



City of Grand Island

Tuesday, March 8, 2022

Council Session

Item G-1

Approving Minutes of February 22, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

February 22, 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 February 22, 2022. Notice of the meeting was given in *The Grand Island Independent* on February 16, 2022.

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

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

PRESENTATION:

Recognition of Grand Island Senior High and Northwest High School Students Performance at the NSAA State Bowling Championships. Council President Minton recognized the Grand Island Senior High and Northwest High School Students on the NSAA State Bowling Championships.

PUBLIC HEARINGS:

Public Hearing on Redevelopment Plan for CRA No. 1 for Property located at 641 South Cherry Street and 1010 East Bismark Road (JNIK, LLC). Planning Director Chad Nabity reported that JNIK LLC was proposing to renovate the Super Bowl as a reception hall and add a coffee shop located at 1006 E. Bismark Road. They are further proposing as part of the development to create 46 residential lots on the property located north and east of the Super Bowl building to be served by city streets and utilities. Nabity further explained that the Super Bowl property was zoned CD Commercial Development Zone and the proposed uses are allowed an amendment to the DC Zone would be needed prior to construction of the coffee shop. The Hall County Regional Planning Commission held a public hearing on the plan amendment at the meeting on February 2, 2022 and they approved Resolution 2022-07 in support of the proposed amendment. Staff recommended approval.

The following people spoke in opposition:

- Yolanda (Jody) Powers, 123 N. Locust Street #805, Grand Island

The following people spoke in support:

- John Nikodym, 655 S. Cherry, Grand Island
- Ritz Anderson 2127 Viking Road, Grand Island

Public Hearing on Request from Mid Nebraska Land Developers, LLC for a Conditional Use Permit to Stock Pile Concrete/Asphalt for Crushing Purposes located East of S. Blaine Street and North of W. Schimmer Drive. Building Director Craig Lewis reported the request for approval for a two year temporary conditional use permit at 1922 W. Schimmer Drive from Mid Nebraska Land Developers, LLC. The request and the proposed operation appears similar to sand and gravel operations. As residential development continues to expand and the uses become closer neighbors, conditions need to be implemented to assure compatible and harmonious existence for both uses. A conditional use permit is required as the current zoning classification TA (transitional agriculture does not allow for this type of use. Staff recommended approval.

The following people spoke in support:

- Dan Most, Mid Nebraska Land Developers, Aurora, NE

The following people spoke in opposition:

- Dan Springer, 3662 S. Blaine, Grand Island
- Mark Galvan, 1707 Rainbow Road, Grand Island
- Jeff Page, 1804 Rainbow Road, Grand Island
- Leslie Probasco, 3648 S. Blaine, Grand Island
- Randy Gaard, 3204 S. Blaine, Grand Island

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

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Receipt of Official Document – Tort Claim filed by Lumen Technologies.

#2022-39 - Approving Memorandum of Understanding with Hall Co. Historical Society for Stolley House - Parks & Recreation Department.

#2022-40 - Approving Change Order #1 to Lacy Construction for Reconstruction of Rifle/Pistol Baffles at the Heartland Public Shooting Park - Parks & Recreation Department with Lacy Construction for an Increase of \$8,821.60 and a Revised Contract Amount of \$931,996.60.

#2022-41 - Approving Bid Award - 3rd Street Parking Lot Improvements with Hull Concrete Designs LLC of Fairbury, Nebraska in an Amount of \$39,487.00.

#2022-42 - Approving Purchase of Sanitary Sewer Collection System Flow Meters for the Wastewater Division of the Public Works Department with GPM Environmental Solutions, LLC of Blair, Nebraska in an Amount of \$52,989.67.

#2022-43 - Approving Temporary Construction Easements for Various Locations Drainage Projects; Brookline Drive and Henry Street/South Street Intersection; Project No. 2021-D-1.

#2022-44 - Approving Bid Award for Curb Ramp Project No. 2022-CR-1 with Galvan Construction, Inc. of Grand Island, Nebraska in an Amount of \$106,440.04.

#2022-45 - Approving Bid Award for Concrete Pavement and Storm Sewer Repairs for 2022 with The Diamond Engineering Co. of Grand Island, Nebraska in an Amount of \$797,330.00.

#2022-46 - Approving Bid Award for Crushed Rock for 2022 with Dobesh Land Leveling, LLC of Grand Island, Nebraska and NSG Logistics, LLC of Gothenburg, Nebraska.

#2022-47 - Approving Certificate of Final Completion for Sanitary Sewer Rehabilitation-Various Locations; Project No. 2020-S-8.

#2022-48 - Approving Contract Renewal 2 of 2 for Annual Pavement Markings 2020 for the Streets Division of Public Works with Straight-Line Striping, Inc. of Grand Island, Nebraska in the Amount of \$137,048.50.

#2022-49 - Approving Purchase of Wastewater Operations Engineer Office Furniture for Wastewater Treatment Plant Laboratory, Operations Control Center, and Administrative Building Renovation; Project No. 2017-WWTP-2 with Eakes Office Solutions of Grand Island, Nebraska in the Amount of \$4,990.88.

REQUESTS AND REFERRALS:

A motion to amend the Consideration for Conditional Use Permit to add in the restriction of routes they could use by only using Schimmer Drive.

Motion by Guzinski, second by Nickerson to approve the Amendment to Conditional Use Permit to limit use only to Schimmer Drive. Upon roll call vote, all voted aye.

Consideration of on Request from Mid Nebraska Land Developers, LLC for a Conditional Use Permit to Stock Pile Concrete/Asphalt for Crushing Purposes located East of S. Blaine Street and North of W. Schimmer Drive: This item was related to the aforementioned Public Hearing. Staff recommended approval.

Discussion was held regarding the Conditional Use Permit and the operations and concerns.

Motion by Guzinski, second by Nickerson to approve Conditional Use Permit. Upon roll call vote, councilmembers Nickerson, Guzinski, Minton, Conley and Stelk all voted aye. Councilmembers Haase, Mendoza, Fitzke, Scott and Paulick voted no. Motion failed.

RESOLUTIONS:

#2022-50 - Consideration of Approving the Redevelopment Plan for CRA No. 1 for Property located at 641 South Cherry Street and 1010 East Bismark Road (JNIK, LLC). This item was related to the aforementioned Public Hearing.

Motion by Guzinski, second by Haase to approve Resolution #2022-50. Upon roll call vote, all voted aye. Motion adopted.

#2022-51 - Consideration of Approving Option to Lease Agreement-Former Armory Building. City Administrator Jerry Janulewicz reported that Grand Island Children's Museum, Inc. (the "Museum") was seeking to establish a Children's Museum in Grand Island. After a search of properties in Grand Island, the Museum determined that the City-owned former Nebraska Guard Amory Building on Old Potash Highway would be an excellent location for such a facility. Through discussions with the Museum's representatives, a proposed Option to Lease Agreement (the "Agreement") was developed. The Agreement provided for an initial lease term of ten years with the option to extend the lease for two additional terms of ten years each, with an option to purchase the property for \$557,500. The purchase price represents the midpoint of the appraised values obtained by the City appraisal and by the Museum's appraisal.

Kelly Henry, 68 Ponderosa Drive, Grand Island spoke in favor.

Motion by Guzinski, second by Fitzke to approve Resolution #2022-51. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Fitze, second by Paulick to approve the payment of claims for the period of February 9, 2022 through February 22, 2022 for a total amount of \$4,630,351.87. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.

Jill Granere
Deputy City Clerk