



# City of Grand Island

Tuesday, November 8, 2022

Council Session

## Item G-1

### Approving Minutes of October 25, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

October 25, 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 25, 2022. Notice of the meeting was given in *The Grand Island Independent* on October 19, 2022.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Justin Scott, Michelle Fitzke, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Maggie Mendoza, Mitch Nickerson, and Chuck Haase. Councilmember Mike Paulick was 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 Todd Bowen, Grace Covenant Church, 418 West 12<sup>th</sup> Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Comprehensive Plan Amendment for Changes to the Future Land Use Map for Property Located between Capital Avenue and Airport Road and Broadwell Avenue and Webb Road in Grand Island, Nebraska. Regional Planning Director Chad Nabity reported that staff was recommending amendments to the future land use map for the City of Grand Island for the area around the former veterans' home. The proposed changes were consistent with the Veteran's Legacy Plan. The Veteran's Legacy Plan envisions a variety of recreational uses along with commercial, office and residential development across the site. These changes will facilitate the redevelopment of this property. Staff recommended approval. No public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 16 for Property Located at 2206 and 2300 Capital Avenue (Veteran's Home), Grand Island, Nebraska for Residential Purposes (Liberty Campus, GI LLC). Regional Planning Director Chad Nabity reported that Liberty Campus GI, LLC was proposing to redevelop a portion of the former veteran's home property. The plan deals specifically with the Pershing and Anderson Buildings at the southwest corner of the property north of Capital Avenue and east of Custer Street. The proposed plan would redevelop these buildings into 48 one and two bedroom apartments. The units would be available to low income individuals with a preference for veterans, gold star families and veteran spouses. Staff recommended approval. Arun Agalwal, CEO for White Lotus Group and Alex Bollington, 3601 Jones Street, Omaha, Nebraska spoke in support. No further public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 34 for Property Located North of Faidley Avenue and East of Claude Road, Grand Island, Nebraska for Commercial Purposes (KER Enterprises, LLC). Regional Planning Director Chad Nabity reported that KER Enterprises, LLC was proposing to develop property north of Faidley Avenue and east of Claude Road for commercial purposes including a family entertainment center with miniature golf, laser tag, axe

throwing, duck pin bowling, and an arcade along with food and drink. Staff recommended approval. Zach Butz, 308 N. Locust Street, Suite 501; Bruce Schriener, 2535 No. Carlton Avenue; and Brad Kissler, 605 Sandalwood Drive spoke in support. No further public testimony was heard.

Public Hearing on Request from Coranco Great Plains, Inc. on behalf of LPB, LLC for a Conditional Use Permit for continued Operation of a Soil and Groundwater Remedial System located at 704 West 3rd Street. Building Department Director Craig Lewis reported that Coranco Great Plains, Inc. on behalf of LPB, LLC submitted an application for a Conditional Use Permit to allow for the extended placement of a soil vapor extraction trailer to facilitate the removal of free phase petroleum from soil and groundwater at 724 West 3<sup>rd</sup>. Street. Staff recommended approval. No public testimony was heard.

RESOLUTION:

#2022-314 - Consideration of Approving the Labor Agreement between the City of Grand Island and the Nebraska Public Employees, Local 251 of the American Federation of State, County and Municipal Employees, AFL-CIO. Human Resources Director Aaron Schmid reported that a combination of twelve job classifications in the Parks and Recreations Department, Library and Public Works Department were included under the conditions outlined in the labor agreement between the City of Grand Island (City) and the Nebraska Public Employees, Local 251 of the American Federation of State, County and Municipal Employees, AFL-CIO (AFSCME.) The current labor agreement expired as of midnight September 30, 2022. The City and AFSCME met to negotiate the terms of a new agreement. The negotiations were handled in good faith with both parties focused on a fair contract. Staff recommended approval.

Motion by Nickerson, second by Haase to approve Resolution #2022-314. Upon roll call vote, all voted aye. Motion adopted.

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:

#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) (Second & Final Reading)

#9903 - Consideration of Approving Salary Ordinance

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.

#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) (Second & Final Reading)

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.

