

City of Scottsbluff, Nebraska
Monday, August 15, 2016
Regular Meeting

Item Pub. Hear.1

Council to convene as the Board of Equalization.

Minutes: ** See attached agenda for Board of Equalization **

Staff Contact: Nathan Johnson, City Manager

AGENDA
CITY OF SCOTTSBLUFF
BOARD OF EQUALIZATION
2525 Circle Drive, Scottsbluff, NE
August 15, 2016

1. Roll Call
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the west wall.**
3. Notice of changes in the agenda by the city clerk (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. Citizens with business not scheduled on the agenda (as required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. Approve Minutes of the June 1, 2009 Meeting.
6. Public Hearings
 - a. Board of Equalization to conduct a public hearing as advertised for 6:05 p.m. to consider setting special assessments to properties benefited by construction of Paving District No. 311, Five Oaks Subdivision.
 - b. Board of Equalization to receive a report on current assessments.
7. Adjourn.

Board of Equalization Meeting
June 1, 2009

The Scottsbluff Board of Equalization met in a special meeting on Monday, June 1, 2009 at 6:25 p.m. in the Council Chambers of City Hall, 1818 Ave A, Scottsbluff. Notice was given by publication in the Star Herald on May 29, 2009. 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.

Board Chairman Randy Meininger presided and City Clerk Dickinson recorded the proceedings. Board Chairman Meininger welcomed everyone in attendance and encouraged all citizens to participate in the meeting asking those wishing to speak to come to the microphone and state their name and address for the record. Board Chairman 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 Board Members were present: David Boeckner, Raymond Gonzales, Randy Meininger, Linda Redfern, Bill Zitterkopf. Absent: None.

Moved by Board Member Boeckner, seconded by Board Member Redfern to approve the minutes of the November 5, 2007 Board of Equalization Meeting. "YEAS" Boeckner, Gonzales, Meininger, Redfern, Zitterkopf. "NAYS" None. Absent: None.

City Manager Rick Kuckkahn presented the report on current assessments. He noted there are minor delinquencies, but the majority of the assessments are current. The major projects are Five Oaks and Sandstone Estates which are all current. Board Chairman Meininger asked about the process when an assessment is delinquent. Mr. Kuckkahn informed them there are notices that are sent to collect the assessments and a process for follow-up. Moved by Board Member Redfern, seconded by Board Member Boeckner "to accept the Board of Equalization Assessment Report," "YEAS" Boeckner, Gonzales, Meininger, Redfern, Zitterkopf. "NAYS" None. Absent: None.

Moved by Board Member Boeckner, Seconded by Board Member Redfern to adjourn as the Board of Equalization and reconvene as the Scottsbluff City Council at 6:27 p.m.. "YEAS" Boeckner, Gonzales, Meininger, Redfern, Zitterkopf. "NAYS" None. Absent: None.

Chairman

ATTEST:

City Clerk

"seal"

Agenda Statement

Item No.

For meeting of: **August 15, 2016**

AGENDA TITLE: Paving District #311, Five Oaks Subdivision, Lots 1-3 and Tract 2, Block 6, Lot 8, Block 14, Lot 7 Block 13, Lot 7-8, Block 5, Lot 8a-12a, Block 4 and Tract 1, Block 14, Ordinance fixing Special Assessments

SUBMITTED BY DEPARTMENT/ORGANIZATION: Finance

PRESENTATION BY: Nathan Johnson

SUMMARY EXPLANATION: Council will convene as the Board of Equalization and approve the special assessments to the properties that have benefited from the construction of the paving infrastructure.

Historically with Special Assessments, we have taken an average of the lowest bank rate quoted for the City's tax exempt status and added 2.5% to it for administrative costs, risk of delinquent and non-payment and for the risk of rates increasing. Using this calculation the special assessment interest rate would be 5.76% for the 15 year term.

Section 16-622 Paving Districts and Curb & Guttering Districts - the assessments on these Districts are not to exceed 20 years. Staff is recommending a 15 year assessment term on PD #311.

The regular interest rate is to be set by City Council. Local bank rates are detailed below for those banks that responded to inquiry. The rates would be approximately what an individual borrower would be able to obtain at the bank (depending on credit history) compared to what the City's borrowing rate would be (if bonding).

City of Scb rate / Individual Borrower rate

	<u>Valley/WSB</u>	<u>PV Bank</u>
5 year loan	3.30% / 5.00%	3.22% / 4.95%
7 year loan	3.65% / 5.50%	N/A

In all cases, the delinquent interest rate cannot exceed 14% as set by State Statute (Section 45-104.01)

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Recommend approval of the special assessments.

EXHIBITS

Resolution Ordinance Contract Minutes Plan/Map
Other (specify) _____

NOTIFICATION LIST: Yes No Further Instructions

Owners of record

Project: SCOTTSBLUFF SID #311 - FIVE OAKS

Owner: City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Contractor: Infinity Construction, Inc.
P.O. Box 2453
Scottsbluff, NE 69363-2453

\$261,822.00	Pay Application 1 (to Infinity Construction)
-\$45,566.00	Intersections (Paid for by City)
\$18,070.00	Change Order 1 (to Infinity Construction)
\$14,416.05	Engineering Fees (Baker & Associates, Inc.)
\$248,742.05	Total Assessment Cost

	<u>Lot Number</u>	<u>Area</u>		<u>Percentage of Total Area</u>	<u>Amount to be Assessed</u>
Block 6	Tract 2	15277	s.f.	8.49%	\$21,118.25
Block 6	Lot 1	12842	s.f.	7.14%	\$17,752.22
Block 6	Lot 2	12841	s.f.	7.14%	\$17,750.84
Block 6	Lot 3	14178	s.f.	7.88%	\$19,599.05
Block 14	Lot 8	12219	s.f.	6.79%	\$16,891.01
Block 13	Lot 7	12950	s.f.	7.20%	\$17,901.51
Block 5	Lot 7	12041.85	s.f.	6.69%	\$16,646.13
Block 5	Lot 8	12513.31	s.f.	6.95%	\$17,297.85
Block 4	Lot 8a	13201.98	s.f.	7.34%	\$18,249.84
Block 4	Lot 9a	11312.41	s.f.	6.29%	\$15,637.78
Block 4	Lot 10a	11312.41	s.f.	6.29%	\$15,637.78
Block 4	Lot 11a	11304	s.f.	6.28%	\$15,626.15
Block 4	Lot 12a	12670.68	s.f.	7.04%	\$17,515.39
Block 14	Tract 1 (Park)	15277		8.49%	\$21,118.25
		179940.6	s.f.	100.00%	\$248,742.05

Revised 6-30-2016

