



City of Grand Island

Tuesday, September 27, 2022

Council Session

Item G-1

Approving Minutes of September 13, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
September 13, 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 September 13, 2022. Notice of the meeting was given in *The Grand Island Independent* on September 7, 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 Clerk RaNae Edwards, City Attorney Laura McAloon, Finance Director Patrick Brown, and Interim Public Works Director Keith Kurz.

INVOCATION was given by Pastor Adam Snoberger, Trinity Lutheran Church, 212 West 12th Street followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Presentation on Update of the Pinnacle Bank Sports Complex. This item was pulled from the agenda at the request of the presenter.

Presentation by the White Lotus Group on an Update of the Veterans Home Campus. Regional Planning Director Chad Nabity introduced Jay Klein and Alex Bullington representing the White Lotus Group who gave an update on the Veterans Home Campus. Mentioned was that they had gotten this building designated as a State Historic campus along with low income housing. Mr. Bullington answered questions regarding housing in the Persian and Anderson buildings.

PUBLIC HEARINGS:

Public Hearing on Request from Kiko's Cantina and Mexican Eats, LLC dba Kiko's Cantina, 101 West 3rd Street for a Class "C" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "C" Liquor License had been received from Kiko's Cantina and Mexican Eats, LLC dba Kiko's Cantina, 101 West 3rd Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on August 10, 2022; notice to the general public of date, time, and place of hearing published on September 3, 2022; notice to the applicant of date, time, and place of hearing mailed on August 10, 2022. Staff recommended approval contingent upon final inspections. Zach Butz, attorney for the applicant, 308 North Locust Street spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Public Utility Easements in Grand Island Mall Eighteenth Subdivision- North of State Street; East of US Highway 281. Interim Public Works Director Keith Kurz reported that to allow for further development of the Grand Island Mall Eighteenth

Subdivision it was requested that the City of Grand Island acquire public utility easements. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Public Right-of-Way for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 (Staab Brothers Partnership- 1810 N Diers Avenue). Interim Public Works Director Keith Kurz reported that public right-of-way was needed to accommodate one of the connections from Diers Avenue to the new Claude Road section. Staff recommended approval. No public testimony was heard.

CONSENT AGENDA: Consent Agenda items G-9 and G-28 (Resolutions #2022-240 and #2022-259) were pulled for further discussion. Motion by Paulick, second by Stelk to approve the Consent Agenda excluding items G-9 and G-28. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of August 30, 2022 City Council Special Meeting.

Approving Minutes of August 30, 2022 City Council Regular Meeting.

Receipt of Official Document – Tort Claim filed by Brad Johnson.

Approving Re-Appointments of Jason Morledge, Jason Roe, and Tom O’Neill to the Citizens Advisory Review Committee.

Approving Re-Appointment of Chris Schwieger to the Community Redevelopment Authority Board.

Approving Appointments of Julie Wright and Susan Bullington to the Citizens Advisory Review Committee.

Approving Request from Christina Black, 1011 Starwood Avenue, Apt. 1 for Liquor Manager Designation with Texas Roadhouse, 232 Wilmar Avenue.

#2022-239 - Approving Request from Kiko’s Cantina and Mexican Eats, LLC dba Kiko’s Cantina, 101 West 3rd Street for a Class "C" Liquor License and Liquor Manager for Vanessa Garcia, 644 Meves Avenue.

#2022-240 - Approving Agreement with Clean Community Systems. City Attorney Laura McAloon reported that this item was the yearly request for funds in the amount of \$30,000.00. Denise Gallagher, Executive Director explained the services and programs provided by the Clean Community Systems.

Motion by Nickerson, second by Paulick to approve Resolution #2022-240. Upon roll call vote, all voted aye. Motion adopted.

#2022-241 - Approving Bid Award - Coal Bunker Unloading Platform Concrete Coating with Allen Blasting and Coating of Wever, Iowa in an Amount of \$50,346.00.

#2022-242 - Approving Bid Award - PGS Boiler Inspection and Repair - Fall Outage 2022 with Locke AMI, LLC of Olathe, Kansas in an Amount of \$125,552.00.

#2022-243 - Approving Purchase of 2024 Freightliner (OH Division) from Terex Corporation of Watertown, South Dakota in an Amount of \$434,343.00.

#2022-244 - Approving Change Order #1 for Water Main Project 2022-W-1 - 18th Street with The Diamond Engineering Company of Grand Island, Nebraska for an Increase of \$11,385.65 and a Revised Contract Amount of \$167,602.45.

#2022-245 - Approving Designation of Sole Source for Raw Sewage Pumps at the Wastewater Treatment Plant with Iowa Pump Works for Ankeny, Iowa in an Amount of \$40,400.00.

