
City of Grand Island



Tuesday, December 1, 2015 Study Session Packet

City Council:

Linna Dee Donaldson
Michelle Fitzke
Chuck Haase
Julie Hehnke
Jeremy Jones
Vaughn Minton
Mitchell Nickerson
Mike Paulick
Roger Steele
Mark Stelk

Mayor:

Jeremy L. Jensen

City Administrator:

Marlan Ferguson

City Clerk:

RaNae Edwards

7:00 PM
Council Chambers - City Hall
100 East 1st Street

Call to Order

This is an open meeting of the Grand Island City Council. The City of Grand Island abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.

The City Council may vote to go into Closed Session on any agenda item as allowed by state law.

Invocation

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.



City of Grand Island

Tuesday, December 1, 2015

Study Session

Item -1

Discussion - Cemetery Expansion

Staff Contact: Todd McCoy, Parks & Recreation Director



City of Grand Island

Tuesday, December 1, 2015

Study Session

Item -2

Presentation – Food and Beverage Tax

Staff Contact: Marlan Ferguson

FOOD and BEVERAGE TAX

Improving the Lives of our Families

It's Good for Grand Island



WHAT DO WE KNOW?

- ▶ The current food & beverage tax will end in July of 2016.
- ▶ Nebraska Legislature tells us that in order to continue the tax for an amount over \$700,000 per year, it requires a vote of the people.
- ▶ The current tax is successful in part, because it's a shared tax by Grand Island residents and all who visit Grand Island from out of town.
- ★ The continuation of the tax will allow Grand Island to grow and prosper without being as dependent on the City's general fund.
That's Good for Grand Island ...

HISTORY:

Year	Significance
2008	A 1.5% occupation tax was initiated for the construction of the Community Field House which doubles as the 4-H, FFA Building during the Nebraska State Fair.
2009	Council added an additional \$1.6 million for the Veteran's Athletic Fields displaced by the Nebraska State Fair moving to Grand Island.
2011	State Law mandates that, as the home of the Nebraska State Fair, the City must contribute 10% of Nebraska Lottery funds received by the State Fair. (2014 = \$350,223)
2012	The Legislature passes LB745 which prohibits communities to tax above \$700,000/year without a vote of the people.

2016

Our goal is to put before the voters, a continuation of the existing 1.5% tax on all food and beverage, that begins following the sunset of the current tax.

The Vote: May 10, 2016

We believe that the tax -- shared by residence and all who visit Grand Island to dine and drink -- will allow the City of Grand Island the resources necessary, to undertake needed community improvements that have a clear focus on the quality of life for our Grand Island families.

The primary differences between the current & the proposed tax:

- ▶ The new language includes taxing the sale of alcohol, along with food and non-alcoholic beverages. The current tax does not.
 - Communities that tax the sale of alcohol as part of their food and beverage tax include:
 - Omaha (2.5%)
 - Lincoln (2%)
 - Norfolk (2%)
- ▶ While the original tax was used to finance the fieldhouse, the continuation of the tax will be used to invest in projects, programs and events that are important to our families—while attracting more visitors to Grand Island → sharing the tax with folks from out of town.

Tuesday, May 10, 2016 -- A vote of the people

Sample Ballot Language:

Shall the City of Grand Island enact a tax of one and one half percent (1 ½%) on the sale of all food and beverages presently subject to sales tax in commercial establishments such as restaurants, bars and clubs?

-FOR said proposal

-AGAINST said proposal

Summary Detail ...

The proceeds from this tax shall be used for one or more of the following community enhancements:

The annual financial commitment to the Nebraska State Fair as required by state law; (\$350,223 in 2014)



Community Enhancements:

Promote entertainment, agricultural and livestock shows, trade shows and similar events that will attract visitors to Grand Island;



Examples:

- The continuation of more livestock shows in the State Fair/Fonner Park buildings (7 shows/sales in 2015; 4 of which had an economic impact of \$1.6M)
- The continuation of more agricultural and trade shows in the State Fair/Fonner Park buildings and Heartland Events Center
- An investment in more entertainment options, not only at the Heartland Events Center or Heartland Public Shooting Park, but throughout Grand Island

All of these bring visitors to our community, which is good for Grand Island.

Community Enhancements:

Ongoing enhancement and development of recreation and athletic facilities such as hike, bike and recreational trails, ball fields and other community activity needs;



Examples:

- Expansion of the Veterans Athletic Complex with additional baseball/softball & soccer fields
- Continued improvements at Island Oasis Water Park
- Continued development of City Parks
- Improve water quality at Pier Park & Sucks Lake
- Continued investment in hike, bike & recreational trail system

Community Enhancements:

Invest in community development projects and activities that stimulate progress and growth for Grand Island.



Grow Grand Island:

With the input of thousands, 5 pillars were identified (*Existing Businesses, Entrepreneurs, Image, Workforce, Community Assets*). The glue that holds the community's pillars together - collaborative, cooperative and effective partnerships, including 500+ volunteers, to date.



Summary Detail cont.

The City of Grand Island is authorized to collect the tax, unless termination thereof is approved by the voters.



Overview:

Shall the City of Grand Island enact a tax of one and one half percent (1 ½%) on the sale of all food and beverages presently subject to sales tax in commercial establishments such as restaurants, bars and clubs?

