



# City of Grand Island

Tuesday, April 14, 2020

Council Session

## Item G-1

### Approving Minutes of March 24, 2020 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
March 24, 2020

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 March 24, 2020. Notice of the meeting was given in *The Grand Island Independent* on March 18, 2020.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Justin Scott, Jeremy Jones, Mark Stelk, Jason Conley, Vaughn Minton, Clay Schutz, Mitch Nickerson, and Chuck Haase. Councilmember Julie Hehnke and Mike Paulick were present by teleconference. 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.

Mayor Steele commented on the Coronavirus (COVID-19) pandemic. He stated Governor Ricketts had suggested there be no more than 10 people at public events, restaurants and bars to help stop the spread of the virus. The Central District Health Department currently did not have any cases in Grand Island but were predicting there would be in the near future. The Mayor also encouraged people to give blood as there was a shortage due to the pandemic.

The PLEDGE OF ALLEGIANCE was said.

PUBLIC HEARINGS:

Public Hearing on Request from Grand Island Hotel, LLC, dba Comfort Suites, 228 Lake Street for a Class "I" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "I" Liquor License had been received from Grand Island Hotel, LLC dba Comfort Suites, 228 Lake Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on March 2, 2020; notice to the general public of date, time, and place of hearing published on March 14, 2020; notice to the applicant of date, time, and place of hearing mailed on March 2, 2020. Staff recommended approval contingent upon final inspections and completion of a state approved alcohol server/seller training program. No public testimony was heard.

Public Hearing on Changes to Chapter 36-102 of the Grand Island City Code Relative to Landscaping Requirements. Regional Planning Director Chad Naby reported that due to the upgrades to the Old Potash Highway between Webb Road and North Road that the City exempt this area from the landscaping requirements. Staff recommended approval. No public testimony was heard.

Public Hearing on Redevelopment Plan for CRA Area #16 located at 2300 W. Capital Avenue (Nebraska Veterans Home Property). Regional Planning Director Chad Naby reported that the transfer of the Nebraska Veterans Home property needed to go through the CRA so they could transfer the ownership to the White Lotus Group for redevelopment. No Tax Increment Financing would be used. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement - 3961 Silver Road - Genuine Diesel, Inc.  
Utility Director Tim Luchsinger reported that that acquisition of a utility easement located at 3961 Silver Road was needed in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. A new three-phase pad mount transformer and 4" PVC conduit with 1/0 copper cable would be installed along the south line of their property and north to the new building location to accommodate the new service. Staff recommended approval. No 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:

- #9764 - Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Streets and Sidewalks (Second and Final Reading)
- #9765 - Consideration of Sale of Property Located at 3231 West Schimmer Drive (Parcel No. 400401746) (This item was pulled from the agenda at the request of the Public Works Department.)
- #9766 - Consideration of Changes to Chapter 36-102 of the Grand Island City Code Relative to Landscaping Requirements
- #9767 - Consideration of Amending Chapter 15 of the City Code Relative to Electricity

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.

- #9764 - Consideration of Amendments to Chapter 32 of the Grand Island City Code Relative to Streets and Sidewalks

Public Works Director John Collins reported that City Council approved a cost share sidewalk repair program for single family residential properties to improve pedestrian safety and continue efforts to comply with applicable law. Suggested additions to Chapter 32 of the City Code had been drafted and were presented. Council approved Ordinance No. 9764 on first reading at their March 10, 2020 City Council meeting. Staff recommended approval.

Motion by Nickerson, second by Stelk to approve Ordinance #9764 on second and final reading

City Clerk: Ordinance #9764 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 #9764 is declared to be lawfully adopted upon publication as required by law.

- #9766 - Consideration of Changes to Chapter 36-102 of the Grand Island City Code Relative to Landscaping Requirements

This item was related to the aforementioned Public Hearing.

Motion by Stelk, second by Schutz to approve Ordinance #9766.

City Clerk: Ordinance #9766 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 #9766 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 #9766 is declared to be lawfully adopted upon publication as required by law.

#### #9767 - Consideration of Amending Chapter 15 of the City Code Relative to Electricity

Utility Director Tim Luchsinger reported that the Department had a request from a customer planning a solar installation larger than provided for in the current code. State statutes do not address installations of this size; therefore, code revisions were drafted based on requirements used by other electric systems in the state. A correction was also proposed with regards to determination of the electric demand charge. Staff recommended approval.

Motion by Haase, second by Conley to approve Ordinance #9767.

City Clerk: Ordinance #9767 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 #9767 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 #9767 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of March 10, 2020 City Council Regular Meeting.

Receipt of Official Document – Tort Claim filed by Eakes Office Solutions.

