



City of Grand Island

Tuesday, January 26, 2010

Council Session

Item G2

Approving Minutes of January 19, 2010 City Council Special Meeting

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

January 19, 2010

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 January 19, 2010. Notice of the meeting was given in the *Grand Island Independent* on January 13, 2010.

Council President Gilbert called the meeting to order at 7:00 p.m. The following Councilmember's were present: Gericke, Nickerson, Ramsey, Dugan, Carney, Haase, Gilbert, Niemann, and Meyer. Mayor Hornady and Councilmember Zapata were absent. The following City Officials were present: City Administrator Jeff Pederson, City Clerk RaNae Edwards, City Attorney Dale Shotkoski, Public Works Director Steve Riehle, and Finance Director Mary Lou Brown.

INVOCATION was given by Council President Gilbert followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Council President Gilbert introduced CYC members Steven Bartz and Konnor Davis. Council President Gilbert congratulated Don Dunn, 2009 Independent Man of the Year and Dori Bush 2009 Independent Woman of the Year.

Discussion of Future Use of City Owned Property Located at 2204 Bellwood Drive Known as the Racquet Center. Parks and Recreation Director Steve Paustian reported that the City of Grand Island acquired the Racquet Center in 1984 for back taxes owed, approximately \$30,000.00. Parks and Recreation Department Administrative offices were located there until 1993 when the new City Hall opened. In 1997 proposals were received for the operation of the Racquet Center. Scott Norton, owner of the HealthPlex Fitness Center was offered a contract to operate the Racquet Center in 1997 and has continued to do so since that time. The current contract would expire in May of this year.

Mr. Paustian commented on the changes over the years allowing soccer field at the west end of the facility. Because of the construction of the new City/State Fair building, it had been determined it was in the best interest of the City to not allow soccer to continue in the Racquet Center.

Representatives of the Grand Island Tennis Association had approached the City about the opportunity to submit a proposal to take over the management of the Racquet Center.

Parks & Recreation Department wanted direction from council. The following three options were presented:

1. Lease the facility based on its best use and offer
2. Lease the facility to be used as a sports complex
3. Sell the building outright

The following people spoke with regards to the Racquet Center:

- Mark Galvan, 584 East 20th Street
- Cheri Schmidt, 25 Lillian Lane, Doniphan
- Matt Westfall, 2003 West Division
- Phil Maltzahn, 1 Ponderosa Drive
- Nick Petrick, 3019 West State Street
- Jill Bernal, 2019 West Louise Street
- Deb Phillips, 1614 West Division
- Jolene Wojcik, 2324 Stagecoach Road
- Greg Logston, 1037 Sun Valley
- Bill Marshall, 1112 Grand Avenue

Discussion was held regarding the revenue from the Racquet Center. Mr. Paustian stated since Mr. Norton has had the lease, there were no revenue streams or expenses. Disrepair and upkeep of the building were mentioned. Comments were made concerning the lease and responsibility of maintaining the building. Mentioned was the current budget situation for the City and not being able to put money into this building.

Quality of life issues were mentioned. Discussed was whether the Tennis Association would be able to buy the building. Matt Westfield and Phil Maltzahn stated currently they didn't have the money to buy it, but would bring back a financial plan and proposal for a long term lease. The Tennis Association would not ask the council for additional money if they were granted a lease.

Comments were made concerning other options such as partnership with the school system, Tennis Association, and City. Usage of the building was discussed relative to other sports. Matt Westfield stated the Tennis Association would be able to use 100% of the building due to the increased interest of tennis.

Jeff Pederson, City Administrator explained the process for a Request for Proposal (RFP). Proposals received would be reviewed and a recommendation made to council.

Chad Nabity, Regional Planning Director answered questions regarding this building being in a blighted and substandard area, TIF financing, and value of the property.

Council President Gilbert stated it looked like the council was in agreement to go forward with formal presentations and possible RFP's. City Attorney Dale Shotkoski commented on the previous RFP process and sale of the building. Explained was that Council could write the terms of the proposal. Concerns were given regarding receiving presentations before the RFP process took place.

Presentation of Program Prioritization, City Administrator Jeff Pederson reported that in order to access the fiscal health and wellness of the City, a Financial Trend Monitoring System (FTMS) was implemented in 2008. FTMS information had strengthened the ability of City administration to identify, forecast, and illustrate key factors of spending at present/projected levels.

Program Prioritization was a new approach to making decisions which was necessitated by the revenue reduction and how to allocate resources. A PowerPoint was presented to update council on steps taken. The following steps were presented for a successful prioritization:

1. Determine Results
2. Clarify Result Definitions
3. Identify Programs and Services
4. Value programs Based on Results
5. Allocate Resources Based on Priorities

Mr. Pederson stated this program would be presented at the City Council Retreat on March 6, 2010. Discussion was held regarding the governance within the city departments and programs. Budget preparation was discussed for the 2010-2011 fiscal year. Revenue shortfalls were discussed regarding program prioritization. Mr. Pederson stated the Capital Improvement Projects were not a part of this program.

ADJOURNMENT: The meeting was adjourned at 9:55 p.m.

RaNae Edwards
City Clerk