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# City of Grand Island



**Saturday, January 28, 2006**

## **Council Retreat Packet**

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### **City Council:**

**Carole Cornelius**  
**Peg Gilbert**  
**Joyce Haase**  
**Margaret Hornady**  
**Robert Meyer**  
**Mitchell Nickerson**  
**Don Pauly**  
**Jackie Pielstick**  
**Scott Walker**  
**Fred Whitesides**

### **Mayor:**

**Jay Vavricek**

### **City Administrator:**

**Gary Greer**

### **City Clerk:**

**RaNae Edwards**

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**8:00:00 AM**  
**Council Chambers - City Hall**  
**100 East First Street**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

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## **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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## **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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## **MAYOR COMMUNICATION**

This is an opportunity for the Mayor to comment on current events, activities, and issues of interest to the community.



# City of Grand Island

Saturday, January 28, 2006

Council Retreat

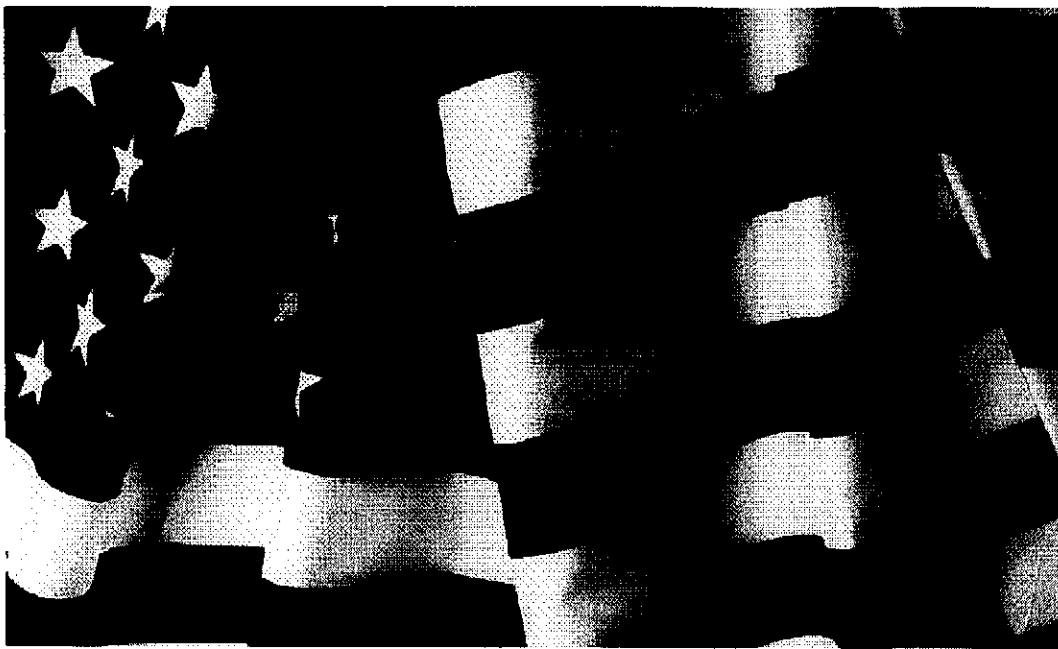
## Item -

### City Council Retreat - 2006

*This years City Council Retreat will be held at Jackrabbit Run Golf Course, 2803 N. Shady Bend Road on Saturday, January 28, 2006 from 8:00 a.m. to 3:30 p.m. Attached are the items that will be discussed.*

Staff Contact: Mayor Vavricek

# COUNCIL RETREAT



JANUARY 28, 2006

**City Council Special Study Session Retreat**  
**Saturday, January 28, 2006**  
**8:00 a.m.**  
**Jackrabbit Run Golf Course**  
**2803 N. Shady Bend Road**

**Agenda**

Introduction	Mayor Jay Vavricek	8:00 a.m. – 8:15 a.m.
Study Topics:		
1.) Annexation	Chad Nabity, Regional Planning Director	8:15 a.m. – 9:15 a.m.
Break		9:15 a.m. – 9:30 a.m.
2.) Vision for Police Department	Steve Lamken, Police Chief	9:30 a.m. – 10:30 a.m.
Break		10:30 a.m. – 10:45 a.m.
3.) Recreation Philosophy	Steve Paustian, Parks & Recreation Director	10:45 a.m. – 11:45 a.m.
Break		11:45 a.m. – 12:00 p.m.
Lunch with County Board	Mayor Jay Vavricek	12:00 p.m. – 1:00 p.m.
<ul style="list-style-type: none"><li>• City/County Efficiency Committee Update</li><li>• Public Safety Center Update</li><li>• City/County Emergency Management Program</li><li>• Jail Update</li><li>• Other Issues</li></ul>	Beth Arnold, Chair Police Chief Steve Lamken Lela Lowry, EM Director County Board	
Break		1:00 p.m. – 1:15 p.m.
Discussion Topics:	(See attached sheet)	1:15 p.m. – 2:15 p.m.
Break		2:15 p.m. – 2:30 p.m.
Goal Setting for 2006-2007	Gary Greer, City Administrator	2:30 p.m. – 3:30 p.m.

## **Brainstorm/Discussion Topics**

- |   |                         |
|---|-------------------------|
| • Charitable organizations funding                                | Councilmember Walker    |
| • Update on 1/2 cent sales tax projects                           | Councilmember Walker    |
| • Heartland Events Center promotion                               | Councilmember Walker    |
| • Truck parking   | Councilmember Pielstick |
| • Reduce property taxes 10% more                                  | Mayor Vavricek          |
| • Develop an understanding of recreational philosophy             | Mayor Vavricek          |
| • Design household hazardous waste facility                       | Mayor Vavricek          |
| • Establish redevelopment plan for Five Point's business district | Mayor Vavricek          |
| • Develop a plan for Racquet Center                               | Mayor Vavricek          |
| • Develop alternative fuel policy                                 | Mayor Vavricek          |
| • Update city code  | Mayor Vavricek          |
| • Develop user friendly initiatives for the City                  | Mayor Vavricek          |
| • Community Appearance Plan                                       | Mayor Vavricek          |
| • Other Issues  |                         |



*Working Together for a  
Better Tomorrow. Today.*

**CITY COUNCIL RETREAT - MAYOR'S COMMENTS - JANUARY 28, 2006**

As the song suggests, you keep a close watch on this heart of mine, I keep my eyes wide open all the time, and because you're mine...I walk the line.

Walking the line of managing a city is not easy. Managing over 500 employees is not easy. Managing a \$125 million dollar budget is not easy. Being accessible, responsive and accountable for efficient and effective government services to over 43,000 people is not easy.

That's the task before us today to legislate future activities to support people. With your leadership and cooperation and this very capable staff that surrounds you, we all look forward to completing a very enterprising aggressive slate of activities in 2006.

First, we all care...that's why we're here today. We care. We care to do better. We care to improve. We care to challenge our lives. We care even though we know that our decisions may jeopardize our business activities and lead to challenges to our character or good name...we all want to leave this world a better place than when we found it.

We want to make a difference and compel others to strive...even to fail, but to return to the arena and try again and again. Thank you for your leadership.

This year, is the “year of management” in the city of Grand Island. Questions to be asked include: Do we dare reduce the city property tax rate even more on the assumption less taxes are good. Can we manage the city more efficiently without jeopardizing expected services? Do we dare to change...to alter historical ways of doing business? Can we discover new ways to achieve better results? I believe we can and I believe...you believe, we can. That's why we're here this morning, to set a path and an expectation of achievement that will help define why we're elected to serve others. So we can collectively continue to show others what “good government” is all about.

You will find today's agenda enterprising and aggressive....where I believe we can achieve outstanding results as approved by a governing body of ten very capable representatives who empower other capable, knowledgeable and professional department directors and diligent co-workers.

So today, let us dare to achieve a year that will rival last year's record setting performance of job creation, building development, \$159 million dollars in new construction, emergency preparedness, key leadership appointments, lower city property tax rates and more sound decisions from council leadership, like no other in the state of Nebraska.

This year I challenge you to set the path for future positive contributions...to be enjoyed long after we're gone...that will involve and better serve our community, its citizens and set the tone for the future.

Let's start the process of framing the issues and setting policy for the future.

Mayor Jay Vavricek



**ANNEXATION**

**CHAD NABITY**

**REGIONAL PLANNING  
DIRECTOR**

To: Mayor Vavricek and the Grand Island City Council

From: Chad Nabity, AICP Hall County Regional Planning Director

Re: Annexation, Infill and Extension of Municipal Services

Annexation, Infill, and Extension of Municipal Services  
For the Grand Island City Council Retreat, January 28, 2006

Included below you will find:

- A copy of the current annexation policy from the Grand Island Comprehensive Plan
- A map of the areas identified within the comprehensive plan for consideration of annexation
- A list of questions that should help define policy regarding:
  - Infill development vs. development at the periphery of the city vs. development out in the extraterritorial zoning jurisdiction and beyond.
  - Extension of municipal services
- A map showing the developed and undeveloped areas in and around the City
- A map showing areas in and around Grand Island with municipal services available and developed areas without municipal services
- A map showing where municipal water is and is not available
  - Additional maps on water service
- A map showing where municipal sanitary sewer is and is not available

EXCERPTED FROM THE GRAND ISLAND COMPREHENSIVE DEVELOPMENT  
PLAN AS ADOPTED BY THE GRAND ISLAND CITY COUNCIL BY  
RESOLUTION #2004-154 ON JULY 13, 2004

**ANNEXATION POLICY**

As cities grow in size they must further extend their borders to provide for a higher quality of life for its residents. The State of Nebraska has established a process for cities to extend their Corporate Limits into urban or suburban areas situated contiguous to a community, provided the criteria for such action is justified. This power should be used, as development becomes urban in nature rather than rural. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 200 feet from the corporate limits of the municipality. There are two ways annexation actions can be taken:

- ***Voluntary*** - Land that has been requested to be annexed by the property owner(s), or
- ***Involuntary*** - Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character.

***Voluntary***

Landowners that desire annexation of land must submit a plat, by a licensed engineer or surveyor. This plat must be approved by the City Engineer and filed with the Clerk along a written request signed by all owner(s) of record within the proposed annexed area.

***Involuntary***

Following three separate readings of the ordinance, a majority of affirmative votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. The City has one year to adopt a plan to provide services to residents of the annexed area.

With regard to annexation, the City should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, while the City gets an agreement that states that the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

**Potential Annexations**

The City of Grand Island has several areas surrounding the community that are eligible for annexation. These areas are numbered 1 through 8 on Figure 14. All of these areas are currently adjacent to the

Corporate Limits of Grand Island and are considered to be urban and suburban in nature. The City should consider these areas in the near future as possible annexations.

In addition to these areas, the City of Grand Island should consider the eventual annexation of the Platte Generating Station and the City's wellfield. As development occurs along U.S. Highway 281 and South Locust, the City must annex these properties as they are developed and should do so from approximately ¼ mile west of Highway 281 to approximately ¼ mile east of South Locust.

#### **Annexation Policy**

The City of Grand Island has established an annexation policy. The policy is consistent with the provisions allowed by the State of Nebraska. This policy is as follows:

1. All areas deemed to be urban and suburban in character adjacent to the Corporate Limits of Grand Island shall be considered eligible for annexation and annexed according to the Revised Nebraska State Statutes.
2. The City of Grand Island shall require the owner of any and all properties adjacent to the Corporate Limits of the City of Grand Island to file subdivision plats on such properties as additions to the City of Grand Island.
3. The City of Grand Island shall consider sandpit lakes as property that is urban/suburban in character.
4. The City of Grand Island shall consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.
5. All areas encompassed by the Corporate Limits of Grand Island should be considered for annexation.
6. County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation.

## **Questions about Annexation and Extension of Municipal Infrastructure**

### **What is infrastructure?**

Streets, Sewer, Water, Electricity, Gas, Telephone, Cable TV, Storm Water Handling Facilities, Street Lights

### **What infrastructure does the City maintain as a public system after construction and installation to City Standards?**

Streets, Sewer, Water, Electricity, Storm Water Handling Facilities, Street Lights

### **Are all properties within the City limits served by municipal services?**

If not is this because the services are not available or because the property owners have not taken it upon themselves to connect?

### **Should services available to properties outside of the City limits?**

What are the policies about making services to properties outside City Limits?

Are they not available?

Are they available on a case by case basis?

Are they fully available?

### **Current development policies encourage development of areas already served by municipal services.**

**Current development policies do not prohibit the development of areas not served by municipal services.** The developer is required to install the infrastructure for such services at the time of development even if the infrastructure will not be used for several years. (We require the installation of dry sewer and water lines in development that dedicate new right-of-way for the development.)

**Does the City have a responsibility to extend infrastructure to facilitate development around the City?** There are enough undeveloped properties in northwest Grand Island that have sewer and water available to handle all of the anticipated residential development for between 10 and 30 years depending on the rate of development.

### **Should the City prioritize areas for potential development?**

#### **What criteria should be used to prioritize areas for development?**

Current policies do this by encouraging development in areas with available infrastructure. Also many properties that are in agricultural production are zoned for other use in compliance with the future landuse plan of the city to allow and encourage development when the property owner is ready.

**Should the City actively discourage development in some places in and around the City?**

**What criteria should be used to identify those areas where development will be discouraged?** Current policies do this by zoning the property so that the minimum lot size is 20 acres or more in most cases. Current policies also do this by requiring the installation of sewer and water lines and city standard streets in new developments with new right-of-way dedications.

**Should the City allow development to occur outside of the areas of priority if the developer is willing and able to pay for extension of municipal services to and throughout the area?**

**Does the City have a responsibility to provide services that will allow the City to grow in all directions at any given time?** (Eg. Since the City has substantial infrastructure in northwest Grand Island does it make sense for the City to build trunk sewer lines and water mains to support development in southeast Grand Island.)



**Legend**

-  Annexation Areas (2004)
-  Corporate Limits



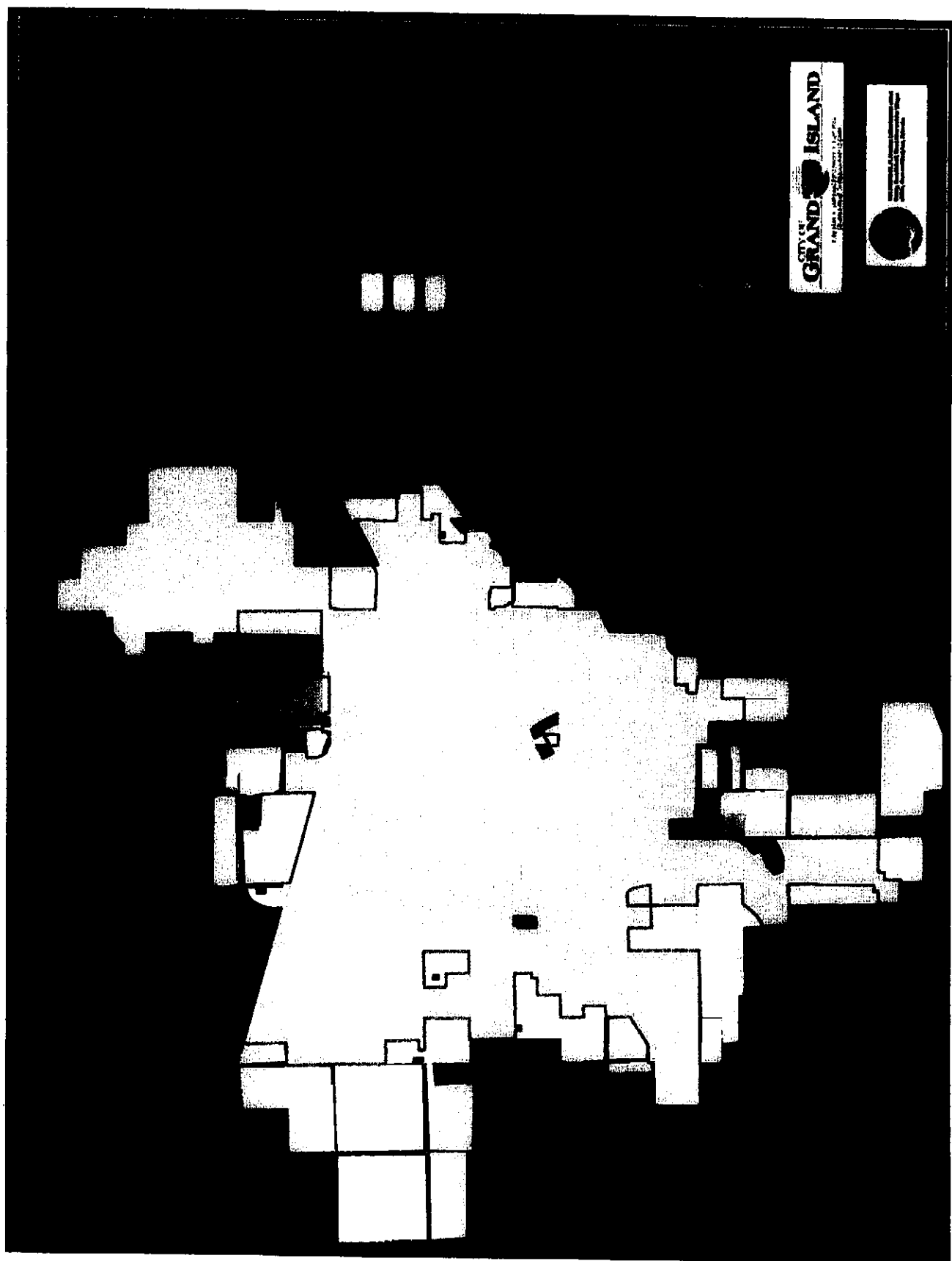
**City of Grand Island**

Potential Annexation Areas Map

**Figure 15**

Prepared by  
JEO Consulting Group, Inc.  
for the City of Grand Island

**JEO** Consulting  
Group, Inc.



**CITY OF  
GRAND ISLAND**  
1000 Main Street, Suite 1000  
New York, NY 10001  
Tel: (212) 312-1234  
Fax: (212) 312-1235





**CITY OF GRAND ISLAND**  
A POLYMER OF THE STATE OF ALABAMA  
OFFICE OF THE CITY CLERK



Developed Areas  
No Water Service



City of Grand Island  
Utilities Department

### Legend



Inside City Limits (No Service)



Outside City Limits (No Service)



Water Completed 2005



City Limits



Water Distribution System  
2005

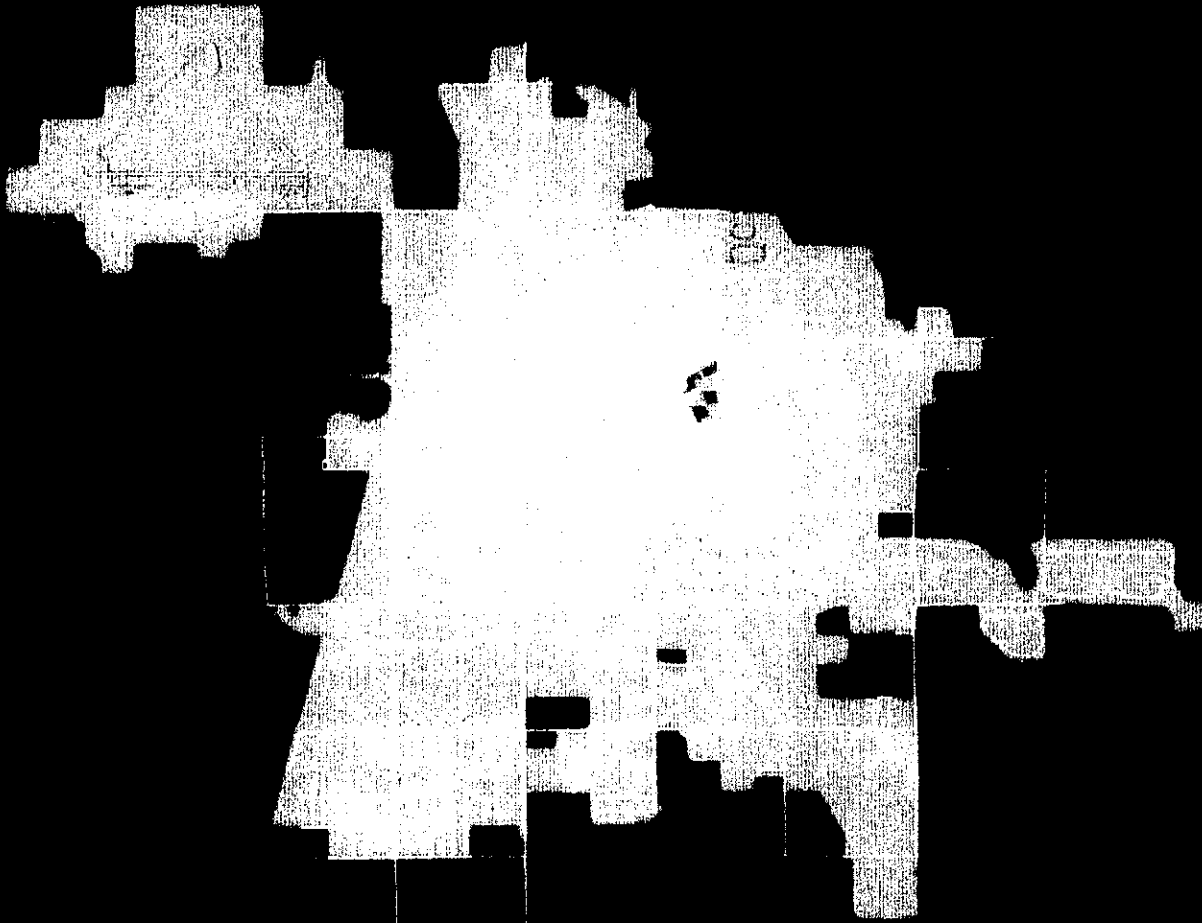


City of Grand Island  
Utilities Department

Legend

— Distribution Pipe

■ City Limits









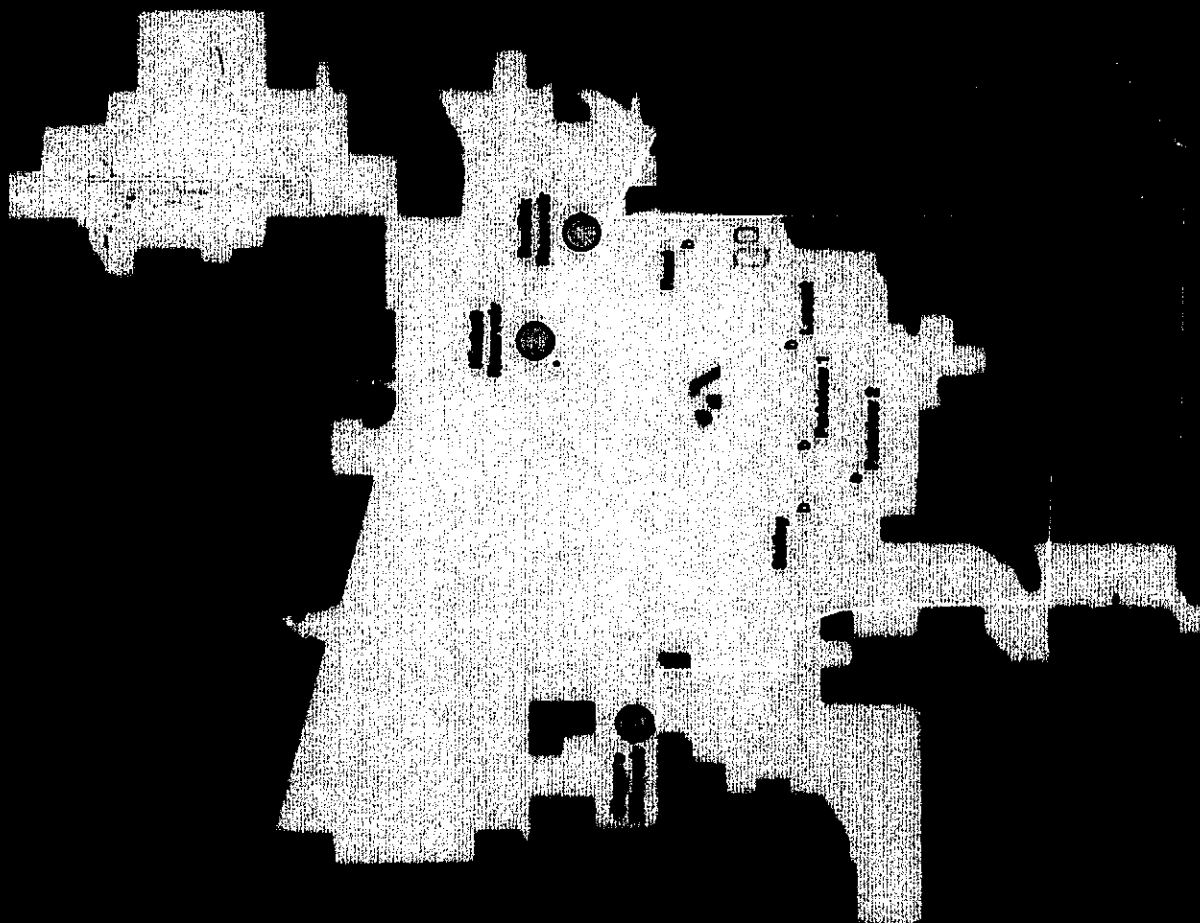
Water Source and Transmission



City of Grand Island  
Utilities Department

Legend

-  Reservoir
-  Transmission Pipe
-  Production Well
-  High Pressure
-  Low Pressure
-  City Limits



