



City of Grand Island

Tuesday, April 24, 2018

Council Session

Item G-1

Approving Minutes of April 10, 2018 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

April 10, 2018

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 10, 2018. Notice of the meeting was given in *The Grand Island Independent* on April 4, 2018.

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, and Roger Steele. Councilmember Mike Paulick was absent. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Interim Finance Director William Clingman, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

Mayor Jensen introduced Community Youth Council members Maddy Oakeson and Dalton Vieth.

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

PRESENTATION AND PROCLAMATIONS:

Presentation by Almquist, Maltzahn, Galloway, & Luth for Fiscal Year Ended 9-30-17 City Single Audit and General Purpose Financial Statements and Electric and Water Audit Reports. Terry Galloway from Almquist, Maltzahn, Galloway, & Luth presented the fiscal year ending September 30, 2017 City Single Audit and General Purpose Financial Statements and Electric and Water Audit Reports. The City received the highest level of accounting from an outside agency. Mr. Galloway answered questions concerning the cash reserves.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 3304 E. Seedling Mile Road (Duffay Hemmingsen). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 3304 E. Seedling Mile 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 install, access, operate and maintain the primary electric pad-mounted transformer that will serve this property. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 2304 E. Seedling Mile Road (A O M Machining, LLC). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 2304 E. Seedling Mile 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 install, access, operate and maintain the

primary electric pad-mounted transformer that will serve this property. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 6950 St. Paul Road (Leo & Jeanne Mettenbrink). Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 6950 St. Paul 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 install, access, operate and maintain the power line, transformer and related electrical infrastructure which serve the area. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (H & H Self Storage, LLC). Public Works Director John Collins reported that a permanent easement was needed to accommodate extension of sanitary sewer to the West Stolley Park Road and Engleman Road area. The public utility easement would allow for the construction, operation, maintenance, extension, repair, replacement, and removal of material within the easement. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Shafer & Hartman Farms, LLC). Public Works Director John Collins reported that a permanent easement was needed to accommodate extension of sanitary sewer to the West Stolley Park Road and Engleman Road area. The public utility easement would allow for the construction, operation, maintenance, extension, repair, replacement, and removal of material within the easement. Staff recommended approval. No public testimony was heard.

Public Hearing on Request to Rezone Property located at 2333 Webb Road from CD Commercial Development to CD Amended Commercial Development (Zanadu, Inc.). Regional Planning Director Chad Nabity reported that an application had been made to rezone property described as Lot One (1) Block Nine (9) of the Second Amendment to Lot 1, Block 9 of Continental Gardens Subdivision in the City of Grand Island, NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone. Staff recommended approval. No public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan for CRA Area 1 for Site Specific Redevelopment Plan located at 408 East 2nd Street (Weinrich Developments, Inc.). Regional Planning Director Chad Nabity reported that Weinrich Developments Inc, had a contract to purchase property owned by the Grand Island CRA at 408 East 2nd Street and had submitted a proposed amendment to the redevelopment plan that would provide acquisition and redevelopment of this property for residential purposes. 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 ordinances numbered:

#9683 - Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Streets and Sidewalks

#9684 - Consideration of Approving Request to Rezone Property located at 2333 Webb Road from CD Commercial Development to CD Amended Commercial Development (Zanadu, Inc.)

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.

#9683 - Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Streets and Sidewalks

Public Works Director John Collins reported that in order to comply with the encroachment requirements specified in the agreements for Federal-aid Transportation projects through the Nebraska Department of Transportation, Grand Island City Code was being revised to specifically address underground lawn irrigation systems located in public Right-of-Way. Staff recommended approval.

Motion by Donaldson, second by Fitzke to approve Ordinance #9683.

City Clerk: Ordinance #9683 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 #9683 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 #9683 is declared to be lawfully adopted upon publication as required by law.

#9684 - Consideration of Approving Request to Rezone Property located at 2333 Webb Road from CD Commercial Development to CD Amended Commercial Development (Zanadu, Inc.)

This item related to the aforementioned Public Hearing.

Motion by Haase, second by Minton to approve Ordinance #9684.

City Clerk: Ordinance #9684 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 #9684 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 #9684 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-9 (Resolution #2018-94) was removed for further discussion. Motion by Stelk, second by Hehnke to approve the Consent Agenda excluding item G-9. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of March 27, 2018 City Council Regular Meeting.

Approving Request from Deanna Frankforter, 2611 Apache Road for Liquor Manager Designation for Pumpers, 1904 No. Diers Avenue.

Approving Request from Beverly Wolfe, 1608 Coventry Lane for Liquor Manager Designation for Platt Duetsche, 1315 West Anna Street.

#2018-89 - Approving Acquisition of Utility Easement - 3304 E. Seedling Mile Road (Daffay Hemmingsen).