-FOR said proposal

-AGAINST said proposal

SUMMARY DETAIL:

The proceeds from this tax shall be used for the following community enhancements:

The annual financial commitment to the Nebraska State Fair as required by state law;

Promote entertainment, agricultural and livestock shows, trade shows and similar events that will attract visitors to Grand Island;

Ongoing enhancement and development of recreation and athletic facilities such as hike, bike and recreational trails, ball fields and other community activity needs;

Invest in community development projects and activities that stimulate progress and growth for Grand Island.

The City of Grand Island is authorized to collect the tax, unless termination thereof is approved by the voters.

THOUGHTS???

SAMPLE FOOD AND BEVERAGE TAX BALLOT LANGUAGE & SUMMARY DETAIL

Shall the City of Grand Island enact a tax of one and one half percent (1½%) on the sale of all food and beverages presently subject to sales tax in commercial establishments such as restaurants, bars, and clubs?

-FOR said proposal

-AGAINST said proposal

SUMMARY DETAIL:

The proceeds from this tax shall be used for the following community enhancements:

The annual financial commitment to the Nebraska State Fair as required by state law;

Promote entertainment, agricultural and livestock shows, trade shows and similar events that will attract visitors to Grand Island;

Ongoing enhancement and development of recreation and athletic facilities such as hike, bike and recreational trails, ball fields and other community activity needs;

Invest in community development projects and activities that stimulate progress and growth for Grand Island.

The City of Grand Island is authorized to collect the tax, unless termination thereof is approved by the voters.

Updated 11/25/15



City of Grand Island

Tuesday, December 1, 2015

Study Session

Item -3

Presentation – 911 – EOC Center Report

Staff Contact: Jon Rosenlund

911 – EOC Center Report

Study Session
December 1, 2015

Agenda

- Report RFQ
- Options
 - Full Scale Center
 - Alternate 911
 - Costs
 - New Developments
- Ongoing Costs
- Recommendation

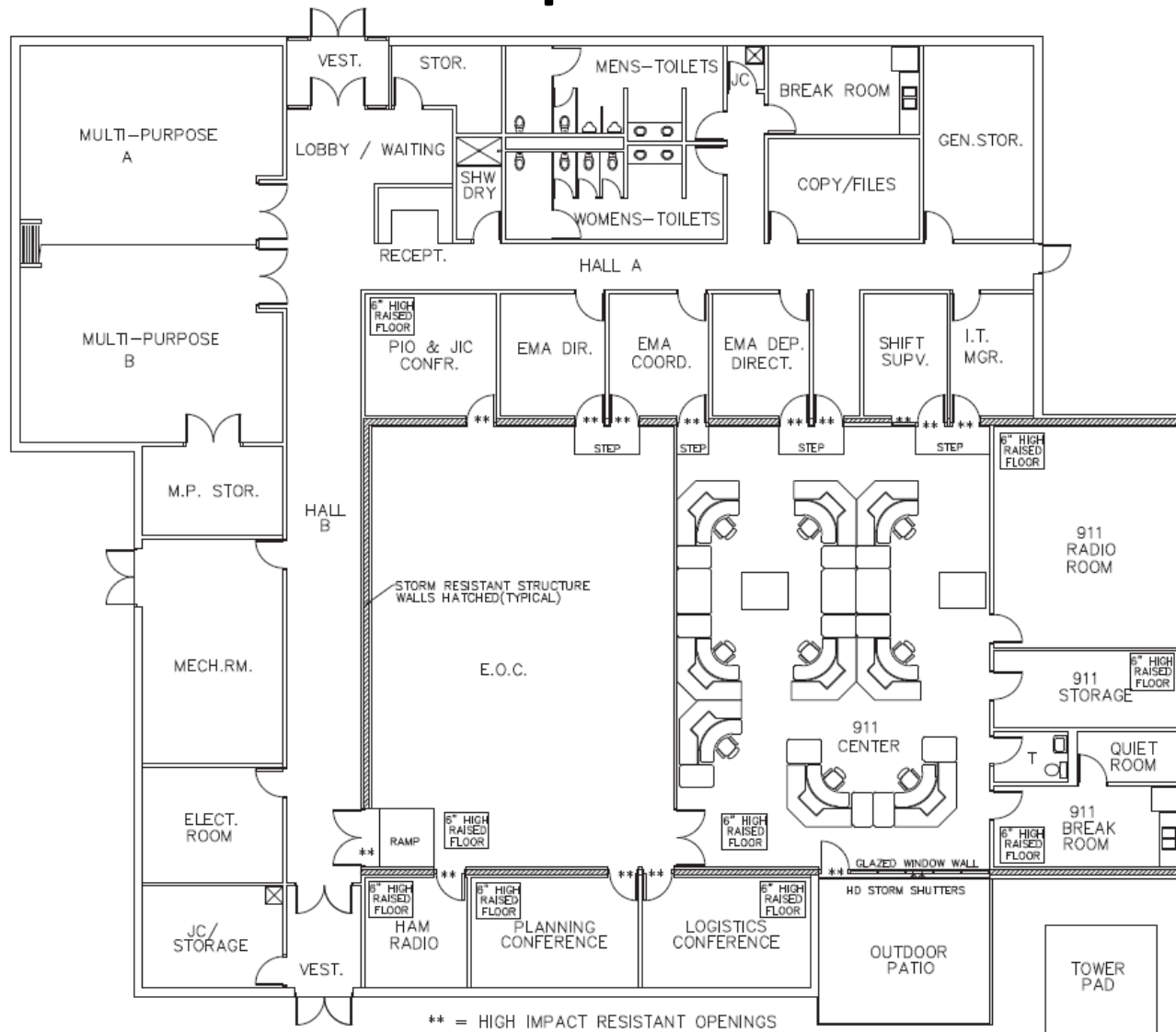
Report RFQ

- Provide a series of options for:
 - Full Scale Center vs. Alternate
 - Various Locations
 - Station #1
 - West Faidley Open Property
 - National Guard Armory

