



# **City of Grand Island**

**Tuesday, September 14, 2021**

**Council Session**

## **Item G-1**

### **Approving Minutes of August 24, 2021 City Council Regular Meeting**

**Staff Contact: RaNae Edwards**

## CITY OF GRAND ISLAND, NEBRASKA

### MINUTES OF CITY COUNCIL REGULAR MEETING

August 24, 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 August 24, 2021. Notice of the meeting was given in *The Grand Island Independent* on August 18, 2021.

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

INVOCATION was given by Pastor Steven Peeler, Messiah Lutheran Church, 708 North Locust Street followed by the PLEDGE OF ALLEGIANCE.

#### PRESENTATIONS:

Community Redevelopment Authority (CRA) Budget Presentation. Regional Planning Director Chad Nabity presented the 2021-2022 Community Redevelopment Authority (CRA) budget. The CRA was requesting property tax revenues of \$745,146 including \$196,818 for Lincoln Pool Construction and Bonds and \$548,328 for all other CRA programs. The CRA was requesting that the levy remain the same increasing the tax ask by \$45,138. It was anticipated that there would be more interest in the façade program for the upcoming year based on applications received at this time. Railside BID also submitted a project list detail upwards of \$335,000 of potential requests for funding from the CRA. At this point it was based on the certified valuation for 2021 the levy would be 0.020546 per \$100 valuation.

Amos Anson, 4234 Arizona Avenue spoke in support.

#### PUBLIC HEARINGS:

Public Hearing on Proposed Blighted and Substandard Area 33 for approximately 210 Acres located West of Prairieview Street North of Husker Highway (Innate Development, LLC). Regional Planning Director Chad Nabity that Innate Development LLC had commissioned a Blight and Substandard Study for Proposed Redevelopment Area No. 33. This study was approximately 210 acres of property located west of Prairieview Street and north of Husker Highway in western Grand Island. Staff recommended approval. Keith Marvin, David City, Nebraska; Scott Rief, 160 Ponderosa Court; and Ron Depue, 308 North Locust Street spoke in support. No further public testimony was heard.

Public Hearing on Amending the FY 2020-2021 Budget Relative to Enterprise Fund. Finance Director Patrick Brown reported that City Finance and Administration was requesting the consideration of a budget amendment for approval. The increase was for \$36,720,253. The reasons for amendment include the following: February 2021 weather event caused our Electric Department higher than normal power purchasing requirements; the employee cafeteria plan had more pass through money than was planned and the special assessment fund had expenses from an unplanned foreclosure process. Staff recommended approval. No public testimony was heard.

Public Hearing on City General Property and CRA Tax Requests. Finance Director Patrick Brown reported that the 2021 Valuations for the City of Grand Island increased over the 2020 valuation by \$219,672,163 or 6.45%. If the City applied the FY2020-2021 mill levy of 0.3650 to the new valuation of \$3,626,392,825, the City's Property Tax revenue would be \$13,236,452, a tax increase of \$801,811 over the prior year. If the City applied the FY2020-2021 Property Tax Ask to the new valuation there would be no tax increase and the mill levy would decrease to 0.3236 for the City.

The Community Redevelopment Authority (CRA) was requesting the mill levy be the same as last year and was requesting \$745,146 in Property Tax. Staff recommended that Council approve decreasing the mill levy to 0.3441 in order to request \$11,734,634 (same as last year) of Property Tax for City general and increasing the Property Tax for CRA to \$745,146 for FY2022 for a total request of \$12,479,780. Staff recommended approval. No public testimony was heard.

Public Hearing on FY 2021-2022 Annual Budget for Parking District #2 (Ramp). Finance Director Patrick Brown reported that the 2021 Valuations for the Downtown Improvement District #2 (Ramp) increased over the 2020 valuation by \$6,545,870 or 12.9%. The Downtown Improvement District #2 (Ramp) was not requesting an increase in Property Tax thereby reducing the mill levy from 0.01590 to 0.01409. The Downtown Improvement District #2 (Ramp) Property Tax revenue request was \$8,080. 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:

- #9840 - Consideration of Changes to Chapter 15 of the Grand Island City Code relative to Electricity
- #9841 - Consideration of Changes to Chapter 22 of the Grand Island City Code Relative to Parking and Storing RV's in Residential Areas
- #9842 - Consideration of Approving Salary Ordinance
- #9843 - Consideration of Approving Amending the FY 2020-2021 Budget Relative to Enterprise Fund

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.

#9840 - Consideration of Changes to Chapter 15 of the Grand Island City Code relative to Electricity

Utilities Director Tim Luchsinger reported that revisions to Section 15-6, Service Entrances, remove specific equipment types and simply refer to the Utilities Department standards and specifications which were regularly updated to reflect current electric system requirements. Section 15-49, Interconnected Devices, had been revised using wording found in the enabling state statutes for better clarity. Staff recommended approval.

