

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
October 5, 2021

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting
2. Roll Call

Kyle Frans: Absent
Ryan Hinz: Present
Jack
Oelschlager: Present
Present: 2, Absent: 1.

3. Items of Business

- A. Provide a recommendation to the City Council on renewing the City's membership with Southeast Nebraska Development District.

Recommend to the City Council on renewing the City's membership with Southeast Nebraska Development District. Carried with a motion by Jack Oelschlager and a second by Ryan Hinz.
Ryan Hinz: Aye, Jack Oelschlager: Aye
Aye: 2, No: 0

City Administrator Tom Ourada reported that our membership with SENDD is useful at times and at other times is not. At this time, Ourada believes that it is useful as they are doing a good job with the Downtown Revitalization project. His recommendation is to renew the membership.

- B. Provide a recommendation to the City Council on entering into an agreement with gWorks to develop a redistricting map for the City's election wards.

Recommend to the City Council to enter into an agreement with gWorks to develop a redistricting map for the City's election wards. Carried with a motion by Jack Oelschlager and a second by Ryan Hinz.
Ryan Hinz: Aye, Jack Oelschlager: Aye
Aye: 2, No: 0

City Administrator Tom Ourada recapped the 2020 census situation and the need to redistrict the city's election wards. We cannot just tweak the wards as we have to balance the minority and the majority in each ward. This will cause a big change in the election wards, which could also cause changes to the Council positions. Due to the huge changes, this redistricting could cause citizen concern, which hiring a third party to develop the redistricting map would help to avoid.

C. Provide a recommendation to the City Council on enacting Ordinance 2141: An ordinance relating to accessory buildings in the A-1 Agricultural District.

Recommend to the City Council to enact Ordinance 2141: An ordinance relating to accessory buildings in the A-1 Agricultural District. Carried with a motion by Jack Oelschlager and a second by Ryan Hinz.

Ryan Hinz: Aye, Jack Oelschlager: Aye

Aye: 2, No: 0

City Administrator Tom Ourada discussed the restriction on A1-District accessory buildings not being larger than their residence. Farmers who have large machinery or multiple animals can't build a large barn or building to accommodate those things. This ordinance will remove the size restriction for A-1 but leaves the rest of the accessory building regulations in tact.

D. Discuss working with Vacanti Municipal Consulting Services to explore the concept of a sister city.

Continue working with Vacanti Municipal Consulting Services to explore the concept of a sister city.

Carried with a motion by Jack Oelschlager and a second by Ryan Hinz.

Ryan Hinz: Aye, Jack Oelschlager: Aye

Aye: 2, No: 0

City Administrator Tom Ourada explained that Al Vacanti with Vacanti Municipal Consultant Services partnered Omaha with a sister city in Italy. Ourada spoke with Vacanti at the League Conference about getting a sister city for Crete. However, his idea was for Crete to partner with a Czech city to represent our Czech population. The concern of alienating a larger portion of our population was discussed. Exploring other countries, as well, that would represent other cultures in our community was brought up as a solution.

4. Officers' Reports

The status of the Downtown Revitalization project was discussed. Councilperson Ryan Hinz spoke with a participating business owner who was concerned about the slow process impacting the prices of the projects due to rising costs of materials and about certain parts of the qualifying stipulations, i.e. making new windows wood-framed to be historically correct. Ways to speed up the process and meet deadlines were brought up and considered.

5. Adjournment

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I

certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk-Treasurer

(S E A L)

2021/22



SEND D D

Southeast Nebraska Development District

MEMBERSHIP



SEND D .ORG
FACEBOOK.COM/SENEBDEVDISTRICT

The Southeast Nebraska Development District (SEND) Board and staff work diligently to serve the 16 counties in this corner of the state. We do this by listening to community leaders, stakeholders, residents, and businesses, to learn about regional issues and find solutions to help. The past few years have been particularly challenging with natural disasters and a global pandemic, yet SEND continues to stay focused and deliver essential programs and services. We could not do this without your support and the SEND Board and staff would like to **thank you** for your continued membership.

SEND staff completed a variety of critical community and regional projects in the past year, as well as launching a **nationally-recognized** broadband mapping initiative for residents of southeast Nebraska. This award-winning effort provides local elected officials, businesses, and the public data, so they know exactly where their communities stand with broadband speeds. Information supports future broadband expansion grants and projects across the state. Additionally, SEND renewed our commitment to support the region by adding staff to support rural housing, public safety, disaster response, small business financing, and incorporating technology into our services.

