



City of Grand Island

Tuesday, January 22, 2008

Council Session

Item G1

Approving Minutes of January 8, 2008 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

January 8, 2008

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 January 8, 2008. Notice of the meeting was given in *The Grand Island Independent* on January 2, 2008.

Mayor Margaret Hornady called the meeting to order at 7:00 p.m. The following City Council members were present: Councilmember's Brown, Haase, Zapata, Nickerson, Gericke, Carney, Gilbert, Ramsey, Niemann, and Meyer. The following City Officials were present: City Administrator Jeff Pederson, City Clerk RaNae Edwards, Finance Director David Springer, City Attorney Dale Shotkoski, and Public Works Director Steve Riehle.

INVOCATION was given by Pastor Bev Lanzendorf, First Methodist Church, 4190 West Capital Avenue followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Mayor Hornady acknowledged Community Youth Council members Ben Robbins, Karen Buettner and Amanda Calhoon.

PRESENTATIONS AND PROCLAMATIONS:

Presentation Electric Transmission Study by Advantage Engineering. Gary Mader, Utilities Director reported that since early 2006, Advantage Engineering, Inc. had been engaged in the analysis of the City's electric system, evaluating methods to meet continued City growth in a coordinated manner over time, with focus on improving overall system reliability as improvements were required. Mr. Mader introduced Steve Spencer representing Advantage Engineering, Inc. to give an update on the study.

Mr. Spencer gave a PowerPoint presentation covering the history of the Electric Transmission Study. The system was studied for the period of 2006-2016 with several recommendations and options for additional substations. The total cost for the recommended upgrades was \$19,405,000.00. Discussion was held concerning the costs. The council complimented the line crew on the maintenance of lines.

PUBLIC HEARINGS:

Public Hearing on Generalized Redevelopment Plan for CRA Area #6. Chad Nabity, Regional Planning Director reported that Area #6 was known as the Five Points area in the north central portion of Grand Island and the neighborhoods around the Broadwell, Eddy, and 2nd Street corridors. The generalized plan sets the parameters for TIF projects in the redevelopment area, but does not specifically approve any TIF projects. Staff recommended approval. No public testimony was heard.

Public Hearing on Amendment to the Generalized Redevelopment Plans for CRA Areas #1, #4, and #6. Chad Nabity, Regional Planning Director reported that Areas #1, #4, and #6 were in the Downtown area of Grand Island. Approval of these amendments would allow the CRA to help

fund the Rail Road Quiet Zone improvements. Staff recommended approval. No public testimony was heard.

Public Hearing on Request from Tom Ummel, Sr. and Tom Ummel, Jr. for a Conditional Use Permit for a Recycling Center Located at 2403 W. Old Lincoln Highway. Craig Lewis, Building Department Director reported that Tom Ummel, Sr. and Tom Ummel, Jr. requested a Conditional Use Permit to allow for the operation of a recycling center in conjunction with the current operation of Heartland Disposal located at 2403 W. Old Lincoln Highway. Staff recommended approval with conditions as set out in City Code 36-101 and 36-106. Liz Gerberding, 404 West 14th Street spoke in support. No further public testimony was heard.

Public Hearing on Request from Pablo Zuniga Lucero dba Copas D'Oro, 413 West 4th Street for a Class "C" Liquor License. RaNae Edwards, City Clerk reported that an application had been received from Pablo Zuniga Lucero dba Copas D'Oro, 413 West 4th Street for a Class "C" Liquor License. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on December 13, 2007; notice to the general public of date, time, and place of hearing published on December 29, 2007; notice to the applicant of date, time, and place of hearing mailed on December 13, 2007; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. No public testimony was heard.

RESOLUTION:

#2008-12 – Consideration of Approving Contract with IBEW Wastewater Treatment Plant Employees. Brenda Sutherland, Human Resources Director reported that a labor agreement between the City of Grand Island and the IBEW, Local 1597 had been negotiated. The contract would be retroactive to October 1, 2007 and run through September 30, 2011. Discussion was held concerning the carry over of vacation hours. Ms. Sutherland reported the hours would be carried over to the new contract.

