



# **City of Grand Island**

**Tuesday, July 9, 2019**  
**Council Session/Budget Work Session**

## **Item G-1**

### **Approving Minutes of June 25, 2019 City Council Regular Meeting**

**Staff Contact: RaNae Edwards**

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

June 25, 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 June 25, 2019. Notice of the meeting was given in *The Grand Island Independent* on June 19, 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, Mark Stelk, Jason Conley, Vaughn Minton, Julie Hehnke, Clay Schutz, Mitch Nickerson, and Chuck Haase. Councilmember Jeremy Jones was absent. The following City Officials were present: Interim City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

INVOCATION was given by Pastor Parker Loghry, Third City Christian Church, 4100 West 13<sup>th</sup> Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easements - 1308 and 1316 Carol Street - Rhoads Enterprises, Inc. Utilities Director Tim Luchsinger reported that acquisition of a utility easement located at 1308 and 1316 Carol Street was needed in order to have access to install, upgrade, maintain, and repair appurtenances, including lines and transformers. Rhoads Enterprises, Inc. had requested a new electrical service for townhouses to be built at 1308 and 1316 Carol Street. The proposed easement would allow the Utilities Department to install, access, operate and maintain the electrical infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on CRA Area #16 Blighted and Substandard Study for 569.09 Acres located North of State Street and East of Webb Road (City of Grand Island). Regional Planning Director Chad Nabity reported that a Blight and Substandard Study was done for approximately 569.09 acres of property in northern Grand Island north of State Street and east of Webb Road including all of the Central Nebraska Veterans Home property. Keith Marvin of Marvin Planning Associates of David City, Nebraska spoke in support. Jerry Poels, 3418 So. De Ann Road asked why a study needed to be done. Staff recommended approval. No further public testimony was heard.

Public Hearing on CRA Area #29 Blighted and Substandard Study for 33.18 Acres located South of Wildwood Drive and East of U.S. Highway 281 (Station 31, LLC). Regional Planning Director Chad Nabity reported that Station 31 LLC had commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 29. The study was prepared by Marvin Planning Associates of David City, Nebraska. This study was approximately 33.18 acres of property in southern Grand Island south of Wildwood Drive and east of U.S. Highway 281 including the former Lewis Greenscape property. Staff recommended approval. Keith Marvin of Marvin Planning

Associates of David City, Nebraska and Roger Bullington, 1809 S. Harrison Street spoke in support. No further public testimony was heard.

Public Hearing on Amendments to the Grand Island City Code Section 36-70 Heavy Business Zone and Section 36-102 Landscaping Requirements and Heavy Business Zone. Regional Planning Director Chad Nabity reported that The Railside Business Improvement District board had requested that the Planning Commission and City Council consider changes to the B3 zoning district setbacks. Their proposal was to reduce the front and street yard setbacks to 0 feet allowing for development at the property line in a manner consistent with the traditional building setbacks for downtown Grand Island. This would require changes to the landscaping regulations that require a setback in the B3 zoning district to allow for landscaping. Along with these changes requested by the Railside Board, staff was suggesting changes to the landscaping regulations that would add the R-3SL Medium Density Small Lot residential zone to the landscaping regulations. The final proposed change would update the requirements for additional landscaping when a property owner was making minimal expansions to the parking or building area on their property. Staff recommended approval. Amos Anson, 4234 Arizona Avenue spoke in support. 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:

#9738 - Consideration of Approving Amendments to the Grand Island City Code Section 36-70 Heavy Business Zone and Section 36-102 Landscaping Requirements and Heavy Business Zone

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

This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Minton to approve Ordinance #9738.

City Clerk: Ordinance #9738 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 #9738 on second and final 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.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9738 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-6 and G-8 (Resolutions #2019-195 and #2019-197) were pulled for further discussion. Motion by Stelk, second by Hehnke to approve the

Consent Agenda excluding items G-6 and G-8. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of June 11, 2019 City Council Regular Meeting.

Receipt of Official Document – Tort Claim filed by Jodi and Alfredo Lopez on behalf of their Minor Child, Antonio Lopez.

