
City of Grand Island



Tuesday, April 03, 2007

Study Session Packet

City Council:

Tom Brown
Carole Cornelius
John Gericke
Peg Gilbert
Joyce Haase
Robert Meyer
Mitchell Nickerson
Jackie Pielstick
Scott Walker
Fred Whitesides

Mayor:

Margaret Hornady

City Administrator:

Vacant

City Clerk:

RaNae Edwards

7:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

This is an open meeting of the Grand Island City Council. The City of Grand Island abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.

The City Council may vote to go into Closed Session on any agenda item as allowed by state law.

Invocation - Reverend Royce Rinehart, Trinity Lutheran Church, 212 West 12th Street

Pledge of Allegiance

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

MAYOR COMMUNICATION

This is an opportunity for the Mayor to comment on current events, activities, and issues of interest to the community.



City of Grand Island

Tuesday, April 03, 2007

Study Session

Item -1

Community Appearance Plan Presentation

Staff Contact: Paul Briseno

Council Agenda Memo

From: Paul M. Briseño, Assistant to the City Administrator

Meeting: April 3, 2007

Subject: City of Grand Island Community Appearance Plan

Item #'s: 1

Presenter: Paul M. Briseño, Assistant to the City Administrator

Background

City Council requested the development of a Community Appearance Plan that will strategically address issues that cause negative appearances of properties throughout the community, primarily residential properties.

City Administration, tasked with the development of this plan, conducted a series of discussions with departments that often respond and identify properties which are in violation of the municipal code as they relate to the appearance and maintenance of properties. An analysis of these discussions identified key resources available to municipal departments and citizens. Research of successful appearance plans were reviewed for guidance and inspiration.

Preliminary goals and objectives were created by identifying efficient procedures utilized by divisions. In addition, research of the elimination of inefficiencies was done in hopes of creating a more effective approach in addressing issues that cause negative appearances in the Grand Island community.

This process will be used as the base formula for the City of Grand Island Community Appearance Plan. The procedure requires staff to identify all resources available within each division, as well as collaborating organizations. The Community Appearance Plan will serve as a central communication distribution of information and resources available for municipal divisions, outside agencies, and citizens for resolution of problem properties.

Discussion

The preliminary goals and objectives identified serve as an outline for the Community Appearance Plan. Tentative completion dates have been set to correspond with six month and annual benchmarks. An annual progress report will be presented to Council in January 2008.

Conclusion

This item is presented to the City Council in a Study Session to allow for questions to be answered and to create a greater understanding of the issue at hand. Furthermore, the Study Session allows Council to set the direction and solidify the goals and objectives of the Community Appearance Plan.

Description	Lead Division	Co-Partners	Goals/Objectives	Completion Date
Problem Resolution Team				
Continue to address properties that -Meet the requirements of a PRT property -Require immediate attention	Problem Resolution Team Members	Administration GIPD/CSO Fire Health Dept. Human Society Planning/CRA Legal Building HHS Hall County Sheriff Clean Community System	-Pursue abatement/condemnation/rehabilitation of abandoned and dilapidated properties -Establish a funding sources to address PRT properties -Continue to develop an efficient process for resolution of properties that streamline and expedite the process -PRT status of properties reported in the annual Community Appearance Plan report (declared, worked, resolved, benchmarking)	-Ongoing -Ongoing through grants and available budget of the City and outside organizations -October 16, 2007 (1st year coordination of PRT by Administration) -January 2008 Study Session Community Appearance Plan annual report
Residential				
Reduce the number of dilapidated/dangerous properties that cause a nuisance or blemish neighborhoods by utilizing available resources	PRT CSO/Police (lead identifying divisions)	Building Community Development Health Department Utilities	-Establish a property standard -Create a list of counter actions/resources available for major problems -Create a system of communication for collaborative efforts -Track resolution of properties and list/identify in the Administrator's Report	-Completed, needs to be promoted through marketing plan -October 2007 -October 2007 -Ongoing
Commercial				
Promote Business Improvement Districts and neighborhood districts	City Administration			-Ongoing
Code Enforcement Program				
	PD/CSO	PD/CSO Administration IT Legal	-Continue a no bias re-active approach to code enforcement, and work toward a proactive approach -Outline code enforcement process and procedures to be followed -Research technology - research and study the cost/benefit of utilizing software and mobile hardware -Communication - CSO's and Legal Department meetings every 2 months to increase communication/relationship and effectiveness of cases going to court, dismisses, concerns, etc. -Update/review city codes -Conduct an in-house study to evaluate the number of CSO's needed, service areas, and work schedule to create the most efficient CSO program -Report the number of CSO cases resolved	-Ongoing -October 2007 -January 2008 -Start May 07 continue every 2 months -Ongoing -June -Ongoing

Description	Lead Division	Co-Partners	Goals/Objectives	Completion Date
Repeat Code Violators				
Expedite the abatement process and identify a procedure for reoccurring problem properties	Legal CSO/PD		-Create a process that speeds up the resolution process and eliminates repeat offenders	-January 2008
Cleanup Budget				
Identify funding for immediate demolition and cleanup of properties	Building Community Development	CRA CCS	-1 yr. - Identify local, state, and federal funding available, identify resources within community -2 yr. - reevaluate budget for future years	-January 2008 -January 2009
Continue to seek funding				
Housing rehabilitation	Community Development			-Ongoing
Ownership programs	Community Development			-Ongoing
Neighborhood cleanups	CCS	Public Works		-Ongoing
Demolition	Building			-Ongoing
Residential Resources				
Create a single place for residents to find multiple resources available from the city and other agencies	Administration	City - All	- Marketing plan Web page GIVT Utility Inserts Library List all local, state, and federal resources	-October 2007
Empower Residents - Empower residents to help neighborhoods/community appearance by utilizing resources available, and help facilitate a clean appearance plan for neighborhoods		City - All		-October 2008
Education - The education of residents is key in the success of this program. Materials in English and other bilingual or easy to understand information	Administration			-October 2009
Recognition - Create a Clean Neighborhood Award/Certificate for owners who go above and beyond to work with CSO's and other neighbors/organizations to clean their property and neighborhood and promote current programs including the Regional Planning Commission and the Community Beautification Award		City - All		-October 2010



City of Grand Island

Tuesday, April 03, 2007

Study Session

Item -2

Downtown Main Street Presentation

Staff Contact:

Council Agenda Memo

From: Cindy Johnson, Chamber of Commerce

Meeting: April 3, 2007

Subject: Downtown Main Street Presentation

Item #'s: 2

Presenter(s): Cindy Johnson & K.C. Hehnke

Background

In its continuing efforts to improve the health of the downtown, the Business Improvement District Board became a "Nebraska Lied Main Street Community", effective January 1, 2007. The Main Street program assists communities to understand the importance of their downtown and to address challenges downtowns may be experiencing with changing business, aging infrastructure, and increased competition from "life style" malls and traditional malls.

