



City of Grand Island

Tuesday, August 8, 2017

Council Session

Item G-1

Approving Minutes of July 25, 2107 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

July 25, 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 July 25, 2017. Notice of the meeting was given in *The Grand Island Independent* on July 19, 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, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, Roger Steele, and Mike Paulick. Councilmember Julie Hehnke was absent. 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 Megan Woods.

INVOCATION was given by Pastor Stan Davis, New Life Community Church, 301 West 2nd Street followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Recognition of Anna Sorensen, Senior Public Safety Dispatcher for 20 Years of Service with the City of Grand Island. The Mayor and City Council recognized Senior Public Safety Dispatcher Anna Sorensen for 20 years of service with the City of Grand Island. Ms. Sorensen was present to for the recognition.

PUBLIC HEARINGS:

Public Hearing on Amendment to the Redevelopment Plan for CRA Area #1 located at 523 E. Division/206 S. Plum (Weinrich Developments, Inc.). Regional Planning Director Chad Nabity reported that Weinrich Development Inc., the owner of a vacant house at 523 E. Division had submitted a proposed amendment to the redevelopment plan that would provide for demolition and redevelopment of this property for multi-family residential uses. Staff recommended approval. Sonja Weinrich spoke in support. No further public testimony was heard.

Public Hearing on CRA Area #25 Blighted and Substandard Study for 12,232.94 Acres located at the Cornhusker Army Ammunition Plant (Central Nebraska Growth Foundation). Regional Planning Director Chad Nabity reported that the Central Nebraska Growth Foundation commissioned a Blight and Substandard Study for proposed Redevelopment Area 25 to be prepared by Marvin Planning Consultants. The study pertained to 12,230 acres, more or less, of property at the former Cornhusker Army Ammunition Plant (CAAP) west of Grand Island located between Husker Highway and Airport Road and between 60th Road and Schauppsville Road. Staff recommended approval. Ron Depue, 308 No. Locust Street; Keith Marvin, Marvin Consulting Group from David City; Neal Niedfelt representing Southern Public Power District; and KC

Hehnke representing Central Nebraska Growth Foundation spoke in support. No further public testimony was heard.

Public Hearing on Community Development Block Grant 2017-2018 Annual Action Plan Funding Allocations. Charley Falmlen with the Community Development Department reported that the Annual Action Plan addresses the intended use of an allocated \$360,253 in entitlement grant funds under the Community Development Block Grant (CDBG) program and identifies community development priority needs, objectives, and activities to be implemented during fiscal year 2017-2018. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - Corner of Cougar & Antelope Drives (MAN Properties, LLC). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at the corner o Cougar and Antelope Drives was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. This easement was needed for the expansion of GI Trailer Company. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Midland Ag Service, Inc. for a Conditional Use Permit to Allow Parking for the Nebraska State Fair and Similar Events Located at 1311 South Stuhr Road. Building Department Director Craig Lewis reported that Midland Ag Service, Inc. had submitted a Conditional Use Permit application to allow property located at 1311 South Stuhr Road to continue to be utilized as a parking lot for the Nebraska State Fair and other similar events. 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:

#9637 - Consideration of Vacation of Utility Easement - 2241 N. Diers Avenue

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.

Utilities Director Tim Luchsinger reported that a new easement was completed to reroute the underground high voltage primary electrical for a new Discount Tire Store at 2241 N. Diers Avenue and this easement needed to be vacated so they could construct their new building at that location. Staff recommended approval.

Motion by Paulick, second by Stelk to approve Ordinance #9637.

City Clerk: Ordinance #9637 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 #9637 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 #9637 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Motion by Donaldson, second by Fitzke to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of July 10, 2017 City Council Joint Health Meeting.

Approving Minutes of July 11, 2107 City Council Regular Meeting.

Approving Minutes of July 18, 2017 City Council Special Budget Meeting.

Approving Re-Appointments of Barry Burrows and Bryan Fiala to the Tree Board.

Approving Re-Appointments of Bob Loewenstein and Melissa Girard-Lemons to the Animal Advisory Board.

Approving Liquor Manager Designation Request for Robert Steider, 9610 Glass Ridge Court, Lincoln, NE for Super Saver #19, 1602 West 2nd Street and Super Saver #28, 710 West State Street.

#2017-200 - Approving Budget Amendment to 2016-2017 Annual Action Plan for Community Development Block Grant Activities.

#2017-201 - Approving Change Order No. 1 for CDBG Contract 2016-4 - Small Business Rental Assistance Program to Increase the Contract Amount to the Downtown BID from \$35,000 to \$110,000 and Extending the Completion Date to September 30, 2018.

