

**Kearney, Nebraska**  
**October 27, 2015**  
**5:50 p.m.**

A **special meeting** of the City Council of Kearney, Nebraska, was convened in open and public session at 5:50 p.m. on October 27, 2015 in the 2nd Floor Conference Room at City Hall. Present were: Stanley A. Clouse, President of the Council; Michaëlle Trembly, City Clerk; Council Members Randy Buschkoetter, Bruce Lear, Bob Lammers and Jonathan Nikkila. Absent: None. Michael Morgan, City Manager; Michael Tye, City Attorney; and Paul Briseno, Assistant City Manager were also present. Some of the citizens present in the audience included: Steve Altmaier from KGFW Radio, Amanda Brandt from Kearney Hub, and Brent Wiethorn from KKPR Radio.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the City Council and a copy of their acknowledgment or receipt of such notice is attached to these minutes. Availability of the Agenda was communicated in the advance notice and in the notice to the Mayor and City Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

### **ANNOUNCEMENT**

Mayor Clouse announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and is posted on the wall of the Council Chambers.

### **UPDATE ON PROJECTS**

City Manager Michael Morgan presented the following PowerPoint to the Council.

## **A LOOK BACK... OUR ACCOMPLISHMENTS**

- Adoption of the ½ cent sales tax
- Development of the Employee Council
- Comprehensive Insurance Program
- Lowest property tax among First Class Cities
- Adoption of the restaurant occupation tax
- Cherry Avenue Bypass Funding
- Tax Increment Financing (TIF) Projects
- Access Kearney
- Establishment of the Development Review Team (DRT)
- Development of the Northwest Well Field
- Meadowlark Hills Golf Course Paid in Full
- Annexation Policy – East Highway 30

## 1/2 CENT SALES TAX

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- To date, \$31,985,623 has been collected.
  - The City of Kearney has leveraged sales tax funds to receive millions of dollars in grants and private funding for community improvement.
  - Since inception, citizen listening sessions have been held annually.
  - Nearly all major projects identified as community priorities through listening sessions have been completed.
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## 1/2 CENT SALES TAX PROJECTS

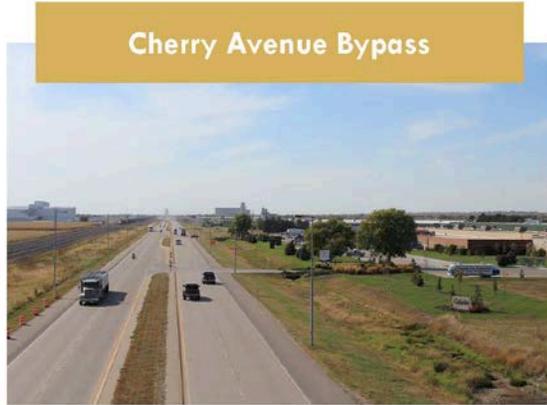
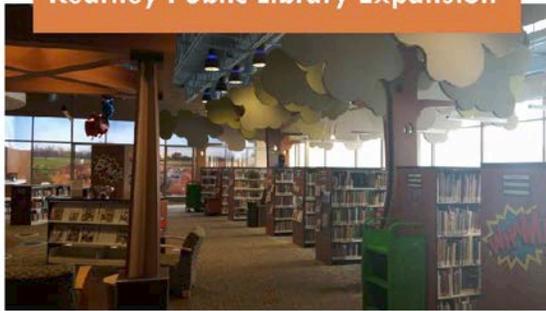
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# 1/2 CENT SALES TAX PROJECTS



**Kearney Public Library Expansion**



**Cherry Avenue Bypass**

# 1/2 CENT SALES TAX PROJECTS



**Airport Terminal Remodel**



**Airport Fire Station (AARF)**



# 1/2 CENT SALES TAX PROJECTS



Fountain Hills Park



Apollo Skate Park



# 1/2 CENT SALES TAX PROJECTS



Entry way & Beautification Projects



## 1/2 CENT SALES TAX PROJECTS



## 1/2 CENT SALES TAX PROJECTS

- 39<sup>TH</sup> Street, 56<sup>TH</sup> Street, Central Ave & 2<sup>ND</sup> Ave
- Gravel Street Replacement
- ADA Compliant Ramps and Sidewalks
- Contributions to local non-profit organizations
  - Nebraska Firefighters' Museum
  - The World Theater
  - RYDE
  - Kearney Area Children's Museum
- Hike/Bike Trail Additions
- Splash ground Installation in Neighborhood Parks