Motion by Guzinski, second by Minton to approve Ordinance #9902 on second and final reading. Upon roll call vote, all voted aye. Motion adopted.

#### #9903 - Consideration of Approving Salary Ordinance

Human Resources Director Aaron Schmid reported that the proposed salary ordinance recognized the changes to the collective bargaining agreement between the City of Grand Island and the Nebraska Public Employees, Local 251 of the American Federation of State, County and Municipal Employees, AFL-CIO effective October 23, 2022. This ordinance would also create an Evidence Technician PT classification to allow for hiring the 0.5 of the 1.5 FTE request. Wages would mirror the wages of the Evidence Technician FT classification. Staff recommended approval.

Motion by Haase, second by Fitzke to approve Ordinance #9903.

City Clerk: Ordinance #9903 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 #9903 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 #9903 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda items G-6, G-9, and G-11 (Resolutions #2022-294, #2022-297, and #2022-299) were pulled for further discussion. Motion by Stelk, second by Conley to approve the Consent Agenda excluding items G-6, G-9 and G-11. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of October 11, 2022 27, 2022 City Council Regular Meeting.

Approving Minutes of October 18, 2022 City Council Study Session.

Approving Request from Morwenna Limper, 621 S. Denver Avenue, Hastings, Nebraska for a Liquor Manager Designation with Riverside Golf Club, 2720 Riverside Drive.

Approving Request from Hall County Livestock Improvement Association dba Fonner Park, 700 E. Stolley Park Road for a Deletion of a Portion of Class "CK-78819" Liquor License.

#2022-278 - Approving Final Plat and Subdivision Agreement for Legacy 34 Second Subdivision. It was noted that Innate Development 2, LLC, owners, had submitted the Final Plat and Subdivision Agreement for Legacy 34 Second Subdivision located north of Husker Highway and west of Prairieview Street for the purpose of creating 23 lots and 10 Outlots on 20.109 acres.

#2022-294 - Approving Final Plat and Subdivision Agreement for Northwest Gateway Second Subdivision. It was noted that Famos Construction, Inc., owner had submitted the Final Plat and Subdivision Agreement for Northwest Gateway Second Subdivision located at the north end of Colorado Avenue for the purpose of creation 4 lots on 2.290 acres.

Amos Anson, 4243 Arizona Avenue answered questions concerning the lot sizes, drainage and types of home to be built.

Motion by Nickerson, second by Haase to approve Resolution #2022-294. Upon roll call vote, all voted aye. Motion adopted.

#2022-295 - Approving Final Plat and Subdivision Agreement for Woodland Park 19th Subdivision. It was noted that McKayla Nelson, owner, had submitted the Final Plat and Subdivision Agreement for Woodland Park 19<sup>th</sup> Subdivision located east of Independence Avenue and south of Pennsylvania Avenue for the purpose of creating 2 lots on 6.979 acres.

#2022-296 - Approving City Council Meeting Schedule for 2023.

#2022-297 - Approving Extension of Option to Lease Agreement - Grand Island Children's Museum. City Administrator Jerry Janulewicz reported that the Grand Island Children's Museum had been unable to raise donations and pledges in the amount of \$7,000,000 and were requesting a one year extension of the option to lease.

Audrey Rowley, 1913 W. Louise Street representing the Grand Island Children's Museum spoke in support and stated they were still raising funds.

Motion by Nickerson, second by Guzinski to approve Resolution #2022-297. Upon roll call vote, all voted aye. Motion adopted.

#2022-298 - Approving Change Order #1 for Water System Uranium Removal System with Water Remediation Technology for an Increase of \$39,350.00 and a Revised Contract Amount of \$242,820.00.

#2022-299 - Approving Bid Award - Rogers Pumping Station Controls Upgrade with HOA Solutions, Inc. of Lincoln, Nebraska in an Amount of \$66,600.00. Utilities Director Tim Luchsinger reported that specifications for the Rogers Pumping Station Controls Upgrade were advertised and issued for bid in accordance with the City Purchasing Code. Bids were publicly opened on September 13, 2022. The engineer's estimate for this project was \$175,000.00. Mr. Luchsinger answered questions regarding the estimate and the bid price which came in well below the estimate.