The Main Street philosophy encourages a four pronged approach to downtown redevelopment: 1) organization; 2) economic restructuring; 3) design and 4) promotions. A broad based group of volunteers (not just downtown business owners) have been involved in addressing issues associated with these categories. It has been exciting to have renewed interest and involvement in revitalizing downtown. A healthy, vibrant downtown is positive for all of Grand Island and, as the heart of the community, is an important community symbol.

Discussion

Two years ago, the downtown undertook an extensive visioning process. This process led to a selection of priorities for the downtown that has been the group's focus. Many discussions have been held and actions taken place, leading to enhanced attention to marketing and promotion. There is one issue, however, that is mentioned each time a new event, activity or plan for redevelopment is discussed. Of course that issue is the train noise.

The Main Street Economic Restructuring Committee is convinced that now is the time to request a quiet zone in the downtown area. It is our understanding the Railroad Corridor Study (completed last summer) recommends a number of quiet zones or directional horns

for several of the crossings in the downtown area. With the railroad upgrading electrical systems on these crossings, the cost for implementing a directional horn has been reduced substantially from when first discussed 10 years ago. We respectfully request a discussion with the City Council on the potential for budgeting funds in the 2007-2008 City Budget for automated horn systems/quiet zones at the crossings in the downtown area.

Conclusion

This item is presented to the City Council in a Study Session to allow for any questions to be answered and to create a greater understanding of the issue at hand.

Grand Island and Nebraska Lied Main Street

BID Committee Structure

VS.

Main Street Four Point Approach™

Current BID Committees	Main Street Four Point Approach™
Physical Improvements	Design
Façade Task Force	Organization
BID Board	Promotion
Promotion	Economic Restructuring
Recruitment/Retention	

Expectations from Main Street Program:

- Guidelines to create more structure to the committees to make them more productive/effective

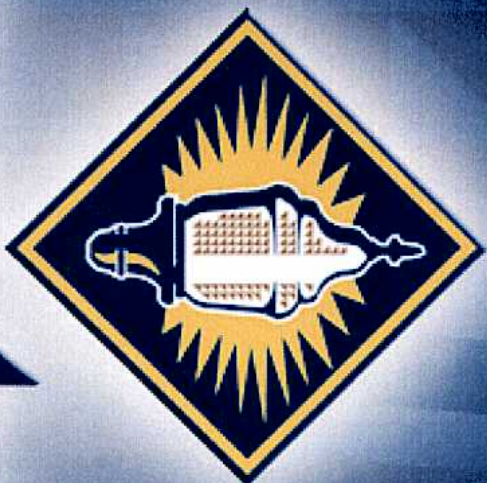
Grand Island and Nebraska Lied Main Street

Main Street's Eight Principles

Eight Principles	BID
Comprehensive	One project can not be "the fix"
Incremental	Seem to focus on large projects
	BID Board is working toward progress; mixed messages from community, city government, other downtown business
Self-Initiated Help	Forget to look outside of downtown, city government
Public/Private Partnership	What is "wrong" overshadows what is "right"
Asset Enhancement	Strive for good quality
Quality	Some are reluctant to accept change; those individuals hold back progress
Change	A lot of talk – need to take action
Implementation Oriented	

Grand Island and Nebraska Lied Main Street

- Interest to revitalize Downtown, but not sure where to start without large sums of money
- How do we bring more people to the table – especially those without existing agendas?
- How do we get everyone on the same page and working together to be most effective?
- How do we refocus to the future; yet honor the past?
- How do we encourage new individuals to participate?



Downtown

Grand Island



Downtown

Grand Island

**Grand Island's Hub for
Historical... Cultural... Entertainment...
Business... Government**

Downtown is home to...

- Local retailing
 - Local & Specialty retailing
 - Arts & Cultural retailing/events
 - Entertainment/restaurants
 - Home/office furnishings and gifts
- Financial services
- Professional offices
- Residential housing
- Government Center



Downtown
Grand Island

Downtown's 4 Step Action Plan

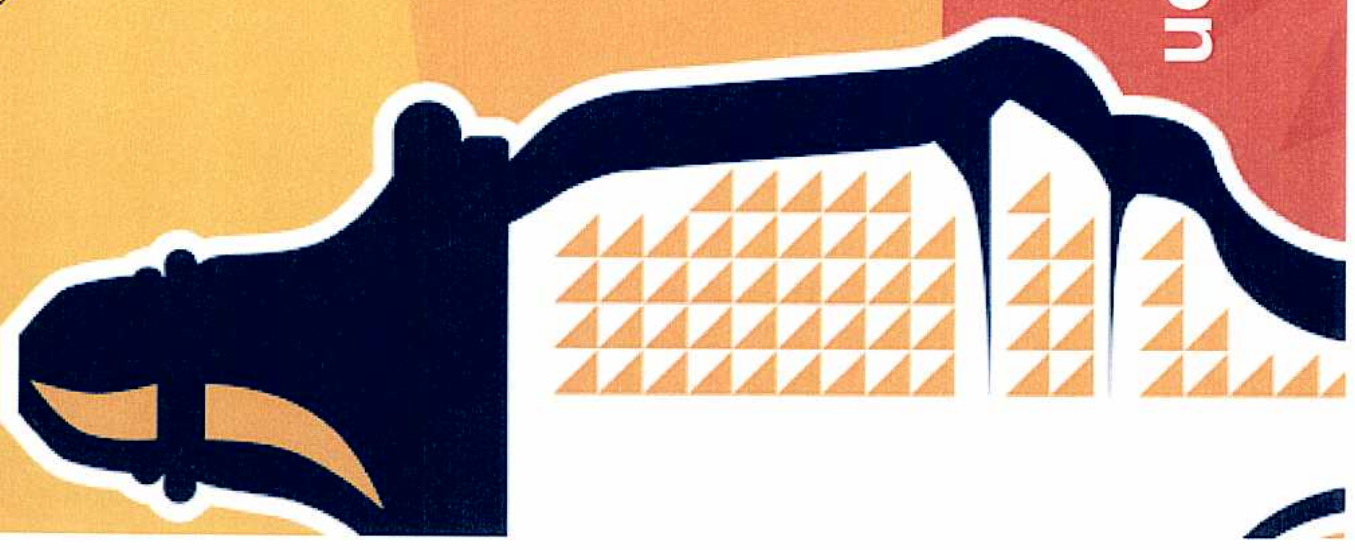
1. Historical building restoration/
upper level housing
2. Parking solutions
3. The physical environment –
streetscape project
4. The Arts & Humanities Center
for Grand Island!



