



# City of Grand Island

Tuesday, October 25, 2022

Council Session

## Item G-1

### Approving Minutes of October 11, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
October 11, 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 October 11, 2022. Notice of the meeting was given in *The Grand Island Independent* on October 5, 2022.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Mark Stelk, Jason Conley, Bethany Guzinski, Mitch Nickerson, and Chuck Haase. Councilmembers Justin Scott, Michelle Fitzke, Vaughn Minton, and Maggie Mendoza were absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, City Attorney Laura McAloon and Interim Public Works Director Keith Kurz.

INVOCATION was given by Pastor Dan Bremer, Grace Lutheran Church, 545 East memorial Drive followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Zoning Change to Property located at 3600 Husker Highway from R2 Low Density Residential to CD Commercial Development (Innate Development 2, LLC). Regional Planning Director Chad Nabity reported that Innate Development 2 LLC the owners of 200 acres located north of Husker Highway and west of Prairieview Street were requesting that the zoning on property be changed on a portion of this property from R2 Low Density Residential to RD Residential Development Zone and Commercial Development Zone. The proposal was to build 150 units of three story apartments in 10 unit buildings along with 4 carriage house apartments on the Residential Development portion of this property. Staff recommended approval. Zach Butz, 308 North Locust Street, Suite 501 spoke in support. No further public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 33 for Redevelopment for Property Located North of Husker Highway and West of Prairie View Street Subdivision (Innate Development, LLC). Regional Planning Director Chad Nabity reported that Innate Development, LLC was proposing to develop property north of Husker Highway and west of Prairieview Street for residential and commercial uses. They were proposing 154 units of housing and a small neighborhood commercial area. Staff recommended approval. Zach Butz, 308 North Locust Street, Suite 501 spoke in support. No further public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 1 for Redevelopment for Property Located at 124 West 3rd Street (Living Waters LLC). Regional Planning Director Chad Nabity reported that Living Waters, LLC was proposing to redevelop the building at 124 West 3<sup>rd</sup> Street adding 3 upper story apartments to the existing commercial uses. Staff recommended approval. Amos

Anson, 4234 Arizona Avenue and Tyler Goosic, 320 Sunflower Circle spoke in support. No further public testimony was heard.

ORDINANCES:

#9902 - Consideration of Approving Zoning Change to Property located at 3600 Husker Highway from R2 Low Density Residential to CD Commercial Development (Innate Development 2, LLC)

This item was related to the aforementioned Public Hearing. Staff recommended approval. Discussion was held regarding street width and parking.

Motion by Guzinski, second by Nickerson to approve Ordinance #9902 on first reading only. Upon roll call vote, all voted aye. Motion adopted.

#9903 - Consideration of Approving Salary Ordinance (This item was pulled from the agenda).

CONSENT AGENDA: Consent Agenda item G-2 (Resolution #2022-278) was pulled from the agenda. Consent Agenda item G-12 (Resolution #2022-288) was pulled for further discussion. Motion by Guzinski, second by Paulick to approve the Consent Agenda excluding items G-2 and G-12. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of September 27, 2022 City Council Regular Meeting.

#2022-278 - Approving Final Plat and Subdivision Agreement for Legacy 34 Second Subdivision. This item was pulled from the agenda.

#2022-279 - Approving Purchase of One (1) 2023 D7 Tracked Dozer with Waste Handler Arrangement for the Solid Waste Division of the Public Works Department from NMC/Nebraska Machinery Company of Doniphan, Nebraska in an Amount of \$674,300.00.

#2022-280 - Approving Bid Award for Circle Drive Drainage Improvements; Project No. 2022-D-1 with Elsbury Construction, LLC of Grand Island, Nebraska in an Amount of \$55,628.18.

#2022-281 - Approving Bid Award for North Road- Westgate Road to Old Potash Highway Roadway Improvements; Project No. 2019-P-12 with The Diamond Engineering Company of Grand Island, Nebraska in an Amount of \$1,357,957.70.

