



City of Grand Island

Tuesday, June 27, 2017

Council Session

Item G-1

Approving Minutes of June 13, 2017 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
June 13, 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 June 13, 2017. Notice of the meeting was given in *The Grand Island Independent* on June 7, 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, 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 Jimenez, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

Mayor Jensen introduced Community Youth Council member Hanadi Isa.

INVOCATION was given by Mayor Jensen followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 2819 Engleman Road (Skarka & Janicek-Skarka). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 2819 Engleman Road was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. This easement would allow the Utilities Department to extend, operate and maintain the new underground power lines and transformer for a new residence. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Christine Stimple for a Conditional Use Permit to Allow for the Storage of Wrecked Cars at 1321 East 4th Street. Building Department Director Craig Lewis reported that a request had been received from Christine Stimple to allow for the construction and operation of a vehicle storage and salvage yard at 1321 East 4th Street. 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:

#9633 - Consideration of Vacation of Sidewalk Easement in Westwood Park Twelfth and Thirteenth Subdivisions; 620 Redwood Road (Schulte) & 626 Redwood Road (Ratliff)

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 the Public Works Department had received a street vacation request from property owners at 620 and 626 Redwood Road. After review it was determined there were no streets or sidewalks running east and west that feed into the subject sidewalk easement. Staff recommended approval.

Discussion was held regarding the number of changes in easements after the property had been platted.

Motion by Donaldson, second by Stelk to approve Ordinance #9633.

City Clerk: Ordinance #9633 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 Minton, Fitzke, Donaldson, Jones, Stelk, and Nickerson voted aye. Councilmembers Paulick, Steele, Hehnke, and Haase voted no. Motion adopted.

City Clerk: Ordinance #9633 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, Councilmembers Minton, Fitzke, Donaldson, Jones, Stelk, and Nickerson voted aye. Councilmembers Paulick, Steele, Hehnke, and Haase voted no. Motion adopted.

Mayor Jensen: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9633 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-9, G-10, and G-12 (Resolutions #2017-163, #2017-164, and #2017-166 respectively) were removed for further discussion. Motion by Paulick, second by Minton to approve the Consent Agenda excluding items G-9, G-10, and G-12. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of May 23, 2017 City Council Regular Meeting.

#2017-156 - Approving Final Plat and Subdivision Agreement for Leifeld Subdivision. It was noted that the Lawrence Leifeld Estate, owners, had submitted the Final Plat and Subdivision Agreement for Leifeld Subdivision located north of D Road and west of Worms Road in the two-mile extraterritorial jurisdiction of Grand Island, in Merrick County, Nebraska for the purpose of creating 1 lot and 7.51 acres.

#2017-157 - Approving Acquisition of Utility Easement - 2819 Engleman Road - Skarka & Janicek-Skarka.

#2017-158 - Approving Bid Award - Bottom Ash Conveyor System Controls Upgrade at Platte Generating Station with Huffman Engineering, Inc. of Lincoln, Nebraska in an Amount of \$159,644.00.

#2017-159 - Approving Bid Award - Water Distribution System Improvements – 2017 with Myers Construction, Inc. of Broken Bow, Nebraska in an Amount of \$678,685.23.

#2017-160 - Approving Cloud Peak Energy as the Coal Supplier for 2018 - 2019 at Platte Generating Station.

#2017-161 - Approving Certificate of Final Completion for Water Main Project 2015-W-2 - Logan Street at the Union Pacific Railroad with The Diamond Engineering Company of Grand Island, Nebraska.

#2017-162 - Approving Change Order #1 for the Utilities Vehicle Storage Building Construction with Rathman Manning Corp. of Chapman, Nebraska for an Increase of \$18,486.00 and a Revised Contract Amount of \$921,101.00.

#2017-163 - Approving Mutual Nondisclosure Agreement with Sol Systems. Utilities Director Tim Luchsinger answered questions regarding the investment of this project. He stated there would be no upfront cost. He was looking at a 25 year agreement similar to the wind projects we were currently involved in. Solar could be opened up for property owners to buy shares. Mentioned were the Federal regulations, renewable energy prices and economics of solar energy.

Motion by Fitzke, second by Minton to approve Resolution #2017-163. Upon roll call vote, all voted aye. Motion adopted.

#2017-164 - Approving Payment of Utility Relocation Services performed by CenturyLink for the Capital Avenue – Webb Road to Broadwell Avenue Project in an Amount of \$86,543.19. Discussion was held concerning private right-of-way easements.

Motion by Stelk, second by Donaldson to approve Resolution #2017-164. Upon roll call vote, all voted aye. Motion adopted.

#2017-165 - Approving Request from the YMCA for Permission to Use City Streets, Hike/Bike Trail, and State Highway for the 2017 State Fair Marathons.

#2017-166 - Approving Supplemental Agreement with NDOR for Stolley Park Road Reconfiguration. Public Works Director John Collins commented on the cost of the project and stated construction was scheduled for the summer of 2018. This would be a three lane road with a turning lane in the middle. This was originally planned as a striping project.

Motion by Nickerson, second by Hehnke to approve Resolution #2017-166. Upon roll call vote, all voted aye. Motion adopted.

#2017-167 - Approving Award of Proposal for Consulting Services for Architectural Services; Project No. 2017-WWTP-2 with HDR of Omaha, Nebraska in an Amount not-to-exceed \$57,000.00.

#2017-168 - Approving Amendment No. 1 for Engineering Services Related to Cell 3 Liner Construction at the Grand Island Regional Landfill with HDR Engineering, Inc. of Omaha, Nebraska for a Decrease of \$17,160.00 and a Revised Contract Amount of \$109,410.00.

