



City of Grand Island

Tuesday, August 9, 2016

Council Session

Item G-2

Approving Minutes of July 26, 2016 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
July 26, 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 July 26, 2016. Notice of the meeting was given in *The Grand Island Independent* on July 20, 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 Collin Toner and board member Ryan Kaufman.

INVOCATION was given by Father Marin Egging, Blessed Sacrament Catholic Church, 518 West State Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Public Utility Easements at 3100A South Locust Street (Wayne Vanosdall Sanitation Service, Inc.). Public Works Director John Collins reported that acquisition of a utility easement located at 3100A South Locust Street was needed in order to accommodate utility and drainage easements for the redevelopment of the former Vanosdall Softball Fields into an apartment complex. Staff recommended approval. No public testimony was heard.

Public Hearing on Request to Rezone Property located at 415 South Cherry Street from RD – Residential Development to Amended RD – Residential Development (Hoppe Homes, Inc.). Regional Planning Director Chad Nabity reported that an application had been made to rezone property located at 415 South Cherry Street from RD – Residential Development to Amended RD – Residential Development. Staff recommended approval. Fred Hoppe, 1600 Stoney Hill Road, Lincoln, NE spoke in support. No further public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan Area 1 located at 415 South Cherry Street (Hoppe Homes, Inc.). Regional Planning Director Chad Nabity reported that Hoppe Homes, Inc. had submitted an application for Tax Increment Financing to aid in the redevelopment of property located at 415 South Cherry Street for the construction of four 16-unit and three 8 unit apartment buildings. Staff recommended approval. No public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan Area 2 between Lake Street and U.S. Highway 34 and Tri Street and Locust Street (Wild Bills Wings & Bowling, LLC). This item was pulled from the agenda at the request of the applicant.

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:

- #9591 - Consideration of Vacation of Drainage Easement in Vanosdall Second Subdivision (Wayne Vanosdall Sanitation Service, Inc.)
- #9592 - Consideration of Vacation of Montana Avenue and Utility/Drainage Easements; West of North Road, South of Nebraska Highway 2
- #9593 - Consideration of Amending Chapter 23-21 of the Grand Island City Code Relative to the Telephone Occupation Tax
- #9594 - Consideration of Request to Rezone Property located at 415 South Cherry Street from RD – Residential Development to Amended RD – Residential Development (Hoppe Homes, Inc.)
- #9595 - Consideration of Amending Chapter 37-26 of the Grand Island City Code Relative to Entitlement Stakeholders Committee

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 Nickerson seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

- #9591 - Consideration of Vacation of Drainage Easement in Vanosdall Second Subdivision (Wayne Vanosdall Sanitation Service, Inc.)

Public Works Director John Collins reported that Wayne Vanosdall Sanitation Service, Inc. had requested vacating the drainage easement located within Vanosdall Section Subdivision. The drainage easement was no longer needed with the redevelopment of this property. Staff recommended approval.

Motion by Paulick, second by Minton to approve Ordinance #9591.

City Clerk: Ordinance #9591 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 #9591 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 #9591 is declared to be lawfully adopted upon publication as required by law.

#9592 - Consideration of Vacation of Montana Avenue and Utility/Drainage Easements; West of North Road, South of Nebraska Highway 2

Public Works Director John Collins reported that the property owner was requesting vacation of Montana Avenue as well as the utility/drainage easements to allow for a replat of this area.

Motion by Donaldson, second by Fitzke to approve Ordinance #9592.

City Clerk: Ordinance #9592 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 #9592 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 #9592 is declared to be lawfully adopted upon publication as required by law.

#9594 - Consideration of Request to Rezone Property located at 415 South Cherry Street from RD – Residential Development to Amended RD – Residential Development (Hoppe Homes, Inc.)

This item was related to the aforementioned Public Hearing.

Motion by Hehnke, second by Paulick to approve Ordinance #9594.

City Clerk: Ordinance #9594 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 #9594 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 #9594 is declared to be lawfully adopted upon publication as required by law.

#9595 - Consideration of Amending Chapter 37-26 of the Grand Island City Code Relative to Entitlement Stakeholders Committee

Community Development Specialist Charley Falmlen reported that part of the Citizen Participation Plan, which was approved by City Council, required that a group of Entitlement Stakeholders be created. This group represents the entities within the community who are responsible for funding the various studies and produce data which is used in the creation of the Consolidated Plan and Annual Action Plan.

Motion by Fitzke, second by Hehnke to approve Ordinance #9595.

City Clerk: Ordinance #9595 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 #9595 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 #9595 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-9 (Resolution #2016-178) was pulled for further discussion. Motion by Donaldson, second by Fitzke to approve the Consent Agenda excluding item G-9. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of July 12, 2016 City Council Regular Meeting.

Approving Minutes of July 19, 2016 City Council Study Session.

Approving Re-Appointment of Wanda Stelk to the Animal Advisory Board.

#2016-173 - Approving Preliminary and Final Plat and Subdivision Agreement for East Park on Stuhr Subdivision. It was noted that Hoppe, Inc., owners, had submitted the Preliminary and Final Plat and Subdivision Agreement located north of Bismark Road and west of Stuhr Road for the purpose of creating 1 lot consisting of 5.25 acres.

#2016-174 - Approving Bid Award for the Sale of Fly Ash from the Platte Generating Station with Nebraska Ash of Lincoln, NE in an amount of \$16.50 per ton.