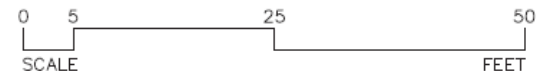
Full Scale Building

- Plan for 30+ years of operation
- Estimate growth of population & calls
- Incorporate modern functions of Operations, Planning, Logistics, Public Information
- Strength and durability of construction
- Redundancy & options for future growth
- Estimate 12,300 square feet (page 7)
- Start with 911 Center & Radio Room

Conceptual Plans



GRAND ISLAND 911 / EMERGENCY MANAGEMENT
SCHEMATIC FLOOR PLAN



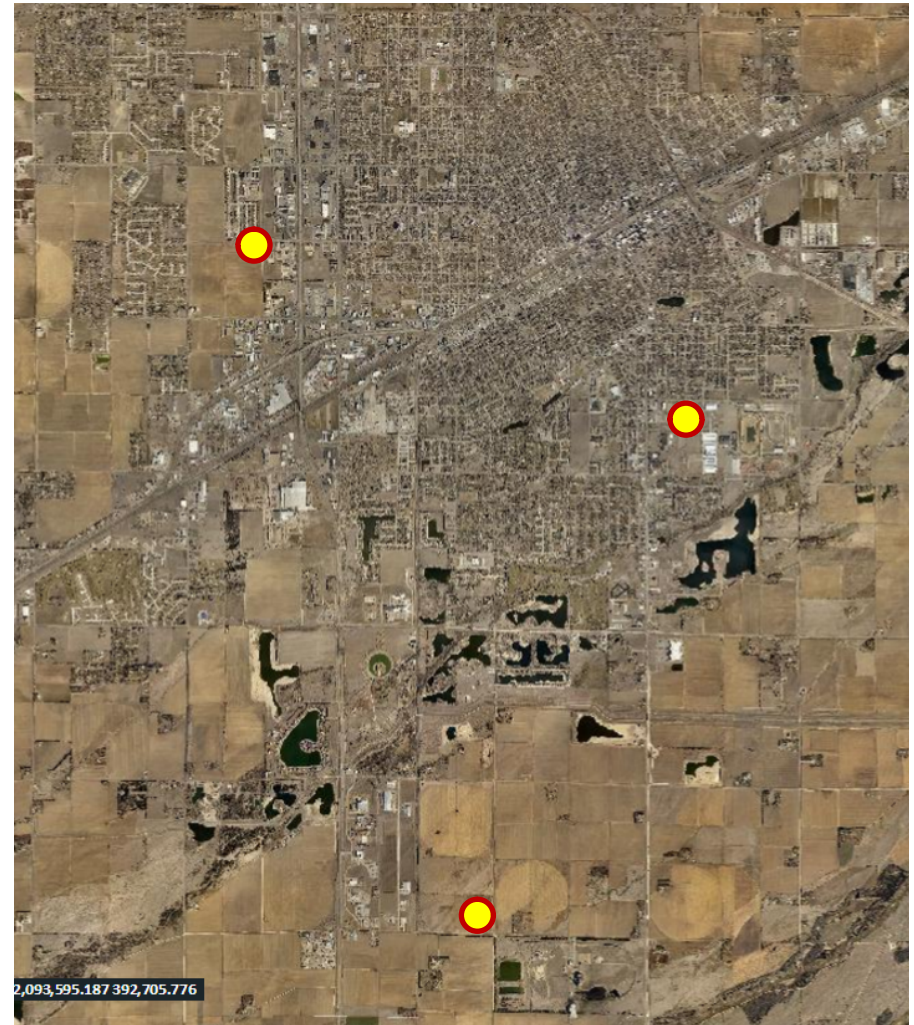
Location Preferences

- Distance from City Hall (1 mile preferred)
- Out of the flood plain
- Distance from Railroad & Major highways
- Proximity to City/County Fiber Optics
- Proximity to Electrical Substations
- Buried utilities vs. overhead

Locations for Full Scale

- West Faidley
- Fire Station #1
- Industrial Park *

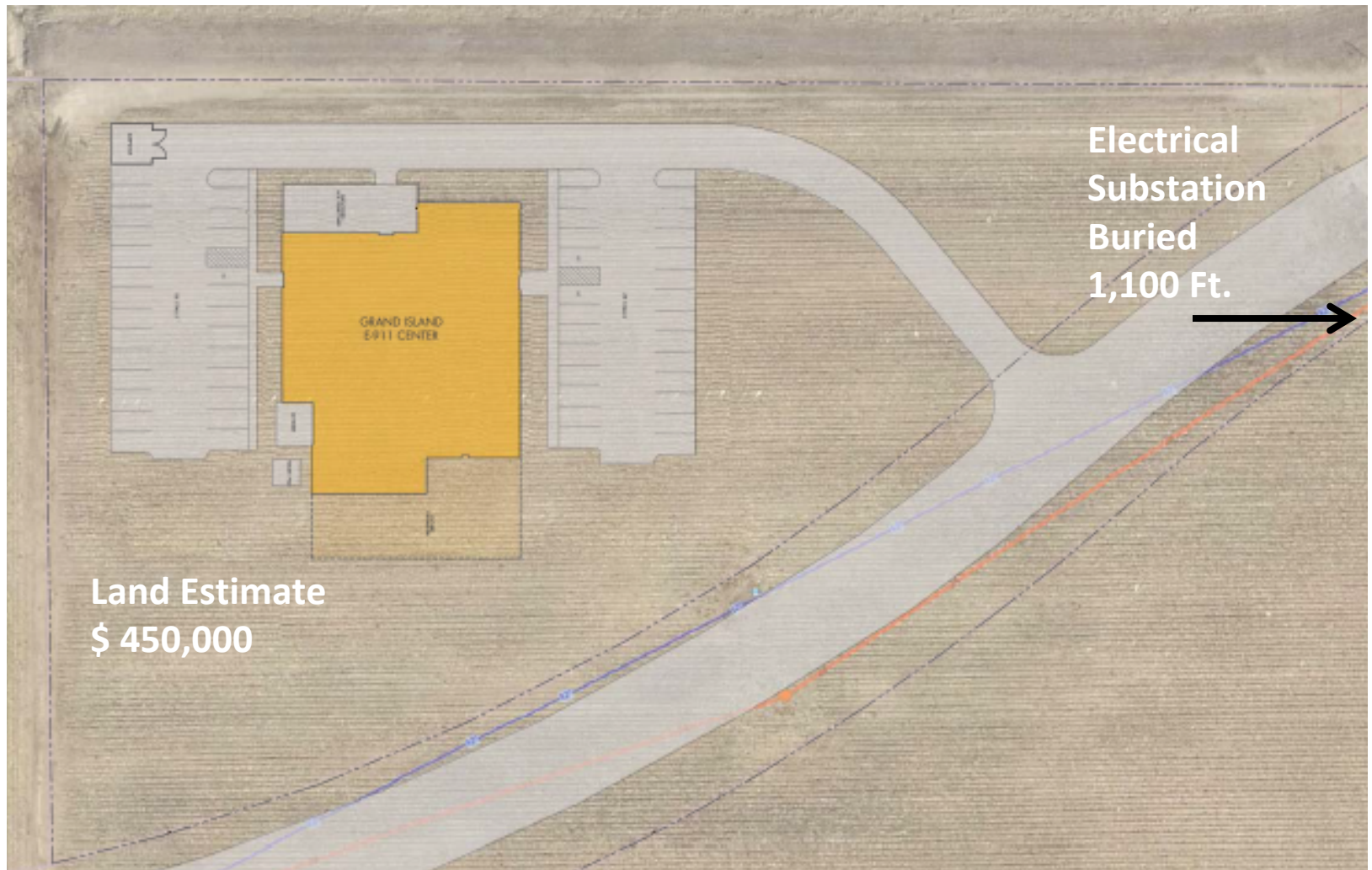
*Not included in Report



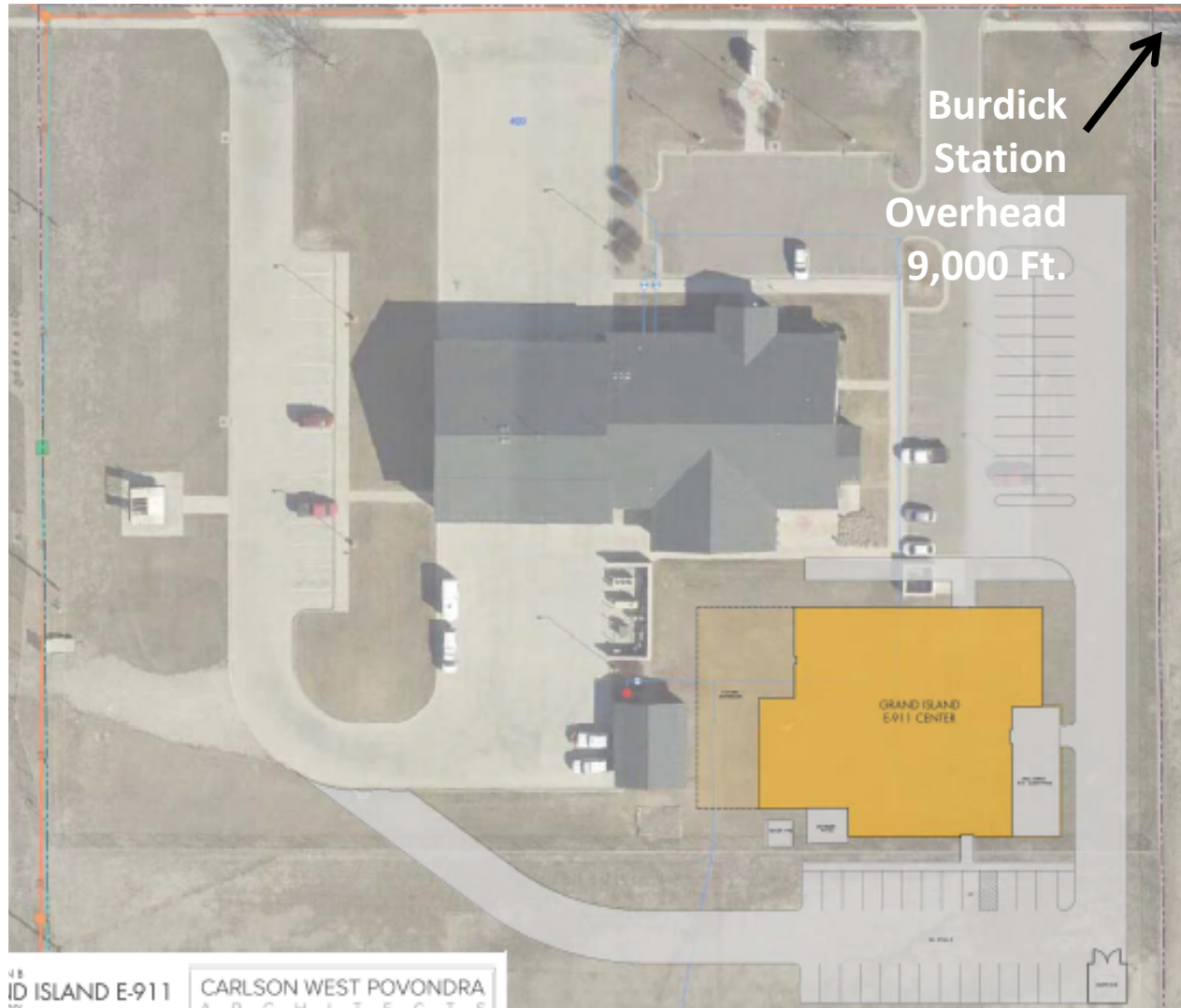
West Faidley #1



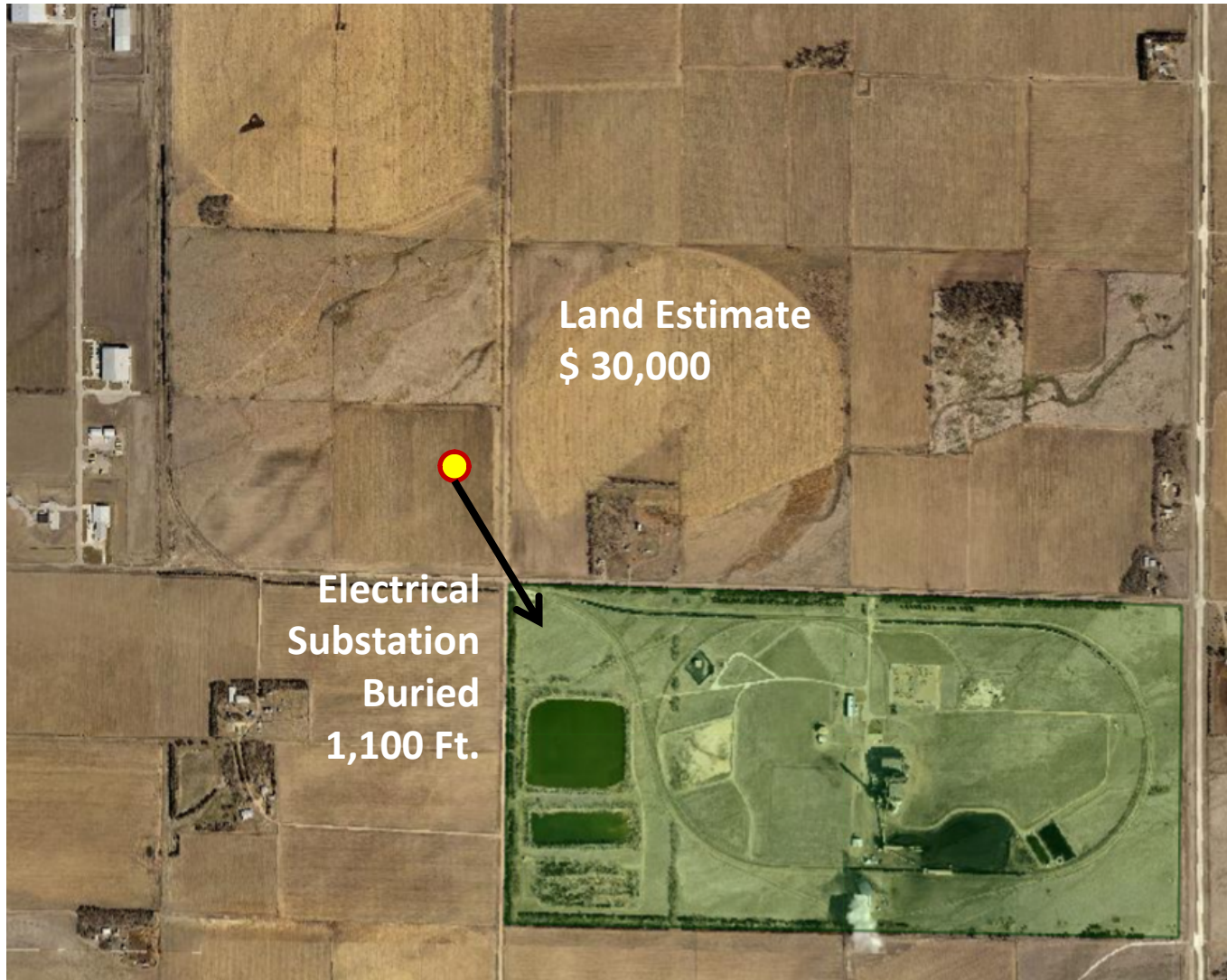
