



City of Grand Island

Tuesday, April 25, 2017

Council Session

Item G-1

Approving Minutes of April 11, 2017 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

April 11, 2017

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 April 5, 2017. Notice of the meeting was given in *The Grand Island Independent* on March 22, 2017.

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, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, Roger Steele, and Mike Paulick. Councilmember Jeremy Jones was absent. 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 Sarah Sugita.

INVOCATION was given by Youth Pastor Adam Brock, Stolley Park Church of Christ, 2822 West Stolley Park Road followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Proclamation "Child Abuse Prevention Month" April 2017. Mayor Jensen proclaimed the month of April 2017 as "Child Abuse Prevention Month". Donna Helzer representing the Association of Child Abuse Prevention was present to receive the proclamation.

PUBLIC HEARINGS:

Public Hearing on Request from Prairie Pride Brewing Company, LLC dba Prairie Pride Brewing Company, 115 E. South Front Street for a Class "C" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "C" Liquor License had been received from Prairie Pride Brewing Company, LLC dba Prairie Pride Brewing Company, 115 E. South Front Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on March 27, 2017; notice to the general public of date, time, and place of hearing published on April 1, 2017; notice to the applicant of date, time, and place of hearing mailed on March 27, 2017; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. Amos Anson, 4234 Arizona Avenue spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 750 Allen Drive - Allen Phase III LLC. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 750 Allen Drive was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. This easement would provide for the installation, operation and maintenance of high voltage power lines and a transformer to serve a new medical facility. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 4171 Nevada Avenue - Blackburn. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 4171 Nevada Avenue was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. This easement would provide for the installation, operation and maintenance of new underground power lines across a residential lot on the south side of Nevada Avenue and east of Independence Avenue for the property owner who is in the process of remodeling their home and upgrading their electric service. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 4179 Nevada Avenue - Greamy, LLC. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 4179 Nevada Avenue was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. This easement would provide for the installation, operation and maintenance of new underground power lines across a residential lot on the south side of Nevada Avenue and east of Independence Avenue for the adjacent property owner who is in the process of remodeling their home and upgrading their electric service. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 4480 Gold Core Drive - Inland Truck Parts Company. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 4480 Gold Core Drive was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. This easement would provide for the installation, operation and maintenance of high voltage underground power lines and pad-mount transformer to serve a new commercial/retail facility. Staff recommended approval. No public testimony was heard.

ORDINANCES:

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

#9629 - Consideration of Creation of Sanitary Sewer District No. 540T; West US Highway 30 & Engleman Road / West Park Plaza Sanitary Sewer Extension

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 this ordinance 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.

Public Works Director John Collins reported that this tap district would serve areas that were not yet developed along west US Highway 30. This sanitary sewer district would place infrastructure prior to the new realignment project on west US Highway 30 scheduled for construction in 2020. Sewer would become available to approximately 250 properties, the majority within the West Park Plaza Mobile Home Park. Staff recommended approval.

Motion by Paulick, second by Hehnke to approve Ordinance #9629.

City Clerk: Ordinance #9629 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 #9629 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 #9629 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-11 and G-13 (Resolution #2017-108 and #2017-110) were removed for further discussion. Motion by Donaldson, second by Minton to approve the Consent Agenda excluding items G-11 and G-13. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of March 28, 2017 City Council Regular Meeting.

Approving Minutes of April 4, 2017 City Council Study Session.

Approving Liquor Manager Designation for Jay Gates, 6220 Thompson Creek Boulevard, Lincoln, Nebraska for Applebee's Neighborhood Grill & Bar, 721 Diers Avenue.

Approving Liquor Manager Designation for Alexander Briner, 1314 14th Street, Aurora, Nebraska for Prairie Pride Brewing Company, 115 E. South Front Street - Class "LK-116938" Liquor License.

#2017-102 - Approving Request from Request from Prairie Pride Brewing Company, LLC dba Prairie Pride Brewing Company, 115 E. South Front Street for a Class "C" Liquor License and Liquor Manager Designation for Alexander Briner, 1314 14th Street, Aurora, Nebraska.

