

Blight and Substandard Study  
For the City of Fremont  
September 1, 2004

**PURPOSE OF STUDY:**

The purpose of this Study is to determine if the area described in attached Exhibit "B" meets the definition of blighted and substandard as set forth in Section 18-2103 of the Nebraska Community Development Law. In order to use Tax Increment Financing, the property must be declared both blighted and substandard.

Those definitions are:

**Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals, or welfare; [emphasis supplied].

**Blighted area** shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;[emphasis supplied]

## METHODOLOGY:

The real property on Exhibit "B" was physically examined and photographs were taken to document the condition of the property for this report. The structures on the property were examined and the condition of the property was then compared to the requirements set forth in Section 18-2103.

The age of structures was determined from County Assessor records.

## CONDITION OF THE PROPERTY:

**Buildings:** The property consists of 10 buildings. One residence is located on the premises. The residence operates on a private house well and uses a septic tank for household sanitary waste disposal. An outhouse, small and obsolete grain bins, smaller barns and a larger barn, with attached structure, in varying states of decay are located in the improved portion of the property.

### a) Condition of Buildings:

- i) Dilapidation as defined in Black's Law Dictionary means "the neglect of necessary repairs to a building". Every building on the site fits this definition. Every building is in need of a new roof, as all shingles are curling or missing in places. Every building, with the exception of the grain bins, is in need of scraping and painting. Some of the wood appears bare of any paint and has been exposed to the elements for so long, it may no longer accept paint. The metal grain bins, although initially treated with a rust inhibitor have now begun to rust. See photos on Exhibit A, pages 1 through 12. All buildings appear to have experienced substantial, and not just surface dilapidation.
- ii) Deterioration means "to devalue or become worse in condition." Fundamental to nearly all of the wood based structures is a physical deterioration in the structure itself. Many windows are missing from the non residential buildings. Wood rot is visible in a number of structures. Cracks are visible in masonry walls. Electrical wiring is hanging free in one building. All buildings appear to have experienced substantial deterioration.
- iii) Obsolescence means "no longer of commercial value or use." The grain bins, though useable, are so small as to make them worthless to modern grain farmers. Little or no value would be gained from relocating or leasing them. A larger "grain bin" made of concrete is useful only for storage of ear corn, which has not been commercially viable for decades. The balance of the wood structures on the real estate have no "farming" value. They are too small for equipment storage or to function as a machine shop. In addition, many are unsafe because of structural or wiring defects.
- iv) Age of structures County Assessor records reveal all of the structures on the property are more than 40 years old, making the average age of all structures more than 40 years of age. [Note most of the structures on the property are so old or of no economic value that they have no assessable value.]

Condition of the Property in General: The property consists of 79.9 acres. No proper subdivision of the property exists. It is inconvenient for farming due to its small size. There are no interior roads or utility easements. Water is from an on site well. Sewer treatment is provided by a septic system and an open outhouse. There are a number of debris piles and no provision for drainage.

b) Condition of Site in General:

- i) Inadequate Provision For Sanitation/ Detriment To The Public Health, Safety, Morals, Or Welfare/ Conducive To Ill Health, Transmission Of Disease The property is not currently served by community water or sewer. A private water well and septic system is used on the property. The site is also encumbered with a useable outhouse, releasing human waste directly into the groundwater. Further, there are a number of debris piles on the building site that offer breeding grounds for vermin and pests. Open doors and broken windows invite vandalism, and loose electrical wiring, broken glass and debris are unsafe and a public nuisance.
- ii) Insanitary Or Unsafe Conditions In addition to the liabilities noted above, there is no adequate drainage provided to the site. This results in the ponding of water in the summer months and the resulting breeding ground for mosquitoes and other water born insects.
- iii) Conditions Which Endanger Life By Fire The outbuildings on the property stand open and are piled with flammable material. Dried weeds surround the buildings which would enable a fire to spread very quickly to other buildings on the property.
- iv) Improper Subdivision Or Obsolete Platting The property is not platted for use as a commercial or residential subdivision. Lack of useable lot sizes retards development.. No utility easements, roads, or modern subdivision exist on site.
- v) Decreasing Population Based On The Last Two Decennial Censuses The property is currently un occupied. At the last census the property had tenants.

