



# City of Grand Island

Tuesday, September 22, 2020

Council Session

## Item G-1

### Approving Minutes of September 8, 2020 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
September 8, 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 September 8, 2020. Notice of the meeting was given in *The Grand Island Independent* on September 2, 2020.

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

PRESENTATIONS AND PROCLAMATIONS:

Recognition of Library Director Steve Fosselman's Retirement and 29 1/2 Years of Service with the City of Grand Island. Council President Mike Paulick and the City Council recognized Library Director Steve Fosselman for his 29 1/2 years of service with the City of Grand Island by presenting him with a plaque and wishing him much success in his retirement. Mr. Fosselman was present for the recognition.

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

#2020-BE-3 - Consideration of Determining Benefits for Railside Business Improvement District. Finance Director Patrick Brown reported that the assessment for owner-occupied properties was originally based on 100% of the assessed value. City Code Section 13-95(C) states Council may lower the amount of assessment for owner-occupied properties. Resolution 2020-BE-3 (B) and Ordinance 9784 (B), for a total of \$119,493.70 as prepared, as well as the taxable value and assessment amount above reduce the assessment to 70% for those properties where evidence had been presented that the property is owner-occupied. Staff recommended approval.

Motion by Stelk, second by Nickerson to approve Resolution #2020-BE-3. Upon roll call vote, all voted aye. Motion adopted.

After some discussion it was brought to the attention of the City Council that Resolution 2020-BE-3 had two choices of 70% or 100% and that the original motion did not reference which resolution was to be adopted. Rojelio Matteo and Tomas Matteo, 518 West 1<sup>st</sup> Street spoke in opposition.

Motion by Haase, second by Schutz to reconsider the motion for Resolution #2020-BE-3. Upon roll call vote, all voted aye. Motion adopted.

Motion by Schutz, second by Nickerson to approve Resolution #2020-BE-3 (B). Upon roll call vote, all voted aye. Motion adopted.

Motion by Minton, second by Schutz to approve Resolution #2020-BE-3 (A). Upon roll call vote, all voted no. Motion failed.

#2020-BE-4 - Consideration of Determining Benefits for Fonner Park Business Improvement District. Finance Director Patrick Brown reported that the budgeted assessments for Fonner Park Business Improvement District of \$49,490 would be charged to property owners in the district based on their front footage. Staff recommended approval.

Motion by Stelk, second by Hehnke to approve Resolution #2020-BE-4. Upon roll call vote, all voted aye. Motion adopted.

#2020-BE-5 - Consideration of Determining Benefits for South Locust Business Improvement District. Finance Director Patrick Brown reported that the budgeted assessments for South Locust Business Improvement District of \$93,233 would be charged to property owners in the district based on their front footage. Staff recommended approval.

Motion by Haase, second by Stelk to approve Resolution #2020-BE-5. Upon roll call vote, all voted aye. Motion adopted.

#2020-BE-6 - Consideration of Determining Benefits for Vehicle Off-street Parking District #3. This item was pulled from the agenda at the request of the Finance Department.

RETURN TO REGULAR SESSION: Motion by Schutz, second by Hehnke to return to Regular Session. Motion adopted.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 2240 & 2244 North Webb Road - Grand Island Joint Venture, LLC. Utilities Director Tim Luchsinger reported that acquisition of a utility easement was needed for property located at 2240 & 2244 North Webb Road ), in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. Raymond and Jennifer O'Connor had requested to have the existing electrical service located at 2208 North Webb Road (the Old Shopko Building) upgraded and relocated for the remodeling of the building. Staff recommended approval. No public testimony was heard.

Public Hearing on Setting the Property Tax Request for FY 2020-2021. Finance Director Patrick Brown stated this was where we set the property tax request for the City and CRA. 2020 Valuations for the City of Grand Island increased over the 2019 valuation by \$175,134,715 or 5.42%. If the City applied the FY2019-2020 mill levy of 0.3848 to the current valuation of \$3,406,720,662, the City's Property Tax revenue would be \$13,108,533, a tax increase of

\$673,891 over the prior year. If the City applied the FY2019-2020 Property Tax Request to the current valuation there would be no tax increase and the mill levy would decrease to 0.3675. Staff recommended approval. No public testimony was heard.