Last year, SEND staff spent more time on the ground in the region, listening to community leaders and learning how we can better serve you. As a result, the agency successfully captured **\$21.5 million in state and federal funds**, resulting in **improved homes, revitalized downtown business districts, low-interest financing for workforce housing units, assisting businesses and creating new jobs.**

The only way these activities can continue is through your membership, which has remained steady for the **last 15 years**. Last year alone, membership dollars provide match for federal and state funded agency services, resulting in a **110:1 dollar return on investment**. In 2020-2021, your assessment dollars helped return nearly **\$13.1 million** of your federal tax dollars back into the region.

SEND pledges to remain by your side in these difficult times, and we look forward to making an impact across the region by growing our regional economy, identifying new opportunities, and building local wealth. Above all, we will continue to listen. For up-to-date information on grant programs, community and legislative updates, and news alerts, please go to our new website at www.sendd.org, sign up for our e-newsletter, or "Like" our Facebook page.

Once again, thank you for your support, and know that SEND is here to help. As always, I want to extend an open invitation to all members: please, visit the SEND offices or call and schedule a time for us to attend your city council or county supervisor meeting. So we can better serve you now and in the future, I encourage you to contact our staff with your ideas, suggestions, and thoughts.

We are here to serve you and look forward to your next visit.

Best regards,

Tom Bliss
Executive Director

MEMBERSHIP

FULL MUNICIPAL MEMBERSHIP

Includes any municipality paying the membership dues assessment established by the SENDD Board of Directors and located within a dues paying county. Services available to a Full Member include, but are not limited to:

- Monthly newsletter
- Special notices regarding programs of interest
- Unlimited visits to discuss requirements of specific programs
- Assistance with grant and loan applications, generally at no cost
- Special studies associated with grant and loan applications
- Census data and special reports maintained by SENDD
- Labor/Workforce data maintained by SENDD
- Staff consultation on specific employment generating projects

GENERAL MUNICIPAL MEMBERSHIP

Includes any municipality which is not a dues paying member itself but is located within a county that is paying membership dues. Services available to a General Member include, but are not limited to:

- Monthly newsletter
- Special notices regarding programs of interest
- Limited visits to discuss requirements of specific programs

VOLUNTARY HOUSING DUES

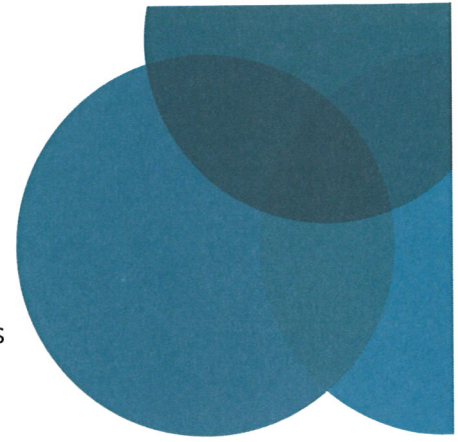
The Housing Dues assessment was established by SENDD in 2003 and payment of the assessment is voluntary. The voluntary assessment was established in lieu of increasing General Membership dues.

Dues cover costs specifically associated with housing, including:

- Training for staff members in housing grant application development
- Training on changing regulations related to Federal/State funding for housing programs
- State certifications involving lead-based paint and clearance testing
- Assistance to member communities with applications to partially underwrite the cost of housing needs studies; assistance to communities and private developers with packaging grant and loan applications
- Ongoing expenses related to housing projects after the project is closed and grant funds are depleted

TYPES OF HOUSING PROGRAMS

- Rehabilitation programs for income-qualified owner-occupied residential units
- Down-payment assistance programs to aid income-qualified first-time homebuyers
- Purchase/Rehab/Resale programs which may be coupled with down-payment assistance
- Construction of rent-to-own, single-family residential units
- Financial packaging assistance to developers of single and multi-family residential units for income-qualified occupants



RETURN ON INVESTMENT

Over the last 5 years, SENDD generated a return on investment of ~\$43 for every \$1 in membership dues



In the last five years, SENDD helped members invest nearly \$50 million in their communities

