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WELCOME TO THE CITY OF GRAND ISLAND, NEBRASKA

Community

Welcome to Grand Island, Central Nebraska's Platte River Oasis, offering tourist attractions, an active trade center, employment opportunities, and human service programs to the agriculturally based area population.

Grand Island has a rich history reflected today in the stability of the community and the outstanding quality of life for its residents.

Grand Island is fortunate to have experienced a robust population growth within the last 10 years and weathered the recession better than many communities in the nation. Having exceeded a population of 50,000, Grand Island's growth upgraded its status to a metropolitan statistical area (MSA), joining the ranks of fellow Nebraska MSAs, Omaha and Lincoln.

Grand Island is home to the Nebraska State Fair as well as the Hall County Fair and the Grand Island Rodeo, an annual PRCA event. The vibrant downtown, including the Railside District, hosts music and arts events throughout the year. Permanent festoon lights brighten the thriving district as well as help create a more identifiable community space.

Location

Located in the center of the State, Grand Island is accessible to traffic from Interstate-80, US Highways 281, 30, and 34, and Nebraska Highway 2, as well as the Central Nebraska Regional Airport. It is known as the retail hub of central Nebraska, offering lodging, dining, shopping, entertainment, service programs, and information to the 30-plus rural communities in a 90-mile surrounding area.

Demographics

Grand Island is the fourth largest city in Nebraska, with a population of 53,131 and a labor market population of 43,000. The community also serves residents in much of rural Nebraska including an area of over 20,000 square miles with an estimated population of over 200,000.

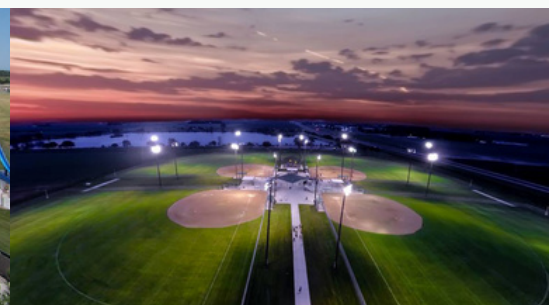
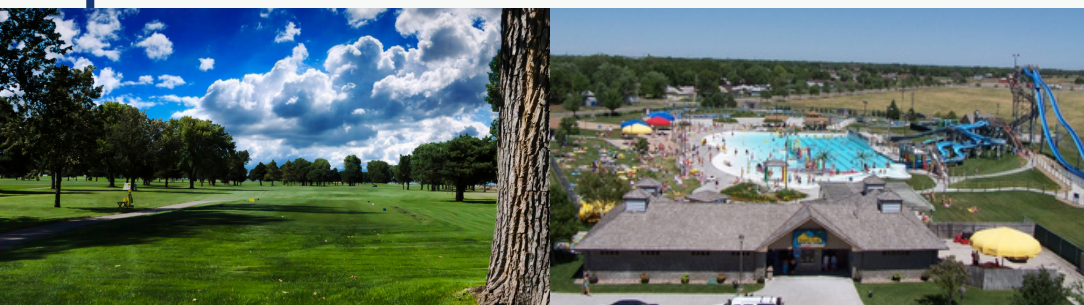
The median age in Grand Island is 34.7 years, compared to the national median of 37.5 years. The "19 and under" age group experienced the largest increase in population in the last decade, and is expected to continue to grow at a rate of 5.2%. This means Grand Island is full of young people ready to enter the workforce.

History

The city's first settlers arrived in 1857 to the area named by French Fur Traders as "La Grande Island," an island in the Platte River.

In 1866, Union Pacific surveyors laid out and platted a town called Grand Island, which at that time had a population of 500. In 1868, the railroad extended to Grand Island, contributing to significant growth. At that time, gold had been discovered at Pike's Peak in Colorado and thousands traveled to Western states in seek of great fortune. By 1870, Grand Island's population had grown to 1,057 people.

The town's incorporation in 1872 included a name change—what was known as Grand Island Station was from here on called Grand Island. City government was established, and the first mayor of Grand Island was John Wallichs.



Attractions and Events

Stuhr Museum of the Prairie Pioneer
Nebraska Nature Center
Fonner Park
Grand Island Little Theatre
Plum Street Station
Heartland Events Center

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Art in the Park
Central Nebraska Ethnic Festival
Children's Groundwater Festival
Harvest of Harmony Parade
Community Arts & Concert Association
Husker Harvest Days
Hoops Mania
Hall County and State Fairs
Hear Grand Island Summer Concert Series at Railside Plaza

Shopping

Grand Island has one large indoor mall, multiple strip malls and plazas, a thriving Downtown with many unique shops, and small commercial outlets.

Economy

Manufacturing, transportation and distribution, health care, and financial transaction services all have a strong presence in Grand Island and are at the core of the city's economic vitality. Farm machinery and equipment manufacturing employment is projected to grow by 3.7% nationwide over the next decade. Exports of agricultural equipment account for nearly 10% of Hall County's total exports. Food and beverage production in Grand Island dates back to the 1860s with the advent of the flour mills. Today, food and beverage production and distribution remain an integral part of the economy.

Strategically located in the center of the country makes Grand Island ideal for transportation and distribution services and offers numerous careers in the industry.

Grand Island's growing health care services have earned the reputation as a regional care center, with nearly 5,000 people employed in the field.

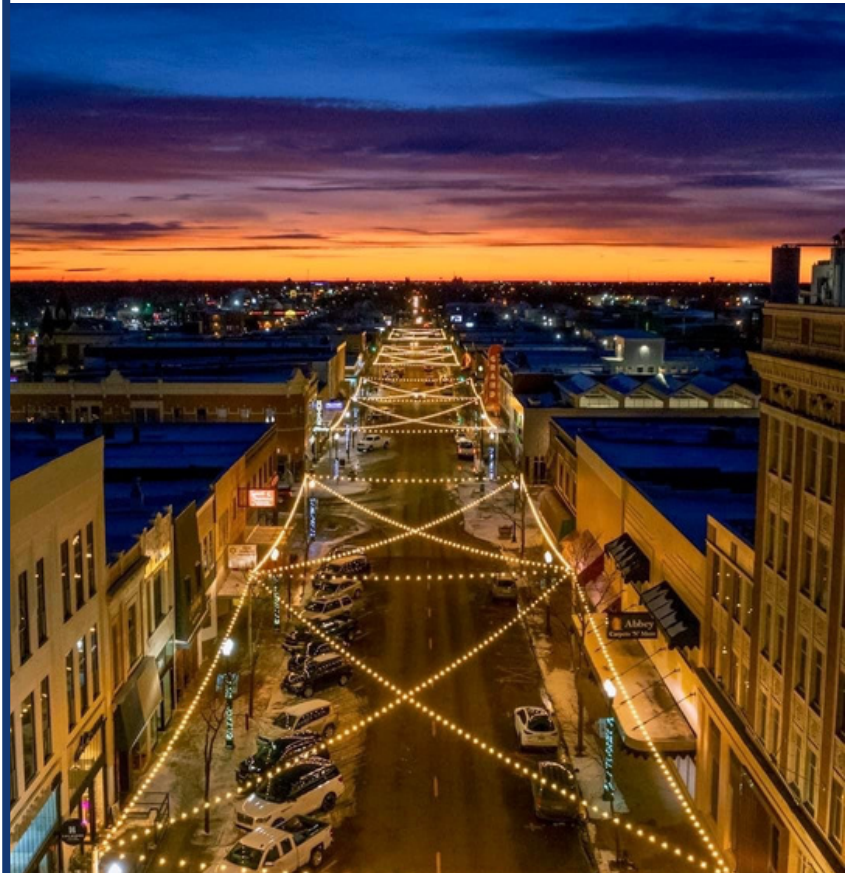
Education

Grand Island has one of the best school systems in the state. Community support for education is strong, as evidenced by recent building projects, fundraising for additional computers, and donations of special equipment. Increasing opportunities are also available for higher education.

As of 2022, the Grand Island Public School District provided 14 elementary schools, three middle schools, and one senior high school. Grand Island is also served by Northwest High School, Central Catholic Junior-Senior High School, Heartland Lutheran High School, four private elementary schools, Central Community College, and College Park.

Central Community College, Grand Island Campus provides higher education and vocational opportunities. A master's level education is available on-site offered by the Bellevue University program.

College Park provides a variety of programs from Doane University, Central Community College, Hall County extension office, and Central Nebraska Area Health Education Center, and is home to the Grand Island Little Theater.



Current Economic Development Projects

Amur Equipment Finance Project

Amur has been expanding rapidly and purchased a 15,000 square foot building from Wells Fargo. The company is located in the Downtown Center and is committed to downtown Grand Island. They are delighted to have a continued presence in the heart of the city in the Railside District for their headquarters.

Bartenbach Building

Artisans' Alley LLC is redeveloping the historic Bartenbach Building in downtown Grand Island. The first floor will continue to feature commercial space while the second floor will be developed into 12 quality, affordable condos for rent, ranging from 500 to 1,500 square feet. Two small office spaces will also be available off the alley, which leads to a courtyard. Because Artisans' Alley believes in promoting art, murals will be painted on the exterior of the building.



Industrial Foundation Subdivision

The Industrial Foundation Subdivision is located minutes from Interstate 80, U.S. Highway 281 & Highway 30. These six pad-ready sites are fully equipped with gas and city-managed utilities such as sewer, water, and electricity. Two spine roads allow for direct access to the middle of the park for larger projects. This subdivision allows for continued growth in Grand Island and Platte Valley-East.

Trinity Heights Subdivision

Mesner Development began construction in 2022 on the Trinity Heights Subdivision, an in-fill housing development which will include market rate townhomes in the form of duplexes. In all, 64 to 72 two-bedroom units will be constructed. Total cost of the project is \$16 million. The project will receive \$1 million in Build Grand Island revolving loan funds for the owner-occupied units. Also, \$1.79 million of Tax Increment Financing (TIF) has been approved.

Hedde Building

Downtown Grand Island will gain 17 apartments thanks to the continuing redevelopment of the Hedde Building. The project will receive \$500,000 in Build Grand Island revolving loan funds, and the budget for redeveloping the entire building is \$4 million.

Grand Island Fiscal Summary

The total FY2022 budget is \$273,245,385. Following is a summary of the budget for each of the fund groups contained in the 2022-23 budget:

Funds	Expenditures	Transfers Out	Total Appropriation
General	\$48,570,603	\$2,905,000	\$51,475,603
Permanent Funds	\$5,000		\$5,000
Special Revenue	\$33,902,638	\$9,980,550	\$43,883,188
Debt Service	\$380,249		\$380,249
Capital Projects	\$955,000		\$955,000
Special Assessments		\$150,936	\$150,936
Capital Equipment	\$3,905,441		\$3,905,441
Enterprise Fund	\$146,669,242		\$146,669,242
Internal Service	\$13,760,938		\$13,760,938
Agency	\$2,029,500		\$2,029,500
Pension	\$1,026,648		\$1,026,648
CRA	\$9,003,640		\$9,003,640
Totals	\$260,208,899	\$13,036,486	\$273,245,385

The City of Grand Island is a City of the First Class with a municipal government organized pursuant to the provisions of Chapter 16 of the Revised Statutes of Nebraska. The City operates under a Mayor-Council form of government. The City Administrator is a statutory officer, appointed by the mayor and approved by the council.



