



# **City of Grand Island**

**Tuesday, December 4, 2018**

**Council Session**

## **Item -1**

### **Approving Minutes of November 20, 2018 City Council Regular Meeting**

**Staff Contact: RaNae Edwards**

## CITY OF GRAND ISLAND, NEBRASKA

### MINUTES OF CITY COUNCIL REGULAR MEETING

November 20, 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 November 20, 2018. Notice of the meeting was given in *The Grand Island Independent* on November 14, 2018.

Mayor Jeremy L. Jensen called the meeting to order at 7:00 p.m. The following City Council members were present: Mark Stelk, Jeremy Jones, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, and Roger Steele. Councilmembers Mitch Nickerson and Mike Paulick were absent. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk Pro Tem Aaron Schmid, Finance Director Patrick Brown, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

INVOCATION was given by Pastor Dan Bremer, Grace Lutheran Church, 545 East Memorial Drive followed by the PLEDGE OF ALLEGIANCE.

#### PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 3216 US Highway 34 - NPT Trucking, LLC. Utilities Director Tim Luchsinger reported that a utility easement was needed at 3216 US Highway 34 in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The property at 3216 US Highway 34 was part of a new commercial development. The proposed easement would allow the Utilities Department to install, access, operate and maintain an underground power line, transformer and related electrical infrastructure to serve the new business at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 3230 US Highway 34 - Fast Track Buildings & Construction, LLC. Utilities Director Tim Luchsinger reported that a utility easement was needed at 3230 US Highway 34 in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The property at 3230 US Highway 34 was part of a new commercial development. The proposed easement would allow the Utilities Department to install, access, operate and maintain an underground power line, transformer and related electrical infrastructure to serve the new business at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Annexation of Property Located at 2610 So. Engleman Road (Rowe Second Subdivision). Regional Planning Director Chad Nabity reported that Gary P. Rowe and Dee Rowe, husband and wife, as owners of the property submitted a plat of Rowe Second Subdivision an Addition to the City of Grand Island. One residential lot would be added to the City as a result of this annexation. This property is located north of North Lane (in Westwood Park Mobile Home Park) and west of Engleman Road. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Drainage Easement in Connell Industrial Park Second Subdivision (2110 E Highway 30- Overhead Door Corp). Public Works Director John Collins reported that acquisition of a drainage easement was needed to allow access for the construction, operation, maintenance, extension, repair, replacement, and removal of drainage appurtenances within the easement. This easement would aid in providing drainage for the area north of US Highway 30. Staff recommended approval. No public testimony was heard.

RESOLUTION:

#2018-356 - Consideration of Approving the Position of Assistant City Administrator. City Administrator Marlan Ferguson reported that over the last couple years there had been some internal discussion concerning establishing the position of Assistant City Administrator (ACA). Currently the positions of Assistant to the City Administrator and Public Information Officer were vacant. The ACA could oversee the Media Relations, GITV, and Website with cooperation from other departments. This position could also oversee the Veterans Property Phase II, transfer of the buildings to the city. Other duties would be economic development, including working with the utilities department as a liaison for the Mayor and City Administrator. Staff recommended approval.

Mayor Jensen commented on succession/contingency planning. Councilmember Steele stated as Mayor Elect he agreed with what Mayor Jensen said and that all successful organizations had succession planning. He would like to see a seamless transition in this position. At the December 4, 2018 Council meeting He would bring forth Brent Clark to be the Assistance City Administrator with the understanding he would be the City Administrator when Mr. Ferguson retired.

Motion by Steele, second by Minton to approve Resolution #2018-356. Upon roll call vote, all voted aye. Motion adopted.

ORDINANCE:

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

#9713 - Consideration of Approving Salary Ordinance

#9714 – Consideration of Imposing an Additional One-Half Percent Sales Tax

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

#9713 - Consideration of Approving Salary Ordinance

Human Resources Director Aaron Schmid reported that the proposed salary ordinance included two changes. The first was the addition of the Assistant City Administrator classification. The second proposed change was a correction to the amount of medical leave payout for non-union employees upon retirement. Staff recommended approval.

