



City of Grand Island

Tuesday, December 20, 2022

Council Session

Item G-1

Approving Minutes of December 6, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
December 6, 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 December 6, 2022. Notice of the meeting was given in *The Grand Island Independent* on November 30, 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, Jason Conley, Vaughn Minton, Bethany Guzinski, Maggie Mendoza, Mitch Nickerson and Chuck Haase. Councilmember Mark Stelk 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 Bill Pavuk, St. Pauls Lutheran Church, 1515 South Harrison Street followed by the PLEDGE OF ALLEGIANCE.

PRESENTATIONS AND PROCLAMATIONS:

Recognition of the Central Catholic Volleyball Team State Championship. The Mayor and City Council recognized the Grand Island Central Catholic Volleyball team and coaches for their Class C-1 State Championship win. Congratulations to the Crusaders for an outstanding season. Head Coach: Sharon Zavala; Assistant Coaches: Kelsie Scheel, Kelley Ward, and Kelsey Fredrickson. Team members: Hannah Gellatly, Tristyn Hedman, Abbie Connick, Maggie Herbek, Avery Kelly, Laura Blake, Kinnley Kearns, Carolyn Maser, Madelyn Weyers, Alex Herbek, Gracie Woods, Hadlee Hasselmann, Maddie Schneider, and Lucy Ghaifan; Trainer: Andrew Spencer; Student Manager: Mati Mills

Recognition of Service of Councilmember Vaughn Minton. Mayor Steele presented Councilmember Vaughn Minton with a plaque and recognized his service to the community as Councilmember for Ward 1.

Recognition of Service of Councilmember Justin Scott. Mayor Steele presented Councilmember Justin Scott with a plaque and recognized his service to the community as Councilmember for Ward 5.

Recognition of Service of City Administrator Jerry Janulewicz. Mayor Steele presented City Administrator Jerry Januelwicz with a plaque and recognized his service to the community as City Administrator.

SPECIAL ITEMS:

Approving Minutes of November 22, 2022 City Council Regular Meeting: Motion by Paulick, second by Scott to approve the minutes of the November 22, 2022 City Council meeting. Upon roll call vote, all voted aye. Motion adopted.

Approving Payment of Claims for the Period of November 23, 2022 through December 6, 2022: Motion by Minton, second by Nickerson to approve the payment of claims for the period of November 23, 2022 through December 6, 2022 for a total amount of \$5,277,415.75. Upon roll call vote, all voted aye. Motion adopted.

Acceptance of Election Certificate: Motion by Guzinski, second by Paulick to accept the Election Certificate for the November 8, 2022 General Election. Upon roll call vote, all voted aye. Motion adopted.

Comments by Outgoing Elected Official Councilmembers Vaughn Minton and Justin Scott and City Administrator Jerry Janulewicz: Councilmembers Minton and Scott thanked the people of Ward 1 and Ward 5 respectively as did Jerry Janulewicz as City Administrator.

Recess: Council recessed at 7:25 p.m. and reconvened at 7:31 p.m.

Administration of Oath to Newly Elected Mayor and Councilmembers: City Clerk RaNae Edwards administered the Oath of Office to elected Mayor Roger G. Steele. Ms. Edwards then administered the Oath of Office to newly elected Councilmembers Jack Sheard – Ward 1 and Doug Lanfear – Ward 5 and returning Councilmember’s Maggie Mendoza – Ward 2, Jason Conley – Ward 3, and Mitchell Nickerson – Ward 4.

Seating of Newly Elected Councilmembers followed by Roll Call: The following members were present: Mayor Roger G. Steele, Councilmembers Maggie Mendoza, Bethany Guzinski, Chuck Haase, Jack Sheard, Mike Paulick, Michelle Fitzke, Mitch Nickerson, Doug Lanfear and Jason Conley. Councilmember Mark Stelk was absent.

Comments by Newly Elected Officials:

Councilmember’s Jack Sheard, Maggie Mendoza, Jason Conley, Mitch Nickerson and Doug Lanfear each thanked the citizens of Grand Island for the opportunity to represent them. They also thanked their families, friends and looked forward to moving forward.

Election of City Council President: City Clerk RaNae Edwards reported that the City Council was required to elect one Councilmember to the office of Council President for a term of one year and that the Council President automatically assumed the duties of the Mayor in the event that the Mayor was absent or otherwise unable to fulfill his duties. Nebraska law allows the election of the Council President to be by secret ballot. The total number of votes for each candidate; however, must be stated and recorded in the Minutes. Past practice has included a run-off election between the top two nominees, if necessary. The City Clerk prepared and distributed ballots.

Councilmember Fitzke nominated Councilmember Paulick. Councilmember Haase moved that nominations cease, second by Councilmember Lanfear. Upon roll call vote, all voted aye.

City Clerk RaNae Edwards called for the ballot. It was reported that Councilmember Paulick had received 9 votes. Mayor Steele declared Councilmember Paulick the new Council President for 2023.

PUBLIC HEARINGS:

Public Hearing on Comprehensive Plan Amendment to Consider Proposed Changes to the Future Land Use Map for Conestoga Mall Property Located between Webb Road and U.S. Highway 281 North of 13th Street. Regional Planning Director Chad Nabity reported that Staff was recommending amendments to the future land use map for the city Grand Island for the area around the Conestoga Mall. The proposed changes were consistent with the redevelopment plan for this property. The current designation for this area identifies the entire site as Highway Commercial. The proposed changes would make the northeast corner of the site Mixed Use Commercial a district that allowed housing uses. The property on the east side of Webb Road was developed and planned for housing. These changes would facilitate the redevelopment of this property. No public testimony was heard.

