



City of Grand Island

Tuesday, May 28, 2013

Council Session

Item G-2

Approving Minutes of May 21, 2013 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

May 21, 2013

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 May 21, 2013. Notice of the meeting was given in the *Grand Island Independent* on May 15, 2013.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following Councilmembers were present: Vaughn Minton, Mike Paulick, Scott Dugan, John Gericke, Peg Gilbert, Mitch Nickerson, Julie Hehnke, Chuck Haase, Linna Dee Donaldson, and Bob Niemann. The following City Officials were present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, Assistant City Attorney Stacy Nonhof, and Public Works Director John Collins.

A moment of silence was observed for the passing of Finance Director Jaye Monter's husband Gary Monter followed by the INVOCATION given by Community Youth Council member Kennedy Martinez followed by the PLEDGE OF ALLEGIANCE.

Mayor Vavricek introduced CYC member Kennedy Martinez.

SPECIAL ITEMS:

Discussion Concerning Grand Generation Center. City Administrator Mary Lou Brown stated the object for this discussion was direction from the Council regarding the \$100,000 budgeted for the Grand Generation Center and repairs to the building. Building Department Director Craig Lewis gave a PowerPoint regarding the history of the Grand Generation Center located at 304 East 3rd Street. The building was constructed in 1977-78 with two additions in 1987 and 2004. Roof repairs were done in 2007 and a kitchen addition was completed in 2010.

The city currently had a lease agreement with the Grand Generation Center which would be renegotiated to better reflect actual operations and responsibilities.

Presented were the following needs for the building: 1) parking lot and alley drainage; 2) roof; 3) gutters and down spouts; 4) remodel restrooms; 5) replace stall dividers; 6) HVAC up-date; 7) ceiling tile; and 8) sanitary drain repairs.

Public Works Director John Collins reported on the parking lot repairs needed. The estimate of these repairs was \$60,000 to \$70,000. The Public Works Department had money in their budget to cover this.

A Request for Proposals had been issued on May 14, 2013 for roof renovations and repairs with three proposals being received. This was scheduled to come before Council on May 28, 2013.

Theresa Engelhardt, Executive Director of the Grand Generation Center commented on the roof and parking lot being safety issues that needed to be repaired. There were 150 seniors and 30 day care clients at the center every day. Pam Lancaster representing the Hall County Board commented on the leaky roof.

Comments were made regarding the lease and money budgeted for repairs. It was time to move forward with the roof repairs and update the lease agreement. Mentioned was the money the City had spent in the past toward support of the Grand Generation Center.

Assistant City Attorney Stacy Nonhof commented on the lease agreement. The current lease was for the Center to maintain the building which was not being done. Comments were made concerning the need for repair of the alley. Mr. Collins stated this project could be bid out. Drainage for the alley was reviewed. Mentioned was that the building was owned by the City and we needed to take care of it.

Concerns were made about the length of time this took to bring this information back to Council. It was mentioned that the City funds \$100,000 to the Center and they should use that money for the repairs where they saw fit.

Ms. Engelhardt commented on the challenges for the Center. They were currently replacing several items within the building. Mentioned were cuts to state funds received and lower contributions.

Ms. Brown recapped what was said by Council, to fix the roof, alley and renegotiate the lease.

Discussion Concerning City Facilities Dominoes. Ms. Brown stated this was the start of looking at the facilities owned by the City and using them in the most efficient way. Building Department Director Craig Lewis gave a PowerPoint on moving/expanding the following departments to different locations:

- Utilities Engineering to One-Stop Building, 1306 West 3rd Street
- Emergency Management/911 to Phelps Control, 700 Bischeld Street
- Information Technology to basement of City Hall, 100 East 1st Street
- Human Resource to former Information Technology area in City Hall
- Finance Expansion to former Human Resources area in City Hall

Utilities Director Tim Luchsinger reported it was proposed that the Utilities Department would purchase the property formerly known as the One-Stop building located at 1306 West 3rd Street from the city to relocate the Utilities Engineering Division. An appraised value would be determined possibly, \$450,000 to \$850,000. The Utilities Engineering Divisions move to the One Stop building at 1306 West 3rd Street would require replacing the carpet of 14,000 sq. ft. at a cost of \$20,000 and remodeling 3,280 sq. ft. at a cost of \$30,000.

