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# CITY OF CRAWFORD

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## CITY COUNCIL REGULAR MEETING MINUTES

### APRIL 26<sup>TH</sup>, 2016

Members of the City Council of the City of Crawford, Nebraska, met in regular session in the City Hall Council Chambers, 135 Elm Street, Crawford, Nebraska on the 26<sup>th</sup> day of April, 2016, at 6:30 o'clock p.m. The following individuals were present: Mayor David Nixon, Attorney Adam Edmund, Council Member Ed Kuhnel, Council Member Karla Adams, Council Member Skip Chubb and Council Member Roy Norgard. Absent: none.

Notice of the meeting was given in advance thereof by publishing in The Crawford Clipper/Harrison Sun as shown by the affidavit of publication filed in the City Clerk's office at City Hall. Availability of the agenda was communicated in the advance notice and in the notice of the Mayor and City Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Mayor Nixon called the meeting to order and declared a quorum present at 6:30 p.m. and announced to the public that a copy of the Open Meetings Act is posted on the wall in the Council Chambers. It is also available in pamphlet form.

Council Member Adams made a motion to approve the minutes of the April 12, 2016 regular council meeting. The motion was seconded by Council Member Chubb. The following Council Members voted AYE: Adams, Chubb and Norgard. Council Members voting NAY: None. ABSTAINING: Council Member Kuhnel. Motion carried.

#### Board Reports:

**Golf:** Sorensen spoke to the Golf Board about a new \$7,000 irrigation pump and system; repairs to current system would be at least \$1,500 for screens and \$2,100 for pump; recommending Darlene Serres for hire; old Clubhouse is now gone, thank you to the City for their assistance; discussion of tree and bench in memory of Joe Hourt; painted inside Clubhouse; discussion on security cameras.

**Park:** some employees participated in a tree-trimming seminar presented by Doke Nickerson.

**Ponderosa Villa:** 24 in the nursing and 12 in assisted-living; annual DHHS survey resulted in several praises and only 2 minor deficiencies; made \$4,348.45 in March.

**Hospital:** met last night; \$1.7 million and \$4.1 million in accounts receivable; bid on new emergency building was tabled; Prairie Pines is full; ordered new MRI modular; special dialysis chairs; Circle of Lights was very successful (\$42,000).

**SWANN:** chips are ready for the taking; if people need assistance, one day's notice is requested.

**Fire:** there will be a meeting regarding the water and waste water line with Mike Kesselring, with George Serres' input; use of raw water is being discussed; fire department is asking if the city has any dirt available; donations are on-going.

**Rodeo:** had annual fundraiser; next meeting will be painting parking posts; will be talking to Hruby about septic tank installation.

**NNDC:** will meet Friday.

**Chamber of Commerce:** Easter Egg hunt was postponed but successful; community-wide yard sale is scheduled for June 4; looking for volunteers for committees for July 4 activities and upcoming car show; working on hiring for tourist information booth and some landscaping is planned for the booth area.

Deb Cottier, from NNDC, spoke on Tax Increment Financing (TIF). The following are some highlights: under the Community Development Law, and subject to strict regulations, a city has the authority to devise a process, such as the Comprehensive Development Plan, to designate areas blighted or substandard (up to 50% of the city properties). PADD helped Chadron develop a Blighted and Substandard Survey, creating a TIF map of blighted and substandard areas. Substandard areas are generally areas with a predominance of improvements (houses and buildings) that are dilapidated, deteriorated, old, obsolete or over-crowded and which are detrimental to the public health, safety, morals, or welfare.

Blighted means generally an area with deteriorating structures, defective or inadequate street layout, faulty lot layout, unsanitary or unsafe conditions, diversity of ownership, improper or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes (or any combination) that substantially impairs growth in that area.

This has nothing to do with value of property or judgement on the property, just literally needs to fit the definitions; within that blighted or substandard land, in order for redevelopment to take place, at least one of the following has to be met: structures that are at least 40 years old, unemployment rate of 120% of the state average, more than half of the plotted land has been undeveloped and in the city limits for 40 years, the per capita income is lower than the city average, or the area had a stable or decreasing population based on the census.

The council doesn't get to decide - have to have a survey done by PADD or someone outside the community. To pursue this process, the first step would be to create the blighted and substandard survey, and then the council creates or appoints the community development authority (CDA) to look at applications and recommend projects for TIF; CDA can be council members - but acting under a different group entity; have to create the process (application form with questions for evaluation, etc.)