Q

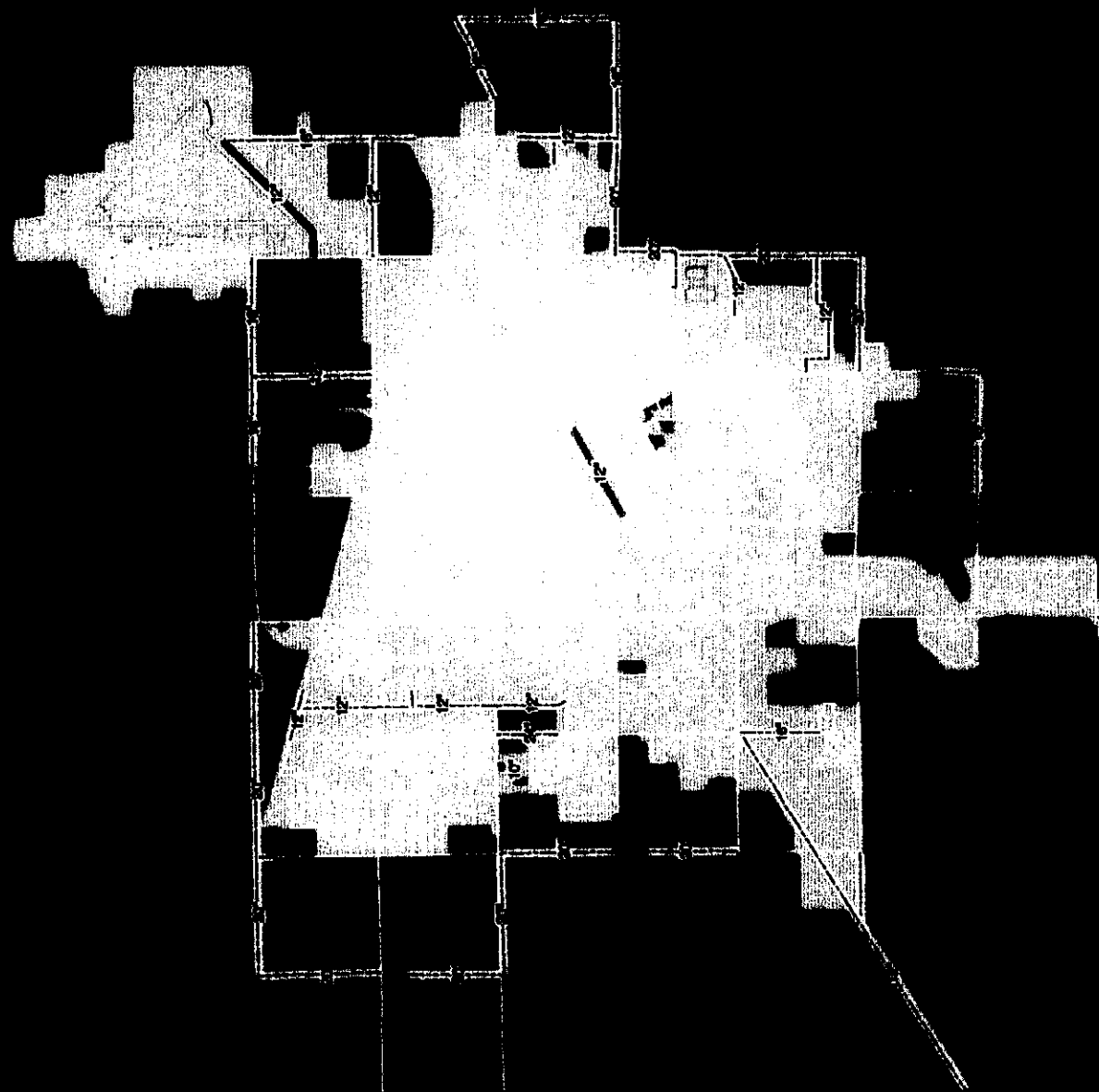
# Proposed Water Distribution System Additions



City of Grand Island  
Utilities Department

## Legend

- Existing 24" or larger Pipe
- Proposed Improvements 2006-07
- Future Improvements
- Dry Creek



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# Sanitary Sewer Availability

CITY OF GRAND ISLAND

Public Works Department

Neighborhood Sanitary Sewer In Place

No Neighborhood Sanitary Sewer In Place

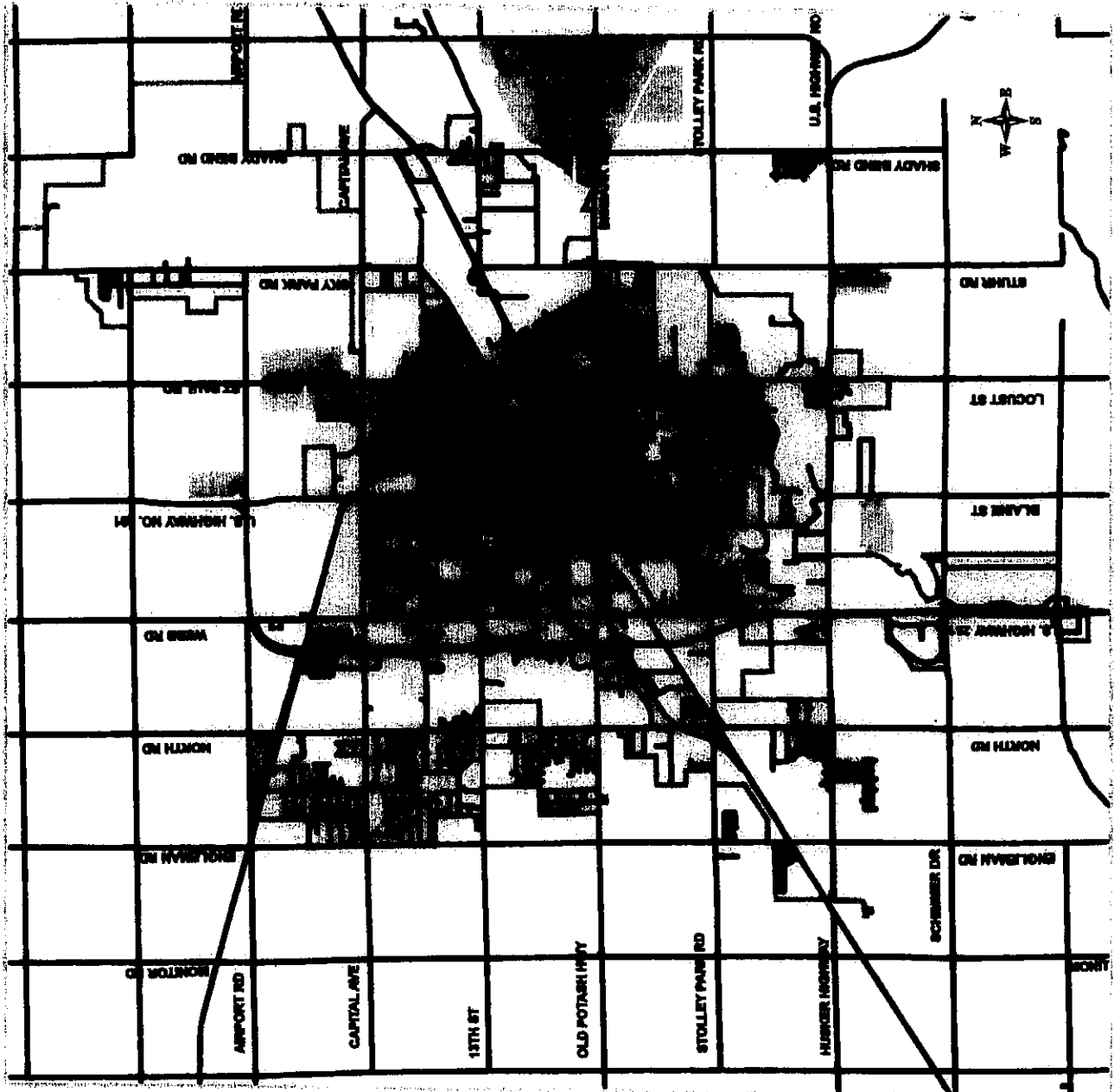
Private Sanitary Sewer

No Trunk Line Inside City Limits

No Trunk Line Outside City Limits

City Limits

Jan 17 2008



**VISION FOR POLICE**  
**DEPARTMENT**

**STEVE LAMKEN**

**POLICE CHIEF**

## **Grand Island Police Department Vision Statement**

**The Grand Island Police Department is committed to furthering community policing in the department. Community policing is not a specific program or assignment within the department. Community policing is a philosophy that guides all of our employees in serving people. Components of the Police Department's community policing commitment are:**

- **A spirit of service to people.**
- **Basic respect and dignity for all people regardless of circumstances.**
- **A partnership with people, organizations and other government units to improve the quality of life in Grand Island.**
- **A proactive, problem solving approach to law enforcement problems.**
- **Empowerment of employees to exercise discretion, decision making, and problem solving in performing their work.**

**There are several examples of the department's ongoing efforts to further community policing that have a positive impact on the quality of life in the community. The following recognizes a few specific programs in our department.**

- **Our School Resource Officer program in partnership with Grand Island Public Schools.**
- **Uniform Patrol Shift teams identifying crime or traffic problems and providing directed patrol efforts towards them.**
- **The Community Service Officer program addressing many quality of life issues.**
- **The HUD Officer program in partnership with the Housing Authority**
- **The Child Abuse Investigation Team in partnership with the Nebraska Health and Human Services Department.**
- **The North/South geographic teams assigning officers to geographic patrol areas.**
- **The Traffic Unit providing resource for increased traffic enforcement at targeted problem areas.**

**Our commitment will create stronger police/community cooperation and trust. At the same time we recognize that our role as "police" creates conflict. Our officers are the most visible representative of city government and have more unstructured and spontaneous contact with the people of Grand Island than any other City agency. We acknowledge that our duty to serve justice and uphold the law; whether criminal, traffic, or quality of life, cannot be done without conflict and to the satisfaction of everyone. We must always strive to display integrity, fairness and justice in all circumstances.**

**Community policing does not come without a cost. We recognize that community policing requires resources above and beyond the traditional approach to policing.**



**Effective community policing requires police department personnel to have time to engage in problem solving efforts. Our employees cannot be overwhelmed with dispatched calls for service to engage in community policing. The time committed to responding to excessive levels of calls for service is the greatest detractor to effective community policing.**

**At the same time, we know City government funds and resources are finite. There are many demands upon the City Council for continued and increased services for such funds. The Police Department employees are hard working and productive. It is our objective to constantly look for methods to assist our employees to be able to perform their work more efficiently. We will look for methods to increase efficiency and prioritize work in our operations providing improved services for the funds entrusted to us.**

## **Grand Island Police Department 2006 Goals and Objectives**

The following are the Police Department's goals and objectives for the 2006 calendar year. We believe that obtaining our objectives will have positive impact on our goals and continue to progress. At the same time we recognize that we can never fully predict events that create the need for change. There will be other priorities emerge during the year that will require our actions and resources.

### **Goal**

#### **Improve the effectiveness of internal communications and operations of the Grand Island Police Department.**

Problem Statement – Employee interviews identified that inter-department communications have improved significantly in the past few years. At the same time the employee interviews also indicate that there could be continued improvements in communications within the department. We recognize that improving communications is an important ongoing process.

#### **Recent Actions to Improve Communications**

- Assignment of a criminal investigator to begin work at 6:00 a.m. enabling interaction and coordination of follow-up investigations with both the off going night shift and the morning shift .
- Development of a shift briefing report providing information to oncoming shift officers.
- Implementation of instant messaging in the marked patrol fleet allowing for passing information from officer to officer and shift to shift.

#### **2006 Objectives**

- Conduct joint command staff meetings with the department sergeants at least 3 times during the year.
- Revise the department's General Orders Manual to provide better information to employees in decision making and performing their work.
- Begin development of specific standard operating procedures that describe how tasks are preformed for some positions in the department.
- Develop standard operating procedures for the investigation and enforcement of code complaints by Community Service Officers.

## **Goal**

### **Improve the efficiency of the department's report processing system.**

Problem Statement – The department's officers and investigators are required to spend significant amounts of time entering reports into the department's information system. The time spent processing reports detracts from the time available to conduct proactive activities and more extensive follow-up investigations.

Recent actions to improve the report processing system.

- Development and distribution of forgery investigation packets, and failure to pay gasoline drive off forms to businesses in the City reducing officer time collecting information.
- Creation of a research team of two sergeants, a police officer, and a police records clerk to visit other police departments with computerized information systems to see how they process reports and make recommendations for improvements in our process.
- Use of Property Room .Com reducing employee time and records in disposing of property.

## **2006 Objectives**

- Begin implementation of report taking and processing recommendations from the research team.
- Develop a standard operating procedure on report preparation and processing to ensure consistency of reports.
- Train employees on the procedures for report preparation and processing.
- Train officer on preparing more concise, sequential and factual report narratives.

## **Goal**

### **Increase current efforts to suppress drug activities in neighborhoods and provide timely response to suspect targets.**

Problem Statement – Drug abuse is a serious problem in Grand Island as in every community in our State. Drug abuse destroys lives. Drug abuse results in other criminal and social problems in our community. Significant numbers of our crimes against persons such as child abuse, domestic violence, and assault. Drug abuse also contributes to property crimes such as thefts, burglaries and forgeries.

Recent Actions to Improve Drug Enforcement

- Command emphasis on increased enforcement towards local lower level drug dealing
- Problem targeting and proactive actions such as knock and talk and surveillance by the uniform patrol shifts.

## 2006 Objectives

- Identify the best method of using department drug enforcement resources to target and impact local lower level drug activity.
- Implement the identified program to attack lower level drug activity.
- Meet with the County Attorney to assess resources that could be used to address offender sentencing or treatment.

## Goal

**Relocate to a new collocated law enforcement center with the Hall County Sheriff's Office in 2007.**

Problem Statement – The current facilities used by the Police Department are over 30 years old and inadequate to support the operations of the department. The physical facilities of the department are a hindrance to the effective and efficient operation of the department. The department is limited in implementing new programs based on space restrictions. At the same time the department has identified the need for a substation on the west side of the City where officers can complete reports without having to travel to the main police headquarters.

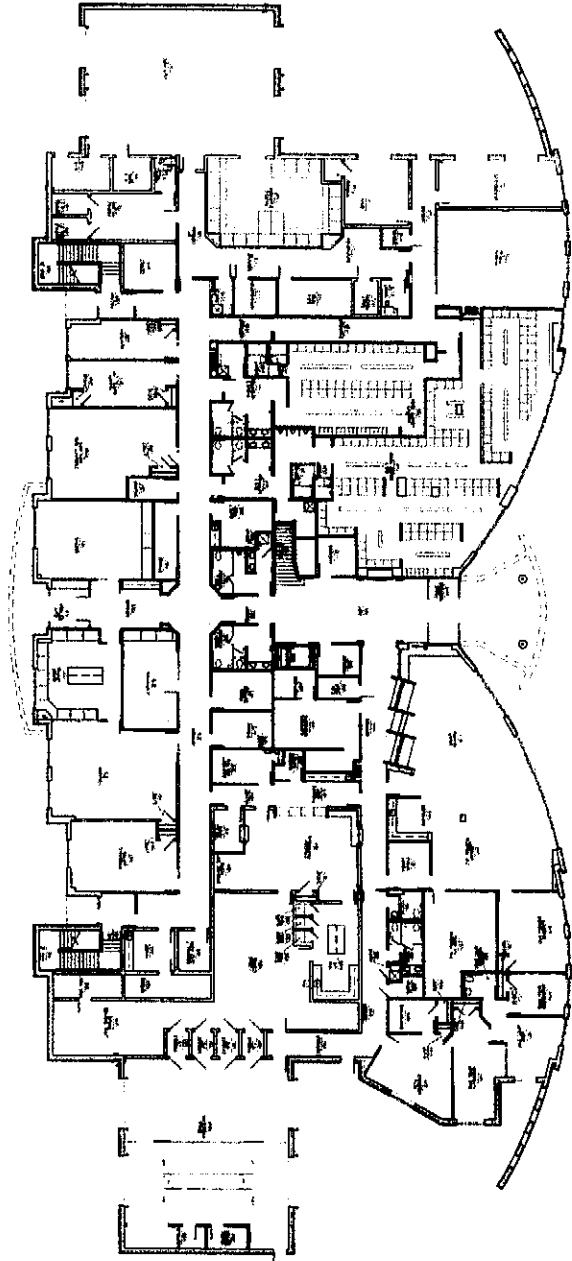
### Recent Actions to build a new facility

- Work with the City Attorney on preparation of an interlocal agreement between the City and Hall County.
- Review of preliminary construction documents
- Coordination meetings with representatives to address information technology, telephone, and radio needs at the new site.
- Working with vendors on identifying furnishing and equipment needs in the facility.
- Exploring possible locations for a west substation.

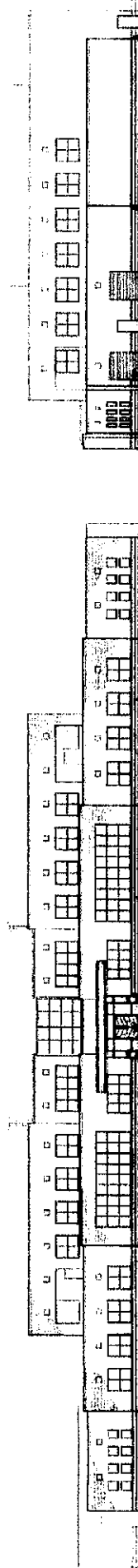
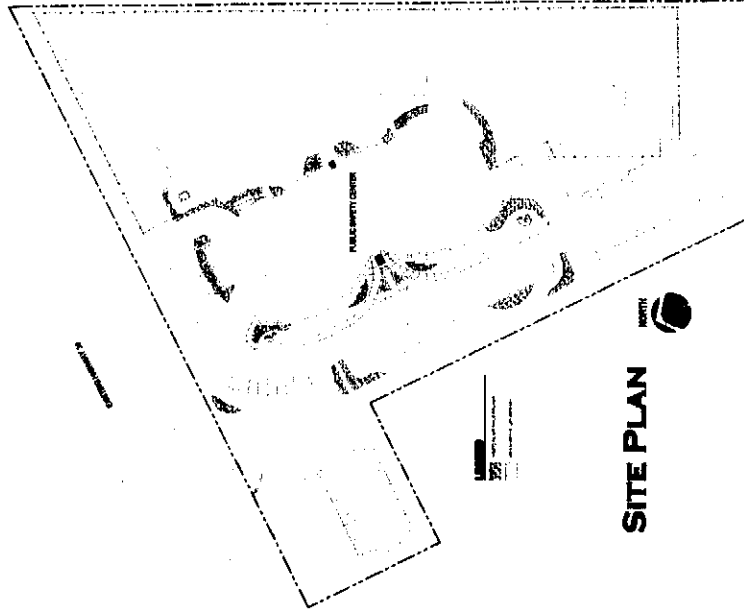
## 2006 Objectives

- Reduction of the amount of property and evidence being held in the current evidence system prior to moving.
- Create a memorandum of understanding with the Hall County Sheriff's Office for operations in shared spaces of the new facility.
- Begin construction of a new public safety headquarters.
- Work with businesses and or agencies to identify a site for a west report substation.
- Prepare service contracts or employee needs for housekeeping, maintenance, grounds, and snow removal.
- Identify furnishings and equipment needs and prepare orders or bids for the purchase.
- Plan for moving operations from the current facility to the new facility to minimize the disruption of service to the community.

# GRAND ISLAND/HALL COUNTY LAW ENFORCEMENT CENTER



FIRST FLOOR





# **RECREATION PHILOSOPHY**

**STEVE PAUSTIAN**

**PARKS & RECREATION  
DIRECTOR**

Purpose of Parks & Recreation is to enhance quality of life by providing affordable recreational facilities and programs that meet the needs of the community.