West Faidley #2



Fire Station #1



Industrial Park

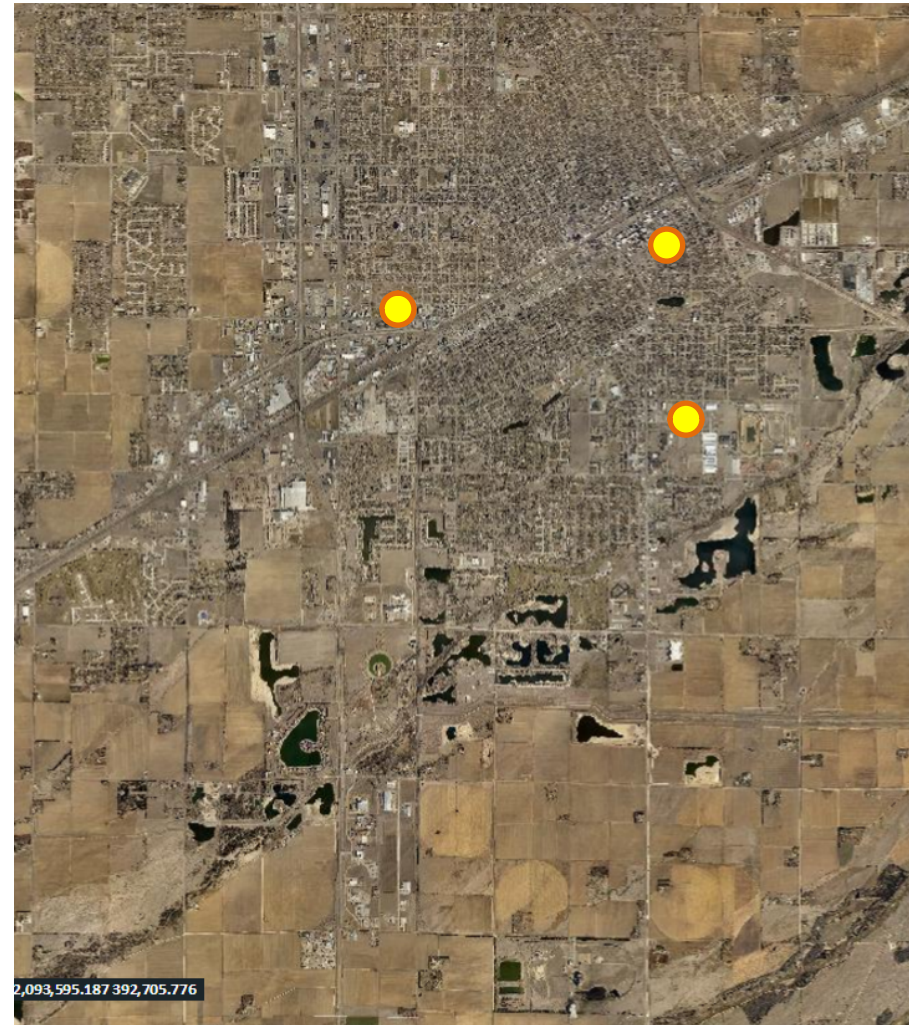


Cost of Full Scale Construction

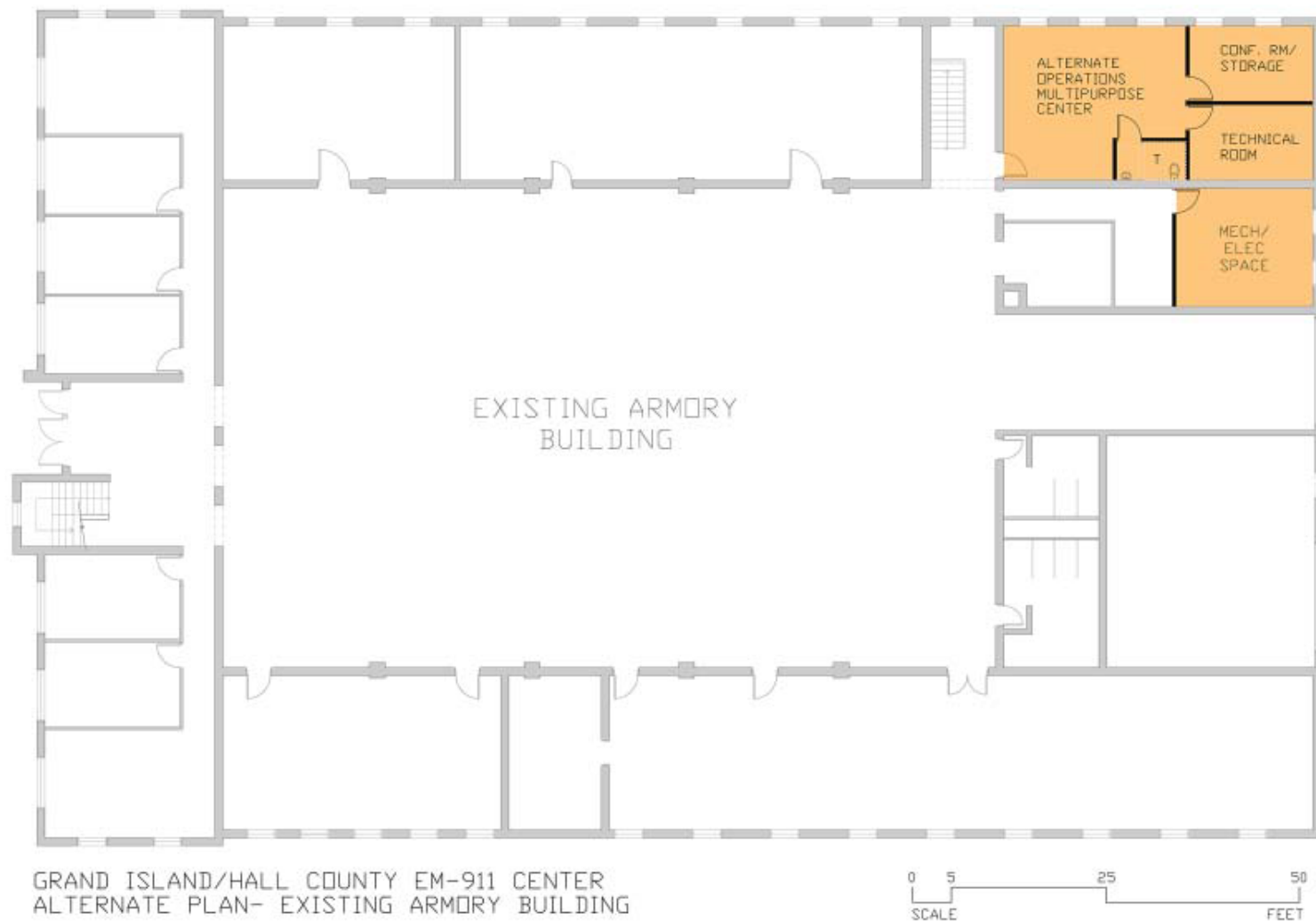
Category	Estimated Cost
Development costs (site purchase, etc.)	Depends on Location
Sitework	\$ 195,600
Construction	\$ 1,986,275
Project Expenses (Equipment, A/E Fees) (\$810,000 is Equipment)	\$ 983,100
Contingency	\$ 316,500
Total (does not include land acquisition)	\$ 3,481,475

