



# **City of Grand Island**

**Tuesday, June 14, 2022**

**Council Session**

## **Item G-1**

**Approving Minutes of May 24, 2022 City Council Regular Meeting**

**Staff Contact: RaNae Edwards**

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
May 24, 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 May 24, 2022. Notice of the meeting was given in *The Grand Island Independent* on May 18, 2022.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Justin Scott, Michelle Fitzke, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Maggie Mendoza, Mitch Nickerson, and Chuck Haase. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Interim City Attorney Stacy Nonhof, Assistant Finance Director Brian Schultz, and Public Works Director John Collins.

INVOCATION was given by Mayor Roger G. Steele followed by the PLEDGE OF ALLEGIANCE.

PRESENTATION:

Recognition of Public Works Director John Collins Retirement. The Mayor and City Council recognized the retirement of Public Works Director/City Engineer John Collins for his years of service with the City of Grand Island. Jay Vavricek, 2729 Brentwood Blvd. thanked Mr. Collins for his service to the City of Grand Island. Mr. Collins was present to receive a plaque of appreciation.

PUBLIC HEARINGS:

Public Hearing on Request from GICS Hospitality Inc. dba Candlewood Suites Grand Island, 859 Allen Drive for a Class "C" Liquor License and Liquor Manager Designation for Margarita Younes-Holz, 12 21st Avenue Place, Kearney, Nebraska. City Clerk RaNae Edwards reported that an application for a Class "C" Liquor License had been received from GICS Hospitality Inc. dba Candlewood Suites Grand Island, 859 Allen Drive. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 28, 2022; notice to the general public of date, time, and place of hearing published on May 17, 2022; notice to the applicant of date, time, and place of hearing mailed on April 28, 2022. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Request from GICS Hospitality Inc. dba Fairfield Inn - Marriot - Grand Island, 805 Allen Drive for a Class "C" Liquor License and Liquor Manager Designation for Margarita Younes-Holz, 12 21st Avenue Place, Kearney, Nebraska. City Clerk RaNae Edwards reported that an application for a Class "C" Liquor License had been received from GICS Hospitality Inc. dba Fairfield Inn – Marriot – Grand Island, 805 Allen Drive. Ms. Edwards

presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on April 28, 2022; notice to the general public of date, time, and place of hearing published on May 17, 2022; notice to the applicant of date, time, and place of hearing mailed on April 28, 2022. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Request from Boulder Flatts, LLC dba Boulder Flatts, 4058 Enterprise Avenue for a Class "I" Liquor License and Liquor Manager Designation for Mckenzie Brown, 2510 South North Road, Grand Island, Nebraska. City Clerk RaNae Edwards reported that an application for a Class "I" Liquor License had been received from Boulder Flatts, LLC dba Boulder Flatts, 4058 Enterprise Avenue. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on May 22, 2022; notice to the general public of date, time, and place of hearing published on May 17, 2022; notice to the applicant of date, time, and place of hearing mailed on May 2, 2022. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 36 for Property Located South of Nebraska Highway 2 and East of Independence Avenue Along Montana Avenue, Grand Island, Nebraska for Residential Purposes (Paramount Development). Regional Planning Director Chad Nabity reported that Paramount Development was proposing to develop property south of Montana Avenue and east of Independence Avenue for residential uses. They were proposing 6 units of housing in 3 duplexes. Staff recommended approval. Sonya Weinrich, 1422 South Gunbarrel Road spoke in support. No further public testimony was heard.

Public Hearing on Changes to Chapter 36 of the Grand Island City Code Relative to 36-55; Secondary Agricultural District. Regional Planning Director Chad Nabity reported that Stephen Mossman, on behalf of Mid America Truck LLC had submitted a request for the text amendment to the AG-2 Secondary Agriculture Zone to consider allowing Trailer Washouts as a conditional use in this zoning district. Staff recommended approval. Steve Mossman, 134 South 13<sup>th</sup> Street, Lincoln, Nebraska spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Property commonly known as Kaufman Plaza. Interim City Attorney Stacy Nonhof reported that the area commonly known as Kaufman Plaza was designated as Road Right-of-Way on the original plat. The right-of-way was vacated in 2021 as that property was not needed as right-of-way nor was it being used as right-of-way. spoke in support. No further public testimony was heard.

Upon vacation of the right-of-way, that property reverted back to the adjacent property owners. Amur Real Estate I, LLC and Panthera Investment Group, LLC own the properties immediately adjacent to the plaza. An agreement was reached with Amur Real Estate I, LLC and Panthera Investment Group, LLC to have the properties deeded back to the City of Grand Island for use as a plaza. Staff recommended approval. Amos Anson, 4234 Arizona Avenue spoke in support. No further 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 ordinance numbered:

#9881 - Consideration of Approving Changes to Chapter 36 of the Grand Island City Code Relative to 36-55; Secondary Agricultural District

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. Steve Mossman, 134 South 13<sup>th</sup> Street, Lincoln, Nebraska on behalf of Mid America Truck, LLC answered questions regarding lagoons, wastewater and location of a possible Trailer Washout business.

Motion by Guzinski, second by Conley to approve Ordinance #9881.

City Clerk: Ordinance #9881 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Nickerson, Guzinski, Minton, Conley, and Stelk voted aye. Councilmembers Haase, Mendoza, Fitzke, Scott, and Paulick voted no. Mayor Steele voted aye making the sixth and deciding vote. Motion adopted.

City Clerk: Ordinance #9881 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, Councilmembers Nickerson, Guzinski, Minton, Conley, and Stelk voted aye. Councilmembers Haase, Mendoza, Fitzke, Scott, and Paulick voted no. Mayor Steele voted aye making the sixth and deciding vote. Motion adopted.

