



# City of Grand Island

Tuesday, March 25, 2014  
Council Session (Corrected)

## Item G-1

### Approving Minutes of March 11, 2014 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
March 11, 2014

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 March 11, 2014. Notice of the meeting was given in *The Grand Island Independent* on March 5, 2014.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following City Council members were present: Kent Mann, Linna Dee Donaldson, Chuck Haase, Mitch Nickerson, John Gericke, Mark Stelk, Mike Paulick, and Vaughn Minton. Councilmembers Peg Gilbert and Julie Hehnke were absent. The following City Officials were present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, Treasurer and Finance Director Jaye Monter, City Attorney Robert Sivick, and Public Works Manager of Engineering Services Terry Brown.

INVOCATION was given by Pastor Terry Brandenburg, Peace Lutheran Church, 1710 N. North road followed by the PLEDGE OF ALLEGIANCE.

PUBLIC HEARINGS:

Public Hearing on Request from Full Circle Venue LLC dba Full Circle Venue, 1010 Diers Avenue, Suite 4 for a Change of Location for Class "C-88739" Liquor License to 3333 Ramada Road. City Clerk RaNae Edwards reported that an application for a change of location for Class "C-88739" Liquor License had been received from Full Circle Venue LLC dba Full Circle Venue, 1010 Diers Avenue, Suite 4 to 3333 Ramada Road. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on January 21, 2014; notice to the general public of date, time, and place of hearing published on March 1, 2014; notice to the applicant of date, time, and place of hearing mailed on February 19, 2014; along with Chapter 4 of the City Code. Staff recommended approval with the following conditions:

- 1) Any event with 100 or more people must have a fire watch. 2 security personnel present if attendance is over 200 people; and 3 security personnel present if over 300 people. This condition is in place until such time as all necessary changes to the building are made and completion and passing of final inspections has occurred according to time certain completion dates agreed upon by owner.
- 2) The owner of the building will meet with building and fire code officials and discuss his commitment to and understanding of the life safety plans under development by his architect and will submit a signed letter of intent.
- 3) The owner of the building will fulfill obligations to provide an approved schedule and remodel plan to meet code compliance.

No public testimony was heard.

Public Hearing on Request from Garry & Jeanne Williams and Midland Ag Service, Inc. for a Conditional Use Permit for a Sand and Gravel Mining Operation located at 1672 South Shady Bend Road and 3116 Stolley Park Road. Building Department Director Craig Lewis reported that

sand and gravel operations had been a part of Grand Island and the surrounding areas for a long time. Mr. Lewis explained this was a request for two tracts of land and recommended the following conditions if approved by council:

- 1). USE:** The proposed uses are limited to those listed in the application, sand and gravel pumping processing, storage, stocking piling, distribution, and sales, both wholesale and retail. Retail sale may also include the sale of black dirt, river rock, and similar landscaping materials. The storage, recycling, or processing of other aggregate materials, such as asphalt or concrete is not allowable unless specifically listed, nor are the operation of concrete or asphalt batch plants.
- 2). CLOSURE:** A drawing of the proposed development of the property after the closing of the sand and gravel operation was provided with the original application. The finished width of the developable property at the time the operation of mining is terminated shall be 300' adjacent to any public right of way and 200' adjacent to neighboring property lines.
- 3). PRIMARY CONDITIONS:**
  - (a).** The permit shall be granted for a period not to exceed 10 years with the possibility of renewal for an additional time at the end of the 10 year period.
  - (b).** Pumping of product shall not be allowed within 150 feet of any public road right of way and protected by a 6 foot earthen berm during pumping. The finished width of developable property adjacent to the public right of way shall be 300 feet at the time of termination of the operation. A setback of 100 feet from any adjacent property line shall be maintained.
  - (c).** Pumping and other activities (including lighting) at the site shall be limited to daylight hours, (15) minutes before sunrise and (15) minutes after sunset Mondays through Fridays. No pumping or other processing activities shall be permitted on Sundays or from fifteen minutes after sunset to fifteen minutes before sunrise. Applicant shall cease pumping operations at noon on Saturdays and no pumping or hauling will be allowed on Sundays. One exception to this condition shall be in the months of March, April, October, and November where activities may operate from 6:00 a.m. to 10:00 p.m. to allow for winter conditions.
  - (d).** Any internal combustion pump motors utilized shall be equipped with a functioning "hospital grade muffler" designed to reduce exhaust noise by 32 to 40 decibels.
  - (e).** Materials and equipment shall not be stored on the property within any easements or the regulated floodway as determined by the Federal Emergency Management Agency or its successor and the entity with jurisdiction and authority to enforce floodplain regulations. No product, material or equipment shall be stored within an easement or in such a manner that it would violate any safety provisions of the National Electric Safety Code.
  - (f).** All dead trees, rubbish, and debris, if any, must be cleared from the real estate as soon as practical and such real estate must, at all times, be kept in a clean and neat condition.
  - (g).** No trash, rubbish, debris, dead trees, lumber, bricks, refuse or junk material of any nature whatsoever shall be dumped, placed or located upon such real estate.
  - (h).** Applicant shall not use the real estate in any way so as to create or result in an unreasonable hazard or nuisance to adjacent land owners or to the general public.
  - (i).** Applicant shall maintain any and all drainage ditches that may be located upon the real property.
  - (j).** Applicant shall not permit the hauling of sand and gravel from the premises and over and across any public highway or road unless said sand and gravel is completely dry and free from water or is hauled in trucks which are designed and equipped so as to prevent water from leaking onto the traveled portion of the roadbed.
  - (k).** All water accumulated upon the premises by virtue of such mining and pumping operations shall be retained upon the premises and shall not flow upon or encroach upon any adjacent land.