#2017-103 - Approving Final Plat and Subdivision Agreement for Meadowlark West 10th Subdivision. It was noted that Allen Phase III, LLC, owner, had submitted the Final Plat and Subdivision Agreement for Meadowlark West 10th Subdivision located north of Faidley Avenue and east of Highway 281 for the purpose of creating 2 lots on 2.945 acres.

#2017-104 - Approving Acquisition of Utility Easement - 750 Allen Drive - Allen Phase III LLC.

#2017-105 - Approving Acquisition of Utility Easement - 4171 Nevada Avenue – Blackburn.

#2017-106 - Approving Acquisition of Utility Easement - 4179 Nevada Avenue - Greamy, LLC.

#2017-107 - Approving Acquisition of Utility Easement - 4480 Gold Core Drive - Inland Truck Parts Company.

#2017-108 - Approving Construction of Vehicle Storage Building at 1306 W. 3rd Street with Chief Construction Company of Grand Island, Nebraska in an Amount of \$372,613.00. Utilities Director Tim Luchsinger answered questions regarding the size of the building which would be 60' x 120' and why a new building versus a fence and cameras. He stated keeping the vehicles inside was a factor and better for the life of the vehicles. Comments were made regarding the cost of the building at this time while trying to balance the budget.

Motion by Nickerson, second by Stelk to approve Resolution #2017-108. Upon roll call vote, Councilmembers Paulick, Minton, Fitzke, Donaldson, Hehnke, and Nickerson voted aye. Councilmembers Steele, Haase, and Stelk voted no. Motion adopted.

#2017-109 - Approving Purchase of Distribution Transformers from Cahoon Sales, Inc. of Iowa City, Iowa; Central Moloney, Inc. of Pine Bluff, Arkansas; and Kriz-Davis Company of Grand Island, Nebraska.

#2017-110 - Approving State Bid Award for Two (2) 2017 Chevrolet Pickups for the Wastewater Division of the Public Works Department from Husker Auto Group of Lincoln, Nebraska in an Amount of \$44,468.77 and \$30,442.28. Comments were made regarding a fleet management plan.

Motion by Paulick, second by Stelk to approve Resolution #2017-100. Upon roll call vote, Councilmembers Paulick, Steele, Minton, Fitzke, Donaldson, Hehnke, Stelk, and Nickerson voted aye. Councilmember Haase voted no. Motion adopted.

#2017-111 - Approving Bid Award for Curb Ramp Project No. 2017-CR-2 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$150,354.00.

#2017-112 - Approving Amendment No. 1 to Engineering Consulting Services Related to W Stolley Park Rd and Engleman Rd Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T; W US Highway 30 and Engleman Rd/West Park Plaza Sanitary Sewer Extension with Olsson Associates of Lincoln, Nebraska for an Increase of \$18,242.00 and a Revised Contract Amount of \$117,082.00.

#2017-113 - Approving Request from Grand Island Substance Abuse Prevention Coalition/Tobacco Free Hall County for Permission to Use City Streets/Trails and State Highway for the Outrun Addiction Family Fun Run.

#2017-114 - Approving Purchase of 911 Voice/Data Logging Recorder from Sole Source Provider Wahltek, Inc. of Des Moines, Iowa in an Amount of \$32,280.00.

#2017-115 - Approving Police Department 21-Month Victims of Crime Act (VOCA) Grant Application.

#2017-116 - Approving Change Order No. 3 for Veterans Restroom Concession Stand Building with Mid Plains Construction Co. of Grand Island, Nebraska for an Increase of \$10,016.00 and a Revised Contract Amount of \$263,644.00.

REQUESTS AND REFERRALS:

Consideration of Forwarding Blighted and Substandard Area #23 (Tim Plate) to the Hall County Regional Planning Commission. Regional Planning Director Chad Nabity reported that Tim Plate had submitted the Substandard and Blight Study for Area #23 located south of Memorial Drive and east of Vine Street containing 1.28 acres. If the blight and substandard designation was approved a TIF application for residential development on the back lot for the costs associated with the extension of sewer and water would be submitted.

Keith Marvin with Marvin Planning Consultant spoke in support. Discussion was held concerning this property being land locked.

Motion by Minton, second by Paulick to approve the request as presented. Upon roll call vote, Councilmembers Paulick, Steele, Minton, Fitzke, Hehnke, Haase, Stelk, and Nickerson voted aye. Councilmember Donaldson voted no. Motion adopted.

