



# **City of Grand Island**

**Tuesday, August 13, 2019**

**Council Session**

## **Item G-1**

**Approving Minutes of July 23, 2019 City Council Regular Meeting/Budget Work Session**

**Staff Contact: RaNae Edwards**

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

July 23, 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 July 23, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 17, 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, Jeremy Jones, Jason Conley, Vaughn Minton, Julie Hehnke, Clay Schutz, Mitch Nickerson, and Chuck Haase. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

INVOCATION was given by Pastor Gary Smith, First Presbyterian Church, 2103 West Anna Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "CK" Liquor License had been received from EPS June, Co dba The Chocolate Bar, 116-118 West 3<sup>rd</sup> Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on July 2, 2019; notice to the general public of date, time, and place of hearing published on July 13, 2019; notice to the applicant of date, time, and place of hearing mailed on July 3, 2019; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on CRA Area #30 Blighted and Substandard Study for 2.57 Acres located between 4th and 5th Streets and Carey Street and Ruby Avenue (JOJA Investments, LLC). Regional Planning Director Chad Nabity reported that JOJA Investments LLC had commissioned a Blight and Substandard Study for proposed Redevelopment Area No. 30. This study was for approximately 2.57 acres of property in central Grand Island between 4<sup>th</sup> and 5<sup>th</sup> Streets and Ruby Street and Carey Avenue. Staff recommended approval. Heath Rinders, 2306 Apache Road spoke in support. No further public testimony was heard.

Public Hearing on Amendment to the Approved Residential Development Zone at Autumn Park Third Subdivision, North of State Street and East of Ebony Lane, from RD Residential Development to Amended RD Residential Development (Matthew Thomas). Regional Planning Director Chad Nabity reported that an application had been made to rezone Autumn Park Third Subdivision from RD Zone to Amended RD Zone and approve a modified development plan. The modified plan would reduce the number of units constructed from 288 apartments in 24 buildings to 92 units including 4 single family and 88 duplex units. Staff recommended approval.

Matt Thomas, developer, 1555 California Avenue, Turlock, California spoke in support. No further public testimony was heard.

Public Hearing on Vacation of Autumn Park Third Subdivision (Dana Point Development). Regional Planning Director Chad Nabity reported that the owners of Autumn Park Third Subdivision had requested that the City vacate the Autumn Park Third Subdivision to aid the replatting and approval of McCoy Meadows Subdivision. This proposed development plan would alter the layout, style and number of dwelling units substantially. This site was located north of State Street and east of Ebony Lane in northwest Grand Island. Staff recommended approval. Matt Thomas, developer, 1555 California Avenue, Turlock, California 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 ordinances numbered:

#9742 - Consideration of an Amendment to the Approved Residential Development Zone at Autumn Park Third Subdivision, North of State Street and East of Ebony Lane, from RD Residential Development to Amended RD Residential Development (Matthew Thomas)

#9743 - Consideration of Vacating Autumn Park Third Subdivision (Dana Point Development)

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.

#9742 - Consideration of an Amendment to the Approved Residential Development Zone at Autumn Park Third Subdivision, North of State Street and East of Ebony Lane, from RD Residential Development to Amended RD Residential Development (Matthew Thomas)

This item was related to the aforementioned Public Hearing. Matt Thomas answered questions stating these would be rental units with four single family homes. He wanted to get started right away but due to the weather the water table was 3’ high and the area would have to be dewatered.

Motion by Nickerson, second by Schutz to approve Ordinance #9742.

City Clerk: Ordinance #9742 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 #9742 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 #9742 is declared to be lawfully adopted upon publication as required by law.

#9743 - Consideration of Vacating Autumn Park Third Subdivision (Dana Point Development)

This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Minton to approve Ordinance #9743.

City Clerk: Ordinance #9743 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 #9743 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 #9743 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-8 (Resolution #2019-216) was pulled from the agenda and item G-14 (Resolution #2019-222) was pulled for further discussion. Motion by Paulick, second by Minton to approve the Consent Agenda excluding item G-. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of July 8, 2019 City Council Joint Health Meeting.

Approving Minutes of July 9, 2019 City Council Regular Meeting/Budget Work Session.

Approving Minutes of July 16, 2019 City Council Study Session.