# EMPLOYEE COUNCIL

- Established in 2005
- The Employee Council serves as a voice for City employees, to advise the City Manager on the working climate and to raise issues and concerns of the City Staff
- Resulted in improved employee environment, policies and procedures affecting staff, and the general welfare and equal opportunities for City staff
- To date, 1 out of 5 City employees have served on the Employee Council



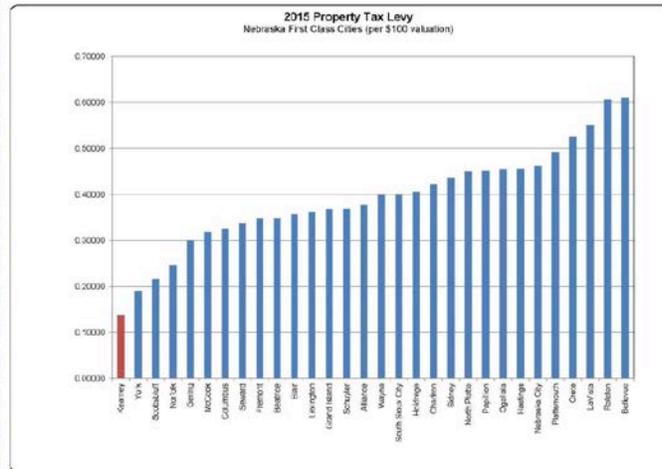
# COMPREHENSIVE INSURANCE

Line of Business	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09	2007-08
Property	132,785	127,092	125,482	117,027	115,683	106,265	97,741	78,050
Equipment	22,666	19,426	17,661	17,279	17,050	17,050	17,518	20,971
General Liability	85,658	81,679	77,849	73,347	73,360	73,322	73,422	73,830
Employee Benefit	included	included	included	included	included	included	499	643
Linebacker	22,322	22,322	21,691	21,691	21,902	21,902	21,902	34,986
Law Enforcement	12,920	13,417	12,810	12,100	12,565	12,280	13,661	in linebacker
Government Crime	2,917	3,241	3,191	3,296	3,473	4,202	4,417	4,422
Business Auto	90,871	80,323	70,218	66,885	64,227	60,616	59,651	64,329
Workers Compensation	146,083	142,892	143,646	150,343	149,962	130,454	138,304	276,947
Commercial Umbrella	46,599	45,200	43,531	41,418	41,458	42,151	42,449	42,592
<b>EMC Package Total</b>	<b>562,821</b>	<b>535,592</b>	<b>516,079</b>	<b>503,386</b>	<b>499,680</b>	<b>468,242</b>	<b>469,564</b>	<b>596,770</b>

*\*Prior to 2007, annual premium was \$885,000*

# LOWEST PROPERTY TAX

2015 Property Tax Levy Nebraska First Class Cities	
City	Per \$100 of valuation
Kearney	0.13736
York	0.19048
Scottsbluff	0.21600
Norfolk	0.24667
Gering	0.29552
McCook	0.31504
Columbus	0.32519
Seward	0.33698
Fremont	0.34776
Beatrice	0.34777
Blair	0.35790
Lexington	0.38151
Grand Island	0.38875
Schuyler	0.39601
Allamore	0.37772
Wayne	0.39693
South Sioux City	0.39612
Holbrook	0.40567
Chadron	0.42252
Sidney	0.43579
North Platte	0.45054
Papillon	0.45192
Ogallala	0.45513
Hastings	0.45624
Nebraska City	0.48181
Plattsmouth	0.49186
Crete	0.52500
LaVista	0.55000
Ralston	0.60660
Bellevue	0.61000



Revised October 2015

# RESTAURANT OCCUPATION TAX

- On November 4, 2014, Kearney residents voted and approved a one percent (1%) restaurant occupation tax.
- Funds will be used to develop a youth baseball (ages 5-12) and softball (ages 6-18) complex comprised of 8 fields.
- Tax will sunset on or before January 31, 2025. If revenue receipts are higher than estimated, the tax will end early.

*Yes for Youth!*

# CHERRY AVENUE BYPASS



PHOTO TAKEN OCTOBER 2015

## TAX INCREMENT FINANCING (TIF)

- The Community Redevelopment Authority (CRA) has approved 25 projects for tax increment financing since 1994.
- Notable projects include:
  - Kearney RV Park & Campground
  - Loganview Apartments
  - The Buckle, Inc.
  - Younes Conference Center
  - Kearney Cinema 8



