



City of Grand Island

Tuesday, April 12, 2022

Council Session

Item G-1

Approving Minutes of March 22, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

March 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 March 22, 2022. Notice of the meeting was given in *The Grand Island Independent* on March 16, 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, Maggie Mendoza and Chuck Haase. Councilmember Justin Scott was absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Interim City Attorney Stacy Nonhof, Finance Director Patrick Brown, and Public Works Director John Collins.

INVOCATION was given by Councilmember Mitch Nickerson followed by the PLEDGE OF ALLEGIANCE.

Mayor Steele introduced Community Youth Council members Sydney Millsap and Jazmine Roy.

PRESENTATIONS AND PROCLAMATIONS:

Recognition of Public Works Streets Employee Brian Sands for 55+ Years of Service with the City of Grand Island. Mayor Steele and the City Council recognized Public Works employee Brian Sands for over 55 years of service with the City of Grand Island. Mr. Sands was present for the recognition.

Financial Review Presentation. Finance Director Patrick Brown gave an update on Sales Tax receipts, Property Tax Revenue, Licenses & Permits, Motor Vehicle Sales Tax and revenues, Food & Beverage Occupation Tax, Rental Car Occupation Tax, and Hotel Occupation taxes.

PUBLIC HEARINGS:

Public Hearing on Redevelopment Plan for CRA No. 1 for Property Located at 313 West 2nd Street, Grand Island, Nebraska for Commercial Purposes (Left Click Properties). Regional Planning Director Chad Nabity reported that Left Click Properties LLC was proposing to renovate 313 West 2nd Street for commercial/office uses. The TIF proposed bond for this project would be \$71,629 for a period of 15 years. Staff recommended approval. Amos Anson, 4234 Arizona Avenue spoke in support. No further public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 36 for Property Located South of Nebraska Highway 2 and West of Independence Avenue being developed as Highland North Subdivision, Grand Island, Nebraska for Commercial and Residential Purposes (A & H Holdings). Regional Planning Director Chad Nabity reported that A & H Holdings was proposing to develop property

south of Nebraska Highway 2 and west of Independence Avenue for residential and commercial uses. They are also proposing 140 units of housing including detached single family, attached single family, townhomes, row houses and condominiums along with a small neighborhood commercial node at the intersection of Highway 2 and Independence Avenue. The TIF proposed bond for this project would be \$14,590,251 for a period of 15 years. Staff recommended approval. Zach Butz, 308 North Locust Street; Bruce Schriener, 3434 Grassridge Drive; and Amos Anson, 4234 Arizona Avenue spoke in support. No further public testimony was heard.

Public Hearing on Re-Adoption of the Grand Island Zoning Map. Regional Planning Director Chad Naby reported that over the course of the past 20 years the City of Grand Island had periodically readopted the official zoning map for the City. Reviewed were the zoning changes, annexations, and other proposed changes. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Drainage Easement Section 36, Township 11 North, Range 10 West – 3740 S Highway 281 (Robb). Public Works Director John Collins reported that a public drainage easement was needed to accommodate drainage for development within the area of Husker Highway and US Highway 281 and to allow for the widening Husker Highway. Staff recommended approval. No public testimony was heard.

ORDINANCE:

Councilmember Minton moved “that the statutory rules requiring ordinances to be read by title on three different days are suspended and that ordinance numbered:

#9876 - Consideration of Re-Adoption of the Grand Island Zoning Map

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 this ordinance 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.

This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Minton to approve Ordinance #9876.

City Clerk: Ordinance #9876 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 #9876 on second and final reading. All those in favor of the 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 #9876 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-15 (Resolution #2022-75) was pulled from the agenda. Consent Agenda item G-11 (Resolution #2022-71) was removed for further discussion. Motion by Paulick, second by Minton to approve the Consent Agenda excluding item G-. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of March 8, 2022 City Council Regular Meeting.

Approving Requests from Barbara Davis, 135 Lynn Lane for Liquor Manager Designation with Smoker Friendly, 710 N Diers Avenue.

#2022-63 - Approving Final Plat for Twin Lakes Third Subdivision. It was noted that Travis Lilenthal, owner, had submitted the Final Plat and Subdivision Agreement for Twin Lakes Third Subdivision located south of Bismark Road and west of Austin Avenue for the purpose of creating 2 lots on 9.517 acres.

