



City of Grand Island

Tuesday, May 11, 2021

Council Session

Item G-1

Approving Minutes of April 27, 2021 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

April 27, 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 April 27, 2021. Notice of the meeting was given in *The Grand Island Independent* on April 21, 2021.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Michelle Fitzke, Bethany Guzinski, Mitch Nickerson, Chuck Haase, Vaughn Minton, Justin Scott, Maggie Mendoza, Jason Conley, Mike Paulick and Mark Stelk. 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 AND PROCLAMATIONS:

Presentation of Industrial Development Revenue Bonds – Tabitha Grand Island Project. Colleen Duncan, Attorney representing Gilmore & Bell, P.C and Brian Shanks, CFO of Tabitha Grand Island presented information concerning the Industrial Development Revenue Bonds for the Tabitha Grand Island Project. This was a bond not to exceed \$13,950,000 for the purpose of making a loan to Tabitha Grand Island, Inc. to finance or reimburse a portion of the costs of constructing and equipping a new senior living campus located at the west end of Prairie Commons at the southwest quadrant of the intersection of Husker Highway and Prairieview Street. These bonds would not be a debt to the City.

PUBLIC HEARINGS:

Public Hearing on Request from The Gallery Bar, LLC dba The Gallery Bar, 322 North Pine Street Suite 101 for a Class “IK” Liquor License. City Clerk RaNae Edwards reported that an application for an addition to Class “IK” Liquor License had been received from The Gallery Bar, LLC dba The Gallery Bar, 322 North Pine Street Suite 101. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 1, 2021; notice to the general public of date, time, and place of hearing published on April 17, 2021; notice to the applicant of date, time, and place of hearing mailed on April 1, 2021. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Request from Leo’s Market, LLC dba Leo’s Market, 218 S. Wheeler Avenue for a Class “D” Liquor License. City Clerk RaNae Edwards reported that an application for an addition to Class “D” Liquor License had been received from Leo’s Market, LLC dba Leo’s Market, 218 S. Wheeler Avenue. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 6, 2021; notice to the general public of date, time, and place of hearing published on April 17,

2021; notice to the applicant of date, time, and place of hearing mailed on April 6, 2021. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Zoning Change for Property located South of 8th Street and West of Eddy Street 811 West 8th Street from R4 High Density Residential to B2 General Business. (Adam Miller & Jama Obermiller). Regional Planning Director Chad Nabity reported that the owners of 811 and 817 West 8th Street were requesting that the zoning on property be changed from R4 High Density Residential to B2 General Business. Miller Tire had purchased the Hal Maggiore Studio and was hoping to build a new repair facility on the site including the 1 lot to the east of this. The adjoining property owner of 811 West 8th had also consented to rezoning their vacant lot between the Miller property and their house on the corner of 8th and Clark. Staff recommended approval. No public testimony was heard.

Public Hearing on Zoning Change for Property located South of Airport Road and East of North Road from AG2 Transitional Agriculture to LLR Large Lot Residential (Todd Mader). Regional Planning Director Chad Nabity reported that Todd Mader, owner of property located at the southeast corner of North and Airport roads was requesting that the zoning on a portion of the property proposed for platting as J. Mader Subdivision AG-2 Secondary Agriculture to LLR Large Lot Residential. This was a 4+ acre tract that was in the corner of field with center pivot irrigation and located immediately north and across from houses. The proposed rezoning would allow this parcel to be sold for residential purposes. 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:

#9819 - Consideration of Amending Chapter 24-3 of the Grand Island City Code Relative to Vehicles in Parks, Hike/Bike Trails, and Detention Cells

#9821 - Consideration of Approving Zoning Change for Property located South of 8th Street and West of Eddy Street 811 West 8th Street from R4 High Density Residential to B2 General Business (Adam Miller & Jama Obermiller)

#9822 - Consideration of Approving Zoning Change for Property located South of Airport Road and East of North Road from AG2 Transitional Agriculture to LLR Large Lot Residential. (Todd Mader)

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.

#9819 - Consideration of Amending Chapter 24-3 of the Grand Island City Code Relative to Vehicles in Parks, Hike/Bike Trails, and Detention Cells

Parks and Recreation Director Todd McCoy reported that currently city code did not allow motor vehicles in City Parks or trails, nor did it define e-bikes or motor driven devices that assist individuals with mobility disabilities. If approved this ordinance would allow for electric bicycles, motorized wheel chairs and other power driven mobility devices. Staff recommended approval.

Discussion was held regarding e-bikes, motorized wheel chairs and enforcement.

Motion by Paulick, second by Fitzke to approve Ordinance #9819.

City Clerk: Ordinance #9819 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 #9819 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 #9819 is declared to be lawfully adopted upon publication as required by law.

#9821 - Consideration of Approving Zoning Change for Property located South of 8th Street and West of Eddy Street 811 West 8th Street from R4 High Density Residential to B2 General Business (Adam Miller & Jama Obermiller)

This item related to the aforementioned Public Hearing. Adam Miller, 2015 Stagecoach Road explained what he had planned for the area.

Motion by Haase, second by Stelk to approve Ordinance #9821.

City Clerk: Ordinance #9821 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 #9821 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 #9821 is declared to be lawfully adopted upon publication as required by law.

#9822 - Consideration of Approving Zoning Change for Property located South of Airport Road and East of North Road from AG2 Transitional Agriculture to LLR Large Lot Residential. (Todd Mader)

This item related to the aforementioned Public Hearing.

Motion by Paulick, second by Guzinski to approve Ordinance #9822.

City Clerk: Ordinance #9822 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 #9822 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 #9822 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-11 and G-16 (Resolutions #2021-97 and #2021-102) were pulled for further discussion. Motion by Stelk, second by Scott to approve the Consent Agenda excluding items G-11 and G-16. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of April 13, 2021 City Council Regular Meeting.

Receipt of Official Documents – Pawnbroker’s Official Bonds for G.I. Loan Shop, 1004 West 2nd Street and Express Pawn, 645 South Locust Street.

#2021-89 - Approving Request from The Gallery Bar LLC dba The Gallery Bar, 322 North Pine Street Suite 101 for a Class “IK” Liquor License and Liquor Manager Designation for Brenda Corral, 3111 College Street Apt. 18, Grand Island, Nebraska.

#2021-90 - Approving Request from Leo’s Market, LLC dba Leo’s Market, 218 S. Wheeler Avenue for a Class “D” Liquor License and Liquor Manager Designation for Dayrin Ramirez, 1219 Sylvan Street, Grand Island, Nebraska.

#2021-91 - Approving Final Plat and Subdivision Agreement for Farrall Second Subdivision. It was noted that Keith Jardine, owner, had submitted the Final Plat and Subdivision Agreement for Farrall Second Subdivision located south of Arch Avenue and west of Claude Road for the purpose of creating 3 lots on 1.441 acres.

#2021-92 - Approving Final Plat and Subdivision Agreement for H and S Wiese Subdivision. It was noted that Grand Island Area Habitat for Humanity, owner, had submitted the Final Plat and Subdivision Agreement for H and S Wiese Subdivision located south of 14th Street and east of Cherry Street for the purpose of creating 4 lots on 0.6915 acres.

#2021-92 - Approving Final Plat and Subdivision Agreement for J. Mader Subdivision. It was noted that Todd A. Mader, owner, had submitted the Final Plat and Subdivision Agreement for J. Mader Subdivision located south of Airport Road and east of North Road for the purpose of creating 1 lot on 4.314 acres.

#2021-94 - Approving Re-allocation of FTE - Utility Engineering Technician to Substation Technician.

#2021-95 - Approving Bid Award - Rogers Pumping Station - Pump #3 Variable Frequency Drive with Border States Electric of Grand Island, Nebraska in an Amount of \$31,607.19.

#2021-96 - Approving the First Amendment of the Site License Supplement between the City of Grand Island and USCOC Nebraska/Kansas, LLC.

