



# CITY OF FREMONT NEBRASKA

## BOARD OF EQUALIZATION, COMMUNITY DEVELOPMENT AGENCY & REGULAR CITY COUNCIL MEETING MINUTES

June 9, 2020 - 7:00 PM

City Council Chambers 400 East Military, Fremont NE

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### BOARD OF EQUALIZATION

7:00 PM

**MEETING CALLED TO ORDER.** After the Pledge of Allegiance, Mayor Getzschman called the Board of Equalization to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL.** Roll call showed Members McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus and Legband present. 8 members present.

1. Consider levying a special tax and assessment against properties to pay the costs of weed and debris removal and assessment.
  - a. Resolution to levying a special tax and assessment against Northside N46' Lot 12 All Lot 13 & 56' Lot 14 BLK 1 in the amount of \$401.97 (Moore, Karen). Motion made by Jensen, Seconded by Legband to approve Resolution 2020-116. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
  - b. Resolution to levying a special tax and assessment against Chases E 66' Lot 1 Blk 32 in the amount of \$227.85 (Scheil, Amy & Jordan). Motion made by Yerger, Seconded by Legband to approve Resolution 2020-117. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
  - c. Resolution to levying a special tax and assessment against Northside Lot 16 Blk 3 in the amount of \$244.92 (Refaela Delgado, Gustavo and Hernandez Garibo, Patricia). Motion made by Yerger, Seconded by Legband to approve Resolution 2020-118. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

**ADJOURNMENT.** Motion made by Jensen, Seconded by Legband to adjourn; time: 7:08 PM. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

### COMMUNITY DEVELOPMENT AGENCY

7:00 PM

**MEETING CALLED TO ORDER.** Mayor Getzschman called the Community Development Agency to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL.** Roll call showed Members McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus and Legband present. 8 members present.

1. Resolution 2020-008 to approve Redevelopment Agreement for DPA Auctions Redevelopment Project. Motion made by Jacobus, Seconded by Legband to approve Resolution 2020-008. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

**ADJOURNMENT.** Motion made by Jacobus, Seconded by Legband to adjourn; time: 7:29 PM. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

## **CITY COUNCIL REGULAR MEETING**

**7:00 PM – Following the preceding Meeting**

**MEETING CALLED TO ORDER.** Mayor Getzschman called the City Council Meeting to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL.** Roll call showed Council Members McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus and Legband present. 8 Council Members present.

### **MAYOR COMMENTS**

*(There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)*

1. Motion to adopt current agenda for June 9, 2020 Regular Meeting. Motion made by McClain, Seconded by Kuhns to move items #16 and #17 to after #5 on the agenda. Voting Yea: Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger. Motion carried. Motion made by Legband, Seconded by Kuhns to adopt current agenda for June 9, 2020 Regular Meeting as amended. Voting Yea: Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Yerger. Motion carried.

### **BUSINESS FROM PREVIOUS MEETING:**

2. Resolution 2020-112 to authorize the execution of Amendment No. 1 to Reimbursement and Indemnification Agreement with WholeStone Farms Inc. Motion made by Yerger, seconded by Ellis to amend the Resolution recital at paragraph 3 subsection (d)b. to add the words at the end of section b. after the \$3,271.455.00 unless project costs or usage increases as to protect the rate payer. Voting Yea: Yerger, Ellis, Jacobus Voting Nay: McClain, Jensen, Legband, Bechtel, Kuhns. Motion failed. Motion made by Legband, Seconded by Kuhns to approve Resolution 2020-112. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns. Voting Nay: Yerger, Ellis, Jacobus. Motion carried.
3. Resolution 2020-113 to approve Architectural Services Agreement with Davis Design, Inc. for Design Services in connection with the Aircraft Terminal Building at the Fremont Airport. Motion made by Jacobus, Seconded by Yerger to table the item until after the City

looks at capital improvement projects and puts them in a priority order. Voting Yea: Yerger, Ellis, Jacobus Voting Nay: McClain, Jensen, Legband, Bechtel, Kuhns. Motion failed. Motion made by Legband, Seconded by Kuhns to approve Resolution 2020-113. Voting Yea: McClain, Jensen, Legband, Bechtel, Kuhns Voting Nay: Yerger, Ellis, Jacobus. Motion carried.

