

# **City of Scottsbluff, Nebraska**

**Monday, June 5, 2017**

**Regular Meeting**

## **Item Pub. Hear.1**

**Council to convene as the Board of Equalization.**

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

**Staff Contact: City Council**

AGENDA  
CITY OF SCOTTSBLUFF  
BOARD OF EQUALIZATION  
2525 Circle Drive, Scottsbluff, NE  
June 5, 2017 6:00 p.m.

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 January 3, 2017 Meeting.
6. Public Hearing:
  - 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. 313.
7. Board of Equalization to receive a report on current assessments.
8. Adjourn.

The Scottsbluff Board of Equalization met in a special meeting on Tuesday, January 3, 2017 at 6:05 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. Notice was given by publication in the Star Herald on December 30, 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.

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: Raymond Gonzales, Randy Meininger, Jordan Colwell, Scott Shaver and Mark McCarthy. Absent: None.

Moved by Board Member Gonzales, seconded by Chairman Meininger, "to approve the minutes of the previous meeting of August 15, 2016," "YEAS", Meininger, Colwell, Gonzales, Shaver and McCarthy, "NAYS" None. Absent: None.

Chairman Meininger opened the Public Hearing as advertised for this date, at 6:05 p.m. to consider setting special assessments to properties benefitted by construction of Paving District No. 312, Reganis Subdivision and Scotts Bluff County College Tract. City Manager Nathan Johnson, explained that the assessment provides the lowest average bank rate plus 2.5% administrative rate for a 15 year term. The interest rate would be 4.91% for the property owners benefitting from the street improvement district. Staff is recommending approval of the Ordinance supporting the Paving District No. 312 assessment. There were no comments from the public. Chairman Meininger closed the public hearing at 6:07 p.m.

Chairman Meininger opened the Public Hearing as advertised for this date, at 6:08 p.m. to consider setting special assessments to properties benefitted by construction of Water District No. 105, Reganis Subdivision. Mr. Johnson informed the Board that the interest rate will also be set at 4.91%. Staff is recommending approval of the Ordinance supporting the Water District No. 105 assessment. There were no comments from the public. Chairman Meininger closed the public hearing at 6:10 p.m.

Moved by Board Member Shaver, seconded by Board Member McCarthy, "to adjourn as the Board of Equalization and reconvene as the City Council," "YEAS", Meininger, Colwell, Gonzales, Shaver and McCarthy, "NAYS" None. Absent: None.

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Board Chairman

Attest: \_\_\_\_\_  
City Clerk

# Agenda Statement

Item No.

For meeting of: **June 5, 2017**

**AGENDA TITLE:** Paving District #313, Avenue G/Owen, 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 bank rates 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 5.95%.

**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 313.

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

First State Bank	3.20% / 5.0%
Platte Valley Bank	3.22% / 4.95%
First National Bank	3.575% / 5.50%
Western States Bank	3.795% / 5.50%

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

**BOARD/COMMISSION RECOMMENDATION:**

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**STAFF RECOMMENDATION:** Recommend approval of the special assessments.

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**EXHIBITS**

Resolution ☐      Ordinance ☒      Contract ☐      Minutes ☐      Plan/Map ☐

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** Yes ☒ No ☐ Further Instructions ☐  
Owners of record

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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# Agenda Statement

Item No.

For meeting of: **June 5, 2017**

**AGENDA TITLE:** Board of Equalization update/status of Special Assessment districts

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Finance

**PRESENTATION BY:** Nathan Johnson

**SUMMARY EXPLANATION:** Annual update on the status of ongoing special assessments to property owners for various special districts and related outstanding warrant debt of the City related to these districts.

**BOARD/COMMISSION RECOMMENDATION:**

**STAFF RECOMMENDATION:**

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## EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) ☒ Special Assessments spreadsheet/ledger

**NOTIFICATION LIST:** Yes ☐ No ☐ Further Instructions ☐  
Owners of record

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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City of Scottsbluff

Special Distrcits - Assessment Balances Outstanding

06/01/2017

		REPAYMENT SCHEDULE - FROM PROPERTY OWNERS													
	Principal Balance Outstanding FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
PD #306 Home Depot	\$ 7,624.46	2,541.00	2,541.00	2,541.00	-	-	-	-	-	-	-	-	-	-	-
PD #311 Five Oaks	\$ 165,152.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40	11,796.40
PD #312 Reganis	\$ 540,997.49	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00	38,643.00
WD #105 Reganis	\$ 67,672.75	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	-	-	-	-	-
PD #313 Owen	\$ 110,474.00	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93	7,364.93
	\$ 891,921.10	67,864.33	67,864.33	67,864.33	65,323.33	65,323.33	65,323.33	65,323.33	65,323.33	65,323.33	65,323.33	57,804.33	57,804.33	57,804.33	57,804.33

City of Scb Related Debt Outstanding:

First State Bank (warrant debt - principal)	
PD #306 Home Depot	\$ 6,610.40
PD #311 Five Oaks	\$ 208,304.60
PD #312 Reganis	\$ 726,578.08
WD #105 Reganis	\$ 67,672.75
PD #313 Owen	\$ 138,981.00
	\$ 1,148,146.83