#2020-218 (B)- Consideration of Setting the General Property Tax Request for FY 2020-2021). This item was related to the aforementioned Public Hearing. Mr. Brown stated the Mayor had recommended no increase.

Motion by Haase, second by Hehnke to approve Resolution #2020-218 (B). Upon roll call vote, Councilmembers Conley, Haase, Hehnke, Minton, Paulick, Scott, and Stelk voted aye. Councilmembers Nickerson and Schutz voted no. Motion adopted.

Public Hearing on Downtown Improvement Parking District #2 (Ramp) Budget Appropriation for FY 2020-2021. Finance Director Patrick Brown reported that the 2020 Valuations for the Downtown Improvement District #2 (Ramp) increased over the 2019 valuation by \$3,571,822 or 7.56%. The Downtown Improvement District #2 (Ramp) was not requesting an increase in Property Tax thereby reducing the mill levy from 0.0171 to 0.0159. The Downtown Improvement District #2 (Ramp) Property Tax revenue request is \$8,080. Staff recommended approval. No public testimony was heard.

#2020-219 - Consideration of Setting the Downtown Improvement Parking District #2 (Ramp) for FY 2020-2021. This item was related to the aforementioned Public Hearing.

Motion by Stelk, second by Minton to approve Resolution #2020-219. Upon roll call vote, all voted aye. Motion adopted.

Public Hearing on FY 2020-2021 Annual Single City Budget and the Annual Appropriations Bill. Finance Director Patrick Brown reported that State Statute Sections 13-501 to 13-513 required that the governing body meet for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the proposed budget. 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:

- #9783 - Consideration of Approving FY2020-2021 Annual Single City Budget and the Annual Appropriations Bill
- #9784 - Consideration of Approving Assessments for Railside Business Improvement District
- #9785 - Consideration of Approving Assessments for Fonner Park Business Improvement District
- #9786 - Consideration of Approving Assessments for South Locust Business Improvement District

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.

#9783 - Consideration of Approving FY2020-2021 Annual Single City Budget and the Annual Appropriations Bill

Motion by Haase, second by Schutz to approve Ordinance #9783.

Discussion was held regarding a handout from Councilmember Haase titled the Annual Appropriations Detail.

Motion by Haase, Second by Hehnke to amend the motion to add the Annual Appropriations Detail handout to Section 1 of Ordinance No. 9783. Upon roll call vote, Councilmembers Conley, Haase, Hehnke, Nickerson, Paulick, and Scott voted aye. Councilmembers Minton, Schutz, and Stelk voted no. Motion adopted.

Acting City Clerk: Ordinance #9783 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.

Acting City Clerk: Ordinance #9783 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.

Council President Paulick: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9783 is declared to be lawfully adopted upon publication as required by law.

#9784 (B) - Consideration of Approving Assessments for Railside Business Improvement District

This item was related to the above Board of Equalization item. Staff recommended approval.

Motion by Haase, second by Stelk to approve Ordinance #9784 (B).

Acting City Clerk: Ordinance #9784 (B) 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.

Acting City Clerk: Ordinance #9784 (B) 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.

Council President Paulick: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9784 (B) is declared to be lawfully adopted upon publication as required by law.

#9785 - Consideration of Approving Assessments for Fonner Park Business Improvement District

This item was related to the above Board of Equalization item. Staff recommended approval.

Motion by Minton, second by Conley to approve Ordinance #9785.

Acting City Clerk: Ordinance #9785 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.

Acting City Clerk: Ordinance #9785 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.

Council President Paulick: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9785 is declared to be lawfully adopted upon publication as required by law.

#9786 - Consideration of Approving Assessments for South Locust Business Improvement District

This item was related to the above Board of Equalization item. Staff recommended approval.

