



City of Grand Island

Tuesday, January 10, 2017

Council Session

Item G-7

#2017-6 - Approving Intent to Create Fonner Park Business Improvement District

Staff Contact: Jerry Janulewicz

Council Agenda Memo

From: Jerom E. Janulewicz, City Attorney

Meeting: January 10, 2017

Subject: Fonner Park Business Improvement District

Presenter(s): Jerom E. Janulewicz, City Attorney

Background

The Fonner Park Business Improvement District 2013 expired in 2016 as a result of a termination date contained in the 2013 ordinance creating the district. Business owners within the district are seeking re-establishment of the Fonner Park Business Improvement District.

In a letter to the Mayor and City Council dated July 21, 2016, the Fonner Park Business Improvement District expressed an interest to continue the business improvement district. In October 2016, council adopted a resolution appointing, Scott Zana, Buzz Douthit, Bruce Swihart, Tammy Slater, Mike Corman, and Bennett Chamness, to serve as the Board for the proposed BID and directed that the board make recommendations to the city concerning creation of the district. The board has since communicated its recommendations to the city in the form of the attached letters of November 15, 2016 and December 27, 2016. Before adopting an ordinance to create the district, a public hearing must be held upon notice mailed to the owners of property within the proposed district.

Discussion

The board members of the proposed business improvement district submitted their plan for Council's consideration. The Council must hold a public hearing on the proposed creation of the district. Following the public hearing, Council may pass an ordinance to establish the district.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Adopt the Resolution and Notice of Public Hearing for Fonner Park Business Improvement District

2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council adopt the Resolution setting the matter for public hearing.

Sample Motion

Move to approve the resolution for the Fonner Park Business Improvement District.



November 15, 2016

Renae Griffith, Finance Director
Mayor and City Council
City of Grand Island
PO Box 1968
Grand Island, NE 68802

Dear Renae, Mayor and City Council:

The Fonner Park Business Improvement District ended on September 30, 2016. A new Business Improvement District has been formed. The boundaries for the BID will remain the same (Stolley Park Road north to Fonner Park Road) and were approved by the City Council on October 11, 2016 (Resolution #2016-250).

The "new" Fonner Park Business Improvement District met on November 15 and adopted a proposed budget for 2016-2017 (attached). The Board is proposing a front footage assessment of \$9 for revenues of \$44,541. A budget is attached reflecting the assessments and expenditures. The funds are utilized primarily for contract services relative to the maintenance and upkeep of trees and shrubs, landscaping and irrigation system.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Cindy K. Johnson for
South Locust Street Business
Improvement District

South Locust Street Business Improvement District
309 W. 2nd Street • P.O. Box 1486 • Grand Island, NE 68801
308.382.9710 • Fax 308.382.1154
southlocustbid@johnsonbros.com

Fonner Park BID
 Original Resolution
 Original Ordinance #8751

	2017 Budget
ASSESSMENT PER FRONT FOOTAGE	\$9.00
Front Footage	4949
	\$44,541
REVENUE 94011413	
Account	
Planned Carry Over from 2014/2015	0
74140 Special Asessments	\$44,541
74787 Interest Revenue	
74795 Other Revenue	
TOTAL REVENUE	\$44,541

APPROPRIATIONS

Account	
85213 Contract Services	\$32,500
85245 Printing & Binding Services	\$100
85249 Snow & Ice Removal	\$2,500
85305 Utility Services	\$5,000
85319 Repair & Maint - Land Improve.	\$1,000
85413 Postage	\$250
85416 Advertising	
85419 Legal Notices	\$450
85490 Other Expenditures	\$1,500
85505 Office Supplies	\$100
85560 Trees and Shrubs	\$1,000
85590 Other General Supplies	\$100
TOTAL OPERATING EXPENSE	\$44,500

ANNUAL EXCESS/(LOSS) \$41

Beginning Cash Balance
 Revenues
 Expenditures
Ending Cash Balance



December 27, 2016

Mayor and City Council
City of Grand Island
100 East First Street
Grand Island, NE 68801

Dear Mayor and City Council:

On October 11, 2016, the City Council adopted Resolution #2016-249 - approving the boundaries for Fonner Park Business Improvement District, as well as for the initial board members for the District.