#2018-90 - Approving Acquisition of Utility Easement - 2304 E. Seedling Mile Road (A O M Machining, LLC).

#2018-91 - Approving Acquisition of Utility Easement - 3950 St. Paul Road (Leo & Jeanne Mettenbrink).

#2018-92 - Approving Bid Award for Platte Generating Station Coal Crusher Replacement with American Pulverizer Company of St. Louis, Missouri in an Amount of \$175,500.00.

#2018-93 - Approving Purchase of 2019 Ford F-250 4x4 Truck with Utility Body for the Utilities Department Water Shop from State Contract with Sid Dillon of Ceresco, Nebraska in an Amount of \$48,644.00.

#2018-94 - Approving Engineering Consulting Agreement for Transfer Station Operations and Facility Improvement Study with SCS Engineers of Omaha, Nebraska in an Amount of \$60,130.00. Solid Waste Superintendent Jeff Wattier answered questions concerning recycling.

Motion by Nickerson, second by Minton to approve Resolution #2018-94. Upon roll call vote, all voted aye. Motion adopted.

#2018-95 - Approving Addition to 2018 One Year Street Improvement Plan.

#2018-96 - Approving Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (H & H Self Storage, LLC).

#2018-97 - Approving Temporary Construction Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (H & H Self Storage, LLC).

#2018-98 - Approving Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (Shafer & Hartman Farms, LLC).

#2018-99 - Approving Change Order No. 2 for Lift Station No. 20 Upgrade and Force Main Rehabilitation & Lift Station No. 14 Abandonment; Project No. 2017-S-1 with The Diamond Engineering Company of Grand Island, Nebraska for a Time Extension of June 30, 2018.

#2018-100 - Approving Bid Award for Curb Ramp Project No. 2018-CR-2 CDBG with Galvan Construction, Inc. of Grand Island, Nebraska in an Amount of \$137,246.75.

#2018-101 - Approving Renewal Agreement for GIS Software with Environmental Systems Research Institute (ESRI) in an Amount of \$105,000.00 for three years.

#2018-102 - Approving 2018 High Intensity Drug Trafficking Area (HIDTA) Grant.

#2018-103 - Approving Public Service Grant Sub-Recipient Agreement with the Multicultural Coalition of Grand Island.

REQUESTS AND REFERRALS:

Consideration of Forwarding Blighted and Substandard Area #26 to the Hall County Regional Planning Commission (Fred Hoppe). Regional Planning Director Chad Nabity reported that a Substandard and Blight Study was prepared for Fred Hoppe by Marvin Planning Consultants. This study was for approximately 28.42 acres of property in northeast Grand Island located west of the Central Nebraska Railroad tracks and between Capital Avenue and 12th Street. The study as prepared and submitted indicated this property could be considered blighted and substandard. Staff recommended approval.

Keith Marvin with Marvin Consulting from David City, Nebraska spoke in support. Brian Schulz, 812 West 15th Street representing Habitat for Humanity spoke in support.

Motion by Donaldson, second by Stelk to approve. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2018-104 - Consideration of Approving Amendment to the Redevelopment Plan for CRA Area 1 for Site Specific Redevelopment Plan located at 408 East 2nd Street (Weinrich Developments, Inc.). This item was related to the aforementioned Public Hearing. Staff recommended approval.

Councilmember Haase commented on the cash flow for this project and stated he didn't see a need for TIF financing.

Motion by Fitzke, second by Minton to approve Resolution #2018-104. Upon roll call vote, Councilmembers Steele, Minton, Fitzke, Donaldson, Hehnke, Jones, Stelk, and Nickerson voted aye. Councilmember Haase voted no. Motion adopted.

#2018-105 - Consideration of Skeet Field Expansion Project to be Donated at Heartland Public Shooting Park. Parks & Recreation Director Todd McCoy reported that Grand Island Skeet and Sporting Clay's, Inc. had proposed to build three (potentially four if funding allowed) new skeet ranges. The skeet ranges would be overlaid on top of the existing trap ranges. The additional skeet ranges would enhance HPSP by making events run more quickly, increase efficiency, and make the park more attractive for larger events. The total cost of the improvement was estimated at \$225,000 to be funded privately. Upon completion of the project the City would be responsible for maintaining the improvement. Staff recommended approval.

Discussion was held regarding maintenance and staffing. Mr. McCoy stated there was a chance that in the future he would need more employees.

Motion by Fitzke, second by Donaldson to approve Resolution #2018-105. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Jones to approve the payment of claims for the period of March 28, 2018 through April 10, 2018 for a total amount of \$2,079,453.18. Upon roll call vote, all voted aye.

ADJOURNMENT: The meeting was adjourned at 8:04 p.m.

RaNae Edwards
City Clerk