How TIF works is that it uses the difference between the value of pre-development property tax and post-development property tax - that difference is diverted from going to the county, to paying off the bond or loan on the project; TIF dollars can only pay for what benefits public infrastructure including water and waste water lines, public lighting, curb and gutter, parking, dirt-work to facilitate safety, cost of real-estate, utility extensions, streets, driveways, or code adherence; the pre-development taxes continue to be paid; the post-development taxes are allowed to be used toward the loan for up to 15 years; the developer is liable for the loan whether there is enough tax increment to cover it or not. TIF uses a city process, approved by city council. It should increase the value of the real estate (which has to be within the city limits). It can be a valuable tool for new business development - and other people may then utilize those improvements. The process: take the project to the CDA, then to the Planning Commission, back to the CDA and then to the Council. The process is fairly standard throughout the state.

A Redevelopment Authority can't be comprised of the council members, can purchase and acquire property and is a step "above" a CDA. Deb recommended visiting with PADD about working a blight and substandard survey into the Comprehensive Plan.

Council Member Chubb made a motion to approve the Treasurer's Report and the Semi-annual Treasurer's Report. The motion was seconded by Council Member Adams. The following Council Members voted AYE: Chubb, Adams, Kuhnel and Norgard. Council Members voting NAY: None. Motion carried.

Council Member Kuhnel made a motion to approve the lease between the City of Crawford and Rhonda's New Waves with the standard 30-day-notice clause. The motion was seconded by Council Member Chubb. The following Council Members voted AYE: Kuhnel, Chubb, Adams and Norgard. Council Members voting NAY: None. Motion carried.

The Memorandum of Understanding between the City of Crawford and the Pine Ridge Cycle Association was tabled.

Vic Rivera spoke on the subject of development in the Planned Unit Development District. Mayor Nixon, Council Members Kuhnel and Norgard and possibly Attorney Edmund will meet with Mr. Rivera to discuss details of the proposal.

Ginger Fleming spoke on behalf of the Visitor Accommodations committee of Kickstart Crawford, regarding ideas of motel accommodations and miscellaneous signage possibilities. Deb Cottier recommended that the city use a planner or architect/engineer to look at the property to get the best use out of the property.

Council Member Kuhnel made a motion to approve the hire of pool manager Candace Staman at \$10.00 per hour, assistant pool manager Josh Harris at \$9.00 per hour, lifeguard Brittnee Lemmon at \$8.25 per hour and lifeguards Jancee Byers, Chaney Forbes and Jordan Summers at \$8.00 per hour. The motion was seconded by Council Member Chubb. The following Council Members voted AYE: Kuhnel, Chubb, Adams and Norgard. Council Members voting NAY: None. Motion carried.

Council Member Kuhnel made a motion to approve the hire of Darlene Serres for Golf Clubhouse at \$8.00 per hour. The motion was seconded by Council Member Norgard. The following Council Members voted AYE: Kuhnel, Norgard, Adams and Chubb. Council Members voting NAY: None. Motion carried.

No action was taken on the tobacco-free and smoke-free policies provided by Panhandle Public Health District.

No action was taken on the estimate for clean-up of the property at 1112 6<sup>th</sup> Street. No bids have been received yet.

Council Member Chubb made a motion to approve the hearing date of May 10, 2016 for zoning amendments of adding public/governmental buildings and facilities to permitted uses within the Planned Unit Development District and to rezone a property located in T31 R52W S10 PT SE4 NW4 from A-Agricultural to C2 Highway Commercial. The motion was seconded by Council Member Adams. The following Council Members voted AYE: Chubb, Adams, Kuhnel and Norgard. Council Members voting NAY: None. Motion carried.

There was no discussion on reviewing the proposed security system at Legend Buttes Golf Course.

Public comment addressed the reeds at the waste water treatment plant appearing dead; we are headed in the right direction at the Golf Course; AmeriCorps will be here next week and welcome homemade meals; appreciation to the Mayor for the tourism grant.

Council Member Adams made a motion to adjourn at 8:00 p.m. The motion was seconded by Council Member Chubb. The following Council Members voted AYE: Adams, Chubb, Kuhnel and Norgard. Council Members voting NAY: None. Motion carried.

Bills and claims received approval of three Council Members as indicated by their signatures.

The April 26, 2016 regular meeting of the City Council adjourned at 8:00 p.m.

Minutes by: \_\_\_\_\_  
Jane Dailey  
City Clerk/Treasurer

Approved by: \_\_\_\_\_  
David Nixon  
Mayor