Approving Re-appointments of Darwin Wicht, Leon Van Winkle, and Steve Meyer to the Tree Board.

#2019-213 - Approving Request from EPS June, Co dba The Chocolate Bar, 116-118 West 3rd Street for a Class "CK" Liquor License and Liquor Manager Designation for Elizabeth Schutz, 1912 Illinois Avenue. Councilmember Schutz abstained.

#2019-214 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for McCoy Meadows Subdivision. It was noted that Matthew Thomas, President of Dana Point Development

Corp, owner, had submitted the Final Plat and Subdivision Agreement for McCoy Meadows Subdivision located north of State Street and east of Ebony Lane for the purpose of creating 48 lots on 15.02 acres.

#2019-215 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for Ellington Pointe Subdivision. It was noted that Perseverance, LLC, Andrew Eiler, owner, had submitted the Final Plat and Subdivision Agreement for Ellington Pointe Subdivision located north of 13<sup>th</sup> Street and west of North Road for the purpose of creating 28 lots on 14.3 acres.

#2019-216 - Approving the Proposal for Burdick Station Maintenance Building with Chief Construction of Grand Island, Nebraska. This item was pulled from the agenda.

#2019-217 - Approving Amendment #2 to the Power Purchase Agreement with Prairie Hills Wind, LLC.

#2019-218 - Approving Change Order #1 - Fuel Oil Pipe and Tank Cleaning at Burdick Generating Station with J & L Pipeline Services, Inc. of Tipton, Iowa for an Increase of \$29,384.24 and a Revised Contract Amount of \$206,935.60.

#2019-219 - Approving Personal Protective Equipment for the Fire Department from Central Alabama Training Solutions in an Amount of \$24,480.50

#2019-220 - Approving Amendment No. 1 for Transfer Station Operations and Facility Improvement Study with SCS Engineers of Omaha, Nebraska for an Increase of 20,890.00 and a Revised Contract Amount of \$81,020.00.

#2019-221 - Approving Purchase of Sludge Blanket Level Detectors for the Wastewater Division of the Public Works Department from Analytical Technology, Inc. of Collegeville, Pennsylvania in an Amount of \$25,690.00.

#2019-222 - Approving Purchase of ExecuTime Software and Applicable Hardware from Tyler Technologies in an Amount of \$143,276.00. Finance Director Patrick Brown reported that they were looking into time clocks to approve the overall accuracy of the payroll and that it was recommended by the auditors. Personnel accountability was mentioned as was the efficiency of the time clocks.

Motion by Haase, second by Fitzke to approve Resolution #2019-222. Upon roll call vote, all voted aye. Motion adopted.

#### RESOLUTIONS:

#2019-223 - Consideration of Approving CRA Area #30 Blighted and Substandard Study for 2.57 Acres located between 4th and 5th Streets and Carey Street and Ruby Avenue (Joja Investments, LLC). This item related to the aforementioned Public Hearing.

Motion by Minton, second by Conley to approve Resolution #2019-223. Upon roll call vote, all voted aye. Motion adopted.

#2019-224 - Consideration of Approving Stacy Nonhof as Interim City Attorney and Authorizing City Administrator Jerry Janulewicz to Represent the City of Grand Island as Special Attorney. City Administrator Jerry Janulewicz reported that with his appointment as City Administrator it was necessary to designate Assistant City Attorney Stacy Nonhof as Interim City Attorney until a successor City Attorney was appointed. He also recommended that he be authorized to represent the City of Grand Island as a special attorney so he could sign pleadings and appear in court on behalf of the City.

Motion by Haase, second by Minton to approve Resolution #2019-224. Upon roll call vote, Councilmembers Haase, Nickerson, Schutz, Hehnke, Minton, Conley, Stelk, Jones, and Fitzke voted aye. Councilmember Paulick voted no. Motion adopted.

#2019-225 - Consideration of Approving FY 2019-2020 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization. Finance Director Patrick Brown reported that the City had received the 2019-2020 budget that provided for a total special assessment of \$119,985.06 within the Railside Business Improvement District. It was recommended that the Board of Equalization on the proposed assessments be set for September 10, 2019.

