



City of Grand Island

Tuesday, October 25, 2011

Council Session

Item G2

Approving Minutes of October 18, 2011 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

October 18, 2011

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 18, 2011. Notice of the meeting was given in the *Grand Island Independent* on October 12, 2011.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following Councilmember's were present: Larry Carney, Bob Niemann, Kirk Ramsey, Peg Gilbert, Mitch Nickerson, Linna Dee Donaldson, Scott Dugan, and John Gericke. Councilmember's Chuck Haase and Randy Gard were absent. The following City Officials were present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, City Attorney Bob Sivick, and Interim Finance Director Jaye Monter.

INVOCATION was given by Community Youth Council member Emma Kreutzer followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Mayor Vavricek introduced Community Youth Council members Emma Kreutzer and Miranda Wieczorek.

OTHER ITEMS:

Discussion Concerning US Highway 281 Sanitary Sewer Extension

City Administrator Mary Lou Brown thanked those people who had taken part in this project. Many hours of work had taken place since last May to come up with a solution to a problem.

Public Works Director John Collins gave a background of a request to the City in the fall of 2010 to extend sanitary sewer on US Highway 281 to I80 interchange. Reported was there were several meetings held with City staff and stakeholders.

Mr. Collins gave a PowerPoint presentation explaining the need for the sanitary sewer extension along US Highway 281 to the I80 interchange. Explained was that a Sanitary Improvement District (SID) was a voluntary association of property owners outside of the municipal limits of a City that join together to provide common infrastructure or services such as sewer, water, streets and electrical lines. Members of the SID pay for the improvements through an annual assessment based on the taxable valuation of the property. Assessment Districts and Tap Districts were explained.

Public Works Engineer, Terry Brown explained the Wildwood Subdivision Assessment District located south of Wildwood Road and west of US Highway 281 which was approved by the City Council. The total cost was \$655,000 assessed to property owners with the City responsible for

\$245,000 for crossing 281 and over sizing. The sewer revenues of \$28,000 per year were expected.

Explained was the tap district for this project. The initial cost of this project was \$1,093,000. The loan could be paid as people tap into this service. The projected revenues at full development were expected to \$1,250,000 per year.

Sanitary Sewer District (SID) 1 would be a force main extending from the north channel of the Platte River to the Arby's/Quality Inn properties. Initial cost was \$850,950 with \$59,519 per year payment by the property owners. The initial sewer revenues would be \$21,000 per year with projected revenues at full development of \$350,000 per year.

Sanitary Sewer District (SID) 2 would be a force main or gravity main extending from Arby's/Quality Inn to Nebraska Peterbuilt. Initial cost was \$338,000 with \$23,676 annual payment by the SID. The initial sewer revenues would be \$4,700 per year with projected revenues at full development of \$310,000 per year.

SID 1 would include: Arby's, Days Inn, Quality Inn, USA Inns, Sapp Brothers, Midwest Carrier, and Nine Bridge Restaurant. SID 2 included Nebraska Peterbuilt. Agreements and Interlocal Agreements would be needed with NE Department of Environmental Quality, NE Game and Parks, SID 1 and SID 2.

Regional Planning Director Chad Nabity presented the following benefits:

- Fosters growth toward I-80
- Provides for future development
- Encourage new jobs in transportation, shipping, manufacturing, commercial and industrial development
- Maintain current business strength
- Cost of extension is paid primarily from private sources
- City provided funding for TAP district, to be repaid as property owners connect
- Wastewater revenue will increase as pipe is extended
- Help offset loss of JBS revenue
- Poses no threat to other sewer projects
- Protects City water supply from contamination
- Provides a beneficial waste stream that can reduce treatment at the plant by offsetting some of the industrial waste

The total cost of the project was estimated at \$3,188,015 with the following breakdown.

- Wildwood \$900,000
- Tap District \$1,098,565
- SID 1 \$850,950
- SID 2 \$338,500

The annual City commitment was \$76,850 with a first payment in 2014 or 2015.

Discussion was held regarding the judgment against Swift Beef Company (JBS) in the amount of \$350,000 to be used for this project. City Attorney Bob Sivick explained the negotiation process

with the Attorney General and how this area was chosen for this money to be applied. Concern was expressed by Council as to how this project was targeted instead of other projects within the City. Mayor Vavricek explained the process of recommending this project for the judgment money from JBS.

It was recommended to apply \$245,000 to the Assessment District and \$105,000 to the loan for the Tap District.