#2022-64 - Approving Subdivision Agreement Amendment for Legacy 34 First Subdivision.

#2022-65 - Approving Advanced EMS Training Agreement with Mid-Plains Community College.

#2022-66 - Approving Bid Award for 2022 Substation Walls with AMP Works of Grand Island, Nebraska in an Amount of \$412,748.82.

#2022-67 - Approving Precipitator, Bottom Ash and Boiler Industrial Cleaning-Spring 2022 with AIMS Companies of Scottsdale, Arizona in an Amount of \$202,635.54.

#2022-68 - Approving Bid Award for Water Main Project 2022-W-1 with The Diamond Engineering Co. of Grand Island, Nebraska in an Amount of \$156,216.80.

#2022-69 - Approving Bid Award for Phelps Wing HVAC with Jerry's Sheet Metal Heating & Colling of Grand Island, Nebraska in an Amount of \$36,550.00.

#2022-70 - Approving Acquisition of Drainage Easement Section 36, Township 11 North, Range 10 West – 3740 S Highway 281 (Robb).

#2022-71 - Approving Bid Award for Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4 with Building Crafts, Inc. of Red Oak, Iowa in an Amount of \$8,356,000.00. Public Works Director John Collins reported that the Wastewater Treatment Plant Flow Improvements; Project No. 2020-WWTP-4 was to improve plant performance and give more accuracy to flow monitoring, on which some fees are based.

Discussion was held regarding the cost. Mr. Collins stated this was included in the rate study.

Motion by Haase, second by Guzinski to approve Resolution #2022-71. Upon roll call vote, all voted aye. Motion adopted.

#2022-72 - Approving Amendment No. 1 to Engineering Consulting Agreement for Moores Creek Drainage Culvert Extension and Detention Cell; Project No. 2021-D-2 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$50,700.00 and a Revised Contract Amount of \$123,300.00.

#2022-73 - Approving Preliminary Plans, Specifications, and Estimates with Nebraska Department of Transportation for Five Points Intersection.

#2022-74 - Approving Bid Award for Various Locations Drainage Projects; Brookline Drive and Henry Street/South Street Intersection; Project No. 2021-D-1 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$356,193.50.

#2022-75 - Approving Updated Parking Regulations. This item was pulled from the agenda at the request of the Public Works Department.

#2022-76 - Approving Award of Professional Engineering Consulting Services for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 with Olsson, Inc. of Grand Island, Nebraska in an Amount not to exceed \$578,900.00.

#2022-77 - Approving Amendment to Grand Island Public Library FTE Budget Allocation.

RESOLUTIONS:

#2022-78 - Consideration of Approving the Redevelopment Plan for CRA No. 1 for Property Located at 313 West 2nd Street, Grand Island, Nebraska for Commercial Purposes (Left Click Properties). This item was related to the aforementioned Public Hearing.

Comments were made regarding the cost of this project and the location using TIF. Amos Anson, 4234 Arizona Avenue answered questions regarding the assessed value and the cost of the façade. Mr. Nabity explained how the façade would be paid for.

Motion by Guzinski, second by Paulick to approve Resolution #2022-78. Upon roll call vote, Councilmembers Nickerson, Mendoza, Guzinski, Minton, Conley, Stelk, Fitzke, and Paulick voted aye. Councilmember Haase voted no. Motion adopted.

#2022-79 - Consideration of Approving the Redevelopment Plan for CRA No. 36 for Property Located South of Nebraska Highway 2 and West of Independence Avenue being developed as Highland North Subdivision, Grand Island, Nebraska for Commercial and Residential Purposes (A & H Holdings). This item was related to the aforementioned Public Hearing.

Comments were made concerning the use of T'IF on this project.

Motion by Nickerson, second by Guzinski to approve Resolution #2022-79. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Guzinski, Minton, Conley, Stelk, and Paulick voted aye. Councilmember Fitzke voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Guzinski to approve the payment of claims for the period of March 9, 2022 through March 22, 2022 for a total amount of \$3,988,364.73. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:54 p.m.

RaNae Edwards
City Clerk