



# City of Grand Island

Tuesday, February 12, 2019

Council Session

## Item G-1

### Approving Minutes of January 22, 2019 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

January 22, 2019

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 January 22, 2019. Notice of the meeting was given in *The Grand Island Independent* on January 16, 2019.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Jeremy Jones, Jason Conley, Vaughn Minton, Clay Schutz, Julie Hehnke, Mitch Nickerson, and Chuck Haase. Councilmember Michelle Fitzke and Mark Stelk were absent. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Finance Director Patrick Brown, City Attorney Jerry Janulewicz, and Public Works Director John Collins.

INVOCATION was given by Pastor Nathan Frew, Abundant Life Christian Center, 3411 West Faidley Avenue followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Recognition of Randy Leiser, Electric Underground Superintendent for 30 Years of Service with the City of Grand Island. The Mayor and City Council recognized Electric Underground Superintendent Randy Leiser for 30 years of service with the City of Grand Island. Utilities Director Tim Luchsinger commented and thanked Mr. Leiser for his service to the City of Grand Island. Mr. Leiser was present for the recognition.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 3551 N. Highway 281 - Levering. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 3551 N. Highway 281 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 re-route the existing three-phase overhead power line and install a pad-mounted transformer to provide service to the upgraded building for Grones Outdoor Power. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 2004 N. Wheeler - Holiday Gardens I, LLC. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 2004 N. Wheeler was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including water lines. This easement would allow the Utilities Department to install, access, operate and maintain the water main infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Request to Rezone Property located South of Craig Drive, East of Mansfield Road, North of 13th Street and West of North Road from R-1 – Suburban Residential to R-2

Low Density Residential and R-3 Medium Density Residential (Rhoads Enterprises, Inc.). Regional Planning Director Chad Nabity reported that Josh Rhoads with Horizon Builders has an option to purchase Lot 2 of B and M Estates Subdivision for residential development and had requested a zoning change on the property. He was requesting that the zoning on the north and west ends of the property be changed to R2 Low Density Residential, the same zoning district that was immediately adjacent to that property and that the south portion of the property along 13<sup>th</sup> Street be changed to R3 Medium Density Residential. Staff recommended approval. Josh Rhoads, 414 Westwood Circle spoke in support. Darrell Nelson, 4051 Craig Drive spoke in support but had some concerns. Mark Hansen, 4075 Craig Drive spoke in support. No further public testimony was heard.

Public Hearing on Amendments to the Grand Island City Code Section 36-96 Off Street Parking Requirements and the Addition of Section 36-107 Public Facilities. Regional Planning Director Chad Nabity reported that at the January 8, 2019 Grand Island City Council meeting, Council voted to disband Parking District 1 in Downtown Grand Island. Parking District 1 was referenced in the off street parking regulation section of Chapter 36. The proposed change replaces that reference with the boundary description of the parking district. The second change had been suggested to insure that the City can build city owned and operated facilities in any zoning district. Staff recommended approval. No public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan for CRA No. 1 located at 411 West 3rd Street (Paramount Development, LLC). Regional Planning Director Chad Nabity reported that Paramount Development LLC had submitted an application for tax increment financing to aid in the redevelopment of property on the first floor of the westerly portion of the old Sears building at 411 West 3<sup>rd</sup> Street. The proposal would redevelop 6500 square feet of property on the main floor of the building for commercial and residential space including one handicapped accessible apartment. Staff had prepared a redevelopment plan for this property consistent with the TIF application. Staff recommended approval. Zach Butz, 308 North Locust Street spoke in support. Scott Schleicher, 4063 Craig Drive spoke in opposition. No further 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:

#9719 - Consideration of Approving Request to Rezone Property located South of Craig Drive, East of Mansfield Road, North of 13th Street and West of North Road from R-1 – Suburban Residential to R-2 Low Density Residential and R-3 Medium Density Residential (Rhoads Enterprises, Inc.)

#9720 - Consideration of Approving Amendments to the Grand Island City Code Section 36-96 Off Street Parking Requirements and the Addition to Section 36-107 Public Facilities

#9721 - Consideration of Creation of Sanitary Sewer District No. 543; Willow Street

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.

#9719 - Consideration of Approving Request to Rezone Property located South of Craig Drive, East of Mansfield Road, North of 13th Street and West of North Road from R-1 – Suburban Residential to R-2 Low Density Residential and R-3 Medium Density Residential (Rhoads Enterprises, Inc.)

This item was related to the aforementioned Public Hearing. Mr. Nabity explained the differences between R-1, R-2 and R-3 zones and what could be built on each zone. Discussion was held regarding parking requirement and the types of housing that could be built for each of those zones.

Motion by Paulick, second by Minton to approve Ordinance #9719.

City Clerk: Ordinance #9719 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 #9719 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 Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9719 is declared to be lawfully adopted upon publication as required by law.

#9720 - Consideration of Approving Amendments to the Grand Island City Code Section 36-96 Off Street Parking Requirements and the Addition to Section 36-107 Public Facilities

This item was related to the aforementioned Public Hearing.

Motion by Minton, second by Jones to approve Ordinance #9720.

City Clerk: Ordinance #9720 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 #9720 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 Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9720 is declared to be lawfully adopted upon publication as required by law.

#9721 - Consideration of Creation of Sanitary Sewer District No. 543; Willow Street

Public Works Director John Collins reported that a request had been received for the creation of a Sanitary Sewer District. The boundary for the proposed district was selected in order to serve an area previously unserved that was located north of 4<sup>th</sup> Street, east of Congdon Avenue. Sanitary sewer was requested in this area in 2003 and again in September 2017. The proposed district boundary would eliminate around fifteen (15) septic tanks and provide sanitary service to approximately twenty-one (21) lots. Staff recommended approval.

Discussion was held regarding this being an assessment district instead of a tap district and the cost to the property owners.

Motion by Minton, second by Hehnke to approve Ordinance #9721.

City Clerk: Ordinance #9721 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 #9721 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 Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9721 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-3 was pulled from the agenda for further discussion. Motion by Jones, second by Paulick to approve the Consent Agenda excluding item G-3. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of January 8, 2019 City Council Regular Meeting.

Approving Minutes of January 15, 2019 City Council Study Session.

Approving Request from Luz Elena Castillo Rodriguez, 647 E. Meves for Liquor Manager Designation for Fiesta Latina, 2815 South Locust Street. City Clerk RaNae Edwards reported staff recommended approval of the application.

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

Approving Councilmember Appointments to Boards and Commissions.

#2019-28 - Approving Final Plat and Subdivision Agreement for Brach's Seventh Subdivision. It was noted that Kirk and Tanya Hansen, owners, had submitted the Final Plat and Subdivision Agreement for Brach's Seventh Subdivision located south of LaMar Avenue and west of Harrison Street for the purpose of creating 1 lot on 0.97 acres of land.

#2019-29 - Approving Acquisition of Utility Easement - 3551 N. Highway 281 – Levering.

#2019-30 - Approving Acquisition of Utility Easement - 2004 N. Wheeler - Holiday Gardens I, LLC.

#2019-31 - Approving Bid Award for Bottom Ash and Boiler Industrial Cleaning - Spring 2019 Outage with Meylan Enterprises, Inc. of Omaha, Nebraska in an Amount of \$156,178.27.

#2019-32 - Approving Certificate of Final Completion for Water Main Project 2018-W-3 - Golden Age Subdivision with Van Kirk Brothers Contracting of Sutton, Nebraska.

#2019-33 - Approving the Setting of the Board of Equalization Date Hearing for Lot One - Rowe Second Subdivision in Water Main District 421T for February 26, 2019.

#2019-34 - Approving Agreement with Engineering and Research International, Inc. of Savoy, Illinois for 2019 Pavement Condition Assessment in an Amount of \$154,542.55.

#2019-35 - Approving Agreement with Iteris, Inc. of Lincoln, Nebraska for 2019 Signal Timing Project in an Amount of \$77,346.91.

#2019-36 - Approving State Bid Award for a Skid Loader for the Parks Division of the Parks & Recreation Department with Central Nebraska Bobcat of Grand Island, Nebraska in an Amount of \$70,991.61.

#2019-37 - Approving State Bid Award for Two (2) 72 Inch Turf Mowers for the Parks Division of the Parks & Recreation Department with Grand Kubota of Grand Island, Nebraska in an Amount of \$40,412.42.

#2019-38 - Approving Contract for Concession Stand Operations for the Softball/Baseball Fields at the Veterans Athletic Field East Complex with Rathjen & Son Enterprises, Inc. DBA The Snow of Grand Island, Nebraska.

#2019-39 - Approving Contract to Provide and Install New Commercial Pool Heaters at Island Oasis Water Park with Island Indoor Climate of Grand Island, Nebraska in an Amount of \$81,440.00.

#2019-40 - Approving First Amendment to Interlocal Agreement with Hall County Regarding Library Services to Hall County Residents.

#2019-41 - Approving Purchase of Luminaire Poles, ACSR Wire and Accessories with RESCO of Middleton, Wisconsin in an Amount of \$45,474.00; Husker Electric of Lincoln, Nebraska in

an Amount of \$14,560.00; WESCO of Des Moines, Iowa in an Amount of \$53,478.30; and Dutton-Lainson of Hastings, Nebraska in an Amount of \$12,232.00.

RESOLUTIONS:

#2019-42 - Consideration of Approving Amendment to the Redevelopment Plan for CRA No. 1 located at 411 West 3rd Street (Paramount Development, LLC). This item was related to the aforementioned Public Hearing. Staff recommended approval.

Discussion was held regarding the amount of the TIF Bond on this project. Eligible expenditures would be tracked. No other funding had been applied for on this project.

Motion by Hehnke, second by Minton to approve Resolution #2019-42. Upon roll call vote, all voted aye. Motion adopted.

#2019-43 - Consideration of Approving Additional Staff to Operate the Expanded Veterans Athletic Field Complex. Parks and Recreation Director Todd McCoy reported that in order to maintain the new facilities at the Veterans Athletic Field Complex, the Parks Department was requesting the addition of One (1) Full-time Park Maintenance Worker, One (1) Six Month Seasonal Park Worker, and Two (2) Three Month Seasonal Park Workers. The estimated personnel expense for 2019 would be \$56,678.00 because the facility would operate less than a full year. Staff recommended approval.

Finance Director Pat Brown answered questions regarding vacancies in the Parks budget. Funding for the extra employees was mentioned. Parks Superintendent Barry Burrows commented on the sports programs lasting longer each year which didn't give the employee's time to do other projects that could be done in the winter.

City Administrator Marlan Ferguson commented on the 20 parks in the City and the need to keep them up. Mentioned was the Food & Beverage Tax that could be used for Parks projects.

Motion by Minton, second by Nickerson to approve Resolution #2019-43. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Hehnke to approve the payment of claims for the period of January 9, 2019 through January 22, 2019 for a total amount of \$5,380,678.66. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:42 p.m.

RaNae Edwards  
City Clerk