

The Mayor and Council of the City of Fairbury met in regular session in the Council Chambers located at 612 D Street, Fairbury, Nebraska, on the 3rd day of June, 2014, at 7:30 p.m. Mayor Homer L. Ward called the meeting to order.

Notice of meeting was given in advance thereof by publication in the Fairbury Journal News, Fairbury, Nebraska, the designated method of giving notice, as shown by affidavit of publication. The Open Meetings Act was posted in the meeting room and pointed out by Mayor Ward as required by law.

Roll call found the following Council Members present: Doug Brown, Rick Carmichael, Roger Bailey, Tim Polson, Ed Friesen, Brad Kuzelka, and Kelly Davis. Absent: Phil Rogge.

Mayor Ward called for the submittal of forms to request future agenda items. No forms were submitted during the meeting.

Mayor Ward read the Consent Agenda:

1. Approval of the minutes of the regular meeting of May 20, 2014.
2. Approval of claims.
3. Approval of the appointment of John Davis to the Fairbury Volunteer Fire Department.
4. Approval of the appointment of Gregg DeFrain to the Fairbury Volunteer Fire Department.

Bailey moved to approve the consent agenda. Motion seconded by Carmichael. On roll call, Polson, Bailey, Carmichael, Brown, Friesen, Kuzelka, and Davis voted "yes." Rogge absent. Motion carried.

Mayor Ward opened the Public Hearing concerning the declaration by the City Council of Areas 1 through 6 within the City of Fairbury, as previously designated, as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Laura Bedlan Zoning Administrator addressed the Council. Bedlan stated the Blight Study, which was included in the Council packets, describes the areas specified as Areas 1 through 6 to be added and also one area to be removed. Ed Friesen, Chair of the Community Redevelopment Authority (CRA) addressed the Council. Friesen stated the area to be removed is the area between C Street and Frederick Street, south of the dike, south of West 3rd Street to the river. The area to be removed from the blight and substandard is a developed wetland area which will not be redeveloped any further. Friesen stated some of the areas to be added are: some of the City Park and have hooked together some of the main corridors in town, the E Street corridor, 4th, 5th, and 6th Street corridors. Friesen stated when someone is developing an area and eliminating some of the blight and substandard areas that we have – that creates a tax increment which could then qualify the developer for tax increment financing; which allows us to redirect some of the real estate tax money back to some of the public costs like streets, curbs and gutters, sidewalks, and infrastructure extensions, etc. Friesen

stated this could also allow us to possibly resolve some other areas that would exist, like water runoff that has caused damage to streets, etc.; it will allow us to redirect some of the TIF funds for public improvements. Friesen stated in a second class city or village you can only have 50%, within the city limits, designated as blight and substandard and we are below that 50% requirement by 2–3%. Friesen stated if there was a project in the City Park area and had left over funds, we might be able to redirect some of the TIF funds to address draining areas that exist in the City Park. Bedlan stated she will put the map of the proposed blight area on the city’s website. No one else addressed the Council during the public hearing. Mayor Ward declared the hearing closed.

Brown moved to approve the recommendation from the Personnel Committee to allow the Library Director and the Library Board to hire the most qualified of its three finalists for the Library Clerk position. Motion seconded by Carmichael. On roll call, Polson, Bailey, Carmichael, Brown, Friesen, Kuzelka, and Davis voted “yes.” Rogge absent. Motion carried.

Friesen moved to adopt Resolution No. 944 amending Resolution No. 468 to remove portions of the City of Fairbury previously declared to be blighted and substandard from such declaration. Motion seconded by Polson. On roll call, Polson, Bailey, Carmichael, Brown, Friesen, Kuzelka, and Davis voted “yes.” Rogge absent. Motion carried.

Polson moved to adopt Resolution No. 945 declaring portions of the City of Fairbury to be blighted and substandard, pursuant to the Nebraska Community Development Law. Motion seconded by Bailey. On roll call, Polson, Bailey, Carmichael, Brown, Friesen, Kuzelka, and Davis voted “yes.” Rogge absent. Motion carried.

Brown moved to adopt Resolution No. 946 authorizing the City to make preparations for the sale of the 1991 Chevrolet Caprice car by means of taking sealed bids. Motion seconded by Carmichael. Friesen asked Glen Tedrow BOPW member, if the vehicle could be used elsewhere or if the vehicle has mechanical problems. Tedrow stated the vehicle is not in good enough shape to renovate at this time. Tedrow stated they had used the vehicle to travel to meetings, etc. but the vehicle is unreliable to drive any distance. On roll call, Polson, Bailey, Carmichael, Brown, Friesen, Kuzelka, and Davis voted “yes.” Rogge absent. Motion carried.

Within the City Administrator’s report Joseph Parker stated they’ve been watching the swimming pool closely and seems to be functioning very well.

Within the Mayor’s report, Mayor Ward stated the NRD will be meeting with the BOPW on June 17, 2014 at 8:30 a.m. Mayor Ward invited the Council members to attend this meeting on June 17, 2014 as it will be very interesting.

Bailey moved to adjourn the meeting. Motion seconded by Polson. On roll call, Polson, Bailey, Carmichael, Brown, Friesen, Kuzelka, and Davis voted “yes.” Rogge absent. Motion carried. Meeting adjourned at 7:41 p.m.

Homer L. Ward, Mayor
ATTEST: Sharyl Preston, City Clerk