Mayor Steele: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9881 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-16 (Resolution #2022-147) was removed for further discussion. Motion by Paulick, second by Guzinski to approve the Consent Agenda excluding item G-16. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of May 10, 2022 City Council Regular Meeting.

Approving Request from Tanner Morton, 1309 West 5th Street for Liquor Manager Designation with Texas Roadhouse, 232 Wilmer Avenue.

#2022-134 - Approving Request from GICS Hospitality Inc. dba Candlewood Suites Grand Island, 859 Allen Drive for a Class "C" Liquor License and Liquor Manager Designation for Margarita Younes-Holz, 12 21st Avenue Place, Kearney, Nebraska.

#2022-135 - Approving Request from GICS Hospitality Inc. dba Fairfield Inn - Marriot - Grand Island, 805 Allen Drive for a Class "C" Liquor License and Liquor Manager Designation for Margarita Younes-Holz, 12 21st Avenue Place, Kearney, Nebraska.

#2022-136 - Approving Request from Boulder Flatts, LLC dba Boulder Flatts, 4058 Enterprise Avenue for a Class "I" Liquor License and Liquor Manager Designation for Mckenzie Brown, 2510 South North Road, Grand Island, Nebraska.

#2022-137 - Approving Purchase of 2022 John Deere Backhoe Loader for the Underground Division from Murphy Tractor and Equipment of Grand Island, Nebraska in an Amount of \$125,000.00.

#2022-138 - Approving Inter-local Agreement with Hall County for Improvements to Old Potash Highway between Engleman Road and North Road.

#2022-139 - Approving Change Order No. 1 for Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4 with S. J. Louis Construction, Inc. of Rockville, Minnesota for an Increase of \$64,994.50 and a Revised Contract Amount of \$6,194,994.50.

#2022-140 - Approving Amendment No. 1 to Engineering Consulting Agreement for 2022 Sanitary Sewer Rehabilitation; Project No. 2022-S-1 with Olsson, Inc. of Grand Island, Nebraska for an Increase of \$69,400.00 and a Revised Contract Amount of \$134,428.00.

#2022-141 - Approving Transfer of Water Irrigation Rights in the Area of Old Potash Highway and North Road- Parcel No.'s 400201001, 400200933, and 400475310.

#2022-142 - Approving Certificate of Final Completion for Sanitary Sewer Rehabilitation- Various Locations; Project No. 2021-S-12 with The Diamond Engineering Company of Grand Island, Nebraska.

#2022-143 - Approving Certificate of Final Completion for Parking Ramp Maintenance & Repairs- 2021; 103 North Locust Street with Wilkinson Industrial of Shelton, Nebraska.

#2022-144 - Approving Amendment No. 2 for Various Locations Drainage Projects with JEO Consulting Group, Inc. of Grand Island, Nebraska for an Increase of \$13,895.00 and a Revised Contract Amount of \$123,910.00.

#2022-145 - Approving Acquisition of Property commonly known as Kaufman Plaza (Amur Real Estate I, LLC).

#2022-146 - Approving Acquisition of Property commonly known as Kaufman Plaza (Panthera Investment Group, LLC).

#2022-147 - Approving CHI-Nebraska Land Sale – Authorize Mayor to Execute Closing Documents. City Administrator Jerry Janulewicz reported that in March of this year the Council approved an Ordinance to sell land to CHI. This item would approve the Mayor to sign the closing documents. Comments were made by Council regarding the public's displeasure in the process and the project. Mayor Steele stated he had received lots of comments in favor.

Motion by Stelk, second by Minton to approve Resolution #2022-147. Upon roll call vote, Councilmembers Nickerson, Mendoza, Minton, Conley, and Stelk voted aye. Councilmembers Haase, Fitzke, Scott, and Paulick voted no. Councilmember Guzinski abstained from voting. Mayor Steele voted aye making the sixth and deciding vote. Motion adopted.

#2022-148 - Approving Amendment to Jaxson Subdivision Agreement.

#2022-149 - Approving Proposal for Roof Replacement at City Hall with Tri-Cities Roofing & Sheet Metal of Grand Island, Nebraska in an Amount of \$154,482.57.

#2022-150 - Approving Amendment No. 5 to Energy Management Agreement with Tenaska.

RESOLUTIONS:

#2022-151 - Consideration of Approving the Redevelopment Plan for CRA No. 36 for Property Located South of Nebraska Highway 2 and East of Independence Avenue Along Montana Avenue, Grand Island, Nebraska for Commercial and Residential Purposes (Paramount Development). This item was related to the Public Hearing.

Motion by Nickerson, second by Guzinski to approve Resolution #2022-151. Upon roll call vote, all voted aye. Motion adopted.

#2022-152 - Consideration of Approving Appointment of Keith Kurz as Interim Public Works Director/City Engineer. City Administrator Jerry Janulewicz reported that with the retirement of Public Works Director John Collins the Mayor was recommending the appointment of Keith Kurz as the Interim Public Works Director/City Engineer.

Motion by Paulick, second by Stelk to approve Resolution #2022-152. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Guzinski to approve the payment of claims for the period of May 11, 2022 through May 24, 2022 for a total amount of \$6,398,666.16. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Fitzke, second by Minton to adjourn to Executive Session at 8:26 p.m. for the purpose of a strategy session with respect to FOP Union negotiations. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Minton, second by Nickerson to return to Regular Session at 9:58 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 9:58 p.m.

RaNae Edwards  
City Clerk