Motion by Hehnke, second by Nickerson to approve Ordinance #9786.

Acting City Clerk: Ordinance #9786 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.

Acting City Clerk: Ordinance #9786 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.

Council President Paulick: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9786 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of August 25, 2020 City Council Regular Meeting.

#2020-206 - Approving Keno Satellite Location and Agreement for Spirit in the Sky, LLC dba 40 North Tap & Grille, 520 West 3rd Street.

#2020-207 - Approving Acquisition of Utility Easement - 2240 & 2244 North Webb Road - Grand Island Joint Venture, LLC.

#2020-208 - Approving Bid Award - Boiler Scaffolding at Platte Generating Station with HTH Companies, Inc. of Union, Missouri in an Amount of \$61,460.00.

#2020-209 - Approving Bid Award - Electrostatic Precipitator Refurbish at Platte Generating Station - Fall 2020 Outage with Southern Field of Luverne, Alabama in an Amount of \$242,533.00.

#2020-210 - Approving Bid Award - Circulating Water Pump 1 B Repairs at Platte Generating Station with JCI Industries, Inc. of Lee's Summit, Missouri in an Amount of \$44,880.00.

#2020-211 - Approving Temporary Construction Easement for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (GC Mini Storage, LLC- 3007 N North Road).

#2020-212 - Approving Temporary Construction Easement for North Road- 13th Street to Highway 2 Roadway Improvements; Project No. 2019-P-5 (Nelsen- 3987 W Capital Avenue).

#2020-213 - Approving the Municipal Annual Certification of Program Compliance 2020.

#2020-214 - Approving Continuation of District No. 2020- 1; Portions of Platte Valley Industrial Park 3rd, 4th, 6th, 8th, 9th & 10th Subdivisions.

#2020-215 - Approving Designation of Sole Source Provider for Landustrie Screw Pumps and Parts for the Wastewater Treatment Plant of the Public Works Department with Epic International, Inc. of Ashland, Virginia in an amount of \$30,020.00.

#2020-216 - Approving Certificate of Final Completion for Curb Ramp Project No. 2020-CR-1 with Galvan Construction, Inc. of Grand Island, Nebraska.

#2020-217 - Approving Change Order No. 1 for North Road Paving Improvements; Project No. 2019-P-5 (Phase I) and 2019-S-8 North Road Northview Crossing and Water Main Project No. 2020-W-7 with The Diamond Engineering Company of Grand Island, Nebraska for an Increase of \$14,799.00 and a Revised Contract Amount of \$3,350,586.35.

RESOLUTIONS:

#2020-220 - Consideration of Appointment of Interim Library Director.

Motion by Haase, second by Minton to approve Resolution #2020-220. Upon roll call vote, all voted aye. Motion adopted.

#2020-221 - Consideration of Approving Grow Grand Island Contract. Interim City Attorney Stacy Nonhof reviewed that changes to the Grow Grand Island Contract. The agreement provided for payment of \$150,000 to satisfy the city's obligation for the 2019-20 fiscal year and for \$500,000 in available funds each of four fiscal years thereafter contingent upon the availability of sufficient Food and Beverage Tax funds and council appropriations. Changes from the current agreement include: appointment of up to three liaisons to Grow Grand Island, Inc., requires GGI to submit proposed schedules with project proposals, incorporates language from a previously approved addendum, and clarification of various items. Staff recommended approval.

Discussion was held concerning the payment of \$150,000 for 2019-20 Fiscal Year and \$500,000 thereafter from the Food & Beverage Fund and its availability. Also discussed were the appointments of the liaisons.

Tonja Brown representing Grow Grand Island explained the additional appointment and Cindy Johnson representing the Chamber of Commerce explained the process.

Motion by Minton, second by Nickerson to approve Resolution #2020-221. 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 August 26, 2020 through September 8, 2020 for a total amount of \$4,202,292.64. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:58 p.m.

Aaron Schimd  
Acting City Clerk