Motion by Donaldson, second by Stelk to approve Ordinance #9713.

City Clerk Pro Tem: Ordinance #9713 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 Pro Tem: Ordinance #9713 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 #9713 is declared to be lawfully adopted upon publication as required by law.

#### #9714 – Consideration of Imposing an Additional One-Half Percent Sales Tax

City Administrator Marlan Ferguson reported that through approval of the sales and use tax ballot question by the City's electorate at the November 6, 2018 general election, the City of Grand Island is empowered to increase the local sales and use tax rate by one-half percent (½%) to two percent (2%) with the revenue from such increased rate to be used for: (1) public highways; (2) municipal streets, bridges, and sidewalks; (3) buildings and capital equipment used in the operation of city government; (4) parking facilities; and (5) public safety equipment necessary for the provision of city public safety services. This increase would terminate not more than ten years after the effective date of the increased sales and use tax. Staff recommended approval.

Motion by Stelk, second by Hehnke to approve Ordinance #9714.

City Clerk Pro Tem: Ordinance #9714 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 Pro Tem: Ordinance #9714 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 #9714 is declared to be lawfully adopted upon publication as required by law.

#### #9715 - Consideration of Approving Annexation of Property Located at 2610 So. Engleman Road (Rowe Second Subdivision) (First Reading)

Regional Planning Director Chad Nabity stated this item was related to the aforementioned Public Hearing and was the first of three readings.

Motion by Haase, second by Minton to approve Ordinance #9715 on first reading only.

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

Approving Minutes of November 6, 2018 City Council Regular Meeting.

Approving Re-Appointment of Jolene Wojcik to the Grand Island Facilities Corporation.

Approving Request from Kyle Nitchals, 3755 Norseman Avenue for Liquor Manager Designation for Sam's Club 6461, 1510 N. Diers Avenue.

#2018-340 - Approving Final Plat and Subdivision Agreement for Front Porch Subdivision. It was noted that Frank W. Huntley/General Partner/ The Merle Family Limited Partnership, owner, had submitted the Final Plat and Subdivision Agreement for Front Porch Subdivision located north of US Highway 30 and west of Willow Street, Capital Avenue and west of Webb Road for the purpose of creating 1 lot on 0.55 acres.

#2018-341 - Approving Final Plat and Subdivision Agreement for The Village Fifth Subdivision. It was noted that Thayer Family, LLC, owners, had submitted the Final Plat and Subdivision Agreement for The Village Fifth Subdivision located south of Woodland Drive and west of Ramada Road for the purpose of creating 26 lots on 9.07 acres.

#2018-342 - Approving Acquisition of Utility Easement - 3216 US Highway 34 - NPT Trucking, LLC.

#2018-343 - Approving Acquisition of Utility Easement - 3230 US Highway 34 - Fast Track Buildings & Construction, LLC.

#2018-344 - Approving Bid Award - City Wellfield Pump #2 Motor with Hupp Electric Motors of Marion, Iowa in an Amount of \$26,922.55.

#2018-345 - Approving Bid Award for Snow Removal Operations for Law Enforcement Center with AMP Works-Snow of Grand Island, Nebraska for the following amounts:

<3" Snow:	\$ 495.00
3.1-6" Snow:	\$ 891.00
6.1-9" Snow:	\$1425.00
9.1-12" Snow:	\$1995.00
12"+ per " Snow:	\$ 195.00

#2018-346 - Approving Lease Purchase of a Combination Sewer Cleaner Truck for the Streets Division of the Public Works Department from Nebraska Environmental Products of Lincoln, Nebraska and a Lease Purchase Agreement with National Cooperative Leasing of Alexandria, Minnesota in an Amount of \$342,201.90.

#2018-347 - Approving Bid Award for Four (4) Solid Rubber Loader Wheels for the Solid Waste Division of the Public Works Department with SETCO Solid Tire of Idabel, Oklahoma in an Amount of \$25,510.00.

#2018-348 - Approving Change Order No. 3 for Sanitary Sewer Manhole Flow Monitoring/Rehabilitation; Project No. 2018-WWTP-2 with The Diamond Engineering

Company of Grand Island, Nebraska for an Increase of \$3,050.00 and a Revised Contract Amount of \$238,505.61.