In the past decade, SENDD has been involved in local projects that have retained and create over 415 jobs

RESOURCES*

USDA-RURAL DEVELOPMENT

Business & Industry | Energy | Value Added Producer | Housing | Community Facilities

NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT

Rehabilitation | Infrastructure | Tourism | Revitalization | Community Facilities | Planning

ECONOMIC DEVELOPMENT ADMINISTRATION

Infrastructure | Economic Adjustment | Build to Scale | Job Growth

NEBRASKA GAME AND PARKS

Land & Water | Recreational Trails

NEBRASKA ENTERPRISE FUND

Direct | GAP | Invoice | Loan Guarantees | Intermediary Lending

NEBRASKA DEPARTMENT OF ENVIRONMENT & ENERGY

Waste & Recycling | Brownfields | Water | Deconstruction | Weatherization

ENVIRONMENTAL PROTECTION AGENCY

Brownfields | Local Foods Local Places | Air Quality

RURAL ENTERPRISE ASSISTANCE PROJECT

Direct | GAP | Invoice | Loan Guarantees | Intermediary Lending

***This list indicates some of SENDD's most used resources, but is not a comprehensive list. We regularly research additional funding opportunities from a variety of resources.**

MEMBER SERVICES

SEND D members take advantage of our wide variety of services. We are continually looking for additional ways to better serve our member communities.

HOUSING & CONTRACTING

- Owner Occupied Rehabilitation
- Purchase Rehab Resale
- Nuisance Abatement Programs
- Down Payment Assistance Loans
- Housing Quality Standards Inspections
- New Construction Services
- Housing Condition Studies
- Lead-Based Paint Inspections
- USDA Loan Packaging
- General Contracting Services

ECONOMIC DEVELOPMENT

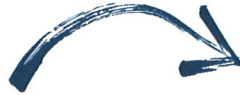
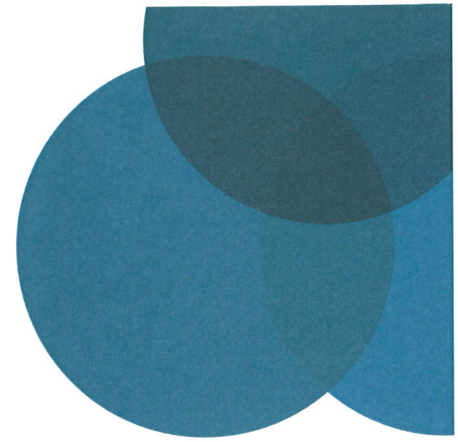
- Revolving Loan Funds
- GIS Mapping/Location Intelligence
- Support businesses and communities with analytical decision making
- Market reports/analysis
- Technical Assistance for Business Startups and Expansions
- Economic Development & Leadership Certified Community

EMERGENCY & DISASTER RELIEF

- Review Disaster Recovery Plans
- Assess infrastructure, vulnerabilities, and needs of communities impacted by disaster
- Regional Recovery Plan
 - Community and Business Resiliency and Recovery Resources
- Flood and Floodplain Management
- Assist communities to meet National Flood Insurance Program (NFIP) guidelines
 - Potential insurance premium discount for Community Rating System

COMMUNITY DEVELOPMENT

- Grant Writing and Administration
 - Community Development Block Grant (Downtown Revitalization, Economic Development, Planning, Public Works, Tourism, Youth Job Training)
 - Community & Civic Center Financing Fund
 - Land & Water Conservation Fund
- Household Income Studies
- Community Needs Assessment
- Workforce Availability Studies
- Project Specific Environmental Review
- Strategic Planning



Southeast Nebraska Development District

7407 O St
Lincoln, NE 68510

Invoice

Date	Invoice #
9/21/2021	Dues

Bill To

City of Crete
PO Box 86
Crete, NE 68333-0086

Terms	Due Date
Net 60	11/20/2021

Item	Description	Project	Qty	Rate	Amount
Membership	07/01/2021-06/30/2022	70-01 Mem...		4,500.00	4,500.00

