



# City of Grand Island

Tuesday, October 25, 2022

Council Session

## Item G-2

**Approving Minutes of October 18, 2022 City Council Study Session**

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

October 18, 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 October 18, 2022. Notice of the meeting was given in *The Grand Island Independent* on October 12, 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, Mark Stelk, Jason Conley, Bethany Guzinski, Mitch Nickerson, Michelle Fitzke, and Maggie Mendoza. Councilmembers Vaughn Minton and Chuck Haase were absent. The following City Officials were present: City Administrator Jerry Janulewicz, Deputy City Clerk Jill Granere, Finance Director Patrick Brown, City Attorney Laura McAloon and Interim Public Works Director Keith Kurz.

SPECIAL ITEMS:

Presentation on Veteran's Home Cemetery Headstone Straightening Project Update. Todd McCoy, Parks and Recreation Director gave an update on the Grand Island Veteran's Home Cemetery Headstone Straightening Project. McCoy mentioned the City had hired Wegner Monument Company from Central City in the amount of \$27,820.00 who will pour a new concrete base and will straightened each marker which includes five large markers and sixty-four small white markers. The project is being funded from the Veteran's property farm lease income.

Presentation on Water Park Master Plan Study. Lauren Ozburn with Waters Edge Aquatic Design gave a presentation on the Comprehensive Facility Evaluation and Master Plan for Island Oasis Water Park. Reviewed were the Study Components.

Mentioned were the following components:

- Good Condition with ongoing maintenance (typical of its age)
- Decreasing Attendance & Revenue
- Hiring Lifeguards Challenges
- Market Competition & Interest in New Amenities

Mentioned were the 11 facilities in the market area (20 mile radius)

- 1 Splash Pad (GI)
- 3 Wading Pools (GI)
- 1 Indoor Pool (GI YMCA)
- 6 Outdoor Pools – Lincoln Pool, Wood River, Aurora, Cairo, Capital Heights, Riverside

Mentioned were outside market area:

- Hastings
- Aurora

- Central City
- York
- St. Paul
- Cairo and others

Mentioned were the public meetings on June 15th at Island Oasis, August 4<sup>th</sup> at City Hall and the online survey on June 1<sup>st</sup>- June 25<sup>th</sup> which consisted of 489 surveys. The overall satisfaction of Island Oasis was 38% saying it was very good and good, 46% were neutral and 16% saying poor and very poor.

Mentioned were the top four reasons people don't visit Island Oasis:

- 39% said the Facility Lacks Amenities
- 32% said they use pools outside of Grand Island
- 20% said they had safety concerns
- 15% said the Facility does not meet the needs of their households

Mentioned were Important Amenities:

- Kids Area
- Lazy River
- Large Waterslides
- Active Features
- Open Swim Space
- Shade
- Splashpad
- Wave Pool
- Lap Lanes

Mentioned were Programs of Interest:

- Lap Swimming (88%)
- Dive team/programs (88%)
- Pool rentals/parties (87%)
- Special programs (83%)
- Senior programs (82%)
- Swim Lessons (76%)
- Water fitness (67%)
- Toddler/baby swim (58%)
- Adult hours (46%)

Mentioned were immediate attention prior to the 2023 season with the magnitude of cost being \$163,000 -\$195,000:

- Paint portion of zero-depth
- Safety barrier on wave pool
- Replace backwash valve controls
- Add emergency stops for waterslides
- Replace aged flow meters & pressure gauges

- Add ADA chair lifts
- Replace grates

Mentioned were basic needs over the next 20 years with the magnitude of cost being \$2.2 - \$2.7 Million:

- Replace filters, pumps, strainers, etc.
- Increase backwash tank capacity
- Cover chemicals
- Concrete deck repair & replacement
- Repair cracks & paint lazy river
- Replace speed slide tower railings
- Replace concession stand equipment
- Other repairs around the facility

Mentioned were enhanced and significant upgrade ideas with the magnitude of cost being \$12 – 17.5 Million by doing the following:

- Focus on positive user experience
- Right mix of amenities
- Create space for young kids and families
- Increase opportunities for programs
- Maximize Revenue potential
- Continue to offer affordable pricing options
- Offer longer-season amenities

Mentioned were fees for season/daily passes and programs along with the projected performance as follows:

- Revenue: \$450,000 - \$620,000
- Expenditures: \$520,000 - \$670,000
- Cost Recovery: 80% - 100+%
- Attendance: 80,000 – 100,000 annually

Lauren Ozburn made the following recommendations:

- Make improvements to continue to operate for the next 20 years
- Increase interest and participation by enhancing the facility with new and updated features
- Use the business plan or variation of it to maximize use and cost recovery potential

ADJOURNMENT: The meeting was adjourned at 8:31 p.m.

Jill Granere  
Deputy City Clerk