#2022-282 - Approving Change Order No. 1 for Lift Station No. 17 Improvements; Project No. 2021-S-9 with The Diamond Engineering Company of Grand Island, Nebraska for an Increase of \$93,123.10 and a Revised Contract Amount of \$1,667,826.57 and a Time Extension of September 15, 2023.

#2022-283 - Approving Award of Landfill Grade Software for the Solid Waste Division of the Public Works Department with RDO Integrated Controls of Bloomington, Minnesota in an Amount of \$43,642.75.

#2022-284 - Approving Purchase of New Front-End Loader for the Wastewater Division of the Public Works Department from NMC of Doniphan, Nebraska in an Amount of \$316,488.00.

#2022-285 - Approving Concurrence of Bid Award to The Diamond Engineering Company of Grand Island, Nebraska for Five Points Intersection Improvements in an Amount of \$2,929,887.08.

#2022-286 - Approving Program Agreement with NDOT for Broadwell Avenue Grade Separation.

#2022-287 - Approving Change Order No. 1 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 for Time Extension to November 30, 2022.

#2022-288 - Approving Change Order No. 1 for North Road- Old Potash Highway to 13th Street Roadway Improvements; Project No. 2019-P-6 with Elsbury Construction, LLC of Grand Island, Nebraska for an Increase of \$152,812.81 and a Revised Contract Amount of \$2,808,615.86. Interim Public Works Director Keith Kurz reported this was a change order for lowering a water main.

Devon Henson, 967 North Public Road, Wood River, Nebraska had questions concerning the changes to this project and access to this road. Mr. Kurz stated Old Potash and 13<sup>th</sup> Street was open at North Road.

Motion by Guzinski, second by Conley to approve Resolution #2022-288. Upon roll call vote, all voted aye. Motion adopted.

#2022-289 - Approving Purchase of Power and Concentric Neutral Cable with Dutton-Laison Company of Hastings, Nebraska in the Amount of \$797,990.00.

#2022-290 - Approving Bid Award for Electrical Underground Conduit Installation - Electrical Project 2023-UG-1 with D & A Trenching of Alda, Nebraska.

#2022-291 - Approving Tri-City Drug Enforcement Team (TRIDENT) Civil Forfeiture Signature Authorization.

#### RESOLUTIONS:

#2022-292 - Consideration of Approving the Redevelopment Plan for CRA No. 33 for Redevelopment for Property Located North of Husker Highway and West of Prairie View Street Subdivision (Innate Development LLC). This item was related to the aforementioned Public Hearing.

Mark Otto, 4071 Ann Marie Avenue answered questions regarding the plan for this project and the housing needs in Grand Island.

Motion by Nickerson, second by Paulick to approve Resolution #2022-292. Upon roll call vote, all voted aye. Motion adopted.

#2022-293 - Consideration of Approving the Redevelopment Plan for CRA No. 1 for Redevelopment for Property Located at 124 West 3rd Street (Living Waters LLC). This item was related to the aforementioned Public Hearing.

Motion by Guzinski, second by Stelk to approve Resolution #2022-293. Upon roll call vote, all voted aye. Motion adopted.

Mayor Steele commented on the Five Points Intersection Improvements and the Broadwell Avenue grade separation resolutions that were approved at tonight's meeting.

PAYMENT OF CLAIMS:

Motion by Guzinski, second by Paulick to approve the payment of claims for the period of September 28, 2022 through October 11, 2022 for a total amount of \$5,202,746.91. Upon roll call vote, all voted aye. Motion adopted.

Councilmember Haase questioned a claim to the Humane Society in the amount of \$32,375.00 regarding changes to services provided and the contract. He asked that this topic be brought back to the City Council in a Study Session.

ADJOURN TO EXECUTIVE SESSION: Motion by Guzinski, second by Conley to adjourn to Executive Session at 7:37 p.m. for the purpose of a strategy session relative to labor negotiations with AFSCME labor contract. Unanimously approved.

RETURN TO REGULAR SESSION: Motion by Haase, second by Guzinski to return to Regular Session at 7:48 p.m. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 7:48 p.m.

RaNae Edwards  
City Clerk