



City of Grand Island

Tuesday, March 13, 2012

Council Session

Item G1

**Approving Minutes of February 25, 2012 City Council Study
Session (Retreat)**

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL SPECIAL STUDY SESSION (RETREAT)

February 25, 2012

Pursuant to due call and notice thereof, a Special Study Session (Retreat) of the City Council of the City of Grand Island, Nebraska was conducted at the Nebraska Nature & Visitor Center (Crane Meadows), 9325 South Alda Road, Alda, Nebraska on February 25, 2012. Notice of the meeting was given in the *Grand Island Independent* on February 4, 2012.

Mayor Jay Vavricek called the meeting to order at 9:00 a.m. The following members were present: Councilmember's John Gericke, Mitch Nickerson, Linna Dee Donaldson, Kirk Ramsey, Bob Niemann, Larry Carney, Chuck Haase, Peg Gilbert, and Randy Gard. Councilmember Scott Dugan was absent. The following City staff was present: City Administrator Mary Lou Brown, City Clerk RaNae Edwards, City Attorney Robert Sivick, Public Works Director John Collins, Utility Director Tim Luchsinger, Parks & Recreation Director Steve Paustian, Regional Planning Director Chad Nabity, Building Department Director Craig Lewis, Emergency Management Director Jon Rosenlund, Library Director Steve Fosselman, Fire Captain Tim Hiemer, Police Chief Steve Lamken, Human Resources Director Brenda Sutherland, Finance Director Jaye Monter, and Public Information Officer Wendy Meyer-Jerke.

Brad Mellema welcomed everyone to the Nebraska Nature & Visitor Center and explained upcoming events. Mayor Vavricek read a passage from Philippians 4:8 followed by the pledge of allegiance.

INTRODUCTION:

Mayor Vavricek commented on all the services provided by the City since the last Council Retreat. City Administrator Mary Lou Brown introduced Andy Greenberg from Omaha. Mr. Greenberg had 35 years' experience with national companies as a sales and marketing expert whose main strength was motivating associates and friends to visualize and attain success.

VISIONING:

Mr. Greenberg commented on bonding and commonality with the people in the room with regards to visioning for the future in the year 2020. Mentioned was we are like snowflakes, each individual and separate but when we come together we bond. Comfort zones and potential were explained.

Presented were 3 Types of People in the World:

- There are those that make things happen (Success)
- Those that watch things happen (follower)
- Those that do not know what is happening (mizzery-victim)

3 Types of Governments:

- Those that make things happen (Invent the Future)

- Those that watch things happen (Copy other towns and cities)
- Those that have no idea what is happening (Population, business tax loss)

An exercise was conducted around the room as to who we are. We know who we are but need to understand who the other person is. We need to honor people for who they are. Leadership was the power to influence other people. A demonstration was given regarding thinking outside the box.

2 Types of Goals:

- Negative Goal Setting (I just want to pass, get by, meet her/him, not embarrass myself, don't get fired, put a roof over my head) Survive
- Positive Goal Setting (be the best, do my best then do better, advance my business or career, have a great house)

An exercise was conducted on creative visioning for Grand Island by 2020.

WORKING POTLUCK LUNCH:

Council Packet Development:

Council President Peg Gilbert presented Council packet development. Discussion was held regarding Council placing an item on the agenda, whether they should go to a Study Session or a Regular meeting and who makes that decision. City Code was mentioned as to the process currently. Consistency was mentioned as important to this process.

1. All City Councilmembers can place an item on agenda of good faith, goes through City Administrator – if questions are answered it can be dropped, if not it goes forward
2. Item initially goes to a Study Session or Councilmember knows it's ready for a Regular meeting
3. Discuss time frame
4. Ordinance supporting - City Attorney

Councilmember Haase was absent at 12:30 p.m.

Boards and Commissions:

Discussion was held regarding which boards needed representations by Council. Mentioned was the Community Development Advisory board which did not meet very often. Finance Director Jaye Monter stated this committee would be active again with the new personnel in that department. BID's were discussed as to whether there needed to be two Councilmembers on the BID boards and whether an alternate could attend.

Committee reports were mentioned with the consensus of using e-mail to inform the rest of the Council.

Study Session Topics:

Discussion of Study Session topics was presented as to which items could be grouped together. Annexation and Utility rates outside city limits would be combined as well as Parks and Recreation topics.

Decorum for Councilmember Agenda Requests:

Mentioned was the process during the meeting with regards to Roberts Rules & Order. Requested was the author of the item having more ability to discuss which was currently the case during Study Sessions. Presentations by the Councilmembers were discussed. Mayor indicated the desire of treating everyone fair during Council meetings.