ORDINANCES:

Councilmember Nickerson moved “that the statutory rules requiring ordinances to be read by title on three different days are suspended and that ordinance numbered:

- #9908 - Consideration of Approving Economic Development Program Renewal
- #9909 - Consideration of Adding Article XI to Chapter 23 of the Grand Island City Code, Providing for the Levy of a Retail Business Occupation Tax for a Redevelopment Project (This item was pulled from the agenda.)

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 Sheard seconded the motion. Upon roll call vote, all aye. Motion adopted.

- #9908 - Consideration of Approving Economic Development Program Renewal

Finance Director Patrick Brown reported that the Economic Development Plan (LB 840) was passed at the November 8, 2022 General Election thereby continuing the program for another 10 years beginning on October 1, 2023. As provided by Neb.Rev.Stat. §18-2714, with the passage of the economic development measure the City Council shall, within forty-five days after such approval, establish the economic development program by ordinance in conformity with the terms of the program as set out in the original enabling resolution. The proposed ordinance provides for the establishment of the economic development plan in conformity with the program approved by the city voters on November 8. Additionally, the ordinance provides that a copy of the current economic development plan will be maintained in the office of the city clerk and posted on the city’s web site. The economic development plan approved in 2012 will remain the current plan until it expires on September 30, 2023. Staff recommended approval.

Economic Development President Mary Beerlie, 123 No. Locust Street thanked the Council for their support.

Motion by Haase, second by Nickerson to approve Ordinances #9908.

City Clerk: Ordinance #9908 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 #9908 on second and final reading. All those in favor of the 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 final passage, Ordinance #9908 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Motion by Paulick, second by Fitzke to approve the Consent Agenda. Upon roll call vote, all voted aye. Motion adopted.

Approving Request from Hall County Livestock Improvement Association dba Fonner Park, 700 E. Stolley Park Road for an Addition to their Class “CK-78819” Liquor License.

#2022-342 - Approving Surety Bonds for Mayor and City Councilmembers.

#2022-343 - Approving Change Order No. 2 for North Road Paving Improvements; Project No. 2019-P-5 (Phase II) with The Diamond Engineering Company of Grand Island, Nebraska for an Increase of \$47,179.60 and a Revised Contract Amount of \$3,370,464.90.

#2022-344 - Approving Safety Glass Contract for Utilities, Public Works, and Parks Employees for 2023-26 with Heartland Optical of Lincoln, Nebraska.

#2022-345 - Approving Comprehensive Plan Amendment to Consider Proposed Changes to the Future Land Use Map for Conestoga Mall Property Located between Webb Road and U.S. Highway 281 North of 13th Street.

#2022-346 - Approving Preliminary and Final Plat and Subdivision Agreement for Community College Second Subdivision. It was noted that Central Community College, owner, had submitted the Preliminary and Final Plat and Subdivision Agreement for Community College Second Subdivision located north of Husker Highway and east of U.S. Highway 281 for the purpose of creating 7 lots on 29.26 Acres.

RESOLUTIONS:

#2022-347 - Consideration of Approving Appointment of RaNae Edwards, MMC as City Clerk. Mayor Steele reported he was submitting the appointment of RaNae Edwards MMC as City Clerk to coincide with the Mayor’s term of office.

Motion by Paulick, second by Haase to approve Resolution #2022-347. Upon roll call vote, all voted aye. Motion adopted.

#2022-348 - Consideration of Approving Appointment of Patrick Brown as Treasurer/Finance Director. Mayor Steele reported he was submitting the appointment of Patrick Brown as City Finance Director to coincide with the Mayor's term of office.

Motion by Guzinski, second by Conley to approve Resolution #2022-348. Upon roll call vote, all voted aye. Motion adopted.

#2022-349 - Consideration of Approving Appointment of Laura McAloon as City Administrator. Mayor Steele reported he was submitting the appointment of Laura McAloon as City Administrator to coincide with the Mayor's term of office. He read the background information that was included in the packet.

Concerns were made by Council regarding the need for a candidate search, salary, and experience as a City Administrator.

Motion by Haase, second by Guzinski to deny Resolution #2022-349. Upon roll call vote, Councilmembers Lanfear, Nickerson, Sheard, Haase, Guzinski, and Mendoza voted aye. Councilmembers Conley, Fitzke, and Paulick vote no. Motion adopted.

#2022-350 - Consideration of Approving Appointment of Shannon Callahan as Street Superintendent. Mayor Steele reported he was submitting the appointment of Shannon Callahan as Street Superintendent until the end of Calendar Year 2023.

Motion by Sheard, second by Guzinski to approve Resolution #2022-350. Upon roll call vote, all voted aye. Motion adopted.

#2022-351 - Consideration of Approving 4th Business Area, Business Improvement District Boundary and Initial Board. Rashad Moxey, Planner I reported that business and property owners expressed an interest to form a new business improvement district along the 4th Street corridor from Eddy Street to Sycamore Street and was asking council to consider formation of the district. Several owners continued to meet and submitted a letter dated September 30, 2022 to the Mayor asking for the creation of a district. Five of the owners volunteered to sit on the initial board.

City Administration recommended that the Council approve the initial boundary for the 4th Street Area BID and that the following be confirmed as board members for this Business Improvement District area:

Joe Bandasack
Agustin Sanchez
Richard Flores
Reyna Romero
Shanna Tuxhorn

Motion by Paulick, second by Lanfear to approve Resolution #2022-351. Upon roll call vote, all voted aye. Motion adopted.

#2022-352 - Consideration of Approving Redevelopment Contract with Woodsonia Hwy 281, LLC and the City of Grand Island Community Redevelopment Authority for Redevelopment of the Conestoga Mall Property. (This item was pulled from the agenda.)

ADJOURNMENT: The meeting was adjourned at 8:38 p.m.

RaNae Edwards
City Clerk