The board members of the proposed district recommend as follows:

1. That the boundaries of the proposed district be the same as the boundaries of the prior Fonner Park Business Improvement District;
2. The purposes of the district are: promotional activities; maintenance and improvement of the landscaped greenway; maintenance, repair, improvement and replacement of the sprinkler system in the greenway; regular mowing and trimming of the greenway; all facets of the purchase, care and replacement of trees, shrubs and grass and other decorative improvements; snow removal from sidewalks parallel of South Locust Street; employment of or contracting for personnel, purchase of equipment, materials, supplies or other expenses that accomplish the purposes of the district; other incidental or ongoing expenses as needed for the maintenance, improvement and beautification of the green belt area and to accomplish the goals and objectives of the Business Improvement Board of the district;
3. There are no current plans for additional improvements; and
4. Costs of the proposed district should be paid by special assessments based upon frontage foot of the properties within the district.

Thank you for your consideration.

Sincerely,

Cindy K. Johnson for
Fonner Park Business Improvement District

South Locust Street Business Improvement District
309 W. 2nd Street • P.O. Box 1480 • Grand Island, Nebraska 68802
308.382.9210 • Fax 308.382.1134
southlocust@glchamber.com

RESOLUTION 2017-6

WHEREAS, the Business Improvement District Board for the proposed Fonner Park Business Improvement District (hereinafter Fonner Park Business Improvement District) recommended that the City of Grand Island create a business improvement district along South Locust Street with boundaries in the form hereinafter set forth; and

WHEREAS, the City Council has determined that a public hearing should be held on the proposed business improvement district.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, as follows:

1. Proposed District Boundaries. The proposed boundaries of the Fonner Park Business Improvement District are described as follows:

Beginning at the southeast corner of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Grand Island, Hall County, Nebraska; thence west on the south line of said Section Twenty One (21) to a point one hundred (100) feet west of the Southeast corner; thence north on a line one hundred (100) feet west of and parallel with the line common to Section Twenty One (21), Township Eleven (11) North, Range Nine (9) and Section Twenty Two (22), Township Eleven (11) North, Range Nine (9) to the north line of the Southeast Quarter (SE1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9); thence east on the north line of the Southeast Quarter (SE 1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) a distance of one hundred (100) feet to the line common to Section Twenty One (21), Township Eleven (11) North, Range Nine (9) and Section Twenty Two (22), Township Eleven (11) North, Range Nine (9); thence continuing east on the north line of the Southwest Quarter (SW1/4) of Section Twenty Two (22), Township Eleven (11) North, Range Nine (9) for a distance of one hundred (100) feet; thence south on a line one hundred (100) feet east of and parallel with the line common to Section Twenty One (21), Township Eleven (11) North, Range Nine (9) and section Twenty Two (22), Township Eleven (11) North, Range Nine (9) to the south line of Section Twenty Two (22), Township Eleven (11) North, Range Nine (9); thence west on the south line of Section Twenty Two (22), Township Eleven (11) North, Range Nine (9) to the point of beginning.

2. Public Hearing; Protests. An Ordinance establishing the proposed district based upon the recommendations received from the improvement district board, providing for special assessments to be imposed and providing the maximum limit of the district shall be considered in a public hearing before the City Council on February 14, 2017, at 7:00 p.m. in the Council Chambers at City Hall in Grand Island, Nebraska.

Approved as to Form	☐ _____
January 6, 2017	☐ City Attorney

At said hearing, the City Council shall hear all protests and receive evidence for or against the creation of the proposed district; rule upon all written protests received prior to the close of the hearing, which ruling shall be final; and continue the hearing from time to time as the City Council may deem necessary.

Proceedings shall terminate if written protest is made prior to the close of the hearing by the record owners of over fifty percent of the assessable units in the proposed district.

3. Activities; Revenue; Method of Assessment.

a. The proposed activities to be supported by special assessments within the proposed district shall include: promotional activities; maintenance and improvement of the landscaped greenway; maintenance, repair, improvement and replacement of the sprinkler system in the greenway; regular mowing and trimming of the greenway; all facets of the purchase, care and replacement of trees, shrubs and grass and other decorative improvements; snow removal from sidewalks parallel of South Locust; employment of or contracting for personnel, purchase of equipment, materials, supplies or other expenses that accomplish the purposes of the district; other incidental or ongoing expenses as needed for the maintenance, improvement and beautification of the green belt area and to accomplish the goals and objectives of the Business Improvement Board of the district.

b. The proposed or estimated costs for improvements and facilities within the proposed district is \$44,541.00. The proposed special assessment shall be levied on a frontage foot basis based upon South Locust Street frontage.

4. Notice of Hearing; Owners. At least ten days prior to the date of the public hearing notice of the hearing shall be given by:

A. One publication of this Resolution and Notice of Hearing in the Grand Island Independent; and

B. Mailing a copy of this Resolution and Notice of Hearing to each owner of taxable property as shown on the latest tax rolls of the Hall County Treasurer.

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Adopted by the City Council of the City of Grand Island, Nebraska on January 10, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk