



City of Grand Island

Tuesday, April 9, 2019
Council Session

Item G-2

Approving Minutes of April 2, 2019 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

April 2, 2019

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 April 2, 2019. Notice of the meeting was given in the *Grand Island Independent* on March 27, 2019.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following Councilmembers were present: Mike Paulick, Michelle Fitzke, Jeremy Jones, Mark Stelk, Jason Conley, Vaughn Minton, Julie Hehnke, Mitch Nickerson, and Chuck Haase. Councilmember Clay Schutz was absent. The following City Officials were present: City Administrator Brent Clark, City Clerk RaNae Edwards, Finance Director Patrick Brown, City Attorney Jerry Janulewicz and Public Works Director John Collins.

PLEDGE OF ALLEGIANCE:

SPECIAL ITEMS:

Veterans Home Campus Update. Mayor Steele stated he brought this topic forward to update the Council and the community regarding the Veterans Home property.

Regional Planning Director Chad Nabity gave a history on the 640 acres that was designated as the Central Nebraska Veterans Home over 130 years ago. He stated the Veterans Club had a 99 year lease on their 10 acres of property.

City Attorney Jerry Janulewicz answered questions regarding the Veterans Cemetery. He said the Council would have to approve a Memorandum of Understanding for the City to take over the care of this cemetery.

Reported was that the Department of Administrative Services (DAS) had estimated their costs for utilities and ground maintenance at approximately \$1,000,000 annually. The City of Grand Island was waiting on State approval of a Memorandum of Agreement for the transfer of the Veteran's Cemetery for the care and maintenance of the Cemetery. The Parks and Recreation Department would care for and maintain the cemetery beginning this spring.

City Attorney Jerry Janulewicz reviewed the Programmatic Agreement and Memorandum of Agreement for the potential transfer of the former Grand Island Veterans Home (GIVH) Phase 2.

The Programmatic Agreement was completed in 2015 and imposed upon the State certain obligations regarding the GIVH site. Elements of the Programmatic Agreement included:

- A Historic Property Identification and Site Survey
- 1. Resource count and description of property
- 2. Site map

3. History
4. Recommendations for placement on Historic Property Registry
5. Historic resources to be considered as part of the reuse plan

DHHS and DAS would ensure the continued maintenance of all facilities and support resources through the duration of the Programmatic Agreement.

Reviewed was the Memorandum of Agreement between the State of Nebraska and the City of Grand Island regarding the transfer of the Central Nebraska Veterans Home lands and buildings.

Prior to the Phase I transfer funding for building demolition was discussed, there was no legally binding commitment by the State to provide funds. After Phase I, DAS informed the City there were no State funds to accompany the transfer of the property to the City.

It was not reasonable or responsible for the City to assume financial responsibility for the campus. The farm income from the Phase I transfer was insufficient to pay campus utilities, building maintenance, and other operating expenses.

The Nebraska Department of Administrative Services informed the City of the following Disposition Plan:

1. DAS would transmit a Request for Information and Proposals (RFI/RFP) to potential developers
2. DAS would review responses and select adequate responses to proceed for consideration by a redevelopment team
3. A DAS appointed redevelopment team would review and prioritize proposals
4. DAS would host a community input session on the proposal selected by the redevelopment team; and
5. The selected proposal would be sent to the City for review

City Administration offered to assume responsibility for the Veterans Cemetery through a Memorandum of Agreement between the State and DAS with the City. Due to the uncertainty of the development process the State and the United Veterans Club entered into a new long term lease agreement for the 10 acre tract used by the club for parking and ball parks.

The City of Grand Island was seeking redevelopment of the Veterans Home in a manner that would accomplish the following goals:

1. Provide a sustainable, positive economic and social impact for the immediate area and the City
2. Provide a benefit to veterans, such as house, social services or meeting other needs; and
3. Avoid a negative impact on the City's budget

Discussion was held regarding the timeline for this property. Mr. Janulewicz stated DAS wanted to get rid of the property as soon as possible because of the cost. DAS would put together a RFP and go out for bids for the sale of this property. It was possible a developer could come in with a plan to redevelop this property but there would be costs associated with any development. Mentioned were environmental assessment on the property, assepsis, lead paint, and inspections.

DAS would not give the City the opportunity to walk through the buildings to see the condition they were in.

The following people spoke:

- Paul Wicht, 1708 Jerry Drive
- Mike Gloor, 2120 Barbara Avenue
- Gary Quandt, 609 West 14th Street
- Phil Beckett, 2110 East Stolley Park Road
- Jay Vavricek, 2729 Brentwood Blvd
- Ron Grabowski, 1621 Summerfield Avenue
- Dennis Wagoner, 1310 Dodge Street, Wood River
- Kayleen Riley, 421 East 14th Street

The Mayor and Council thanked those who attended and those who served our country.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

RaNae Edwards
City Clerk