Only surface waters that have historically flowed from the premises shall be permitted to leave the same through historical natural drainage ways.

(I). Applicant shall continue the mining operation but if, at anytime during the life of the permit issued, the operation shall cease for a period of a continuous 18 months, the permit shall become void and a renewal shall be obtained before becoming once again operational.

Staff recommended approval with the above mentioned conditions. Richard Russell, 1718 South Shady Bend Road spoke of concerns with the sand blowing, John Hoffman, 2319 East Stolley Park Road and Carol White representing Lyman-Richie from Omaha spoke in support. No further public testimony was heard.

Public Hearing on Request from Central Nebraska Transload I, LLC, 4331 Juergen Road for a Conditional Use Permit for a Chemical/Hazardous Material Transload (Rail Car to Truck) Facility located at 1213-1215 & 1221 East Hwy 30. Building Department Director Craig Lewis reported that Central Nebraska Transload I, LLC wanted a three year temporary use for a chemical warehouse and distribution facility. Staff recommended approval with the conditions that the operations and storage comply with the requirements of fire codes and NFPA life safety codes. Randy Gard representing the Economic Development Corporation, Mike Lilienthal, 4331 Juergen Road, Chad Johanson, Omaha, and Tom O'Neill, 2017 Barbara Avenue spoke in support. No further public testimony was heard.

Public Hearing on Vacating the Street and Alley Right-of-Way and Easements – Groff Street, Alley in Block 9, and Easements all within Joehnck's Addition to the City of Grand Island. Utilities Director Tim Luchsinger reported that the Utilities Department needed to vacate a part of Groff Street and utility easements, which was owned by the City, for the operation of the Burdick Station Power Plant and Phelps Control Center. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Property for the North End of Moores Creek Drainway (Bob Stahla Mobile Homes). City Attorney Bob Sivick reported that acquisition of approximately 80 acres of pasture land located north of Eagle Scout Lake along Highway 2 was needed in order to convert this parcel of land into a detention cell to allow the City of Grand Island to better control storm water runoff and drainage affecting northwest Grand Island. Through the eminent domain process and the Report of Appraisers filed by the Hall County Court, it was determined that the amount of damages suffered by Bob Stahla Mobile Home Service, Inc. was \$230,340.00. Staff recommended approval of the purchase of this land. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement for Sanitary Sewer Tap District No. 530T – Sanitary Sewer Extension to Interstate 80 (Layne L. Rathman). Public Works Director John Collins reported that acquisition of a utility easement was needed to accommodate the extension of sanitary sewer to Interstate 80. This would allow for the construction, operation, maintenance, extension, repair, replacement, and removal of sanitary sewer within the easement. Staff recommended approval. No public testimony was heard.

