



City of Grand Island

Tuesday, September 8, 2015

Council Session

Item G-2

Approving Minutes of August 25, 2015 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING
August 25, 2015

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 25, 2015. Notice of the meeting was given in *The Grand Island Independent* on August 19, 2015.

Mayor Jeremy L. Jensen called the meeting to order at 7:00 p.m. The following City Council members were present: Mitch Nickerson, Mark Stelk, Jeremy Jones, Chuck Haase, Julie Hehnke, Linna Dee Donaldson, Michelle Fitzke, Vaughn Minton, Roger Steele, and Mike Paulick. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Interim Finance Director William Clingman, City Attorney Robert Sivick, and Public Works Director John Collins.

Mayor Jensen introduced Community Youth Council member Abigail Richling.

INVOCATION was given by Father Todd Philipsen, Blessed Sacrament Catholic Church, 518 West State Street followed by the PLEDGE OF ALLEGIANCE.

BOARD OF EQUALIZATION: Motion by Donaldson, second by Paulick to adjourn to the Board of Equalization. Motion adopted.

#2015-BE-4 - Consideration of Determining Benefits and Levy Special Assessments for Westgate Drainage Improvements; District No. 2013-D-4. Public Works Director John Collins reported that all work had been completed and special assessments had been calculated for the improvements. The total assessable amount was \$180,715.32. Staff recommended approval.

Motion by Stelk, second by Nickerson to approve Resolution #2015-BE-4. Upon roll call vote, all voted aye. Motion adopted.

RETURN TO REGULAR SESSION: Motion by Donaldson, second by Paulick to return to Regular Session. Motion adopted.

PUBLIC HEARINGS:

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba, Pump & Pantry #2, 821 South Webb Road for a Class "D" Liquor License. City Clerk RaNae Edwards reported that an application for a Class "D" Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #2, 821 South Webb Road. Ms. Edwards presented the following exhibits for the record: application submitted to the Liquor Control Commission and received by the City on August 3, 2015; notice to the general public of date, time, and place of hearing published on August 15, 2015; notice to the applicant of date, time, and place of hearing mailed on August 3, 2015; along with Chapter 4 of the City Code. Staff recommended approval

contingent upon final inspections. Brandi Bosselman, 963 Schimmer Drive spoke in support. No further public testimony was heard.

Public Hearing on Request from Bosselman Pump & Pantry, Inc. dba, Pump & Pantry #11, 704 West 2nd Street for a Class “D” Liquor License. City Clerk RaNae Edwards reported that an application for a Class “D” Liquor License had been received from Bosselman Pump & Pantry, Inc. dba Pump & Pantry #11, 704 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 31, 2015; notice to the general public of date, time, and place of hearing published on August 15, 2015; notice to the applicant of date, time, and place of hearing mailed on July 31, 2015; along with Chapter 4 of the City Code. Staff recommended approval contingent upon final inspections. Brandi Bosselman, 963 Schimmer Drive spoke in support. No further public testimony was heard.

Public Hearing on Request from Grand Island Associates, LLC for a Conditional Use Permit to Install and Operate a Remediation System to Address Petroleum Contamination located at 1607 South Locust Street. Building Department Director Craig Lewis reported that a request had been received from Grand Island Associates, LLC for a conditional use permit to allow for the temporary placement of a vapor extraction facility to facilitate the removal of petroleum contamination from the groundwater located at 1607 South Locust Street. The proposal includes the installation of a privacy fence for screening. Staff recommended approval for a two year period with the condition that a privacy fence for screening be built. No public testimony was heard.

Public Hearing on Request to Declare Proposed Area 18 as Blighted and Substandard located between Webb Road on the West, Blaine Street and Custer Avenue on the East, U.S. Highway 30 on the North and 2nd Street on the South (Middleton Electric). Regional Planning Director Chad Nabity reported that Middleton Electric had commissioned a Blight and Substandard Study for proposed Redevelopment Area No. 18. Ron Depue, 308 No. Locust Street; Keith Marvin, 457 D. Street, David City, NE; Ray O’Conner, 611 Fleetwood Road; and Gary Jacobsen, 623 South Locust Street spoke in support. Paul Wicht, 1708 Jerry Drive spoke in opposition. No further public testimony was heard.

ORDINANCE:

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

#9552 - Consideration of Assessments for Westgate Drainage Improvements; District No. 2013-D-4

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

Motion by Paulick, second by Stelk to approve Ordinance #9552.

City Clerk: Ordinance #9552 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 #9552 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 Jensen: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9552 is declared to be lawfully adopted upon publication as required by law.

