



City of Grand Island

Tuesday, August 30, 2022

Council Session

Item G-1

Approving Minutes of August 23, 2022 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

August 23, 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 August 23, 2022. Notice of the meeting was given in *The Grand Island Independent* on August 17, 2022.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Michelle Fitzke, Mark Stelk, Jason Conley, Bethany Guzinski, Maggie Mendoza, Mitch Nickerson, and Chuck Haase. Councilmembers Justin Scott and Vaughn Minton were 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 Bishop Jon Rosenlund, Church of Jesus Christ of Latter-day Saints, 212 West 22nd Street followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Stripe Zone, LLC dba Blazin Wings N More, 1023 West 2nd 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 Stripe Zone, LLC dba Blazin Wings N More, 1023 West 2nd Street. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on July 22, 2022; notice to the general public of date, time, and place of hearing published on August 13, 2022; notice to the applicant of date, time, and place of hearing mailed on July 22, 2022. Staff recommended approval contingent upon final inspections. No public testimony was heard.

Public Hearing on Redevelopment Plan for CRA No. 34 for Redevelopment for Property Located North of 13th Street and East of the Moores Creek Drainway (Starostka Group Unlimited). Regional Planning Director Chad Nabity reported that Starostka Group Unlimited was proposing to develop property north of 13th Street and east of the Moore's Creek drainway for 120 units of housing. They would construct an extension of Claude Road adjacent to their property north of 13th Street along with installing a trail on the east side of the property and relocating the Moore's Creek drainway to support the development and property alignment of Claude Road. Staff recommended approval. Andrew Willis representing Starostka Group Unlimited from Lincoln, Nebraska spoke in support. No further public testimony was heard.

Public Hearing on Zoning Change to Property located at 3015 and 3019 Colorado Avenue from LLR Large Lot Residential to R1 Suburban Density Residential (FAMOS Construction, Inc.). Regional Planning Director Chad Nabity reported that Amos Anson would like to split two lots into four lots in the Northwest Gateway Subdivision. Staff recommended approval. Amos Anson, 4234 Arizona Avenue spoke in support. The following people spoke in opposition:

- Bruce Bluhm, 3009 Colorado Avenue
- Jason Mathews, 4172 Nevada Avenue
- Cory Blackburn, 4171 Nevada
- Travis Ericson, 3020 Idaho Avenue

No further public testimony was heard.

Public Hearing on Request from Leslie Meyer (Probasco) for a Conditional Use Permit for a Greenhouse and Raising of Trees and Nursery Stock located at 3648 South Blaine Street. Building Department Director Craig Lewis reported that Leslie Meyer (Probasco) had submitted an application for a Conditional Use Permit for a greenhouse and raising trees and nursery stock located at 3648 South Blaine Street. Mentioned were several conditions is approved. Staff recommended approval. Leslie Probasco , 3648 South Blaine Street spoke in support. No further public testimony was heard.

Public Hearing on Acquisition of Sanitary Sewer Easements in Nikodym Third Subdivision & East Park on Stuhr Second Subdivision- North of Bismark Road; West of Stuhr Road. Interim Public Works Director Keith Kurz reported that acquisition of Sanitary Sewer easements were needed to allow for connection of the east phase of Cherry Park apartments to gravity sewer. The developer of Nikodym Subdivision was working with Charry Park Apartments management to extend a public sewer main from Nikodym Subdivision north. This would allow Cherry Park Apartments to abandon a private lift station that had been a very high maintenance piece of equipment. To build this sewer main, public sanitary sewer easements were necessary. Staff recommended approval. No public testimony was heard.

RESOLUTION:

#2022-232 - Consideration of Approving Revised Personnel Rules and Regulations. Human Resources Director Aaron Schmid reported that the City of Grand Island maintains a Personnel Rules and Regulations manual for City employees. The document contains information on personnel management, general policies, operations, leave policies and benefits. Portions of the Personnel Rules and Regulations are also referenced in the Union labor contracts. Changes to the Personnel Rules and Regulations require Council approval. Staff recommended approval.

Discussion was held regarding Section 3.08 Political Activities. Interim City Attorney Stacy Nonhof stated our current policy was not legal due to state statures.

Motion by Guzinski, second by Fitzke to approve Resolution #2022-232.

Motion by Haase, second by Paulick to amend the main motion and remove Section 3.08. Upon roll call vote, Councilmembers Haase, Conley, Stelk, Fitzke, and Paulick voted aye. Councilmembers Nickerson, Mendoza, and Guzinski voted no. Mayor Steele voted no. Motion failed.

