



# City of Grand Island

Tuesday, September 22, 2015

Council Session

## Item G-1

### Approving Minutes of September 8, 2015 City Council Regular Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL REGULAR MEETING  
September 8, 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 September 8, 2015. Notice of the meeting was given in *The Grand Island Independent* on September 2, 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 Pastor Stan Davis, New Life Community Church, 301 West 2nd 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-5 (A) - Consideration of Determining Benefits for Downtown Business Improvement District 2013. Interim Finance Director William Clingman reported that the City Council in its capacity as the Board of Equalization was required to determine the benefits for Downtown BID 2013. Special assessments were for the amount of \$94,469.14 (70%) or \$94,990.08 (100%). Presented were two Resolutions with the 70% and 100% assessment for owner occupied residents. Discussion was held regarding the process by property owners to request the 70% assessment.

Motion by Haase, second by Donaldson to approve Resolution #2015-BE-5 (A). Upon roll call vote, all voted aye. Motion adopted.

#2015-BE-6 – Consideration of Determining Benefits for Fonner Park Business Improvement District 2013. Interim Finance Director William Clingman reported that the City Council in its capacity as the Board of Equalization was required to determine the benefits for Fonner Park BID 2013. Special assessments were for the amount of \$39,599.48.

Motion by Paulick, second by Steele to approve Resolution #2015-BE-6. Upon roll call vote, all voted aye. Motion adopted.

#2015-BE-7 – Consideration of Determining Benefits for South Locust Business Improvement District 2013. Interim Finance Director William Clingman reported that the City Council in its capacity as the Board of Equalization was required to determine the benefits for South Locust BID 2013. Special assessments were for the amount of \$71,149.86.

Motion by Hehnke, second by Paulick to approve Resolution #2015-BE-7. Upon roll call vote, all voted aye. Motion adopted.

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

PUBLIC HEARINGS:

Public Hearing on Amendment to the Redevelopment Plan for CRA Area 2 located at 1607 South Locust Street (Bosselman Real Estate, LLC). Regional Planning Director Chad Nability reported that Bosselman Real Estate LLC had submitted a proposed amendment to the redevelopment plan that would provide for site acquisition, necessary clearance, utility extensions, renovation of the existing building and planning activities and the subsequent construction of a 100 room hotel and small office center at 1607 South Locust Street. Staff recommended approval. No further public testimony was heard.

Public Hearing on Proposed FY 2015-2016 Budgets City of Grand Island and Community Redevelopment Authority (CRA) and City of Grand Island Budget. Interim Finance Director William Clingman reviewed changes to the 2015-2016 Budget. Staff recommended approval. No public testimony was heard.

Public Hearing on Establishing Rates for the General Property Occupation Tax for Downtown Parking District No. 1 for FY 2015-2016. Interim Finance Director William Clingman reported this was the annual Council action to establish the occupation tax for Downtown Improvement and Parking District No. 1. FY 2015-2016 occupation tax factor was \$.1644 per square foot and would provide taxes of \$39,997.62. Staff recommended approval. No public testimony was heard.

Public Hearing on General Property, Downtown Improvement Parking District #2 (Ramp) and Community Redevelopment Authority (CRA) Tax Request for FY 2015-2016. Interim Finance Director William Clingman reported that state statutes required the City to conduct a public hearing if the property tax request changes from one year to the next. Property tax request for the 2015-2016 general property tax was \$9,177,422.25, Parking District No. 2 at \$8,000, and the Community Redevelopment Authority property tax at \$736,232.58. Staff recommended approval. No public testimony was heard.

Public Hearing on Acquisition of Utility Easement at the Northwest Corner of Stolley Park Road and Adams Street (Grand Island Public Schools). Public Works Director John Collins reported that a public utility easement was needed for the new construction of Starr Elementary School at the northwest corner of Stolley Park Road and Adams Street to accommodate public utilities and development of the area. The easement would allow for the construction, operation, maintenance, extension, repair, replacement, and removal of public utilities within the easement. Staff recommended approval. No public testimony was heard.