CONSENT AGENDA: Consent Agenda item G-10 (Resolution #2015-224) was removed from the agenda at the request of the Public Works Department. Motion by Hehnke, second by Stelk to approve the Consent Agenda excluding item G-10. Upon roll call vote, all voted aye. Motion adopted.

Approving Minutes of August 11, 2015 City Council Regular Meeting.

Approving Minutes of August 17, 2015 City Council Budget Session.

Approving Minutes of August 18, 2015 City Council Budget Session.

Approving Appointment of Tammy Slater to the Fonner Park Business Improvement District 2013 Board.

#2015-219 - Approving Preliminary and Final Plat and Subdivision Agreement for Wildwood Business Park Subdivision. It was noted that Grand Island Area Economic Development Corporation, owners, had submitted the Preliminary and Final Plat and Subdivision Agreement for Wildwood Business Park Subdivision for the purpose of creating 39 lots located north of Wildwood Drive and west of Blaine Street, in the 2 mile jurisdiction of the City of Grand Island consisting of 276.02 acres.

#2015-220 - Approving Final Plat and Subdivision Agreement for Bolanos Subdivision. It was noted that Edwin Bolanos, owner, had submitted the Final Plat and Subdivision Agreement for Bolanos Subdivision for the purpose of creating 2 lots located south of 4th Street and east of Plum Street consisting of 2.831 acres.

#2015-221 - Approving Contract for Delivery of Infield Soil Conditioner for George Park with Dakota Transport of Hampton, MN in an Amount of \$42,000.00.

#2015-222 - Approving Terrorism Insurance Renewal with FM Global for 2015 - 2016 for the Utilities Department with Factory Mutual Insurance Company of St. Louis, MO in an Amount of \$25,859.00.

#2015-223 - Approving Certificate of Final Completion for Water Main District 466T - Airport Road with Van Kirk Brothers Contracting of Sutton, NE and Setting the Board of Equalization Hearing Date for October 13, 2015

#2015-224 - Approving Continuation of Street Improvement District No. 1262; Sterling Estates Fourth Subdivision – Ebony Lane. This item was pulled from the agenda at the request of the Public Works Department.

#2015-225 - Approving Temporary Construction Easement for the North Interceptor Phase II, Part A; Sanitary Sewer Project No. 2013-S-4 (Ummel).

#2015-226 - Approving Authorizing Clean Water State Revolving Fund (CWSRF) Loans for Sanitary Sewer System.

#2015-227 - Approving Certificate of Final Completion 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.

#2015-228 - Approving Subordination Agreement for Shari Trompke, 254 S. Vine Street.

#2015-229 - Approving the Re-establishment of Connection Fees for Subdivided Lots in Starlite Subdivision - Water Main District 414T.

REQUESTS AND REFERRALS:

Consideration of Approving Request from Grand Island Associates, LLC for a Conditional Use Permit to Install and Operate a Remediation System to Address Petroleum Contamination located at 1607 South Locust Street. This item relates to the aforementioned Public Hearing.

Motion by Donaldson, second by Nickerson to approve with the condition that a privacy fence for screening be built and that the permit be for 5 years. Upon roll call vote, all voted aye. Motion adopted.

RESOLUTIONS:

#2015-230 - Consideration of Request from Bosselman Pump & Pantry, Inc. dba, Pump & Pantry #2, 821 South Webb Road for a Class “D” Liquor License and Liquor Manager Designation for Brian Fausch, 2009 West Highway 34. This item relates to the aforementioned Public Hearing.

Motion by Hehnke, second by Jones to approve Resolution #2015-230 contingent upon final inspections. Upon roll call vote, all voted aye. Motion adopted.

#2015-231 - Consideration of Request from Bosselman Pump & Pantry, Inc. dba, Pump & Pantry #11, 704 West 2nd Street for a Class “D” Liquor License and Liquor Manager

Designation for Brian Fausch, 2009 West Highway 34. This item relates to the aforementioned Public Hearing.

Motion by Minton, second by Fitzke to approve Resolution #2015-231 contingent upon final inspections. Upon roll call vote, all voted aye. Motion adopted.

#2015-232 - Consideration of Request to Declare Proposed Area 18 as Blighted and Substandard located between Webb Road on the West, Blaine Street and Custer Avenue on the East, U.S. Highway 30 on the North and 2nd Street on the South (Middleton Electric). This item relates to the aforementioned Public Hearing.

Discussion was held regarding the boundaries of the proposed area. Comments were made regarding whether blighted and substandard areas would profit the City as a whole and that TIF was an expenditure of public funds. Mr. Nabity stated typically the business could receive approximately 30% of the total project. TIF could be used for sewer, water, etc. but not for building a building, etc. Ron Depue explained the process of TIF applications and this was the first step. Once a TIF application was filed it would come to Council for final approval. Keith Marvin explained the process of setting the boundaries for this blighted and substandard area. Mentioned was the entrance into the City from the west.

Motion by Nickerson, second by Minton to approve Resolution #2015-232 contingent upon final inspections. Upon roll call vote, all voted aye. Motion adopted.

#2015-233 - Consideration of Approving Acceptance of United States Department of Housing and Urban Development (HUD) Entitlement Community Invitation. Community Development Specialist Charley Falmlen reported that the City of Grand Island was identified as a potential entitlement grantee for the United States Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As a Metropolitan Statistical Area, Grand Island had the annual opportunity to accept status as an entitlement grantee or defer status. The Community Development Division is proposing to accept the Entitlement Invitation.

Discussion was held regarding the positives of becoming a HUD Entitlement Community. Ms. Falmlen stated we would be made aware of funds and we would be proactive. We would have a 3-5 year plan in place and there was no required local match on the funds.

Motion by Paulick, second by Hehnke to approve Resolution #2015-233. Upon roll call vote, all voted aye. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Donaldson, second by Fitzke to approve the Claims for the period of August 12, 2015 through August 25, 2015, for a total amount of \$4,581,223.49. Unanimously approved.

SPECIAL ITEMS:

Discussion Concerning the Proposed Fiscal Year 2015-2016 City of Grand Island and Community Redevelopment Authority (CRA) Budgets. City Administrator Marlan Ferguson stated this was a continuation of the Public Hearing.

Jay Vavricek, 2729 Brentwood Blvd. asked questions regarding the Food & Beverage Tax validity to collect the tax. Mr. Ferguson stated the Fieldhouse had not been paid off and there was \$450,000 each year paid for the Nebraska State Fair.

Lewis Kent, 624 Meves Avenue commented on the taxes in town being too high. He suggested lowering expenses, freezing taxes, and holding the line.

Interim Finance Director William Clingman presented the following Budget Committee Recommendations:

Reduction Item	Impact Amount	Comments
20% Cash Balance	\$1,100,000	Lower the cash reserve requirement to 20% or approximately 10.4 weeks. This allows the cash to be spent for necessary costs.
NRD Bond Fiscal Year 2016	\$ 800,000	The NRD payment for 2016 is \$900,000. By bonding/borrowing the amount for the remaining payments the City can cut at least \$800,000 from 2016. Long term the roughly \$2.7M of remaining payments can be spread out over the next 10 years to level out payments by the City.
Insurance Reserve Transfer	\$ 500,000	Transfer of funds from the Insurance reserve to the General Fund.
FTEs	\$ 261,504	Decrease of proposed FTEs for 2016.
General Fund Capital Requests		
CRA Printer	\$ 10,000	Reduction of Capital request from the 2016 budget
Chairs/Carpet CMR	\$ 37,000	Reduction of Capital request from the 2016 budget
Street Motor grader	\$ 25,000	Reduction of Capital request from the 2016 budget
Police Van	\$ 24,000	Reduction of Capital request from the 2016 budget
Rotary Mower	\$ 60,000	Reduction of Capital request from the 2016 budget
Total General Fund Capital Reduction	\$ 156,000	Total Reduction of Capital request
Total Impact		\$2,817,504

Discussion was held regarding the NRD Bond and debt service. Mentioned was this proposal was not based on increasing property tax. This budget did not include the Food & Beverage Tax

as this will go before a vote of the people in May 2016. Mayor Jensen stated he was looking at 5 year projections. Discussion was held regarding an additional 1/2 cent sales tax and when that would go to a vote of the people.

The Budget Committee consisted of: Mayor Jeremy Jensen, City Administrator Marlan Ferguson, Interim Finance Director William Clingman, Public Works Director John Collins, Councilmembers Linna Dee Donaldson, Chuck Haase, Mark Stelk, and Mitch Nickerson.

Reviewed was the Revised 5 Year Projections. Also mentioned was the total City valuation was \$2,831,663,760 which was a 7% increase from 2015.

Reviewed was the revised Capital Projects for a total of \$8,615,536. Mr. Clingman stated they wanted to work on getting more in the cash reserve.

The Mayor and Council thanked Mr. Clingman for all the work he had done on this budget. Mr. Ferguson stated at the September 8, 2015 meeting the Council would vote the on the final budget.

ADJOURNMENT: The meeting was adjourned at 9:09 p.m.

RaNae Edwards
City Clerk