



# City of Grand Island

Tuesday, August 23, 2022

Council Session

## Item G-2

**Approving Minutes of August 16, 2022 City Council Study Session**

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

August 16, 2022

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 August 16, 2022. Notice of the meeting was given in *The Grand Island Independent* on August 10, 2022.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Justin Scott, Michelle Fitzke, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Mitch Nickerson and Chuck Haase. Councilmember Maggie Mendoza was absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof and Interim Public Works Director Keith Kurz.

SPECIAL ITEMS:

Jackrabbit Run Golf Course Budget Presentation. Finance Director Patrick Brown introduced Devon Kastler, Regional Operations Manager for Landscapes Golf Management from Lincoln, Nebraska who gave a presentation on the FY2023 Jackrabbit Run Golf Course budget and Business Plan. He mentioned the strengths, weaknesses, opportunities, and threats facing the golf course in 2023.

Mr. Kastler presented the following:

Golf Operations - would generate \$682,000 in revenue in FY2023 by achieving the following goals:

- Recruit 5 new corporate outings
- Increase merchandise sales by 5%
- Grow Junior Golf Program to 30 participants (18 participants in 2022)
- Obtain title sponsorships for all internally created events

Food & Beverage – would generate \$70,000 in Net Operating Income in FY2022 by achieving the following:

- Financial Performance
- Inventory Management
- Banquet Recruitment
- On-Course Sales
- Upselling to Golf Outings

Annual Pass Sales would generate \$85,000 in revenue in FY2023 by meeting the following:

- Goal of a net of 5 new memberships in 2023
- Net Promoter Score goal of 65
- Referral goal of 10 members recruited by current pass holders

Golf Course Maintenance would achieve a Survey Course Maintenance Score of 4.4 in FY2023 by achieving the following:

- Department expense budget achievement
- Achieve course maintenance score of 4.4 (Scale of 1-5)
- Agronomic Practices
- Tree Management

Comments were made concerning the conditions of the golf course and the price. Joel Holling, Maintenance Superintendent explained the history of the trees at the golf course and the loss of the trees due to disease. They would like to move forward with planting new trees and remove the dead ones. Finance Director Patrick Brown stated there was money in the FY22-23 Budget for tree replacement. Also explained was he fuel tank issues.

Discussion was held concerning \$50,000 the City pays to Landscape as per their contract.

Grand Island Public Library- Meeting the Community's Needs. Library Director Celine Swan gave a PowerPoint presentation on Meeting the Community's Needs. The Grand Island Public Library's Mission Statement was "To inspire and strengthen our community by connecting people with information, ideas, and experiences." Reviewed were the programs and services provided by the library.

Ms. Swan was requesting to add 3 FTE to the 2022-2023 budget. With the increased staff the Library would be able to:

- Add Tuesday evening hours
- Add Saturday hours
- Maintain accreditation
- Increase Makerspace availability and services
- Meet community needs

Comments were made regarding the need for the Library to stay open longer and the need for more employees to make that happen.

CRA Budget Presentation. Regional Planning Director Chad Nabity presented the Community Redevelopment Authority 2022-2023 Annual Budget. Since October of last year the City Council and the CRA had focused not only on redevelopment but partnering with local developers to approve public participation in 638 housing units ranging from senior housing at Jaxson Subdivision on Old Potash Highway to upper story residential in Railside to townhouses near Five Points, single family in northwest and southeast Grand Island and apartments near the new hospital. It was expected that these units would be developed over the next 5 to 9 years. In addition to the approved units, another 277 units would be under consideration in the next eight weeks.

The CRA was requesting property tax revenues of \$745,146 including \$197,340 for Lincoln Pool Construction and Bonds and \$548,263 for all other CRA programs. The CRA was requesting that the same amount of funding as last year so the levy would be reduced to account for valuation additions and increases across the City.

Amos Anson, 4234 Arizona Avenue thanked the Council on behalf of the Railside Business Improvement District.

Council took a break at 9:18 p.m. and reconvened at 9:25 p.m.

General Budget Discussion. Finance Director Patrick Brown stated that overall the City's receipts were stronger than anticipated and expenses were lower than budgeted. Supply line issues, and hiring challenges were some of the reasons expenses were well below budget. Inflation was creating and would continue to create challenges in the next couple of years in purchasing commodities, equipment, and contracting out capital improvement projects.

Mr. Brown presented the FY2022 Budget Projections stating Sales Tax receipts remained strong and Property Tax receipts were steady. All other receipts had been steady and expenses were going to be well under budget mainly due to vacancy savings. Operating expense savings for FY2022 was projected at \$189,694. Overall this would create a higher cash reserve going into the FY2023 budget.

Mentioned were the challenges going forward such as inflation, supply line issues, hiring (hard time filling positions), and the volatility of the economy.

Reviewed were the additions/changes to FTE's in each department. Total Costs by Funds were:

- General Fund - \$582,767
- Electric Fund – (\$36,559)
- Water Fund - \$87,330
- Solid Waste Fund - \$77,010
- Streets Fund - \$1,746

These adjustments were needed to keep up with the current labor market. Operating expenses were projected to increase by 9.4% or \$670k over FY2022 budget. This increase was due to the overall rising costs of commodities.

Discussion was held regarding adding 3 Firefighters. Fire Chief Cory Schmidt answered questions concerning a third ambulance and adding 3 Firefighters. He stated they were having a hard time hiring paramedics.

Discussion was held regarding hiring a Risk Manager and a Purchasing Agent in the Finance Department.

ADJOURNMENT: The meeting was adjourned at 10:41 p.m.

RaNae Edwards  
City Clerk