RESOLUTIONS:

#2017-117 - Consideration of Approving Contract for Preparation of a Redevelopment Plan for Former Central Nebraska Veterans Home Land. City Administrator Marlan Ferguson reported that in 2016, the State of Nebraska conveyed to the City of Grand Island various tracts of real estate that were a part of the Central Nebraska Veterans Home. The property conveyed included tracts north of Nebraska Highway 2 between Broadwell Avenue and Webb Road and South of Highway 281 as well as the agricultural lands south of Highway 2 and north of Capital Avenue. The City issued an RFP seeking proposals from a qualified consulting firm to assist in the development of a reuse plan for these lands. Olsson Associates, Inc. of Grand Island, Nebraska was selected as the preferred consultant in an amount not-to-exceed \$94,000.00. Staff recommended approval.

Jeff Palik, Project Manager with Olsson Associates commented on the project. Mayor Jensen commented on their being two phases with the current buildings on the property being in the second phase.

Motion by Minton, second by Donaldson to approve Resolution #2017-117. Upon roll call vote, all voted aye. Motion adopted.

#2017-118 - Consideration of Approving Bid Award for Sports Facility Expansion Design Services at Veteran's Athletic Field Complex. Parks and Recreation Director Todd McCoy reported that expanding the Veterans Athletic Field Complex would alleviate scheduling conflicts with local leagues and provide facilities to keep pace with the growing demand of area competitive sports teams. With the improvements, the complex would be a desirable location for state and regional tournaments. City Administration recommended building six youth

multipurpose baseball/softball fields, concessions, restrooms, additional parking, connecting Eagle Scout Park from the north, and adding a splash pad. The total estimated cost for the project including design, contingency, and construction was \$6,490,682.00.

Staff recommended contracting with Olsson Associates of Grand Island, Nebraska to provide design services, prepare construction documents, and oversee expansion for the project in the amount of \$375,000.00. This project would be paid with Food and Beverage funds.

Brock Culler, 1014 South Plum Street and Robert Jaros, 518 E. Ashton Avenue with the Grand Island youth Baseball Association spoke in support. Mayor Jensen commented on the Commission meetings that had been held. Mr. McCoy stated they were looking at this project being fast tracked and having construction starting yet this year.

Discussion was held regarding funding through the Food & Beverage tax. Finance Director Renae Griffiths answered questions regarding the funding and borrowing money for this project. Additional operating costs were mentioned. Mayor Jensen commented on a public/private partnership. Mr. McCoy answered questions concerning parking and stated they would have over flow parking available.

Motion by Minton, second by Paulick to approve Resolution #2017-118. Upon roll call vote, Councilmembers Paulick, Steele, Minton, Fitzke, Donaldson, Hehnke, Stelk, and Nickerson voted aye. Councilmember Haase voted no. Motion adopted.

#2017-119 – Consideration of Approving Resolution Authorizing Amendment of the Conservation Easement with Respect of Tract #32, South Locust Street/I-80 Interchange Project. City Attorney Jerry Janulewicz reported that the owner of Tract #32 entered into a real estate purchase agreement with a buyer. The owner and buyer are requesting the conservation easement be amended, as the easement does not specifically provide authorization to use this 13 acre tract for a single-family residence even though a residence existed on the property when the easement was acquired. The buyer has plans to remove the existing residence and construct a new residence on the property. Staff recommended approval.

Beth Wood, 203 West 7th Road, Doniphan and Sheila Hulme, 4014 Mason Avenue spoke in support.

Motion by Nickerson, second by Donaldson to approve Resolution #2017-119. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Hehnke to approve the Claims for the period of March 29, 2017 through April 11, 2017 for a total amount of \$3,819,935.24. Upon roll call vote, Councilmembers Steele, Minton, Donaldson, Haase, Jones, Stelk, and Nickerson voted aye. Motion adopted. Councilmember Paulick abstained.

Councilmember Haase questioned a claim in the amount of \$30,000 to Wells Fargo for bond closing costs. Finance Director Renae Griffiths stated she would look up the information and get it to him.

ADJOURNMENT: The meeting was adjourned at 8:49 p.m.

RaNae Edwards
City Clerk