#2021-97 - Approving Program Agreement Supplement No. 1 with NDOT for Five Points Intersection. Public Works Director John Collins reported that Public Works had applied for Nebraska Department of Transportation (NDOT) safety funds to help with costs of the 5 Points intersection improvements. The project was selected as a NDOT safety project, with Federal-aid funding available through NDOT. The federal share payable on any portion of a local federal-aid project was a maximum of 80% of the eligible participating costs, while the Local Public Agency (LPA) was responsible for the remaining 20% as well as all other nonparticipating or ineligible costs of the project. The estimate of this project was \$2,265,300.00, with the LPA share being \$565,300.00, and the Federal share payable capped at \$1,700,000.00. The current estimate for the project was \$3,560,158.81.

Discussion was held regarding the number of accidents at this intersection. Mr. Collins stated this item was to approve the money from the State for the project of the roundabout. If this item was not approved for the roundabout the City would do a signal and drainage project with no money from the State.

Motion by Haase, second by Conley to approve Resolution #2021-97. Upon roll call vote, Councilmembers Conley, Fitzke, Guzinski, Haase, Minton, Nickerson, Mendoza, Scott, and Stelk voted aye. Councilmember Paulick voted no. Motion adopted.

#2021-98 - Approving Certificate of Final Completion for City Parking Ramp Electrical Repairs at 103 North Locust Street with IES Commercial, Inc. of Holdrege, Nebraska.

#2021-99 - Approving Bid Award for Curb Ramp Project No. 2021-CR-1 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$121,749.55.

#2021-100 - Approving Updated Parking Regulations.

#2021-101 - Approving Bid Award for Sanitary Sewer Rehabilitation- Various Locations; Project No. 2020-S-8 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$231,825.32.

#2021-102 - Approving 90% Plans for Five Points Intersection with the Nebraska Department of Transportation. Public Works Director John Collins reported that the improvement for the Five Points Intersection included geometric improvements with a multi-lane roundabout and would right size the lane configuration to optimize safety and efficiency, and meet the Federal Highway

Administration (FHWA) safety program requirements. Mr. Collins stated the State of Nebraska recommended a roundabout at this location.

Motion by Haase, second by Stelk to approve Resolution #2021-102. Upon roll call vote, Councilmembers Conley, Fitzke, Haase, Mendoza, Minton, Nickerson, and Stelk voted aye. Councilmembers Guzinski, Paulick, and Scott voted no. Motion adopted.

#2021-103 - Approving Bid Award for Integrated Library System (ILS) with Library Corporation of Inwood, West Virginia in an Amount of \$96,225.00.

#2021-104 - Approving Purchase of One (1) Bobcat Tool Cat Unit for Parks Operations from Central Nebraska Bobcat of Grand Island, Nebraska in an Amount of \$60,376.77.

RESOLUTION:

#2021-105 - Consideration of Approving Request for Proposals for Naming Rights for Grand Island Community Fieldhouse. City Administrator Jerry Janulewicz reported that the Fieldhouse land lease agreement between the City, Fonner Park Exposition and Events Center, Hall County Livestock Improvement Association, and the Nebraska State Fair Board provided that the Fieldhouse shall not be named without the prior written approval of the City and the Nebraska State Fair Board provided, however, that the Nebraska State Fair Board shall not unreasonably withhold its consent. The lease also provided that the name shall include a designation for 4-H and/or FFA, as more specifically identified by the Nebraska State Fair Board. Mr. Janulewicz stated informal inquiries had been received seeking to provide monetary donations for the construction or reconstruction of city recreation facilities in exchange for naming rights for the facilities. Approval of this request would allow the City to accept Request for Proposals for the naming rights of the Grand Island Community Fieldhouse. Staff recommended approval.

Motion by Haase, second by Paulick to approve Resolution #2021-105. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Paulick to approve the payment of claims for the period of April 14, 2021 through April 27, 2021 for a total amount of \$4,856,863.74. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:06 p.m.

RaNae Edwards
City Clerk