

# **City of Scottsbluff, Nebraska**

**Monday, March 7, 2016**

**Regular Meeting**

## **Item Consent1**

**Approve the minutes of the February 29, 2016 Regular Meeting.**

**Staff Contact: Cindy Dickinson, City Clerk**

The Scottsbluff City Council met in a regular meeting on Monday, February 29, 2016 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on February 25, 2016, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in city hall; provided, the city council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and KDUH, and the Star Herald. The notice was also available on the city's website on February 25, 2016. An agenda kept continuously current was available for public inspection at the office of the City Clerk at all times from publication of the notice to the time of the meeting.

Mayor Randy Meininger presided and City Clerk Dickinson recorded the proceedings. The Pledge of Allegiance was recited. Mayor Meininger welcomed everyone in attendance and encouraged all citizens to participate in the council meeting asking those wishing to speak to come to the microphone and state their name and address for the record. Mayor Meininger informed those in attendance that a copy of the Nebraska open meetings act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Jordan Colwell, Randy Meininger, Raymond Gonzales, Mark McCarthy and Scott Shaver. Absent: None. Mayor Meininger asked if there were any changes to the agenda. There were none.

Mayor Meininger asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There were none. Moved by Council Member Gonzales, seconded by Council Member Shaver that:

1. "A Special Public Hearing be set for Monday, March 14, 2016 at 6:00 p.m. with the Scottsbluff Planning Commission and Community Redevelopment Authority to be held at the Fairfield Inn Conference Room, 902 Wintercreek Dr., Scottsbluff, NE, for the purpose of approving the Comprehensive Development Plan,"
2. "The minutes of the February 16, 2016 Regular Meeting be approved," "YEAS", Colwell, Gonzales, Meininger, McCarthy and Shaver, "NAYS" None. Absent: None.

Mayor Meininger explained that the applicants for the Community Redevelopment Authority who were present would have three minutes to explain their qualifications for the CRA and answer the question "What can you bring to the Community Redevelopment Authority (CRA)?"

Seth Covalt is a Certified Public Accountant and has a degree in Finance, and is currently working for Contryman Associates, P.C. He has a strong accounting background in private industry and public accounting. He has lived in Scottsbluff for 7 years. He's also involved in some leadership organizations in the community. He feels he will bring youth and vision to the CRA.

Kelly Beatty is an Industrial Engineer who has recently retired from M.C. Schaff and Associates where he worked for 30 years. He has experience with a variety of construction projects, surveying, and working with government organizations on projects. He has lived in the area his entire life and would like to give something back to the community by serving on the CRA.

Bill Knapper is the Vice President of Administrative Services at Western Nebraska Community College, and previously served as the Director of Business Services for the Scottsbluff Public Schools.

He has a Master of Business Administration and experience working with inter-local agencies and boards and commissions. He has lived in the area for 23 years.

Sam Mark is a Chiropractor who has been in the area for 13 years. He currently serves on the LB840 Citizens Review Committee. He feels he brings youthfulness and a desire to concentrate on the youth in our community to the Board.

Joanne Phillips recently moved to Scottsbluff and works at Regional West Medical Center as Director of Risk Management. She has degrees in Health Management and Organizational Leadership and has a lot of experience in various areas of the health field. She would bring a fresh pair of eyes to development in our area and has no vested interest in any developments.

Rawnda Pierce, Executive Director of Twin Cities Development, was not present, but was available by phone. The Council had access to her resume and letter of interest.

Linda Redfern, past Council Member and current alternate on the Planning Commission, is the Executive Director of Region I Office of Human Development. She has lived in Scottsbluff for 35 years and explained that she chooses to live here because it is a great community and would bring her experience with numerous boards and compassion to serve the community to the CRA.

Mike Sarchet, who is currently a grant consultant for the Panhandle Area Development District, describes himself as having a unique diversity and a creative thinker. He has a lot of experience with environmental issues and Brownfields. He has been in the area for over 40 years and feels Scottsbluff has many great opportunities.

Bill Trumbull, co-owner of the Do-It Center, has lived in Scottsbluff his entire life. He has been involved in numerous organizations and served on many boards and feels that the opportunities with LB357 and the Community Redevelopment Authority are the most exciting things to happen in Scottsbluff for many years. His construction and business background are beneficial qualifications for this board.

Mayor Meininger expressed his appreciation to each person who submitted a letter of interest for the Community Redevelopment Authority and was very pleased with the quality of all of the applicants.

Deputy City Attorney Ediger noted that currently the city's Ordinance regarding Boards and Commissions states that appointed board members must be a resident of the City of Scottsbluff. This Ordinance can be changed if Council desires, but currently that is a requirement. There is nothing in State Law that prohibits that board change from happening, however, as the Ordinance is now, Mr. Mike Sarchet does not qualify as his current residence is Minatare, NE.

Moved by Mayor Meininger, seconded by Council Member Colwell, "to appoint Seth Covalt to the Community Redevelopment Authority," "YEAS", Colwell, Gonzales, Meininger, McCarthy and Shaver, "NAYS" None. Absent: None.