#2022-246 - Approving Section 5339 Capital Grant Application and Agreement for the Transit Division of the Public Works Department- FY 2023.

#2022-247 - Approving Acquisition of Public Utility Easements in Grand Island Mall Eighteenth Subdivision- North of State Street; East of US Highway 281.

#2022-248 - Approving Increase to the City's Share of Improvements to US Highway 30 Bridges in Grand Island; Project No. NH-30-4(162); Control No. 42776 for a Total Amount of \$312,371.44.

#2022-249 - Approving Acquisition of Public Right-of-Way for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 (Staab Brothers Partnership- 1810 N Diers Avenue).

#2022-250 - Approving Temporary Construction Easement for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 (Staab Brothers Partnership- 1810 N Diers Avenue).

#2022-251 - Approving Assistance to Firefighters Grant Program for the Purchase of SCBAs.

#2022-252 - Approving Purchase of SCBAs from MSA Safety Sales, LLC of Cranberry Township, Pennsylvania in an Amount of \$499,843.20.

#2022-253 - Approving Memorandum of Understanding to the Labor Contract between the City of Grand Island and the Fraternal Order of Police Grand Island Lodge No. 24 Bargaining Unit.

#2022-254 - Approving Ryder Park Playground Fundraising Agreement Amendment with Central Community College Foundation, Inc.

#2022-255 - Approving Ryder Park Playground Grant Application to Peter Kiewit Foundation.

#2022-256 - Approving Change Order #1 for Stolley Park Splash Pad with Crouch Recreation, Inc. of Elkhorn, Nebraska for an Increase of \$38,450.00 and a Revised Contract Amount of \$233,355.00.

#2022-257 - Approving Change Order #3 for JBS Trail with The Diamond Engineering Co. of Grand Island, Nebraska for an Increase of \$14,060.00 and a Revised Contract Amount of \$848,360.16.

#2022-258 - Approving Change Order #1 for Ashley Park Irrigation with Precision Sprinklers of Hastings, Nebraska for an Increase of \$4,374.33 and a Revised Contract Amount of \$100,874.33.

#2022-259 - Approving Final Plat and Subdivision Agreement for Continental Gardens Third Subdivision. It was noted that GH Construction, owner, had submitted the Final Plat and Subdivision Agreement for Continental Gardens Third Subdivision located north of State Street and east of Webb Road for the purpose of creating 3 lots on 3.156 acres.

Regional Planning Director Chad Nabity stated the owners were proposing to build two office buildings and were looking at townhouses for this location.

Motion by Nickerson, second by Haase to approve Resolution #2022-259. Upon roll call vote, all voted aye. Motion adopted.

#2022-260 - Approving Renewal of Machinery Property Peril, Fire and Terrorism Insurance with FM Global for 2022-23 with Factory Mutual Insurance Company of St. Louis, Missouri in an Amount of \$592,750.00 and Terrorism Insurance of \$36,713.00.

REQUESTS AND REFERRALS:

Consideration of Referring Blighted and Substandard Study for Area #28 to the Regional Planning Commission (Conestoga Mall). Regional Planning Director Chad Nabity reported that Woodsonia Acquisitions, LLC had submitted a Substandard and Blight Study for approximately 78.45 acres of property in northwest Grand Island located between U.S. Highway 281 and Webb Road and State and 13th Streets. Staff recommended approval.

Mitch Hohlen, 2201 Anderson Street, Omaha, Nebraska presented the concept of the project at Conestoga Mall.

Motion by Paulick, second by Fitzke to refer the Blighted and Substandard Study for Area #28 to the Regional Planning Commission. Upon roll call vote, all voted aye. Motion adopted.

Consideration of Referring Extremely Blighted Property Analysis for Grand Island to the Regional Planning Commission (Conestoga Mall). Regional Planning Director Chad Nabity reported that Woodsonia Acquisitions, LLC by Kurt Elder, AICP working with Marvin Planning Consultants had prepared a Substandard and Blight Study. This study identified those areas of Grand Island that could qualify as Extremely Blighted. Staff recommended approval.

Motion by Haase, second by Paulick to refer the Extremely Blighted and Substandard Study to the Regional Planning Commission. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Minton, second by Nickerson to approve the payment of claims for the period of August 24, 2022 through September 13, 2022 for a total amount of \$9,159,389.23. Upon roll call vote, all voted aye. Motion adopted.

ADJOURN TO EXECUTIVE SESSION: Motion by Minton, second by Conley to adjourn to Executive Session at 8:07 p.m. for the purpose of a strategy session relative to redevelopment incentives of Conestoga Hall and labor negotiations with IBEW Wastewater Treatment Plant labor contract. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Fitzke, second by Paulick to return to Regular Session at 9:07 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 9:07 p.m.

RaNae Edwards
City Clerk