



City of Grand Island

Tuesday, October 13, 2020

Council Session

Item G-1

Approving Minutes of September 22, 2020 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
September 22, 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 22, 2020. Notice of the meeting was given in *The Grand Island Independent* on September 16, 2020.

Mayor Roger G. Steele 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. Councilmember Jeremy Jones was absent. 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.

Presentation of the Food & Beverage Occupation Tax Oversight Committee 2020 Annual Report. Chairman Ron Depue presented the 2020 Annual Report of the Food & Beverage Occupation Tax Oversight Committee.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 4705 Gold Core Drive - ZITSKI, LLC. Utilities Director Tim Luchsinger reported that acquisition of a utility easement was needed for property located at 4705 Gold Core Drive in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. Nova-Tech had requested an additional upgrade to their electrical service. Staff recommended approval. No public testimony was heard.

Public Hearing on Zoning Change for property located east of Engleman Road and south of Indian Grass Road (part of Copper Creek Subdivision) from R2 Low Density Residential to R-3SL Medium Density Residential Small Lot Zone (Guarantee Group LLC). Regional Planning Director Chad Nabity reported that an application had been made to rezone property at the southwest corner of Copper Creek Subdivision excluding property owned by the Grand Island Utilities Department from R2-Low Density Residential to R3-SL Medium Density Residential Small Lot Zone. The proposed 40' wide lots would accommodate both detached single family homes with a width of 30 feet or townhomes with a shared center property line and a width of up to 35 feet. Staff recommended approval. Amos Anson, 4234 Arizona Avenue; Sean O'Connor, 1912 West Anna Street; and Gordon Coble, 670 12th Avenue, St. Paul, Nebraska spoke in support. Matt Shultz, 4232 Indian Grass Road mentioned concerns of affordable housing and traffic. No further public testimony was heard.

Public Hearing on Changes to Chapter 36-61 of the Grand Island City Code Relative to (LLR) Large Lot Residential Zone. Regional Planning Director Chad Nabity reported issues had come up with larger tracts of land in the Large Lot Residential Zoning (LLR) district specifically how

to allow certain uses on tracts of more than 5 acres. The Planning Department and Building Department had recently had some issues with owners of large (more than 5 acres) properties that are zoned LLR wanting an electric service to provide a well for animals, or building a large picnic shelter of a size that would require a building permit on a lot without a house or other principal use. Nabity explained that changes to this zoning district would allow for animals on property of more than 5 acres with the use of a conditional use permit. 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:

- #9788 - Consideration of Amendments to Grand Chapter 22 of the Grand Island City Code Relative to Snow Emergency Routes
- #9789 - Consideration of Approving Zoning Change for Property located East of Engleman Road and South of Indian Grass Road (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot (Guarantee Group LLC)
- #9790 - Consideration of Approving Changes to Chapter 36-61 of the Grand Island City Code Relative to (LLR) Large Lot Residential.

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.

- #9788 - Consideration of Amendments to Grand Chapter 22 of the Grand Island City Code Relative to Snow Emergency Routes.

Public Works Director John Collins reported that the last review of the Snow Emergency Routes was conducted in 2015. The current list can be found in Section 22-113 of the City Code. With the construction and opening of the new hospital located at Prairieview Street and Husker Highway, it was determined that Prairieview Street would need to be added to the Snow Emergency Routes. This was an opportune time to reevaluate the existing Snow Emergency Routes for limit changes, other additions or possible removal. Staff recommended approval.

Motion by Schutz, second by Haase to approve Ordinance #9788.

City Clerk: Ordinance #9788 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 #9788 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 #9788 is declared to be lawfully adopted upon publication as required by law.

#9789 - Consideration of Approving Zoning Change for Property located East of Engleman Road and South of Indian Grass Road (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot (Guarantee Group LLC).

This item was related to the above Public Hearing. Discussion was held regarding the size and number of lots, the final plat and a future park in this area.

Motion by Minton, second by Hehnke to approve Ordinance #9789.

City Clerk: Ordinance #9789 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 Conley, Haase, Hehnke, Minton, Nickerson, Scott, and Stelk voted aye. Councilmembers Paulick and Schutz voted no. Motion adopted.

City Clerk: Ordinance #9789 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 Conley, Haase, Hehnke, Minton, Nickerson, Scott, and Stelk voted aye. Councilmembers Paulick and Schutz voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9789 is declared to be lawfully adopted upon publication as required by law.

#9790 - Consideration of Approving Changes to Chapter 36-61 of the Grand Island City Code Relative to (LLR) Large Lot Residential.

This item was related to the above Public Hearing. Discussion was held regarding Conditional Use Permits and uses on the property. Building Director Craig Lewis commented on the Conditional Use Permit process allowing neighbors to give their option.

Motion by Paulick, second by Stelk to approve Ordinance #9790.

City Clerk: Ordinance #9790 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 #9790 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 #9790 is declared to be lawfully adopted upon publication as required by law.

#9791 - Consideration of Approving Annexation of Property Located at Capital Avenue and Engleman Road NWE North Subdivision (First Reading).

Regional Planning Director Chad Nabity reported that Mettenbrink Family Investments LLC, owners of the property, submitted a plat of Brooklyn Subdivision an Addition to the City of Grand Island. Annexation of this property would not result in the extension of the Grand Island Zoning Jurisdiction. This property is located north of west of Engleman Road and north of Capital Avenue. Staff recommended approval.

Motion by Paulick, second by Stelk to approve Ordinance #9791.

City Clerk: Ordinance #9791 on first reading. All those in favor of the passage of the ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

#9792 - Consideration of Approving Annexation of Property Located at Husker Highway and Engleman Road NWE South Subdivision (First Reading).

Regional Planning Director Chad Nabity reported that Steven and Elaine Hostler, as owners of the property, submitted a plat of NWE South Subdivision an Addition to the City of Grand Island. Annexation of this property would not result in the extension of the Grand Island Zoning Jurisdiction. This property is located north of west of Engleman Road and south of Husker Highway. Staff recommended approval.

Motion by Schutz, second by Nickerson to approve Ordinance #9792.

City Clerk: Ordinance #9792 on first reading. All those in favor of the passage of the ordinance on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

CONSENT AGENDA: Consent Agenda item G-24 (Resolution #2020-242) was removed for further discussion. Motion by Paulick, second by Stelk to approve the Consent Agenda excluding item G-24. Upon roll call vote, all voted aye. Motion adopted.

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

Approving Request from Cody Schmick, 3460 Anaheim Drive, Lincoln, Nebraska for Liquor Manager Designation with Kinkaider Brewing Company, LLC., 316 North Pine Street.

Approving Garbage Permits for Heartland Disposal and Mid-Nebraska Disposal, Inc. and Refuse Permits for Full Circle Rolloffs and O'Neill Transportation and Equipment, LLC.

#2020-222 - Approving Agreement with Clean Community Systems.

#2020-223 - Approving Acquisition of Utility Easement - 4705 Gold Core Drive - ZITSKI, LLC.

#2020-224 - Approving Bid Award - Boiler Inspection & Repair at Platte Generating Station - Fall 2020 Outage with Locke AMI of Olathe, Kansas in an Amount of \$199,758.00.

#2020-225 - Approving Bid Award - Purchase of Sulfuric Acid with Telemetry Program with Univar USA of Omaha, Nebraska in an Amount of \$156.00 per ton and an Annual estimated Amount of \$71,557.20.

#2020-226 - Approving the Renewal of Property, Peril, Fire & Terrorism Insurance with Factory Mutual Insurance Company of St. Louis, Missouri in an Amount of \$572,114.00 and Terrorism Insurance of \$37,711.00 for 2020-2021.

#2020-227 - Approving PGS Coal Combustion Residual (CCR) Groundwater Services - Task 16 with HDR Engineering in the Amount not to exceed \$13,310.00.

#2020-228 - Approving Change Order #1 for Boiler Inspection and Repair - Spring, 2020 with Locke AMI of Olathe, Kansas for an Increase of \$8,027.85 and a Revised Contract Amount of \$98,064.85.

#2020-229 - Approving Final Plat and Subdivision Agreement for Copper Creek 16th 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 27 lots on 4.086 acres.

#2020-230 - Approving Agreement with NDOT-Intermodal Planning Division for the Grand Island Area Metropolitan Planning Organization (GIAMPO) for the 2021 Fiscal Year TRANSIT, Section 5305, Transportation Planning Program.

#2020-231 - Approving Change Order No. 1 for the 2020 Asphalt Resurfacing Project No. 2020-AC-1 with Gary Smith Construction Co. Inc. of Grand Island, Nebraska to Extend the Completion Date to November 15, 2020.

#2020-232 - Approving the Re-establishment of Connection Fees for Subdivided Lots in Bosselville Fourth Subdivision- Sanitary Sewer District No. 530T.

#2020-233 - Approving Amendment No. 1 to Engineering Consulting Services for Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivisions with Alfred Benesch & Company of Lincoln, Nebraska for an Increase of \$73,592.00 and a Revised Contract Amount of \$133,020.00.

#2020-234 - Approving Bid Award for Drainage Ditch Grading, Excavating, and Hauling 2020-2021 to Harders Dozer and Scraper, LLC of Cairo, Nebraska.

#2020-235 - Approving Certificate of Final Completion for Furnishing Components for “EIMCO® Type C3D-Full Trough Skimmer Clarifier Mechanism; Project No. 2019-WWTP-5 with Ovivo USA, LLC of Salt Lake City, Utah..

#2020-236 - Approving Certificate of Final Completion for Final Clarifier No. 2 Renovation; Project No. 2020-WWTP-2 with Fab Tech Wastewater Solutions, LLC of O’Fallon, Missouri.

#2020-237 - Approving Change Order No. 1 for Moores Creek Drain Extension- North Road to Engleman Road; Project No. 2020-D-1 with Mid Nebraska Land Developers, LLC of Aurora, Nebraska to Extend the Completion Date to November 15, 2020.

#2020-238 - Approving Bid Award for Sanitary Sewer District No. 544; Ellington Pointe and Westwood Park Subdivisions with Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$678,366.25.

#2020-239 - Approving RFP for Design Services to Reconstruct Baffles at the Heartland Public Shooting Park - Parks & Recreation Department with JEO Consulting Group of Wahoo, Nebraska in an Amount of \$44,000.00.

#2020-240 - Approving Overnight RV Parking for May 2021 Softball Tournament at Veterans Sports Complex - Parks & Recreation Department.

#2020-241 - Approving CDBG Amendment No. 01 to Contract #2018-6 with Hope Harbor, Inc.

#2020-242 - Approving Grand Island Fire Departments Medical Director's Contract with Dr. Michael McGahan of Grand Island, Nebraska in an Amount of \$23,000.00 per year. Councilmember Stelk thanked Dr. McGahan for his 22 years of service to the City of Grand Island with no raise in the last 10 years.

Motion by Stelk, second by Minton to approve Resolution #2020-242. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2020-243 - Consideration of Approving Bid Award - Construction of Pickleball Courts at Veterans Sports Complex - Parks & Recreation Department. Parks and Recreation Director Todd McCoy reported that on August 2, 2020 the Parks and Recreation Department advertised for bids to construct eight (8) new pickleball courts at the Veterans Sports Complex. Staff recommends accepting the low bid of \$457,695.00 from Multicon, Inc. of Wichita, Kansas to build the eight (8) new pickleball courts. The project is scheduled to be completed by May 31, 2021. The Parks and Recreation Department has teamed up with the Grand Island Pickleball Club in planning and support of this project. To date the Pickleball Club had formally pledged \$115,485.76 toward the project and the group was continuing fund raising efforts. Food and Beverage Tax proceeds would be utilized for expenses beyond private donations.

Nita Lechner, 215 Lakeside Drive spoke in support and mentioned the Pickleball Club had raised \$116,617.82 for this project. Comments were made by Council regarding maintenance. Parks & Recreation Director Todd McCoy answered questions concerning staffing and watering Stolley park. Mayor Steele thanks the Pickleball Club for their donation to this project.

Motion by Paulick, second by Conley to approve Resolution #2020-243. 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 September 9, 2020 through September 22, 2020 for a total amount of \$7,995,661.99. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:50 p.m.

RaNae Edwards
City Clerk