Motion by Haase, second by Hehnke to approve Resolution #2019-225. 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 July 10, 2019 through July 23, 2019 for a total amount of \$6,781,805.34. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Conley to adjourn to Executive Session at 7:35 p.m. for the purpose of a strategy session with respect to IAFF Union negotiations. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Minton, second by Conley to return to Regular Session at 8:02 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:02 p.m.

RaNae Edwards  
City Clerk

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL BUDGET WORK SESSION  
July 23, 2019

Pursuant to due call and notice thereof, a Budget Work Session 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 July 23, 2019. Notice of the meeting was given in *The Grand Island Independent* on July 17, 2019.

Mayor Roger G. Steele called the meeting to order at 8:03 p.m. The following City Council members were present: Mike Paulick, Michelle Fitzke, Mark Stelk, Jeremy Jones, Jason Conley, Vaughn Minton, Julie Hehnke, Clay Schutz, Mitch Nickerson, and Chuck Haase. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof, and Public Works Director John Collins.

SPECIAL ITEMS:

Discussion of FY 2019/2020 Budget.

Capital Improvement & Equipment. Finance Director Patrick Brown reviewed the Capital Improvement projects for the Public Works Department for a total of \$1,000,500.00. Reviewed were the 410 Capital Equipment Fund requests for a total of \$2,833,164.00. Revenue from Sales Tax, 210 Fund-Streets, and the General Fund totaled \$3,649,500.00.

2020 Sales Tax 208 Fund Capital. Mr. Brown reported the FY 2020 Capital Spending 208 Sales Tax Fund was budgeted at \$8,180,252. Discussion was held regarding the Fire Truck lease payment of \$209,890 to be paid off in 2022 and whether we should pay it off early. Assistant Finance Director William Clingman stated we could not pay this off for five years.

2020 Streets 210 Fund Capital. Mr. Brown reviewed the 210 Streets Fund for a total of \$2,646,388. The revenue source for the Capital projects was from Gas/Sales Tax.

2020 Food & Beverage 211 Fund Expenditures. Mr. Brown reviewed the 211 Fund FY 2020 Expenditures for a total amount of \$2,699,166 which would be paid for by the Food & Beverage Occupation Tax. Parks & Recreation Director Todd McCoy commented on a list of projects to be done. Council requested the list be sent to them. Discussion was held regarding the expansion of the cemetery. At this point there was no funding and Council had not made a decision. Discussion was held regarding the various loan payments and when they would be paid off.

2020 Keno – 220 Fund Expenditures. Mr. Brown stated a total of \$400,000 had been budgeted for in the 220 Fund. \$200,000 for Asphalt Cemetery Roads and \$200,000 for Undecided Projects. KENO funds could only be used for Community betterment purposes.

Discussion was held concerning online sales tax. Mr. Brown stated we were not expecting a bump in sales tax. Reviewed was the sales tax collection. He stated we were a little behind from last year and were not getting the refunds like last year. Motor vehicle tax was going up. Reviewed was the General Fund 10 Year Projections – FTE Worksheet. Mentioned were personnel costs that were driving the General Fund and that revenue was not sustainable.

Mayor Steele commented on this year being a unique year as we were negotiating two large union contracts (IAFF and FOP) which was unusual, especially during budget discussions. He commented on the letter he sent to Council mentioning restraint in additional FTE's at this time.

Comments were made concerning bringing projects forward without factoring in FTE's. The reorganization of the Administration Department and Police Department were complimented and encouraged in other departments. Mr. Brown stated we were looking at August 13, 2019 meeting to bring FTE's and Salary ordinance forward.

Councilmember Haase agreed to the Building Department FTE but if the work goes down the FTE would go down too. Also agreed to was the Greenhouse Seasonal requests. Councilmember Nickerson also agreed to the Greenhouse and Cemetery requests.

It was requested that we have one more Study Session before the August 13, 2019 voting meeting to discuss FTE's.

City Administrator Jerry Janulewicz answered questions regarding the ambulance long distance transfers and if it was OK for the City to supply this service. Fire Chief Cory Schmidt commented on this being a revenue source and that it met a need. Mentioned was the 2017 six month trial run. Mayor Steele stated this needed to be studied by Administration. Chief Schmidt stated the last time they had added staff was in 2000.

ADJOURNMENT: The meeting was adjourned at 9:44 p.m.

RaNae Edwards  
City Clerk