



# **City of Grand Island**

**Tuesday, June 8, 2021**

**Council Session**

## **Item G-1**

**Approving Minutes of May 25, 2021 City Council Regular Meeting**

**Staff Contact: RaNae Edwards**

## CITY OF GRAND ISLAND, NEBRASKA

### MINUTES OF CITY COUNCIL REGULAR MEETING

May 25, 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 May 25, 2021. Notice of the meeting was given in *The Grand Island Independent* on May 19, 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, Maggie Mendoza, Jason Conley, Mike Paulick and Mark Stelk. Councilmember Justin Scott 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:

Budget Review. Finance Director Patrick Brown stated Year to date (YTD) Sales Tax receipts for the General Fund were down 1.3% or \$107,000. YTD Property Tax revenue were 1.9% more than the same period last year. YTD Licenses & Permits receipts were up 14.9% over the same period last year. This increase was due to one large permit for Tabatha, Inc. for \$145,000 and the overall rising costs of construction. Motor Vehicle Sales Tax and Motor Vehicle Tax revenues were up 17.6% or \$218,000 for the FY 2021. Food and Beverage Occupation tax were up \$46.3% or \$74,000. Rental Car Occupation Tax were up by 9.6% and the Hotel Occupation Taxes were up 70% over last March but were currently down year to date by 13.4%.

Mr. Brown answered questions concerning the ARC Funds and property tax levy. Tom O'Neill, 2017 Barbara Avenue thanks the City employees for all their hard work during the pandemic.

#### PUBLIC HEARINGS:

Public Hearing on Request from Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State 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 Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 23, 2021; notice to the general public of date, time, and place of hearing published on May 15, 2021; notice to the applicant of date, time, and place of hearing mailed on April 23, 2021. Staff recommended approval contingent upon final inspections. John Latka, 409 South 17<sup>th</sup> Street, Omaha, Nebraska legal counsel for Chipotle Mexican Grill spoke in support. No further public testimony was heard.

Public Hearing on Request from Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application

for a Class "I" Liquor License had been received from Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 29, 2021; notice to the general public of date, time, and place of hearing published on May 15, 2021; notice to the applicant of date, time, and place of hearing mailed on April 29, 2021. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan for CRA No. 2 located at 1607 South Locust Street (Bosselman Real Estate LLC). Regional Planning Director Chad Nabity reported that Bosselman Real Estate LLC had submitted an application to amend their approved plan for tax increment financing at their corporate office located at 1607 South Locust Street. The original redevelopment plan for this property approved on September 8, 2015 proposed the development of a 100 room hotel to the west of the corporate office building. Changes in the market for hotel space have caused Bosselman's to reexamine the plan and they are now proposing a quick serve restaurant at this location. Staff recommended approval. Rich Ost diek, 4136 Michigan Avenue spoke in support. No further public testimony was heard.

Public Hearing on Amendment to the Redevelopment Plan for CRA No. 6 located at 722 North Eddy Street (Ebc Obermiller LLC). Regional Planning Director Chad Nabity reported that Adam Miller (Miller Tire), representing the Ebc Obermiller LLC, the owner of 722 N Eddy Street had submitted an application for tax increment financing to aid in the redevelopment and renovation of this commercial property south of 8<sup>th</sup> Street and west of Eddy Street. 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:

- #9824 - Consideration of Sale of Property - Abandoned Cleburn Well Site - 360 N. Cleburn
- #9825 - Consideration of Sale of Property - Abandoned Blain Well Site - 1510 N. Illinois
- #9826 - Consideration of Amendments to Chapter 32-25 of the Grand Island City Code Relative to Permit; Fee

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 Paulick seconded the motion. Upon roll call vote, all voted aye. Motion adopted.

- #9824 - Consideration of Sale of Property - Abandoned Cleburn Well Site - 360 N. Cleburn

Utilities Director Tim Luchsinger reported that a request for proposals was advertised on March 31, 2021, for the property described as the South 1/2 of Lot 8, Block 110, Railroad Addition (360

N. Cleburn Street). Proposals were received on May 6, 2021. One offer was received from HLK, LLC, in the amount of \$25,000.00. Staff recommended approval.

Motion by Stelk, second by Nickerson to approve Ordinance #9824.

City Clerk: Ordinance #9824 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 #9824 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 #9824 is declared to be lawfully adopted upon publication as required by law.

#9825 - Consideration of Sale of Property - Abandoned Blain Well Site - 1510 N. Illinois

Utilities Director Tim Luchsinger reported that a request for proposals was advertised on March 31, 2021, for the property at Lot 7, Block 2, Blain Addition to the City of Grand Island (1510 N. Illinois). Proposals were received on May 6, 2021. One offer was received from Alfredo Luevano, Jr., and Tina Marie Medano, in the amount of \$500.00. Staff recommended approval.

Motion by Paulick, second by Minton to approve Ordinance #9825.

City Clerk: Ordinance #9825 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 #9825 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 #9825 is declared to be lawfully adopted upon publication as required by law.

#9826 - Consideration of Amendments to Chapter 32-25 of the Grand Island City Code Relative to Permit; Fee

Public Works Director John Collins reported that this Ordinance would amend Chapter 32 of City Code to have it comply with the City's Fee Schedule. The inspection fee would be the amount set by the Fee Schedule as approved by this Council.

Motion by Guzinski, second by Fitzke to approve Ordinance #9826.

City Clerk: Ordinance #9826 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 #9826 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 #9826 is declared to be lawfully adopted upon publication as required by law.

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 May 11, 2021 City Council Regular Meeting.

#2021-113 - Approving Request from Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill 26-3809, 3440 W. State Street for a Class "I" Liquor License and Liquor Manager Designation for Brian Hexsel, 5211 Seward Street, Omaha, Nebraska.

#2021-114 - Approving Request from Eddies Esquina, LLC dba Eddies Esquina, 417 N. Sycamore Street for a Class "D" Liquor License and Liquor Manager Designation for Karina Terrazas, 804 Geddes Street, Grand Island, Nebraska.

#2021-115 - Approving Change Order #1 - Precipitator, Bottom Ash and Boiler Industrial Cleaning - Spring 2021 with Meylan Enterprises, Inc. of Omaha, Nebraska for an Increase of \$5,454.01 and a Revised Contract Amount of \$201,766.00.

#2021-116 - Approving Bid Award - Gas Turbine #2 Lube Oil Replacement with Sapp Bros., Inc. of Grand Island, Nebraska in an Amount of \$186,011.34.

#2021-117 - Approving Change Order #1 for Fire Station 2 Addition with Hackel Construction, Inc. of Ord, Nebraska for an Increase of \$876.09 and a Revised Contract Amount of \$403,176.09.

#2021-118 - Approving Bid Award for Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3 with Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri in an Amount of \$192,000.00.

#2021-119 - Approving Bid Award for Mastic Surface Treatment; Project No. 2021-MST-1 with Hall Brothers, Inc. of Marysville, Kansas in an Amount of \$153,604.28.

#2021-120 - Approving Change Order No. 1 for Capital Avenue Drainage Improvements- North Road to Moores Creek; Project No. 2020-D-2 with Van Kirk Bros. Contracting of Sutton, Nebraska for an Extension from May 15, 2021 to June 14, 2021.

#2021-121 - Approving Final Plat and Subdivision Agreement for Norman Acres Subdivision. It was noted that William & Jessica Norman, owners, had submitted the Final Plat and Subdivision Agreement for Norman Acres Subdivision located south of F Road and east of Gunbarrel Road for the purpose of creating 1 lot on 3.02 acres.

#2021-122 - Approving Final Plat and Subdivision Agreement for Highland North Second Subdivision. It was noted that A & H Holdings, LLC, owners, had submitted the Final Plat and Subdivision Agreement for Highland North Second Subdivision for the purpose of creating 26 lots on 4.235 acres.

#2021-123 - Approving Final Plat and Subdivision Agreement for Bosselman Business Park Subdivision. It was noted that Bosselman Real Estate, LLC, owners, had submitted the Final Plat and Subdivision Agreement for Bosselman Business Park Subdivision for the purpose of creating 3 lots on 10.60 acres.

#2021-124 - Approving Subordination Agreement for 209 Cherokee Avenue (Betti Dugger).

#2021-125 - Approving Change Order #1 - Renovation of Stolley Concession Building in Stolley Park with Lyon Pride Roofing, Inc. of Giltner, Nebraska for an Increase of \$5,057.00 and a Revised Contract Amount of \$52,607.50.

#### RESOLUTIONS:

#2021-126 - Consideration of Approving Amendment to the Redevelopment Plan for CRA No. 2 located at 1607 South Locust Street (Bosselman Real Estate LLC). This item was related to the aforementioned Public Hearing. Staff recommended approval.

Motion by Guzinski, second by Stelk to approve Resolution #2021-126. Upon roll call vote, all voted aye. Motion adopted.

#2021-127 - Consideration of Approving Amendment to the Redevelopment Plan for CRA No. 6 located at 722 North Eddy Street (Ebc Obermiller LLC). This item was related to the aforementioned Public Hearing. Staff recommended approval. Adam Miller, owner (Miller Tire), representing Ebc Obermiller LLC, 722 N Eddy Street answered questions regarding the buffer between properties.

Motion by Haase, second by Conley to approve Resolution #2021-127. Upon roll call vote, all voted aye. Motion adopted.

#2021-128 - Consideration of Renaming Kaufman Park to Amur Plaza. Assistant Finance Director Brian Schultz reported that Amur Equipment Finance, founded in 1996 would like to work with the City and Grow Grand Island in a Public/Private partnership to design and construct the existing "Railside Plaza" and north to South Front Street into an updated park/plaza. The new area would incorporate a permanent stage, permanent bathrooms and new green space. The goal would be to have as much green space as possible and celebrate historic Nebraska including prairie grass. The construction when completed would actually add

additional parking stalls to the immediate area. The anticipated cost of the project scope is approximately \$650,000, Amur is looking to pay up to 50% of the project cost, essentially matching any public funds and grants. They would look to additional private entities to make up any shortfalls of the project. As part of their donation they are requesting that the entire plaza be officially named after their company. The new area would tentatively be named “Amur Plaza” or “Amur Park” dependent on which designation if any the City decides to navigate. Currently the area is not an official park, but could potentially be given that designation in the future. Amur is seeking naming rights consideration on the project prior to making a sizeable contribution and being the lead on the project vision/design.

Amos Anson, 4234 Arizona Avenue and Brent Lindner, 1322 W. Dodge Street spoke in support. Discussion was held regarding the design of the project, parking, stage and maintenance.

Motion by Haase, second by Guzinski to approve Resolution #2021-128. 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 May 12, 2021 through May 25, 2021 for a total amount of \$5,009,094.07. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:05 p.m.

RaNae Edwards  
City Clerk