Locations for Alternate

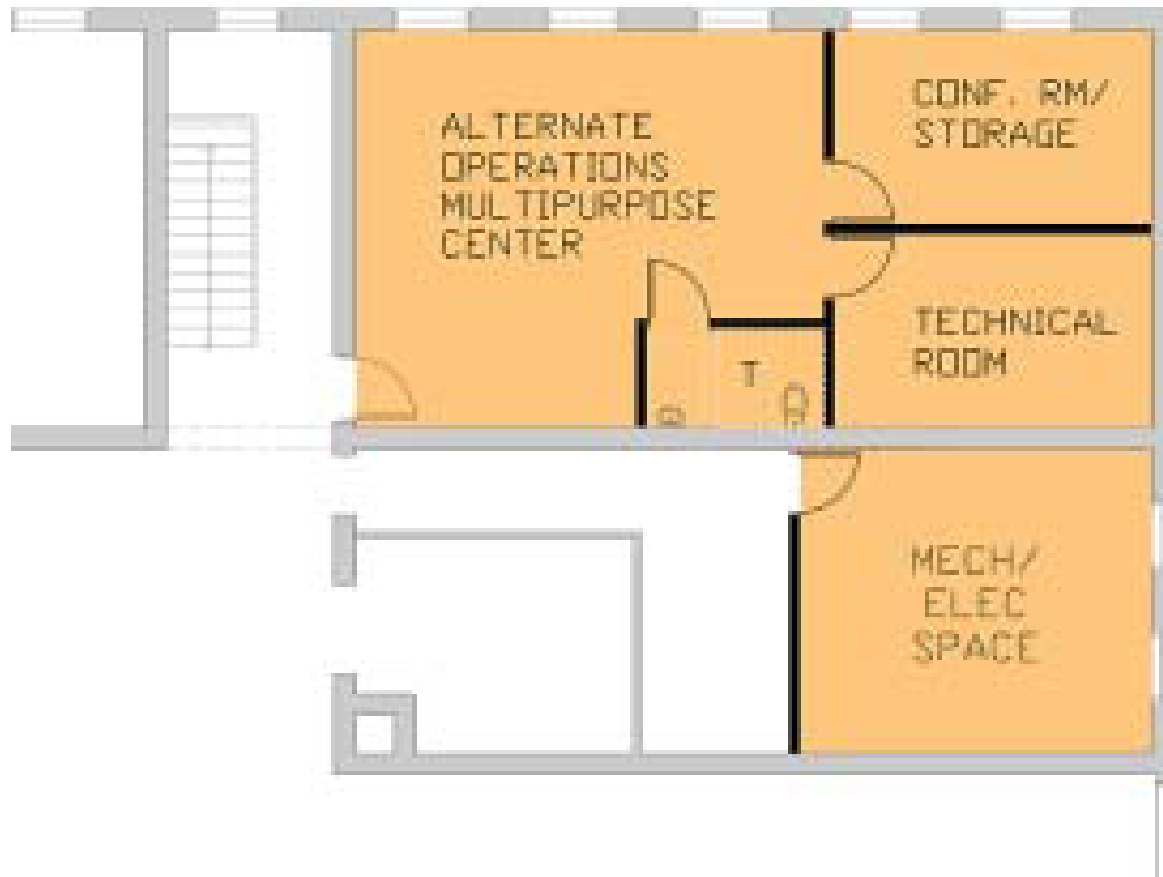
- Fire Station #1
- National Guard Armory
- City Hall



