



City of Grand Island

Tuesday, April 12, 2016

Council Session

Item G-1

Approving Minutes of March 22, 2016 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

March 22, 2016

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 March 22, 2016. Notice of the meeting was given in *The Grand Island Independent* on March 16, 2016.

Mayor Jeremy L. Jensen called the meeting to order at 7:00 p.m. The following City Council members were present: Mitch Nickerson, Mark Stelk, Jeremy Jones, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, Roger Steele, and Mike Paulick. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Finance Director Renae Griffiths, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

Mayor Jensen introduced Community Youth Council member Makayla Morgan.

INVOCATION was given by Pastor Mark Oberbeck, Northridge Assembly of God, 3025 Independence Avenue followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Amendment to the Redevelopment Plan for CRA Area 1 for a Site Specific Redevelopment Plan located at 110 East 3rd Street (Wing Properties). Regional Planning Department Director Chad Nabity reported that Wing Properties, the owner of the Williamsons Furniture Building, had submitted a proposed amendment to the redevelopment plan that would provide for renovation and redevelopment of this property for commercial residential uses. Staff recommended approval. No public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan for CRA Area 15 for a Site Specific Redevelopment Plan located at 106 South Webb Road (Pump and Pantry, Inc.). Regional Planning Department Director Chad Nabity reported that Pump and Pantry, Inc. had made an offer on and intended to purchase property at 106 South Webb Road along with an application for Tax Increment Financing to aid in the construction of a new Pump and Pantry Store. Staff recommended approval. Brandi Bosselman and Gus Patsios, 3123 Stolley Park Road, Suite A representing Pump and Pantry spoke in support. No further public testimony was heard.

Public Hearing on Request to Rezone Property located at the South End of Hillside Drive from TA – Transitional Agriculture to LLR – Large Lot Residential (Paul Mader). Regional Planning Director Chad Nabity reported that a request had been received from Paul Mader to rezone property proposed for platting as Maderville Subdivision located at the south end of Hillside Drive, east of Engleman Road from TA - Transitional Agriculture to LLR – Large Lot Residential. Staff recommended approval. Barb Doering, 3565 Hillside Drive spoke in opposition. Ron Depue, 308 North Locust Street spoke in support. No further public testimony was heard.

Public Hearing on Section 5311 Operating Assistance Application Regarding Transit Services. Regional Planning Director Chad Naby gave a brief history of the 5311 Rural Transit Funding. The City needed to prepare for the management of the transit service through Section 5307 funding. This would allow the City to be the direct recipient of such funding, which is approved through the Metropolitan Planning Organization (MPO), from the Federal Government. LexAnn Roach representing the Crisis Center, Karen Rathke representing the Heartland United Way, and Ron Depue, 308 No. Locust Street spoke in support. No further public testimony was heard.

Public Hearing on Development of 2017-2019 Consolidated Plan Including Fiscal Year 2017 Action Plan for CDBG Activities. Community Development Specialist Charley Falmlen gave a PowerPoint presentation on the 2017-2019 Consolidated Action Plan for CDBG Activities. The Consolidated Plan represents the City's goals for CDBG funding in broad scope, it identifies the areas and focus of CDBG priorities. The Annual Action Plan breaks down the priorities and lists specific dollar amounts and which projects would be funded in the following fiscal year. Staff recommended approval. No public testimony was heard.

Public Hearing on Progress of Current CDBG Activities. Community Development Specialist Charley Falmlen gave a PowerPoint presentation of the five active Community Development Block Grants (CDBG). The State required the City to hold one public hearing during the progress of CDBG projects as a matter of due diligence to the public in regard to the use of these Federal funds. Staff recommended approval. No public testimony was heard.

ORDINANCES:

Councilmember Donaldson moved "that the statutory rules requiring ordinances to be read by title on three different days are suspended and that ordinances numbered:

#9579 – Consideration of Request to Rezone Property located at the South End of Hillside Drive from TA – Transitional Agriculture to LLR – Large Lot Residential (Paul Mader)

be considered for passage on the same day upon reading by number only and that the City Clerk be permitted to call out the number of these ordinances on second reading and then upon final passage and call for a roll call vote on each reading and then upon final passage." Councilmember Hehnke seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

Motion by Pdaulick, second by Minton to approve Ordinance #9579.