HISTORY AND REVIEW OF LB 840 ECONOMIC DEVELOPMENT PLAN:

City Administrator Mary Lou Brown gave the following history of LB 840 Economic Development Plan:

- LB 840 was approved by the Legislature – Effective September 6, 1991
- On November 26, 2002 Council approved:
 - * Economic Development Program
 - * Ballot language
- Special Election approved by Council
 - * Election held May 6, 2003
- EDC initiated a City wide campaign
- Voters approved plan inclusive of \$750,000 annual funding
- Citizen Review Committee established and committee members appointed
- \$750,000 annual funding
 - * \$350,000 for EDC operations
 - * \$377,500 for business incentives
 - * \$ 22,500 for 3% admin fee to City
- Four layers of administration/accountability
 - * EDC application review
 - * CRC public review
 - * Council's public consideration
 - * Mayor's public consideration
- Council has awarded \$350,000 annually from 2003 through 2012
- One remaining year of support – 2013

Going Forward:

- Council will need to decide if it wants to move forward with discussing a plan beyond 2013
- Plan agreement approved by Council
- Ballot language approved by Council
- Potential special election approved by Council

Future election dates were mentioned.

Marlan Ferguson, EDC President gave a presentation of the projects under the current LB 840 plan. Eighteen projects had been completed with Standard Iron being the first since October 2003. 3,274 new jobs had been created in 8 years with 1,188 direct jobs created with an estimated payroll of \$36,048,313 per year.

Impact of LB 840 investment was \$3,911,284.46 in accumulative new real estate taxes from 2003-2011 and \$26,092,264 in new real estate valuations. Total amount forgiven under the LB 840 projects was \$1,455,332.

Mr. Ferguson explained what the EDC does to bring jobs to the City. Targeted were metal fabrication, ag industry, wind energy manufacturing companies, food processing, and telecommunications. Marketing was an important part of their job as well as promotional activities. Industrial Parks were mentioned as being very important to bringing businesses to the City. Three Industrial Parks were mentioned: Platte Valley Industrial Park, Former Cornhusker Ammunition, and Airport Industrial Park.

Discussion was held concerning the failure of Structured Solutions and what changes would occur in the future to avoid another situation like that. Mr. Ferguson stated the process would be slowed down and there were always risks involved. The processes would be looked at.

Ms. Brown stated Council would need to look at a new plan to continue the LB 840 program. Commented was not only bringing in new people for these jobs but keeping the people here employed.

FUTURE GROWTH CONSIDERATIONS:

Northeast Interceptor and Road Classifications:

Public Works Director John Collins presented a PowerPoint on the Northeast Interceptor and Road Classifications. Roads were grouped into classes based on the service they provided. The Nebraska Board of Public Roads Classification and Standards classified all roads. Explained were the Local Road Network roads which included: Interstate, Expressway, Major Arterials, Other Arterials, Collectors, and Local.

Growth and Redevelopment Issues:

Regional Planning Director Chad Nabity presented a PowerPoint on: Annexation/City Residency, County Industrial Tracts, development along I-80 entrances, and redevelopment of worn out properties.

Discussion was held regarding annexation of the well field and how that related to the two mile zoning jurisdiction. Future development along Hwy 281 would be annexed at the time of development. Mentioned was City owned property to be annexed.

County industrial tracts would be reviewed by the County in March of this year to compare existing uses with the permitted uses. The County would then determine if the existing uses still complied with the permitted uses. They would either allow the Industrial Tracts to continue or start procedures to remove properties from the County Industrial Tract. The County did remove properties on Old Potash Hwy and 281 in 1982 under this process.

South Locust Street and Highway 281 were covered by the Gateway Corridor Overlay District. The City had established basic site and building development criteria to be implemented within the boundaries of this overlay district for a cohesive and properly developed entrance into the

City. These criteria included: landscaping, building material selection, lighting, and interior street development.

Discussion was held regarding tools that could be used outside of City limits to promote development.

Presented were pictures of properties that had been redeveloped in the City. Mentioned was the idea of doing micro-blight and substandard districts for half a block.

Out of County EMS Response:

Fire Division Chief Tim Hiemer gave the following history of EMS response:

- In the late 1960s the City entered into agreements with Hamilton and Howard Counties and the Chapman Rural Fire District to provide EMS services to those areas, with no additional cost to the counties
- This agreement set ambulance rates based on location of call
 - * Charge for all in city calls \$15
 - * Charge for calls outside of the city \$20 plus \$.50 per mile
- Hall County and the City had a separate agreement that had the county agreeing to pay 40% of operating cost on the ambulance services
- In 1990 the agreement with Hall County was modified and a set dollar amount is charged
- The last agreement with Hamilton and Howard Counties and Chapman Rural Fire District was in 1979. Rates are \$40 per call plus \$1.00 per mile
 - * This agreement is technically still in effect, since there was no termination date
- Out of county response account for 18% of all calls that occur outside of Grand Island
 - * The City and Hall County are subsidizing EMS coverage for these areas
- Howard County Medical Center and Litzenberg Memorial County Hospital want the option to call on GIFD to transport critical patients to St. Francis Medical Center

Discussion was held regarding the GIFD having the available resources to cover the additional volume. Mr. Hiemer stated this would not be an everyday occurrence. Costs were discussed.

SUMMARY:

Mayor Vavricek asked for input and the value to this Retreat. Councilmember Gilbert wished the Community could have seen this meeting. Mayor stated we could look back with pride on the efforts that had taken place over the last year. He stated he was proud and confident looking forward to next year.

ADJOURNMENT: The meeting was adjourned at 3:15 p.m.

RaNae Edwards
City Clerk