The City Administrator:

- Shall be the chief operating officer of the City and shall perform such duties as prescribed by ordinance or law.
- Will oversee city departments and the delivery of local government services including Police, Fire, Public Works, Utilities, Parks, Planning, Building, 911 Emergency Response, Library, and Human Resources.
- Shall provide highly responsible and complex administrative support to the Mayor and City Council. The City Administrator and City Administration staff carry out the policies established by the City Council in coordinating, directing, and reviewing the activities of all municipal operations.
- Is responsible to the Mayor and the City Council for the administrative functions of City government.
- Serves as the chief administrative officer for the City and is charged with the day-to-day responsibilities of supervision, coordination, and administration of the City Departmental activities; formulation, presentation, and administration of the budget; development of program and policy alternatives and recommendations for consideration by the Mayor and City Council; preparation of staff reports; and keeping the Mayor and City Council informed as to operational and administrative needs and activities.
- Provides long-range planning leadership, provides leadership to the City staff and professional consultants, and administers programs of the Mayor and City Council.
- Is a leadership role that requires personal courage, integrity, personal confidence, organizational skills, and intelligence.
- Must be responsive to needs of others, care about and enjoy working with people while being open to learning new strategies as directed by an elected body.
- Reports directly to the Mayor, receives policy direction from the Mayor and from ordinances or resolutions adopted by the City Council. The position coincides with the term of the Mayor.
- Oversees the supervision of all employees, evaluates all appointed and hired officials, and makes recommendations to the mayor regarding all matters involving the performance of City personnel.



- Bachelor's degree from an accredited college or university in Public Administration, Business Administration, Public Policy, or related field required (Master's degree preferred).
- Minimum seven years experience of progressively responsible management and supervisory experience as a city/town or county manager for a similar size population base, or as an Assistant or Deputy in a larger community.
- Strong financial and budgeting background.
- Good steward of public funds with a strong understanding of all city operations, including municipal utilities.
- Experience managing a growth environment in residential and commercial development, including planning, anticipating, and meeting infrastructure needs.
- Skills to encourage, develop, and maintain strategic positions for development (in coordination with economic development partners).
- Gifted at making clear and concise presentations to the City Council and public.
- Able to guide the Mayor and Council without taking sides or playing politics, always providing the best professional recommendations.
- True visionary who is not risk averse, and is willing to make bold decisions for the future.
- Outstanding communication skills, both verbal and written.
- Strategic thinker and listener.
- Quiet confidence borne from expertise and experience.
- Professional skilled at building and sustaining interpersonal relationships.
- Intelligent, servant leader who always demonstrates honesty, integrity, fairness, and diplomacy.
- Steady hand at the wheel while exhibiting fair and impartial decision-making.
- Humble, trustworthy, dependable, and provides great customer service.
- Calm and approachable demeanor and remains cool and collected even during chaos.
- Outstanding leadership skills.
- Encourages teamwork, can work as an active part of a team, and is comfortable getting in the trenches to get the job done.
- Able to evaluate operations across all departments using experience to guide change where needed, without micromanaging.
- Motivator who works collaboratively with and empowers staff.
- Positive and supportive management style that supports and reinforces staff, is respectful of all, provides mentoring, sets priorities, provides resources, has high expectations, and ensures accountability.
- Serves as the voice for staff with Council and the public.
- Desire to immerse oneself in and be a part of the community.

HOW TO APPLY

Compensation: Annual base salary will depend on qualifications but is expected to be in the range of \$180,190 to \$234,873. Position also includes a competitive benefits package.

To apply, please email your cover letter and resume in .pdf format by April 21, 2023, 5 pm CST, to clowe@governmentpros.com. Position is open until filled. Faxed and mailed submissions will not be considered. Direct questions to Chris Lowe at 785-766-9104 or clowe@governmentpros.com.

For additional information about the City of Grand Island, please visit:

Grand-island.com

Facebook.com/CityofGrandIsland

Visitgrandisland.com

The City of Grand Island is an Equal Opportunity Employer and does not discriminate on the basis of race, color, religion, national origin, sex, age, disability, genetic information, or any other status protected by law or regulation. It is the City's intention that all qualified applicants be given equal opportunity and that selection decisions are based on job-related factors.