ORDINANCES:

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

- #9553 - Consideration of Amendments to Chapter 13 of the Grand Island City Code Relative to Occupation Tax for Downtown Improvement Parking District No. 1
- #9554 - Consideration of Assessments for Downtown Business Improvement District 2013
- #9555 - Consideration of Assessments for Fonner Park Business Improvement District 2013
- #9556 - Consideration of Assessments for South Locust Business Improvement District 2013
- #9557 - Consideration of Approving FY 2015-2016 Annual Single City Budget and the Annual Appropriations Bill Including Addendum #1

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.

- #9553 - Consideration of Amendments to Chapter 13 of the Grand Island City Code Relative to Occupation Tax for Downtown Improvement Parking District No. 1

Motion by Donaldson, second by Fitzke to approve Ordinance #9553.

City Clerk: Ordinance #9553 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 #9553 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 #9553 is declared to be lawfully adopted upon publication as required by law.

- #9554 - Consideration of Assessments for Downtown Business Improvement District 2013
- #9555 - Consideration of Assessments for Fonner Park Business Improvement District 2013
- #9556 - Consideration of Assessments for South Locust Business Improvement District 2013

Motion by Haase, second by Hehnke to approve Ordinances #9554, #9555, and #9556.

City Clerk: Ordinances #9554, #9555, and #9556 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 #9554, #9555, and #9556 on second and final reading. All those in favor of the passage of these ordinances 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, Ordinances #9554, #9555, and #9556 are declared to be lawfully adopted upon publication as required by law.

#9557 - Consideration of Approving FY 2015-2016 Annual Single City Budget and the Annual Appropriations Bill Including Addendum #1

Comments were made regarding the challenges of this budget and the future of the City going forward. Mentioned were the fiscal policies of the City. Mayor Jensen thanked the Council and City staff for their work on this budget.

Motion by Stelk, second by Haase to approve Ordinance #9557.

City Clerk: Ordinance #9557 on first reading. All those in favor of the passage of this ordinance on first reading, answer roll call vote. Upon roll call vote, Councilmembers Steele, Minton, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk and Nickerson voted aye. Councilmember Paulick voted no. Motion adopted.

City Clerk: Ordinance #9557 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, Councilmembers Steele, Minton, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk and Nickerson voted aye. Councilmember Paulick voted no. Motion adopted.

Mayor Jensen: By reason of the roll call votes on first reading and then upon second and final readings, Ordinance #9557 is declared to be lawfully adopted upon publication as required by law.

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

Approving Minutes of August 24, 2015 City Council Special Meeting/Budget Session.

Approving Minutes of August 25, 2015 City Council Regular Meeting.

#2015-234 - Approving Final Plat and Subdivision Agreement for Park-View Sixth Subdivision. It was noted that Clyde and Linda Swearingen, owners, had submitted the Final Plat and Subdivision Agreement for Park-View Sixth Subdivision for the purpose of creating 2 lots located east of Blaine Street and south of Pioneer Blvd. consisting of 2.6234 acres.

#2015-235 - Approving Bid Award for Precipitator, Bottom Ash and Boiler Industrial Cleaning - Fall 2015 Outage at Platte Generating Station with Meylan Enterprises, Inc. of Omaha, NE in an Amount of \$140,654.71.

#2015-236 - Approving Bid Award for Transmission Line 1064B Upgrade with IES Commercial, Inc. of Holdrege, NE in an Amount of \$1,741,883.50.

#2015-237 - Approving Bid Award for Chimney Rain Hood Ice Melt System at Platte Generating Station with IES Commercial, Inc. of Holdrege, NE in an Amount of \$150,775.00.

#2015-238 - Approving Prairie Breeze III Wind Energy Project Power Purchase Agreement Amendment #1.

#2015-239 - Approving Acceptance of Coal Combustion Residual Rule Consulting Services Proposal from HDR Engineering of Omaha, NE in an Amount not to exceed \$59,960.00.