4. Ordinance 5534 to revise Municipal Code Section 3-103: Municipal Water System; application for service; meter and service requirements generally; prorating monthly water bill (first reading). Motion made by Yerger, seconded by Jacobus to introduce and hold first reading of Ordinance 5534. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided first reading of the Ordinance.
5. Ordinance 5535 to revise Municipal Code Section 3-231: Building sewer installation; single premise (first reading). Motion made by Yerger, Seconded by Legband to introduce and hold first reading of Ordinance 5535. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided first reading of the Ordinance.
16. Resolution 2020-124 to approve Redevelopment Agreement for DPA Auctions Redevelopment Project. Motion made by Jensen, Seconded by Kuhns to approve Resolution 2020-124. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
17. Motion to approve revised subdivision agreement for Bluestem Commons. Council Member Yerger made a motion to continue the item. Council Member Yerger withdrew his motion. Motion made by Yerger, Seconded by Legband to approve the agreement pending the addition of H1 exhibit footnotes that tie the documents together; the H1 exhibit will be amended to tie the numbers to the plan narrative categories. Voting Yea: Yerger, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus Voting Nay: Ellis. Motion carried.

**CONSENT AGENDA:** All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately. Motion by Jensen, seconded by Legband to approve consent agenda items 6-8, 10 & 12-15. Voting Yea: McClain, Ellis, Kuhns, Bechtel, Yerger, Jensen, Jacobus, Legband. Motion carried.

6. Motion to approve May 27, 2020 through June 9, 2020 claims and authorize checks to be drawn on the proper accounts
7. Motion to receive Report of the Treasury
8. Dispense with and approve May 26, 2020 Community Development Agency and City Council Meeting Minutes
9. Resolution 2020-119 to approve use of Ilgenfritz parking lot for Keep Fremont Beautiful Metal and Electronics Recycling Event. Motion made by Jacobus, Seconded by Kuhns to approve Resolution 2020-119 and acknowledge that the Ilgenfritz parking lot is located to the southeast of the County office building. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

10. Motion to approve the recommendation of the Mayor to appoint Scott Meister as Greater Fremont Development Council's representative to the Local Option Review Team
11. Resolution 2020-120 to allow the purchase of the Geo Comm Capping/AVL system and software. Motion made by Jacobus, Seconded by Yerger to amend the Resolution to add at the last paragraph to authorize \$13,151.18 to USAT for vehicle modem/antenna. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried. Motion made by Jacobus, Seconded by Kuhns to approve resolution 2020-120 as amended. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.
12. Resolution 2020-121 approving the request of Fremont Opera House to use the Parking lot north of the Fremont Opera House for an Ice Cream Social
13. Resolution 2020-122 authorizing staff to sign a lease agreement with NMC for a Caterpillar Compact Track Loader Model 259D3
14. Resolution 2020-123 authorizing the Mayor to sign the Industrial Track Agreement with Union Pacific Railroad
15. Motion to approve concrete license application, Rick Coates

**NEW BUSINESS:** Requires individual associated action

18. Discuss, consider and take possible action prior to RFP requests being sent for updating the City of Fremont's Comprehensive Plan and / or UDC. No action was taken.
19. Discuss the impact to City tax receipts, TIF projects, etc due to a 37% increase valuation to all of Fremont's commercial/industrial properties, per 2020 TERC order. No action was taken.

**ADJOURNMENT**

Motion made by Jacobus, seconded by Legband to adjourn; time: 10:20 P.M. Voting Yea: Yerger, Ellis, McClain, Jensen, Legband, Bechtel, Kuhns, Jacobus. Motion carried.

APPROVED AND ACCEPTED AS THE OFFICIAL COPY OF THE FREMONT, NEBRASKA Board of Equalization, Community Development Agency & Regular City Council Meeting Minutes for June 9, 2020

  
Tyler Ficken, City Clerk

  
Scott Getzschman, Mayor