#2018-349 - Approving Acquisition of Drainage Easement in Connell Industrial Park Second Subdivision (2110 E Highway 30- Overhead Door Corp).

#2018-350 - Approving Award of Professional Engineering Consulting Services for Broadwell Avenue & UPRR Grade Separation Study with HDR Engineering, Inc. of Omaha, Nebraska in an Amount not-to-exceed \$226,660.00.

#2018-351 - Approving Memorandum of Understanding for Housing Study and Analysis of Impediments with the Grand Island Area Economic Development Corporation.

#2018-352 - Approving Renewal Contract for 911 Mapping Software with GeoComm of St. Cloud, Minnesota in an Amount of \$76,217.00.

#2018-353 - Approving Purchase of New 911 Radio Consoles from Platte Valley Communications of Grand Island, Nebraska in an Amount of \$68,000.00.

#2018-332 - Approving Purchase of Emergency Call Works 911 System from Motorola Solutions, Inc. in an Amount of \$242,583.70.

#### REQUESTS AND REFERRALS:

Consideration of Forwarding Blighted and Substandard Study for Proposed Area #28 to the Hall County Regional Planning Commission (Tunnel Wash I LLC). Regional Planning Director Chad Nabity reported that Tunnel Wash I LLC had submitted this study for approximately 78.45 acres of property in northwest Grand Island located between U.S. Highway 281 and Webb Road; and State and 13<sup>th</sup> Streets for purposes of redevelopment. Staff recommended approval.

Matt Pricester, 2508 Timber Meadows Lane, Norfolk, Nebraska, representing Tunnel Wash I, LLC spoke in support. Comments were made by Council about having a Study Session regarding the use of TIF and what the City would require for future applications.

Motion by Minton, second by Steele to forward the Blighted and Substandard Study for proposed Area #28 to the Hall County Regional Planning Commission. Upon roll call vote, Councilmembers Steele, Minton, Fitzke, Donaldson, Jones, and Stelk voted aye. Councilmembers Hehnke and Haase voted no. Motion adopted.

#### RESOLUTIONS:

#2018-354 - Consideration of Approving Resolution of Intent to Create Parking District #3 and for the Dissolution of Parking District #1. Assistant Finance Director William Clingman reported that Ordinance No. 5854 established the Downtown Improvement and Parking District, or "Parking District #1" in 1975. The goal of the new Parking District #3 was to better balance those paying into the Parking District with those who are using and/or most benefit from the Parking District. The new district would change from an occupation tax to a special assessment. Staff recommended approval.

Discussion was held regarding residential properties at the Yancy that would have to pay an assessment. City Attorney Jerry Janulewicz answered questions regarding exemptions. Regional Planning Director Chad Nabity stated Parking District #2 included the Yancy and was a much bigger area. Finance Director Patrick Brown stated those residents in the Yancy paying Parking District #2 assessments could be deducted from paying Parking District #3 assessments if that was what the Council wanted.

Motion by Steele, second by Stelk to approve Resolution #2018-354. Upon roll call vote, all voted aye. Motion adopted.

#2018-355 - Approving Amendment No. 1 to Engineering Consulting Agreement for Old Potash Highway Corridor Study. Public Works Director John Collins reported that on October 10, 2017 City Council approved an Engineering Services Agreement with Olsson Associates of Grand Island, Nebraska in the amount of \$249,963.26 for Old Potash Highway Corridor Study. With the completion of the study it was now time to move forward with final engineering design for the first phase of the overall construction project. Phase I would involve roadway and intersection improvements along the Old Potash corridor from Webb Road on the east to the post office on the west end. An amendment to the original agreement with Olsson, Inc. was requested at this time, in the amount of \$733,500.00 combined with the unused portion of the original contract the revised agreement amount was \$916,463.26. Staff recommended approval.

Motion by Donaldson, second by Minton to approve Resolution #2018-355. 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 November 7, 2018 through November 20, 2018 for a total amount of \$5,364,419.67. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:17 p.m.

Aaron Schmid  
City Clerk Pro Tem