Approving Re-Appointment of Kirk Ramsey and the Appointment of Tanya Hansen to the Occupation Tax Oversight Committee (Food & Beverage).

#2019-193 - Approving Acquisition of Utility Easements - 1308 and 1316 Carol Street - Rhoads Enterprises, Inc..

#2019-194 - Approving Change Order #1 - Boiler Chemical Cleaning at Platte Generating Station with HydroChemPSC of Crossville, Illinois for an Increase of \$38,384.16 and a Revised Contract Amount of \$345,731.15.

#2019-195 - Approving Amendment No. 1 for Professional Engineering Consulting Services for Broadwell Avenue & UPRR Grade Separation Study with HDR, Inc. of Omaha, Nebraska for an Increase Not-to-Exceed \$185,123.00 and a Revised Contract Amount of \$411,783.00. Public Works Director John Collins answered questions regarding this being a preliminary environmental study.

Motion by Nickerson, second by Fitzke to approve Resolution #2019-195. Upon roll call vote, all voted aye. Motion adopted.

#2019-196 - Approving Amendment No. 1 to Engineering Consulting Agreement for Sanitary Sewer Collection System Rehabilitation– Downtown; Project No. 2019-S-1 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$61,063.00 and a Revised Contract Amount of \$142,913.00.

#2019-197 - Approving Public Transit Service and Office Space Agreements with Senior Citizens Industries, Inc. of Grand Island, Nebraska for the following amounts:

July 1, 2019-June 30, 2020- \$697,213.17

July 1, 2020- June 30, 2021- \$718,129.57

July 1, 2021- June 30, 2022- \$739,673.46

July 1, 2022- June 30, 2023- \$761,863.66

July 1, 2023- June 30, 2024- \$784,719.57 and

Office space located at 1016 Diers Avenue, Suite 119 for an Annual Amount of \$40,000.00 through July 31, 2021. Transit Program Manager, Charley Falmlen commented on the Transit Program. Discussion was held regarding the new software for ridership, transit needs analysis, and flexible fixed route. Ms. Falmlen stated they currently had 130 – 150 rides each day.

Motion by Nickerson, second by Minton to approve Resolution #2019-197. Upon Roll call vote, all voted aye. Motion adopted.

#2019-198 - Approving Agreement for the Grand Island Area Metropolitan Planning Organization (GIAMPO) Travel Demand Model and Long Range Transportation Plan with HDR Engineering, Inc. of Omaha, Nebraska in an Amount of \$299,613.38 to be paid by Federal Reimbursement.

#2019-199 - Approving Bid Award for Diffuser Replacement; Project No. 2019-WWTP-3 with Environmental Dynamics International, Inc. of Columbia, Missouri in an Amount of \$25,913.00.

#2019-200 – Approving Microsoft Licensing Agreement with CDW-G, a Nebraska State Contract reseller in an Amount of \$327,463.44 expiring June 30, 2022.

RESOLUTIONS:

#2019-201 - Consideration of Approving CRA Area #16 Blighted and Substandard Study for 569.09 Acres located North of State Street and East of Webb Road (City of Grand Island). This item was related to the aforementioned Public Hearing. Staff recommended approval. Discussion was held concerning how to take property out of the Blighted and Substandard Area.

Motion by Paulick, second by Minton to approve Resolution #2019-201. Upon roll call vote, all vote aye. Motion adopted.

#2019-202 - Consideration of Approving CRA Area #29 Blighted and Substandard Study for 33.18 Acres located South of Wildwood Drive and East of U.S. Highway 281 (Station 31, LLC). This item was related to the aforementioned Public Hearing. Staff recommended approval. Keith Marvin with Marvin Planning Associates of David City, Nebraska answered questions regarding the requirements that made this area Blighted and Substandard. Drainage was mentioned.

Motion by Minton, second by Hehnke to approve Resolution #2019-202. Upon roll call vote, Councilmembers Haase, Nickerson, Hehnke, Minton, Conley, Stelk, Fitzke, and Paulick voted aye. Councilmember Schutz voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Paulick to approve the payment of claims for the period of June 12, 2019 through June 25, 2019 for a total amount of \$4,698,439.02. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:57 p.m.

RaNae Edwards  
City Clerk