**SPECIFIC PHOTOGRAPHIC DOCUMENTATION:**

[All references in this section are to the photos on Exhibit A, and page numbers noted are those on Exhibit A]

Pages 1 through 4 give an overall view of the buildings on the property. On page 1, of the exhibit, general deterioration is noticeable from lack of paint on all buildings. Please notice the missing glass from the barn and the window frame hanging loose.

Photos on page 3 of the exhibit show a closer view of the barn. Notice the hole in the roof in the picture on the upper right of page 3.

Obsolescence of some of the structures is revealed in the photos on page 4 of the exhibit. Small metal grain bins are of little value in today's high volume farming operations. Additionally, the open block grain bin is suitable only for corn stored on the ear. Modern farm harvesting equipment no longer harvests corn in this manner, nor is it commercially feasible to handle corn in this manner.

Page 5 shows the existence of the outhouse on the building site. Note the debris piles alongside the outhouse, the door torn off the nearby shed, and the debris inside the outhouse. This open sewerage facility is conducive to ill health. Existing debris piles are a detriment to public health and are conducive to the spread of disease.

Pages 6 and 7 show the extent of deterioration of outbuildings on the site. Page 6 shows missing siding, glass, peeling paint and dangling electrical wires. Photos on page 7 show structural damage to the block portion of the buildings, in addition to the peeling paint.

The photos on page 9 reveal the interior of one of the barns on the property. The small stalls and general debris are not of the type generally in use in today's modern farming operation.

Major structural damage to buildings is shown in the photos on page 10. It is safe to say that the roof is virtually rotting on 2 of the structures. Mortar is missing between concrete blocks over the doorway.

All the photographs on Exhibit A reveal structures that are obsolete and in a state of advanced deterioration

#### CONCLUSION:

The subject property meets the definition of *substandard* as set forth in the Community Development Law, Section 18-2103 (10) for the following reasons, to wit: a predominance of buildings, being 100% of the structures on the property, nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for sanitation, and the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals, or welfare.[Emphasis supplied].

The subject property meets the definition of *blighted* as set forth in the Community Development Law, Section 18-2103 (11) (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, improper subdivision or obsolete plating, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which the average age of the residential or commercial units in the area is at least forty years.

The property described on Exhibit "B" is properly subject to redevelopment as provided in the Community Development Law.

Exhibit "A"  
To Blight and Substandard Study

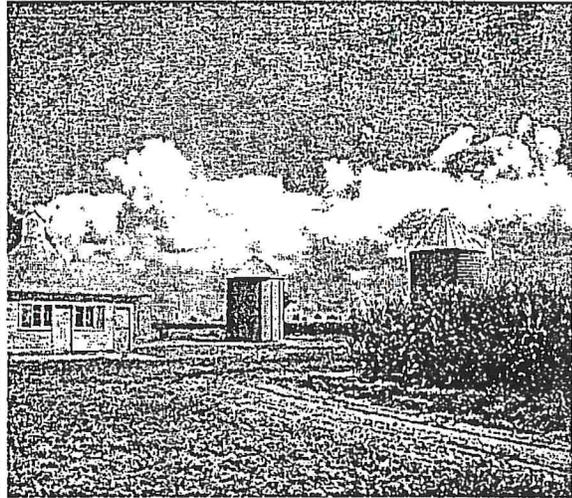
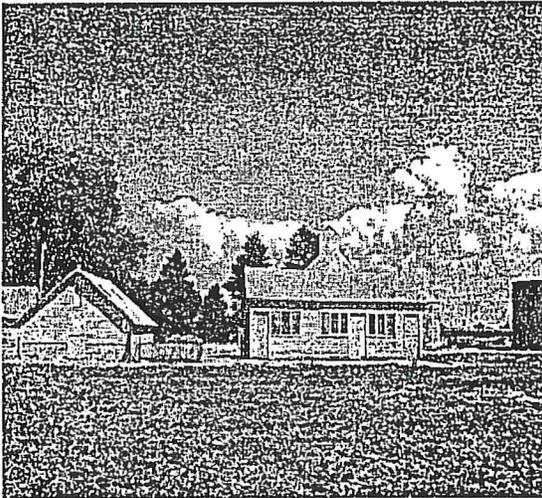
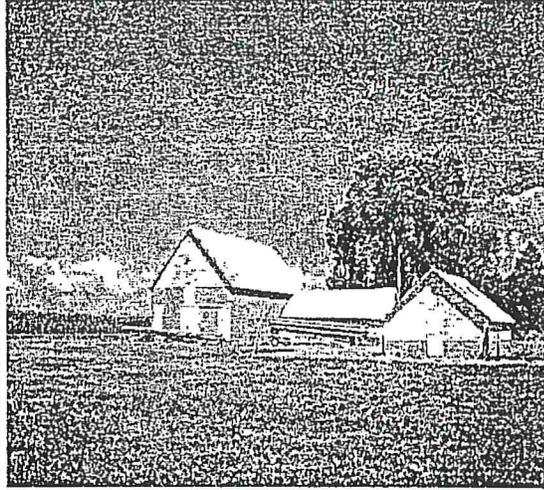
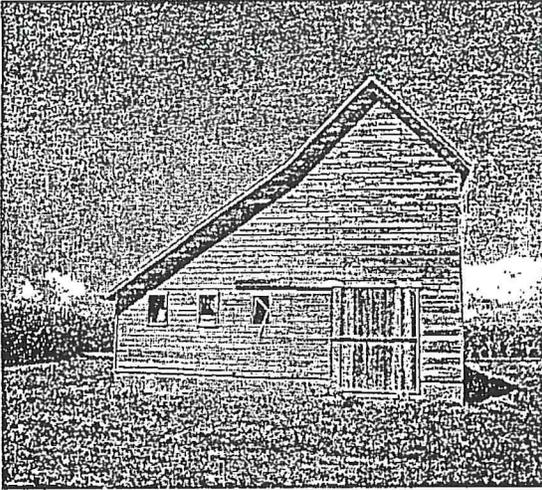


Exhibit "A"  
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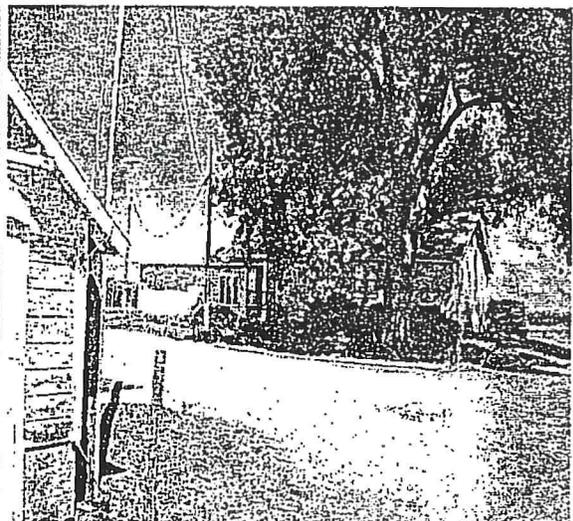
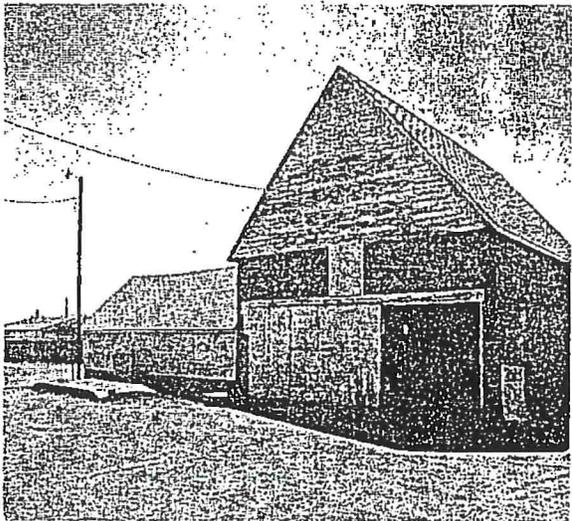
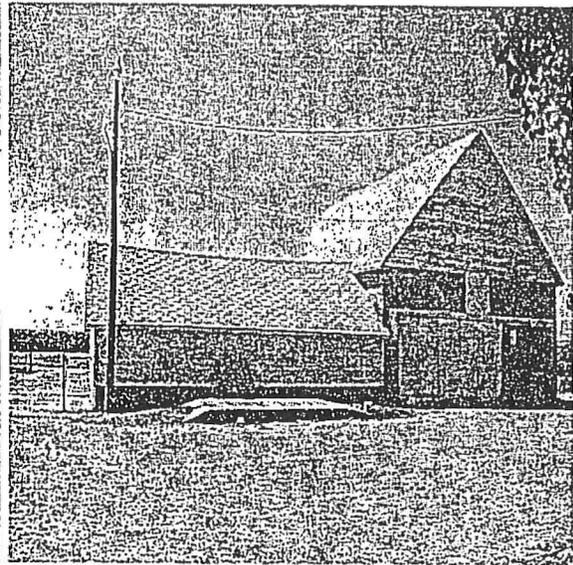
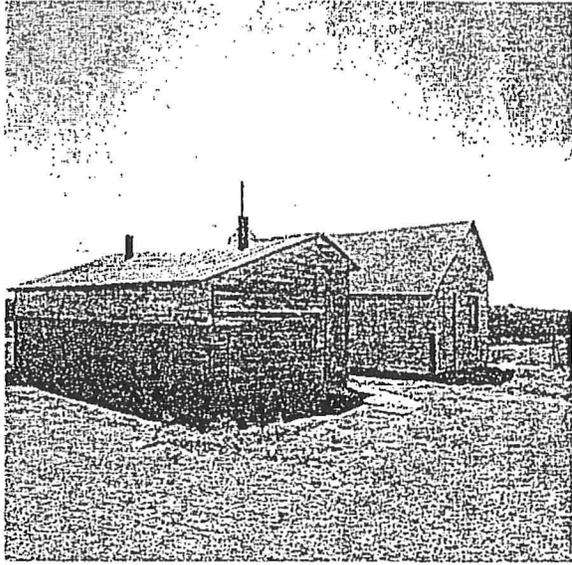


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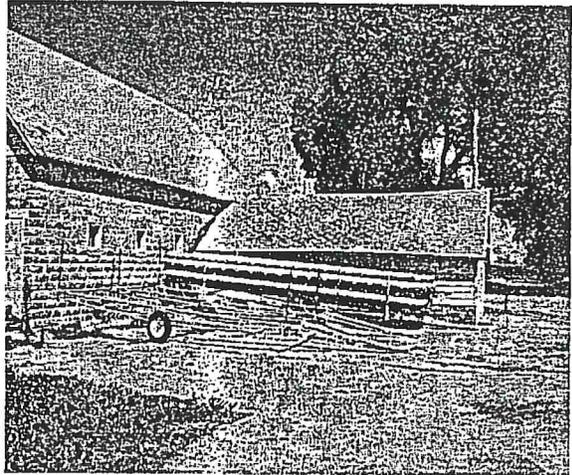
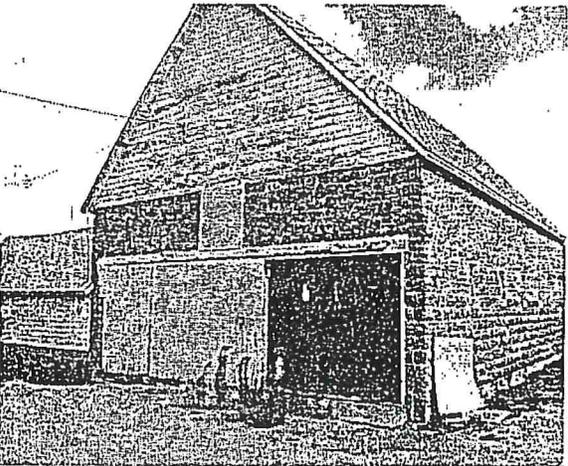
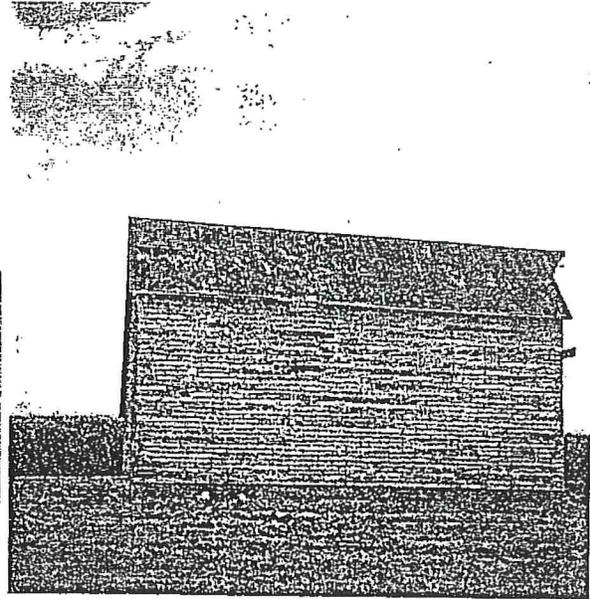
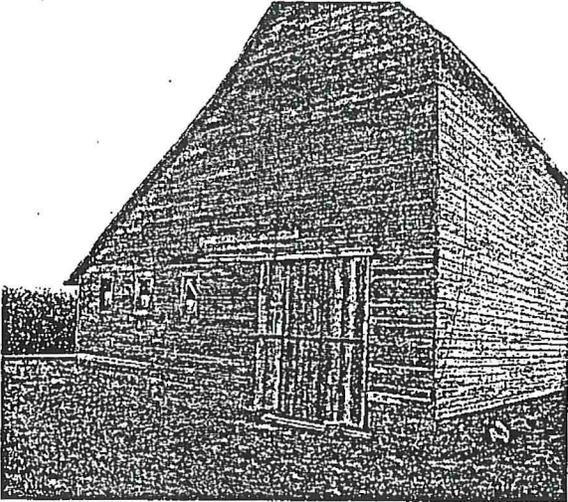


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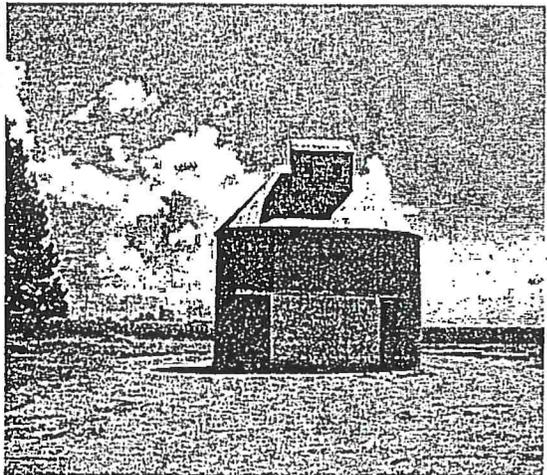
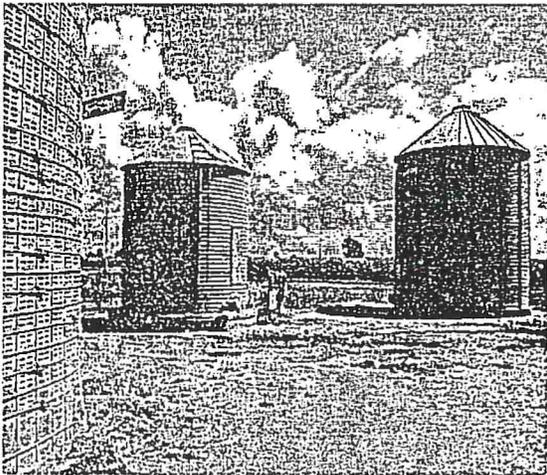
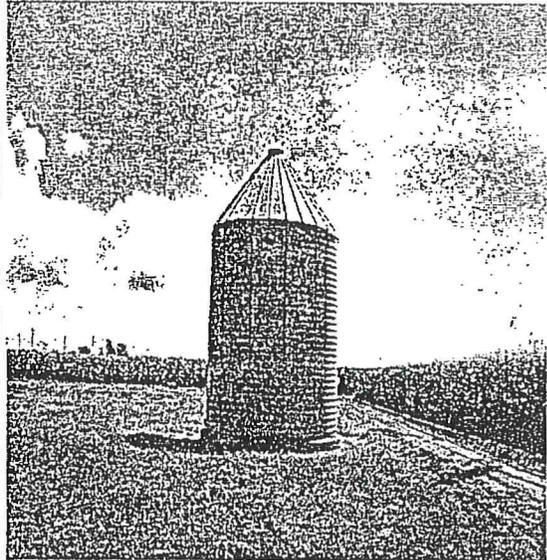
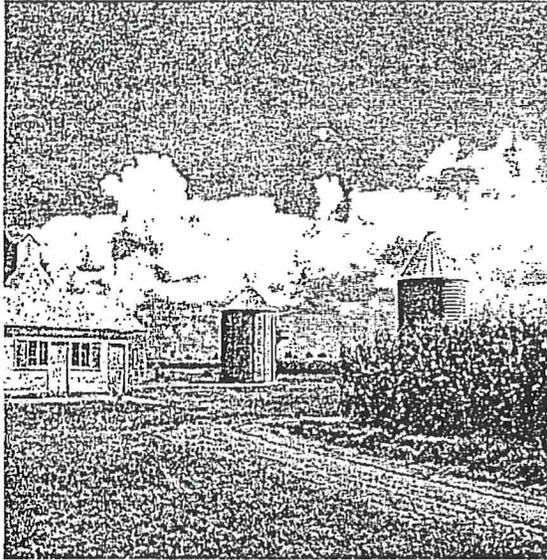


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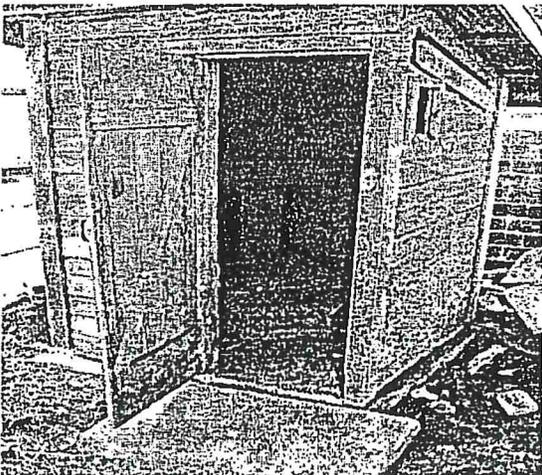
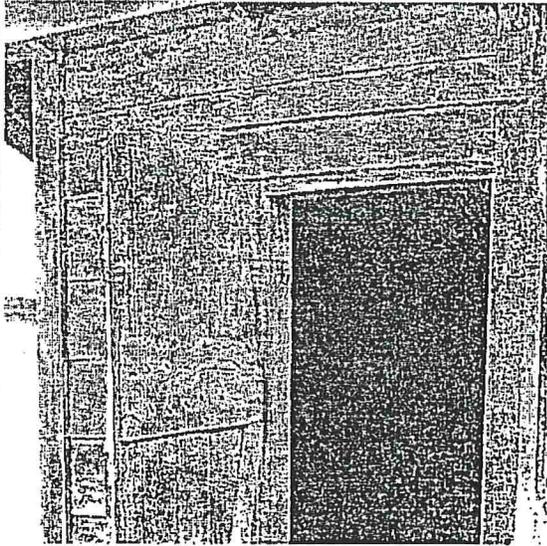
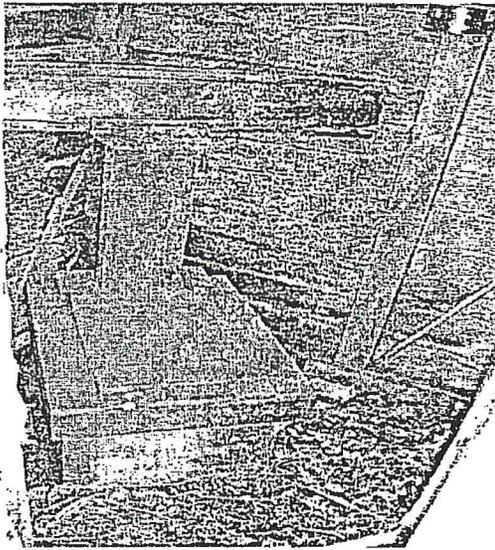
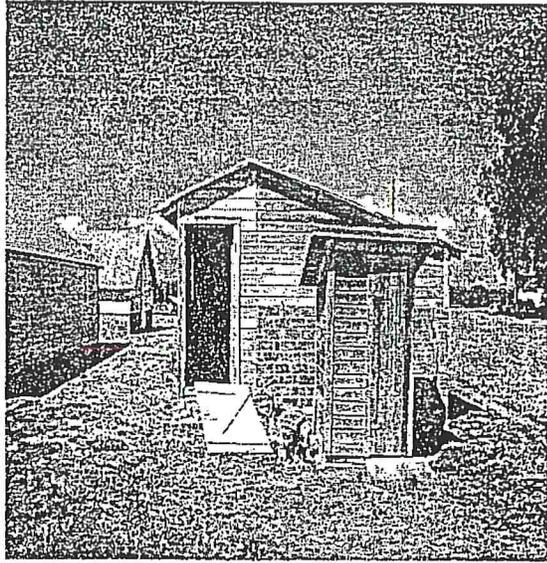
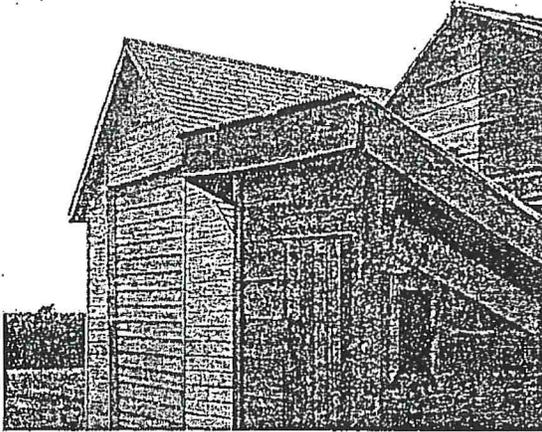


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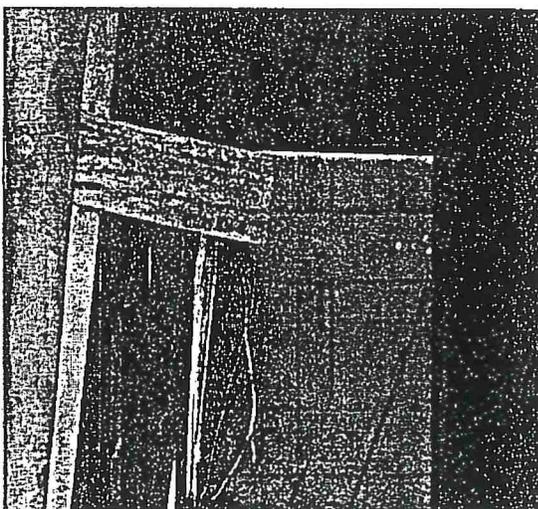
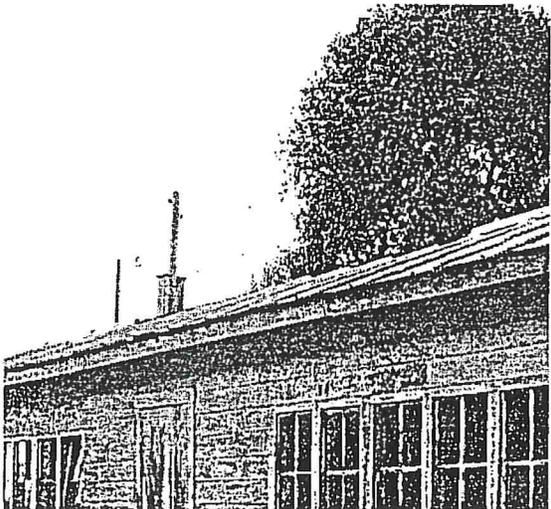
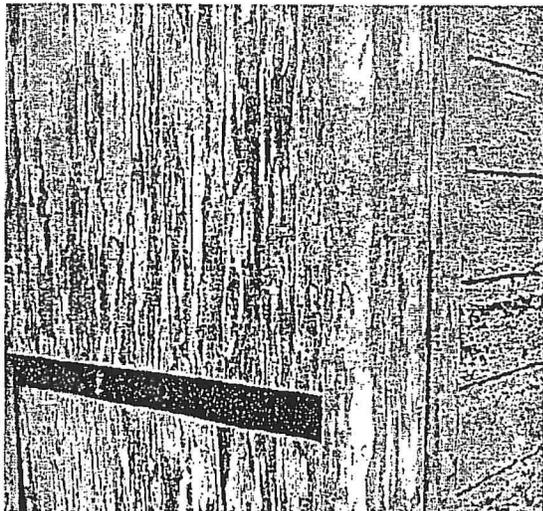
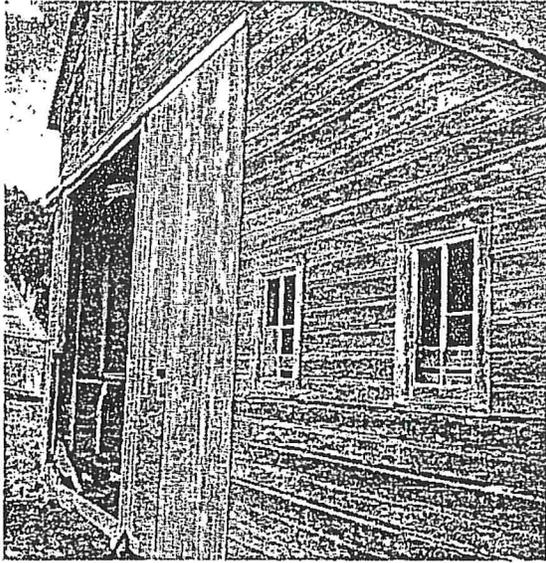