#2020-67 - Approving Request from Grand Island Hotel, LLC, dba Comfort Suites, 228 Lake Street for a Class “I” Liquor License and Liquor Manager Designation for Milo Graff, 9909 Hollow Tree Drive, Lincoln, NE.

#2020-68 - Approving Final Plat and Subdivision Agreement for Copper Creek Estates Sixteenth Subdivision. It was noted that Guarantee Group, LLC, owner, had submitted the Final Plat and Subdivision Agreement for Copper Creek Estates Sixteenth Subdivision located east of

Engleman Road and south of Old Potash Highway for the purpose of creating 16 lots on 4.086 acres.

#2020-69 - Approving Bid Award - Water Main Project 2020-W-5 - Pleasant View Drive with Starostka Group Unlimited of Grand Island, Nebraska in an Amount of \$98,855.06.

#2020-70 - Approving Amendment #2 to the Agreement between the City of Grand Island Utilities Department and Tenaska Power Services.

#2020-71 - Approving Acquisition of Utility Easement - 3961 Silver Road - Genuine Diesel, Inc..

#2020-72 - Approving Bid Award for Veteran's Home Cemetery Maintenance - City Parks & Recreation Department with GMP Fertilizing & Lawncare, LLC of Grand Island, Nebraska for rate per visit as stated in bid.

#2020-73 - Approving Bid Award for Curb Ramp Project No. 2020-CR-1 with Galvan Construction, Inc. of Grand Island, Nebraska in an Amount of \$116,693.45.

#2020-74 - Approving Bid Award for Chip Seal Project No. 2020-CS-1 with Topkote, Inc. of Yankton, South Dakota in an Amount of \$175,669.02.

#2020-75 - Approving Time Extension for 2019 Pavement Condition Assessment with Engineering and Research International, Inc. of Savoy, Illinois to May 31, 2020.

#2020-76 - Approving Bid Award for the 2020 Asphalt Resurfacing Project No. 2020-AC-1 with Gary Smith Construction Co., Inc. of Grand Island, Nebraska in an Amount of \$898,534.85.

#2020-77 - Approving Inter-local Agreement with Hall County for Improvements to Sections of Schimmer Drive, Blaine Street, and Shady Bend Road.

#2020-78 - Approving Continuation of Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivision.

#2020-79 - Approving Award of Professional Engineering Consulting Services for Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivision with Alfred Benesch & Company of Lincoln, Nebraska in an Amount not to exceed \$59,428.00.

#2020-80 - Approving Amendment No. 1 to Engineering Consulting Agreement for North Road-13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 with JEO Consulting Group of Grand Island, Nebraska for an Increase of \$608,110.00 and a Revised Contract Amount of \$1,284,930.00.

#2020-81 - Approving Change Order No. 2 for North Broadwell Avenue Drainage; Project No. 2018-D-1 with Starostka Group Unlimited, Inc. of Grand Island, Nebraska for an Increase of \$15,000.00 and a Revised Contract Amount of \$262,981.06.

#2020-82 - Approving 2020 State Bid Award for One (1) 2020 Chevrolet Silverado 1500 4x4 Crew Cab Pickup for the Wastewater Division of the Public Works. This item was pulled from the agenda at the request of the Public Works Department.

#2020-83 - Approving Procurement for Tree Grinding and Hauling at Third City Christian Church.

#2020-84 - Approving the Disaster Declaration for COVID-19 Response.

REQUESTS AND REFERRALS:

Consideration of Approving Request from Hooker Bros. Sand & Gravel for a Conditional Use Permit for a Sand & Gravel Operation located at 3895 S. Locust Street. Building Department Director Craig Lewis reported that this item was continued from the February 25, 2020 City Council meeting in order to receive a drainage plan. The plan was submitted with the approval of both Hall County and the Central Platte Natural Resources District. Staff recommended approval.

Motion by Haase, second by Nickerson to approve the request from Hooker Bros. Sand & Gravel. Upon roll call vote, all voted aye. Motion adopted.

RESOLUITONS:

#2020-85 - Consideration of Redevelopment Plan for CRA Area #16 located at 2300 W. Capital Avenue (Nebraska Veterans Home Property). This item was related to the aforementioned Public Hearing. Discussion was held regarding when an updated plan would be available. Scott Henry representing the White Lotus Group on the phone stated once they had site control they would look at putting this on the National Register for historical tax credits. They would then look at applying for TIF sometime over the summer.

Motion by Haase, second by Stelk to approve Resolution #2020-85. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Schutz to approve the payment of claims for the period of March 11, 2020 through March 24, 2020 for a total amount of \$3,762,373.77. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 7:35 p.m.

RaNae Edwards  
City Clerk