



City of Grand Island

Tuesday, June 28, 2022

Council Session

Item G-1

Approving Minutes of June 14, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

June 14, 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 June 14, 2022. Notice of the meeting was given in *The Grand Island Independent* on June 8, 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, Mitch Nickerson, and Chuck Haase. Councilmember Maggie Mendoza 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 Interim Public Works Director Keith Kurz.

INVOCATION was given by Pastor Josh Sikes, Third City Christian Church, 4100 West 13th Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Henry J's, LLC, dba Henry J's, 118 West 2nd Street, Suite 4A for a Class "C" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "C" Liquor License had been received from Henry J's, LLC dba Henry J's, 118 West 2nd Street, Suite 4A. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on May 12, 2022; notice to the general public of date, time, and place of hearing published on June 4, 2022; notice to the applicant of date, time, and place of hearing mailed on May 12, 2022. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Zoning Change of all Copper Creek Estates 21st Sub. along with Lots 21, 23, 24, and 25 of Copper Creek 17th Sub. all generally located East of Kenneth Dr. and South of Indian Grass Rd from R2 Low Density Res. to R3-SL Medium Density Res. Small Lot. (Guarantee Group LLC). Regional Planning Director Chad Nabity reported that The Guarantee Group the owner and developer of Copper Creek located south of Old Potash Highway and east of Engleman road was requesting that the zoning on property be changed on a portion of this property from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential Zone. The proposal was to build 24 units single family detached housing ranging from 1350 sq. ft. to 1600 sq. ft. on these lots. The proposed rezoning would allow more flexibility in setbacks and size of structures. Staff recommended approval. Sean O'Connor, 1912 W. Anna Street spoke in support. Ashley Shultz, 4232 Indian Grass Road and Christina Wemhoff, 112 Little Bluestem Drive spoke in opposition 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 ordinances numbered:

#9882 - Consideration of Approving Zoning Change of all Copper Creek Estates 21st Sub. along with Lots 21, 23, 24, and 25 of Copper Creek 17th Sub. located East of Kenneth Dr. and South of Indian Grass Rd from R2 Low Density Res. to R3-SL Medium Density Res. Small Lot (Guarantee Group LLC)

#9883 - Consideration of Correction to Ordinance No. 9879 Relative to Vacation of Public Utility Easement in Lot 2 of Pedcor Subdivision- (City of Grand Island)

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 these ordinances 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.

#9882 - Consideration of Approving Zoning Change of all Copper Creek Estates 21st Sub. along with Lots 21, 23, 24, and 25 of Copper Creek 17th Sub. located East of Kenneth Dr. and South of Indian Grass Rd from R2 Low Density Res. to R3-SL Medium Density Res. Small Lot (Guarantee Group LLC)

This item was related to the aforementioned Public Hearing. Discussion was held regarding the difference between R3-SL and R3 zoning in the size of the lots and the size of the homes that could be built.

Motion by Guzinski, second by Minton to approve Ordinance #9882.

City Clerk: Ordinance #9882 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 #9882 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, 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 #9882 is declared to be lawfully adopted upon publication as required by law.

#9883 - Consideration of Correction to Ordinance No. 9879 Relative to Vacation of Public Utility Easement in Lot 2 of Pedcor Subdivision- (City of Grand Island)

Interim Public Works Director Keith Kurz reported that an error was discovered upon filing of Ordinance No. 9879 with Hall County Register of Deeds. The referenced ordinance had a

scrivener's error and referred to the easement as a drainage easement, rather than a utility easement. If adopted, the ordinance would correct this error and allow for filing of the correction.

Motion by Paulick, second by Fitzke to approve Ordinance #9883.

City Clerk: Ordinance #9883 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 #9883 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, 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 #9883 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-12 (Resolution #2022-160) was pulled from the agenda at the request of Administration. Consent Agenda item G-13 (Resolution #2022-161) was removed for further discussion. Motion by Stelk, second by Scott to approve the Consent Agenda excluding items G-12 and G-13. Upon roll call vote, all voted aye. Motion adopted.

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

Approving Re-Appointments of Brad Bauer and Ron Depue to the Occupation Tax Oversight Committee (Food & Beverage).

Approving Garbage Haulers Permit for Grand Island Disposal, Inc., 1839 East 4th Street.

Approving Request from Ali Bergeron, 418 East 13th Street for Liquor Manager Designation with Chuckwagon BBQ, BYPI, 2504 South Locust Street.

#2022-153 - Approving Request from Henry J's, LLC, dba Henry J's, 118 West 2nd Street, Suite 4A for a Class "C" Liquor License and Liquor Manager Designation for Cathryn Sack, 3122 Brentwood Drive.

#2022-154 - Approving the Supply and Delivery of Pebble Lime 2022-2025 with Pete Lien & Sons, Inc. of Rapid City, South Dakota.

#2022-155 - Approving Purchase of 10 CY Dump Truck for the Street Division of the Public Works Department from Hansen International of Grand Island, Nebraska in an Amount of \$144,917.81.

#2022-156 - Approving Purchase of Salt Truck/5 CY Dump Truck for the Street Division of the Public Works Department from Hansen International of Grand Island, Nebraska in an Amount of \$135,349.17.

#2022-157 - Approving Agreement with NDOT for the Grand Island Area Metropolitan Planning Organization (GIAMPO) for the 2023 Fiscal Year Transportation Planning Program.

#2022-158 - Approving Amendment No. 2 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 \$108,300.00 and a Revised Contract Amount of \$243,100.00.

#2022-159 - Approving Certificate of Final Completion for Bridge Joint Repairs 2020-2021 with Wilke Contraction Corp. of Kearney, Nebraska.

#2022-160 - Approving Award of Proposal for General Governmental Insurance Services with FNIC of Grand Island, Nebraska in an Amount of \$71,500.00. This item was pulled from the agenda at the request of Administration.

#2022-161 - Approving City Council Study Session for October 18, 2022 for Island Oasis Master Plan. Parks and Recreation Director Todd McCoy stated the Island Oasis Master Plan would be completed in October and they wanted to bring that plan to the City Council at a Study Session. Discussion was held regarding the process of scheduling Study Sessions. Interim City Attorney Stacy Nonhof explained City Code Chapter 2-4 and who could request items for the agendas.

Motion by Guzinski, second by Conley to approve Resolution #2022-161. Upon roll call vote, Councilmembers Nickerson, Guzinski, Minton, Conley, Stelk, Fitzke, Scott, and Paulick voted aye. Councilmember Haase abstained. Motion adopted.

#2022-162 - Approving Furnishing and Installation of New Portable Turf at the Community Fieldhouse with Mid-America Sports Construction of Lee's Summit, Missouri in an Amount of \$239,003.00.

#2022-163 - Approving Acknowledgement of Name Change of Nebraska Personnel Consultants, LLC to Capital City Concepts, LLC.

RESOLUTIONS:

#2022-164 - Consideration of Approving the Donation and Construction Agreement with Grow Grand Island for Kaufman Plaza. City Administrator Jerry Janulewicz reported that the proposed expanded plaza improvements were to be constructed on city-owned property through a contract between Grow Grand Island (GGI) and Empire Development LLC. This contract together with the proposed contract between the City and GGI would require GGI and its contractor to provide a payment bond, liability insurance, and meet other requirement the City required of its contractors on City construction projects. Upon completion of the improvements, approval by the city engineer, and acceptance by the City Council, the improvements would become City property through a donation from GGI. The project was expected to cost \$685,000 of which Amur Equipment Finance, Inc. (Amur) would provide \$350,000. GGI would bring forth its recommendation for renaming the plaza in recognition of the significant financial donation from Amur.

Amos Anson, 4234 Arizona Avenue spoke in support. Jeremy Vicek, 813 Cora Street, Chapman, Nebraska answered questions regarding the green space and maintenance.

Motion by Haase, second by Guzinski to approve Resolution #2022-164. 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 25, 2022 through June 14, 2022 for a total amount of \$5,960,715.57. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Fitzke to adjourn to Executive Session at 8:35 p.m. for the purpose of a strategy session with respect to FOP Union negotiations. Unanimously approved.

Councilmember Scott was absent at 8:35 p.m.

RETURN TO REGULAR SESSION: Motion by Guzinski, second by Fitzke to return to Regular Session at 9:16 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 9:16 p.m.

RaNae Edwards
City Clerk