
City of Grand Island



Tuesday, June 03, 2003
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.



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Item -1

Update on Status of Old Walnut Redevelopment Project

Fred Hoppe, developer for Old Walnut, has received notification of historic tax credits, and NIFA CRANE tax credits. Hoppe is moving forward with the renovation of the Old Walnut; asbestos removal has occurred. Attorney Kevin Siebert, CRA Director Cindy Johnson, and Hoppe participated in a conference call last week to discuss the next step in the redevelopment process. Siebert recommended that the CRA review its past actions relative to the project (Resolutions of Intent to Award TIF and Enter into a Redevelopment Contract, dated January 11, 2000) and reaffirm support for these actions. An updated TIF application has been received and will likely be considered by the Authority at the July 2, 2003 CRA Meeting.

Removal of asbestos and other materials has already taken place. Demolition is underway and construction is expected to be in full swing by the end of summer with a completion date of December 2004. Upon completion, the Old Walnut will house 88 apartments, four office spaces, and a Theater/Auditorium.

The Nebraska Children and Families grant included \$7,000 for assistance with development of an office at Old Walnut for the Multi Cultural Coalition. No other City funding has been provided for this project.

Staff Contact: Cindy Johnson



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Item -2

Discussion Concerning Hoppe/Lassonde Properties

The City has been asked to look into the possibility of assisting the owner of the proposed Orchard Park Subdivision with obtaining sanitary sewer service to his property. This proposed subdivision is bordered on the east by the Nebraska Central Railroad line running to communities north of Grand Island. The Orchard Park property is bordered on the north by real estate owned by Ray Lassonde. The sewer main in this area of northeast Grand Island that has the capacity and depth to serve the proposed development runs along Capital Avenue which is on the north side of the Lassonde property. For the Orchard Park Development to proceed a sewer main would need to be extended south from the main along Capital Avenue across the Lassonde property to the proposed development.

The owner of the proposed Orchard Park Subdivision, The Orchard LLC, has not been able to successfully negotiate an agreement to acquire an easement or the the real estate from Mr. Lassonde. Fred Hoppe, who represents Orchard Park LLC, has requested that the City explore some options which would assist Orchard Park in obtaining sewer service. Among the options that have been discussed are negotiations for or condemnation of an easement, the formation of a sanitary sewer district or the City not taking any action and permitting the property owners to continue to seek a resolution through negotiations.

This matter is on the agenda so that the city staff members that have been contacted about this (Steve Riehle and Doug Walker) can make a presentation to the Council about the merits of each option and give the City Council the opportunity to consider what if any involvement the City will have in this matter. Each of the property owners will also have the opportunity to present their viewpoints about this issue. A public hearing took place on the acquisition of an easement from Mr. Lassonde at the February 18th meeting of the City Council. This matter was also on the agenda for the March 18th meeting; however, it was removed from the agenda prior to consideration by the City Council.

Staff Contact: Steve Riehle and Doug Walker



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Item -3

Discussion Concerning Locating ParaPlane Airport Runway Facilities on City Owned Property Located at CAAP

A request to use a portion of City owned property located in the SW corner of the former Ordinance Plant site has been received. Dr. Doug Camplin has made this request on behalf of the Husker Ultralite Club. (See attached request). Discussion will center on this request in regard to location, modifications requested and funding issues. Contact has been made with an abutting land owner who has stated he is not concerned about the proposed development. Members of the skeet range and sporting clays group have not voiced any concerns regarding this use either. The drainage ditch that currently bisects some of the area in question will need to be rerouted if this site is to be used. Some trees and the berm surrounding the old sanitary sewer lagoon will need to be removed as well.

Staff Contact: Steve Paustian

TO: The Grand Island City Council
FROM: The Husker Ultralight Club
TOPIC: Use of land owned by the City of Grand Island at the former Cornhusker Army Ammunition Plant

The Husker Ultralight Club, (United States Ultralight Association Club # 140), is applying to lease approximately twenty-five acres of land from the City of Grand Island to create an Ultra-light airpark. This land is at about 40 degrees, 53.35 minutes North and 98 degrees, 27.74 minutes West.