Quality Service, Staff & Facilities

Variety of Services to citizen's of all ages

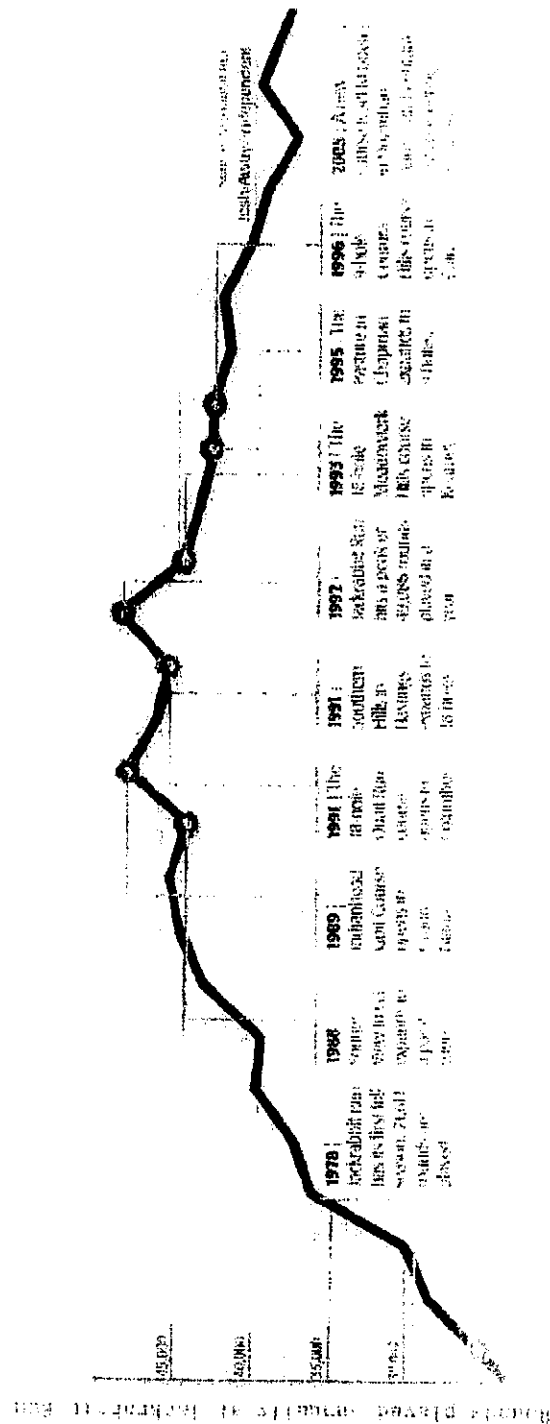
Efficient Services



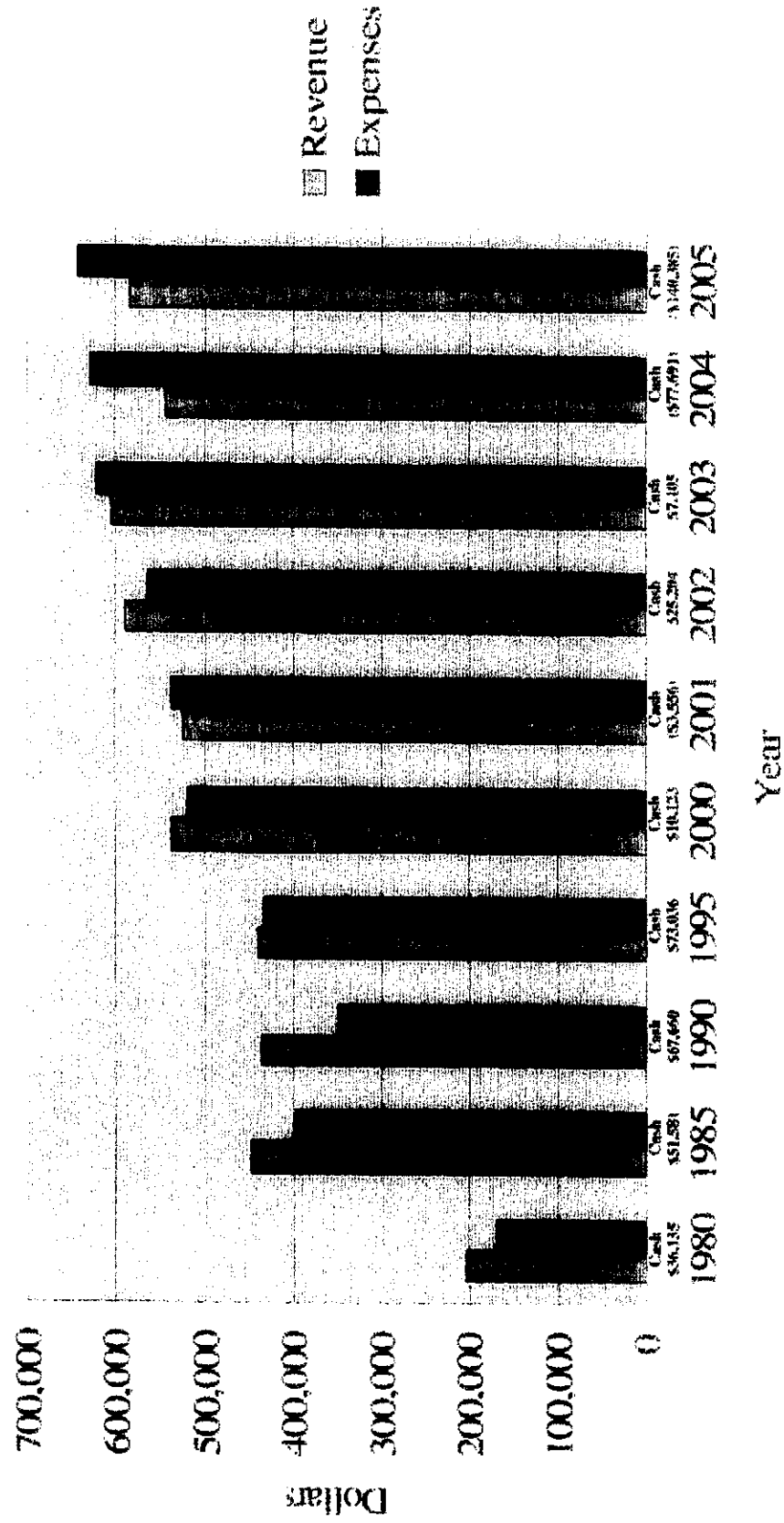
# Jackrabbitt Run Golf Course



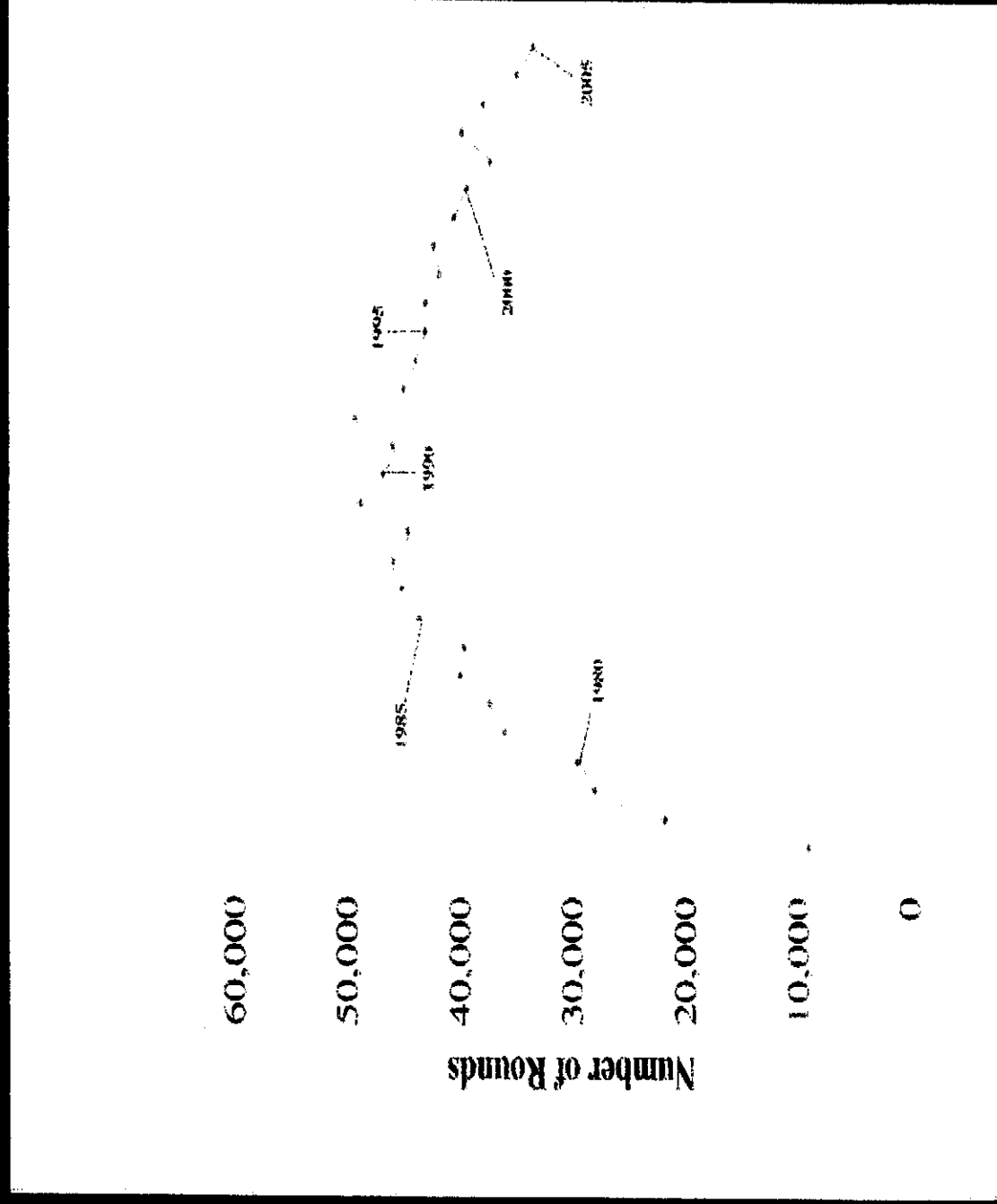
# History of Golf Course Development in Central Nebraska



Jackrabbit Run - Revenue vs Expenses and Cash Balances



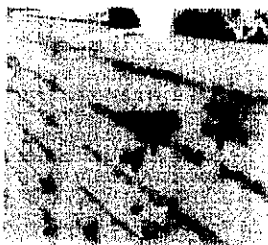
# History of Rounds at Jackrabbit Run Golf Course



# Island Oasis Water Park



# ISLAND OASIS REVIEW



<b>2001</b>	<p><b>Attendance:</b> 107,568</p> <p><b>Revenue:</b> \$545,572</p> <p><b>Expenses:</b> \$394,070</p> <p><b>Net Gain:</b> \$151,501</p> <p><b>Fees:</b> \$4.00 Youth \$5.00 Adults</p> <p><b>Weather:</b> Cool weather in late May and early June, however late June and July was warm and dry.</p> <p><b>Additions:</b> None. The last addition was the lazy river built in 1998.</p>
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<b>2002</b>	<p><b>Attendance:</b> 129,657</p> <p><b>Revenue:</b> \$664,324</p> <p><b>Expenses:</b> \$559,898 Sandblast A, painted pool 800,000 and a 30% increase in wages</p> <p><b>Net Gain:</b> \$104,426</p> <p><b>Fees:</b> \$4.00 Youth \$5.00 Adults</p> <p><b>Weather:</b> Excellent swimming weather.</p> <p><b>Additions:</b> New speed slides added. The slides are 6 stories high and over 300-foot long.</p>
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<b>2003</b>	<p><b>Attendance:</b> 116,123</p> <p><b>Revenue:</b> \$622,948</p> <p><b>Expenses:</b> \$501,823 \$10,000 investment maintenance premium added</p> <p><b>Net Gain:</b> \$121,126</p> <p><b>Fees:</b> \$4.25 Youth \$5.25 Adults</p> <p><b>Weather:</b> Wet conditions in early June, however the rest of the summer was good swimming weather.</p> <p><b>Additions:</b> None</p>
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<b>2004</b>	<p><b>Attendance:</b> 73,248</p> <p><b>Revenue:</b> \$438,618</p> <p><b>Expenses:</b> \$463,167 An additional \$15,000 five-month maintenance premium added</p> <p><b>Net Loss:</b> (\$24,550)</p> <p><b>Fees:</b> \$4.25 Youth \$5.25 Adults</p> <p><b>Weather:</b> Cool summer. The National Weather Service ranked 2004 as the 3rd coolest summer on record.</p> <p><b>Additions:</b> None</p> <p><b>Hastings Water Park:</b> This was the first year of operation of the new Hastings Aqua-Park.</p>
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<b>2005</b>	<p><b>Attendance:</b> 86,194</p> <p><b>Revenue:</b> \$523,731</p> <p><b>Expenses:</b> \$510,810 \$10,000 insurance premium increase</p> <p><b>Net Gain:</b> \$12,921</p> <p><b>Fees:</b> \$4.50 Youth \$5.50 Adults</p> <p><b>Weather:</b> Good swimming conditions</p> <p><b>Additions:</b> None</p>
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<b>2006</b>	<p><b>Attendance:</b> ?</p> <p><b>Revenue:</b> ?</p> <p><b>Expenses:</b> ? \$18,000 insurance premium increase plus the normal expenses for food and services and personnel costs</p> <p><b>Net Gain or Loss:</b> ?</p> <p><b>Fees:</b> \$4.75 Youth \$5.75 Adults</p> <p><b>Weather:</b> ?</p> <p><b>Challenges:</b> A new Columbus water park will begin operation in 2006. With expenses and competition increasing it will be increasingly difficult for Island Oasis to maintain a positive bottom line under current conditions.</p>
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A REPORT ON A QUALITY CONTROL FOR  
THE CITY OF  
GREENSBORO, NORTH CAROLINA



The C. T. Brannon Corporation  
Aquatic Consultants and Engineers  
P.O. Box 7447 Tyler, TX 75711  
903.597.2123  
www.brannoncorp.com

# Children's Playground Expansion





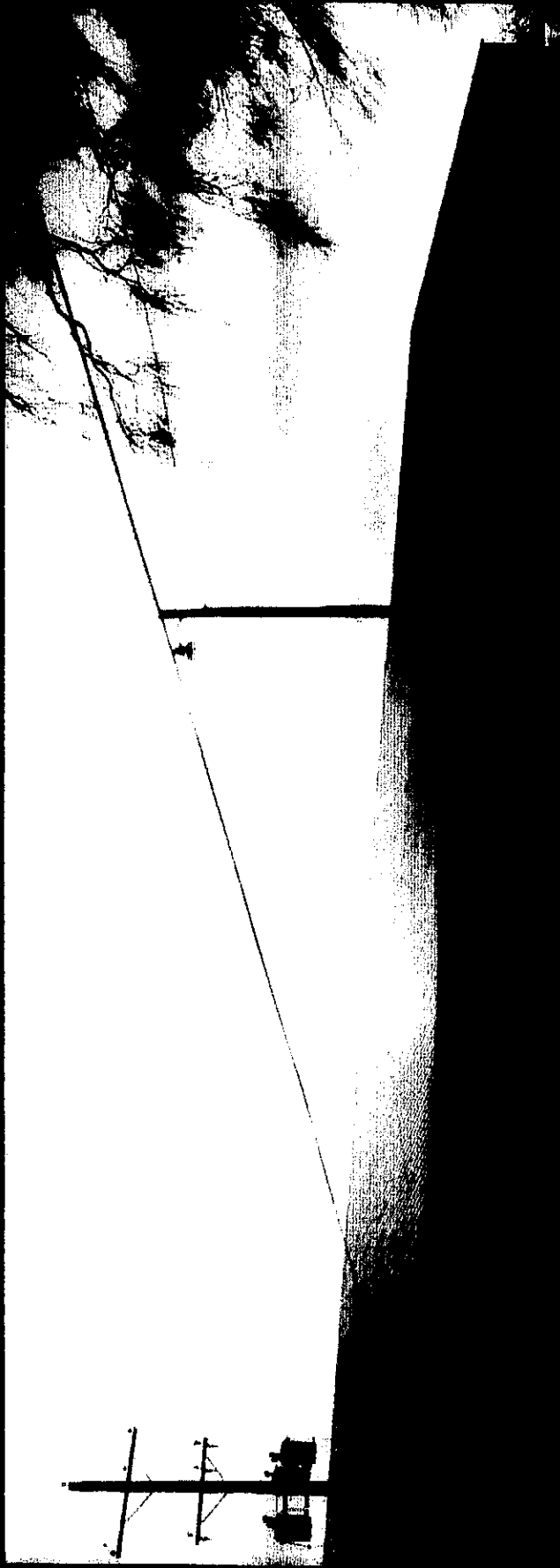
# Wet Children's Play Area



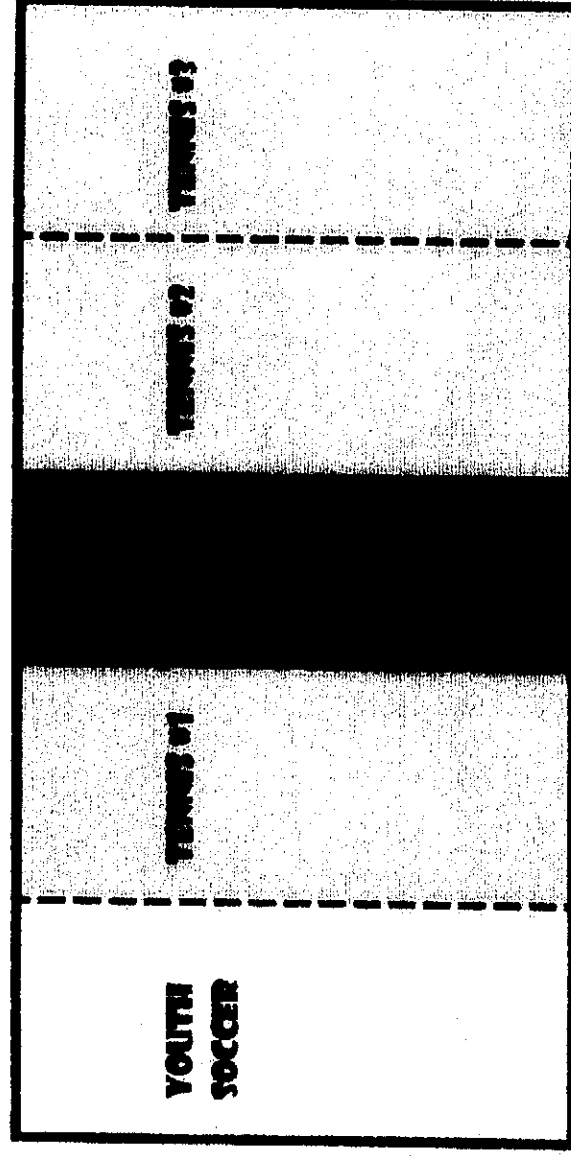
# Island Oasis Expansion



# Racquet Center



# Current Racquet Center



TENNIS

SOCCER

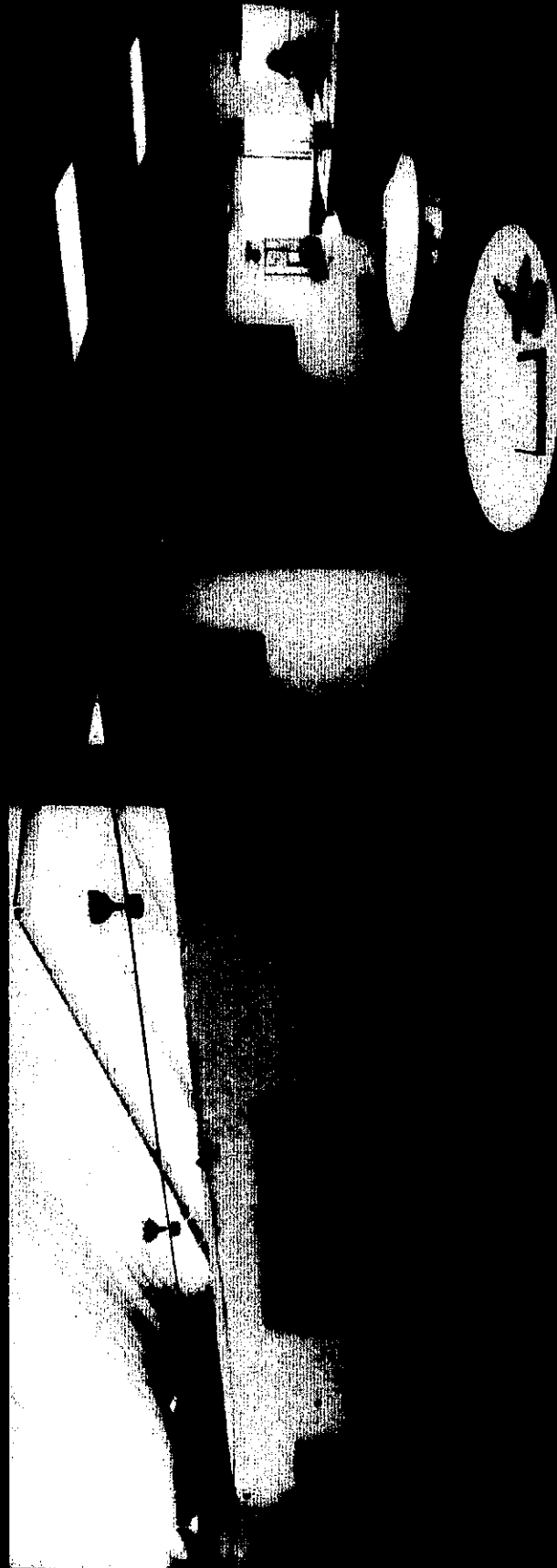
# Tennis



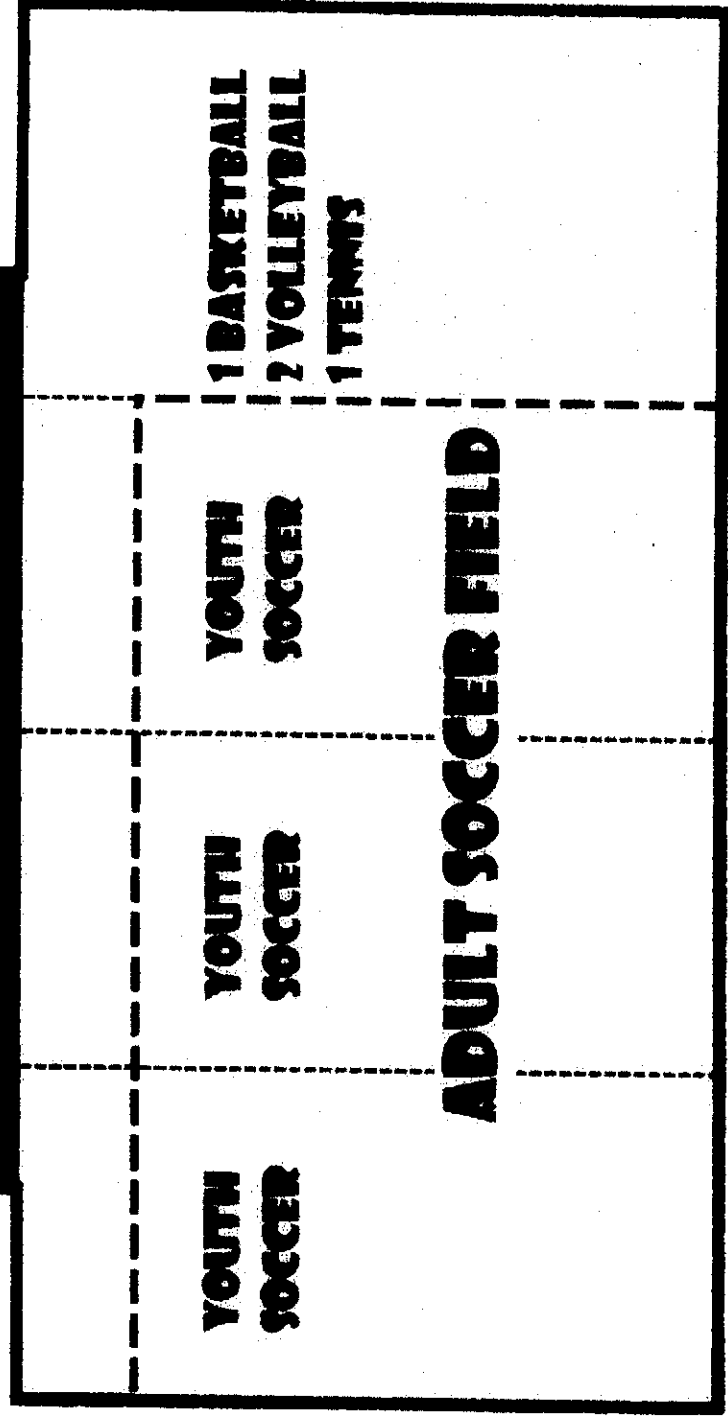
# Soccer



# Lobby/Office/Bathrooms



# Multipurpose Community Center

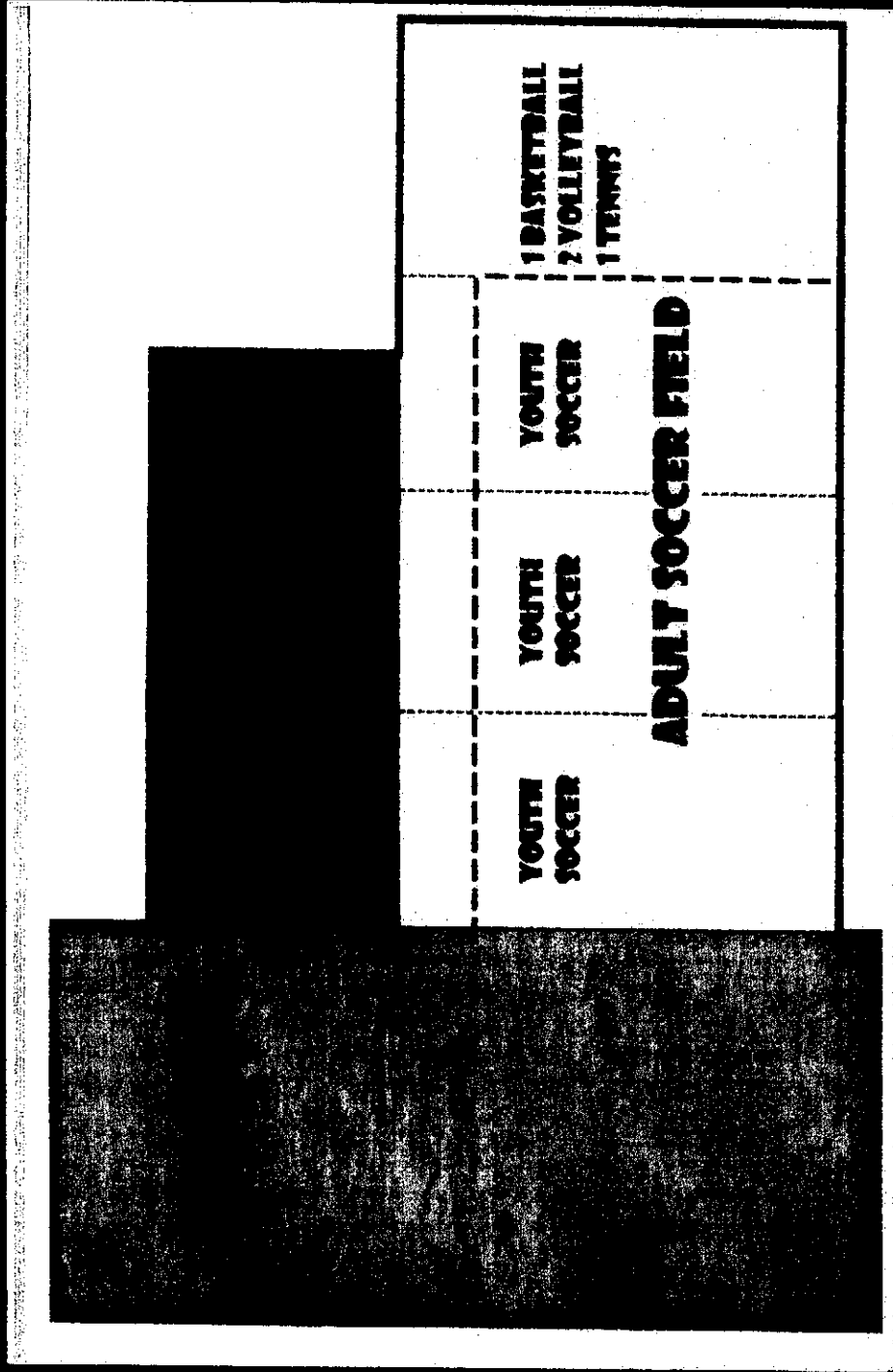




# Better Serving the Community

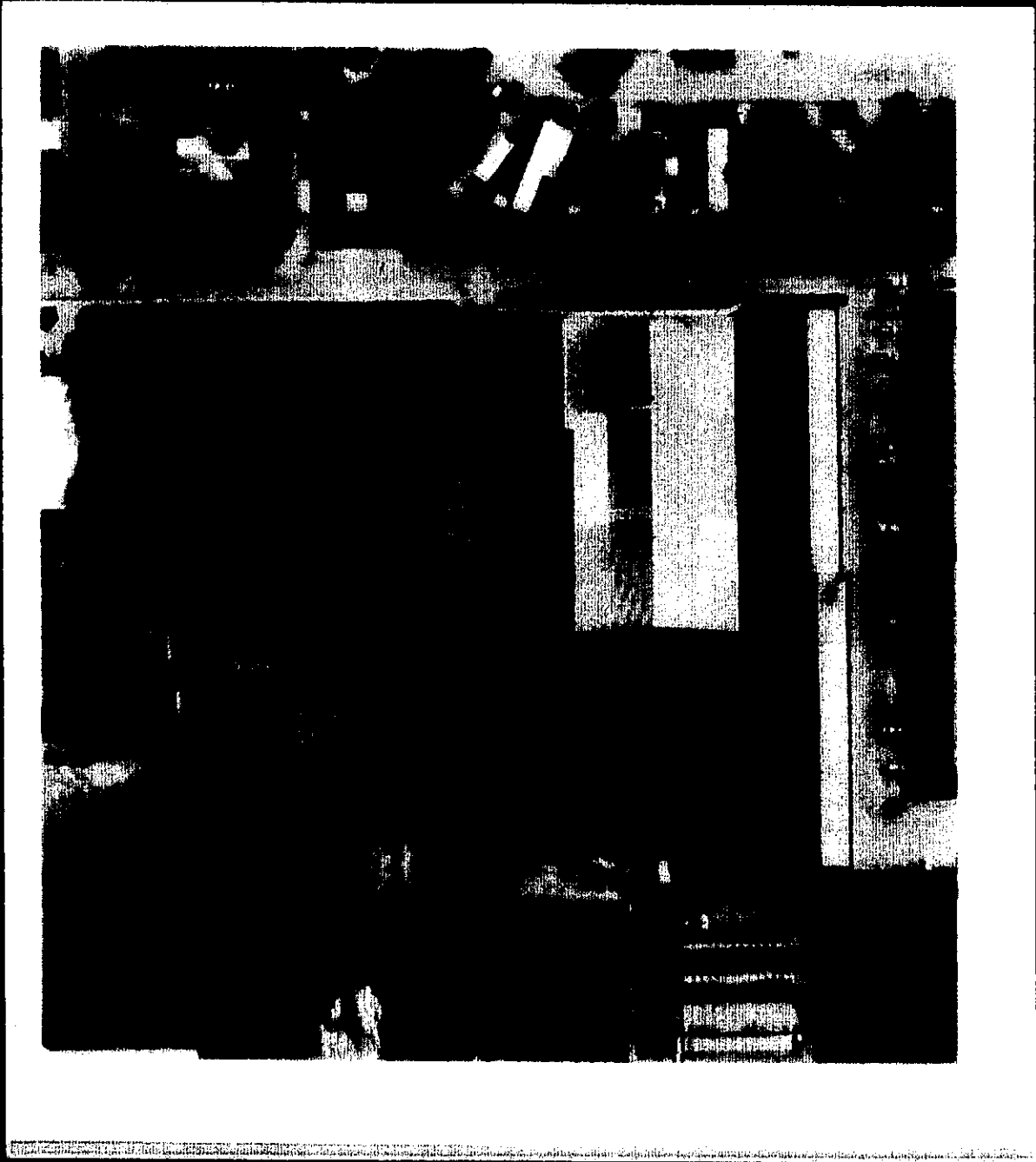
- SOCCER - Leagues, tournaments, clinics, camps, practice, etc.
- VOLLEYBALL - Leagues, tournaments, practice
- BASKETBALL - Leagues, tournaments, practice, open gym
- FOOTBALL - Indoor leagues, tournaments, professional sports training
- TENNIS - Youth lessons, clinics
- BASEBALL - Practice, batting cage
- KIDS PROGRAMS - After school programs, teen events, etc. programs
- SPECIAL EVENTS - Birthday parties, dances, banquets

# Multipurpose Community Center with Ice Arena



On the right side of the plan, there is a vertical text label: "Professional".

# Aerial of Potential Renovations



Purpose of Parks & Recreation is  
to enhance quality of life by  
providing affordable recreational  
facilities and programs that meet  
the needs of the community.

Quality Service, Staff, & Facilities

Variety of Services to all ages & citizen's

Efficient Services

**CITY/COUNTY EFFICIENCY**  
**COMMITTEE UPDATE**

**BETH ARNOLD**

City / County Governmental Efficiencies Committee  
July – December 2005

Created under the direction of Grand Island Mayor Jay Vavricek, the City / County Governmental Efficiencies Committee, began fulfilling its mission in July 2005 of discussing possible ways that the County and City could work cooperatively to improve efficiencies and effectiveness of delivery of services for residents.

First on the list of possible cooperative efforts was the discussion of the possibility of the City managing or owning Hall County Park. Over the course of several weeks, city employees created possible city budgets, offered creative suggestions as to provide effective services to the park users while minimizing the cost of operating the park.

Governmental Efficiencies committee members reviewed these budgets and suggestions, as well as scrutinized current operating costs and procedures and facilitated informational meetings with City and County employees, City Council and County Supervisors. After much discussion, it was decided that the County would maintain ownership and subsequent maintenance of Hall County Park. As a result of these discussions, changes in operating hours, staffing, reducing equipment expenses by sharing equipment with other departments were efficiencies put into effect.

Under current directives, the committee is primarily called upon to discuss items of a timely nature, ie, the resignation of two county employees. The second cooperative project discussions were held regarding the possibilities of sharing city employees to meet the county needs. When committee members found that state statutes required both positions be filled with actual county employees, the issue was resolved – the County would handle the situation themselves.

Suggestions have been made that the committee research how other government entities across the nation have implemented interlocal agreements as well as mergers into their city/county governments. This would be done to form guidelines about what areas of government would be best suited for which form of change, resulting in more effective means of delivering governmental services or efficient means of serving our constituents.

Committee members have offered the Mayor their assistance in his recent charge to leave nothing out of an “efficiencies” review of city government. We would be pleased to serve in this matter when called upon.

We appreciate the hard work of the Mayor, City Administrator and government employees in their function as stewards of this city. Their faithfulness and effectiveness spread throughout city government, are largely responsible for the excellent health and strength that we see evident in our city.

2006 looks to be an exciting year for growth for both Grand Island and Hall County and will contain numerous opportunities to become even more efficient in our delivery of services and effective in serving our community and our county constituents! Bring it on!

Beth Arnold, Chair of Governmental Efficiencies Cmte.

**PUBLIC SAFETY CENTER**  
**UPDATE**

**STEVE LAMKEN**

**POLICE CHIEF**

## **Law Enforcement Center Update**

**The following report is provided to update you on activities that have taken place and an anticipated timeline for future activities for the construction of the new law enforcement center. Progress on constructing a new collocated law enforcement facility is moving forward.**

**I would like to thank the City Attorney, the Public Works Department, the Utilities Department, and the Finance Department Information Technology staff for all of their assistance with this project. Their cooperation has helped us immensely.**

**The following is a summary of many of the activities that we have been working on in the past three months.**

- Wilson Estes Architects submitted 3/4 construction documents to us for review the week of January 15<sup>th</sup>. We have spent time reviewing them and making changes or requesting additional information.**
- We have met with the City Information Technology staff, the County Information Technology staff, Communications Department staff and vendors to discuss infrastructure needs to support IT, telephone, and radio communications at the new site.**
- Captain Falldorf has coordinated meetings with PD and Sheriff's Office staff to determine furniture needs in the facility.**
- Captain Falldorf has coordinated meetings with furniture vendors to discuss options and obtain cost estimates for planning purposes.**
- Captain Falldorf has been working with a vendor of specialized storage systems for use in the evidence room to determine design and cost estimates.**
- City Attorney Doug Walker arranged for GSI of Grand Island to conduct a Phase 1 environmental assessment of the site in preparation for transfer of deed to the land to the City. The assessment has been completed and did not find any concerns on the site.**
- City Attorney Doug Walker has been working with PD staff, the County Sheriff, and County officials to prepare an interlocal agreement that identifies services provided, property ownership, and payment of costs in the new facility. The interlocal agreement is**



being finalized for presentation to the City Council and County Board for approval.

- The Public Works Department is prepared to move forward with the bidding of the construction of the drive, sewers, and automatic signals servicing the site upon receipt of engineering design work from a local engineering firm. The Public Works Department has worked with the State Dept. of Roads for approval of the drive entrance onto Highway 30 and the automatic signals.

The following is a timeline of projected activities for the Center. I present it with the caveat that we cannot control or predict all that will take place with certainty.

- January 2006 – Approval of the Interlocal agreement by the City Council and County Board.
- February 2006 – Completion of construction documents.
- March 2006 – Approval of construction documents and advertising of the project for bids.
- April 2006 – Opening and awarding of the bid to construct the facility.
- May 2006 – Groundbreaking and construction begins.
- Winter of 2006/2007 - Outside of facility is closed in allowing interior work through the winter months.
- September/October 2007 - Completion of the facility and ribbon cutting.
- October/November 2007 – Completion of transfer of operations from current location to new facility.

There are many other activities that will taking place throughout the construction project that were not put on the timeline.

**CITY/COUNTY EMERGENCY**  
**MANAGEMENT PROGRAM**

**LELA LOWRY**

**EMERGENCY MANAGEMENT**  
**DIRECTOR**

# GRAND ISLAND / HALL COUNTY

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EMERGENCY MANAGEMENT / 911 CENTER  
Lela L. Lowry, Director  
P.O. Box 1968  
Grand Island, NE 68802-1968  
Phone (308) 385-5362

## STATE OF EMERGENCY MANAGEMENT / 911 SYSTEMS

The following will recap the events and activities of emergency Management and 911 since August 1, 2005, provide a glimpse of future endeavors for the Emergency Management Department and address needs for the 911 center.

### **Emergency Management:**

An imperative project for administration, which has been completed, was the update of the 370 page Local Emergency Operations Plan for the City and the County including the City of Wood River, Villages of Doniphan, Cairo, and Alda to ensure the most current information and response guidelines for the community's responders, volunteers, elected and appointed officials. The new LEOP focuses on restructuring the cities response using the National Incident Management System required by the Homeland Security Presidential Directive 5 Dated February 28, 2003. Additions to the LEOP also include preparation and response for terrorism events, agricultural terrorism, mass vaccination and mass casualty incidents.

An additional requirement was presented from the federal and state level requiring all city and county employees, response volunteers, EOC members and decision makers be trained in Incident command as well as the National Incident Management System. Hall County has until September 15, 2006 to be fully trained and in full compliance with this directive. All law enforcement personnel and fire personnel have been trained to the appropriate level. Department Directors, the City Administrator, several county board members, 75% of the 911 staff and several volunteer agency members have been trained. Additional training will be planned in the summer to allow full compliance for all of Hall County in NIMS and Incident Command.

Work continues on the Homeland Security Grants funded through the Federal Government and distributed by NEMA. A representative from NEMA visited Hall County in September and conducted an audit of the \$355,938.02 HS grant award in 2003 for equipment and supplies. All equipment and supplies were accounted for and Hall County passed the audit. The monies for the 2004 HS 2 year grant have been reviewed, a total of \$529,664.00 was awarded to Hall County and distributed into four projects. Project A with a \$71,545.00 was award for rapid resource mobilization and alert projects. This project completed a system for the rapid mobilization of all of the county fire, EMS and Haz-Mat emergency responders and resources. Agencies involved in this project are the GIFD, Paramedic Service and Rescue, Cairo FD and EMS / Rescue, Doniphan FD and EMS/Rescue, Wood River Fire Department, Paramedic services and EMS and the Alda Fire Department. This project allowed for transmission of vital information to all fire, EMS and Haz-Mat responders in the county simultaneously, 24 hrs a day 7 days a

week. This system also allows for paging and alerts to key individuals such as a specific fire official, EMS commander or Haz-Mat leader individually. This fund has been exhausted.

Project B with a \$16,767.00 award for equipment and training has been partially used with the purchase of a CBNRE event rescue and medical supply trainer. \$3,480.00 remains for a hazardous materials training event. A CBRNE Event Rescue and Medical Supply Trailer for Hall County was purchased with the capability to have a readily mobile cache of medical and rescue supplies capable of managing up to 50 severely traumatized or otherwise immobile patients by both advanced and basic medical responders.

CBRNE Rescue and Medical Supplies have been designed to augment the mobile cache of trauma supplies to support a WMD event to manage up to 50 patients with non-traumatic complaints by both Advanced and Basic Medical Responders. This equipment has enhanced our capability to respond to mass casualty events.

Project C has a \$171,563.00 award, to date \$7,200.00 has been spent for the purchase of a UHF and VHF repeater. The remainder of the money is obligated for the purchase of the CNRI equipment and installation to allow multi-county interoperability.

Project D was awarded \$269,789.00 for the Law Enforcement Telecommunications Project. \$232,511.65 has been spent on CNRI compatible portable and mobile radios for Grand Island Police Department, Sheriff's office and Hall CO State Patrol. \$12,277.00 remains for additional equipment. A reallocation of funds request was made to NEMA for the money to be used for a global star satellite telephone and a back-up repeater to insure continuity of communications. \$25,000.00 remains for training and exercise for interoperable communications.

The 2005 HS grant awarded Hall County \$83,198.00 for two projects. This grant is administered by Hall County.

The first project is for \$41,554.00 for an Emergency Management Program Grant, which pays for a portion of the Emergency Management Director and Deputy Director's wages and benefits. All of this money has been exhausted at this time.

\$41,644.00 was awarded to the fire department for the purchase of hazardous materials personal protective gear to enhance the preparedness level for Emergency Response Teams. All of these funds remain for exercises, equipment and training.

Emergency Management has been restructured creating a new Deputy Emergency Management Director Position and hiring an Emergency Management / 911 Communications Clerk. This change in title supports continuity of operations in Emergency Management. Training scheduled in the spring for the Deputy Director and one Senior dispatcher to receive the Basic Certification Program for Emergency Management through the Nebraska Emergency Management Agencies training academy.

A bio-detection unit was purchased by the US postal service and placed in the US Post Office distribution site. Awareness training was presented for first responders and a standard operating procedure was developed for the 911 dispatch center in the event the detection alarm is activated.

Several meetings with the Central Nebraska Public Power and Irrigation system were held to discuss and plan a response for a breach in the Kingsley Dam. The City of Grand Island would be inundated with a peak wave arriving in 55.4 hours with a maximum

depth of 13.3 feet of water and the maximum water elevation would reach 1815.3 ft above sea level. We would expect total inundation of the city south of 1<sup>st</sup> street. The current LEOP addresses flooding and evacuation plans for the city. The city does have 26,500 sandbags on hand for natural flooding events.

Emergency Management continues to work with the Central District Health Department in planning for the activation of the Strategic National Stockpile distribution and dispensing of prophylaxis (specific medication or vaccine for a specific biological event, i.e. anthrax, plague, influenza) in the event of a biological or chemical event. Dispensing hubs have been identified with distribution activities and transportation continuing to be developed to ensure the vaccination of all people in Hall County.

The Local Emergency Planning Committee has met on several occasions; monies were used to purchase a saw-z-all for the fire department. Several items are being reviewed for citizen awareness of hazardous materials and response.

The Emergency Management Director has had the opportunity to visit all of the counties emergency managers and the volunteer fire departments and discuss their plans for future training and equipment needs. The Emergency Management Director and Deputy Director visited St Francis Medical Center and audited the emergency medical supplies on hand specifically identified for a terrorism event for use by the city. Tours were also taken at the police department, sheriff's office, and all of the fire stations in Grand Island.

### **Emergency Communications**

Over the past five months, much has been accomplished.

Monthly meetings with the TRIMRS-tri-cities medical response system group have allowed for direct protected radio communications from the hospitals in Kearney, Grand Island and Hastings. A base station has been installed at the county towers for St. Francis Hospital to ensure the ability to transmit line of site to the other hospitals. This met the needs of sharing biological or hazmat contamination information of patients in transport if one of the hospitals were over capacity and need assistance. This base station will be relocated to the hospital expansion building upon completion of the hospitals building project.

CNRI projects are quickly moving forward and Grand Island is expected to have the new inter operable communications equipment installed by February. Central Nebraska Emergency Managers are working cooperatively to develop a multi area training exercise to test the new system. New UHF and VHF repeaters were purchased and installed to allow compatibility with the new system.

The Department has met with all of the volunteer amateur radio clubs in the area and is refreshing our partnership and assistance with these clubs. The REACT club brought their mobile command post to city hall and gave a tour of the command post and explained their capabilities to assist in all types of emergencies. Third City Radio also shared their expertise and roles and use during emergencies. The Amateur HAM radio operators visited the EOC separately and reaffirmed their commitment to the assistance of the city in the event of any natural or manmade disaster in the area.

The Inter Local Law Enforcement Committee along with emergency management continues to work on developing mapping solutions for GIS location to help with the

computer aided dispatch from the Emergency Communications Center. This mapping solution is solely for computer aided dispatch and is separate from the 911 phase II mapping.

FCC radio licenses have been renewed and will allow the EC to remain certified for the next 10 years.

The Communications center added mutual aid paging for volunteer fire departments throughout the county. The paging system for volunteer fire departments in the county was changed from a small tower and antenna to the county tower, which added significant transmission distance for paging alerts.

### **911 Center**

The 911 dispatch center has seen several changes in the last 5 months.

Visiting the 911 center is more accessible by first responders and other city/county employees needing to conduct business. The sign in/out form has been removed to encourage a more work friendly environment and to encourage interaction between responders and the dispatch center to help build trust and camaraderie.

The blinds in the 911 center are now required to be open during normal business hours to allow visitors to easily view the activities and business of the 911 center and also to allow the employees to be aware of activities going on in the basement of City Hall as serve as a first line of defense if there are any suspicious activities taking place. A new dress code emphasizes the need to be in business casual attire at all times to help create a more professional image of the 911 center. The Senior Dispatchers/Shift Supervisors have been redirected to take a more active role in supervising, serving as role models and mentoring for their shifts, they have attend training to help them develop enhanced leadership and coaching skills and will continue to receive leadership training as opportunities arise.

A restructure of the 911 shifts created the movement of most of the dispatchers allowing for a greater workforce during the busiest times and cutting down on overtime used in the 911 center.

NEMA approved the request of the expansion of the 911 center into additional areas of the basement of city hall. We will expand into the library area and a second office/storage area.

We were able to double the income from Alltel when a mistake was found on their billing. This allowed us to increase our 911 revenue by \$9000.00 quarterly.

Emergency Management made a presentation to the Public Service Commission at the state capitol requesting the wireless 911 money collected from Hall County be released back into the Hall Co. 911/communications. A contract request from GEOCOM mapping was presented as a service to be paid for by the public service commission using these funds. This would allow the development of the phase II-911 mapping solution to locate cell phone callers using latitude and longitude directions. A review of this mapping solution is being conducted by the IT department to determine how it will interface with a system being developed through the computer aided dispatch.

After hours business files have been reorganized with the assistance of the IT department, changing the format from first choice to a more worker friendly Microsoft Word document. This change affected the Alarm billing after hour's files and monitoring.

The outdoor warning alert sirens continue to be tested on the first and the fifteenth of each month and have 100% functionality. Two of the sirens have been completely overhauled to ensure they are in working order. A third siren was relocated to compensate the demolition of a nearby building.

All three generators for the city and county have been serviced, new batteries for the generators have been installed and each of the generators continues to be tested on a weekly basis. The 5000 gallon fuel supply was tested and is still usable.

2005 activity in the 911/communications center are as follow;

42,615 – 911 emergency calls

150,293 – Non 911 calls

64,745 requests for service-these are dispatches for Law Enforcement, Humane Society and QRT calls.

3,391 ambulances dispatched

822,516 radio communications

10 new alarm accounts have been added, 270 alarm accounts have been updated and 1584 after hours contact files have been updated.

### **Goals for 2006**

- Complete the expansion of the 911 center
- Install a new 911 telephone system and phase II mapping for the enhanced 911 telephone systems.
- Purchased new consoles in the 911 center to meet the technology updates required to run the 911 communications dispatch center.
- Purchase updated furniture to allow for flexibility with capability of adapting to an expanded environment.
- New remote radios the Emergency Operations Center
- Up-to-date telephones for decision makers in the EOC.
- A multi-functional EOC conversion boardroom table.
- There is a dire need for a new voice and radio logging recorder to ensure uninterrupted recording of dispatch and 911 telephone calls.
- Emergency Management will be replacing 5000 gallons of diesel fuel for the generators within the next 12 months to ensure uninterrupted operations of the equipment.

- Expect to see a minimum of quarterly emergency management training directed to the city and the county decision makers. Training will include response to epidemics, natural disasters, hazardous material spills, mass casualties, mass vaccinations and terrorist activities during large community events.