#### ORDINANCES:

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

#9474 – Consideration of Vacating the Street and Alley Right-of-Way and Easements – Groff Street, the Alley in Block 9, and Easements all within Joehnck’s Addition to the City of Grand Island

#9475 – Consideration of Amending Chapter 8 of the Grand Island City Code Relative to Buildings

#9476 – Consideration of Vacation of a Utility Easement Located in Copper Creek Estates Subdivision (The Guarantee Group, LLC)

#9477 – Consideration of Setting Forth Gender Neutral Calculation for Pre-84 Police Pension

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.

#9474 – Consideration of Vacating the Street and Alley Right-of-Way and Easements – Groff Street, the Alley in Block 9, and Easements all within Joehnck’s Addition to the City of Grand Island

This item related to the aforementioned Public Hearing.

Motion by Donaldson, second by Gericke to approve Ordinance #9474 on first reading. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9474 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 #9474 on final passage. All those in favor of the passage of this ordinance on final passage, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Vavricek: By reason of the roll call votes on first reading and then upon final passage, Ordinance #9474 is declared to be lawfully adopted upon publication as required by law.

#9475 – Consideration of Amending Chapter 8 of the Grand Island City Code Relative to Buildings

Building Department Director Craig Lewis reported that currently the City had adopted and enforced the 2009 Edition of the International Building and Residential Codes. This amendment would update the City Code to the latest version or the 2012 Edition of the International Building and Residential Codes.

Motion by Haase, second by Paulick to approve Ordinance #9475 on first reading. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9475 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 #9475 on final passage. All those in favor of the passage of this ordinance on final passage, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Vavricek: By reason of the roll call votes on first reading and then upon final passage, Ordinance #9475 is declared to be lawfully adopted upon publication as required by law.

#9476 – Consideration of Vacation of a Utility Easement Located in Copper Creek Estates Subdivision (The Guarantee Group, LLC)

Assistant Public Works Director Terry Brown reported that the developer/property owner of Copper Creek Estates Subdivision had requested the vacation of the originally dedicated easement. The easement was not necessary to accommodate existing or proposed utilities and vacating it would support the new plat.

Motion by Haase, second by Donaldson to approve Ordinance #9476 on first reading. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinance #9476 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 #9476 on final passage. All those in favor of the passage of this ordinance on final passage, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Vavricek: By reason of the roll call votes on first reading and then upon final passage, Ordinance #9476 is declared to be lawfully adopted upon publication as required by law.

#9477 – Consideration of Setting Forth Gender Neutral Calculation for Pre-84 Police Pension

Councilmember Gericke recused himself from Ordinance #9477.

City Attorney Bob Sivick stated since there were only seven Councilmembers present this would be read on first reading only. He explained the background for Ordinance #9477 and stated this would allow the City to settle its disputes with the United States Equal Employment Opportunity Commission (USEEOC) related to gender discrimination complaints filed by past and present Grand Island Police Officers who were pre-84. This Ordinance would set forth a method of calculating gender neutral lump sum pension benefits for those police officers hired prior to 1984. Mentioned was LB 929 which had been amended into LB 759 in the Legislature which dealt with the matter.

Jarret Daugherty, 4168 New Mexico Avenue stated this Ordinance was tied to LB 759 which had not been approved by the legislature and recommended the Council take no action at this time. Mr. Sivick stated LB 759 would probably pass and this Ordinance was needed in order to settle the disputes with the USEEOC.

Motion by Haase, second by Nickerson to approve Ordinance #9477 on first reading only. Upon roll call vote, all voted aye. Motion adopted.

CONSENT AGENDA: Consent Agenda item G-3 was removed for further discussion. Motion by Donaldson, second by Haase to approve the Consent Agenda excluding item G-3. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of February 25, 2014 City Council Regular Meeting.

Approving Minutes of March 4, 2014 City Council Study Session.

Mayor Vavricek recused himself from Resolution #2014-40 due to a conflict of interest. The meeting was turned over to Council President Haase.