Downtown
Grand Island

1. Historical Building Restoration & Upper Level Housing

- Proven time and again – renovated historical buildings are successful.
- Examples:
 - Chicken Coop building
 - Downtown Center
 - Historic City Hall
 - 2nd story residential housing



Downtown
Grand Island

1. Historical Building Restoration Completed Projects



Downtown Center



Historic City Hall



The Chicken Coop



G.A.R. Building



Martin Building

- Other Projects include Bartenbach Opera House, The Grand Theatre, Multiple second story housing projects



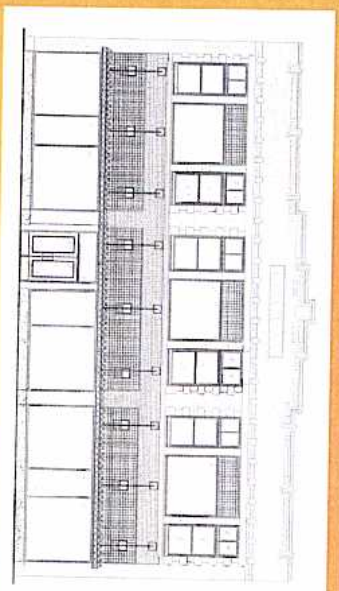
Downtown
Grand Island

1. Historical Building Restoration Current Projects



Kaufmann Center

\$230,000 exterior project; \$117,000 CRA Façade Grant



Maudie's Stained Glass

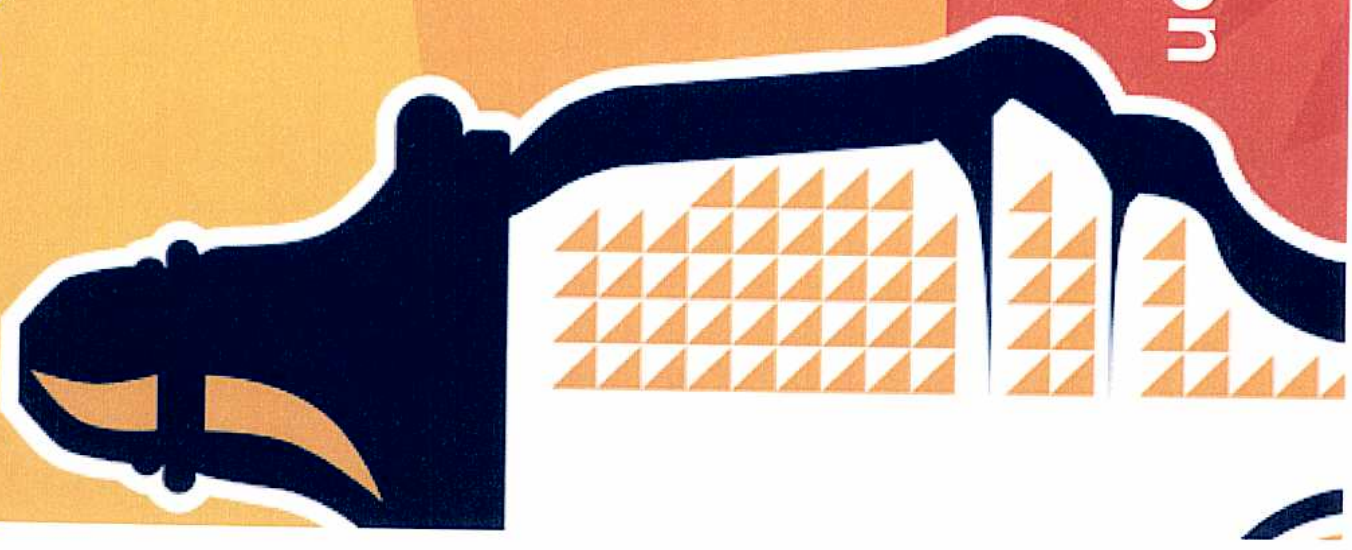
\$158,500 project; \$92,300 CRA Façade Grant



Downtown
Grand Island

1. Historical Building Restoration & Upper Level Housing

- Continue façade and building restoration projects through public/private investment.
- With proper funding assistance, upper level housing development can be the nucleus for historical building and facade restoration.
- Façade restoration alone is not sufficient; must be part of a building renovation.
- Housing and building restoration are critical factors for success in Downtown.



1. Historical Building Restoration & Upper Level Housing

Plan:

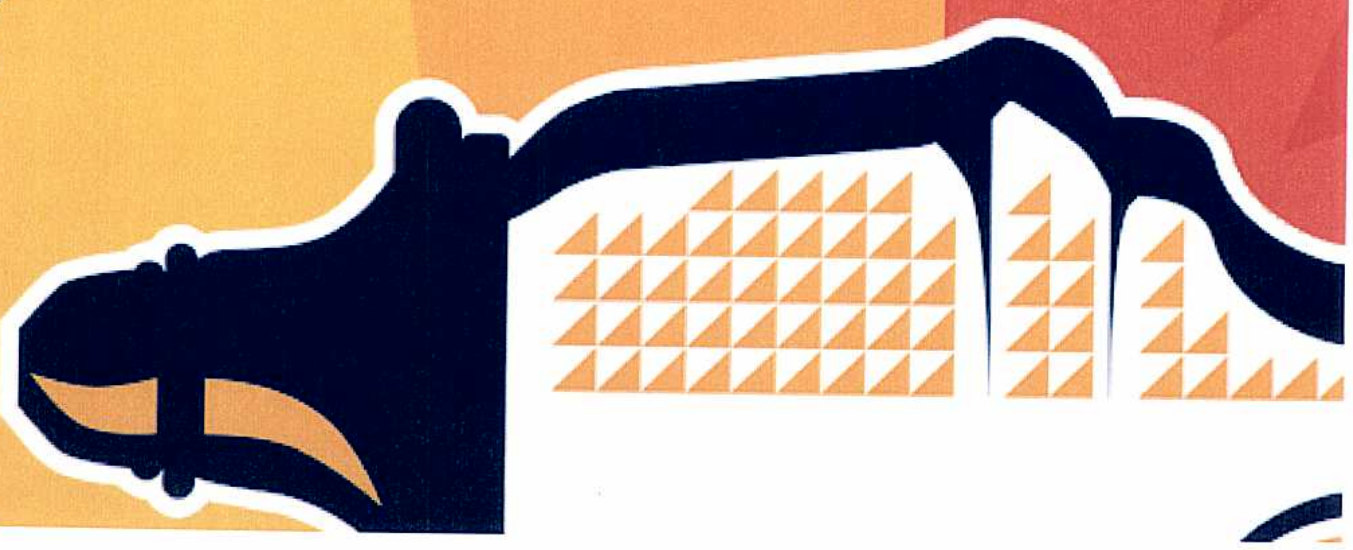
- BID to identify potential sites.
- Brochure/Web site is to be developed to assist with education, ideas, funding sources for property owners.
- Possible educational seminars to encourage continued private investment in Downtown.
- Upper level housing and restoration of historical structures can be costly.
- Financial incentives will be crucial to make projects cash-flow.



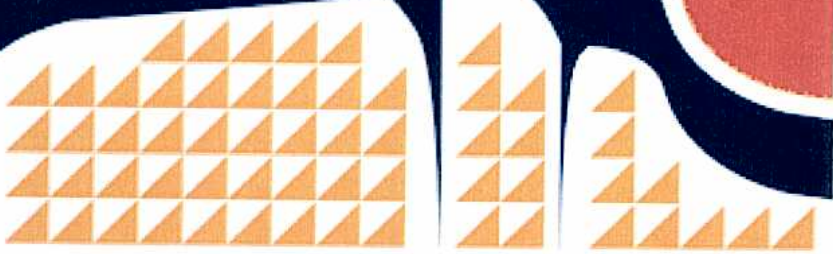
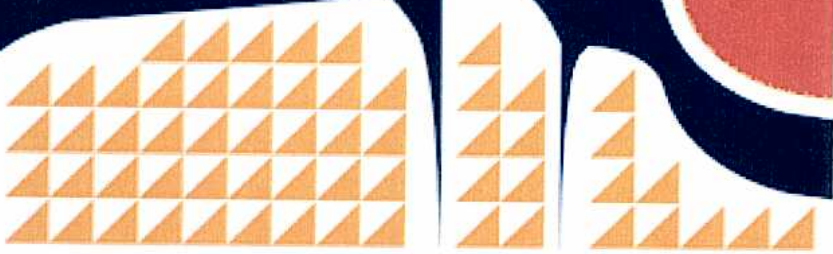
2. Parking Solutions

- Need smaller, more strategically located surface parking lots.
- Several key buildings are isolated from parking, impeding development.
 - Masonic Temple Building
 - Walnut Street Center
 - Others to be identified

Funding assistance is needed to complete these core projects. Community Redevelopment Authority is willing to work with investors, but not willing to provide parking solutions before an investor is committed.