City Clerk: Ordinance #9579 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9579 on second and final reading. All those in favor of the passage of this ordinance on second and final reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Jensen: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9579 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-3 and G-11 (Resolution #2016-63) were pulled from the agenda for further discussion. Motion by Donaldson, second by Fitzke to approve the Consent Agenda excluding items G-3 and G-11. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of March 8, 2016 City Council Regular Meeting.

Approving Minutes of March 15, 2016 City Council Study Session.

Approving Appointment of Krae Dutoit to the Community Redevelopment Authority (CRA) Board. Mayor Jensen stated Mr. Dutoit was the president of the Gary Thompson Insurance Agency and would be an asset to the CRA board. He would fill the vacancy created by Barry Sandstrom who retired.

Motion by Nickerson, second by Haase to approve the appoint of Krae Dutoit to the CRA board. Upon roll call vote, all voted aye. Motion adopted.

Approving Liquor Manager Designations for Rob Reif, 930 Twin Ridge Road, Lincoln, NE for Hy-Vee Gas, 118 Wilmar Avenue and Hy-Vee Food Store, 115 Wilmar Avenue.

#2016-57 - Approving Final Plat and Subdivision Agreement for Hayman's Second Subdivision. It was noted that Handlers Land, LLC, owner, had submitted the Final Plat and Subdivision Agreement for Hayman's Second Subdivision for the purpose of creating 2 lots located east of North Road and south of Stolley Park Road consisting of 4.75 acres.

#2016-58 - Approving Final Plat and Subdivision Agreement for Maderville Estates Subdivision. It was noted that Paul Mader, owner, had submitted the Final Plat and Subdivision Agreement for Maderville Estates Subdivision for the purpose of creating 2 lots located east of Engleman Road and south of Husker Highway consisting of 4.44 acres.

#2016-59 - Approving Final Plat and Subdivision Agreement for Thomas Second Subdivision. It was noted that Tommy Ummel, Sr., owner, had submitted the Final Plat and Subdivision Agreement for Thomas Second Subdivision for the purpose of creating 2 lots located west of Sky Park Road and south of Capital Avenue consisting of 2.751 acres.

#2016-60 - Approving Purchase of Dell Tablets for Police Fleet Computers from State Contract #14252 OC for an Amount of \$34,739.40.

#2016-61 - Approving Bid Award for One (1) 2017 Wastewater Belt Trailer for the Wastewater Division of the Public Works Department with GI Trailer of Grand Island, NE in an Amount of \$78,623.00.

#2016-62 - Approving Bid Award for One (1) 2017 Model 94,500 GVW Conventional Truck-Tractor for the Wastewater Division of the Public Works Department with Hansen International Truck of Grand Island, NE in an Amount of \$113,938.00.

#2016-63 - Approving Request from the YMCA for Permission to Use City Streets, Hike/Bike Trail, and State Highway for the 2016 State Fair Marathons. Police Chief Steve Lamken

answered questions regarding Police support for races like these. He stated they charge for these events for the additional resources required.

Motion by Nickerson, second by Minton to approve Resolution #2016-63. Upon roll call vote, all voted aye. Motion adopted.

#2016-64 - Approving Designating Portions of the East Side of Lincoln Avenue, Adjacent to Goodwill Industries at 1804 South Eddy Street as No Parking.

#2016-65 - Approving Lease Purchase of a New Motor Grader from Murphy Tractor of Grand Island, NE for the Streets Division of the Public Works Department with John Deere Finance for (5) Annual Payments of \$45,723.02.

#2016-66 - Approving Interlocal Agreement with the Hall County Airport Authority for On-Site Security.

#2016-67 - Approving Pipeline Crossing Agreement with the Nebraska Central Railroad Company to Cross an Industrial Spur Line at the North End of the Central NE Regional Airport in an Amount of \$1,000.00.

#2016-68 - Approving Continuing Disclosure Agreement and Certificate of Participant Agreement with Omaha Public Power District for 2016 Series A Bonds.

#2016-69 - Approving Execution of Prairie Breeze Power Purchase Agreement Estoppel.

#2016-70 - Approving Municipal Advisory Services Agreement with Municipal Capital Advisors LLC in an Amount of \$5,000.00 Annually.

#2016-71 - Approving Agreements with Union Bank & Trust Company for Fire Pension Plan.

#2016-72 - Approving Agreements with Union Bank & Trust Company for Police Pension Plan.