#2014-40 – Approving Final Plat and Subdivision Agreement for ALR Subdivision. It was noted that ALR Enterprises, LLC, owner had submitted the final Plat and Subdivision Agreement for ALR Subdivision for the purpose of creating 2 lots located east of Webb Road and south of West North Front Street containing 2.077 acres.

Motion by Pualick, second by Nickerson to approve Resolution #2014-40. Upon roll call vote, all voted aye. Motion adopted.

Mayor Vavricek resumed the meeting.

#2014-41 – Approving Final Plat and Subdivision Agreement for Baxter Acres Subdivision. It was noted that Elizabeth Baxter, owner had submitted the final Plat and Subdivision Agreement for Baxter Acres Subdivision for the purpose of creating 2 lots located south of Capital Avenue and west of Engleman Road containing 20.00 acres.

#2014-42 – Approving Final Plat and Subdivision Agreement for Copper Creek Estates Sixth Subdivision. It was noted that The Guarantee Group, LLC, owner had submitted the final Plat and Subdivision Agreement for Copper Creek Estates Sixth Subdivision for the purpose of creating 53 lots located west of North Road and south of Old Potash Highway containing 15.224 acres.

#2014-43 – Approving Final Plat and Subdivision Agreement for Westgate Industrial Park 2<sup>nd</sup> Subdivision. It was noted that Little B's Corporation, owner had submitted the final Plat and Subdivision Agreement of Westgate Industrial Park 2<sup>nd</sup> Subdivision for the purpose of creating 13 lots located east of North Road and north of Westgate Road containing 27.46 acres.

#2014-44 – Approving Bid Award for Truck with Service Crane Body and Tip Mounted Hydraulic Capstan for the Underground Division, Utilities Department with Sid Dillon Ford of Crete, NE in an Amount of \$104,139.00 and a Trade-in Value of \$4,500.00.

#2014-45 – Approving Bid Award for Water Main Project 2014-W-1 Construction – Garfield Avenue and Union Pacific Railroad Tracks with The Diamond Engineering Company of Grand Island, NE in an Amount of \$148,416.76.

#2014-46 – Approving Acquisition of Property for the North End of Moores Creek Drainway (Bob Stahla Mobile Homes).

#2014-47 – Approving Agreement for Engineering Consulting Services Related to Westgate Industrial Park Drainage Improvement District No. 2013-D-4 with Olsson Associates of Grand Island, NE in an Amount of \$30,545.00.

#2014-48 – Approving Agreement for Engineering Consulting Services Related to Blaine Street Bridge Replacements; Project No. 2014-B-1 with Alfred Benesch & Company of Lincoln, NE in an Amount of \$59,078.47.

#2014-49 – Approving Agreement for Engineering Consulting Services Related to Faidley Avenue Paving Improvements; Project No. 2014-P-1 with Alfred Benesch & Company of Lincoln, NE in an Amount of \$60,885.81.

#2014-50 – Approving Agreement for Engineering Construction Services Related to Webb Road Street Improvement District No. 1260; South Webb Road Extending North from Stolley Park Road to Union Pacific Railroad Tracks with Olsson Associates of Grand Island, NE in an Amount of \$127,700.00.

#2014-51 – Approving Acquisition of Utility Easement for Sanitary Sewer Tap District No. 530 – Sanitary Sewer Extension to Interstate 80 (Lawney L. Rathman) in an Amount of \$34,292.00.

#2014-52 – Approving Temporary Construction Easement for Sanitary Sewer Tap District No. 530 – Sanitary Sewer Extension to Interstate 80 (Lawney L. Rathman) in an Amount of \$13,050.00.

#2014-53 – Approving Bid Award for Webb Road Street Improvement District No. 1260; South Webb Road Extending North from Stolley Park Road to Union Pacific Railroad Tracks with The Diamond Engineering Company of Grand Island, NE in an Amount of \$1,361,451.80.

#2014-54 – Approving Bid Award for Westgate Road Paving District No. 1261; North Road to Copper Road with The Diamond Engineering Company of Grand Island, NE in an Amount of \$626,236.91.

#2014-55 – Approving Agreement for Engineering Consulting Services to Determine the Benefited Area of Proposed Husker Highway Sanitary Sewer Tap District No. 531T with Olsson Associates of Grand Island, NE in an Amount of \$20,345.00.

#### REQUESTS AND REFERRALS:

Consideration of Request from Garry & Jeanne Williams and Midland Ag Service, Inc. for a Conditional Use Permit for a Sand and Gravel Mining Operation located at 1672 South Shady Bend Road and 3116 Stolley Park Road. This item related to the aforementioned Public Hearing.

Mel Kucera, General Manager of Central Sand & Gravel stated they would put water and/or chemicals on the ground to keep the dust down.

Motion by Nickerson, second by Donaldson to approve the request from Garry & Jeanne Williams and Midland Ag Service, Inc. for a Conditional Use Permit for a Sand and Gravel



Mining Operation located at 1672 South Shady Bend Road and 3116 Stolley Park Road with the following conditions:

- 1). USE:** The proposed uses are limited to those listed in the application, sand and gravel pumping processing, storage, stocking piling, distribution, and sales, both wholesale and retail. Retail sale may also include the sale of black dirt, river rock, and similar landscaping materials. The storage, recycling, or processing of other aggregate materials, such as asphalt or concrete is not allowable unless specifically listed, nor are the operation of concrete or asphalt batch plants.
- 2). CLOSURE:** A drawing of the proposed development of the property after the closing of the sand and gravel operation was provided with the original application. The finished width of the developable property at the time the operation of mining is terminated shall be 300' adjacent to any public right of way and 200' adjacent to neighboring property lines.
- 3). PRIMARY CONDITIONS:**
  - (a).** The permit shall be granted for a period not to exceed 10 years with the possibility of renewal for an additional time at the end of the 10 year period.
  - (b).** Pumping of product shall not be allowed within 150 feet of any public road right of way and protected by a 6 foot earthen berm during pumping. The finished width of developable property adjacent to the public right of way shall be 300 feet at the time of termination of the operation. A setback of 100 feet from any adjacent property line shall be maintained.
  - (c).** Pumping and other activities (including lighting) at the site shall be limited to daylight hours, (15) minutes before sunrise and (15) minutes after sunset Mondays through Fridays. No pumping or other processing activities shall be permitted on Sundays or from fifteen minutes after sunset to fifteen minutes before sunrise. Applicant shall cease pumping operations at noon on Saturdays and no pumping or hauling will be allowed on Sundays. One exception to this condition shall be in the months of March, April, October, and November where activities may operate from 6:00 a.m. to 10:00 p.m. to allow for winter conditions.
  - (d).** Any internal combustion pump motors utilized shall be equipped with a functioning "hospital grade muffler" designed to reduce exhaust noise by 32 to 40 decibels.
  - (e).** Materials and equipment shall not be stored on the property within any easements or the regulated floodway as determined by the Federal Emergency Management Agency or its successor and the entity with jurisdiction and authority to enforce floodplain regulations. No product, material or equipment shall be stored within an easement or in such a manner that it would violate any safety provisions of the National Electric Safety Code.
  - (f).** All dead trees, rubbish, and debris, if any, must be cleared from the real estate as soon as practical and such real estate must, at all times, be kept in a clean and neat condition.
  - (g).** No trash, rubbish, debris, dead trees, lumber, bricks, refuse or junk material of any nature whatsoever shall be dumped, placed or located upon such real estate.
  - (h).** Applicant shall not use the real estate in any way so as to create or result in an unreasonable hazard or nuisance to adjacent land owners or to the general public.
  - (i).** Applicant shall maintain any and all drainage ditches that may be located upon the real property.
  - (j).** Applicant shall not permit the hauling of sand and gravel from the premises and over and across any public highway or road unless said sand and gravel is completely dry and free from water or is hauled in trucks which are designed and equipped so as to prevent water from leaking onto the traveled portion of the roadbed.
  - (k).** All water accumulated upon the premises by virtue of such mining and pumping operations shall be retained upon the premises and shall not flow upon or encroach upon any adjacent land. Only surface waters that have historically flowed from the premises shall be permitted to leave the same through historical natural drainage ways.

(I). Applicant shall continue the mining operation but if, at anytime during the life of the permit issued, the operation shall cease for a period of a continuous 18 months, the permit shall become void and a renewal shall be obtained before becoming once again operational.