Current Projects - 2014 Assessed Value			Current Projects - 2014 Property Taxes		
Base	Increment	Total	Base	Increment	Total
32,645	292,355	325,000	646	5,783	6,429
0	0	0	0	0	0
28,500	60,940	89,440	564	1,205	1,769
69,425	2,320	71,745	1,373	46	1,419
449,680	3,978,255	4,427,935	8,895	78,692	87,587
4,902,720	98,055	5,000,775	96,978	1,940	98,918
40,295	4,725,940	4,766,235	797	93,481	94,279
24,505	73,685	98,190	485	1,458	1,942
302,640	5,189,880	5,492,520	5,986	102,658	108,645
310,350	2,041,345	2,351,695	6,139	40,379	46,518
373,185	2,731,090	3,104,275	7,382	54,022	61,404
234,755	1,380,915	1,615,670	4,644	27,315	31,959
0	0	0	0	0	0
107,805	226,020	333,825	2,132	4,471	6,603
287,200	12,095	299,295	5,681	239	5,920
31,605	76,805	107,410	625	1,499	2,125
61,210	34,505	95,715	1,211	683	1,893
157,485	1,673,185	1,830,670	3,115	33,096	36,212
712,800	7,353,120	8,065,920	14,100	145,448	159,548
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
81,435	4,837,840	4,919,275	1,611	95,695	97,306
<b>\$8,175,595</b>	<b>\$34,434,995</b>	<b>\$42,670,590</b>	<b>\$161,717</b>	<b>\$682,328</b>	<b>\$844,046</b>

Completed Projects - Valuation			Completed Projects - Property Taxes		
Base	Increment	Total	Base	Increment	Total
278,600	1,658,515	1,937,115	5,957	35,483	41,421
106,130	3,665,985	3,772,115	2,269	78,388	80,658
42,900	863,225	906,125	917	18,458	19,375
17,500	2,768,395	2,785,895	374	59,196	59,570
18,000	908,900	926,900	385	19,435	19,820
27,705,415	16,407,555	44,112,970	592,414	350,836	943,250
42,900	615,985	658,885	917	13,171	14,089
56,765	915,415	972,180	1,214	19,574	20,788
41,995	356,270	398,265	898	7,618	8,516
11,390	739,265	750,655	244	15,807	16,051
14,650	307,995	322,645	313	6,586	6,899
355,135	396,010	751,145	7,594	8,488	16,061
5,265	2,737,360	2,742,625	113	58,532	58,644
28,696,645	32,340,875	61,037,520	613,609	691,532	1,305,140
<b>\$28,696,645</b>	<b>\$32,340,875</b>	<b>\$61,037,520</b>	<b>\$613,609</b>	<b>\$691,532</b>	<b>\$1,305,140</b>
<b>\$36,872,240</b>	<b>\$66,835,870</b>	<b>\$103,708,110</b>	<b>\$775,326</b>	<b>\$1,373,860</b>	<b>\$0 \$2,149,186</b>

## ACCESS KEARNEY

□ Since January 2007, Access Kearney has received a total of just over 11,000 reports or cases from citizens.

■ Nearly 6,000 Code Enforcement cases

- Property Maintenance (1058)
- Weeds (1562)
- Junk/Trash (849)



■ Nearly 3,400 Police related cases

- Parking Violations (2102)
- Pets – Including Barking Dog or Dog at Large (764)



## DEVELOPMENT REVIEW TEAM (DRT)

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- Established in 2005
- Meets weekly with Developers at no charge
- Reviewed 579 community projects
- Estimated construction valuation from reviewed projects total \$377 million

*“We provide services, solutions, and opportunities for our community.”*

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## Northwest Wellfield

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- 800 acre development
  - Provides 7 million gallons of water to the Kearney community daily
  - Ensures adequate water supply during drought conditions
  - Provides alternative supply in case of compromised water quality from the Platte River Well Field.
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## A CURRENT LOOK

- Central Nebraska Veterans' Home (CNVH)
- TechOne Crossing – Xpanxion
- Management of The Archway
- Social Media Development
- Household Hazardous Waste Facility
- Patriot Park – Youth Sports Complex
- Traffic Signal Improvements – Kearney High School

