

City of Scottsbluff, Nebraska

Monday, October 7, 2019

Regular Meeting

Item Consent3

Approve the minutes of the September 27, 2019 Special Meeting.

Staff Contact: Kim Wright, City Clerk

PLEASE NOTE – THESE MINUTES WILL BE REVIEWED AND APPROVED BY THE CITY COUNCIL AT THE OCTOBER 7, 2019 MEETING.

The Scottsbluff City Council met for a special meeting on Friday, September 27, 2019 at 8:00 a.m. in the Council Chambers at City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on September 17, 2019, 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 and 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 emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and NBC Nebraska, and the Star Herald. 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 Raymond Gonzales presided and Clerk Wright recorded the proceedings. The pledge of Allegiance was recited. Mayor Gonzales informed those in attendance that a copy of the Nebraska Open Meetings Act is posted in the front of the room on the west wall for the public's review. The following Council Members were present: Raymond Gonzales, Jeanne McKerrigan, Nathan Green, and Scott Shaver. Also in attendance were City Attorney Kent Hadenfeldt and City Manager Johnson. Absent: Terry Schaub.

Mayor Gonzales opened the public hearing at 8:01 a.m. to consider and take action on an application to the Nebraska Department of Economic Development for a Community Development Block Grant in the amount of \$750,000 for Owner Occupied Housing Rehabilitation. Mr. Bryan Venable, Business Resources and Social Enterprise Fund Manager with Panhandle Area Development District (PADD), approached Council stating they are completing the application on behalf of the City of Scottsbluff. He emphasized a housing study conducted in 2016 that identified the need for housing rehabilitation to benefit the low to moderate income houses in the community as being one of the driving factors which led them to do this. They are requesting \$750,000 from the State's Community Development Block Grant (CDBG) for Owner Occupied Housing Rehabilitation, with the idea of rehabilitating a minimum of 26 homes in the community that qualify as low to moderate households. He went on to explain a low to moderate household is one that is at or below 80% of the median income as defined by the Department of Housing and Urban Development (HUD). He also added the City is not required to match funds to qualify and there are no plans to displace citizens as a result of the rehab activities.

Council Member Shaver asked what the maximum amount is for a household and if the City has received interest in this grant. Mr. Venable answered; stating \$25,000 is the one time limit and they have received to date 35 pre-applications from the public, which shows much interest.

Council Member McKerrigan asked if we have received more applications due to the hail storm in August and if they could use the grant to pay for high deductibles. Mr. Venable stated potentially they could, but priorities have to be addressed with the application, such as code violations and there are minimum rehab standards that have to be met, as well as accessibility and energy efficiency.

Mr. Venable went on to explain the program is administered through PADD, but the grant is made to the City, with The Community Redevelopment Authority (CRA) being the City entity. City Manager Johnson added the CRA would make the recommendation to Council and they would have the

final approval

Mayor Gonzales asked if these types of projects have been successful in other communities. Mr. Venable answered, yes, in the past ten years, eight or nine projects have been done throughout the area and they have been very successful.

Council Member Green was concerned about an applicant's personal income tax and how this would affect them. Mr. Venable stated they do entrance and exit interviews with the applicant and these are grants. The contractor is paid directly, which does not affect their personal income.

There were no more comments from the public. Mayor Gonzales closed the public hearing at 8:08 a.m.

Council Member McKerrigan made the motion, seconded by Mayor Gonzales, to approve Resolution No. 19-09-06 authorizing the Mayor to sign an application for Community Development Block Grant Funds for Owner Occupied Housing Rehabilitation, "YEAS," McKerrigan, Shaver, Green, and Gonzales. "NAYS," None. Absent: Schaub.

RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR CDBG FUNDS

Whereas, the City of Scottsbluff, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as amended for Small Cities Community Development Block Grant Program, and,

Whereas, the City Of Scottsbluff, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for an amount of \$750,000.00 for Owner Occupied housing rehab within the city limits of Scottsbluff, NE to benefit LMI households; and,

NOW, THEREFORE, BE IT RESOLVED BY

City Council of City of Scottsbluff, that the Mayor be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between City of Scottsbluff and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

Signed Raymond Gonzales

Title Mayor

Date 09/27/2019

Council Member Shaver made the motion, seconded by Council Member McKerrigan to adjourn the meeting at 8:09 a.m., “YEAS,” Green, Shaver, Gonzales, and McKerrigan. “NAYS,” None. Absent: Schaub.

Mayor

Attest:

City Clerk