# **JAIL UPDATE**

## **COUNTY BOARD**

## **Brainstorm/Discussion Topics**

- Charitable organizations funding Councilmember Walker
- Update on 1/2 cent sales tax projects Councilmember Walker
- Heartland Events Center promotion Councilmember Walker
- Truck parking Councilmember Pielstick
- Reduce property taxes 10% more Mayor Vavricek
- Develop an understanding of recreational philosophy Mayor Vavricek
- Design household hazardous waste facility Mayor Vavricek
- Establish redevelopment plan for Five Point's business district Mayor Vavricek
- Develop a plan for Racquet Center Mayor Vavricek
- Develop alternative fuel policy Mayor Vavricek
- Update city code Mayor Vavricek
- Develop user friendly initiatives for the City Mayor Vavricek
- Community Appearance Plan Mayor Vavricek
- Other Issues

# Outside Agencies

The City of Grand Island has funding within the General Fund for the following agencies in 2005-06:

Agency	2004-05 Budget	2005-06 Budget
Central Nebraska Health Department	\$ 135,000	\$ 135,000
Central Nebraska Humane Society	\$ 157,500	\$ 157,500
Clean Community Systems	\$ 20,000	\$ 20,000
Community Humanitarian Resource Center (Hope Harbor)	\$ 4,500	\$ 4,500
Convention & Visitors Bureau	\$ 10,000	\$ 10,000
Council for International Visitors	\$ 1,000	\$ 1,000
Crisis Center	\$ 12,000	\$ 12,000
Hooked on Fishing Derby	\$ 2,000	\$ 2,000
Multicultural Coalition	\$ 10,000	\$ 10,000
Retired Senior Volunteer Program	\$ 10,000	\$ 10,000
G.I. Dive and Rescue Team	-	\$ 2,000
Senior Citizens Industries Inc.	\$ 15,000	\$ 15,000
<b>Total</b>	<b>\$ 377,000</b>	<b>\$ 379,000</b>



ONE HALF CENT SALES TAX REPORT

	FISCAL 2005 ACTUAL \$3,445,408	FISCAL 2006 BUDGET \$4,133,333	FISCAL 2007 ESTIMATE \$4,298,666	4% growth
<b><u>ADDITIONAL SALES TAX COLLECTED</u></b>				
<b><u>PROPERTY TAX REDUCTION</u></b>				
Valuation	\$1,883,272,257	\$2,084,825,444	\$2,147,370,207	3% growth
Mill Rate (2004 rate = .371540)	0.250000	0.250000	0.225000	
Tax Reduction (Change in rate from .37154 x valuation)	\$2,288,929	\$2,533,897	\$3,146,756	

**USED FOR PROJECTS**

Additional Sales Tax Available for Projects  
(Additional sales tax collected, less tax reduction)

\$1,156,479      \$1,599,436      \$1,151,910

Projects:

- Grand Generation Center Capital Fund
- CAAP Recreational Development
- Hike/Bike Trail Continuation
- Infrastructure Emergency Fund
- Fire Station No. 1.
- Fire Training Facility
- Law Enforcement Center (Debt Service - 15 years)
- Library Expansion (Debt Service - 10 years)
- Aquatics Projects

\$200,000      \$0      \$100,000  
\$125,000      \$125,000      \$125,000  
\$125,000      \$125,000      \$125,000  
\$0      \$60,000      \$60,000  
\$53,563      \$1,946,437      \$0  
\$11,500      \$576,321      \$0  
\$0      \$0      \$771,250  
\$0      \$117,885      \$832,961  
\$11,155      \$0      \$450,000

Total Project Costs

\$526,218      \$2,950,643      \$2,464,211

Costs Over (Under) to Sales Tax Available  
Cumulative

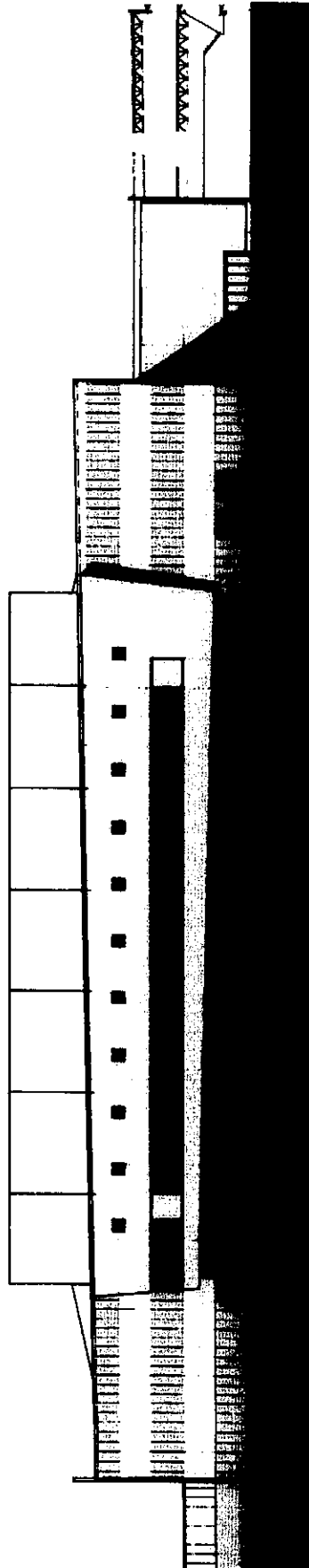
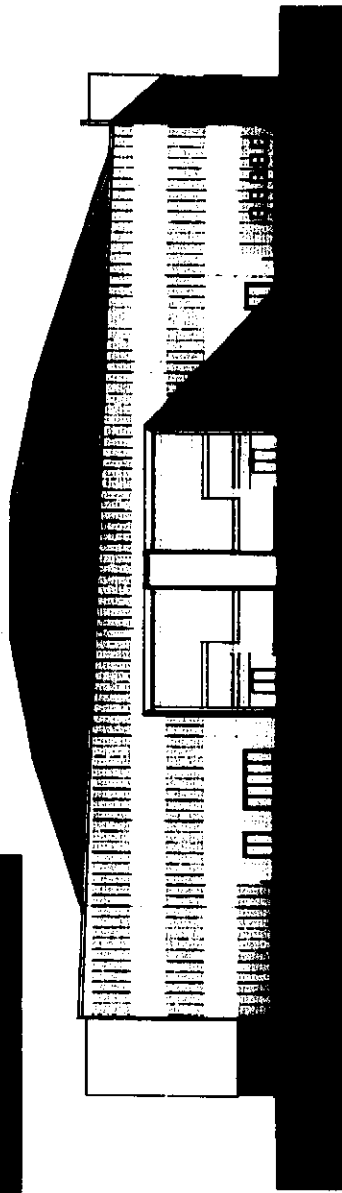
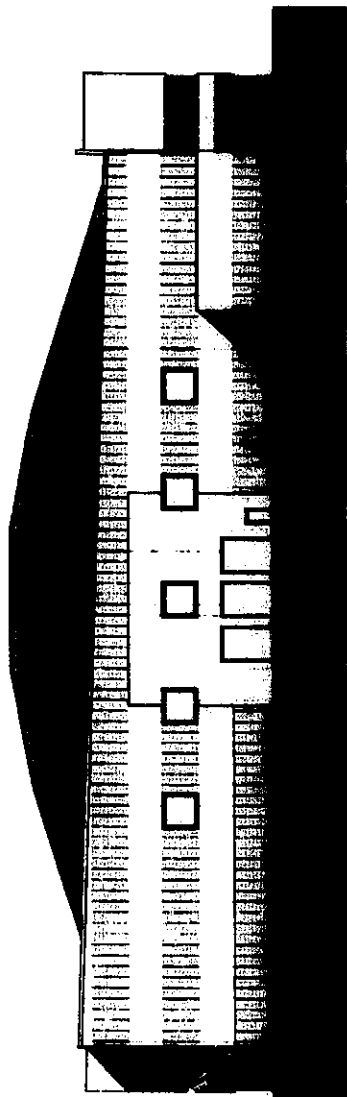
(630,261)      \$1,351,207      \$1,312,301  
(630,261)      \$720,946      \$2,033,247

Heavenly

Everlasting

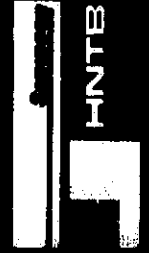
Forever

Forever



1" = 16' - 0"  
 SCALE: 1/16" = 1'-0"  
 HNTB

HEARTLAND EVENTS CENTER . GRAND ISLAND, NEBRASKA . 12.7.2004.



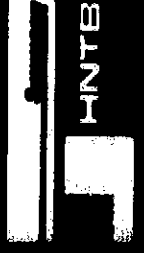


IRVING AND EVENTS CENTER - EIHUSEN ARENA - GRAND ISLAND, NEBRASKA - 11.3

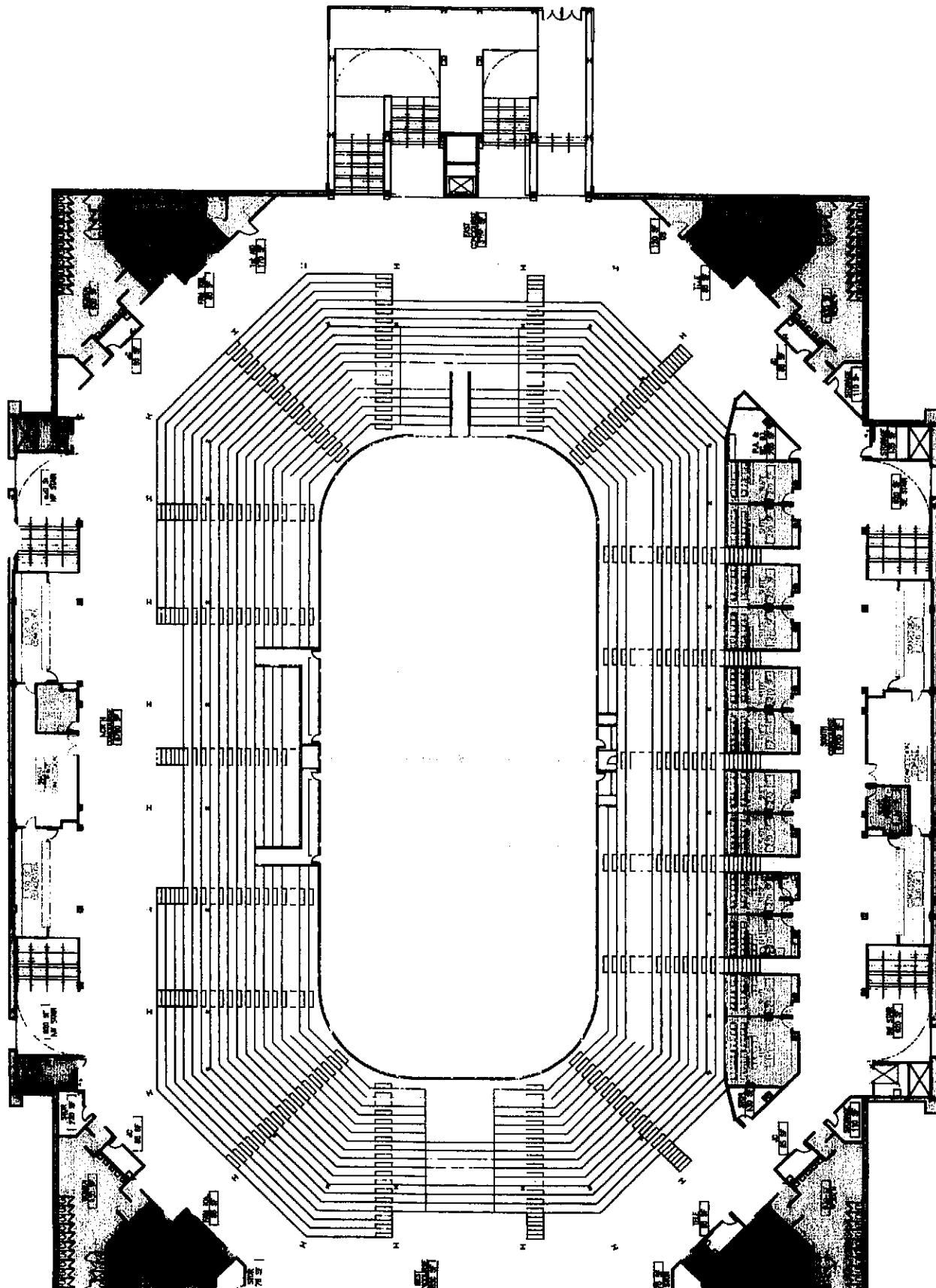




PORTLAND EVENTS CENTER - EIRUSEEN ARENA - GRAND ISLAND, NEBRASKA, 11.1





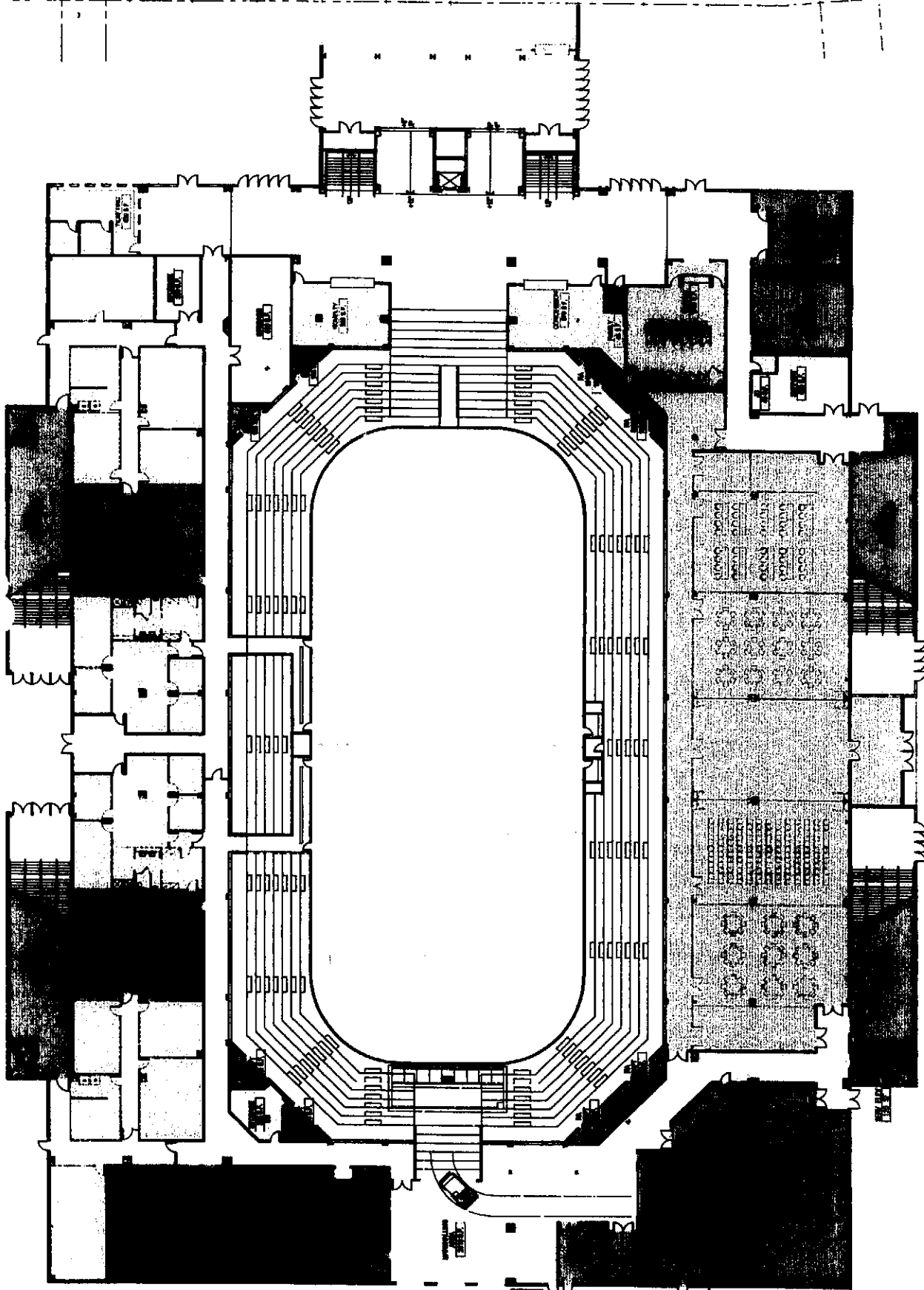


DECEMBER 7, 2004

SCALE: 1"=10'

EARL LAND EVENTS CENTER - ELHUSEN ARENA GRAND ISLAND, NEBRASKA

ENTRANCE

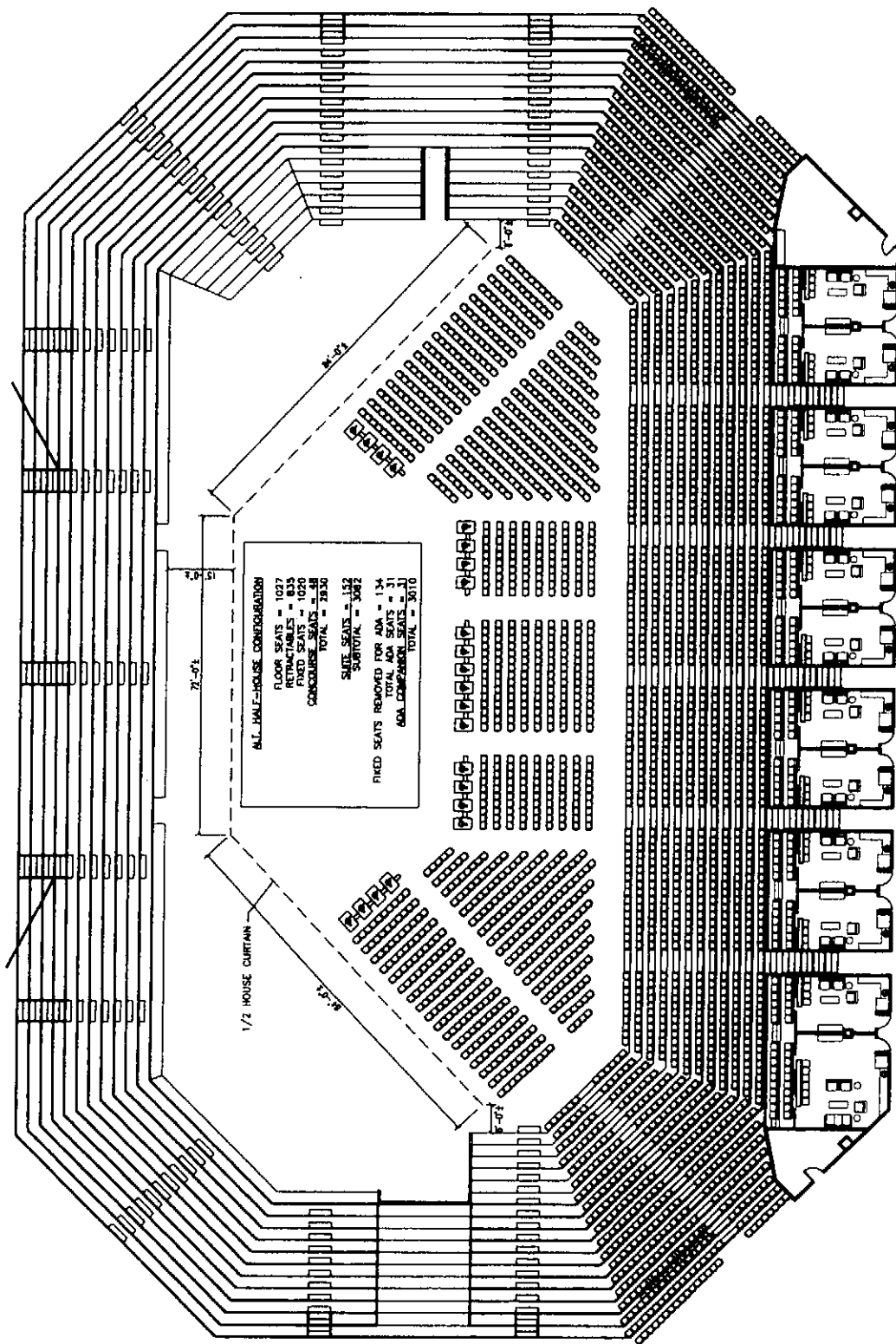


SCALE: 1"=10'

DECEMBER 7, 2004

HEARTLAND EVENTS CENTER - EIHUSEN ARENA - GRAND ISLAND, NEBRASKA

INT-B



**The Clark Enersen Partners**  
 Architecture + Landscape Architecture + Engineering + Interiors  
 1010 Lincoln Mall, Suite 200  
 402 477 7291 Fax 402 477 6542  
 Kansas City, Missouri  
[www.clarkenersen.com](http://www.clarkenersen.com)

**HNTB**  
 HNTB Architecture, Inc.

# HEARTLAND EVENT CENTER ALTERNATE HALF-HOUSE CONFIGURATION

SCALE = NTS

Fanner Park  
 Heartland Events Center  
 Grand Island, Nebraska  
 TCEP Project No.: 240-103-04

REFERENCE  
 6/23/05

**§22-92. Parking Trucks in Residential Districts**

It shall be unlawful for any person to park a truck or trailer, except a truck or trailer being used for the purpose of delivering or collecting goods, wares, merchandise or materials, on any street adjacent to property zoned as a residential property pursuant to Chapter 36 of this code or on any street designated as a snow emergency route street for a period of time longer than is necessary for the expeditious delivery or collecting of goods, wares, merchandise or materials, and in no event for a period of time exceeding two hours; provided, that the provisions of this section shall not apply to trucks or trailers being used in connection with building, repair, service, or moving operations.

# **State of the City Address**

## **December 20<sup>th</sup>, 2005**

To better communicate to the people of Grand Island the affairs, recent activities and upcoming objectives of the City of Grand Island I welcome the opportunity, as Mayor, to formally speak to you with this "State of the City Address".

Congratulations to this Council for its outstanding leadership, congratulations to the City staff for their dedication and service and thank you to the citizens of Grand Island for making 2005 a benchmark year in our community's proud history.

First a quick recap of successful efforts and ongoing city activities, then a message concerning future considerations including exploring a city property tax rate reduction.

I'm proud of the recent results and efforts from so many.

This year saw the transition of leadership in two key public safety departments, taxpayer realignment of the Community Redevelopment Authority, ongoing support to develop major improvements in the Grand Generation Center, planning and design of a library expansion, a new fire station, and a new police/sheriff department public safety center. Additionally, a dialogue is in place for greater city and county efficiency, and many environmental efforts have been taking place.

In May, the City experienced a tremendous natural disaster that taxed the community and all of the hard working emergency responders. The efforts to overcome the flood were commendable by citizens, City/County staff, National Guard, NEMA and FEMA. The coordinated effort helped the community bounce back from the devastation. Additionally, the disaster helped identify problems which are being addressed by the City. Thank God for the foresight of community leaders who brought about the Wood River Diversion Project. Without this project, the devastation would have been much more extensive.

Our city's financial health remains strong with over \$11 Million in cash balance. Good sound management and zero based budgeting have helped. Streamlining and reducing some city departments has helped. New city growth has expanded the tax base, so more contribute to support government services. New employment opportunities have bolstered local economic confidence and community success elsewhere is a byproduct of that success. Yet in my opinion, there's even more success we can achieve in the future and even more we can expect.

Economic development success has stimulated more job growth than ever before and more jobs are on the way. I expect that not one, but two, major job employers will make announcements for new job opportunities next year. The economic development plan, as approved by voters, is working and growth here is inspiring confident employers. The National Guard helicopter facility is in the final stages of design completion with an expected ground breaking in 2007.

Under the direction of Steve Riehle, public works director, we addressed storm water issues, fixed problems with the pavement along Highway 281, and continued to upgrade several neighborhood streets needing repair. I also believe they have done a great job responding to menacing snow storms this year. We've also added many new streets and still have been able to maintain the entire system without increasing public works staff levels. This department has also been managing a public discussion concerning the rail road corridor and what we need to do short term and long term to make the rail traffic safer, less intrusive and automobile traffic friendly.

Yet, I'm disappointed environmental improvements at the wastewater treatment plant have taken so long and that expensive improvements haven't completely been accomplished. Odor elimination was a goal of my administration when I took office and a goal of this Council and this year is it... its high time we've accomplished this goal. If not, personnel and consultant performance will be reviewed for accountability.

The Utilities Department has worked diligently to keep up with the progress of the City while meeting the demands of day to day operations and environmental challenges. Gary Mader, director of utilities and his staff have continued to provide low cost electric and water service in the midst of federal mandates and rising cost for raw materials. On going environmental problems concerning our groundwater are being addressed with the help of the EPA. In support of economic development, water service will extend to the helicopter base next year.

The Parks and Recreation Department has also been very busy over the last year. L.E Ray Lake has seen the first phase of improvements for added convenience and I expect this park will always be a city park to be long enjoyed by our community. Of course maintaining over 30 city parks and municipal recreational facilities is a big job and we are all proud of our park system. Attaboy Steve Paustian, parks and recreation director and your staff.

In addition, I would encourage you to be sure to visit the Heartland Shooting Park, just a few miles west of town, you'll be impressed. As further investments take shape, that development will join a hand full of nation wide facilities and will pay big dividends in the future in so many ways. Grant funding of hike and bike trails means the expansion of our trail system is a bargain to city taxpayers.

It also promotes healthy lifestyles and more time with families and is an investment that will be enjoyed for many years. It'll be good to see this expansion continue to other wilderness areas in the future.

Recreation programs have been adjusting to significant competition as our Island Oasis Water Park and Jack Rabbit Run Golf Course are experiencing the tight pinch between revenue and expenses. Citizens continued to enjoy the many recreation joint ventures the City has developed for children, adults and families.

The Building Department will set a record in new construction valuation this year...over 125 Million dollars has occurred this year alone breaking last year's record of 80 Million dollars. Yet we're trying to streamline efforts so permits are quickly managed for developers and not compromise building safety requirements and code inspection compliance. Hats' off to Director Craig Lewis and the building department staff and to Planning Department Director Chad Nabity and the planning department staff for cooperating to administer this growth.

Police, fire and emergency responders continue to put their lives on the line every day and we appreciate very very much their devotion to duty, service and the support of their family members. New facilities will further support them. I continue to be impressed with the new public safety leaders including Police Chief Steve Lamken and Emergency Management Director Lela Lowry. I welcome their dedication, service and new ideas.

We are starting to address the inadequacies of the 911 center, which has much outdated equipment. We have funds in the budget to address the 911 telephone system this year. There is also a need to continue to provide significant investments of technology in the communications center over the next few years. We need to be ready to answer the call when homeland security, environmental, and global consequences occur.

The Fire Department has been involved in intense planning and design activities concerning the new fire station and the fire training facility. Jim Rowell, fire chief has worked with his staff and consultants to assure the right projects in the right place. The hard work of the department is evident as they have helped design a functional and affordable new fire station and have secured land at Highway 30 and Stuhr Road for the training facility. We look forward to the on going efforts concerning the new facilities.

Currently Police Chief Lamken is meeting with every member of his staff and preparing a strategic plan to position the department for the future. We look forward to the Chief's vision for enhanced law enforcement for the community.

The Police Department is doing a great job of reinventing code compliance. I think compliance enforcement and compliance understanding has improved

since we've staffed three part time people under the direction of the Police Department, instead of one full-time person in the Legal Department. We don't need more city code compliance ordinances, but we need to be responsive to neighbor concerns while promoting more awareness of expected community standards. I support the measures this council has already approved to promote community pride and added pet owner responsibility.

You can't manage over 500 employees without a capable Human Resources Department and strong leadership. Director Brenda Sutherland and staff continue to match up skills and size up abilities of others to work on your behalf and manage city employee benefits. Yet we're also asking city staff members to embrace new technology that will lead to less administration expense and save financial resources.

Library usage seems to increase every month. The excellent service provided by Steve Fosselman, library director, and his staff has patrons coming back for more. Additionally, Steve is doing a tremendous job managing the expansion project and the opportunity to serve even more citizens. We are all excited to see the construction progress that is going on to the west of the current facility. The library will remain operational throughout the construction process making sure that we serve the citizens with proper library service.

As for future recommendations, to consider...here we go. I mentioned earlier I believe a tax reduction is in order.

Government is like a big ship and it doesn't just turn on a dime. If you really want to scrutinize a budget without jeopardizing services and previous policymaking decisions, you have to make sound decisions during the good times, when you're not under the gun of crisis management. Why? Because many budget decisions don't help you over night and knee jerk decisions can often times be short sided and ineffective.

Through the stewardship of the Finance Department under the capable hands of Dave Springer, the city continues unabated in financial stability. Taxpayer investments in the City of Grand Island are determined by decisions of policymakers and then carried out by each department director. It's up to the Finance Department to account for new investments approved by the City Council while still maintaining a conservative approach to the city's finances. I appreciate the Finance Department's expertise and financial management of City resources.

So with respect to the best interests of our total community, I believe there are ways we can cut the city's property tax rate without jeopardizing the city services people expect. I believe we can streamline some additional city operations, do business differently and more efficiently, and with the growth that has occurred in



the city's valuation, which now tops two billion dollars, reduce the city property tax rate next year. This will help offset voter approved bond issues and help our community compete, help spur new investment, and serve everyone's pocket book especially those fixed income households.

I will be asking the City Administrator to prepare a budget for 2006-07 that will include a reduction in the property tax levy. I hope this council will embrace my quest to reduce the tax levy next year during the budget process. Policy decisions will have to be made, but I think this Council has the leadership and experience to achieve this important goal. I will be asking the City Administrator for new streamlining recommendations this council will be made aware of and approve, but assume we will strive to balance the city budget next year with a reduction in the city's property tax rate. As you know, we reduced the City tax levy 33% last year. I would like to see us further reduce the City property tax rate another 10%.

The City Council will need to have a discussion about the City's major recreation facilities in order to set the course for the future of these facilities. With increased competition and pressure from rising prices to deliver such services philosophical discussions are needed to provide policy direction and possibly new business plans.

In the environmental area, we need to continue our work with the federal government to clean up our groundwater. Additionally, we need to consider taking back inspection of new septic tanks. The current system is not protecting the citizens in and around Grand Island effectively. In the near future we will be considering hiring a firm to design a regional household hazardous waste facility to further protect the region of environmental hazards. Our continued sponsorship of the Nebraska Children's Groundwater Festival is essential to continue to educate young citizens of the importance of clean groundwater. Finally, we must complete our plans at the wastewater treatment plant this year. We have spent a great deal of money on this operation and we must achieve success soon.

As I have mentioned in the past, I'd like the CRA to explore the establishment of a redevelopment plan for the Five Points business area. Redevelopment tools there could create a new vibrant destination and become a catalyst to compliment the nearby VA Hospital, Nebraska Veteran's Home, retail services and beautify that north entrance to Grand Island. Economic opportunities can be expanded there if redevelopment is encouraged.

The Heartland Events Center will open in less than a year. While marketing efforts are being formulated, we still need to be ratcheting up those promotion efforts to avoid a costly lag time in event and convention attendance. The competition from other events centers will be significant. We must promote the advantages of the center to assure the City's return on our investment.

As for the downtown business district, I'm encouraged by efforts at the Grand Theatre. It's something to build around. But discussions need to take place and more efforts need to be made to spur redevelopment, vitality and activity. Today, it's cost effective and convenient for many to do business downtown, but new proposed "life center" developments will change the paradigm for downtown. I believe that downtown is facing an important crossroad. A discussion needs to occur in Grand Island asking to what degree a vibrant downtown is important to our community. What role is the downtown going to play in 10, 25, and 50 years?

Let's also have a discussion to see if current policy is sound for services at the Racquet Club, a facility basically given to the city some years ago and now being managed outside the scope of the Parks and Recreation Department. I would ask "what's the highest and best use of that facility?" Can we get a better return on our recreation investment?

We also don't live in a vacuum. I would expect that this council will have a discussion about sex offender residency. That issue is on the horizon and is being discussed elsewhere. Another issue that will come back is the smoking ban. Last year we asked supporters of a smoking ban to come back with a petition referendum. We will need to be ready for these issues.

I also expect a comprehensive study and a recommendation for an alternative fuels policy will be brought forward soon by Assistant to the City Administrator Paul Briseno. This policy recommendation will promote fuel efficiency, support to agriculture and less dependency on foreign energy.

If you haven't noticed by now, I look at tax payers as customers. So I've asked our City Administrator to explore several areas to continue to enhance customer service. I've asked him to explore new bill paying opportunities for utility customers, customer related snow removal activities, enhancements in technology and other such improvements to the way we serve citizens... So, we will see where some of these customer friendly ideas take us.

Lastly, we need a comprehensive update of our City Code. In my years as Mayor, I have found the code to be less than user friendly, sometimes conflicting and generally unclear. Therefore, I would like City Attorney Doug Walker and the Legal Department to manage a chapter by chapter review and update of the City's Code of Ordinances.

In conclusion, I've never been prouder to serve as your Mayor. Thank you to my family for their support and to my business employees that take up the slack for me, to the dedication of this Council, some of whom have served countless terms, others that now with three years under their belt are also time tested leaders, to City Administrator Gary Greer... I couldn't do this job without you...

and to the city department heads and employees that we mutually represent and work with side by side.

With the ongoing support from so many, I'm confident 2006 will be another great year for our community.

Respectfully submitted to the people of Grand Island, December 20th, 2005

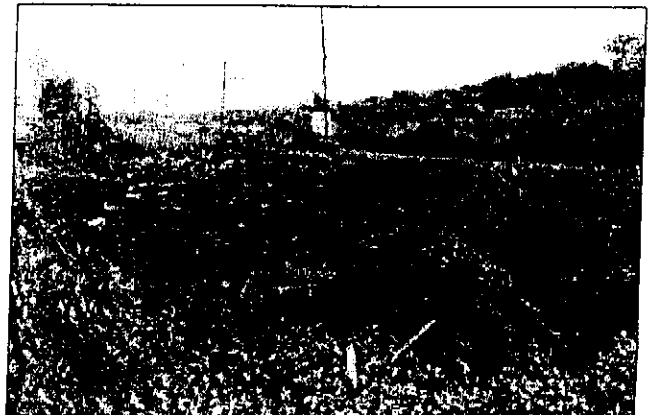
# Community Appearance Plan

October 1, 2002

BEFORE



AFTER



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Attachment 17:	Puget Sound Business Journal 6/21/1999

## **Community Appearance Plan**

### List of References:

*Vacant Structures/Vacant Property List (2002)*

*353 Redevelopment:* The City may explore the use of a 353 in the Midtown area for future redevelopment efforts. The following attachment is Chapter 11 from the City's Code.

*Fact Sheet:* Information obtained from the City Community Code Compliance Division. These facts are calculated monthly for public information.

*Great Things Happen in Greater St. Joseph:* This document helped provide the initial direction to this Plan.

*U. S. Dept. of HUD Neighborhood Revitalization Strategy (NRS)*

*Financial Assistance Program for Residential Sidewalk & Curb Replacement*

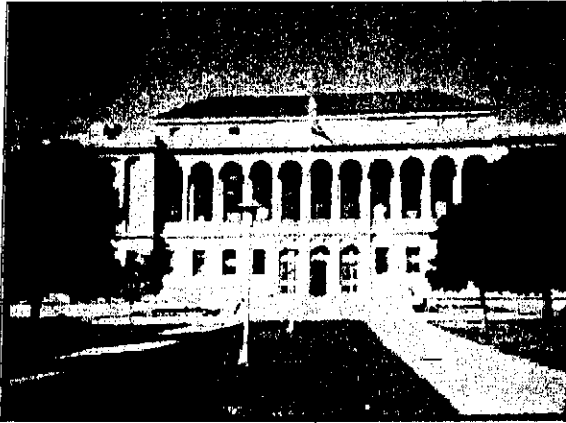
Enforcement of Ordinances

Planning Tools: Impact fees, landscape requirements, Heritage Tree ordinance, commercial design review.

Gateway Improvements: Downtown proposed improvements at 3<sup>rd</sup> & Edmond Streets.

## ***Community Appearance Plan***

### ***I. What is the Community Appearance Plan?***



After years of struggling with maintenance, ownership, and negative value of vacant lots and vacant structures in the City of St. Joseph, the community has called for an effort to address and improve community appearance.

The City of St. Joseph initiated this "grass roots" effort through the office of the City Manager to develop a strategic vision that will comprehensively address local problems that lead to the poor

appearance of our community, particularly in our older neighborhoods. This plan will focus on an area community-wide initiative as a result of residential concern plus an analysis of data gathered reflecting information directly related to community appearance.

The *Community Appearance Plan* will be a guide to combine all of the City's appearance and related code compliance activities into one comprehensive program and user document. Utilizing this plan, the City hopes to become more effective in combining existing resources into a single plan/effort rather than each Department focusing on their respective issues separately. In part, this plan will rely on more timely, targeted and effective code compliance, strengthening/modifying codes where necessary, and increased funding to address the serious code compliance violations (dangerous buildings, properties that can only be classified as landfills, or requiring property owners to replace/repair dangerous sidewalks). However, this will not be enough if we cannot obtain/force a higher level of code compliance to individual property owners to maintain their property.

In developing the *Community Appearance Plan*, outside entities and representatives from several City Departments met weekly to discuss community issues, gather data on existing programs and to discuss implementation of new projects. The planning initiative also considered sections of the *Great Things Happen in Greater St. Joseph* plan, a plan built on the desire of St. Joseph residents to form a vibrant, healthy community where citizens, organizations, businesses, and ideals come together to promote individual opportunity and a sustainable community. *Great Things Happen* is based on seven key elements: community development, economic development opportunities, community participation, housing, public safety, health and education, and family development. The *Community Appearance Plan* is not designed to replace the *Great Things Happen* document but to expand on the ideas of the community and define the resources available through the City of St. Joseph to work towards the elimination of the community appearance problems, particularly in neighborhoods located in the older sections of St. Joseph.



## ***Community Appearance Plan***

### ***II. The St. Joseph community profile***

To address the needs of the community and achieve the goals of improving the appearance of the community in the city's older neighborhoods, it is important to first take a look at a profile of the community.

According to the Department of Housing and Urban Development (HUD), the median family income for the St. Joseph Metropolitan Statistical Average (MSA) in 1990 was only \$27,749; however, in 1999 it was \$40,100. For blacks, it was much less - \$19,918. Families of Hispanic origin fared better with their median income of \$25,372. In 1990, approximately 39.0% of the households in St. Joseph met HUD's definition of low-to-moderate income. Because of the income of these groups, they qualify for Community Development Block Grants (CDBG).

About 16.7% of St. Joseph's residents live below the poverty level. The declining value and availability of public assistance is now being blamed for the increases in poverty and homelessness. Since the implementation of the federal welfare reform law, welfare caseloads have dropped sharply. However, the declining welfare rolls simply mean that fewer people are receiving benefits - not that they are employed or doing better financially. The loss of welfare benefits coupled with St. Joseph's low wages and unstable employment situations has resulted in a new category - the working poor. These are the families who struggle to get medical care, food and housing. These are the individuals who, nationwide, are now relying on soup kitchens, food pantries, and homeless shelters for their basic needs.

#### **A. Population and Household Characteristics**

St. Joseph.....	72,691
Buchanan County.....	86,915
Number of Households.....	28,291
Female -Headed Households with Children.....	2,348
Persons Age 55 and older.....	18,731
Racial Composition	
White.....	68,245
Black.....	2,616
Hispanic Origin.....	1,586
Other.....	488

#### **B. Economic Trends**

St. Joseph struggled during the 1970's and early 1980's to maintain its existence. Urban renewal devastated the downtown retail area. Merchants closed their stores or relocated to the east side Belt Highway. The brewery and a majority of the meat packing industries closed. Neighborhoods adjacent to those industries and the downtown area became unpopular because of their location, age, and energy inefficiency. Owners moved eastward, converting their former homes into multi-family rentals. Rental properties

## Community Appearance Plan

soon riddled these neighborhoods and became dilapidated and/or vacant structures. The neighborhoods became blighted and prone to crime.

Early in the 1990's, St. Joseph had the highest level of unemployment of all metropolitan areas in the State of Missouri. The agricultural markets became flat. St. Joseph's growth rate was only 10.6%, compared to the State's 20.5% and the national rate of 24.9%.

Then in August of 1993, the community was devastated by a flood that caused more than \$4 million in property damage and resulted in the loss of 750 above-average paying manufacturing jobs. By the end of the year, a pork processing plant also closed and 1,050 full-time workers, accustomed to an hourly pay of \$9.35, lost their jobs.

Since that time, aggressive economic development efforts have enabled the unemployment rate to stabilize, resulting in the creation of 1,400 new jobs and more than \$240 million in new investment, primarily through business expansion of existing local industries.

The St. Joseph MSA civilian labor force remains fairly steady. St. Joseph has a diversified employment base. Major employers range from education to animal pharmaceutical production, health services to education.

**TABLE 1: Top 10 Employers in St. Joseph, Missouri**

Name	Product/Services	Total Employment
<i>Heartland Health</i>	<i>Health Services</i>	<i>2,259</i>
<i>School District of St. Joseph</i>	<i>Education</i>	<i>1,546</i>
<i>American Family Insurance</i>	<i>Insurance</i>	<i>725</i>
<i>Johnson Controls-Battery Division</i>	<i>Automotive Storage Batteries</i>	<i>700</i>
<i>Altec Industries, Inc.</i>	<i>Utility Industry Equipment</i>	<i>644</i>
<i>Western Reception Diagnostic and Correctional Center</i>	<i>Government</i>	<i>642</i>
<i>City of St. Joseph</i>	<i>City Government and Services</i>	<i>621</i>
<i>Aegis Communications</i>	<i>Teleservices</i>	<i>600</i>
<i>Boehringer Ingelheim Vetmedica, Inc.</i>	<i>Animal Pharmaceuticals</i>	<i>596</i>
<i>Missouri Western State College</i>	<i>Educational Institution</i>	<i>550</i>

In December 1999, the unemployment rate for Buchanan County was 2.9%, compared to 4.1% for all USA workers. The services industry represents 25.63% of the employment base while manufacturing is 19.22%. Job growth is occurring in the eastern sector of the community where workers can access commercial and retail shops, the shopping center, the hospital and associated medical services, and a wide variety of industries.

## ***Community Appearance Plan***

### **C. Property Inventory**

Now that we have a general background on the community, it is of equal importance to understand the factors in the community that affect its appearance.

#### ***1. Code Compliance Data***

In accordance with the adoption of the Property Maintenance Code of the City, it is the responsibility of the City's Community Code Compliance Division to administer the regulations to ensure public health, safety, and general welfare is not compromised. It is apparent that trash and debris issues continue to be an area of concern in our community, as illustrated by the figures in Table 2.



**TABLE 2: *Code Compliance Data***

<b>Fiscal Year</b>	<b>Blocks cleaned by Clean Crew</b>	<b>Tons of brush, trash &amp; debris disposed of by Clean Crew</b>	<b>Code violation notices sent</b>	<b>Code violations referred to Municipal Court</b>	<b>Code violations referred for abatement</b>
FY97/98	2,811	34.51	12,893	431	881
FY98/99	2,006	31.89	11,172	245	840
FY99/00	4,000	22.02	14,144	572	736
FY00/01	3,117	18.07	10,835	594	477
FY01/02	4,000	22.02	14,144	572	736

#### ***a. Properties not in compliance***

On average, our Code Compliance Inspectors process more than 12,000 total code violation notices per year. These are for both residential and commercial properties that are in violation of weeds and trash. Previously, a typical Code Compliance response to dealing with properties in violation was to send a courtesy notice and one follow-up letter. The "courtesy" notice was an advice to clean up or remove the trash on the their property. Ten days later, the Code Inspector would re-inspect the premises. If no progress had been made, an abatement contractor retained by the City would clean the trash or debris from the private property.

In order to make a greater impact in the community, the Code Compliance Division has begun the process of reevaluating this scenario. Recently, the City Council approved an ordinance reducing the response time from 10 days to 7 days. Now, if a property owner has not eliminated the code deficiency within 7 days, the code compliance inspector will

## ***Community Appearance Plan***

summons the property for abatement. If a property owner has been notified because of weeds or grass exceeding the allowed height (7 inches), or if a property is found to be out of compliance twice in the same year (calendar year), the second time the weeds/grass is abated, a summons is issued or lien placed on the property.

During the period July 1, 2001 to March 31, 2002, 12,617 code violation notices were processed. Of those, 2,201 property owners complied after the first notice was sent; 614 property owners complied after receiving more than one notice.

The Code Compliance Clean Crew Program clears an average of 95 County properties annually, at an average of 6 abatements per property (see Attachment 1). These properties are primarily the result of demolition that has occurred on a property and the owner of record refuses to maintain it.



There are also vacant properties that have had demolition occur that are not under the control of the County. The City's abatement contractor maintains an average of 102 private properties per year, which are abated as many as five times a year (see Attachment 2).

Currently the City is not allowed to have inmate labor on private property. This is why the City has an abatement contractor to clean private lots. It is the intent of Code Compliance through this document to work with the Department of Corrections to get additional inmate labor for the use of clean-up programs in the City. This additional labor would help to eliminate the cost of an abatement contractor and help to keep areas that become blighted, clean.

### ***2. Vacant Dangerous Structures***

As indicated on the map included in the reference material, there are nearly 300 properties on record listed as dangerous vacant structures. In this area of emphasis in the *Plan*, as noted in Table 3, St. Joseph has a housing stock that was primarily constructed prior to 1940, during part of St. Joseph's Golden Age. St. Joseph is a historic City that has a rich heritage including many architecturally important houses. Unfortunately, many of these areas are now the most blighted areas in St. Joseph. Today, many of these historic structures have become vacant eyesores and safety concerns. A majority of the population of residents who live near or around historic structures are considered low-to-moderate income and do not have the financial means to maintain these large historic structures.

The continued sprawl of St. Joseph to the east where development is an easy option for private developers to create new residential neighborhoods has had a negative effect on the older neighborhoods in town.

## Community Appearance Plan

**TABLE 3:** *Housing Units by Age of Unit, Tenure and Affordability Group*

	Pre-1940	1940-1959	1960-1979
Renter Households			
Extremely Low Income	2,306	1,190	1,584
Other Low Income	988	776	1,657
Total Housing Units	3,347	2,012	3,383

Once a property owner abandons a property, the neighborhood begins to show signs of deterioration. If the property cannot remain weather tight or becomes a threat to the health and safety of the neighborhood, the City's Demolition Division will issue notice to the property owner of record to repair or eliminate the deficiency in relation to the Property Maintenance Code. If the property owner does not comply, the City is forced to demolish the structure (see Table 4). Each year, the Demolition Program averages demolition of over 70 single-family structures. If the owner does not have the financial means to pay for the cost associated with the demolition, the City is forced to place a lien on the property. As a result, many properties that have had demolition occur on them become vacant lots to be maintained by the City.

**TABLE 4:** Number of Demolitions per Year (paid for by City funds)

Year	Residences	Duplexes	Accessory Structures	Commercial Structures
1997	72	3	36	6
1998	62	9	53	12
1999	76	3	49	11
2000	20	2	1	2
2001	26	1	1	2

Each fiscal year, the City allocates approximately \$160,000 in federal funds from HUD for the purpose of demolition. See Attachment 3 for a flow chart outlining demolition procedures. Over the last two years, the City has performed fewer demolitions due to the cost of each demolition and to the fact that private property owners have been forced to take on the cost of demolition themselves. Additional funding has been placed in this year's CDBG Demolition Budget as well as a separate funding source from Riverboat Gaming Funds. Through increased funding efforts to the demolition program, the City's community appearance will be improved.

### 3. *Historic Property Data*

St. Joseph is a community of historic structures, both residential and commercial. These structures, one of the City's biggest assets, have been ignored for too long. Downtown was once a thriving commercial district with successful vibrant neighborhoods jetting out from the City's core. As the emphasis of commercial and residential growth moved away from the center of the City, the decay of the historical structures began to out pace renovation efforts in these areas of the community.

## **Community Appearance Plan**

### **a. Historic Districts**

St. Joseph has many individual properties and several districts listed on the *National Register of Historic Places*. In addition to the honor a *National Register* designation places upon a property, it also provides access to Federal and State tax credits for rehabilitation. This allows a property owner with this designation an additional tool for redevelopment.

Residential areas in St. Joseph that are listed on the *National Register* include Robidoux Hill, Museum Hill, Cathedral Hill, Hall Street, Patee Town, Krug Park Place and Dewey Avenue/West Rosine Historic Districts (see Attachment 4). Grant funds have also been secured from the Department of Natural Resources to nominate the Harris Addition and the Kemper Addition the *National Register*.

Both Museum Hill and Hall Street are also local historic districts. This overlay-zoning tool requires the Landmark Commission's review of all exterior alterations, new construction, and demolition within designated zones.

### **4. Housing Data**

There are approximately 31,276 housing units in St. Joseph. About 76.7% are detached single-family structures, 7.3% are duplexes, 5.9% are four-plexes, and 8% are structures with ten or more units. According to the 2000 census, there are 2,865 vacant units. About 92.5% of the housing stock is more than 20 years old and 41.3% of the units were built prior to 1940. Only 17% of the single-family units are located in the low-to-moderate income areas. In comparison, 43.5% of the multi-family units are in low-to-moderate income areas.

From 1991 through 1999, the City of St. Joseph issued 964 permits for construction of single family homes, 287 for attached duplexes, and 452 for multi-family units. The multi-family permits included at least 45 townhouses, 126 apartment buildings, 15 tri-plex, 81 six-plex, and 16 eight-plex structures. Most of the new housing stock is located in the area east of the Belt Highway.

During the same period, 591 residences, 33 duplex structures, and three apartment buildings were demolished. The areas of greatest impact were in the City's older neighborhoods.

Owners occupy about 65% of the community's housing units. The owner-occupancy rate in the moderate-to-high income neighborhoods located east of the Belt Highway is 75%, compared to 46% for the low/mod income areas. Approximately 3,488 (37%) renter households and 2,075 owner households have housing problems.

## Community Appearance Plan

**TABLE 5: Households with Housing Deficiencies**

Income Category	% with Housing Deficiencies
<i>Owner Households</i>	
Extremely Low	61%
Very Low	27%
Moderate	14%

### *a. Rental Housing Inventory*

The 1990 census counted 9,713 rental units of which 1,131 were vacant. Approximately 63% were in good condition. About 96% of the rental units are considered affordable for families with incomes at or below 80% of the Median Family Income (MFI). Only 19% of the units are considered affordable for families with extremely low incomes.

About 79% of renters with incomes <30% of MFI have housing deficiencies compared to 37% for all renters. Large families living in rental units are more likely to be living in housing with physical defects or overcrowding.