RECEIVED

SEP 27 2021

CITY OF CRETE

Total	\$4,500.00
Payments/Credits	\$0.00
Balance Due	\$4,500.00

Phone #
402-475-2560

E-mail	Web Site
9 mmciel@sendd.org	www.sendd.org

Southeast Nebraska Development District

7407 O St
Lincoln, NE 68510

Invoice

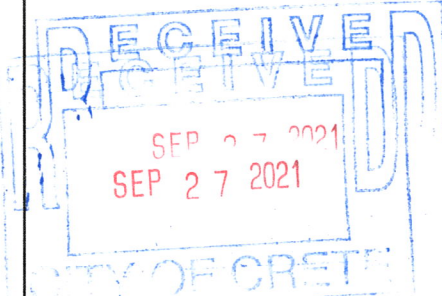
Date	Invoice #
9/21/2021	Dues

Bill To

City of Crete
PO Box 86
Crete, NE 68333-0086

Terms	Due Date
Net 60	11/20/2021

Item	Description	Project	Qty	Rate	Amount
Housing	07/01/2021-06/30/2022	70-02 Housi...		2,091.00	2,091.00



Total	\$2,091.00
Payments/Credits	\$0.00
Balance Due	\$2,091.00

Phone #
402-475-2560

E-mail	Web Site
10 mmciel@sendd.org	www.sendd.org

ORDINANCE NO. 2141

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO ACCESSORY BUILDINGS IN THE A-1 AGRICULTURAL DISTRICT; TO AMEND SECTION 11-503 TO EXEMPT ACCESSORY BUILDINGS AND STRUCTURES IN THE A-1 AGRICULTURAL DISTRICT FROM CERTAIN REGULATIONS.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That Chapter 11, Article 5, Section 11-503 of the Crete Municipal Code shall be amended as follows:

11-503 Accessory buildings and structures.

Accessory buildings, structures, and parts of buildings or structures located within the corporate limits and extraterritorial jurisdiction of the City of Crete must comply with the following provisions:

- (1) An accessory building or structure shall not be located on a premises unless a principal building or structure is also located on that same premises.
- (2) No construction permit shall be issued for the construction of an accessory building or structure prior to the issuance of a construction permit for the construction of the principal building or structure upon the same premises. If construction of the principal building or structure does not precede or coincide with the construction of the accessory building or structure, the City shall revoke the construction permit for the accessory building or structure until construction of the principal building or structure has been substantially completed.
- (3) Any accessory building or structure attached to a principal building shall be considered part of the principal building for the purpose of height, distance, and yard requirements, and the total building or structure shall adhere to the yard requirements for the zoning district in which it is located.
- (4) The design of accessory buildings and structures shall be consistent with the character of the neighborhood and the exterior materials shall match those of the principal building or structure as much as possible.
- (5) The minimum distance between an accessory building or structure and any other buildings or structures on the same premises shall be five feet.
- (6) The cumulative total square footage for all accessory buildings or structures shall not exceed the total square footage of the first floor of the principal building.
- (7) The maximum height of any detached accessory building or structure is fifteen feet.
- (8) Detached accessory buildings or structures, except for signs, may only be erected in the rear yard and shall be set back from side and rear lot lines by a minimum of five feet, except that, if erected on a corner lot, any detached accessory building or structure shall be set back from the side street to comply with the setback line applying to the principal building for that side street.
 - (a) Notwithstanding the above, if the access to a detached accessory building or structure used as a garage, carport, or similar structure is from an alley, then it shall be set back from the property

line adjacent to the alley a minimum of fifteen feet.

- (b) The cumulative total square footage of all detached accessory buildings or structures shall not exceed forty percent (40%) of the required rear yard.
- (9) Accessory buildings or structures on corner lots shall not be located closer to the side property line than the front yard required on the adjacent premises.
- (10) Accessory buildings or structures in the A-1 Agricultural District are exempt from the requirements of subsections (1), (2), (4), (6), and (7) of this section.

Section 2. That the changes specified in the above sections shall be codified as part of the Crete Municipal Code as stated herein.

Section 3. That all ordinances, parts of ordinances, or code provisions in conflict herewith shall be repealed and that any partial repeal shall not affect the other parts of ordinances or codified sections that can be given effect without the repealed parts.

Section 4. That if any section, part, or provision of this ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other section, part, or provision of this ordinance.

Section 5. That this ordinance shall be published in pamphlet or book form and shall take effect and be in full force and effect from and after its passage, approval, and publication, as provided by law.

PASSED AND ENACTED the 5th day of October 2021.

Mayor

ATTEST:

City Clerk