



City of Grand Island

Tuesday, November 14, 2017

Council Session

Item G-2

Approving Minutes of November 7, 2017 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

November 7, 2017

Pursuant to due call and notice thereof, a Study Session 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 November 7, 2017. Notice of the meeting was given in the *Grand Island Independent* on November 1, 2017.

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

Mayor Jensen introduced Community Youth Council member Shelby Hees.

INVOCATION was given by Community Youth Council member Shelby Hees followed by the PLEDGE OF ALLEGIANCE.

SPECIAL ITEMS:

OpenGov Presentation. Assistant Finance Director William Clingman introduced Jason Carian and Charlie Francis representing OpenGov. Mr. Carian presented a PowerPoint explaining the OpenGov program. He stated OpenGov was the leader in government performance management, with easy-to-use cloud software for better budgeting, improved operational intelligence, and comprehensive open data. The program gives governments the right tools and relevant data for more informed decision-making and better outcomes for the public.

OpenGov provided one solution for budgeting across the organization, optimizing internal and external reporting, and sharing performance measures. Reviewed was the budget program. Mr. Francis commented on his experience in using this program while he was a Finance Director in California. He answered questions regarding future forecasting.

Discussion was held regarding the accessibility of information for the Council and/or the public. Mr. Carian stated it could be set up for both. Mr. Clingman stated the preliminary budget book would be accessible in real time. Mr. Carian stated the interface with our current system would take approximately 6 to 8 weeks. Mr. Clingman stated this system would save staff time, allow more tools for everyone to use, and more accurate information. The first year cost for this system would cost \$55,264.70.

Husker Harvest Days Project. City Administrator Marlan Ferguson reported that Husker Harvest Days was the World's Largest Totally Irrigated Working Farm Show and had been in Grand Island for 40 years. They were experiencing infrastructure issues, lot size issues and lack of

modern facility issues which amounted to 7 million dollars in upgrades. They had asked the City to contribute 2 million dollars of the Food and Beverage tax towards the upgrades. The economic impact of this show was estimated to be 7.5 million annually.

Farm Progress was committed and ready to start on the upgrades as soon as they were assured of the City's participation. It was determined that the best legal process for the City to contribute funds would be for the City to approve a redevelopment plan for the project and enter into an Interlocal Agreement with the Community Redevelopment Authority (CRA) to provide partial funding for the project.

Regional Planning Director Chad Nabity stated as proposed the Interlocal Agreement would authorize the City to contribute up to \$200,000 per year for 10 years beginning in fiscal year 2019 to the CRA and the CRA would pay those funds to Farm Progress to cover up to \$2,000,000 of the costs of the proposed improvements at the site. The CRA would enter into a redevelopment contract with Farm Progress for a period of 20 years. Farm Progress would agree to continue to hold at least one 3 day farm show on the site for a 20 year period and the CRA would forgive \$100,000 of the \$2,000,000 investment for each year that a show is held. The CRA would hold a lien on the Farm Progress property at the Cornhusker Army Ammunition Plant to protect the City and the CRA in the event that the show is canceled prior to the 20 year term of the contract.

City Attorney Jerry Janulewicz reported on the legal authority to expend city funds in support of a community redevelopment authority project located beyond the corporate boundaries of the city. Nebraska State Statutes allowed this to happen.

David Plautz, 4063 Manchester Road spoke in support for Husker Harvest Days but opposed using tax money for this project.

Comments were made by Council on the economic impact to our community from Husker Harvest Days. Discussion was held regarding the Food & Beverage Tax and what it could be used for. A lengthy discussion was held concerning Farm Progress and its corporate headquarters.

Ray O'Connor, 611 Fleetwood Road spoke in support of Husker Harvest Days and the investment to Grand Island.

Council recessed at 8:40 p.m. and reconvened at 8:46 p.m.

Fire Station No. 4 Relocation/Emergency Management Center Land Lease Purchase. City Administrator Marlan Ferguson reported that Menard, Inc. would like to expand their facility to include our existing Fire Station #4, which was located adjacent to the southwest corner of their property. They proposed an agreement whereby they would assist the City in purchasing property or provide property and construct a new fire station to the specifications agreed to by both parties. After review the Fire Department determined that the ideal location for a replacement would be near 13th Street and North Road.

This past spring a 20 acre tract of vacant land came up for sale at 13th Street and North Road. Ray O'Connor was interested in purchasing the property for a 1031 land exchange and would sell to the city as much of the property as we would want at the price he purchased it. Staff is recommending purchasing 3.7+ acres and retaining the right to purchase an additional 5 acres for future city purpose.

Fire Chief Cory Schmidt reported on response times from the 13th Street and North Road location.

Update on North Road and 13th Street Improvements; Project No. 2018-P-1. Public Works Director John Collins reported that roadway improvements along 13th Street from Moores Creek to North Road, as well as intersection improvements at 13th Street and North Road were planned. This project would get much needed drainage improvements to the 13th Street and North Road intersection which do not exist today.

The North Road and 13th Street Improvements would support both the relocation of Fire Station No. 4 and the Emergency Center by providing improved traffic flow and drainage for the area. Presented was a design for a roundabout at the 13th Street and North Road intersection.

Ray O'Connor commented on the 1031 exchange, the lease agreement, and the additional 5 acres available.

Fire Chief Schmidt answered questions regarding the roundabout at this location with regards to calls and equipment size.

City Attorney Jerry Janulewicz explained that the City would sell the property at Fire Station No. 4 to Menards for the purchase of 3.7+ acres of property at the 13th Street and North Road location from Ray O'Connor. Menards would then build a new fire station at the new location. These items would be on the November 14, 2017 City Council meeting.

ADJOURNMENT: The meeting was adjourned at 9:26 p.m.

RaNae Edwards
City Clerk