There are 18,698 owner-occupied housing units in St. Joseph. Of these units, 89% are in good condition. However, only 74% of the houses are considered affordable to low-to-moderate income families, those with incomes <80% of the median. Eleven percent (11%) of the owner occupied houses have housing deficiencies and low-to-moderate income families occupy about 85% of the substandard units.

### *b. Lead-based Paint*

In the year 2000, the Environmental Protection Agency (EPA) increased regulations on lead based paint, followed shortly thereafter by HUD also imposing increased regulations. This required the City to provide remediation and abatement procedures in all housing rehab projects through the use of federal funds received from HUD. Along with the regulation to comply with the lead regulations came increased rehab costs to abate lead in older structures. Any house that was constructed prior to 1978 may have lead paint. As Table 3 illustrates, this is a majority of the housing stock in the focus area of this *Plan*.



The St. Joseph-Buchanan County Health Department tested 716 children for lead poisoning in 1999 and found 108 children from 55 families to be lead poisoned (15% of those tested). Three children went through chelation. The Health Department conducted 23 environmental assessments. The highest numbers of lead-poisoned children reside in the inner city or 64501 zip code area.

## ***Community Appearance Plan***

Lead poisoning frequently occurs in low-income households. There are 10,493 extremely low and low-income households that live in housing built before 1979 -- 5,806 renter households and 4,677 owner households. Between 7,328 and 9,426 of the extremely low and low-income households may have lead-based paint contamination.

### ***III. Community Needs***

Through the assessment of community problems as defined by data in those neighborhoods most affected by community appearance, this section of the *Plan* will look at ways of working towards eliminating blight in St. Joseph's older neighborhoods.

#### **A. Demolition Needs**

Removing dilapidated and abandoned structures that are cost prohibitive for rehabilitation improves the neighborhood and eliminates blighting influences, fire hazards and other unsafe conditions that are harmful to children. Demolition or repair and securing of structurally unsafe structures will improve the streetscape and encourage or cause interest in redevelopment to be renewed.



The Demolition Division of the City through the direction of the Chief Building Official has begun the process of reviewing a list of structures (see Attachment 5) to determine whether or not the structure warrants demolition. Recently, the City adopted the Property Maintenance Code that provides a greater degree of monitoring and objectivity than the previous code in regards to vacant dangerous structures. This code will help eliminate dangerous structures that pose a safety issue to the public.

The first step to decreasing the number of vacant dangerous structures will be to re-inventory the list of red-tagged structures to determine their future. Based on the new code of determining structure integrity and disposition, the Demolition Division will be able to get a better handle on the number of red-tagged structures in our older neighborhoods. The Chief Building Official has compiled a list of all vacant structures in the Midtown area and determined a point valuation for each structure (See Attachment 6). This process will allow the City to focus its funding resources towards the structures that need the most attention. This process will also be used for preservation of some structures. The Chief Building Official has categorized these structures into a top ten list (See Attachment 7).

#### **B. Code Compliance Needs**

In the "Great Things Happen" plan, Code Compliance issues were high on the list in regard to appearance of the community. The appearance of the community is largely affected by the responsible maintenance of the properties by the property owners and/or the City's Code Compliance Division's ability to prevent and/or remove nuisances that



## ***Community Appearance Plan***

detract from the aesthetic environment of the community and infringe on other property owner's rights. One purpose of the Community Appearance Plan is to assist the Code Compliance Division to effectively remove nuisances that property owner's neglect.

All too often, residents of St. Joseph tell City Hall they were not aware of the Code requirement property owners must abide by. As outlined in this *Plan*, the Code Compliance Division will implement an education program designed to inform the community of local Code Regulations and the importance of keeping their properties up to code.

One of the first steps in this effort is to inform property owners of their responsibility to maintain their property to meet minimum codes. There are three underlying principles that will drive the entire process of informing property owners of their responsibilities: (1) That the property maintenance codes are *minimum* community standards, not maximum community standards. There should be little room for negotiating or consent on minimum standards. (2) Maintenance and responsibilities extend beyond the inside walls of the property. Property owners must maintain the exterior of their structure, their outside yard, their alley, their sidewalk and their curb. Paying your mortgage is just one obligation as a property owner and does not necessarily mean you are being a good neighbor. (3) Property owners who adequately maintain their property in accordance with City Codes also have rights and they have a reasonable expectation that others will maintain their properties in a manner that will not interfere with or diminish their enjoyment and/ or market value of their property.

Currently, through a software program recently installed, the City is able to better identify and track nuisances. Each Code Compliance Inspector has the ability to monitor a property through the use of a digital camera that allows the owner and inspector to keep track of the condition of the property. It will take more than a concentrated effort on the part of the City to ensure that property owners remain in compliance. The judicial support for Code Compliance through summons's and community service to eliminate "repeat offenders" who are constantly in violation on property maintenance issues has and will continue to help towards improving the appearance of the community.

There is a need to provide special financing for abatement of nuisances that currently exist. Each year, the City commits funding for approximately 600 weed and trash abatements by a hired contractor. Increased funding to abatement efforts by the City will help to eliminate the existing nuisances in our community and help prevent future nuisances through educational programs to be given through the City's LINC program.

### **C. Historic Preservation Needs**

The community continues to need technical assistance and guidance pertaining to historic preservation and compliance with *The Secretary of Interior's Standards for Rehabilitation*. St. Joseph has many individual properties and several districts that are listed on the National Register of Historic Places. In addition to the honor National Register designation bestows upon a property, it also provides access to Federal and State

## ***Community Appearance Plan***

tax credits for rehabilitation incentives that empower property owners to preserve the exteriors of historically and architecturally significant residential structures, help eliminate blighting influences, and keep the neighborhoods intact. The Residential Historic Preservation Loan Program motivates the property owners into initiating exterior improvements that protect and preserve the character of the property at an affordable cost. These projects also serve as a catalyst for stimulating further private investment in the neighborhood.

There is also a need to improve historic commercial districts in neighborhood commercial areas in Patee Town, North St. Joseph and South St. Joseph, which contain a variety of periods and styles of commercial buildings. Many of the buildings are forever lost due to decay and demolition. Removal of the original elements through unsuccessful remodeling efforts and/or lack of maintenance have changed the character of many of the structures. Most can be saved and restored with enticements provided to the owners. Low interest loans and other incentives can empower property owners to improve the appearance of their building façades and streetscape. Façade improvements and restoration/preservation activities can safeguard and enhance the community's historic fabric, foster economic development through job creation and increased tourism, and augment the quality of life for now and for the next generation.

In an effort to make a greater impact in the structures upon which the Historic Preservation Division focuses on, the Historic Preservation Planner has identified a top 10 list of historic structures in St. Joseph. This list will be used as a guide to concentrate preservation efforts in a more objective way throughout the community. The top 10 historic structures identified throughout the City will help the Preservation Planner to focus preservation efforts towards those structures that have the greatest historical significance in the community (See Attachment 8). Also, a top ten list of properties has been identified in the City's Midtown area, (See Attachment 9). This list will provide a sense of direction for the Preservation Planner to work on so the Demolition Program is not focusing on the same properties. Structures not on the immediate list will not receive priority and may become candidates for future demolition.

The development of this plan has shown the need for additional funding for preservation from a non-federal source. Along with funding from the City's CDBG program for Historic Preservation needs, Riverboat Gaming Funds have been utilized this year for preservation activities. Using these funds allow for a greater flexibility of preservation activities and speeds up the process to release funds to preserve a structure. In addition to an additional funding source the City is also preparing a "Programmatic Agreement" between the City and the State Historic Preservation Office to allow the City to conduct our own Section 106 Review process on non-controversial projects. City Staff feels that this will help speed up the process for issuing funding for preservation activities using CDBG funds and demolition activities using CDBG funding.

## ***Community Appearance Plan***

### **D. Housing Needs**

#### ***1. Renters***

There are 3,245 renter households with incomes less than 50% of the median. These households use more than one-third of their income for housing-related expenses. In addition, they experience other housing problems. Small and large families are more likely to be affected than the elderly. Only 19% of the renter units are affordable for households with extremely low-incomes. Generally, the affordable units are those constructed before 1959 and 37% of the aging housing stock has housing deficiencies.

There is a need for three and four-bedroom rental units. The need for senior housing and housing for those who are physically handicapped continues to increase. The State of Missouri ranks ninth among all states on a scale of estimated lead risk -- 28% of the housing stock was built before 1950 making it more likely to be lead contaminated. In addition, of the school aged children in St. Joseph 14% had elevated blood levels and were considered lead poisoned.

#### ***2. Owners***

Lower income households cannot afford 82% of the owner housing stock. More than one-third (36%) of the extremely low-income owners use more than one-half (50%) of their income for housing expenses, thus experiencing severe cost burdens. A majority (51%) of the extremely low-income (0-30% MFI) elderly owners use one-third of their income for housing expenses.

Because non-elderly owners contend with the costs of raising families and other priorities, they are more likely than the elderly to live in houses that have deficiencies

#### ***3. First-time Home Buyers***

There are approximately 1,200 moderate-income renters who could buy a home if, (1) they were able to qualify for a mortgage payment in a range near their current rental rate, (2) they were able to locate a house with a house payment comparable to their rent payment, and (3) they were able to make a down payment of 5%.



### **E. Midtown Area Profile**

Neighborhood Partners, Inc., is a public/private partnership that includes local government, the private sector, community organizations, and neighborhood residents. After five years of focusing its efforts in a inner city neighborhood called Patee Town, Neighborhood Partners is moving northward to the Midtown Neighborhood. The boundaries are Edmond Street on the north, Olive Street on the south, from 14<sup>th</sup> Street

## **Community Appearance Plan**

east to 22<sup>nd</sup> Street. The area has the greatest propensity of low-to-moderate income individuals who greatly need economic empowerment.

The Midtown Neighborhood has shown no growth recently and is home to an abundance of substandard housing and vacant, dilapidated commercial structures. Demolition has destroyed much of the historic fabric of the area north of Messanic Street. Over 200 lots have become weedy, overgrown areas left for the City to maintain.



The area offers new challenges! The vacant lots are wonderful opportunities for redevelopment. Concentrated code enforcement, rehabilitation, and clean up are the greatest needs and can be accomplished through aggressive, comprehensive rehabilitation programs. In addition, infill housing will create

new homeownership opportunities.

The Horace Mann Community Center, 18<sup>th</sup> and Angelique Streets, is an ideal site within the Midtown Neighborhood for a Neighborhood Opportunity Center. It is suitable for social services, nutrition programs for the elderly, educational, recreational and social activities for youth, affordable childcare, and as a place to hold public forums.

Neighborhood Partners has conducted many planning sessions to develop an overall revitalization plan to guide the effort to improve the Midtown Neighborhood. The City recently received notification from HUD of the approval and designation of a Neighborhood Revitalization Strategy Area (NRSA) in the Midtown Neighborhood. The document approved by HUD outlines goals established by the community to accomplish in a five-year period. This will allow greater flexibility of the City's use of its Community Development Block Grant funds in this area. Funding is identified in the plan for this area.

The residential neighborhoods are not the only areas of focus in the NRSA plan. In order to revitalize our neighborhoods, we will also need to ensure redevelopment is occurring in the central business district and commercial districts west of 22<sup>nd</sup> Street.

Neighborhood Partnership will pursue several initiatives in the Midtown Neighborhood area. One project that is taking place is the acquisition of vacant lots for redevelopment. Through the foreclosure of ten vacant lots in this area, the City will eliminate ten properties the Code Compliance Division is maintaining and will put ten properties back into an adaptive re-use. This project will be used as a barometer on the time frame and legalities that will be required to acquire property with a clean title. The process of foreclosing on vacant properties has been defined by the City's Legal Department in Attachment 13.

## ***Community Appearance Plan***

### **F. Riverfront Industrial Redevelopment Area/Downtown**

The Riverfront Industrial Redevelopment Area consists of approximately 244 acres of land located between the Missouri River and 8<sup>th</sup> Street, from the Central Business District south to U.S. Highway 36. Although immediate infrastructure access is available, the area is not marketable due to possible railroad contaminates, derelict buildings, and the absence of an economic redevelopment strategy.

To help eliminate blight in the City core commercial areas, we will work to stimulate redevelopment and reinvestment in the central business district. The adaptive re-use of vacant retail space and upper levels of the retail buildings as loft apartments in addition to other housing provisions for people who work in or near the business district, will help these under utilized areas to become attractive areas in which to live and to work.

Revitalization of the Riverfront Industrial Redevelopment Area, rejuvenation and reinvestment in the Heart of the City Business Park, redevelopment of the industrial, commercial, and retail urban core will bring new job opportunities in close proximity to the homes of low and moderate-income persons residing in the historic and older residential neighborhoods that fringe the core of the community. See Attachment 17. Revitalization and enhancement of the City's Midtown neighborhoods will provide the critical mass of individuals needed to spur the demand for special niche stores, restaurants, and housing that are sought in downtown St. Joseph.

## **IV. Community Appearance Plan, 2002-2007**

The City of St. Joseph's goals and objectives for this five year period are a result of information gathered from neighborhood organizations and city departments planning initiatives. The ongoing brainstorming sessions at the neighborhood level have identified opportunities to empower residents of St. Joseph's distressed neighborhoods to improve their quality of life and ultimately create a more progressive and attractive St. Joseph.

The *Community Appearance Plan* identifies what the City of St. Joseph proposes to accomplish by the year 2007 to address the needs identified in the preceding sections of this document.

### **A. Short Term Goals 1<sup>st</sup> year (within the next year)**

1. Increase funding efforts to Demolition/Preservation/Abatement programs.
2. Eliminate blighted conditions that exist as a result of vacant properties and vacant structures through foreclosure efforts, then market the property for private development.
3. Help provide affordable homeownership opportunities for low-to-moderate income owner households.
4. Develop in-fill construction on vacant lots.

## ***Community Appearance Plan***

5. Re-inventory the existing dangerous structures list.
6. Implement additional Clean Crew to maintain vacant lots and focus on removal of weeds and trash on arterial streets.
7. Demolish red tag structures in areas not eligible for historic district nomination.
8. Develop a Programmatic Agreement with the State Historic Preservation Office (SHPO) to allow the City to conduct our own Section 106 Reviews.
9. Create two lists of the "Top 10" historic structures, one in the Midtown Area and the second for the remainder of the City.
10. Increase Code Enforcement efforts through shorter compliance time frames.
11. Begin an urban forestry program with neighborhood groups with the compilation of a street tree inventory in the Midtown and Downtown areas.

### **B. Intermediate Goals (next two years)**

1. Increase homeownership in target neighborhoods of the inner City through the re-use of vacant lots and vacant structures by focusing our efforts instead of taking the "shot gun" approach.
2. Enable residents to play a greater role in community leadership, self-help, advocacy and development issues.
3. Preserve and promote the character and assets of neighborhoods and target areas.
4. Help make St. Joseph neighborhoods safer places in which to live, work, and raise a family through the Department of Justice's "Weed and Seed Program".
5. Begin implementation of Tree Management Plan.
6. Increase funding for Demolition and Code Enforcement efforts through non-Federal sources.
7. Continue Historic Preservation efforts through the Historic Preservation Properties Emporium.
8. Support neighborhood initiatives and infrastructure improvements, including sidewalks, street and alley improvements, street lighting, and aesthetic improvements.
9. Continue the revitalization of Downtown St. Joseph and the adaptive re-use and enhancement of the riverfront.

## **Community Appearance Plan**

10. Improve infrastructure and re-development in the Heart of the City Business Park and the Riverfront Industrial Redevelopment Area.
11. Provide parks, recreation, and neighborhood facilities.
12. Provide/designate neighborhood facilities for community policing, neighborhood services, and neighborhood education programs.
13. Establish and expand small businesses to create new job opportunities for low and moderate income persons.

### **C. Long Term (5 years) Strategy, Goals and Objectives**

#### **1. Main Objective: Eliminate Slum and Blighting Conditions**

- a. Provide incentives to preserve historically significant residential structures.
- b. Promote preservation of historic and architecturally significant properties by providing technical assistance and guidance to the community relating to historic preservation, compliance with The Secretary of Interior's Standards for Rehabilitation, and facilitating the Historic Preservation Loan and Façade Improvement Programs.
- c. Improve Downtown St. Joseph, King Hill Avenue, Frederick Avenue, and St. Joseph Avenue corridors by eliminating blighting influences and providing incentives to empower property owners to improve the appearance of their properties.
- d. Create a cleaner community through repair and securing or demolition of structurally unsafe and abandoned structures.

#### **2. Main Objective: Create Affordable Housing Opportunities**

- a. Rehabilitate and upgrade the existing housing stock to alleviate identified conditions of slum and blight and provide additional housing opportunities for very low and low-to-moderate income renter and owner households.
- b. Enable homeowners to stay in their homes by providing grants and low interest loans for urgent repairs.
- c. Enable low-to-moderate income families to buy their first home.
- d. Provide gap financing to for-profit and non-profit developers of rental units.
- e. Provide incentives to entice owners to improve the condition of those rental units that are affordable to lower income families.

## ***Community Appearance Plan***

3. Main Objective: Economic Development/Job Creation Opportunities
  - a. Revitalize and enhance the community image of Downtown St. Joseph and foster economic development opportunities by attracting redevelopment and reinvestment.
  - b. Determine the extent of contamination, develop a cleanup and mitigation plan for sites with confirmed environmental issues, and initiate a community-oriented economic redevelopment strategy that will return the former commercial and industrial sites located south of St. Joseph's historic downtown into productive uses and make that area more marketable for redevelopment.
  - c. Attract redevelopment and reinvestment in the Heart of the City Business Park through infrastructure improvements, elimination of vacant and dilapidated properties, and other aesthetic enhancements.

### ***V. Existing Programs Currently in Place to Improve Community Appearance***

- A. **Recycling Program - Waste Tire Recycling/Telephone Recycling**

The City sponsors a yearly recycling effort to collect tires and telephone books throughout the community.
- B. **Landlord Training Workshops**

The City sponsors a program designed to educate landlords of their rights and how to better manage their properties as well as a program to provide training to inform individuals who rent about their rights as renters and how to keep the property unit they rent in compliance with City Codes.
- C. **Neighborhood Clean-ups**

Neighborhood clean-ups are occurring in active neighborhood associations. The City sponsors these clean-up efforts through the Neighborhood Services Division.
- D. **City Talk Program**

The Mayor of St. Joseph addresses residents from the Community in a town hall setting. Residents are encouraged to ask the Mayor questions about events or projects taking place in St. Joseph or comment on happenings throughout the Community.
- E. **Sidewalk Replacement Program**

The City provides a 50% match to residents who want to replace their existing sidewalk.
- F. **Clean Sweep Program**

All yard waste, trash, and appliances are accepted at the landfill from St. Joseph residents for a maximum of two days a year at designated times free of charge. There is a limit of two tires per day (off the rim). Yard waste must be separated from trash.
- G. **Institutional Structure (those involved)**

Coordination of the *Community Appearance Plan* emphasizes the need for concise communication between public and private sectors. As implementation of the *Plan*



## ***Community Appearance Plan***

progresses, private financial lending institutions, other housing related organizations, non-profit organizations, and new neighborhood organizations will also become involved during the five year period.

The City of St. Joseph will coordinate and monitor the institutional structure to maximize existing programs, identify duplication of services, and establish new programs that will provide as much attention to the elimination of community blight as available funding will permit.

The City of St. Joseph Planning and Community Services Department will monitor the efforts identified in this *Plan* to ensure funding and programs remain consistent with the needs of eliminating community blight and revitalizing our neighborhoods.

1. Although the City will become the catalyst to ensure successful revitalization in our older neighborhoods, it will take a collective effort of the following organizations to make this *Plan* a reality.

Neighborhood Organizations  
Neighborhood Partners, Inc.  
Public Housing Agencies  
Private Industry  
Housing/Community Development Agencies  
Economic Opportunity Corporation  
City of St. Joseph Departments  
    Legal Department  
    Department of Public Works  
    Department of Planning & Community Services  
    City Manager's Office

## Community Appearance Plan

### CITY OF ST. JOSEPH GOALS AND OBJECTIVES, 2002 - 2007

Neighborhood Revitalization Goals		
<b>Goal:</b> Foster healthy lifestyles and enhance the livability and quality of life for residents of low-to moderate-income in inner-city residential areas.		
Objectives	Projected Outcomes	Funding Level per Year
Increase homeownership in inner city and target neighborhoods.	4 new homeowners/year	\$300,000
Enable residents to play a greater role in community leadership, self-help, advocacy and development issues.	40 neighborhoods	
Preserve and promote the character and assets of neighborhoods and target areas.	2 focus areas	
Make St. Joseph neighborhoods safer places in which to live, work, and raise a family.	2 focus areas	
Provide technical and financial assistance to community-based organizations in order to address neighborhood needs.	2 CHDO's, Neighborhood Organizations, and Neighborhood Partnership	\$80,000

## Community Appearance Plan

Eliminate Slums and Blighting Conditions		
Goal: Preserve the historic fabric of St. Joseph		
Objectives	Projected Outcomes	Funding Level per Year
Provide incentives to preserve historically significant residential structures.	4 historic preservation loans/year	\$225,000
Provide incentives to empower property owners to improve the appearance of their properties that are blighting Downtown St. Joseph, King Hill Avenue, Frederick Avenue, and St. Joseph Avenue corridors.	4 façade improvement projects/year	\$100,000
Goal: Create a cleaner community and improve the appearance of St. Joseph's neighborhoods.		
Objectives	Projected Outcomes	Funding Level per Year
Repair and secure or demolish structurally unsafe and abandoned structures.	40 demolition projects/year	\$280,000
Abatement of private property in violation of Property Maintenance Code	800 abatements	\$100,000

## Community Appearance Plan

Economic Development/Job Creation Opportunities		
<p><i>Goal:</i> Generate new employment opportunities and attract new businesses and consumer services in the Enterprise Zone.</p>		
Objectives	Projected Outcomes	Funding Level per Year
Expand employment opportunities for low to moderate income persons by providing incentives for business expansion and relocation in the Enterprise Zone, Central Business District, and Heart of the City Business Park and Industrial Area.	100 new jobs for L/M individuals	\$200,000
Create attractive "gateways" at key locations to enhance and link Downtown St. Joseph to the Riverfront.	2-3 locations	\$400,000 first two years
Increase development and employment opportunities by installing infrastructure improvements and facilities needed for Brownfields redevelopment	920 new job opportunities	\$10,500,000
Determine the extent of contamination, develop a cleanup and mitigation plan for sites with confirmed environmental issues, and initiate a community-oriented economic redevelopment strategy that will return former commercial and industrial sites into productive uses.	Redevelop 2 Brownfields sites	
Foster the development of small businesses and micro-enterprises that generate new employment opportunities for low-to-moderate income persons.	4 micro businesses/year	\$100,000

## Community Appearance Plan

Affordable Housing Opportunities		
<b>Goal:</b> Increase opportunities for low and moderate-income households to become and remain homeowners.		
Objectives	Projected Outcomes	Funding Level per Year
Provide additional housing opportunities for low to moderate-income owner households by rehabilitating and upgrading the existing housing stock to alleviate identified conditions of slum and blight.	20 units/year	\$600,000
Provide grants and loans for urgent repairs to enable very low and low-income homeowners to stay in their homes.	40 emergency projects/year	\$50,000
Enable low to moderate-income families to become first-time homebuyers.	5 families/year	\$100,000
<b>Goal:</b> Increase the supply of affordable rental housing units for extremely low- and low-income families, individuals, and senior citizens.		
Objectives	Projected Outcomes	Funding Level per Year
Provide gap financing to for-profit and non-profit developers of rental units.	48 units	\$200,000
Provide incentives to entice owners to improve the condition of rental units affordable to lower income families.	5 units/year	\$150,000

## **Community Appearance Plan**

### **VI. Special Projects**

The primary reason for the creation of the Community Appearance Plan was to identify programs and funding to eliminate vacant lots and vacant structures that exist throughout St. Joseph. As this plan was being created, several "special projects" came about as the result of internal meetings with City Departments and meetings with the public. Attached for reference, is a copy of the various projects that are a direct result of this initiative. These projects are currently in process and are considered "test projects". Through these various initiatives, the City will have a clearer understanding what ideas will work and what ideas will not work in the process of cleaning up the community. The following lists are special projects that are currently on going.

