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CITY COUNCIL REGULAR MEETING MINUTES

JANUARY 9TH, 2018

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 9th day of January, 2018, at 6:30 o'clock p.m. The following individuals were present: Mayor David Nixon, Attorney Adam Edmund, Council Member Ed Kuhnel, Council Member Roy Norgard, Council Member Connie Shell and Council Member Larry Olson. 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 Shell made a motion to approve the minutes of the December 12, 2017 regular council meeting. The motion was seconded by Council Member Norgard. The following Council Members voted AYE: Shell, Norgard, Kuhnel and Olson. Council Members voted NAY: None. Motion carried.

Board Reports:

Golf: meets 1-10-18.

Park: meet in the spring.

Ponderosa Villa: meets 1-26-18.

Hospital: meets 1-29-18.

SWANN: meets 1-18-18.

Fire: Bosses Night was 1-6-18, followed with an auction.

Rodeo: meets 1-9-18 or, if no quorum, the following Tuesday.

NNDC: there will be a luncheon meeting on 1-19-18.

Chamber of Commerce: no report.

Sub-committee for use of Cultural Center: there is a spot on the larger north half of the roof that is leaking; still some cleaning and painting to be done; there's a possibility of a new heater to be donated.

Daniel Bennett and Deb Cottier presented information on Blight Studies and Tax Increment Financing. A power-point and handout "Community Redevelopment - Introduction to TIF and Blighted Designation" were presented. Some highlights included: the Blight designation is part of the process to make tools like TIF available to encourage redevelopment; some of the factors in the blight designation are inadequate roads and streets, age of the buildings being 40 years or older, dilapidated, under-utilized buildings, vacant, underdeveloped lots. As a second-class city, Crawford could designate up to 50% of the community as blighted, if appropriate. The Blight designation is only a designation internally with the City – it is not shared with other agencies, realtors, etc.; A Redevelopment Plan is a separate plan, not the same as the

Comprehensive Plan. Tax-Increment Financing (TIF) is the difference between the current tax value and the value when developed; Chadron developed a blight map, then properties were looked at by developers to see if it was feasible; Crawford would need to set up a CDA (council) or a CRA (separate entity); Chadron has a CDA; advantage of a CRA is that it can borrow money and apply for loans, grants, etc.; Crawford City Council needs to decide if they want this tool of TIF to be available; there are different schools of thoughts on its application to a residential area; when TIF is utilized, no one "takes a hit" on property taxes; the increased property taxes after development just are not received until after TIF term is up; Chadron took about 3 years from the time of making a decision to go after a project (such as a motel) and to get the motel; the Planning Commission would first recommend to prepare a blight study.

Council Member Shell made a motion to approve the Treasurer's Report. The motion was seconded by Council Member Norgard. The following Council Members voted AYE: Shell, Norgard, Olson and Kuhnel. Council Members voted NAY: None. Motion carried.

Council Member Norgard made a motion to approve the permit for Tom and Dorrene Julius to tear down a structure at 704 Annin Street. The motion was seconded by Council Member Kuhnel. The following Council Members voted AYE: Norgard, Kuhnel, Shell and Olson. Council Members voted NAY: None. Motion carried.

No action was taken on a permit for a ramp for Evelyn Raben at 122 Linn Street.

Discussion was held on the redemption of one of the CDARS being left in the cash account until after USDA funds are received for the Storm Water Drainage Project and the project for the water and waste water extension for the new Fire Hall. Less interest would be lost on the CDARS than an interim loan would incur.

Council Member Kuhnel made a motion to approve leaving the CDARS redemption in the cash account. The motion was seconded by Council Member Shell. The following Council Members voted AYE: Kuhnel, Shell, Norgard and Olson. Council Members voted NAY: None. Motion carried.

Council Member Olson made a motion to approve Resolution 2018-01 to apply for Public Transportation grant funds. The motion was seconded by Council Member Kuhnel. The following Council Members voted AYE: Olson, Kuhnel, Shell and Norgard. Council Members voted NAY: None. Motion carried.

No action was taken on the proposal for a uniform allowance. The committee will meet on Monday 15th.

Council Member Kuhnel made a motion to approve attendance at the 2018 Panhandle Planning and Zoning Training on Thursday 1-25-18 in Gering. The motion was seconded by Council Member Shell. The following Council Members voted AYE: Kuhnel, Shell, Norgard and Olson. Council Members voted NAY: None. Motion carried.

Council Member Kuhnel made a motion to approve the annual lease between the City of Crawford and Legend Buttes Health Services. The motion was seconded by Council Member Shell. The following Council Members voted AYE: Kuhnel, Shell, Olson and Norgard. Council Members voted NAY: None. Motion carried.

Council Member Olson made a motion to approve a three-year lease between the City of Crawford and BNSF for office space. The motion was seconded by Council Member Kuhnel. The following Council Members voted AYE: Olson, Kuhnel, Norgard and Shell. Council Members voted NAY: None. Motion carried.

Council Member Kuhnel made a motion to approve Roy Norgard as the SWANN liaison. The motion was seconded by Council Member Olson. The following Council Members voted AYE: Kuhnel, Olson and Shell. Council Members voted NAY: None. ABSTAIN: Norgard. Motion carried.

Council Member Kuhnel made a motion to approve the appointment of Ralene Suchor to the Planning Commission for a 2018-2021 term. The motion was seconded by Council Member Olson. The following Council Members voted AYE: Kuhnel, Olson, Norgard and Shell. Council Members voted NAY: None. Motion carried.

Council Member Norgard made a motion to approve attendance of Mayor Nixon at the NE League of Municipalities Midwinter's Conference February 26-27, 2018 in Lincoln, NE. The motion was seconded by Council Member Olson. The following Council Members voted AYE: Norgard, Olson, Kuhnel and Shell. Council Members voted NAY: None. Motion carried.

Council Member Kuhnel made a motion to go into executive session at 7:29 p.m. for legal negotiations regarding real estate. The motion was seconded by Council Member Norgard. The following Council Members voted AYE: Kuhnel, Norgard, Olson and Shell. Council Members voted NAY: None. Motion carried.


Council Member Shell made a motion to come out of executive session at 7:53 p.m. for legal negotiations regarding real estate. The motion was seconded by Council Member Kuhnel. The following Council Members voted AYE: Shell, Kuhnel, Olson and Norgard. Council Members voted NAY: None. Motion carried.

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


Council Member Shell made a motion to adjourn at 7:54 p.m. The motion was seconded by Council Member Olson. The following Council Members voted AYE: Shell, Olson, Kuhnel and Norgard. Council Members voted NAY: None. Motion carried.

The January 9, 2018 regular meeting of the City Council adjourned at 7:54 p.m.

Minutes by:


Jane Dailey
City Clerk/Treasurer

Approved by:


David Nixon
Mayor