Upon roll call vote of the main motion Councilmembers Nickerson, Guzinski, Conley, and Stelk voted aye. Councilmembers Haase, Fitzke, and Paulick voted no. Mayor Steele voted yes to make the sixth and deciding vote. Motion adopted.

#2022-233 - Consideration of Approving the Amended Labor Agreement between the City of Grand Island and the International Brotherhood of Electrical Workers, Local 1597 Service/Clerical/Finance. Human Resources Director Aaron Schmid reported that the current labor agreement remains in effect until midnight of September 30, 2024. When the contract was approved on September 21, 2021 it was agreed that wages for years two and three would need to be determined at a future date. The City and the IBEW have met to negotiate the remaining terms of the agreement. The proposed amended labor agreement sets the wages and related articles for the remainder of the contract. The agreement would remain in effect from October 1, 2021 through September 30, 2024. Staff recommended approval.

Motion by Nickerson, second by Guzinski to approve Resolution #2022-233. Upon roll call vote, all voted aye. Motion adopted.

ORDINANCES:

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

- #9892 - Consideration of Approving Zoning Change to Property located at 3015 and 3019 Colorado Avenue from LLR Large Lot Residential to R1 Suburban Density Residential (FAMOS Construction, Inc.)
- #9893 - Consideration of Amending Grand Island City Code Section 2-21 Relative to City Council Compensation
- #9894 - Consideration of Amending Grand Island City Code Section 2-18 Relative to Mayor Compensation
- #9895 - 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, Councilmembers Nickerson, Mendoza, Guzinski, Conley, Stelk, Fitzke, and Paulick voted aye. Councilmember Haase voted no. Motion failed.

- #9892 - Consideration of Approving Zoning Change to Property located at 3015 and 3019 Colorado Avenue from LLR Large Lot Residential to R1 Suburban Density Residential (FAMOS Construction, Inc.)

This item was related to the aforementioned Public Hearing. Staff recommended approval. Amos Anson, 4234 Arizona Avenue answered questions concerning drainage.

Motion by Guzinski, second by Mendoza to approve Ordinance #9892 on first reading only. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, and Guzinski voted aye. Councilmembers Conley, Stelk, Fitzke, and Paulick voted no. Motion failed.

#9893 - Consideration of Amending Grand Island City Code Section 2-21 Relative to City Council Compensation

Human Resources Director Aaron Schmid reported that a wage survey was completed in 2022 which included a review of Council compensation. Array responses indicated the midpoint compensation should be adjusted to eleven thousand dollars (\$11,000.00). The proposed increase would become effective the first regular Council meeting in December with the seating of the next Council. Staff recommended approval.

Discussion was held by Council as this being too big of an increase.

Motion by Guzinski, second by Mendoza to approve Ordinance #9893 on first reading only. Upon roll call vote, all voted no. Motion failed.

#9894 - Consideration of Amending Grand Island City Code Section 2-18 Relative to Mayor Compensation

Human Resources Director Aaron Schmid reported that a wage survey was completed in 2022 which included a review of Mayoral compensation. Array responses indicated the midpoint compensation was below the City of Grand Island compensation. Administration was recommending leaving the City of Grand Island Mayor compensation at the current rate of \$16,000 annually.

Motion by Nickerson, second by Guzinski to approve Ordinance #9894 on first reading only. Upon roll call vote, Councilmembers Nickerson, Mendoza, Guzinski, Conley, Stelk, and Fitzke voted aye. Councilmembers Haase and Paulick vote no. Motion adopted.

#9895 - Consideration of Approving Salary Ordinance

Human Resources Director Aaron Schmid reported that a Salary Ordinance was presented each year as part of the budget process. Staff recommended approval.

Discussion was held regarding the differences in increases and some employees not getting any. Mr. Schmid explained the process they go through with the salary surveys.

Motion by Guzinski, second by Fitzke to approve Ordinance #9895 on first reading only. Upon roll call vote, Councilmembers Nickerson, Mendoza, Guzinski, Conley, Stelk, and Fitzke voted aye. Councilmembers Haase and Paulick voted no. Motion adopted.

CONSENT AGENDA: Consent Agenda item G-14 (Resolution #2022-223) was removed from the agenda at the request of the Public Works Department. Motion by Paulick, second by Guzinski to approve the Consent Agenda excluding item G-14. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of August 9, 2022 City Council Regular Meeting.

Approving Minutes of August 16, 2022 City Council Study Session.

Receipt of Official Document – Tort Claim filed by Javier Rendon.

#2022-218 - Approving Request from Stripe Zone, LLC dba Blazin Wings N More, 1023 West 2nd Street for a Class "C" Liquor License and Liquor Manager Designation for Ernesto Franco, 3930 Chukar Circle.

#2022-219 - Approving Preliminary, Final Plat and Subdivision Agreement for Millennial Estate Subdivision. It was noted that Starostka Group Unlimited, Inc., owner, had submitted the Preliminary, Final Plat and Subdivision Agreement for Millennial Estate Subdivision located north of 13th Street and west of the Moore's Creek Drainway for the purpose of creating (Preliminary 120 lots, 1 out lot, 46.7 acres) (Final Plat 38 lots, 10.5.06 Acres).

#2022-220 - Approving Final Plat and Subdivision Agreement for Grand Island Plaza Third Subdivision. It was noted that Gordman Grand Island, LLC, owner, had submitted the Final Plat and Subdivision Agreement for Grand Island Plaza Third Subdivision located south of Capital Avenue and east of U.S. Highway 381 for the purpose of creating 3 lots on 11.32 acres.

#2022-221 - Approving Final Plat and Subdivision Agreement for Shafer Acres Subdivision. It was noted that Wieck Realty & Auction, owner, had submitted the Final Plat and Subdivision Agreement for Shafer Acres Subdivision located north of One-R Road and east of St. Paul Road for the purpose of creating 1 lot on 3.202 acres.

#2022-222 - Approving Final Plat and Subdivision Agreement for Mettinbrink Acres Subdivision. It was noted that Wieck Realty & Auction, owner, had submitted the Final Plat and Subdivision Agreement for Mettinbrink Acres Subdivision located north of One-R Road and east of St. Paul Road for the purpose of creating 1 lot on 4.018 acres.

#2022-223 - Approving Customer Information System Contract with National Information Systems Cooperative of Bismark, North Dakota.

#2022-224 - Approving Master Power Purchase and Sale Agreement with NextEra Energy.

#2022-225 - Approving Bid Award for 2022 Line Shop Remodel with Rathman-Manning Construction, LLC of Chapman, Nebraska in an Amount of \$117,360.00.

#2022-226 - Approving Acquisition of Sanitary Sewer Easements in Nikodym Third Subdivision & East Park on Stuhr Second Subdivision- North of Bismark Road; West of Stuhr Road.

#2022-227 - Approving Purchase of One (1) Caterpillar Generator Set for Lift Station No. 17 Improvements; Project No. 2021-S-9 from NMC Cat Power Systems of Omaha, Nebraska in an Amount of \$34,594.00.

#2022-228 - Approving Section 5339 Capital Grant Application and Agreement for the Transit Division of the Public Works Department- FY 2023. This item was pulled at the request of the Public Works Department.

#2022-229 - Approving Police Fleet Up-Fit Sole Source with Platte Valley Communication of Grand Island, Nebraska.

#2022-230 - Approving Annual Agreement for Financial Software Licensing and Support with Tyler Technologies, Inc. of Dallas, Texas in an Amount of \$235,850.84.

REQUESTS AND REFERRALS:

Consideration of Approving Request from Leslie Meyer (Probasco) for a Conditional Use Permit for a Greenhouse and Raising of Trees and Nursery Stock located at 3648 South Blaine Street. This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Guzinski to approve the request from Leslie Meyer (Probasco) for a Conditional Use Permit for a greenhouse and raising of trees and nursery stock at 3648 South Blaine Street with conditions. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Guzinski, Conley, Stelk, and Fitzke voted aye. Councilmember Paulick voted no. Motion adopted.

RESOLUTIONS:

#2022-231 - Consideration of Approving the Redevelopment Plan for CRA No. 34 for Redevelopment for Property Located North of 13th Street and East of the Moores Creek Drainway (Starostka Group Unlimited). This item was related to the aforementioned Public Hearing.

Motion by Nickerson, second by Haase to approve Resolution #2022-231. Upon roll call vote, Councilmembers Haase, Nickerson, Mendoza, Guzinski, Conley, Stelk, and Fitzke voted aye. Councilmember Paulick voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Guzinski, second by Stelk to approve the payment of claims for the period of August 10, 2022 through August 23, 2022 for a total amount of \$6,906,978.51. Upon roll call vote, all voted aye. Motion adopted.

ADJOURNMENT: The meeting was adjourned at 9:43 p.m.

RaNae Edwards
City Clerk