The following people spoke in favor of the project:

- Bill Marshall, 712 Grand Avenue
- Marlan Ferguson, 2808 Apache Road, Director of Economic Development Corporation
- Steve Goans, representative from Nebraska Department of Environmental Quality
- Cindy Johnson, Chamber of Commerce President
- Mark Clymer, 2625 Lowell Road, Gibbon, NE representative of the NE Games and Parks Commission
- Charlie Bosselman, President Bosselman, Inc.

Mr. Collins stated this issue would be brought back to Council next week for approval to move forward with agreements to follow.

Discussion Concerning Redistricting of City Council Wards.

Regional Planning Director Chad Nabity reported that every 10 years, following the U.S. Census of Population and Housing, governments at all levels have the responsibility to examine their voting districts to ensure that our representative form of government is equally representing the citizens.

A Redistricting committee was formed along with Pat Larson, Grand Island GIS Coordinator and Dale Baker, Hall County Election Commissioner to review the current Ward maps. The goal of the committee was to create new boundaries for the equal-population requirement and to minimize the number of ballot faces that need to be printed at election time.

Reviewed were the current Ward maps and the proposed maps with changes. Mr. Nabity stated this would be brought forward to Council on November 8, 2011.

Update Concerning the Racquet Center.

Parks and Recreation Director Steve Paustian reported that the Racquet Center was located at 2204 Bellwood Drive which was owned by the City and leased to the Grand Island Tennis Association. The Tennis Association was in the first year of a five year lease. There were three phases of the lease agreement with the first phase of improvements having been completed which included: removing the indoor soccer area, repairing insulation, upgrading lighting, resurfacing courts, fixing water drainage issues, and updating hearing units. Phases two and three were to be completed by 2013 and 2015.

Mr. Paustian presented a PowerPoint explaining the background of the Racquet Center. The City acquired the Racquet Center in 1984 from a private group for the amount of back taxes owed, approximately \$30,000. Until 1993 the Parks and Recreation Administrative office was located at the Racquet Center. From 1997 to 2010 the Health-Plex Fitness Center leased the facility for \$1 annually to offer indoor tennis and later soccer.

The Grand Island Tennis Association expressed interest in managing and updating the facility, so on June 1, 2010 the Tennis Association began operating the facility under a five year agreement with the City. In the agreement the Tennis Association agreed to pay the City \$1 per month; pay utility bills, repairs, and general upkeep; and keep tennis as the main focus and maintain tournaments and leagues.

The Tennis Association promised to update the facility in the following three phases:

Phase 1 (2010): Remove indoor soccer court, repair insulation as required, replace lights with new energy-efficient lighting, remove heating and air-conditioning units, resurface two courts, remodel office area, add daycare area, purchase new sign, and address drainage issue around the building.

Phase 2 (by 2013): Resurface two courts (done), build four new lighted outdoor courts on property, build unisex bathroom with outside access, and rework locker rooms with updated showers and lights.

Phase 3 (by 2015): Build one additional outdoor court adjacent to current north courts, resurface the two existing outdoor courts, and build viewing area above the lobby.

Council thanked Mr. Paustian and the Tennis Association for the work and improvements that had been accomplished. Matt Westfall, 2003 W. Division Street answered questions regarding additional tournaments being brought to Grand Island. Mentioned were plans to have a viewing area in the future. Mr. Westfall thanked the Council for this opportunity.

Discussion Concerning Fireworks.

Assistant to the City Administrator Shannon Oster reported that on November 16, 2010 the City Council discussed the potential expansion of firework sales into December. Currently under City Code Chapter 16-12 to 16-22 fireworks are allowed from June 27 to July 3 from 8:00 a.m. – 11:00 p.m. and July 4 from 8:00 a.m. – midnight. The fee per stand was \$400.

LB 880 allowed cities to change their fire code to allow an additional fireworks season from December 28 – January 1. Currently six cities have expanded their fireworks season. The Fire Department does not support a lengthened season.

The following were potential considerations for the City Council:

- Changing the dates of sale or discharge
- Adding a second season in December
- Should the \$400/per stand fee be changed

Tom Towne, 1609 Meadow Road representing Marv's Fireworks spoke in support of extending the firework season from December 28 – January 1. Mr. Town answered questions and clarified the dates of sell in other communities from December 29 – December 31.

Interim Fire Chief Tim Hiemer responded to questions from Council regarding not supporting the extended season and the reasons. Comments were made concerning the \$400 fee.

Discussion was held concerning shortening the current number of days to sell fireworks and hours of discharge. Number of stands, parameters, regulations, code enforcement, safety issues, and cost study were mentioned.

Ms. Brown recommended bringing this back to Council in January, 2012.

ADJOURNMENT: The meeting was adjourned at 9:35 p.m.

RaNae Edwards
City Clerk