



City of Grand Island

Tuesday, January 25, 2022

Council Session

Item G-1

Approving Minutes of January 11, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

January 11, 2022

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 January 11, 2022. Notice of the meeting was given in *The Grand Island Independent* on January 5, 2022.

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, Mitch Nickerson, Justin Scott, Maggie Mendoza and Chuck Haase. The following City Officials were present: City Administrator Jerry Janulewicz, Deputy City Clerk Jill Granere, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof and Public Works Director John Collins.

INVOCATION was given by Pastor Kelly Karges, Trinity United Methodist Church, 511 North Elm Street followed by the PLEDGE OF ALLEGIANCE.

Mayor Steele introduced Community Youth Council members Sonya and Glenda Ramirez.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement - 1601 S. Locust Street (Bosselman Real Estate, LLC). Utilities Director Tim Luchsinger reported that a utility easement was needed at 1601 South Locust to accommodate the new electrical service. The proposed easement would allow the Utilities Department to access, operate, and maintain the electrical infrastructure at this location. Staff recommended approval. No public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 6 for Property located North of State Street and West of Wheeler Avenue (Mesner Development Co.). Planning Director Chad Nability reported Mesner Development submitted an application for tax increment financing to aid in redeveloping property north of State Street and west of Wheeler Avenue by Blessed Sacrament Church and Five Point Super Saver. The intended use of the property is 60 to 70 units of attached single family townhomes. Nability further explained the Hall County Regional Planning Commission held a public hearing on the plan amendment at the meeting on December 1, 2021. The Planning Commission approved Resolution 2022-03 in support of the proposed amendment, declaring the proposed amendment to be consistent with the Comprehensive Development Plan for the City of Grand Island. The redevelopment plan amendment specified that the TIF would be used to offset allowed costs for acquisition and redevelopment of age restricted apartments at this location. The cost benefit analysis included in the plan finds that this project meets the statutory requirements for as eligible TIF project and that it would not negatively impact existing services within the community or shift additional costs onto the current residents of Grand Island and the impacted school districts. The bond for this project would be issued for a period of 15 years. The proposed bond for this project would be issued for the amount of \$1,779,000. Staff

recommended approval.

Cliff Mesner with Mesner Development, 1415 16th Street, Central City, discussed the need for more developments in the area.

Public Hearing on Acquisition of Public Drainage Easement for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1. Public Works Director John Collins reported the Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1 was for the improvement of Capital Avenue from the Moores Creek Drainway to the roundabout at North Road. This would be a concrete curb and gutter roadway section with associated sidewalk, traffic control, drainage and all other related improvements needed to complete the project. Public drainage easements are needed to accommodate the roadway improvements along Capital Avenue. The property owner had signed the necessary documents to grant the property. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1. Public Works Director John Collins reported the Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1 was for the improvement of Capital Avenue from the Moores Creek Drainway to the roundabout at North Road. This would be a concrete curb and gutter roadway section with associated sidewalk, traffic control, drainage and all other related improvements needed to complete the project. Public right-of-way was needed to accommodate the roadway improvements along Capital Avenue. The property owner had signed the necessary documents to grant the property. Staff recommended approval. No public testimony was heard.

CONSENT AGENDA: Motion by Guzinski, second by Stelk to approve the Consent Agenda excluding items G-5, G14, G15 and G18. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of December 28, 2021 City Council Regular Meeting.

#2022-1 - Approving Updated East Central 911 Interlocal Agreement.

#2022-2 - Approving Contract with Motorola CallWorks for 911 System Support in the amount of \$78,790.53 over 5 annual payments.

#2022-3 - Approving Acquisition of Utility Easement - 1601 S. Locust Street (Bosselman Real Estate, LLC).

#2022-4 - Approving Bid Award - Tree Removal Project 2022-TR-1 with Leetch Tree Service, LLC of Grand Island, Nebraska. Utility Director Tim Luchsinger discussed only get one bid assuming tree companies are overwhelmed with work.

Motion by Nickerson, second by Fitzke to approve G-5. Upon roll call vote, all voted aye. Motion adopted.

#2022-5 - Approving the Certificate of Compliance with the Nebraska Department of Transportation for Maintenance Agreement No. 12; Calendar Year 2021.

#2022-6 - Approving Bid Award for Asphalt Hot-Mix 2022 with Asphalt Paving Co. and Gary Smith Construction Co., both of Grand Island, Nebraska.

#2022-7 - Approving Bid Award for Concrete Ready-Mix for 2022 with Gerhold Concrete Co, Inc and Consolidated Concrete Co., both of Grand Island, Nebraska.

#2022-8 - Approving On-Board Mobile Video Surveillance System for the Transit Division of the Public Works Department with Safety Vision, LLC of Houston, Texas in the Amount of \$103,242.00.

#2022-9 - Approving Amendment No. 1 to Engineering Consulting Services for Lift Station No. 28 Equalization Tank; Project No. 2022-S-3 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$98,100.00 and Revised Contract Amount of \$134,800.00.

#2022-10 - Approving Acquisition of Public Drainage Easement for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1.

#2022-11 - Approving Acquisition of Public Right-of-Way for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1.

#2022-12 - Approving Temporary Construction Easement for Capital Avenue- Moores Creek Drainway to North Road Roadway Improvements; Project No. 2020-P-1.

#2022-13 - Approving Fundraising Agreement for the Construction of a New Playground at Ryder Park with Central Community College Foundation, Inc. of Grand Island, Nebraska. Parks Director Todd McCoy discussed the great opportunity this is for the City of Grand Island.

Motion by Nickerson, second by Minton to approve G-13. Upon roll call vote, all voted aye. Motion adopted.

#2022-14 - Approving Re-Construction of Heartland Public Shooting Park Rifle/Pistol Baffle System with Lacy Construction Company of Grand Island, Nebraska in the Amount of \$923,175.00. Parks Director mentioned the damage to the baffles due to storms. Discussion was held regarding the bid exceeding the estimate, where funds are coming from and maintenance plan.

Motion by Paulick, second by Scott to approve G-15. Upon roll call vote, all voted aye. Motion adopted.

#2022-15 - Approving New Playground Equipment to be Installed at Stolley Park with Creative Sites, LLC of Omaha, Nebraska in the Amount of \$134,647.00.

#2022-16 - Approving Consent for Rental Use of the Grand Generation Center.

#2022-17 - Approving Emergency Coal Purchase with Hastings Utilities in an estimated Amount of up to \$215,000.00. Utilities Director Tim Luchsinger mentioned issues with getting coal trains in and unknown time frames on when the next train will be.

Motion by Stelk, second by Nickerson to approve G-17. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTION:

#2022-18 - Consideration of Approving Amendment to the Redevelopment Plan for CRA No. 6 for Property located North of State Street and West of Wheeler Avenue (Mesner Development Co.). This item was related to the aforementioned Public Hearing.

Cliff Mesner, with Mesner Development, 1415 16th Street, Central City, answered questions regarding the development of the property.

Motion by Haase, second by Minton to approve Resolution #2021-18. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Guzinski, Minton, Conley, Stelk, Fitzke and Scott all voted aye. Councilmember Paulick voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Haase to approve the payment of claims for the period of December 29, 2021 through January 11, 2022 for a total amount of \$ 3,093,703.56. Upon roll call vote, all voted aye. Motion adopted. Discussion was held on two line items.

ADJOURNMENT: The meeting was adjourned at 8:36 p.m.

Jill Granere
Deputy City Clerk