Motion by Nickerson, second by Guzinski to approve Resolution #2022-299. Upon roll call vote, all voted aye. Motion adopted.

#2022-300 - Approving Lease Agreement with Union Pacific Railroad for Utility Property at 1209 W. North Front Street in an Amount of \$3,000.00.

#2022-301 - Approving Bid Award - Tree Removal Contract 2023-TR-1 with Leetch Tree Service of Grand Island, Nebraska for various amounts.

#2022-302 - Approving Annual Payment for Utility Billing Software Support with N. Harris Computer Corporation dba Advanced Utility Systems in an Amount of \$95,113.45.

#2022-303 - Approving Bid Award for Drainage Ditch Grading, Excavating, and Hauling 2022-2023 with AMP Works, LLC of Grand Island, Nebraska for various amounts.

#2022-304 - Approving Supplemental Agreement No. 1 with NDOT- Local Assistance Division for the Grand Island Area Metropolitan Planning Organization (GIAMPO) for the 2023 Fiscal Year TRANSIT, Section 5305, Transportation Planning Program.

#2022-305 - Approving Amendment No. 1 to the Public Transit Vehicle Provider with Davey Coach Sales, Inc. of Sedalia, Colorado for a Revised Contract Amount from \$74,985.00 to \$84,663.00.

#2022-306 - Approving Change Order No. 2 for Final Clarifier No. 1 Renovation; Project No. 2021-WWTP-3 with Fab Tech Wastewater Solutions, LLC of O'Fallon, Missouri for an Increase of \$13,310.00 and a Revised Contract Amount of \$205,310.00 and Final Completion from September 30, 2022 to November 15, 2022.

#2022-307 - Resolution Directing Property Owner to Repair Sidewalk at 1715 Bass Road, 1320 N Broadwell Avenue and 239 S Plum Street.

#2022-308 - Approving Agreement with Nebraska Department of Transportation (NDOT) for Grand Island & South (SB); Project No. NH-34-4(134); Control No. 42819.

#2022-309 - Approving Application for State of Nebraska Ambulance Grant.

#2022-310 - Approving Bid Award for Surface Prep and Painting of Lincoln Park Swimming Pool with Mongan Painting, LLC of Cherokee, Iowa in an Amount of \$40,310.00.

#### REQUESTS AND REFERRALS:

Consideration of Approving the Request from Coranco Great Plains, Inc. on behalf of LPB, LLC for a Conditional Use Permit for continued Operation of a Soil and Groundwater Remedial System located at 704 West 3rd Street. This item was related to the aforementioned Public Hearing.

Motion by Guzinski, second by Haase to approve. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2022-311 - Consideration of Approving the Comprehensive Plan Amendment for Changes to the Future Land Use Map for Property Located between Capital Avenue and Airport Road and Broadwell Avenue and Webb Road in Grand Island, Nebraska. This item was related to the aforementioned Public Hearing.

Motion by Haase, second by Minton to approve Resolution #2022-311. Upon roll call vote, all voted aye. Motion adopted.

#2022-312 - Consideration of Approving the Redevelopment Plan for CRA No. 16 for Property Located at 2206 Capital Avenue (Veteran's Home), Grand Island, Nebraska for Residential Purposes (Liberty Campus, GI LLC). This item was related to the aforementioned Public Hearing.

Motion by Haase, second by Stelk to approve Resolution #2022-312. Upon roll call vote, all voted aye. Motion adopted.

#2022-313 - Consideration of Approving the Redevelopment Plan for CRA No. 34 for Property Located North of Faidley Avenue and East of Claude Road, Grand Island, Nebraska for Commercial Purposes (KER Enterprises, LLC). This item was related to the aforementioned Public Hearing. Brad Kissler, 605 Sandalwood Drive commented on the project and what it all entailed. Mr. Nabity answered questions regarding the TIF application for this project.

Motion by Nickerson, second by Minton to approve Resolution #2022-313. 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 October 12, 2022 through October 25, 2022 for a total amount of \$8,584,104.34. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 8:07 p.m.

RaNae Edwards  
City Clerk