#2017-169 - Approving Unified Planning Work Program (UPWP) for the Grand Island Area Metropolitan Planning Organization (GIAMPO) for the 2018 Fiscal Year Transportation Planning Program.

#2017-170 - Approving Change Order No. 3 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, Nebraska for an Extension to Complete the Project from June 1, 2017 to June 30, 2017.

#2017-171 - Approving Bid Award for Fire Station 1 Training Tower Paving with Bigzby's Inc. of Grand Island, Nebraska in an Amount of \$38,157.97.

#2017-172 - Approving Purchase of Hydraulic Rescue Equipment from Hiemen Fire Equipment in an Amount of \$37,717.00.

#2017-173 - Approving Architectural Services for Design and Construction of Public Library Renovations with The Clark Enersen Partners of Lincoln, Nebraska in an Amount of \$99,910.00 plus Reimbursable Expenses Estimated to be \$5,000.00 and an Option for Video Rendering Estimated to be \$4,000.00.

REQUESTS AND REFERRALS:

Consideration of Request from Christine Stimple for a Conditional Use Permit to Allow for the Storage of Wrecked Cars at 1321 East 4th Street. This item was related to the aforementioned Public Hearing. Discussion was held concerning the landscaping requirements.

Motion by Paulick, second by Stelk to approve the Conditional Use Permit. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2017-174 - Consideration of Approving Resolution of Intent to Authorize Staff to Continue Work with Farm Progress Regarding Husker Harvest Days Show Site. City Administrator Marlan Ferguson reported that Farm Progress produces the annual Husker Harvest Days show on property that was a part of the Cornhusker Army Ammunition Plant (CAAP). Farm Progress had determined the site needed substantial infrastructure improvements. The estimated cost was approximately \$9,000,000.00. Farm Progress was seeking the City's participation in the project through a forgivable loan not-to-exceed \$2,000,000.00 from the Community Redevelopment Authority (CRA).

A study was in progress to determine whether the CAAP site may be declared a blighted and substandard area. City administration and staff are seeking input and direction from the City

Council whether staff was to continue to work with Farm Progress on a proposed redevelopment plan and redevelopment contract.

The following people spoke in support:

- Cindy Johnson, representing the Chamber of Commerce
- Ray O'Connor, representing Grow Grand Island Executive Committee
- Jane Richardson, 47 Kuester Lake

City Attorney Jerry Janulewicz, answered questions concerning the wording in the Resolution and the requirements of the City. The proposed revenue source would be from the Food & Beverage Tax. Mr. Janulewicz stated they were looking at the CRA issuing a \$2,000,000.00 bond with the City providing funds from the Food & Beverage Tax to pay bonds over 20 years. This would be a forgivable loan to Farm Progress. Mayor Jensen commented that the Food & Beverage funds could not be used for the city budget. Finance Director Renae Jimenez stated on an annual basis we were getting \$2.1 million currently.

Motion by Donaldson, second by Nickerson to approve Resolution #2017-174. Upon roll call vote, Councilmembers Paulick, Steele, Minton, Fitzke, Donaldson, Hehnke, Jones, Stelk, and Nickerson voted aye. Councilmember Haase voted no. Motion adopted.

#2017-175 - Consideration of Rejecting All Bids for the Emergency Operations and 911 Center.

City Attorney Jerry Janulewicz reported that the City went out for bids for the construction of an Emergency Operations and 911 Center Building having an estimated project cost of \$3,400,000.00. The cost of the project were to be paid utilizing proceeds from the sale of a bond or bonds to be repaid utilizing funds from the City's occupation tax on telecommunications. Five firms submitted bids, which were opened June 1, 2017. The lowest bid received exceeded the estimated project cost by more than 25%.

Because of the unanticipated cost of the project as specified in the bid request and associated documents, City Administration is recommending that Council reject all bids received. The department director and city staff propose working with the architect to revise the design, scope and/or specifications to bring the estimated project costs in line with budget targets, allowing the project to be rebid.

Emergency Management Director Jon Rosenlund stated they were working with the architect to scale down the plans so they could re-bid the project.

Motion by Nickerson, second by Hehenke to approve Resolution #2017-175. Upon roll call vote, all voted aye. Motion adopted.

#2017-176 - Consideration of Support for Livestock Friendly County.

Regional Planning Director Chad Nabity reported that at their meeting on May 16, 2017, the Hall County Board of Supervisors held a public hearing and passed Resolution 2017-23 indicating their intent to apply to the Nebraska Department of Agriculture to be designated as a Livestock Friendly County (LFC). As part of the application they intended to submit, the county board was seeking support from all five municipalities in the form of a letter or resolution of support for the application.

The LFC designation would enable the Nebraska Department of Agriculture and local entities involved in economic development activities and recruiting to better position Hall County and the communities in Hall County to businesses involved in livestock agriculture.

Motion by Minton, second by Fitzke to approve Resolution #2017-176. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the Claims for the period of May 24, 2017 through June 13, 2017 for a total amount of \$6,714,412.69. Upon roll call vote, Councilmembers Steele, Minton, Donaldson, Fitzke, Hehnke, Haase, Jones, Stelk, and Nickerson voted aye. Motion adopted. Councilmember Paulick abstained.

Councilmember Haase questioned claims concerning the Police Pension and Food & Beverage Tax funds.

ADJOURNMENT: The meeting was adjourned at 8:55 p.m.

RaNae Edwards
City Clerk