National Guard Armory



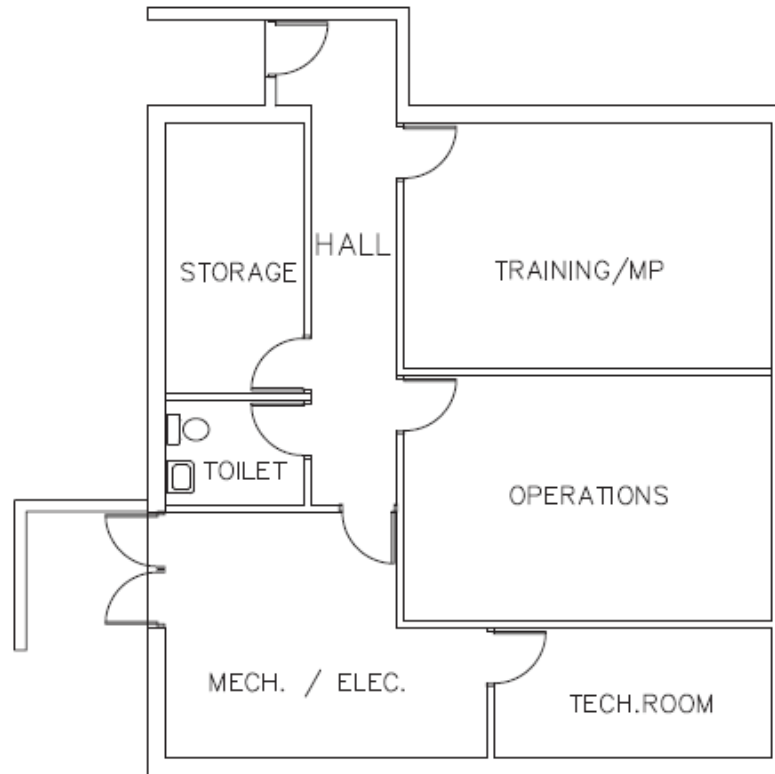
National Guard Armory



Cost of Armory Alternate 911

Category	Estimated Cost
Development costs (site purchase, etc.)	Depends on Location
Sitework	\$ 0
Renovation	\$ 280,900
Project Expenses (Equipment, A/E Fees) (\$600,000 is Equipment)	\$ 627,500
Contingency	\$ 40,000
Total (does not include land acquisition & remediation)	\$ 948,400

Alternate at Station #1



GRAND ISLAND 911 / EMERGENCY MANAGEMENT
PLAN—ALTERNATE FACILITY AT FIRE STATION #1
1,477 GROSS SQUARE FEET

Cost of Station #1 Alternate 911

Category	Estimated Cost
Development costs (site purchase, etc.)	Depends on Location
Sitework	\$ 47,000
Construction	\$ 416,500
Project Expenses (Equipment, A/E Fees) (\$600,000 is Equipment)	\$ 647,000
Contingency	\$ 60,000
Total	\$ 1,170,500

Land Acquisition

Location	Estimated Price
West Faidley	\$ 300,000 - \$ 450,000
13 th Street	\$ 250,000
Industrial Park	\$ 30,000
National Guard Armory	Unknown
Station #1	\$ 0

Construction Comparisons

Building	Year	Square Footage	Cost	Cost Per SF
Law Enforcement Center	2008	43,931	\$ 7.4 Million	\$ 168
Hall County Jail	2008	88,396	\$ 14.3 Million	\$ 162
Fire Station #1	2008	13,092	\$ 2.4 Million	\$ 183
New 911/EOC		11,400	\$ 2.5 Million	\$ 219
New Alternate 911/EOC		1,477	\$ 523,500	\$ 354

Increased Operating Costs

- Existing Expenses
 - Telephone Lines
 - Maintenance Contracts
 - Repair/Maintenance Equipment, Machine
- New Expenses
 - Utilities (Electrical & Natural Gas)
 - Sanitation
 - Janitorial/Exterior maintenance

Estimated Increase

Category	Current	New	Increase
Maint Contracts	\$ 52,000	\$ 83,000	\$ 31,000
Phones	\$ 45,000	\$ 55,000	\$ 10,000
Repair (Machine)	\$ 25,000	\$ 35,000	\$ 10,000
New Building Expenses			
• Utilities		\$ 25,000	\$ 25,000
• Repair (Building)		\$ 5,000	\$ 5,000
• Sanitation		\$ 1,000	\$ 1,000
• Cleaning supplies		\$ 2,000	\$ 2,000
Total Estimate			\$ 84,000

E911 Special Revenue Fund

E911 Fund	2009	2010	2011	2012	2013	2014
Revenues	283,508	214,090	297,929	251,523	220,961	215,734
Expenses	186,562	123,404	165,151	366,359*	183,505	189,790

Average Revenue: \$ 247,291

Average Expenses: \$ 169,682

Fund Balance Year End FY 2015: \$ 717,754

* 2012 included \$190,000 for a new 911 phone system

Summary

Option	Location	Cost Estimate	Ongoing	Cons
Full Center	West Faidley	\$ 3.8 Million	\$ 84,000	Land Cost
Full Center	Industrial Park	\$ 3.5 Million	\$ 84,000	Distance from City Center
Full Center	Station #1	\$ 3.5 Million	\$ 84,000	9000 ft to Utilities & Data
Alternate	Station #1	\$ 1.5 Million	\$ 66,000	9000 ft to Utilities & Data Needs bigger redesign
Alternate	Armory	\$ 1 Million	\$ 66,000	Renovation costs, size too small

The Plan

- Obtain from Council directions toward Alternate or Full Scale
- Obtain from Council directions on location.
- Begin RFP process to receive plans necessary for construction (Winter 2016)
- Approve plans and proceed to land acquisition (if necessary) and construction (FY 2016-2017)