: Dave Eastlack was at the plant when the compost piles were being turned and indicated there was not much of an odor. If the barrier on the Sludge-Holding Lagoon does not work, the Plant will consider adding trees or a fence around the perimeter of the Lagoon for a windbreak.
- 2/20/01** Odor Committee Meeting - ConAgra: Ron Gould reported that the \$250,000 scrubber is in place and working. A supplemental concrete anchor device was constructed just outside the existing concrete. The supplemental anchor would be used to keep the lagoon tarp in place if the concrete anchor breaks again. WWTP: Ben Thayer reported that the "Barrier" product will be placed on the sludge holding lagoon in late April or early May. The advertisement for bids for the plant electrical improvements will go out on March 6, 2001. The electrical improvements will allow for adjusting the level of sewage in the wet well. This will eliminate the waterfall or cascading of sewage where it enters the plant. Work under this electrical modification project will probably take 9 months. Ben hopes to have the aeration and ferric chloride addition to the primary sludge holding tanks in place by September. Odor Hot Line: Charts and graphs were distributed which outline the number of calls per day, odor descriptions, and odor category.
- 3/6/01** The Public Works Department, Wastewater Division, advertises for bids for Electrical System Improvements at the Wastewater Treatment Plant.
- 3/20/01** The Survey Subcommittee of the Odor Committee meets to plan for a survey of residents in east Grand Island. The goal is to reach 300 people in September with a phone survey.
- 3/22/01** Plans and specifications for Electrical System Improvements at the Wastewater Treatment Plant have been sent to 22 planholders for review.
- 3/27/01** Bid Opening for Electrical System Improvements at the Wastewater Treatment Plant.

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- 4/4/01** The Survey Subcommittee of the Odor Committee meets to establish boundaries and draft questions for the survey.
- 4/10/01** The City Council awards the contract for Electrical System Improvements at the Wastewater Treatment Plant to Kayton Electric of Grand Island in the amount of \$953,046.00.
- 4/24/01** Odor Committee Meeting - group draws up the rules for the survey, also lays out a plan for visiting other communities to see how they handle odor issues.
- 5/1/01** Electrical System Improvements at the Wastewater Plant begin. Construction is expected to take 9 months.
- 5/8/01** Barrier product applied to sludge storage lagoon at Wastewater Treatment Plant.
- 5/21/01** Odor Committee Meeting - no ConAgra representative present. WWTP-Materials for the primary sludge holding tank aeration project have been ordered.
- 6/19/01** Odor Committee Meeting - ConAgra Capital plan includes replacement of single pass bone dryer with three-pass dryer. The group from Canada who prepared the lagoon cover came to inspect the cover. The new room air scrubbers are working well. If odor does occur, it is probably from the bone dryer. Field Trips- Betty Karle reviewed her written report - most communities reported little odor problems. Committee would like to know more about surveys done by CH2Mhill and what their proposals were. Dave Eastlack reported that odor complaints are coming to him from feedlots in the Capital Ave and Highway 281 areas. Concerned about Grand Island becoming unable to attract new businesses when entire community has odor issues.
- 8/21/01** Odor Committee Meeting -Steve Riehle was asked to comment on the CH2Mhill survey - reported that this survey did not use the most scientific measurements, instead focusing on more observational data. As a result, the survey was not continued. Some changes that were suggested have been implemented. ConAgra – reported that the triple pass bone dryer was approved as a capital expenditure and should arrive in about 13 weeks. Because this dryer uses lower heat, there should be less smell from the process. Wastewater Treatment Plant – The oxygen delivery system to the Primary Sludge Holding Tanks has been completed. The Ferric Chloride feed system to the Primary Sludge Holding Tanks will be complete by September 1, 2001. The barrier was applied to the lagoon in May and July, but will not be reapplied because Committee members did not believe it reduced the odors. Wastewater Treatment Plant staff are scheduled to begin injecting sludge into farm ground and emptying the lagoon on September 17, 2001.

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- 9/6/01** Odor Committee members receive survey data for phone survey of east Grand Island
- 9/25/01** Odor Committee Meeting - ConAgra Triple pass bone dryer is in the process of being constructed. Wastewater Treatment Plant - new aeration system is in, now staff is working on fine-tuning the ferric-chloride injection. Staff is also busy spreading compost and injecting sludge on agricultural land. Discussion of Odor Survey calls completed to date -Committee members agreed that the survey calls were quick and questions were easy to answer. Committee members decided to wait 6 months to do another survey.
- 10/15/01** The Public Works Department, Wastewater Division advertised for proposals for furnishing Consulting Engineering Services related to solids handling.
- 10/16/01** Steve Riehle presents Odor Survey data to the City Council at a Study Session. Betty Karle thanked those people involved and suggested covering the sludge lagoon and moving the compost pile outside of the residential area. Ron Miller stated that he felt the smell was getting a little better since the committee had been formed. Steve Riehle stated that both the Waste Water Treatment Plant and ConAgra emit odors. Dave Eastlack spoke concerning the efforts that are being taken by all parties. Ron Gould, General Manager of ConAgra, stated the improvements that had been done at ConAgra to help solve the odor problem.
- 11/19/01** Deadline for proposals for furnishing Engineering Services related to sewage sludge handling.
- 12/4/01** The City Council approved Agreement with CH2M Hill for Engineering Consulting Services for Review of Sewage Sludge Handling and Disposal Methods in the Amount of \$73,800.00.
- 3/19/02** City Council Study Session - engineering consulting firm CH2M Hill will make a presentation to the Council on their study of sewage sludge handling and disposal.