



City of Grand Island

Tuesday, October 26, 2004

Council Session

Item G2

Approving Minutes of October 19, 2004 City Council Study Session

The Minutes of October 19, 2004 City Council Study Session are submitted for approval. See attached MINUTES.

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

October 19, 2004

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on October 19, 2004. Notice of the meeting was given in the Grand Island Independent on October 13, 2004.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following members were present: Councilmembers Meyer, Pielstick, Gilbert, Nickerson, Cornelius, Pauly, Hornady, Walker, and Haase. Councilmember Whitesides was absent. The following City Officials were present: City Clerk RaNae Edwards, Finance Director David Springer, and City Attorney Doug Walker

Discussion Concerning Public Building Commission: City Attorney Doug Walker reported that to facilitate the construction of the one-half cent sales tax projects which included an addition to the City Library, Fire Station #1, and a Law Enforcement Facility, the City was proposing that a non-profit corporation be established.

It was recommended that the City establish the Grand Island Facilities Corporation. This non-profit corporation would be authorized to issue tax exempt bonds to construct facilities and be authorized to do lease purchase arrangements with the City of Grand Island.

Mr. Walker stated the following advantages of a non-profit corporation:

1. A subsequent vote of the people would not be required to issue tax exempt bonds. The ballot language approved on May 11, 2004 specifically included the Library Expansion, Fire Station #1, and Law Enforcement Center projects.
2. The non-profit corporation would have greater flexibility in contractual arrangements with contractors and other professionals for construction of the facilities. It would enhance the City's ability to contain costs by using a design/build process instead of the design/bid/build process.

Mr. Walker explained the by-laws and articles of corporation. Discussion was held concerning the terms of the board members, number of board members, and their responsibilities. It was stated that there would be no compensation to the board members. Mayor Vavricek commented on the scope of the Public Building Commission. Explained was the concept of design/build versus design/bid/build.

Lewis Kent, 624 East Meves spoke in support and requested Council use caution on each project.

Update on Library Facility Renovation/Expansion Project: Michael Kneale, President of the Library Board of Trustees updated the Mayor and City Council on the Library Facility

Renovation/Expansion Project. Several members of the Library Board and Board of Directors were present for the presentation.

The Library Facility Committee had established three major objectives for its work: 1) Architect selection; 2) Development of a building program; and 3) Overview throughout design, construction, and post-construction.

The following list was presented of the Library Project Milestone Review and Projections:

1997	Library Strategic Plan identified need for future expansion of library facilities
2000	Building Consultant David Smith produced initial "Space Needs and Alternatives Study"
2000	Community Survey conducted to gauge use of and interest in library services
2001	Library Feasibility Committee formed with citizen representation to determine feasibility of expanding library facilities
2001	Clark Enersen Partners' Phase I Feasibility Study concluded
2002	Short term renovations concluded to provide computer lab and study room services
2003	Library Board held monthly post-renovation public meetings to update plans for future expansion
05/2004	1/2% Sales Tax issue approved with library project included
05/2004	David Smith issued final Space Needs and Alternatives Study report with updated findings
11/2004	RFP issuance
12/2004	City Council approval of architect
01/2005	Library Building Program document approval and work commences with architect
07/2005	Conclusion of Design phase of project
09/2005	Construction documents finalized and construction commences
12/2006	Construction completed

Mr. Kneale stated that Mr. Fosselman would be the project director throughout design, construction and post-construction of the library expansion project. Discussion was held concerning acquiring property to the west of the library for parking.

Library Director Steve Fosselman commented on a list of people who had helped out since the inspection of the library expansion project. Mr. Fosselman stated a community survey would be conducted in the near future.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.

City Clerk
RaNae Edwards