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CITY OF CRAWFORD

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CITY COUNCIL REGULAR MEETING MINUTES

APRIL 10TH, 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 10th day of April, 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 Norgard made a motion to approve the minutes of the March 27, 2018 regular council meeting and the April 4, 2018 Special Joint Council and Golf Board meeting, and to excuse the absence of Council Member Kuhnel from the April 4, 2018 Special Joint Council and Golf Board meeting. The motion was seconded by Council Member Shell. The following Council Members voted AYE: Norgard, Shell, Kuhnel and Olson. Council Members voted NAY: None. Motion carried.

Board Reports:

Golf: 4-11-18 meeting postponed to 4-16-18.

Park: park and cemetery seasonal employees started on April 2; fountain may need light sandblasting and painting; still waiting on boiler repair costs from Snell Services; pool fees will remain the same; reviewed applications for pool; at the community building, between the sill and the cement of the north door is cracked and needs fixed; water-line leak was fixed at the rodeo grounds.

Ponderosa Villa: meets Monday 4-23-18.

Hospital: meets Monday 4-30-18.

SWANN: meets next month.

Rodeo: met last Wednesday; working on pans for the 4-14-18 fundraiser.

NNDC: meets Friday 4-13-18.

Sub-Committee for use of Cultural Center: roof on the museum building has been repaired.

Chamber of Commerce, Vehicle Committee: no report.

The hearing on the Blighted Designation was opened at 6:35 p.m. Daniel Bennett from Panhandle Area Development District presented the Blight and Substandard Study and explained that it is useful for implementing Tax Increment Financing (TIF). TIF uses the difference in the increase in the property tax value from before the development's improvement to after the improvement project and then it is applied to payments on the bond used for infrastructure. The Blight Study also helps the City to become eligible for

some grants. The Blight and Substandard designation is based on factors such as inadequate infrastructure, buildings that are 40 years old or more, conditions of the buildings, decreasing population, and vacant, undeveloped and underdeveloped properties. Daniel pointed out the area of Crawford designated in the proposed study. A comment was received on not wanting their property to be designated as blighted. Daniel further explained that the designation does not affect the individual's property value and is not relayed to realtors or other public records. After the Blight Study and Designation, the City should pursue a Redevelopment Plan and then TIF could be available for land acquisition, demolition, site preparation, building rehab, etc. TIF requires a board that is either a Community Development Agency (City Council) or a Community Redevelopment Authority (a board separate from the City Council).

The hearing on the Blighted Designation was closed at 6:57 p.m.

Council Member Kuhnel made a motion to approve Resolution 2018-04 to approve the Study and the Blighted/Substandard Designation. 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.

The Loan Resolution 2018-05 was tabled until the April 24 council meeting, pending clarification on some details.

Council Member Shell made a motion to approve the building permit for John Kobel for a fence at 716 Sixth Street. 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.

Council Member Olson made a motion to approve the Post Playhouse summer edition ads for the City of Crawford, the City Pool and the Golf Course. The motion was seconded by Council Member Shell. The following Council Members voted AYE: Olson, Shell, Kuhnel and Norgard. Council Members voted NAY: None. Motion carried.

No action was taken on repairs to the pool boiler.

Council Member Roy Norgard reported that Rick Derr of Action Communications has checked out the emergency siren that is not working properly. The internal parts have disintegrated. The City of Scottsbluff has a couple of used ones of the same type and will be placing them on auction later this month. The used ones were still working when they were replaced with new ones. Plans should be made on getting a FEMA grant with a 25% match from the City to secure a new warning siren system. The total cost for a new 5-cell system would be approximately \$25,000 and a 10-cell that would give more coverage would be approximately \$38,000.

Council Member Norgard made a motion to authorize Rick Derr of Action Communications to represent the City for the purpose of obtaining an emergency siren at auction. The motion was seconded by Council Member Shell. The following Council Members voted AYE: Norgard, Shell, Olson and Kuhnel. Council Members voted NAY: None. Motion carried.

Allen Hicks of the Library Board inquired if the sprinkler system at the Library will be repaired or if they will use hoses to water; the roof has some shingles missing and some ceiling paint is cracked; he will get some estimates on a metal roof for the next meeting.

Council Member Shell made a motion to approve the cemetery deed for Robert DeBock. The motion was seconded by Council Member Kuhnel. The following Council Members voted AYE: Shell, Kuhnel, Norgard and Olson. Council Members voted NAY: None. Motion carried.

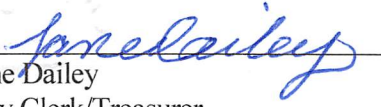
Ordinance 663 for a combined utilities revenue bond for \$90,000 for water and sewer to the new fire hall was moved to the April 24 council meeting, pending clarification.

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

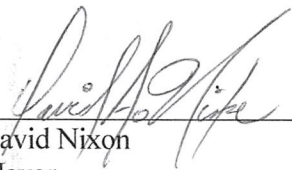
Council Member Shell made a motion to adjourn at 7:27 p.m. The motion was seconded by Council Member Kuhnel. The following Council Members voted AYE: Shell, Kuhnel, Olson and Norgard. Council Members voted NAY: None. Motion carried.

The April 10, 2018 regular meeting of the City Council adjourned at 7:27 p.m.

Minutes by:


Jane Dailey
City Clerk/Treasurer

Approved by:


David Nixon
Mayor