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# City of Grand Island



**Tuesday, January 19, 2010**  
**Study Session Packet**

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**City Council:**

Larry Carney  
Scott Dugan  
John Gericke  
Peg Gilbert  
Chuck Haase  
Robert Meyer  
Mitchell Nickerson  
Bob Niemann  
Kirk Ramsey  
Jose Zapata

**Mayor:**

Margaret Hornady

**City Administrator:**

Jeff Pederson

**City Clerk:**

RaNae Edwards

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**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.

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## **Pledge of Allegiance**

## **Roll Call**

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### **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.

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### **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.

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### **MAYOR COMMUNICATION**

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

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# **City of Grand Island**

**Tuesday, January 19, 2010**

**Study Session**

## **Item -1**

**Discussion of Future Use of City Owned Property Located at 2204  
Bellwood Drive known as the Racquet Center**

**Staff Contact:**

# **Council Agenda Memo**

**From:** Steve Paustian, Parks and Recreation Director

**Meeting:** January 19, 2010

**Subject:** Future Use of the Racquet Center

**Item #'s:** 1

**Presenter(s):** Steve Paustian, Parks and Recreation Director

## **Background**

In 1984 the City was approached by the owners of the Grand island Racquet Center to see if there was any interest by the City to purchase the Racquet Center from them. Negotiations took place and the City ended up purchasing the Racquet Center for the taxes owed, approximately, \$30,000.00.

The Park and Recreation Department Administrative offices moved to the facility after the purchase and remained there until moving to the new City Hall in 1993. In 1997 proposals were received by the City for the operation of the Racquet Center. Scott Norton, owner of the Health-Plex Fitness Center was offered a contract to operate the Racquet Center in 1997. Mr. Norton still maintains this lease with the City.

## **Discussion**

During the years Mr. Norton has leased the building the floor plan has been modified to allow for a soccer field at the west end of the facility. With the construction of the new City/State Fair building it has been determined it is in the best interest of the City to not allow soccer to continue in the Racquet Center. At about the same time, representatives of the Grand Island Tennis Association approached the City about the opportunity to submit a proposal to take over the management of the Racquet Center. As Mr. Norton's contract is to expire this year it is appropriate to seek Council guidance regarding the future operation of the Racquet Center.

Included in the packet is a market analysis of the property to assist Council in the discussion of the future of the facility.

## **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.

It is the intent of City Administration to bring this issue to a future council meeting for the actions needed to be taken from the direction provided by the Council.



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CHARLES R. WINKLER, CRS, GRI  
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FAX: (308) 384-4938  
Cell: (308) 380-2077  
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January 12th, 2010

Mr. Steve Paustian  
Parks and Recreation Director  
City of Grand Island  
100 East First Street  
P.O. Box 1968  
Grand Island, Nebraska 68802

RE: 2108 - 2204 Bellwood Drive  
Grand Island, Nebraska 68801

Dear Mr. Paustian:

I, Charles R. Winkler, being a duly licensed, qualified and acting Real Estate Broker under the laws of the State of Nebraska since March 19<sup>th</sup>, 1976; with my principle place of business being in Grand Island, Hall County, Nebraska, and being well acquainted with real estate values, hereby submit the following Market Analysis of the property legally described as:

Please see two attached deeds, document numbers 84-002767 and 84-002768, for Legal Descriptions of subject.

This Market Analysis is based on the present market value and from the standpoint of an "as is" condition in the real estate market as of this date by a willing seller to a willing buyer, with neither the seller being forced to sell nor the buyer being forced to buy.

Also, this Broker has no interest whatsoever in this property and does not contemplate any interest at any future time.

It is my opinion that a fair market value would be.....\$330,000.00

Respectfully submitted,

Charles R. Winkler  
Associate Real Estate Broker  
Woods Bros. Realty  
My Nebraska Real Estate Brokers License I.D. # is 760100

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# **City of Grand Island**

**Tuesday, January 19, 2010**

**Study Session**

## **Item -2**

**Presentation of Program Prioritization Progress**

**Staff Contact: Jeff Pederson**

# **Council Agenda Memo**

**From:** Jeff Pederson, City Administrator

**Meeting:** January 19, 2010

**Subject:** Program Prioritization Progress

**Item #'s:** 2

**Presenter(s):** Jeff Pederson, City Administrator

## **Background**

Development of the Financial Trend Monitoring System in late 2008 was a key tool used in the effort to diagnose the fiscal health and wellness of the City of Grand Island. Information produced by the FTMS strengthened the ability of City administration to identify, forecast, and illustrate key factors associated with the sustainability of General Government spending at present/projected levels.

The expectation for revenue reduction necessitated a new approach to making decisions about how to allocate resources. Early in 2009, City Administration became aware of a new budgeting model called Program Prioritization. The model was developed and used successfully in Johnson County, Colorado and the success of the model had caught the attention of the International City/County Management Association as an innovative approach to budgeting in an era of resource reduction.

The City of Grand Island formally launched Program Prioritization with two meetings last May consisting of City Elected Officials, Department Directors, and ICMA consultants wherein the model was explained and the first formal step was taken. That step was the development of Result Maps that identified the most important results that the City Council has for return on the expenditure of City tax dollars and other General Fund Resources. That stage in the process defines the process going forward, which essentially ranks all City programs in priority order in terms of how they achieve the priority results identified by the City Council.

## **Discussion**

The first priority array of City program priorities will be presented at the City Council Retreat on March 6. The purpose of this presentation is to highlight the work going on in



the City departments to identify programs and score them with respect to the Council Result Maps.

### **Conclusion**

This item is presented to the City Council in a Study Session to identify progress made with implementation of the Program Prioritization process, and to allow for any questions to be answered and to create a greater understanding of the issue at hand.

It is the intent of City Administration to bring this issue to the City Council Retreat on March 6, 2010.