#2016-175 - Approving Engineering Consulting Agreement for Adams Street Paving District No. 1264 with Olsson Associates of Grand Island, NE in an Amount of \$109,260.00.

#2016-176 - Approving Acquisition of Public Utility Easements at 3100A South Locust Street (Wayne Vanosdall Sanitation Service, Inc.).

#2016-177 - Approving Certificate of Final Completion for Hall County Sanitary Improvement District No. 2; Sanitary Sewer Improvements – 2014 with Myers Construction, Inc. of Broken Bow, NE.

#2016-178 - Approving Bid Award for Community Development Block Grant Handicap Ramps 4th to 5th Streets; Sycamore Street to Eddy Street; Project No. 2014-2G with Saul Ramos Construction, Inc. of Shelton, NE in an Amount of \$714,865.00. Public Works Director John Collins explained the cost associated with this item. Several items had been pulled from the project to bring the bid award to \$714,865.00.

Motion by Nickerson, second by Paulick to approve Resolution #2016-178. Upon roll call vote, all voted aye. Motion adopted.

#2016-179 - Approving License Agreement between the City and Verizon Wireless, LLC at the Grand Island Fieldhouse Building for 5 years with an Annual License Fee of \$1,800.00 and an Annual Payment of \$1,500.00.

RESOLUTIONS:

#2016-180 - Consideration of Approving Resolution Directing Property Owner to Repair Sidewalk at 823 West 17th Street. Public Works Director John Collins reported that the sidewalk located at 823 West 17th Street was in disrepair and the owner, Vilma Segura was given 30 days to make the necessary repairs. The repairs had not been made as of July 8, 2016. The Public Works Department was requesting the City Council to order the necessary repairs be completed.

Motion by Stelk, second by Steele to approve Resolution #2016-180.

Discussion was held regarding what the property owner needed to do to repair the sidewalk and what was driving this. Mr. Collins stated it was complaint based. He stated he could bring more information back to Council as to how much of the sidewalk needed to be repaired.

Motion by Nickerson, second by Paulick to refer this item to the August 9, 2016 City Council meeting. Upon roll call vote, all voted aye. Motion adopted.

#2016-181 - Consideration of Approving Amendment to the Redevelopment Plan Area 1 located at 415 South Cherry Street (Hoppe Homes, Inc.). This item was related to the aforementioned Public Hearing. Comments were made regarding the numerous Tax Increment Financing (TIF) projects and how effective the projects had been for the taxpayers. Mentioned was the need for a TIF policy. Concerns were brought up regarding the street through this property from Cherry Street to Stuhr Road and safety issues. Mr. Hoppe stated they could put in speed bumps and there would be curves in the road that would slow traffic. Mr. Hoppe also explained the tax protest on the Cherry Park 1 and 2 projects which originally had TIF financing but had been completed.

Motion by Minton, second by Stelk to approve Resolution #2016-181. Upon roll call vote, Councilmembers Steele, Minton, Fitzke, Donaldson, Hehnke, Jones, Stelk, and Nickerson voted aye. Councilmember Paulick and Haase voted no. Motion adopted.

#2016-182 - Consideration of Approving Amendment Redevelopment Plan Area 2 between Lake Street and U.S. Highway 34 and Tri Street and Locust Street (Wild Bills Wings & Bowling, LLC). This item was pulled from the agenda at the request of the applicant.

#2016-183 - Consideration of Approving Resolution Establishing Plan for 911/EOC Facility Construction. Emergency Management Director Jon Rosenlund reported that the City Council requested the Emergency Management Interlocal Committee to reconvene and make a recommendation for a new facility and a method of payment for that facility. It was recommended by the Interlocal Committee to construct a primary 911/Emergency Operation Center facility at the Fire Station #1 location. The facility would be owned by the City of Grand Island and operated by the Emergency Management Department. Mentioned were the fiber optic options for the new location. Cost of the structure was estimated to be \$3.1 million.

Fiber optics was discussed. Mr. Rosenlund explained where the building and parking lot would be located with relation of Fire Station 1. Fire Chief Cory Schmidt commented on the benefit to the Fire Department with having room for training in the new building.

Motion by Paulick, second by Minton to approve Resolution #2016-183. Upon roll call vote, all voted aye. Motion adopted.

ORDINANCE:

#9593 - Consideration of Amending Chapter 23-21 of the Grand Island City Code Relative to the Telephone Occupation Tax. Emergency Management Director Jon Rosenlund reported that the City Council requested the Emergency Management Interlocal Committee to make a recommendation for a new facility and a method of payment for that facility. It was recommended to increase the telephone occupation tax by Ordinance from 3% to 5% in order to finance this construction in a 20 year bond for the construction of that facility.

Comments were made regarding the additional tax which was a dedicated revenue stream for a specific project and for a specific time. Additional revenue from the occupation tax would be use for public safety equipment and projects.

Motion by Donaldson, second by Hehnke to approve Ordinance #9593.

City Clerk: Ordinance #9593 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 #9593 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 #9593 is declared to be lawfully adopted upon publication as required by law.

PAYMENT OF CLAIMS:

Motion by Donaldson, second by Hehnke to approve the Claims for the period of July 13, 2016 through July 26, 2016 for a total amount of \$4,226,651.38. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:36 p.m.

RaNae Edwards
City Clerk