



# **City of Grand Island**

**Tuesday, September 23, 2008**

**Council Session**

## **Item G2**

**Approving Minutes of September 11, 2008 City Council Special Meeting**

**Staff Contact: RaNae Edwards**

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL SPECIAL MEETING

September 11, 2008

Pursuant to due call and notice thereof, a Special Meeting 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 September 11, 2008. Notice of the meeting was given in the Grand Island Independent on September 7, 2008.

Mayor Margaret Hornady called the meeting to order at 7:00 p.m. The following Councilmember's were present: Meyer, Niemann, Ramsey, Gilbert, Carney, Gericke, Nickerson, Zapata, Haase, and Brown. The following City Officials were present: City Administrator Jeff Pederson, City Clerk RaNae Edwards, City Attorney Dale Shotkoski, and Finance Director David Springer.

Following a moment of silence in remembrance of the lives lost on September 11, 2001 the PLEDGE OF ALLEGIANCE was said.

Larry Toner, 3018 Bighorn Place, member of the Fonner Park Board thanked the City Council and previous councils for decisions made in the past to better the community and on the hard work of everyone involved in bringing the NE State Fair to Grand Island.

MAYOR COMMUNICATION: Mayor Hornady commented on the successful meetings held today with Fonner Park and City staff to negotiate the agreements before the council tonight. Mayor Hronady thanked those involved on the hard work involved in bringing the NE State Fair to Grand Island.

PUBLIC HEARING:

Public Hearing for Ground Lease with Hall County Livestock Improvement Association (Fonner Park). Dale Shotkoski, City Attorney reported this was the ground lease between the City of Grand Island and Hall County Livestock Improvement Association (Fonner Park). The legal description had not been filled in because the exact site at Fonner Park had not been decided. The agreement would be a 40 year lease.

RESOLUTIONS:

#2008-256 – Consideration of Ground Lease with Hall County Livestock Improvement Association (Fonner Park). This related to the aforementioned Public Hearing. Dale Shotkoski, City Attorney reported this lease was for the property on which the building would be located. The term of the lease was for 40 years and would be renewable.

Motion by Meyer, second by Carney to approve Resolution #2008-256. Upon roll call vote, all voted aye. Motion adopted.

#2008-257 – Consideration of Amended and Restated Management Agreement with Heartland Events Center, Inc. Dale Shotkoski, City Attorney reported this management agreement would be for the 50,000 building to be built at Fonner Park. Discussion was held concerning quarterly meetings, recreational uses, separate bookkeeping requirements, naming rights and maintenance which would be supplied by Fonner Park. Discussion was held on the term of the agreement. Mr. Shotkoski stated this was an annual agreement.

Motion by Carney, second by Ramsey to approve Resolution #2008-257. Upon roll call vote, all voted aye. Motion adopted.

#2008-255 – Consideration of Lease Purchase Agreement with Wells Fargo Brokerage Services, LLC. Dale Shotkoski, City Attorney reported this item was carried over from the meeting of September 9, 2008. Mr. Shotkoski stated this was the financing mechanism to build the building.

Jeff Pederson, City Administrator clarified the money from the occupational tax would cover the payments of this lease purchase agreement. Jay Vavricek, 2729 Brentwood Blvd. stated he wanted to make the same clarification Mr. Pederson made.

Motion by Meyer, second by Brown to approve Resolution #2008-255. Upon roll call vote, all voted aye. Motion adopted.

#2008-259 – Consideration of Escrow Agreement with Wells Fargo Brokerage Services, LLC. Dale Shotkoski, City Attorney reported Wells Fargo requested the monies be put in an Escrow account and complied with LB 1116. This was part of the negotiations with Fonner Park.

Motion by Meyer, second by Brown to approve Resolution #2008-259. Upon roll call vote, all voted aye. Motion adopted.

Councilmember Nickerson thanked all those associated with these discussions and the hard work involved to make this a success. Cindy Johnson, 4140 Elmwood Drive, Chamber of Commerce President thanked all those involved and the leadership of those present. Ken Gnadt, 1610 Gretchen commented on the success of Husker Harvest Days and positive comments he heard at Husker Harvest Days in moving the State Fair to Grand Island. Corby Flagle, 3932 Meadow Way Trail, Hall County Ag Society Fair Manager thanked the Council and Mayor and welcomed them onboard.

Mayor Hornady thanked members of Fonner Park, Chamber, City Council and city staff.

ADJOURNMENT: The meeting was adjourned at 7:40 p.m.

RaNae Edwards  
City Clerk