

Village of Goehner

August 2, 2022

The **Village of Goehner CDA** met in open session on August 2, 2022, at the Goehner Fire Hall, as posted in three places in the Village and published in the SCI on 7/20 & 7/27. Chairperson Knisley announced the location of the OPEN MEETINGS ACT POSTER. The meeting was called to order by Chairperson Knisley at 7:32 p.m., at the Goehner Fire Hall. Upon roll call, the following board members were present: Besse, Bialas, Agena and Knisley. Ostrander was absent.

1. Resolution 001 - approving (Redevelopment Plan)

Discussion: Andrew (Tif attorney), explains how the order works for approval and it is contingent

Motion to adopt **Resolution 001: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF GOEHNER, NEBRASKA, APPROVING AND ADOPTING A REDEVELOPMENT PLAN FOR THE VILLAGE OF GOEHNER, NEBRASKA WHICH INCLUDES BECK'S HYBRIDS REDEVELOPMENT PROJECT; ADOPTING A COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW** by Besse, second by Bialas. RCV – Aye: Besse, Bialas Agena, Knisley. Motion Carried.

2. Resolution 002 - approving (Redevelopment Agreement for the Beck's Hybrids Redevelopment Project)

Discussion:

Motion to adopt **Resolution 002: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF GOEHNER, NEBRASKA, APPROVING AND ADOPTING A REDEVELOPMENT PLAN FOR THE VILLAGE OF GOEHNER, NEBRASKA WHICH INCLUDES BECK'S HYBRIDS REDEVELOPMENT PROJECT; ADOPTING A COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW** by Besse, seconded by Agena. RCV – Aye: Besse, Agena, Bialas, Knisley. Motion Carried.

Motion to adjourn CDA meeting by Bessie, seconded by Bialas.

The Village of **Goehner Board of Trustees** met in open and regular session on August 2, 2022, at the Goehner Fire Hall, as posted in three places in the Village. Chairperson Knisley announced the location of the OPEN MEETINGS ACT POSTER. The meeting was called to order by Chairperson Knisley at 7:35 p.m., at the Goehner Fire Hall. Upon roll call, the following board members were present: Besse, Bialas, Agena and Knisley. Ostrander arrived at

1. Public Hearing on Blight and Substandard Designation

Motion to open the public hearing at 7:36 by Besse, seconded by Agena. RCV – Aye: Bessie, Agena, Bialas, Knisley.

Discussion: Keith Marvin & Mason Herman with Marvin Planning presented on the Blight and Substandard Study completed for the Village. State law requires a Blight & Substandard plan completed and adopted to qualify or use TIF funding. Marvin planning came to the village to take pictures of infrastructure concerns and looked at statistics from Assessors office to make the determination. State statute defines Blight as 40+ year old homes, lack of curbs, pooling of water, etc. Being in a Blight area, doesn't affect property values. The public study is used for state funding avenues. Once designation is made, it stays, even if infrastructure repairs are completed. Not condition of specific property.

Motion to close public hearing at 7:40 by Bialas, seconded by Agena. RCV – Aye: Bialas, Agena, Besse, Knisley.

2. **Resolution 265** declaring portion of Village Blighted and Substandard

Motion to adopt **Resolution 265: A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GOEHNER, NEBRASKA, DECLARING A PORTION OF THE VILLAGE OF GOEHNER,**

**NEBRASKA TO BE BLIGHTED AND SUBSTANDARD** by Agena, seconded by Besse. RCV – Aye: Agena, Besse, Bialas, Knisley. Motion Carried.

3. Public Hearing on Redevelopment Plan

Motion to open the public hearing at 7:41 by Agena, seconded by Besse. RCV – Aye: Agena, Besse, Bialas, Knisley.

Discussion: Redevelopment Plan is 2-fold. 1. General plan for entire village and 2. private piece for Beck’s Hybrid. Includes Village limits, ETJ and Beck’s Hybrid. If approved, the benefit to the Village with TIF funding for future projects. Amendments would be made to the current plan and can be modified via public hearing. (Appendix A). This is in a line with the current Comprehensive Plan the village has in place.

Every time TIF is used, there is a cost/benefit analysis.

Agricultural facility has certain criteria, it permits “skip annexation”. Criteria are a plant where value is added to agricultural commodities, more than 80% of sales not to direct consumers, investment is over \$1M. The assessors value is 8.3mil when complete and will get 1.9mil in TIF over 15 years. (Grading, acquisition, legal fees, etc. are qualified). Would like to complete by end of 2023 and TIF would begin 2024 if needed. No zoning changes will occur, and all permitting is the same a normal project regardless of TIF. Cost benefit analysis – \$126,000 per year for 15 years.

Beck’s is bringing “Data” and scientific research, which is their value-added commodity, project exceeds \$9M in value.

Caleb Bruner shared information about Beck’s and introduced their employees here in the area. Introduced Keen employees as well. What makes Beck’s different than the competitors is their customer service.

Motion to close public hearing at 7:58 by Bialas, seconded by Besse. RCV – Aye: Bialas, Bessie, Agena, Knisley

4. Third Reading and Public Hearing on Annexation

The Annexation Ordinance requires three readings before being passed. Chairperson Knisley read Ordinance 261 for the third and final time on 8/2/22.

Motion to open public hearing at 8:02 by Bessie, seconded by Agena, RCV: Besse, Agena, Bialas, Knisley.

Discussion: Village won’t extend services, isn’t adjacent. State statue protects it.

Motion to close the public hear at 8:03 by Besse, seconded by Agena. RCV: Besse, Agena, Bias, Knisley.

5. Vote on Annexation Ordinance 261 Annexation

Motion to adopt **Ordinance 261: AN ORDINANCE OF THE VILLAGE OF GOEHNER, SEWARD COUNTY, NEBRASKA, TO ANNEX CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE VILLAGE OF GOEHNER, NEBRASKA FOR THE CONSTRUCTION AND DEVELOPMENT OF AN AGRICULTURAL PROCESSING FACILITY** by Besse, seconded by Bialas. RCV – Aye: Besse, Bias, agena, Knisley. XXXX. Motion Carried.

6. **Resolution 266** approving Redevelopment Plan

Motion to adopt **Resolution 266: A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GOEHNER, NEBRASKA, APPROVING A REDEVELOPMENT PLAN FOR THE VILLAGE OF GOEHNER, NEBRASKA, INCLUDING THE PLAN FOR THE BECK’S HYBRIDS REDEVELOPMENT PROJECT CONTAINED THEREIN**, by Besse, seconded by Bialas. RCV – Aye: Besse, Bialas, Agena, Knisley. Motion Carried.

7. **Resolution 267** approving (Redevelopment Agreement – Beck’s Hybrids Redevelopment Project)

Discussion: Village needs to file notice to divide once valuation increase (2023 or 2024). Valuation is based on county assessors. To be completed by 12/31/23. Village is agreeing to collect and pass fund through for the 15 years and will not be liable for any differences in final valuation.

Motion to adopt **Resolution 267: A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GOEHNER, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY TO ENTER INTO SAID AGREEMENT** by Besse, seconded by Bialas. RCV – Aye: Besse, Bialas, Agena, Knisley. Motion Carried.

8. **CONSENT AGENDA:** Minutes of 7/5/2022; Treasurer’s Report; Bills payable to date; Trustee Besse moved to approve the consent agenda, seconded by Bialas. RCV: Aye-Trustee Besse, Bialas, Agena. Abstain-Knisley. Motion carried.
9. Zoning Inspector Report

Ostrander arrived at 8:20pm.

10. Nuisance properties
  - Letter received in response to certified letter, continue to improve property and remove branches. Need to send a certified letter to Nick Svoboda next to Chez Bubba for trees and mowing.
11. Traffic Report: Emailed to board
12. Solid Waste/Recycling - no update until September 15<sup>th</sup> meeting
13. Street, Water, Sewer Report
  - a. Water concerns at Chez Bubba. Matt shared how the water pressure is running at best 15 psi which is too low to run our ice machine and often too low to run water for more than one thing at a time, e.g. wash hands and flush a toilet. We've done everything we can think of on our end to fix this and have not seen any improvement. Per the quality issue, since the storms on June 14th, we have experienced significant spoilage of anything we cook using Goehner water. Mashed potatoes, gravy, beans, made with Goehner water spoil in 24 hours. We've resorted to using distilled water that we have purchased at the store to avoid throwing out food. We are concerned that something may have happened to the water during the storm and become contaminated in some way. Based on all our food safety reference materials it appears to be bacterial. The only common thing we have not been able to eliminate as a cause of this is the use of Goehner water.
  - b. Working on alleys now, they look good
  - c. Rural water Mike Standfall was here today. North well wouldn't shut off yesterday, village is using too much water and the wells won't keep up.
  - d. Janice had Eric Cox out last Friday to review current water issues. The filter at Chez is blocking up and backing up into the restaurant. George to dig up curb stop to see if that helps with quality.
  - e. ARPA funding is still available. Contact Misty Ahmic (county commissioner) to see what needs to be done to apply for funding.
  - f. Water restrictions are needed during this time.

Motion to begin water restrictions effective immediately. Odd number houses on odd days, even number houses on even days until further notice by Ostrander, seconded by Bialas. RCV: Ostrander, Bialas, Agena, Besse, Knisley. Motion carried.

14. Clerk Report
  - a. Water comparison – income vs expense
  - b. Moving from town
  - c. Janice would like to attend class on 10/11/22, needs mileage and expenses reimbursed.

Motion to adjourn by Besse, Seconded by Bialas at 8:57pm.