#2017-202 - Approving Acquisition of Utility Easement - Corner of Cougar & Antelope Drives (MAN Properties LLC).

#2017-203 - Approving Bid Award for Boiler Condition Assessment at Platte Generating Station with TEI Construction Services of Magnolia, Texas in an Amount of \$189,754.00.

#2017-204 - Approving Amendment No. 2 for Enterprise Asset Management System for the Public Works Department with Cartegraph Systems, Inc. of Dubuque, Iowa in an Amount of \$24,100.00.

REQUESTS AND REFERRALS:

Consideration of Review of the Public Hearing on the Community Development Block Grant 2017-2018 Annual Action Plan Funding Allocations. This item was related to the aforementioned Public Hearing. Staff recommended approval.

Motion by Fitzke, second by Minton to approve the Community Development Block Grant 2017-2018 Annual Action Plan. Upon roll call vote, all voted aye. Motion adopted.

Consideration of Request from Midland Ag Service, Inc. for a Conditional Use Permit to Allow Parking for the Nebraska State Fair and Similar Events Located at 1311 South Stuhr Road. This item was related to the aforementioned Public Hearing. Staff recommended approval. Mr. Lewis answered questions concerning this lot not having to be graveled.

Motion by Minton, second by Paulick to approve the request. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2017-205 - Consideration of Approving Amendment to the Redevelopment Plan for Area 1 located at 523 E. Division/206 S. Plum (Weinrich Developments, Inc.). This item was related to the aforementioned Public Hearing. Staff recommended approval. Discussion was held concerning the housing needs study done in 2014. Mr. Nabity stated the study is done every five years and would be done again in 2018 or 2019.

Motion by Donaldson, second by Fitzke to approve Resolution #2017-205. Upon roll call vote, all voted aye. Motion adopted.

#2017-206 - Consideration of Approving CRA Area #25 Blighted and Substandard Study for 12,232.94 Acres located at the Cornhusker Army Ammunition Plant (Central Nebraska Growth Foundation). This item was related to the aforementioned Public Hearing. Staff recommended approval. Discussion was held concerning annexing this property into the City to broaden the tax base. Mr. Nabity stated we had to follow state statutes and this property had to be contiguous in order to annex. Mr. Depue answered questions concerning liability to the city with regards to development on contaminated land.

Motion by Nickerson, second by Fitzke to approve Resolution #2017-206. Upon roll call vote, all voted aye. Motion adopted.

#2017-207 - Approving Submission of the 2017-2018 Annual Action Plan for Community Development Block Grant Activities. Charley Falmlen with the Community Development Department reported that the Annual Action Plan addressed the intended use of an allocated \$360,253 in entitlement grant funds under the Community Development Block Grant (CDBG) program and identified community development priority needs, objectives, and activities to be implemented during fiscal year 2017-2018. Staff recommended approval.

Motion by Minton, second by Stelk to approve Resolution #2017-207. Upon roll call vote, all voted aye. Motion adopted.

#2017-208 - Consideration of Approving FY 2017-2018 Annual Budget for Downtown Business Improvement District 2013 and setting Date for Board of Equalization. Finance Director Renae Jimenez reported that the Downtown Business Improvement District 2013 had submitted their 2017-2018 budget which provided for special assessments in the amount of \$101,209.00. She

requested the Board of Equalization date be set for September 12, 2017. Staff recommended approval. Ryan Hand, 617 West 3rd Street answered questions regarding rental assistance.

Motion by Donaldson, second by Fitzke to approve Resolution #2017-208. Upon roll call vote, all voted aye. Motion adopted.

#2017-209 - Consideration of Approving an Agreement with Verizon Wireless for Antennas at the Heartland Events Center. City Attorney Jerry Janulewicz reported that Verizon Wireless was installing additional antenna nodes within various buildings at the Fonner Park/State Fair site including the Heartland Events Center and was requesting a license agreement from the City. Staff recommended approval.

Motion by Fitzke, second by Minton to approve Resolution #2017-209. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of July 12, 2017 through July 25, 2017 for a total amount of \$5,070,897.27. Upon roll call vote, Councilmembers Steele, Minton, Fitzke, Donaldson, Haase, Jones, Stelk, and Nickerson voted aye. Councilmember Paulick abstained. Motion adopted.

Questioned was a claim for a licensing agreement in the IT Department.

ADJOURNMENT: The meeting was adjourned at 8:07 p.m.

RaNae Edwards
City Clerk