Moved by Mayor Meininger, seconded by Council Member Shaver, "to appoint Kelly Beatty to the Community Redevelopment Authority," "YEAS", Colwell, Gonzales, Meininger, McCarthy and Shaver, "NAYS" None. Absent: None.

Moved by Mayor Meininger, seconded by Council Member Colwell, "to appoint Bill Knapper to the Community Redevelopment Authority," "YEAS", Colwell, Gonzales, Meininger, McCarthy and, "NAYS" Shaver. Absent: None.

Moved by Mayor Meininger, "to appoint Sam Mark to the Community Redevelopment Authority," There was no second to the motion. Motion died.

Moved by Mayor Meininger, seconded by Shaver, "to appoint Joanne Phillips to the Community Redevelopment Authority," "YEAS", Colwell, Gonzales, Meininger, and Shaver "NAYS" McCarthy. Absent: None.

Moved by Mayor Meininger, “to appoint Rawnda Pierce to the Community Redevelopment Authority,” There was no second to the motion. Motion died.

Moved by Mayor Meininger, “to appoint Linda Redfern to the Community Redevelopment Authority,” There was no second to the motion. Motion died.

Moved by Mayor Meininger, seconded by Council Member Shaver, “to appoint Bill Trumbull to the Community Redevelopment Authority,” “YEAS”, Colwell, Gonzales, Meininger, McCarthy and Shaver, “NAYS” None. Absent: None.

Mayor Meininger congratulated the following members who have been appointed to the Community Redevelopment Authority: Seth Covalt, Kelly Beatty, Bill Knapper, Joanne Phillips and Bill Trumbull.

Assistant City Manager Johnson explained that as we move forward with the LB357 ballot question, we need to work on educational town hall sessions to inform the public about LB357. City employees cannot campaign, but can inform the public about infrastructure projects and how they can be paid with the additional sales tax from LB357

Mr. Johnson explained that city staff will schedule three to four town hall meetings and develop informational brochures, which will include a list of infrastructure projects the city could work on using the additional sales tax funds if LB357 passed.

Deputy City Attorney Ediger suggested using the power point he prepared for the City Council at the town hall meetings. Council Member Shaver commented that it is extremely important to include the fact that a portion of additional sales tax will go to fund the Community Redevelopment Authority projects.

The town hall meetings will be at a variety of locations throughout the community, and should include city staff, one Council Member, and some CRA members. Mr. Ediger stressed that City employees, Council Members and Board Members can’t take a position on the ballot item, but can educate citizens.

Council Member Gonzales suggested getting retail groups involved in the educational process, including getting the information to the Business Improvement District. Mr. Bill Trumbull also suggested sending information to the Chamber of Commerce and Twin Cities Development so they can add the information to their web sites. Assistant City Manager Johnson will set up town hall meetings and develop an informational brochure to be sent to the City Council and CRA for review prior to sending it out the public.

Regarding the Comprehensive Development Plan, Mr. Johnson explained that a public hearing has been set with the Planning Commission and the Community Redevelopment Authority for March 14, 2016 at 6:00 p.m. at the Fairfield Inn, to present the plan and get any final comments. The draft plan will be posted on [scottsbuffplanning.org](http://scottsbuffplanning.org) and the City’s website for review by the public.

Annie Folck and Daniel Bennett gave a brief overview of the Plan process which began in 2014 and is building on the strategic economic development plan, demographic trend analysis, utilities study and public engagement. Staff has conducted a number of neighborhood and focus group meetings to get input from residents along with an online survey.

Daniel Bennett, Panhandle Area Development District, explained the importance of focusing on the community’s vision. In order for future generations to choose to live here, there must be available opportunities. The population projection showed more growth in Gering, however Scottsbluff showed increased sales tax revenue, emphasizing that this is one community and we have to look at the whole region.

Ms. Folck added that the Utility Study is a strong part of current plan, which includes where utilities can be extended, the cost per acre, major system improvement plan, and a road map for future development.

The new comp plan has a different framework than the previous plan. The new plan breaks the City up into neighborhoods and then describes the desired character of the neighborhood. The characteristics that are considered include the following:

Hours – when is activity happening; Auto – transportation access to neighborhoods; Mass – How much of the lot should buildings utilize; Emissions – noises, smells, sights, and level of activity. (H.A.M.E.) This new framework will help the City to more easily classify land uses and determine which uses are appropriate for each district. The next step will be to review our zoning codes to make sure the uses fit with the character that we desire in each neighborhood.

The Future Land Use Map will assist to determine what is appropriate for each area. This will allow the public officials to use good judgement in determining the best zoning options. Once the Comprehensive Development Plan is adopted, it will be a living plan; on-going to be reviewed annually. We will also want to review zoning codes and uses in each zone as there are some new uses that are not addressed.

Under City Council comments, Council Member Shaver commented that he has received numerous calls regarding youth who are using the parking lot behind 24 Hour Fitness as a gathering spot. He would like Council to discuss options for youth at a future meeting.

Moved by Council Member Shaver, seconded by Council Member McCarthy, “to adjourn the meeting at 7:25 p.m. ““YEAS”, Colwell, Gonzales, Meininger, McCarthy and Shaver, “NAYS” None. Absent: None.

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Mayor

Attest:

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City Clerk

“SEAL”