Motion by Nickerson, second by Zapata to approve Resolution #2008-12. Upon roll call vote, all voted aye. Motion adopted.

ORDINANCES:

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

#9155 – Consideration of Disposal of Old Fire Station No. 1

#9156 – Consideration of Amending 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 this ordinance on first reading and then upon final passage and call for a roll call vote on each reading and then upon final passage." Councilmember Haase second the motion. Upon roll call vote, all voted aye. Motion adopted.

Jim Rowell, Fire Chief reported Ordinance #9155 if approved would allow the process to continue for the disposal of Old Fire Station No. 1 located at 302 South Pine Street. It was

recommended that a Request for Proposal be issued with the following criteria to be evaluated and scored:

1. Business plan
 - a. Anticipated assessed value at completion
 - b. Fiscal responsibility
 - c. Investment/cost of renovation
2. Schedule of development
3. Aesthetics preservation
4. Benefit to the neighborhood or community
5. Intended use
6. Experience
7. Ability to obtain performance bond
8. Disposition of the training tower
9. Purchase price

Paul Warshauer, 217 N. Locust Street, Suite 202 & 500 expressed interest in the fire station. Discussion was held concerning the outcome of the property once it was sold. Wes Nespor, Attorney for the City commented that the Request for Proposal process would allow council to approve a new owner with the council's intentions in mind. This process would also be subject to a 30 day remonstrance period as provided by law.

Brenda Sutherland, Human Resources Director reported Ordinance #9156 would amend the salary ordinance to include the contract approved by council for the IBEW Wastewater Treatment Plant employees. Also included in this ordinance were the deletion of the Shooting Park Maintenance Worker position, which had not been filled, and the addition of a Shooting Range Operator.

Steve Paustian, Parks & Recreation Director explained the reason for the change. Discussion was held concerning the work to be performed, the hours of operation, and marketing the Heartland Public Shooting Park.

Motion by Gericke to postpone a decision on Ordinance #9156 until the February 12, 2007 Council meeting. Motion died due to lack of a second.

Motion by Nickerson, second by Brown to approve Ordinances #9155 and #9156.

City Clerk: Ordinances #9155 and #9156 on first reading. All those in favor of the passage of these ordinances on first reading, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

City Clerk: Ordinances #9155 and #9156 on final passage. All those in favor of the passage of these ordinances on final passage, answer roll call vote. Upon roll call vote, all voted aye. Motion adopted.

Mayor Hornady: By reason of the roll call votes on first reading and then upon final passage, Ordinances #9155 and #9156 are declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent agenda item G-15 was pulled from the agenda at the request of the Community Development Specialist. Consent agenda item G-7 was removed for further discussion. Motion by Zapata, second by Ramsey to approve the Consent Agenda excluding items G-7 & G-15. Upon roll call vote, all voted aye. Motion adopted.

Receipt of Official Document – Tort Claim Filed by Laura Nelson.

Approving Minutes of December 18, 2007 City Council Regular Meeting.

Approving Appointments of Lisa Heineman and Steven Beck to the Community Development Advisory Board.

Approving Appointments of Terry Loschen and Scott Dugan to the Grand Island Facilities Corporation Board.

Approving Appointment of Jim Williams to the Law Enforcement Co-Location Committee.

#2008-1 – Approving Generalized Redevelopment Plan for CRA Area #6.

#2008-3 – Approving Purchase of (2) 2008 Ford 2-Wheel Drive Half-Ton Pickups for Park and Recreation Department with Anderson Ford of Lincoln, Nebraska in an Amount of \$14,310.00 each.

#2008-4 – Approving Request for Contract Extension for Earthwork for Wells #1, #4, and #8 – Platte River Wellfield with Hooker Brothers Construction of Grand Island, Nebraska.

#2008-5 – Approving Change Order #3 for Water Main District #455 – Park-View Subdivision with Starostka Group Unlimited, Inc. of Grand Island, Nebraska for a decrease of \$1,906.83 and a Revised Contract Amount of \$226,025.95.