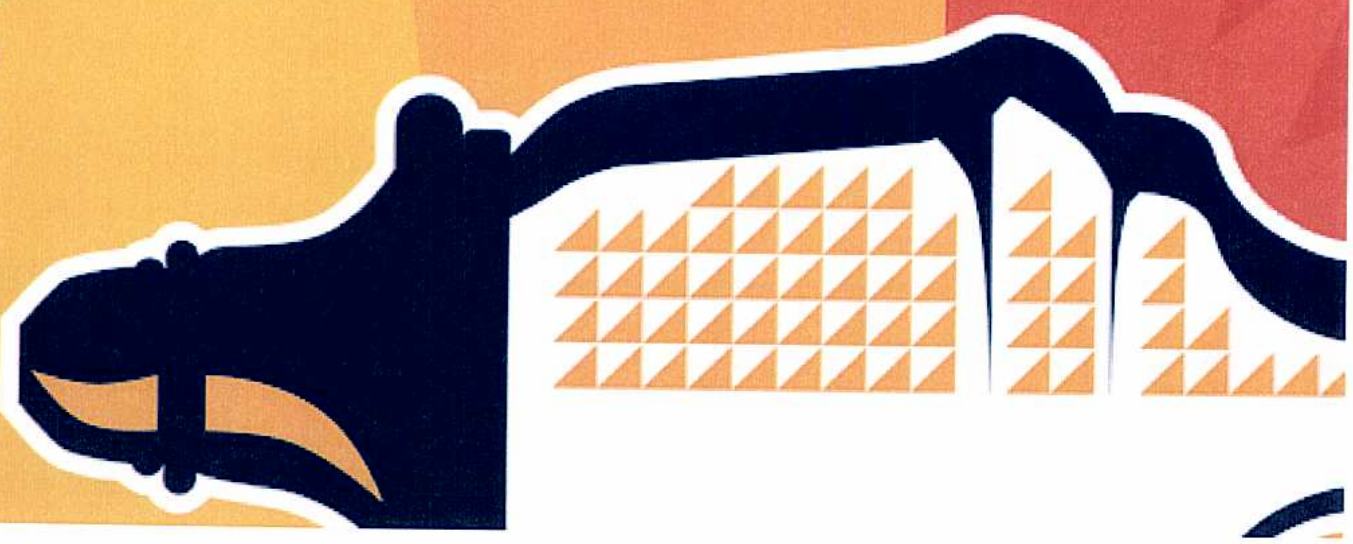


Downtown
Speed, Sound



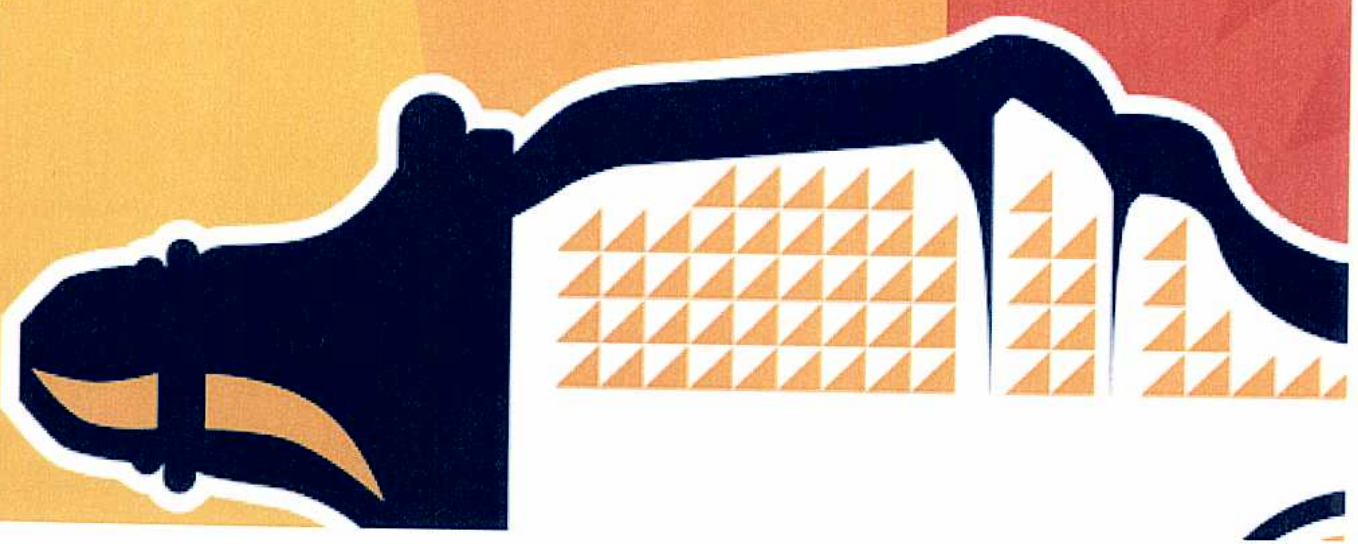
3. Physical Environment & Streetscape

- New logo
- Entrance signs
- Downtown banners
- Major streetscaping project with trees and landscaping
- New benches & trash containers
- New pocket park (funded by Sprint)



3. Streetscape Completed Alley Way Project

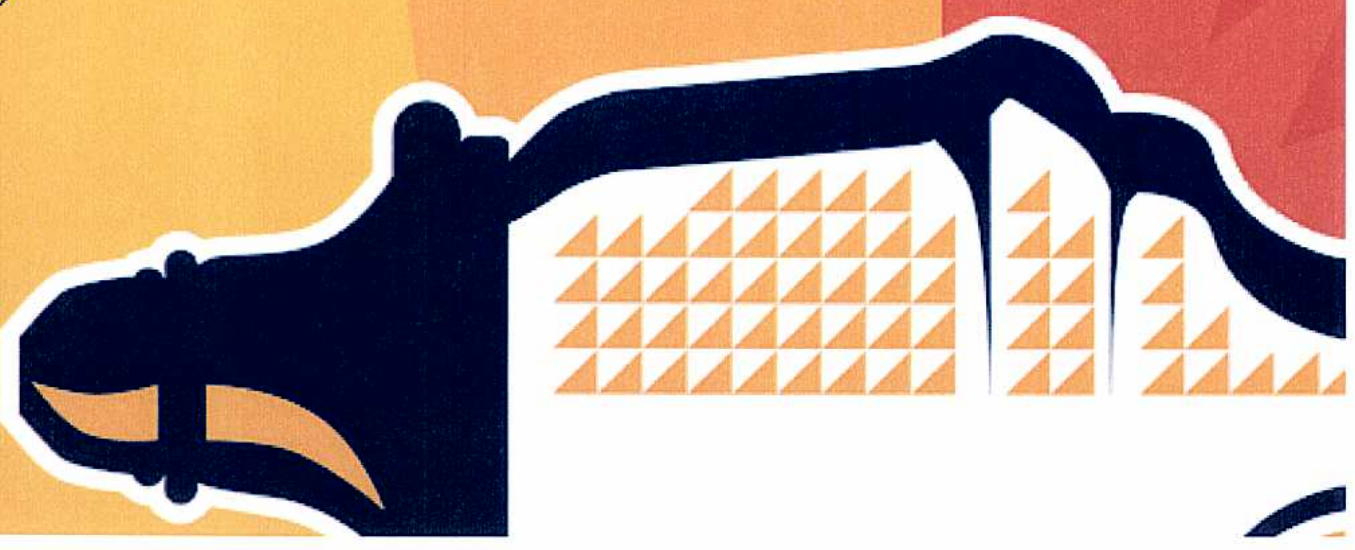
- Buried unsafe and unsightly power lines
- New concrete alleyways
- New sewer drainage for water runoff
- New historical lighting for enhanced safety
- New alley entrance bollards and crosswalks
- Completed through a combination of public and private investment



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Grand Island

3. Streetscape Parking Lot Enhancements

- Multiple tree and landscaping projects
- New historical lighting
- New parking lot on-premise signs



