



City of Grand Island

Tuesday, May 12, 2009

Council Session

Item G1

Approving Minutes of April 28, 2009 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING

April 28, 2009

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 April 28, 2009. Notice of the meeting was given in *The Grand Island Independent* on April 22, 2009.

Mayor Hornady called the meeting to order at 7:00 p.m. The following City Council members were present: Councilmember's Meyer, Niemann, Haase, Carney, Dugan, Ramsey, Nickerson, Zapata, and Gericke. Councilmember Gilbert was absent. 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 Mayor Hornady followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Mayor Hornady introduced Community Youth Council members Austin Witmer and Tyler Koepp. Also mentioned was the National Join Hands Day event scheduled for Friday, May 1, 2009 at the Grand Generation Center.

PUBLIC HEARINGS:

Public Hearing on Acquisition of Utility Easement Located on Wildwood Drive and 1/2 Mile West of U.S. Highway 281 (Larry and Karen Knuth). Gary Mader, Utilities Director reported that a utility easement was needed on Wildwood Drive and 1/2 mile west of U.S. Highway 281 in order to have access to install, upgrade, maintain, and repair power appurtenances, including lines and transformers. The easement would be used to place underground cable and conduit next to a driveway into the property. Staff recommended approval. No public testimony was heard.

Public Hearing on for a Neighborhood Stabilization Community Development Block Grant. Joni Kuzma, Community Development Administrator reported that the office of Housing and Urban Development had allocated \$19.6 million of stimulus money. Grand Island was applying for \$993,712 for demolishing six blighted structures. Staff recommended approval. No public testimony was heard.

Public Hearing Concerning Annexation of Property located south of Case New Holland and West of Highway 281. Chad Nabity, Regional Planning Director reported that Case New Holland had petitioned the Council to annex the property located south of Case New Holland and west of Highway 281. Water and sewer were available to this property. Staff recommended approval. No public testimony was heard.

Public Hearing Concerning Acquisition of Utility Easements for North Route Transmission Line Work. Gary Mader, Utilities Director reported that a presentation was made to Council on April 21, 2009 summarizing the findings of the route study. Requested was authorization for the Utilities Department and Advantage Engineering to take the necessary steps to complete the North Route Transmission Line project. Staff recommended approval. No public testimony was heard.

ORDINANCES:

#9214 – Consideration of Annexation of Property Located South of Case New Holland and West of Highway 281 (First Reading)

This item related to the aforementioned Public Hearing.

Motion by Meyer, second by Niemann to approve Ordinance #9214 on first reading. Upon roll call vote, all voted aye. Motion adopted.

#9215 – Consideration of Lease-Purchase Agreement, Ground Lease and Escrow Agreement for Building and Related Improvements to Serve as a Recreational Facility for State Fair Activities (First Reading)

Jeff Pederson, City Administrator reported that with the relocation of the Nebraska State Fair and Council approval of a \$5 million contribution it was necessary to own an asset of commensurate value. The Lease-Purchase Agreement would be to acquire, construct and lease a 70,000 sq. ft. building. The Escrow Agreement with Wells Fargo would be created for construction costs. The Ground Lease between Fonner Park and the City would grant the City use of a site for placement of the building.

Discussion was held concerning the restrictions of the building, building design, and costs associated with it. Mentioned was the frustration of the process, cost to tax payers, annual cost of the lottery match, rent for the ground lease, and increasing costs of the project to the City.

Dale Shotkoski, City Attorney stated the reasons for having the Lease-Purchase Agreement, Escrow Agreement and Ground Lease all included in this Ordinance was that they were all needed in order to move forward with the project. This being the first of three readings there was time to change the agreements before the final reading on May 26, 2009.

Jay Vavricek, 2729 Brentwood Blvd. spoke in support of the State Fair move but had concerns about accountability, control, and clarity of the agreements.

Motion by Ramsey, second by Zapata to approve Ordinance #9215 on first reading. Upon roll call vote, all voted aye.

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

Approving Minutes of April 14, 2009 City Council Regular Meeting.

Approving Minutes of April 21, 2009 City Council Study Session.

#2009-94 – Approving Payment for Services to Platte Valley Communications of Grand Island, Nebraska for Equipment Transfer to New Police Vehicles in an Amount of \$10,770.02.

#2009-95 – Approving Neighborhood Stabilization Community Development Block Grant Application.

#2009-96 – Approving Utility Easement Located on Wildwood Drive and 1/2 Mile West of U.S. highway 281 (Larry and Karen Knuth).

#2009-97 – Approving Bid Award for Cooling Tower Rebuild – Fall of 2009 – Platte Generating Station with International cooling Tower, Inc. of Edmonton, Canada in an Amount of \$1,140,000.00.

#2009-98 – Approval to Proceed with Transmission Line Easement Acquisitions – North Route Transmission Line Work.

#2009-99 – Approving Agreement with NDOR for Improvements to the US Highway 281 Viaduct over Burlington Northern Sante Fe Railroad and Nebraska Highway 2 at no cost to the City.

#2009-100 – Approving Amendment No. 2 to the Agreement for Waste Water Comprehensive Plan Update with CH2M Hill, Inc. of Englewood, Colorado in an Amount not to exceed \$35,038.00 and a Revised Contract Amount of \$381,238.00.

#2009-101 – Approving Amendment to Emergency Management/Communications Center Interlocal Cooperation Agreement with Hall County.

RESOLUTIONS:

#2009-102 – Consideration of Setting Public Hearing Date for Acquisition of Lease-Purchase and Ground Lease Site and Building for Recreational Facility for State Fair Activities. City Administrator Jeff Pederson reported that a Public Hearing was required for both the Ground Lease with Fonner Park and for the Lease-Purchase Agreement with Wells Fargo for the recreational facility for State Fair activities.

Motion by Meyer, second by Haase to approve Resolution #2009-102. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Dugan, second by Ramsey to approve the Claims for the period of April 15, 2009 through April 28, 2009, for a total amount of \$2,555,411.59. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.

RaNae Edwards
City Clerk