## CENTRAL NE VETERANS' HOME



# TECHONE CROSSING - XPANXION



# MANAGEMENT OF THE ARCHWAY

Archway - Annual Comparison

	2013		2014		2015	
Month	Turnstile	Revenues	Turnstile	Revenues	Turnstile	Revenues
Jan	824	\$ 11,053.32	107	\$ 769.28	1,316	\$19,139.97
Feb	858	\$ 14,137.45	113	\$ 1,170.35	1,238	\$16,237.27
Mar	3,790	\$ 39,520.63	4,367	\$ 50,854.00	5,481	\$65,699.58
Apr	2,329	\$ 24,583.84	3,125	\$ 33,285.89	3,301	\$42,990.42
May	4,864	\$ 49,793.22	5,204	\$ 66,587.09	5,497	\$74,334.98
Jun	7,610	\$ 76,956.26	7,986	\$ 107,153.41	8,365	\$113,548.61
Jul	10,399	\$ 99,627.72	10,175	\$ 135,867.37	11,412	\$155,420.95
Aug	7,555	\$ 77,298.92	8,626	\$ 116,672.40	7,930	\$116,972.65
Sep	5,401	\$ 56,601.67	4,868	\$ 67,586.33	5,226	\$78,739.19
Oct	3,260	\$ 34,396.65	3,040	\$ 41,598.06	2,947	\$43,217.06
Nov	1,680	\$ 19,619.14	1,516	\$ 21,249.00		\$0.00
Dec	1,281	\$ 14,159.59	1,330	\$ 17,142.69		\$0.00
<b>Total</b>	<b>49,851</b>	<b>\$ 517,748.41</b>	<b>50,457</b>	<b>\$ 659,935.87</b>	<b>52,713</b>	<b>\$726,300.68</b>
<b>Per Cap</b>		<b>\$ 10.39</b>		<b>\$ 13.08</b>		<b>\$ 13.78</b>
<b>October</b>	<b>46,890</b>	<b>\$483,970</b>	<b>47,611</b>	<b>\$621,544</b>	<b>52,713</b>	<b>\$726,301</b>
<b>%</b>	<b>12.42%</b>	<b>50.07%</b>	<b>10.72%</b>	<b>16.85%</b>		
				<b>2015 GOAL =</b>	<b>52,500</b>	<b>\$725,000</b>
				<b>2011 =</b>	<b>54,520</b>	



# HOUSEHOLD HAZARDOUS WASTE FACILITY



PHOTOS TAKEN OCTOBER 27, 2015

## A LOOK AT TOMORROW

- Northeast Neighborhood Park
- Central Community College
- University Village - UNK
- Community Way Finding
- Entryway Beautification
- Relinquishment of 2<sup>nd</sup> Avenue from NDOR
- Sales Tax Evaluation
  - Targeted Development/Incentive Programs
- Hike/Bike Trail Enhancements and Extension
- Evaluation of Alternative Housing Developments
- Stranded investment evaluation
- Traffic Pattern Review
  - 39<sup>th</sup> Street and 30<sup>th</sup> Avenue
  - 56<sup>th</sup> Street and 17<sup>th</sup> Avenue
  - 30<sup>th</sup> Avenue Bypass Widening
  - 56<sup>th</sup> Street Widening – West to 17<sup>th</sup> Avenue

“Really it comes down to your philosophy. Do you want to play it safe and be good or do you want to take a chance and be great?”

City Manager stated the one thing he should have included was a better evaluation of the City's existing infrastructure with respect to streets. They will have to prioritize as best as they can, look at the streets, grants and pay attention. Unlike other places, they will have a big demand already coming from maintenance of existing versus new. The good news is the City does have the additional revenues coming into the system.

The City is working with Kearney Public Schools in the future on how they can share things, work together and look at the old high school site. There are a lot of other projects coming.

Mayor Clouse asked about transitioning to LED street lights and where the City thinks they need to be, the rates are approximately the same. City Manager stated another thing that he did not mention was developing 101; does the City make money off of new houses, the answer is no. The City makes money from a revenue standpoint off of big things that use electricity. The City will have to integrate some of the annexation, development, and CRA.

Mayor Clouse stated he wanted to talk about solar, when they meet this week he wants to talk about the utility grade solar. That is ten percent of the load in the Kearney that is a big deal. The City has to be thinking it might be a loss leader if that is something they want to do because he does not know what the numbers are going to be. From Kearney's perspective things that we do with solar that would help with the development of Tech Park in attracting business and what their green energy plans are.

Council Member Nikkila asked about profit. Mayor Clouse stated it could down the road if they get fixed pricing.

Council Member Lammers stated he brought up the concern to the Governor about the sales tax collection because of the e-commerce. He knows that he is well aware of that and the need to try and tighten that up because of the revenue that is escaping.

City Manager stated one of the things when the City strategizes and looks at the numbers, maybe they need to do more promotion of our own community and retail opportunities here.

City Manager stated the other item next year he would like to start the process of doing the listening sessions again. He would like to go back and see what is on people's minds.

### **ADJOURN**

Moved by Clouse seconded by Lammers that Council adjourn at 6:43 p.m. Roll call resulted as follows: Aye: Clouse, Lear, Nikkila, Lammers, Buschkoetter. Nay: None. Motion carried.

### **ATTEST:**

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**MICHAELLE E. TREMBLY**  
CITY CLERK

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**STANLEY A. CLOUSE**  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR