



City of Grand Island

Tuesday, February 26, 2019

Council Session

Item G-1

Approving Minutes of February 12, 2019 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

February 12, 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 February 12, 2019. Notice of the meeting was given in *The Grand Island Independent* on January 7, 2019.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Michelle Fitzke, Jeremy Jones, Mark Stelk, Jason Conley, Vaughn Minton, Mitch Nickerson, and Chuck Haase. Councilmembers Julie Hehnke and Clay Schutz 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 Bill Rowland, Beacon of Hope Church, 2525 West State Street followed by the PLEDGE OF ALLEGIANCE.

BOARD OF EQUALIZATION: Motion by Minton, second by Nickerson to adjourn to the Board of Equalization. Motion adopted.

#2019-BE-2 - Consideration of Determining Benefits for Vehicle Offstreet Parking District #3. City Attorney Jerry Janulewicz reported that the goal of the new Parking District #3 was to better balance those paying into the Parking District with those who were using and/or most benefit from the Parking District. Through formation of Off-street Parking District No. 3 and the levy of special assessments the financial burden of maintaining off-street parking lots would be distributed among the owners of all properties within the district irrespective of the use of the property, whether business, retail, government, religious, or nonprofit. Assistant Finance Director William Clingman recapped the process of setting the special assessments. Staff recommended approval.

The following people spoke:

Amos Anson, 4234 Arizona Avenue - support
Travis Spiehs, 110 West 2nd Street – opposed indoor parking fee
Michael Smith, 2127 No. Sherman – opposed
Father Robert Lewis, 212 So. Washington – opposed

Discussion was held regarding exempting religions properties, indoor parking, parking ramp and maintenance along with snow removal of the parking lots downtown.

Motion by Stelk, second by Nickerson to approve Resolution #2019-BE-2. Upon roll call vote, Councilmembers Nickerson, Minton, Conley, Stelk, Jones, Fitzke, and Paulick voted aye. Councilmember Haase voted no. Motion adopted.

RETURN TO REGULAR SESSION: Motion by Minton, second by Nickerson to return to Regular Session. Motion adopted.

PUBLIC HEARINGS:

Public Hearing on Request from Grand Island PR, Inc. dba Grand Island Pizza Ranch, 1016 Diers Avenue, Suite 124, Grand Island, Nebraska for a Class "A" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "A" Liquor License had been received from Grand Island PR, Inc. dba Grand Island Pizza Ranch, 1016 Diers Avenue, Suite 124. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on January 14, 2019; notice to the general public of date, time, and place of hearing published on February 2, 2019; notice to the applicant of date, time, and place of hearing mailed on January 14, 2019; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections and completion of a state approved alcohol server/seller training program. Greg Tatrow, 1312 W. Koenig Street spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 3230 E. Highway 34 - Fast Track Buildings & Construction. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 3230 E. Highway 30 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 a 3-phase cable and a pad-mounted transformer to provide service to the property. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 3216 W. U.S. Highway 34 - NPT Trucking, LLC. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 3216 W. U.S. Highway 34 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 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 Redevelopment Plan for CRA Area #26 located South of Capital Avenue West of the Central Nebraska Railroad Line and North of 12th Street (Orchard, LLC/Hoppe Homes P.C.). Regional Planning Director Chad Nabity reported that Orchard Development/Hoppe Homes had submitted an application for tax increment financing to aid in the redevelopment of 23 acres of property located between Capital Avenue (south of Habitat for Humanity's Lassonde Subdivision) west of the Central Nebraska Railroad Tracks and north of 12th Street. The proposal would create 181 housing units with an average 2019 sale price of \$170,000. Staff recommended approval. The following people spoke in support: Fred Hoppe, 1600 Stonehill Road; Al Avery, 2104 West 16th Street; Michelle Callahan representing the Housing Development Corp. from Hastings; Lucas Hieb, 718 South Oak; and Ray O'Connor, 611 Fleetwood Road. Mr. O'Connor mentioned concerns with the School District. 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:

#9722 – Consideration of Approving Assessments for Vehicle Offstreet Parking District #3

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.

This item was related to the aforementioned Public Hearing.

Motion by Stelk, second by Minton to approve Ordinance #9722.

City Clerk: Ordinance #9722 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 Nickerson, Minton, Conley, Stelk, Jones, Fitzke, and Paulick voted aye. Councilmember Haase voted no. Motion adopted.

City Clerk: Ordinance #9722 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 Nickerson, Minton, Conley, Stelk, Jones, Fitzke, and Paulick voted aye. Councilmember Haase voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9722 is declared to be lawfully adopted upon publication as required by law.

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

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

Approving Appointment of Darrell Nelson to the Regional Planning Commission.

Approving Request from Christopher Kotulak, 1409 10th Street, Aurora, Nebraska for Liquor Manager Designation for Hall County Livestock Improvement Association (Fonner Park), 700 East Stolley Park Road.