- A Code Compliance Brochure
- B Louis Springs project clean up
- C Tree Plan
- D Foreclosure of vacant lots by NPI
- E Programmatic Agreement
- F Re-inventory of Vacant Structures List
- G Temporary Clean Crew/Sidewalk weed removal

#### **A. Code Compliance Brochure**

In an effort to better communicate with the residents in the community and explain their rights as a property owner in St. Joseph, the Code Compliance Division prepared a brochure outlining the responsibilities of the division. This brochure also provides a tool to the public that explains what the City codes are in regards to property maintenance. See Attachment 10.

#### **B. Louis Springs Project Clean Up**

In addition to looking at eliminating vacant lots and vacant structures in the community, the committee preparing this plan looked at addressing vacant properties that have extreme blight. These properties were labeled the worst of the worse. One of these focus areas was the "Louis Springs Property". This area is located south of the Florence Addition in South St. Joseph. As illustrated in the before photos, this area could only be classified as a landfill based on its appearance. The City took an aggressive position by summoning the property owner for violation of several City Codes. This coupled with support of the Court system, has assisted the City's success to date in getting the property owner to begin cleaning up his property. See Attachment 11.

#### **C. Tree Plan**

The City of St. Joseph has received the designation of Tree City USA from the National Arbor Day Foundation through the Missouri Department of Conservation. With this designation, we have begun the process of improving the City's urban forest. Taking an inventory of existing trees and developing a plan to illustrate what additional urban forestry in St. Joseph could do to improve community appearance is of great importance. See Attachment 12.

## ***Community Appearance Plan***

### **D. NPI Foreclosures**

The City's Midtown area was recently awarded the designation of a Neighborhood Revitalization Strategy Area (NRSA). This designation will give the City greater flexibility in the use of our Community Development Block Grant Funds. The NRSA project will be a significant tool in the City's efforts to improve the appearance of the community. The NRSA plan illustrates goals identified by residents in the Midtown area and defines the programs available and those needed to accomplish these goals. This project will be a test project for several initiatives formulated by the Community Appearance plan. One initiative currently being explored in this area is the foreclosure on vacant lots that have demolition liens on them. This has been a lengthy procedure, but will prove to be helpful in future acquisitions of vacant lots to be used for redevelopment efforts. See Attachment 13.

### **E. Programmatic Agreement**

In an effort to speed up the process of using federal funds for rehab projects and demolition projects, the City is pursuing a Programmatic Agreement with the State Historic Preservation Office (SHPO) to allow the City to conduct its own Section 106 Review on projects that are "no brainers". We hope to have this agreement approved by SHPO prior to the end of this calendar year. See Attachment 14.

### **F. Re-inventory of Vacant Structures List**

The City's Chief Building official has begun the process of inventorying the existing "red tagged" structures upon which City has a file. This list contains approximately 300 structures. Through the design of a new point evaluation system, each structure can be assessed in an objective way to determine which structures warrant the highest need for demolition. Also this system will provide a sense of direction for the Historic Preservation Planner to focus attention on those structures on the list that can be salvaged. See Attachment 15.

### **G. Temporary Clean Crew/Sidewalk Removal**

An additional temporary clean crew was established this year to aid in the clean up of vacant lots and focus clean up efforts on the City's arterial streets. This additional crew is funded from prior year Riverboat Funds. The intent is to provide additional support to the City's full time Clean Crew and the City's Abatement Contractor. The crew's first project was to clean up weeds along Frederick Avenue from 36<sup>th</sup> Street to Downtown. The City sent 136 letters to property owners along Frederick Avenue explaining the importance of maintaining their sidewalks. See Attachment 16.

# Community Appearance Plan Action Steps

Problem/Initiative	Priority Area	Goals (12 years)	Goals (10 years)	Methods Deployed	Essential Partnerships
Historic Structures	1. Top 10 salvageable structures 2. Historic districts in Midtown 3. Top 10 salvageable structures community wide	1. Increase non-federal funding effort to Historic Preservation Program through Revolving Fund (in progress) 2. Rehab subgrant - Top 10 historic structures in Midtown Area 3. Rehab subgrant - Top 10 historic structures in remainder of town 4. Mobilize - non-historic structures 5. Develop a memorandum agreement with the State Historic Preservation Office (in progress)  See Attachment 2 & 9 of C.A.P.	1. Continue revitalization of Downtown St. Joseph 2. Continue efforts through Historic Preservation Properties 3. Weed & Seed Program 4. Preserve & promote the character & assets of neighborhoods 5. Repair & secure structurally unsafe and abandoned historic structures	1. Preservation Loan Programs through Revolving funds 2. Zoning modifications 3. Foreclosures 4. National marketing of Empowerment 5. Rehab programs through Community Development Block Grant funds 6. Downtown Master Plan 7. Purchase at tax sale 8. Receivership	1. Historic Preservation - Robert Myers 2. Legal Dept - Tom Kiscock 3. Preservation Inc - Robert Myers 4. Neighborhood Partners Inc - Martha Clark 5. City Council 6. Corporate Sponsors
Occupied Structures/Property Maintenance	1. Residential 2. Business	1. Adoption of property maintenance code (completed) 2. Increased code enforcement efforts (on-going) 3. Education efforts to public on the importance of maintenance of their property  See Attachment 10 of C.A.P.	1. Support neighborhood initiatives and infrastructure improvements 2. Provide parks, recreation and neighborhood facilities 3. Rehabilitate & upgrade to alleviate conditions of slum & blight	1. Code compliance 2. Neighborhood Resident Action - Katy Schubert-Lane Team 3. City Council 4. Financial Services	1. Municipal Court - Judge John Boech 2. Neighborhood Resident Action - Katy Schubert-Lane Team 3. City Council 4. Financial Services
Vacant Structures	1. Neighborhood 2. Inventory list of all vacant structures 3. City wide	1. Increase funding efforts (on-going) 2. Re-invent current dangerous structures list (in progress) 3. Demolish structures not eligible for historic district nomination (completed) 4. Identify demolition procedure (completed) 5. Make sure buildings are secured (unhatched) (in progress) 6. Adopt Smart Codes  See Attachment 1, 5 & 6 of C.A.P.	1. Demolition of structures identified by categories listing 2. Increase funding through non-federal sources 3. Foreclosure efforts - marketing to private developers 4. 333 5. Purchase vacant structures at tax sale  See Attachment 11 of C.A.P.	1. Zoning modifications 2. Foreclosure 3. Receivership 4. Inmate labor 5. Smart Codes 6. Loans 7. Demolition 8. Purchase at tax sale 9. Abandoned Properties Act 10. Foreclosure	1. Planning & Community Services Dept - Clint Thompson, Gerald McCosh 2. Legal Dept - Tom Kiscock 3. Public Works Dept - Rod VanWar 4. Neighborhood Partners Inc - Martha Clark 5. Department of Corrections - Asst. Supt. Clint 6. Building Division - Rod VanWar 7. City Council 8. Financial Services
Uninhabitable Structures	1. Midtown 2. Community wide	1. Inventory list (completed) 2. Code penalties for neglect  See Attachment 3 of C.A.P.	1. Stabilize structures  See Attachment 11 of C.A.P.	1. Property maintenance code 2. Loans - Neighborhood Improvement District / Community Improvement District 3. Property inspections 4. Landlord ordinance	1. Dept of Public Works - Rod VanWar 2. Code Compliance - Warner Hughes 3. City Council 4. Neighborhood Services - Katy Schubert 5. Community Development - Carol McCauley
Rental Housing Inspection	1. Community wide	1. Property maintenance code (in place) 2. Perform housing inspections (on-going) 3. Landlord tenant training (in progress)	1. Perform annual housing inspections before structure can be occupied 2. Adopt landlord ordinance	1. Property maintenance code 2. Property inspections 3. Landlord ordinance	1. Dept of Public Works - Rod VanWar 2. Code Compliance - Warner Hughes 3. City Council 4. Neighborhood Services - Katy Schubert 5. Community Development - Carol McCauley
Vacant Lots	1. Citywide 2. Neighborhood 3. Revitalization Strategy Area	1. Foreclosure efforts in Midtown Area (in progress) 2. Implement additional clean crew (in-going) 3. Develop willful construction  See Attachment 12 of C.A.P.	1. City foreclosure of vacant lots in community 2. Chapter 333 Redevelopment 3. Purchase vacant lots from tax sale 4. Convert to park areas/Give to adjacent property owners	1. Zoning modifications 2. Foreclosure on vacant properties 3. Eminent domain 4. Inmate labor 5. Neighborhood Improvement District 6. Foreclosure  See Attachment 13 of C.A.P.	1. Planning & Community Services Dept - Clint Thompson, Walter Hughes, Gerald McCosh 2. Legal Dept - Tom Kiscock 3. City Council 4. Financial Services 5. Corporate Sponsors 6. Neighborhood Partners Inc - Martha Clark
Garbage and Debris	1. Midtown 2. Aerial Suckers 3. City wide pick-up 4. Recycling yard waste	1. Increase funding for demolition and code enforcement efforts through non-federal sources (in progress) 2. Campaign - educate (in progress) 3. Revise litter ordinance  See Attachment 14 of C.A.P.	1. Eliminate the worst of the worst blighted areas in St. Joseph 2. Increase funding to provide dumpsters in neighborhood organizations 3. Initiate program for single banker per neighborhood  See Attachment 15 of C.A.P.	1. Clean Sweep Program 2. Neighborhood clean ups 3. Recycling efforts / curbside 4. Code compliance	1. Municipal Court - Judge John Boech 2. Code Compliance - Walter Hughes 3. Department of Corrections - Asst. Supt. Clint 4. City Council 5. Financial Services 6. Neighborhood Services - Katy Schubert-Lane Team 7. Landfill - Bill Blackledge



Problem/Initiative	Priority Area	Goals			Methods Deployed	Essential Partnerships
		(2 years)	(5 years)	(10 years)		
Wreck Abatement	1. City entryways and major thoroughfares 2. Business 3. Residential	1. Implement additional temporary clean crew to maintain entryways (completed) 2. Reduce number of days from 10 to 7 (completed) 3. Increase funding efforts for abatements in Midtown with Community Development Block Grant funds (in progress) See Attachment 16 of C 4 P	1. Reduce number of vacant lots through forceful efforts. 2. Hire additional full time clean crew	1. Work with Department of Corrections in provide additional inmate labor to the City	1. Clean crews abatement 2. Code compliance 3. Replant private flowers 4. Litter	1. Municipal Court - Judge John Boech 2. Code Compliance - Walter Hughes 3. Department of Corrections - Asst. Supt. Cline 4. City Council 5. Neighborhood groups - Kitty Schubert 6. Financial Services
New Developments (Subdivisions and sidewalks)	1. Inner city 2. Community-wide	1. Protect property owner valuations through planned development 2. Improve infrastructure in Riverfront and Industrial redevelopment area	1. Provide parks, recreation and neighborhood facilities. 2. Provide designate neighborhood facilities 3. Encourage more green space	1. Develop comprehensive plan for growth in St. Joseph 2. Review existing zoning	1. Plan review and approval 2. Stricter development standards 3. Development fees 4. Impact fees	1. Developers / Contractors 2. City Development Review Process - Judy Spencer 3. Planning & Zoning - Jim Holley 4. City Council 5. Parks & Rec - Bill McKinnis 6. Chief Building Official Rod VanWart
Sidewalks / Streetscape	1. City entryways and major thoroughfares 2. Business 3. Residential 4. Signage 5. Downtown 6. Brownfields Area 7. Frederick Blvd. From 129 to 36" Street - TBD	1. Temporary clean crew eliminates weeds on sidewalks on arterial streets (completed) 2. Repair sidewalks around all city facilities (in progress) 3. Complete a street tree inventory in Midtown and Downtown 4. Encourage new development to include streetscape standards	1. Support neighborhood initiatives including sidewalks 2. Develop and implement a Tree Management Plan: Hazard tree removal 3. Educate property owners about their responsibilities 4. Reduce berms and elevated green areas 5. Plant flowers / greens 6. Sign Ordinance 7. Re-grade	1. Tax bill property owners who do not keep sidewalks in good shape 2. Implement Tree Management Plan 3. Maintain, educate, support	1. Sidewalk replacement program 2. 2003 Capital Investment Program 3. Brownfields development 4. Transportation development district 5. Tree Plan 6. Tax bill property owner for repairs	1. Business owner 2. Residents - Kitty Schubert 3. Municipal Court - Judge John Boech 4. Federal support - Gerald McCook 5. Planning & Community Services Dept - Clint Thompson, Jim Holley 6. Forest Relief of Northwest Missouri - Martha Clark 7. City Council 8. Parks & Rec - Bill McKinnis 9. Finance - Judy Holley 10. Tree Board - Public Works/Planning (in progress) 11. Public Works - Bruce
Zoning Enforcement	1. Community wide	1. Amortize out certain uses in residential neighborhoods 2. Amortize existing non-conforming properties	1. Zoning inspector 2. Landscape ordinance	1. Impact fees	1. Zoning code revisions	1. Planning & Zoning - Jim Holley 2. City Council
Gateways	1. Downtown entrances 2. Main corridors	1. Improve gateway areas through weed trash pick-up on arterial streets (in progress)	1. Brownfields 2. Downtown Master Plan 3. Create attractive "gateways" at key locations to enhance and link downtown St. Joseph to the Riverfront	1. Improve community-wide gateway areas	1. Downtown Master Plan 2. Comprehensive Plan for City growth	1. Planning & Community Services Dept - Clint Thompson, Jim Holley 2. City Council
Alleys	1. Community wide	1. Support neighborhood initiatives and infrastructure improvements including street and alley improvements	1. Repair alley - tax bill property owner 2. Develop allowed load limits. See Attachment 13 of C 4 P	1. Eliminate alleys not utilized 2. Create easements	1. Tax bill 2. Recycle asphalt	1. Dept of Public Works - Bruce Wootly 2. Legal Dept - Tim Kisseck 3. City Council 4. Financial Services
Special Projects	1. Community wide	1. Re-construction of vacant structures lot (in progress) 2. Temporary clean crew / sidewalk weed removal (in progress) 3. Programmatic Agreement (in motion) 4. Suck and ports clean-up See Attachment 11 of C 4 P	1. Identify "landfill" areas for clean-up (in progress) 2. Force closure of vacant lots for Neighborhood Partnership Inc 3. Purchase Geographic Information System to track progress in midtown	1. Force closure of vacant lots. 2. In-fill construction. 3. Rezoning	1. All City Departments	1. Planning & Community Services Dept - Clint Thompson 2. City Council 3. Legal - Tim Kisseck 4. Neighborhood Partners Inc - Martha Clark

## Third Quarter

### Public Safety

1. Develop a Fire Training Facility	Fire-Land Purchased
2. Start construction on Fire Station #1	<b>Fire</b> -Site acquired, site layout and design complete, architect is working on structural engineering.
3. Continue to develop and implement Community Policing Programs	<b>Police</b> -The Police Department Community Service Officer program continues to address many of the problems and neighborhood nuisances throughout the city. The dept. will be looking at methods to further improve the program. Dividing the city into north & south patrol teams continues to improve with officers reporting they are getting to know the people & businesses better in their areas.
4. Address problems with domestic violence/abuse through programs	<b>Police</b> -The department recently assigned two investigators to work in cooperation with the Child Protective Service workers at the Health and Human Services office to foster greater cooperation and improve the investigation of child abuse cases in the city. The team approach to investigating such cases holds greater promise to best resolve the case for the welfare of the child. The department continues to partner with service providers and advocacy groups to attempt to meet the needs of victims.
5. Address issues with illegal drugs through programs	<b>Police</b> -The multi-agency drug task force continues to investigate upper level drug dealers to create cases at the Federal level. We have recently emphasized the need for increased enforcement of the lower level local drug dealers in the city. Several warrants were served on lower level dealers in November and more cases are being developed.
6. Start construction on Police/Sheriff Public Safety Center	<b>Police</b> -All of the major design work is completed on the new law enforcement center. The architect firm is working on the production of construction documents with a target of going to bid on the project in late Feb. or early March. Captain Falldorf has been working with employees from both agencies to identify furnishing and equipment needs in the new center. We plan on having a new interlocal agreement between the City and County prepared before the first of the year.

### Economic Development

7. Assist in creating and retaining quality jobs	<b>Administration</b> -EDC has submitted 5 applications to council including: Standard Iron, Love Signs, Heartland Disposal, CXT Rail Products and Westward Airways, Inc. (Westward Airways was rescinded in August of 2005.)
8. Develop opportunities concerning training	<b>Planning</b> -EDC conducted welders training at CCC
9. Help develop Downtown programs	<b>Planning</b> -CRA approved facade grants for Rasmussen & Associates Advertising and Hanson Employment Agency.
10. 50,000 + population before April 2010	<b>Administration</b> -The Great Race sponsored partially by the City realized over 2,500 people to the downtown area July 3 <sup>rd</sup> .
	<b>Planning</b> -Research and plan of action on-going

### Infrastructure

11. Create better, more accessible entryways to Grand Island	<b>Public Works</b> -The Nebraska Dept. of Roads project to widen East US Hwy 30 was completed and opened in August 2005.
12. Develop funding for the upgrade of Grand Island's Infrastructure	<b>Utilities</b> -Working with the Airport for water service to the helicopter base.
13. Rework Annexation Policies	<b>Planning</b> -Scheduled for Council retreat 2006
14. Update Traffic Study	<b>Public Works</b> -The City's Traffic Plan was completed in April 2005. It will be used with the Railroad Corridor Safety study when considering over/under passes. The traffic study will also be used to help prioritize street improvement projects for incorporation into the 1 and 6 Year Street Improvement Program in February 2006.
15. Complete Railroad Corridor Study	<b>Public Works</b> -Complete RR Corridor Safety Study - Presentation at the December 13 <sup>th</sup> regular City Council meeting. The final report will be published after the Quiet Zone Diagnostic Evaluations are completed. The quiet zone evaluations are scheduled for Dec. 5 <sup>th</sup> and 6 <sup>th</sup> with Federal Hwy Admin., NDR, Federal RR Admin, BNSF, UP, City and County Representatives in attendance.
16. Pursue construction of a modern roundabout	<b>Public Works</b> -The intersection of Capital Avenue and North Road is programmed in the 1 and 6 Year Street Improvement Program. We are pursuing federal safety funds for the construction.

**GOVERNMENT EFFICIENCY**

<b>17. Provide efficient transition of the Community Redevelopment Authority</b>	<b>Planning</b> -Transition has occurred
<b>18. Seek inter local partnerships that eliminate duplication and promote efficiency</b>	<b>Planning</b> -Inter-jurisdictional Planning Commission with Merrick County has been approved by Merrick County. Process will be brought to the City Council in December. <b>Public Works</b> -We are working with Grand Island Public Schools on projects to re-align the main driveways to their schools to line up with a city street and install a traffic signal. We will pursue federal safety funds for these two joint projects.
<b>19. Reduce costs by streamlining city services</b>	<b>Planning</b> -Integration of the CRA into Planning/Community Development department <b>Building</b> -Fireworks Stands and permits removed Clerk and Building Dept. from the process making the Fire Dept. the only contact
<b>20. Create City/County Efficiency Committee</b>	<b>Administration</b> -First quarterly meeting held July 20th and Aug. 2 <sup>nd</sup> and discussed a possible transition of Hall County Park to a City Park. This committee will meet quarterly to facilitate discussion of efforts between the City and County that can improve efficiency and effectiveness for residents of the City and County.

**Quality of Life**

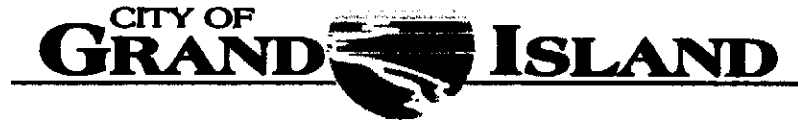
<b>21. Expand Library facility</b>	<b>Library</b> -Block west of the library has been cleared, utility relocations have been completed, sidewalk and parking lot paving are underway, groundbreaking ceremony Nov. 30, plan set for use of existing front entrance and 1/2 of new parking lot during construction starting late fall 2005; City Council approved issuance of \$7 million in bonds for this project by the GI Facilities Corporation; project received state Dept. of Revenue sales tax exemption; library staff and Library Facility Committee continue to work with architects and contractor on building drawings.
<b>22. Support ethnic diversity programs</b>	<b>Administration</b> -Continuation of staff participation in the Multicultural Board of Directors as well as activities and events. Council Member Cornelius was appointed to the Board of Directors. City continues funding of the MC as an outside agency and CYC continues grant funding through the Nebraska Children's Family Foundation.
<b>23. Develop more recreational facilities</b>	<b>Parks</b> -Added 9 holes of disc golf, adding a rifle and pistol range, hike and bike trails will be expanded 2006 spring summer from Hall County Park to South Locust Wal-Mart
<b>24. Develop a CAAP recreational vehicle park</b>	<b>Parks</b> -Pending budget authority, the RV Park will be under construction during FY 2005-06
<b>25. Support the enhancement of housing</b>	<b>Planning</b> -Completing a housing rehab grant. CRA partnership with Habitat for Humanity to remove a blighted house and replace with new house. Community Revitalization (CDBG) program will focus on housing rehab and down payment assistance in the area between Walnut St. the BNSF tracks and Koenig Street and the UPRR tracks. <b>Building</b> -2004 new construction # of recorded housing units 211 at a construction valuation of \$22.6 million 2005 YTD Oct. new construction # of recorded housing units 136 with a construction valuation of \$18.3 million.

**Community**

<b>26. Manage/Support youth development programs</b>	<b>Library</b> -Story times, Baby TALK Lap Sit programs, Spanish story times, National Children's Book Week and parent-child workshops held; library reading-enrichment participation in school district 21 <sup>st</sup> Century Community Learning Centers grant. Teen Read Week and Community Youth Council participation. <b>CYC</b> -Wendy Meyer-Jerke is the new Coordinator. CYC has grown to 19 youth from 4 of the Grand Island area High Schools and 6 adult board members. This year's group will include local government and many leadership building activities events.
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**Public Health**

<b>27. Pursue Household Hazardous Waste site</b>	<b>Administration</b> -Nebraska Dept. of Environmental Trust grant awarded in July for \$75,000. Request for Proposal will be received Dec. 2 for Architect and Engineering services. Grant Submission for construction and operation will be due in Feb 06 & July 06
<b>28. Continue to address environmental issues</b>	<b>Public Works</b> -The city is proceeding with evaluating its compost operation at the Waste Water Treatment Plant. The compost operation will be improved thru use of newer technologies or moved to an off-site location.
<b>29. Develop storm water plan/program</b>	<b>Public Works</b> -A storm water Technician was included in the approved 2005-2006 budget. The position will be filled in January 2006. The city's application for a storm water permit was sent to the NDEQ in August 2005. The NDEQ is planning to issue a permit with an effective date of January 1, 2006.
<b>30. Decide course of action concerning smoking ban</b>	<b>Central Nebraska Health Department</b> -A presentation was given concerning a smoking ban in Grand Island <b>Tobacco Free Hall County</b> -Tim Zeleski was hired as the new coordinator



## Recommended Goals 2006-07

### **Public Safety**

1. Continue to Develop a Fire Training Facility
2. Start construction on Fire Station #1
3. Implement police vision plan
4. Start construction of Police/Sheriff Public Safety Center

### **Economic Development**

5. Assist in creating and retaining quality jobs through LB 840 program
6. Create a business redevelopment area in Five Points area
7. Participate in creating a new vision for Downtown

### **Infrastructure**

8. Support Infrastructure for sustained housing/commercial development
9. Develop funding for the upgrade of Grand Island's infrastructure
10. Rework and implement annexation policies
11. Complete Railroad Corridor Study and develop implementation plan

### **Government Efficiency**

12. Reduce City's share of Property taxes by 10 %
13. Seek Inter local partnerships that eliminate duplication and promote efficiency
14. Reduce costs by streamlining city services
15. Complete a comprehensive City Code review and update
16. Identify and develop citizen-friendly programs and policies

### **Quality of Life**

17. Continue construction of the library expansion project
18. Support ethnic diversity programs through Multi-cultural Coalition
19. Develop a children's play area at Island Oasis
20. Continue to support development of the Heartland Public Shooting Park
21. Evaluate Racquet Center redevelopment
22. Complete projects at WWTP including odor reduction measures
23. Develop policy concerning recreation facility operation funding

### **Community**

24. Manage/Support Community Youth Council
25. Support start up of the Heartland Events Center
26. Develop a Community Appearance Plan
27. Develop Alternative Fuel Policy for the City

### **Public Health**

28. Design Household Hazardous Waste facility
29. Continue to address environmental issues
30. Implement storm water plan/program
31. Re-establish septic tank inspection program