REQUESTS AND REFERRALS:

Consideration of Review of Conditions for Hooker Bros. Sand & Gravel, Inc. Operating a Sand and Gravel Pumping Facility at 501 South Gunbarrel Road. Building Department Director Craig Lewis reported that the Council approved the continued operation of the sand and gravel facility located at 501 South Gunbarrel Road on October 27, 2015 with a request to review the established conditions and bring back modifications as necessary. Staff met with representatives from Hooker Brothers and Randy Stueven to discuss additional items presented in a letter signed by several neighboring property owners. Discussed were use, closure, and primary conditions. Included was the height of stored product and prescribed setback.

Discussion was held regarding changes to the current operation. Mr. Lewis stated this did not change what they were doing now.

Motion by Donaldson, second by Haase to approve the review of conditions for Hooker Bros. Sand & Gravel, Inc. operating a sand a gravel pumping facility at 501 South Gunbarrel Road with the changes. Upon roll call vote, all voted aye. Motion adopted.

Consideration of Request to Modify Conditions for Fonner-State Fair RV Park at 915 E. Fonner Park Road. Building Department Director Craig Lewis reported that this request was to modify the conditions established for the RV Park which was approved on June 8, 2010. As the Park has developed into a site available to accommodate both Fonner racing and the State Fair, the following three modifications were needed:

- The 90 day time limit is inadequate to facilitate Fonner Park needs and it was recommended to extend the length of time to 180 days.
- External LP gas tanks shall be limited to 150 gallons maximum horizontal tanks and be located in conformance with the International Fire Code adopted by the City.
- Because of the season for Fonner racing, skirting of the camper trailers was desired, any skirting provided shall be noncombustible.

Discussion was held regarding the RV Park on the south side of the property. Mr. Lewis stated this would likely go away or the State Fair would modify the spaces for State Fair vendors.

Motion by Haase, second by Stelk to approve the modifications as presented by staff. Upon roll call vote, all voted aye. Motion adopted.

Consideration of Review of Section 5311 Operating Assistance Application Regarding Transit Services. This item related to the aforementioned Public Hearing. Discussion was held regarding the funding of \$700,000 which required a match. These monies would be used for the Hall County Handy Bus. No action was required by Council.

Consideration of Review of Development of 2017-2019 Consolidated Plan Including Fiscal Year 2017 Action Plan for CDBG Activities. This item related to the aforementioned Public Hearing. Discussion was held regarding how the funds would be distributed. Ms. Falmlen stated housing would be a priority. No action was required by Council.

Consideration of Review of Public Hearing on Progress of Current CDBG Activities. This item related to the aforementioned Public Hearing. No action was required by Council.

RESOLUTIONS:

#2016-73 - Consideration of Approving the Redevelopment Plan for CRA Area 1 for a Site Specific Redevelopment Plan located at 110 East 3rd Street (Wing Properties). This item related to the aforementioned Public Hearing.

Motion by Haase, second by Stelk to approve Resolution #2016-73. Upon roll call vote, all voted aye. Motion adopted.

#2016-74 - Consideration of Approving the Redevelopment Plan for CRA Area 15 for a Site Specific Redevelopment Plan located at 106 So. Webb Road (Pump and Pantry, Inc.). This item related to the aforementioned Public Hearing. Location was mentioned as a concern because of the traffic in this area. Mentioned was whether this project was a public benefit.

Motion by Nickerson, second by Minton to approve Resolution #2016-74. Upon roll call vote, Councilmembers Paulick, Minton, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk, and Nickerson voted aye. Councilmember Steele voted no. Motion adopted.

#2016-75 – Consideration of Approving Transfer of Central Nebraska Veterans Home Land and Buildings to the City. City Attorney Jerry Janulewicz reported that the State had determined that the agricultural lands and the lands leased to the City for recreational uses are excess lands and available for transfer as Phase I. Upon acquisition of the Phase I property, city staff proposed that the agricultural property be leased for the 2016 crop season through the city's current farm lease manager and management program.

It was mentioned that Phase II would take some time and that it would come back to council for more discussion. Mayor Jensen stated this was a journey which would take several years and that there would be public comment.

Motion by Donaldson, second by Haase to approve Resolution #2016-75. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Hehnke, second by Donaldson to approve the Claims for the period of March 9, 2016 through March 22, 2016 for a total amount of \$4,242,240.97. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:29 p.m.

RaNae Edwards
City Clerk