#2019-44 - Approving Request from Grand Island PR, Inc. dba Grand Island Pizza Ranch, 1016 Diers Avenue, Suite 124, Grand Island, Nebraska for a Class “A” Liquor License and Liquor Manager Designation for Greg Tatro, 1312 W. Koenig Street.

#2019-45 - Approving Acquisition of Utility Easement - 3230 E. U.S. Highway 34 - Fast Track Buildings & Construction.

#2019-46 - Approving Acquisition of Utility Easement - 3216 E. U.S. Highway 34 - NPT Trucking, LLC.

#2019-47 - Approving Boiler Chemical Cleaning at Platte Generating Station with HydroCemPSC of Crossville, Illinois in an Amount of \$307,346.99.

#2019-48 - Approving Certificate of Final Completion for William Street Paving Improvements; Project No. 2018-P-7 with The Diamond Engineering Company of Grand Island, Nebraska.

#2019-49 - Approving Bid Award for Sugar Beet Ditch Drainage; Project No. 2019-D-1 with Starostka Group Unlimited, Inc. of Grand Island, Nebraska in an Amount of \$97,318.72.

#2019-50 - Approving Bid Award for Furnishing Components for “EIMCO® Type C3D-Full Trough Skimmer Clarifier Mechanism; Project No. WWTP-2019-1 with Ovivo USA, LLC of Salt Lake City, Utah in an Amount of \$126,129.00.

#2019-51 - Approving Request from St. Mary’s Cathedral for Permission to Use City Streets and State Highway for the 2019 Divine Mercy Sunday Procession.

#2019-52 - Approving Bid Award for Asphalt Hot-Mix 2019 with Gary Smith Construction Co. of Grand Island, Nebraska and J.I.L. Asphalt Paving Co. of Grand Island, Nebraska.

#2019-53 - Approving Bid Award for Concrete Ready-Mix for 2019 with Gerhold Concrete Co., Inc. of Grand Island, Nebraska in an Amount of \$102.75 per cubic yard and Consolidated Concrete of Grand Island, Nebraska in an Amount of \$107.25 per cubic yard.

#2019-54 - Approving Bid Award for Concrete Pavement and Storm Sewer Repairs for 2019 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$812,868.95.

#2019-55 - Approving Purchase of US Highway 281/ US Highway 34/ Husker Highway Traffic Signal Equipment for the Streets Division of the Public Works Department from Mobotrex of Davenport, Iowa in an Amount of \$29,395.00.

#2019-56 - Approving Station Alerting System for the Grand Island Fire Department and Communications Center with US Digital Designs in an Amount of \$216,271.72.

#2019-57 - Approving Purchase of Flex CAD2CAD Interface and Response Plan Software Modules from Spillman Technologies, Inc. of Salt Lake City, Utah in an Amount of \$30,017.14.

#2019-58 - Approving Change Order No. 5 for EM911 Building with Chief Construction of Grand Island, Nebraska for an Increase of \$2,896.00 and a Revised Contract Amount of \$3,154,004.00.

#2019-59 - Approving Purchase of Cash Management Module from Tyler Technologies for Munis ERP Software in an Amount of \$33,190.00.

#2019-60 - Approving Final Plat and Subdivision Agreement for Kenmare Fifth Subdivision. It was noted that Janet Reinders Revocable Living Trust, managing member, JST Farms, LLC, owners, had submitted the Final Plat and Subdivision Agreement for Kenmare Fifth Subdivision located west of Blaine Street at the end of Wicklow Drive for the purpose of creating 3 lots on 7.167 acres of land.

#2019-61 - Approving Final Plat and Subdivision Agreement for Prairie Commons Third Subdivision. It was noted that Prataria Ventures, LLC, owners, had submitted the Final Plat and Subdivision Agreement for Prairie Commons Third Subdivision located south of Husker Highway and west of Prairieview Street for the purpose of creating 6 lots on 26.71 acres of land.

#2019-62 - Approving Final Plat and Subdivision Agreement for Woodland Park Eighteenth Subdivision. It was noted that Starostka Group Unlimited, owners, had submitted the Final Plat and Subdivision Agreement for Woodland Park Eighteenth Subdivision located along Michigan Avenue west of Idaho Avenue for the purpose of creating 10 lots on 2.61 acres of land.

RESOLUTIONS:

#2019-63 - Consideration of Approving Redevelopment Plan for CRA Area #26 located South of Capital Avenue West of the Central Nebraska Railroad Line and North of 12th Street (Orchard, LLC/Hoppe Homes P.C.). This item was related to the aforementioned Public Hearing. Staff recommended approval.

A lengthy discussion was held regarding affordable housing and what that price was along with inflation. Design of the homes and roads were discussed. Mr. Hoppe answered questions concerning covenants, restrictions, row houses, street widths, community building, and a mini park. He said there would be a neighborhood association.

Motion by Minton, second by Haase to approve Resolution #2019-63. 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 January 23, 2019 through February 12, 2019 for a total amount of \$4,721,067.43. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 9:31 p.m.

RaNae Edwards
City Clerk