



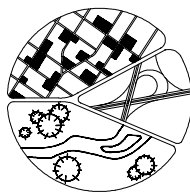
# **Hall County Regional Planning Commission**

**Wednesday, August 4, 2021  
Regular Meeting**

## **Item E1**

### **Minutes - July 7, 2021 Meeting**

**Staff Contact:**



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,  
NEBRASKA

Minutes  
for  
July 7, 2021

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The meeting of the Regional Planning Commission was held Wednesday, July 7, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on June 26, 2021.

Present: Leslie Ruge	Jaye Monter
Nick Olson	Darrell Nelson
Hector Rubio	Tyler Doane
Greg Robb	Robin Hendricksen

Absent: Pat O’Neill, Judd Allan, Leonard Rainforth and Tony Randone

Other:

Staff: Chad Nabity and Rashad Moxey

Press: Brandon Summers

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**1. Call to order.**

Vice Chair Monter called the meeting to order at 6:00 p.m.

Monter stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

Monter also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

**2. Minutes of the June 2, 2021 meeting.**

A motion was made by Hendricksen and second by Nelson to approve the minutes of the June 2, 2021 meeting.

The motion carried with seven members voting in favor (Nelson, Ruge, Olson, Robb, Monter, Rubio and Hendricksen) and one abstaining (Doane)

**3. Request Time to Speak.**

*Ron Depue – 308 N Locust – Item # 4*

*Keith Marvin – Marvin Planning Consultants – David City – Item # 4*

*Scott Rief – 160 Ponderosa Ct – Item # 4*

**4. Public Hearing – Proposed CRA Area #33 – Grand Island – Proposed CRA Area #33 located west of Prairie Road on the north side of Husker Highway. (C-20-2021GI)**

Monter opened the public hearing:

Nabity stated the property is approximately 210 acres and is located west of Prairie Road and north of Husker Highway. The Substandard and Blight Study was prepared by Marvin Planning Consultants and indicates that this property could be considered blighted and substandard. The Planning Commission recommendation must be forwarded to the Grand Island City Council within 30 days of making the recommendation. If the study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

Ron Depue, Keith Marvin and Scott Rief all testified in favor of declaring the area blighted and substandard and made themselves available to questions from the commission.

Ruge specifically asked about the ground water contamination in the area and if that was one of the factors that impacted this property and supported the declaration. Marvin agreed that it was included in the study because it does support the declaration and will impact the development of the property. Nabity stated that the developer's engineers have been in contact with city staff and both the Nebraska Department of Environment and Energy and the EPA and working with them to coordinate development efforts within the restrictions on property as part of their due diligence.

Monter closed the public hearing:

A motion was made by Robb and second by Rubio to approve the Substandard and Blight Study CRA Area #33 and Resolution 2021-05.

The motion carried with eight members voting yes (Nelson, Ruge, Olson, Robb, Monter, Rubio, Hendricksen and Doane) and no members voting no.

- 5. Public Hearing** – One and Six Year Street Improvement Plan – Hall County – Public hearing and action on the fiscal year 2022 to 2027 street improvement plan for Hall County, Nebraska, (C-21-2021HC)

Monter opened the public hearing:

Steve Riehle presented the 1 & 6 year road plan to the Commission.

Monter closed the hearing:

A motion was made by Ruge and second by Nelson that the Hall County Board of Supervisors approve the 1 & 6 year Hall County road improvement plan as presented.

The motion carried with eight members voting yes (Nelson, Ruge, Olson, Robb, Monter, Rubio, Hendricksen and Doane) and no members voting no.

#### **Consent Agenda:**

- 6. Final Plat – D & B 2<sup>nd</sup> Subdivision – Hall County** – Located east of Locust and north of Cedarview Road Hall County, Nebraska (1lot, 2.56 acres)
- 7. Final Plat – Kleier Subdivision – Doniphan** – Located north of the intersection of Cedar and York Streets in Doniphan, Nebraska. (4 lots, 4.33 Acres)

A motion was made by Ruge and second by Olson to approve all items on the consent agenda.

The motion was carried with eight members voting in favor (Nelson, Ruge, Olson, Robb, Monter, Rubio, Hendricksen and Doane) and no members voting no.

#### **8. Director's Report.**

Nabity stated based on the proposed budget Regional Planning Commission is requesting \$296,683 for fiscal year 2021-2022 from both Hall County and the City of Grand Island.

Comprehensive Plan update – The Commission is asking the City of Grand Island to budget \$150,000 for a plan for the City. The Planning Commission asks that the board consider allocating another \$75,000 toward this effort, could be done over 2 budget years.

A motion was made by Ruge and second by Olson to approve the 2021-2022 Budget.

The motion was carried with eight members voting in favor (Nelson, Ruge, Olson, Robb, Monter, Rubio, Hendricksen and Doane) and no members voting no.

Nabity encouraged members to nominate businesses for the community beautification awards.

Nabity also mentioned the upcoming Nebraska Planning Conference scheduled for September 15-17 in Kearney.

**9. Next Meeting August 4, 2021**

**10. Adjourn.**

Monter adjourned the meeting at 6:53 p.m.

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Leslie Ruge, Secretary  
By Norma Hernandez