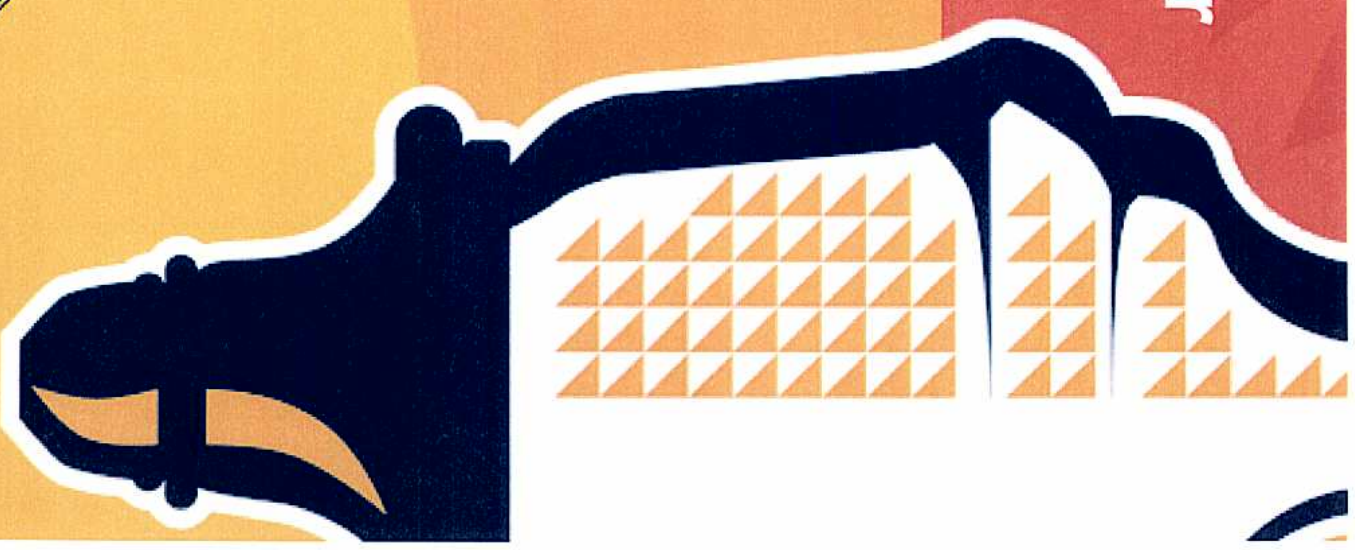
Downtown
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4. The Arts & Humanities Center of Grand Island

Our Vision:

Activities=People=Traffic=Business

Downtown is the logical place for Grand Island to embrace and show support for the arts.

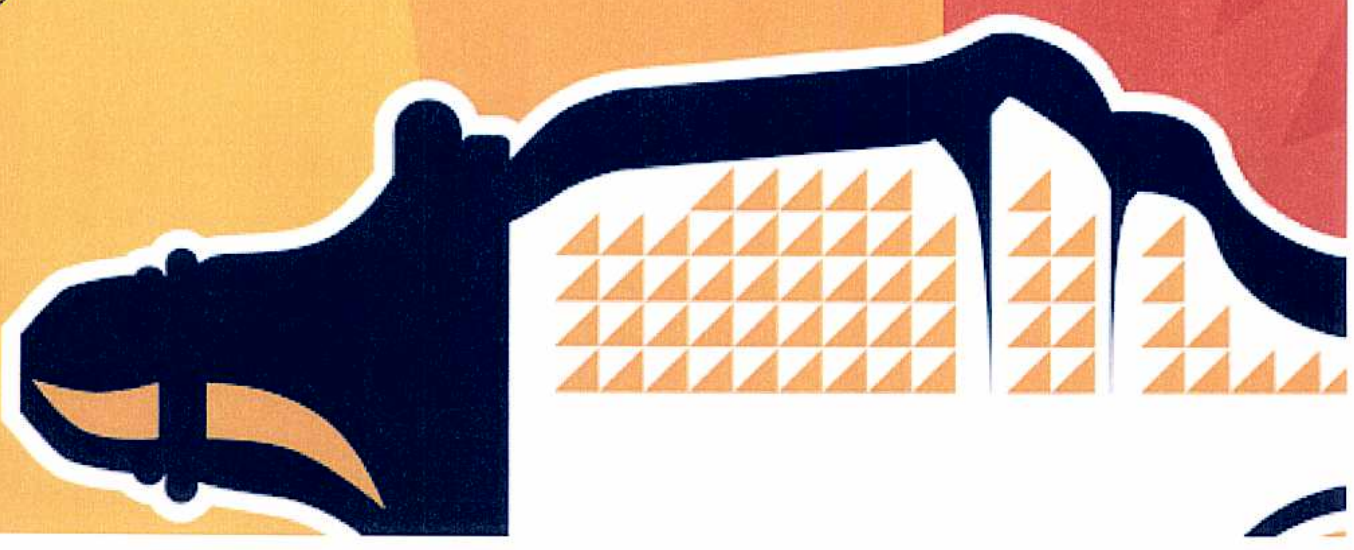


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Grand Island

4a. Arts & Humanities Center: Kaufman-Cummings Park

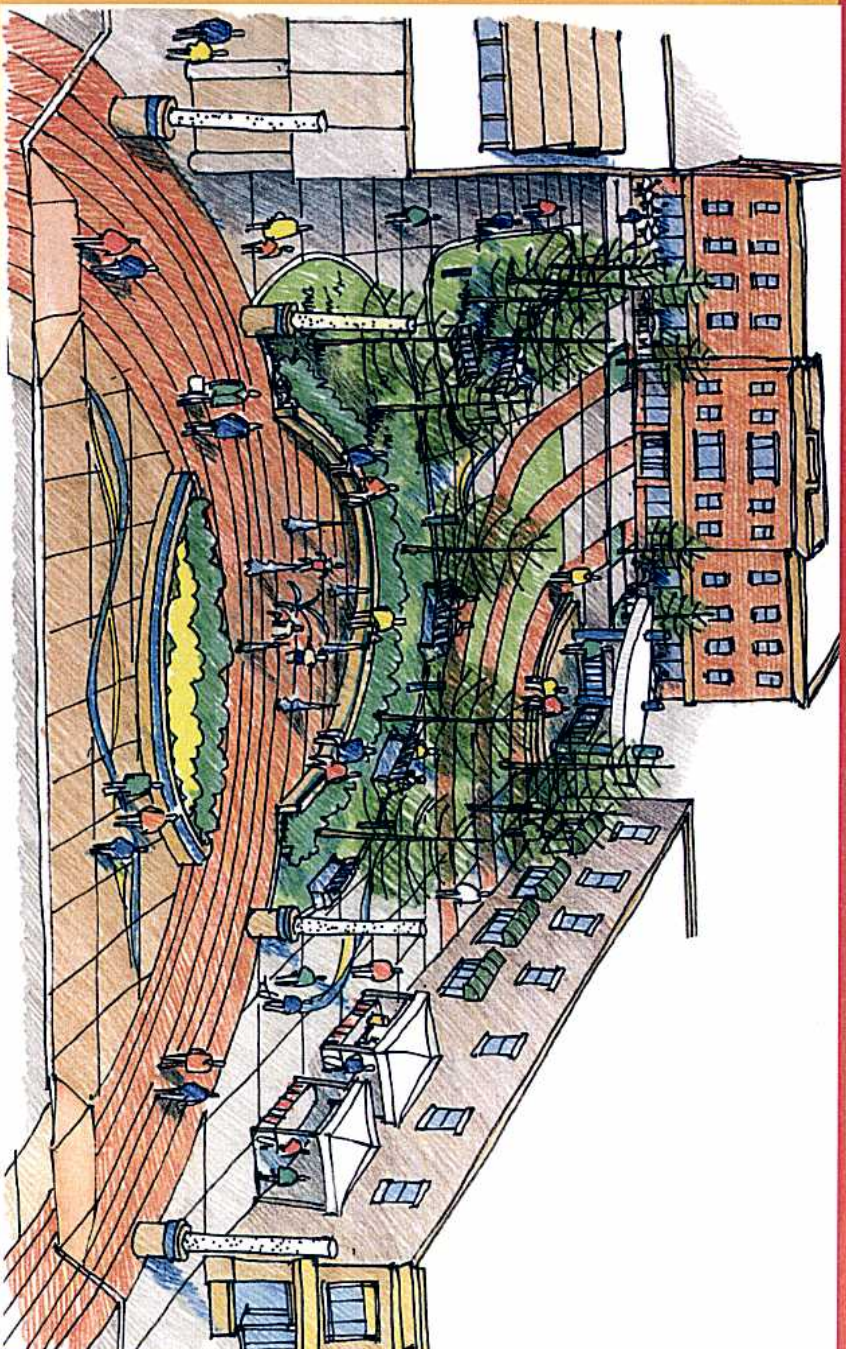
Our Plan:

- Kaufman-Cummings Park needs redevelopment.
- Modest-sized outdoor amphitheatre with performance seating.
- Colorful flags and bollards.
- Add greenspace for Downtown residents and patrons to enjoy.



Downtown
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4a. Arts & Humanities Center: Harmony Square



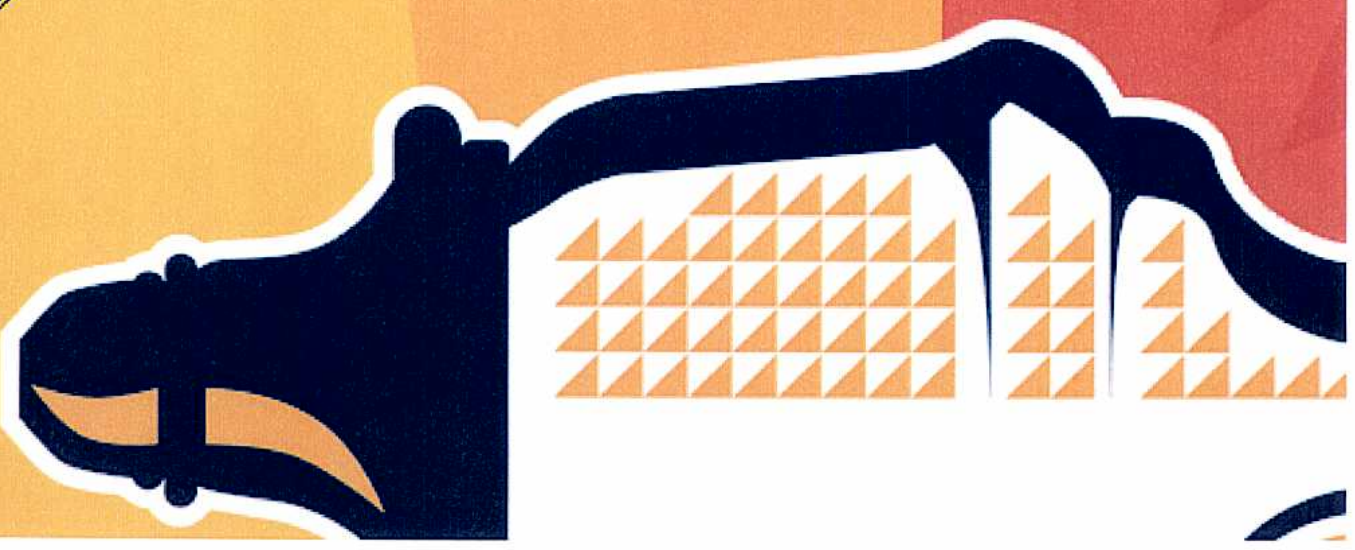
- Proposed Design for Harmony Square
- City not able to provide funding assistance at this time



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4b. Arts & Humanities Center: The Grand Theatre

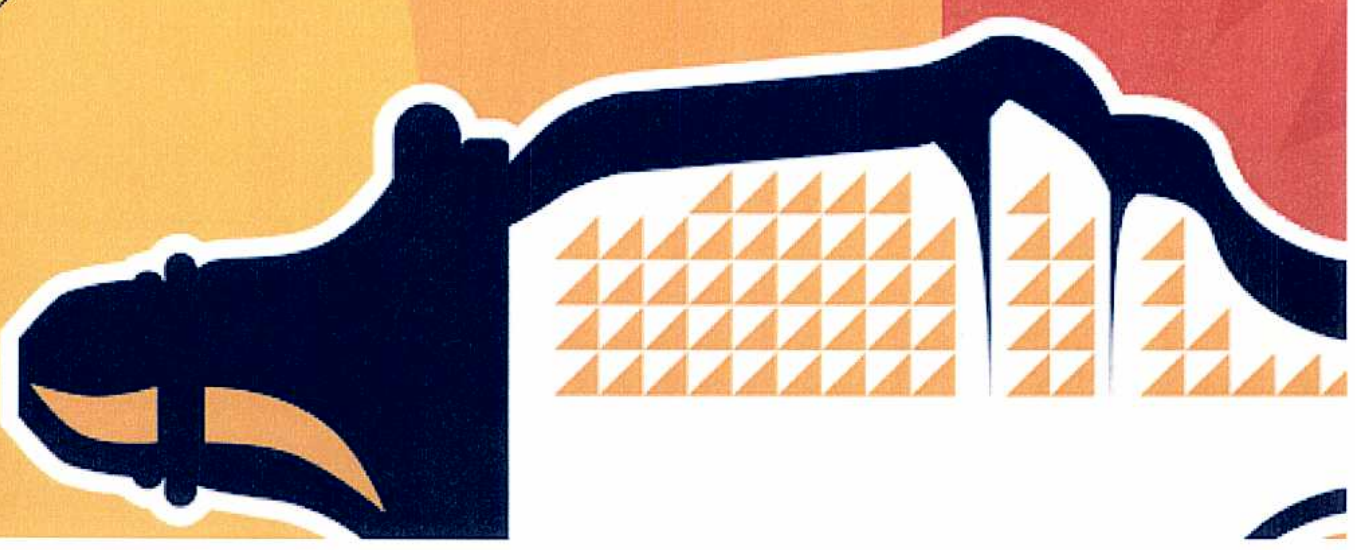
- Re-opened in 1937 as “Nebraska’s Finest & Most Modern Theatre”, The Grand featured the largest neon sign in Grand Island and a façade of colored glass
- 1985 The Grand closed
- 1992-2004 operated by Fridley Theatres
- 2004 The Grand Foundation was formed:
 - Provide arts and entertainment through a variety of programs
 - Preserve the last historical movie palace in Grand Island as a home for film and performing arts
 - 2nd run movies and live entertainment