#2015-240 - Approving Designated Depositories and City Treasurer Authorizations.

#2015-241 - Approving Bid Award for Ryder Park Tennis Court Improvement Project with Remer Sports Surfaces of Denver, CO in an Amount of \$422,093.00.

#2015-242 - Approving Bid Award for Phase Two of Sterling Estates Park Trail with The Diamond Engineering Co. of Grand Island, NE in an Amount of \$48,107.00.

#2015-243 - Approving Change Order No. 1 Installation of Irrigation System at Sterling Park with Tilley Sprinklers & Landscaping of Grand Island, NE for an Increase of \$1,982.00 and a Revised Contract Amount of \$35,319.00.

#2015-244 - Approving Change Order No. 1 Heartland Public Shooting Park Entry Road Project with J.I.L. Asphalt Paving Co. of Grand Island, NE for a Decrease of \$9,370.11 and a Revised Contract Amount of \$195,774.59.

#2015-245 - Approving Stryker Cot Maintenance Contract for the Fire Department for One Year.

#2015-246 - Approving Acquisition of Utility Easement at the Northwest Corner of Stolley Park Road and Adams Street (Grand Island Public Schools).

#2015-247 - Approving Bid Increase for the Law Enforcement Center & Downtown Parking Lot Snow Removal Operations for the 2015/2016 & 2016/2017 Winter Season with Premier Snow Removal, LLC. of Grand Island, NE in an amount per load rate from \$35.00 for trucks hauling snow to \$50.00.

RESOLUTIONS:

#2015-248 - Consideration of Approving Amendment to the Redevelopment Plan for CRA Area 2 located at 1607 South Locust Street (Bosselman Real Estate, LLC). This item was related to the aforementioned Public Hearing. Comments were made in support of the redevelopment of this project along South Locust Street. Councilmember Steele brought up concerns of the 15 year TIF financing. Mayor Jensen mentioned the benefits of TIF projects and the future of what those projects would do for the City.

Motion by Minton, second by Donaldson to approve Resolution #2015-248. Upon roll call vote, Councilmembers Paulick, Minton, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk, and Nickerson voted aye. Councilmember Steele voted no. Motion adopted.

#2015-249 - Consideration of Approving General Property, Downtown Improvement Parking District #2 (Ramp) and Community Redevelopment Authority (CRA) Tax Request for FY 2016. This item was related to the aforementioned Public Hearing.

Motion by Paulick, second by Minton to approve Resolution #2015-249. Upon roll call vote, all voted aye. Motion adopted.

#2015-250 - Consideration of Approving 1% Increase to the Restricted Revenues Lid Limit. Interim Finance Director William Clingman reported that in 1998 the Nebraska State Legislature passed LB 989 which put a lid on the amount of restricted revenues a political subdivision could budget for. The restricted revenues that the City of Grand Island included in the budget were: Property Taxes, Local Option Sales Tax, Motor Vehicle Tax, Highway Allocation and Municipal Equalization Funds. The additional 1% increase for FY 2015-2016 State of Nebraska budget report would increase the prior year restricted revenues base by \$283,609.79. This increase in restricted funds authority was not an increase in budgeted revenues or authorized expenditures. It only provided the ability to increase restricted revenues in order to budget all restricted revenue funding sources each budget year.

Comments were made by Council both in favor and against the 1% lid limit.

Motion by Nickerson, second by Stelk to approve Resolution #2015-250. Upon roll call vote, Councilmembers Paulick, Minton, Fitzke, Donaldson, Hehnke, Jones, Stelk, and Nickerson voted aye. Councilmembers Steele and Haase voted no. Motion adopted.

PAYMENT OF CLAIMS:

Motion by Donaldson, second by Nickerson to approve the Claims for the period of August 26, 2015 through September 8, 2015, for a total amount of \$4,836,821.47. Unanimously approved.

ADJOURNMENT: The meeting was adjourned at 8:04 p.m.

RaNae Edwards  
City Clerk