Emergency Management Director Jon Rosenlund reported the Emergency Management/911 move to Phelps Control would increase the square footage from 1,933 to 3,500. Equipment upgrade would cost \$533,050 and remodeling costs would be \$157,500 for a total cost of \$690,550.

Mr. Rosenlund reported on the current situation in the 911 Center and the benefits of the relocation. Currently all Hall County 911 and Emergency Management operations were within City Hall. There was insufficient security for emergency 24 hour operations. There also was no alternate Emergency Operations Center (EOC). County EOC was insufficient for all City and County Departments and the alternate 911 was limited with no true 911 functions (location,

name, mapping), administrative phones only, no recoding of phones or radio, limited connectivity for CAD, alarm monitoring and equipment stored in a closet.

The benefits for the relocation were: better coordination between 911 Dispatchers, EOC staff and Phelps Electrical Dispatchers; provided geo-diverse 911 system for redundancy; larger work areas for 911 and EOC; provided a strong, fully functional alternate 911; exceptional redundant power; and improved security.

The following were presented as an Alternate 911 in City Hall: backroom equipment remains in City Hall; move 911 stations into IT training room; four fully functional 911 stations (true 911 capabilities, mapping, CAD, and radio dispatching); and alarm panel monitoring.

The financial benefits of the Phelps relocation were: redundant power; improved security at Phelps; minor remodeling needed; fiber already exists to tie Phelps and City Hall; General Fund (400) would fund most of the renovation and new equipment costs; and the General Fund (400) would be funded by proposed sale of the old One-Stop to Utilities.

Reviewed further were the costs and challenges of moving the Emergency Management/911 Center to Phelps Control. Equipment cost was estimated at \$533,050 and a total relocation cost of \$690,550.

Mentioned was the possibility of grants through the emergency Management Program Grant (EMPG) which would allow for a 50/50 cost match for eligible Emergency Management related expenses. Grants would be administered through NEMA. Also mentioned was the possibility of CDBG Grants.

The following costs and funding sources were presented:

	<u>Costs</u>	<u>Funding Sources</u>	
One Stop	\$ 50,000		
Phelps Control	\$690,550	General Fund – 400 Fund	\$740,875
City Hall: IT	\$125,645	E911 Landline – 215 Fund	\$200,800
City Hall: HR	\$ 90,480	E911 Wireless – 216 Fund	\$ 45,000
City Hall: Finance	<u>\$ 30,000</u>		
Total Costs	\$986,675	Total Funding	<u>\$986,675</u>

Discussion was held concerning the reasons for the changes. Mr. Rosenlund answered questions concerning the phone system and other locations for an alternative 911 Center. Comments were made regarding the Community Meeting Room which could not be used for our 911 Center because when City Hall was built the State of Nebraska paid \$1 million to have an alternate emergency center for the state.

Mr. Rosenlund commented on funding for the move, equipment, and lease agreement. Additional operating costs would come from the Landline 215 Fund. No additional operating costs would be accrued in the General Fund from the County and City.

Mr. Luchsinger stated about a dozen employees would move to the former One Stop building which would take up the front portion of the building. This move would allow the Utilities

Department to grow over the years in the most efficient manner. Comments were made regarding the upkeep of this building.

Mr. Lewis explained a possible plan for the Human Resources Department. Comment was made concerning the cost of remodeling the current IT office for 4 employees.

Mayor Vavricek commented on the former One Stop building, alternative 911 Center and relocation for Utilities.

Mentioned was the option of renting out unused space at the One Stop building. Comments were made regarding selling the One Stop building to someone other than the Utilities Department. Mr. Lewis stated the City tried to sell the One Stop building a couple of years ago but there were no buyers. Discussion was held concerning the process of divesting an asset.

ADJOURNMENT: The meeting was adjourned at 9:47 p.m.

RaNae Edwards
City Clerk