Upon roll call vote, all voted aye. Motion adopted.

Consideration of Request from Central Nebraska Transload I, LLC, 4331 Juergen Road for a Conditional Use Permit for a Chemical/Hazardous Material Transload (Rail Car to Truck) Facility located at 1213-1215 & 1221 East Hwy 30. This item related to the aforementioned Public Hearing. Discussion was held regarding the precautions of spills. Chad Johanson explained the containment process for spills. Director of Corrections Fred Ruiz spoke in support.

Motion by Haase, second by Minton to approve the request of Central Nebraska Transload I, LLC, 4331 Juergen Road for a Conditional Use Permit for a Chemical/Hazardous Material Transload (Rail Car to Truck) Facility located at 1213-1215 & 1221 East Hwy 30 and the conditions that the operations and storage comply with the requirements of fire codes and NFPA life safety codes. Also included was the temporary office facility. Upon roll call vote, all voted aye. Motion adopted.

#### RESOLUTIONS:

#2014-56 - Consideration of Request from Full Circle Venue LLC dba Full Circle Venue, 1010 Diers Avenue, Suite 4 for a Change of Location for Class "C-88739" Liquor License to 3333 Ramada Road. This item related to the aforementioned Public Hearing. Mr. Lewis answered questions regarding life safety requirements.

Motion by Minton, second by Paulick to approve Resolution #2014-56 with the following conditions:

- 1) Any event with 100 or more people must have a fire watch; 2 security personnel present if attendance is over 200 people; and 3 security personnel present if over 300 people. This condition is in place until such time as all necessary changes to the building are made and completion and passing of final inspections has occurred according to time certain completion dates agreed upon by owner.
- 2) The owner of the building will meet with building and fire code officials and discuss his commitment to and understanding of the life safety plans under development by his architect and will submit a signed letter of intent.
- 3) The owner of the building will fulfill obligations to provide an approved schedule and remodel plan to meet code compliance.

Upon roll call vote, all voted aye. Motion adopted.

#2014-57 – Consideration of Approving Transfer of Property at 1306 West Third Street from General Fund to Utilities Department. Councilmember Mike Paulick reported that the City had purchased the property at 1306 West Third Street in July of 1996 and most recently leased the property to the State of Nebraska Department of Administrative Services which expired on June 30, 2011. An appraisal determined the value of the building and lots to be \$511,000.00. The City Utilities Department identified this property as advantageous to the overall long-term operations

of the Utilities Department. Councilmember Paulick recommended that the Council approve the transfer of property at 1306 West Third Street from the General Fund to the Utilities Department for the appraised value of \$511,000.00.

City Administrator Mary Lou Brown suggested to Council that this item was premature at this time. There were other needs coming forward and needed to be discussed more thoroughly by staff. She stated if Council moved forward with this item the dollar amount needed to be adjusted to reflect net book value. Mentioned was there was no immediate space needs.

Motion by Paulick, second by Gericke to approve Resolution #2014-57.

Discussion was held regarding the dollar amount for the transfer. City Attorney Bob Sivick stated the appraisal was a bench mark.

Motion by Haase, second by Paulick to amend the dollar amount to \$690,000.00. This motion was withdrawn.

Utilities Director Tim Luchsinger stated he was satisfied with whatever the Council decided as far as a dollar amount. Finance Director Jaye Monter stated the net asset of the property was \$594,000.00.

Motion by Minton, second by Stelk to amend the amount to \$594,000.00 or net book value at time of transfer. Upon roll call vote, all voted aye. Motion adopted.

Utilities Director Tim Luchsinger explained the long range plan for the building for the Utilities Department. Ms. Brown stated this was a good solution for the Utilities Department but there were other needs within the City that could impact this decision. Discussion was held regarding the need to make a decision right away. Ms. Brown stated this could wait and be brought back to a Study Session.

Upon roll call vote of the main motion, Councilmembers Minton, Paulick, Stelk, Gericke, Nickerson, Haase, and Donaldson voted aye. Councilmember Mann voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Gericke, second by Paulick to approve the Claims for the period of February 26, 2014 through March 11, 2014, for a total amount of \$3,965,557.56. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:51 p.m.

RaNae Edwards  
City Clerk