#2008-6 – Approving Award of Proposal for Engineering Services Related to Semi-Annual Topographic Surveys at the Landfill with Miller & Associates Consulting Engineers, P.C. of Kearney, Nebraska.

#2008-7 – Approving Certificate of Final Completion for Traffic Signal Project No. 2006-TS-1; US Highway 30 and Public Safety Drive with Ensley Electrical Services, Inc. of Grand Island, Nebraska.

#2008-8 – Approving Certificate of Final Completion for Final Clarifier Launder Covers Project No. 2007-WWTP-1 with MFG Water Treatment Products Company of Union City, Pennsylvania.

#2008-9 – Approving Certificate of Final Completion for Installation of Final Clarifier Launder Covers Project No. 2007-WWTP-2 with A & D Millwright of Alda, Nebraska.

#2008-10 – Approving Subordination Agreement for Doug and Angie Boersen, 3324 N. Homestead Drive. This item was pulled from the agenda at the request of Joni Kuzma, Community Development Specialist.

#2008-2 – Approving Amendment to the Generalized Redevelopment Plans for CRA Areas #1, #4, and #6. Chad Nabity, Regional Planning Director answered questions concerning the timeline for the train horns. Oak, Pine, Elm and Walnut Streets would be done in the first year with Broadwell Avenue, Lincoln Street and Custer Street to follow in the second year.

Motion by Gilbert, second by Haase to approve Resolution #2008-2. Upon roll call vote, all voted aye. Motion adopted.

REQUEST AND REFERRALS:

Consideration of Request from Tom Ummel, Sr. and Tom Ummel, Jr. for a Conditional Use Permit for a Recycling Center Located at 2403 W. Old Lincoln Highway. This item related to the aforementioned Public Hearing.

Motion by Meyer, second by Haase to approve the request for a Conditional Use Permit. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2008-11 – Consideration of Request from Pablo Zuniga Lucero dba Copas D'Oro, 413 West 4th Street for a Class "C" Liquor License . This item related to the aforementioned Public Hearing.

Motion by Nickerson, second by Ramsey to approve Resolution #2008-11 contingent upon final inspections and Mr. Lucero completing a state approved alcohol server/seller training program. Upon roll call vote, all voted aye. Motion adopted.

#2008-13 – Consideration of Approving Amendment to the Humane Society Contract of November 4, 2003. Dale Shotkoski, City Attorney reported that Council approved Resolution #2003-332 on November 4, 2003 whereby the City entered into an agreement with the Central Nebraska Humane Society (CNHS) to provide animal code enforcement services. The Humane Society requested an increase in funding from the City from \$167,500 to \$248,000 for the final year of the Agreement which would expire in September 2008. The addendum would increase the current monthly payment of \$13,958.33 to \$22,770.83 for the period of October 2007 through September 2008.

The following people spoke in support of the amendment to the Humane Society Contract:

Laurie Dethloff, Humane Society Executive Director
Gail Yenny, 1716 Rainbow Road
Galen Stehlik, 3004 Brentwood Place
Sharla Miller, 1523 Stagecoach Road
Jane Kuehn, 1915 West 1st Street

Discussion was held concerning the cost of services to the City and the budget for CNHS. It was mentioned that the Central Nebraska Humane Society does not trap feral cats. A few years back there was a \$2,500 grant that allowed the CNHS to perform those services. CNCS would provide those services again for a fee. It was mentioned that the City would be bidding these services out

and that it would not be treated as an outside agency. City Administrator Jeff Pederson stated the City was not in a position at this time to perform those services.

Motion by Gericke, second by Brown to approve Resolution #2008-13. Upon roll call vote, Councilmember's Brown, Zapata, Nickerson, Gericke, Carney, Gilbert, Ramsey, Niemann and Meyer voted aye. Councilmember Haase voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Brown, second by Haase to approve the Claims for the period of December 19, 2007 through January 8, 2008, for a total amount of \$3,218,527.60. Motion adopted unanimously.

ADJOURNMENT: The meeting was adjourned at 8:55 p.m.

RaNae Edwards
City Clerk