Motion by Haase, second by Paulick to approve Ordinance #9840.

City Clerk: Ordinance #9840 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 #9840 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 #9840 is declared to be lawfully adopted upon publication as required by law.

#9841 - Consideration of Changes to Chapter 22 of the Grand Island City Code Relative to Parking and Storing RV's in Residential Areas

City Administrator Jerry Janulewicz reported that under the proposed ordinance, the City's maximum RV height, width, and length dimensions for RV parking and storage within residential districts would correspond with the maximum limits specified by Nebraska's rules of the road. Staff recommended approval.

Motion by Haase, second by Nickerson to approve Ordinance #9841.

Mr. Janulewicz answered questions concerning length of parking and stated this Ordinance did not change the current requirements except the length of trailers from seven feet to eight feet six inches. Darin Erbes, 2210 Nashville Street spoke in support. Discussion was held concerning loading campers and street obstruction.

Motion by Stelk, second by Haase to refer this item to the September 14, 2021 City Council meeting. Upon roll call vote, Councilmembers Conley, Stelk, and Haase voted aye. Councilmembers Nickerson, Mendoza, Guzinski, Minton, Fitzke, and Paulick voted no. Motion failed.

City Clerk: Ordinance #9841 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 #9841 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 #9841 is declared to be lawfully adopted upon publication as required by law.

#### #9842 - Consideration of Approving Salary Ordinance

Human Resources Director Aaron Schmid reported that a Salary Ordinance was presented each year as a part of the budget process. The wages represented in this proposed Ordinance were included in the proposed 2021/2022 fiscal year budget. Wages for the IBEW Service Clerical Finance and IBEW Utilities contracts would be presented at a future date. Staff recommended approval.

Motion by Paulick, second by Minton to approve Ordinance #9842.

City Clerk: Ordinance #9842 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 #9842 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 #9842 is declared to be lawfully adopted upon publication as required by law.

#### #9843 - Consideration of Approving Amending the FY 2020-2021 Budget Relative to Enterprise Fund

This item was related to the aforementioned Public Hearing.

Motion by Minton, second by Guzinski to approve Ordinance #9843.

City Clerk: Ordinance #9843 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 #9843 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 #9843 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of August 10, 2021 City Council Regular Meeting.

Approving Minutes of August 10, 2021 Study Session.

Approving Re-Appointments of Deb Trosper, John Schultz, Robin Hendricksen, and Susan Bullington and Appointment of Lisa Thayer to the Zoning Board of Adjustment.

#2021-202 - Approving Bid Award - Cooling Tower Repair at Platte Generating Station - Fall 2021 with Cooling Tower Depot, Inc. of Golden, Colorado in an Amount of \$239,820.00.

#2021-203 - Approving the Purchase of Liquid Ortho-Polyphosphate for Corrosion Control with Shannon Chemical Corporation of Melvern, Pennsylvania in an Annual Amount Estimated at \$115,740.00.

#2021-204 - Approving Bid Award - Water Main Project 2021-W-1 - Oak and Kimball Streets and Koenig to Division with Van Kirk Bros. Contracting of Sutton, Nebraska in an Amount of \$739,839.60.

#2021-205 - Approving Amendment to the Transmission Planning Services Agreement with GDS Associates, Inc. of Marietta, Georgia for an Increase not to exceed \$127,000.00.

#2021-206 - Approving Amendment No. 1 to Engineering Consulting Agreement for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$285,000.00 and a Revised Contract Amount of \$452,750.00.

#2021-207 - Approving Bid Award for Grand Island City Cemetery Road Conversion to Burial Spaces with AMP Works, LLC of Grand Island, Nebraska in an Amount of \$56,204.40.

#2021-208 - Approving Change Order #1 - JBS Trail Construction - Parks & Recreation Department with Diamond Engineering Co. of Grand Island, Nebraska for a Decrease of \$15,952.00 and a Revised Contract Amount of \$602,800.16.

#2021-209 - Approving Change Order #1 - Pickleball Court Design - Parks & Recreation Department with JEO Consulting Group, Inc. of Wahoo, Nebraska for an Increase of \$1,296.25 and a Revised Contract Amount of \$27,596.25.

## RESOLUTIONS:

#2021-210 - Consideration of Approving Proposed Blighted and Substandard Area 33 for approximately 210 Acres located West of Prairieview Street North of Husker Highway (Innate Development, LLC). This item was related to the aforementioned Public Hearing. Staff recommended approval. Mr. Nabity answered questions regarding TIF, zoning and water issues.