The Husker Ultralight Club members would oversee necessary improvements to the land to insure its suitability for take-offs and landings by a variety of different ultra-light aircraft. This includes leveling the circular mound that now exists; removing obstructing vegetation; providing proper drainage of the area to the west for use as a public camping ground.

The anticipated time schedule will be to accomplish these improvements and seed the property this season with Buffalo grass. The club members will mow and maintain the airpark with no cost to the city. The only financial assistance the club will require is for purchase of seed for the property.

The only structures planned for the property would be a clubhouse and a hangar for some of the aircraft.

The members number around 80, flying enthusiasts from South Central Nebraska who have a love of flying and desire to share it with others. The priority of all members is safety, for the general public and themselves. The Husker Ultralight Club will sponsor several "Fly Ins" per year that will attract visitors to the community. The airpark would be a very appropriate place for Hot Air Balloon launches, which can also generate tourism.

**The web site for the club is
<http://www.angelfire.com/ultra/huc>.**

**Hugh Martin, President, HUC
Doug Camplin, Spokesman
2516 Cottonwood, Grand Island, Ne 68801
308 384 7574**



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Item -4

Discussion Concerning Street Improvement District 1247, Cannon Road

Street Improvement District 1247, Cannon Road was established at the May 6, 2003 Council meeting at the request of the Public Works Department. Cannon Road is considered by many to be the entrance to the Northwest neighborhoods, and is not in good condition structurally or aesthetically. Chronic problems with standing water and poor street surface, as well as a lack of sidewalks and the narrow roadways have made street maintenance difficult.

A Sanitary Sewer District will be constructed on Cannon Road this summer. The Public Works Department believed there would be significant cost savings to the residents of Cannon Road if a Street Improvement District could be completed at the conclusion of sewer construction. The cost savings end up less than originally thought because the design of the sanitary sewer main minimized the amount of the existing asphalt roadway that would be removed. This resulted in a cost savings of approximately \$1,000 per lot if the Street Improvement District is completed now.

Two meetings have been held to discuss the Street Improvement District with area residents. The first was held May 21, 2003 and was well attended with good discussions with the residents. The second was held May 28, 2003 with City staff, area residents, and Councilmembers Walker and Seifert in attendance.

Several area residents expressed concerns about their right to protest the continuation of this district. The City has required property owners to waive the right to protest future districts when an area is subdivided as part of the subdivision agreement. This allows owners to develop a portion of their property without paying the entire infrastructure cost up front. However, this flexibility can be problematic if the owner sells the property before making the improvements – in this case, a 41' wide street. After researching the subdivision agreements for this area, it was found that almost 75% of the properties had waived their right to protest through these agreements.

There are three options to discuss for Cannon Road. The first option is to do nothing. This option is not acceptable because of current street and drainage issues.

The second option is to complete the Street Improvement District as planned. This would create a 41' wide curb and gutter street with storm sewer and excellent drainage. The project would be expensive for both the City and the abutting properties. The City would pay for approximately 53% of the cost, with abutting homeowners paying the remaining 47%. Some area residents have asked that the City pay a larger share, as the street would benefit the rest

of the community. This would be inconsistent with our policies in other locations. Council may consider a 20 year assessment pay back period to reduce the financial impact, allowing property owners to pay the cost over the 20 year period with 7% interest per year.

The third option is denial of the Street Improvement District, and creation of an assessment district to fill in the median with asphalt. The abutting properties would be assessed approximately \$20,000, or \$1,000 per owner. As part of the project, property owners would be required to allow the City to re-establish the swales and ditches along the road. Property owners would be responsible for moving sprinkler systems and replacing disturbed sod. The road could then be overlaid with asphalt as part of the City's resurfacing program at City cost.

The protest period for Street Improvement District 1247 will completed on June 2, 2003, with consideration of continuing the District set for the June 10, 2003 Council meeting. The Public Works Department will proceed as Council directs.

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