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4c. Arts & Humanities Center: Prairie Winds Art Center

- A Co-op of 20-24 artists working in a variety of media
- Building was the First National Bank and the first Library in Grand Island
- Building details include birds eye maple flooring and a raised plaster ceiling with 18" cornices
- Features monthly shows, workshops throughout the year,
- Community displays, etc.



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Grand Island

Grand Island and Nebraska Lied Main Street

BID Committee Structure

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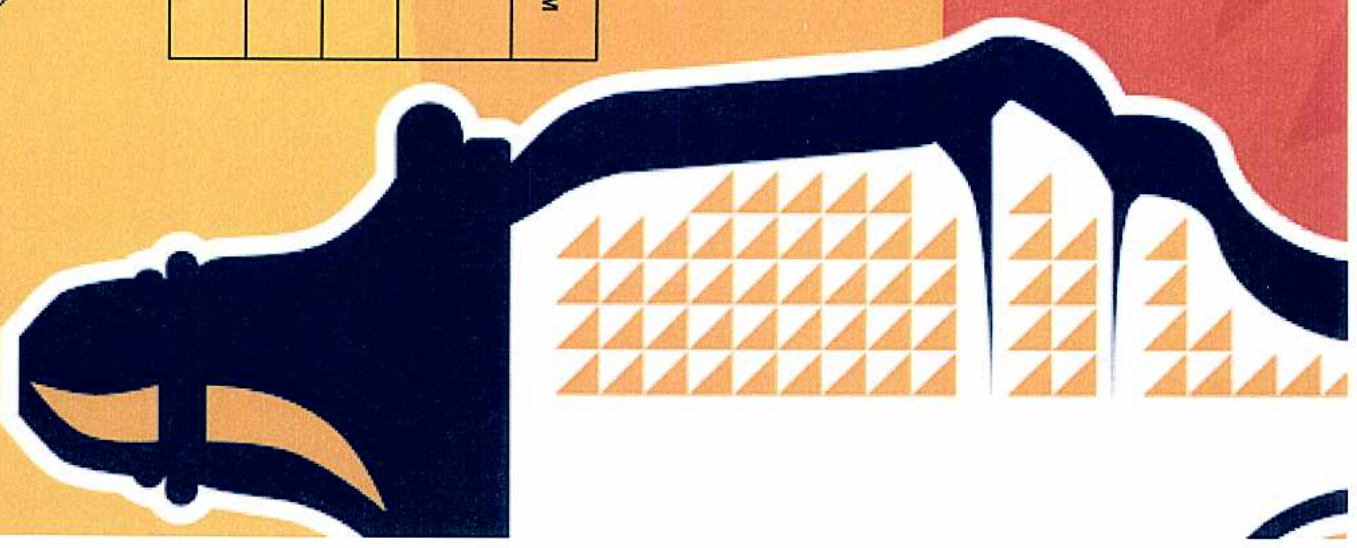
Main Street Four Point Approach TM

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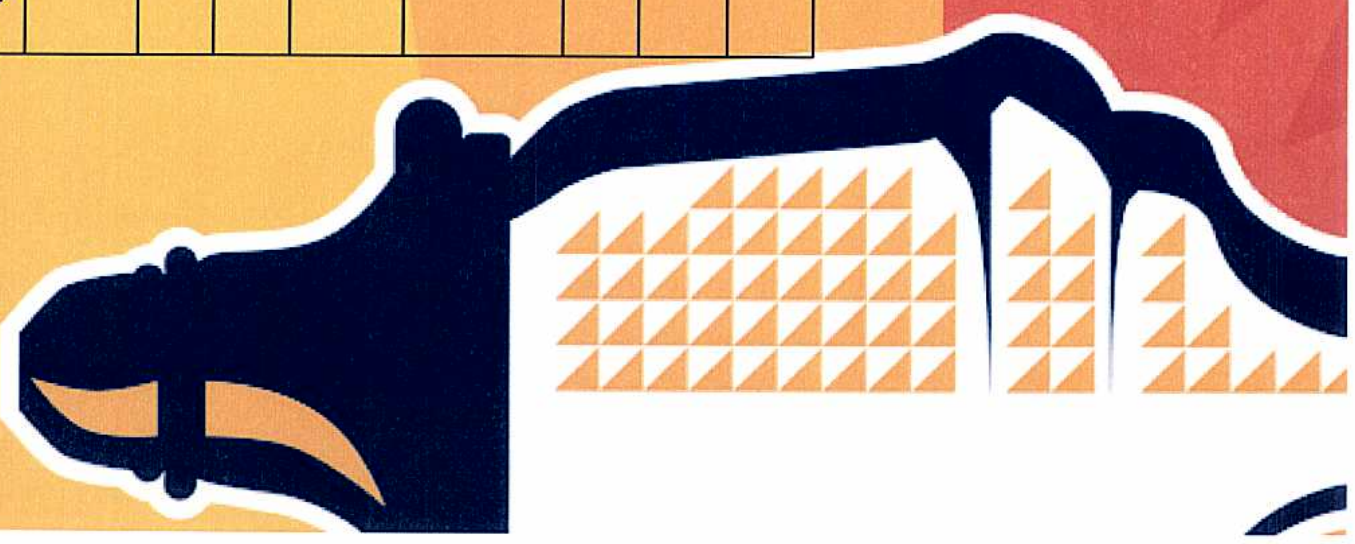
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Grand Island and Nebraska Lied Main Street

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Downtown
Grand Island

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