Motion by Haase, second by Nickerson to approve Resolution #2021-210. Upon roll call vote, all voted aye. Motion adopted.

#2021-211 - Consideration of Approving Interlocal Agreement with Hall County and the Hall County Airport Authority Regarding Airport Sanitary Sewer Project. City Administrator Jerry Janulewicz reported that although the airport was located within the municipal boundaries of the City of Grand Island, the existing airport sewer system remained property of Hall County and was under the jurisdiction and control of the Hall County Airport Authority. The system of sewer mains and lift stations were at a point of theoretical failure. The Hall County Airport would pay \$500,000 of the project expenses, the City and County would equally share in the projects expenses less the amount paid by the Airport Authority. Staff recommended approval.

Mike Olson with the Central Nebraska Regional Airport, 3579 Sky Park Road spoke in support. Public Works Director John Collins stated the bid package was ready to go out for bids and the project would start as soon as possible.

Motion by Paulick, second by Guzinski to approve Resolution #2021-211. Upon roll call vote, all voted aye. Motion adopted.

#2021-212 - Consideration of Approving FY 2021-2022 Annual Budget for Railside Business Improvement District and Setting Date for Board of Equalization. Finance Director Patrick Brown reported that the City had received the 2021-2022 budget that provided for a total special assessment of \$127,184.00 within the Railside Business Improvement District. It was recommended that the Board of Equalization on the proposed assessments be set for September 14, 2021. Staff recommended approval.

Amos Anson, 4234 Arizona Avenue spoke in support.

Motion by Guzinski, second by Nickerson to approve Resolution #2021-212. Upon roll call vote, all voted aye. Motion adopted.

#2021-213 - Consideration of Approving FY 2021-2022 Annual Budget for Fonner Park Business Improvement District and Setting Date for Board of Equalization. Finance Director Patrick Brown reported that the City had received the 2021-2022 budget that provided for a total special assessment of \$51,965.00 within the Fonner Park Business Improvement District. It was recommended that the Board of Equalization on the proposed assessments be set for September 14, 2021. Staff recommended approval.

Motion by Paulick, second by Guzinski to approve Resolution #2021-213. Upon roll call vote, all voted aye. Motion adopted.

#2021-214 - Consideration of Approving FY 2021-2022 Annual Budget for South Locust Street Business Improvement District and Setting Date of Board of Equalization. Finance Director Patrick Brown reported that the City had received the 2021-2022 budget that provided for a total special assessment of \$100,583.00 within the South Locust Street Business Improvement District. It was recommended that the Board of Equalization on the proposed assessments be set for September 14, 2021. Staff recommended approval.

Motion by Guzinski, second by Paulick to approve Resolution #2021-214. Upon roll call vote, all voted aye. Motion adopted.

#2021-215 - Consideration of Approving FY 2020-2021 Annual Budget for Parking District #3 and Setting Date of Board of Equalization. Finance Director Patrick Brown reported that the total special assessment of \$70,120.00 within the Parking District #3. It was recommended that the Board of Equalization on the proposed assessments be set for September 14, 2021. Staff recommended approval.

Motion by Minton, second by Conley to approve Resolution #2021-215. Upon roll call vote, all voted aye. Motion adopted.

#2021-216 - Consideration of Approving City General Property and CRA Tax Requests. This item was related to the aforementioned Public Hearing. Staff recommended approval.

Discussion was held regarding the CRA tax asking. Chad explained the façade process and the Life Safety projects.

Motion by Paulick, second by Stelk to approve Resolution #2021-216.

Motion by Haase, second by Paulick to amend the CRA tax asking to \$700,008.00 and change the levy to .0193. Upon roll call vote, Councilmembers Haase and Stelk voted aye. Councilmembers Nickerson, Mendoza, Guzinski, Minton, Conley, Fitzke, and Paulick voted no. Motion failed.

Upon roll call vote on the main motion, Councilmembers Nickerson, Mendoza, Guzinski, Minton, Conley, Stelk, Fitzke, and Paulick voted aye. Councilmember Haase voted no. Motion adopted.

#2021-217 - Consideration of Approving FY 2021-2022 Annual Budget for Parking District #2 (Ramp). This item was related to the aforementioned Public Hearing. Staff recommended approval.

Motion by Guzinski, second by Conley to approve Resolution #2021-217. Upon roll call vote, all voted aye. Motion adopted.



PAYMENT OF CLAIMS:

Motion by Minton, second by Fitzke to approve the payment of claims for the period of August 11, 2021 through August 24, 2021 for a total amount of \$5,524,911.63. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 9:13 p.m.

RaNae Edwards  
City Clerk