



City of Grand Island

Tuesday, February 23, 2021

Council Session

Item G-1

Approving Minutes of February 9, 2021 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

February 9, 2021

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 February 9, 2021. Notice of the meeting was given in *The Grand Island Independent* on February 3, 2021.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Michelle Fitzke, Mark Stelk, Bethany Guzinski, Mitch Nickerson, Chuck Haase, Vaughn Minton, Jason Conley, Justin Scott and Mike Paulick. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, and Public Works Director John Collins.

PRESENTATIONS:

Update Concerning Heartland Events Center Operations. Chris Kotulak, Executive Director and Mark Landis with the Heartland Events Center gave an update to the Mayor and City Council on the events that have taken place at the Heartland Events Center.

Receipt of Annual Library Report. Library Director Celine Swan presented the Annual Library Report.

PUBLIC HEARINGS:

Public Hearing on Zoning Change for Property located South of Nebraska Highway 2 and West of Independence Avenue from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential-Small Lot and B2 General Business. (A & H Holdings, LLC). Regional Planning Director Chad Nabity reported an application had been made to rezone a tract of land located south of NE Highway 2 and west of Independence Avenue to be platted as Highland North Subdivision from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential Small Lot and B2 General Business Zone. Mr. Nabity reported the proposed rezoning would limit the commercial uses on this property to the northeast corner of the property at the intersection of Nebraska Highway 2 and Independence Avenue. Staff recommended approval. Amos Anson, 4234 Arizona Avenue spoke in support. Brenda Piper, 4258 Utah Avenue spoke in opposition. 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:

#9814 - Consideration of Approving Zoning Change for Property located at 3225 Wildwood Drive from B2 General Business and TA Transitional Agriculture to ME Manufacturing Estates Zone. (Station 31, LLC) (2nd and Final Reading)

#9815 - Consideration of Recommending Discontinuation of Sanitary Sewer District No. 545; Parkview Subdivision (2nd and Final Reading)

#9816 - Consideration of Approving Zoning Change for Property located South of Nebraska Highway 2 and West of Independence Avenue from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential-Small Lot and B2 General Business. (A & H Holdings, LLC)

#9817 - Consideration of Amending Chapter 2-74 of the Grand Island City Code by Extending the Effective Date of the Mask Requirement to May 31, 2021

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.

#9814 - Consideration of Approving Zoning Change for Property located at 3225 Wildwood Drive from B2 General Business and TA Transitional Agriculture to ME Manufacturing Estates Zone. (Station 31, LLC)

Regional Planning Director Chad Nabity reported that an application had been made to rezone a tract of land consisting of all of Lot 1 of Lewis Acres Subdivision in Grand Island, Hall County, Nebraska from B2 General Business Zone and TA Transitional Agriculture with GCO Gateway Corridor Overlay Zone to ME-Manufacturing Estates with a GCO Gateway Corridor Overlay Zone. This property was located south of Wildwood Drive and east of U.S. Highway 281. A truck terminal and distribution facility would like to locate at this site and these uses are allowed in the ME Manufacturing Estates Zone. Staff recommended approval. No public testimony was heard.

Motion by Haase, second by Paulick to approve Ordinance #9814 on second and final reading.

City Clerk: Ordinance #9814 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 second and final reading Ordinance #9814 is declared to be lawfully adopted upon publication as required by law.

#9815 - Consideration of Recommending Discontinuation of Sanitary Sewer District No. 545; Parkview Subdivision

Public Works Director John Collins reported that three (3) property owners requested creation of a sanitary sewer district on the south side of Pioneer Boulevard, east of Blaine Street due to failing septic systems. After reviewing Sanitary Sewer District No. 545; Parkview Subdivision

the City Administration had decided to recommend to Council that this district be discontinued so that the work can be combined with the South Interceptor Project.

Aaron Schock, 2517 Pioneer Blvd. and Melanie Dvorak, 2425 Pioneer Blvd. spoke in support.

Motion by Stelk, second by Paulick to approve Ordinance #9815 on second and final reading.

City Clerk: Ordinance #9815 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, Fitzke, Haase, Minton, Nickerson, Paulick, Scott, and Stelk voted aye. Councilmember Guzinski voted no. Motion adopted.

Mayor Steele: By reason of the roll call votes on second and final reading Ordinance #9815 is declared to be lawfully adopted upon publication as required by law.

#9816 - Consideration of Approving Zoning Change for Property located South of Nebraska Highway 2 and West of Independence Avenue from RO Residential Office to R3 Medium Density Residential, R3-SL Medium Density Residential-Small Lot and B2 General Business. (A & H Holdings, LLC)

This item was related to the aforementioned Public Hearing. Amos Anson, 4234 Arizona Avenue answered questions regarding street exits, drainage, curb & gutter, green space, and hike and bike trails.

Motion by Haase, second by Nickerson to approve Ordinance #9816.

City Clerk: Ordinance #9816 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 #9816 on second and final reading. All those in favor of this 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 #9816 is declared to be lawfully adopted upon publication as required by law.

#9817 - Consideration of Amending Chapter 2-74 of the Grand Island City Code by Extending the Effective Date of the Mask Requirement to May 31, 2021

Teresa Anderson, Director of the Central District Health Department, recommended that the City of Grand Island adopt an ordinance extending the requirement of facial coverings as a means to prevent or retard the spread of COVID-19 to May 31, 2021.

The following people spoke in support:

- Lisa Albers, 2012 Barbara Avenue

- Kendall Bartling, 607 Plum Road
- Bonnie Hinkle, 1603 Spruce Road
- Rebecca Steinke, 2116 West Faidley Avenue
- Summer Tophoj, 2444 West Faidley Avenue
- Jennifer Brown, 729 North Custer Avenue
- Libby Crocket, 2444 West Faidley Avenue
- Teresa Anderson, 2922 Lake Park Lane, Hastings, Nebraska

The following people spoke in opposition:

- Tyson Libronic, 3763 West Capital Avenue
- Anna Ford, 2411 North Park Avenue
- Justin Thiel, 503 Kimberly Way
- Zachary Bailey – 2224 South Blaine Street
- Steve Seally, 2232 Chanticleer Street
- Shari Aarons, 5688 North Webb Road
- Matt Sivley, 319 Pheasant Drive
- Stacie Wooley, 2627 St. Patrick Avenue

Jay Vavricek, 2729 Brentwood Blvd asked questions.

Motion by Haase, second by Stelk to approve Ordinance #9817.

Police Caption Dean Elliott commented on the impact for the Police Department. He said they had very few calls. Comments were made by council both in favor and against this Ordinance. Discussion was held regarding the Health Board and State Statutes.

City Clerk: Ordinance #9817 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 Haase, Nickerson, and Stelk voted aye. Councilmembers Conley, Fitzke, Guzinski, Minton, Paulick, and Scott voted no. Motion failed.

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

Approving Minutes of January 26, 2021 City Council Regular Meeting.

#2021-20 - Approving Preliminary Plat, Final Plat and Subdivision Agreement for Highland North First Subdivision. It was noted that A & H Holdings, L.L.C, owner had submitted the Preliminary, Final Plat and Subdivision Agreement for Highland North First Subdivision located west of Independence Avenue and south of Nebraska Highway 2 for the purpose of creating 10 lots on 2.647 acres.

#2021-21 - Approving Certificate of Final Completion for North Broadwell Avenue Drainage; Project No. 2018-D-1 with Starostka Group Unlimited, Inc. of Grand Island, Nebraska.

#2021-22 - Approving Certificate of Final Completion for Sycamore Street Underpass Rehabilitation; Project No. 2017-U-1 with The Diamond Engineering Company of Grand Island, Nebraska.

#2021-23 - Approving Change Order #1 - Boiler Scaffolding at Platte Generating Station with HTH Companies, of Union, Missouri for an increase of \$42,762.32 and a Revised Contract Amount of \$104,222.32.

#2021-24 - Approving Proposal for Renovation of Stolley Park Concession Building - Parks and Recreation Department with Lyon Pride Roofing, Inc. from Giltner, Nebraska in an Amount of \$47,550.50.

#2021-25 - Approving Bid Award for Fire Station 2 Addition with Hackel Construction Inc. from Ord, Nebraska in an Amount of \$402,300.00.

REQUESTS AND REFERRALS:

Consideration of Forwarding Blighted and Substandard Area #32 to the Hall County Regional Planning Commission (Rhoads Enterprises, Inc.). Regional Planning Director Chad Nabity reported Josh Rhoads with Horizon Builders had submitted a study for the review and consideration of the Grand Island City Council as permitted by Nebraska law. The decision on whether to declare an area blighted and substandard is entirely within the jurisdiction of the City Council with a recommendation from the Planning Commission. The action item relates to the study for proposed CRA Area No. 32. The study was prepared for 60 acres, all of which is in the Grand Island City Limits.

Nabity explained at this point, Council would only making a decision about whether to forward the study to the Planning Commission for its recommendation or not.

Motion by Haase, second by Paulick to approve forwarding the Blighted and Substandard Area #32 to the Hall County Regional Planning Commission. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Guzinski to approve the payment of claims for the period of January 27, 2021 through February 9, 2021 for a total amount of \$2,552,172.94. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 10:26 p.m.

RaNae Edwards
City Clerk