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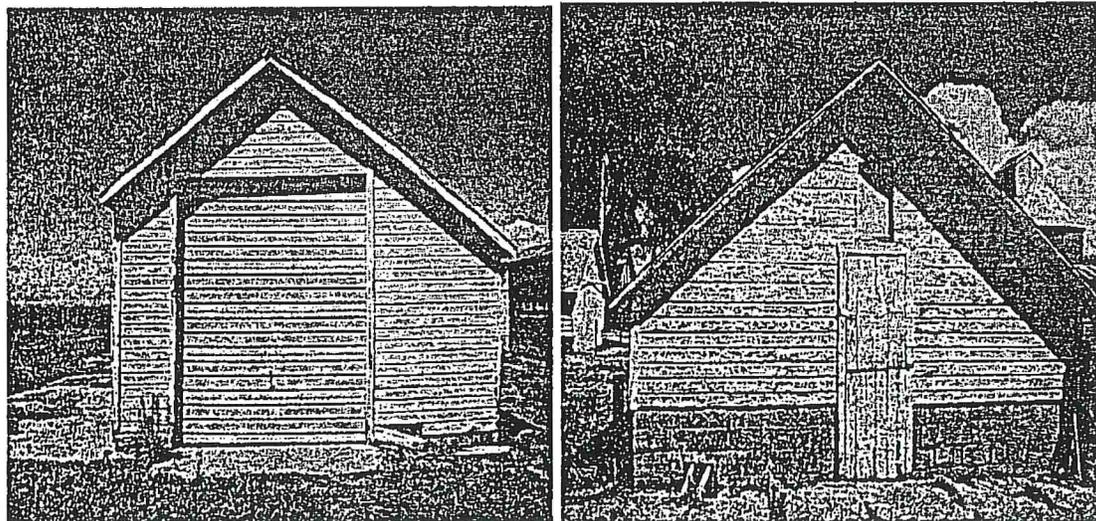
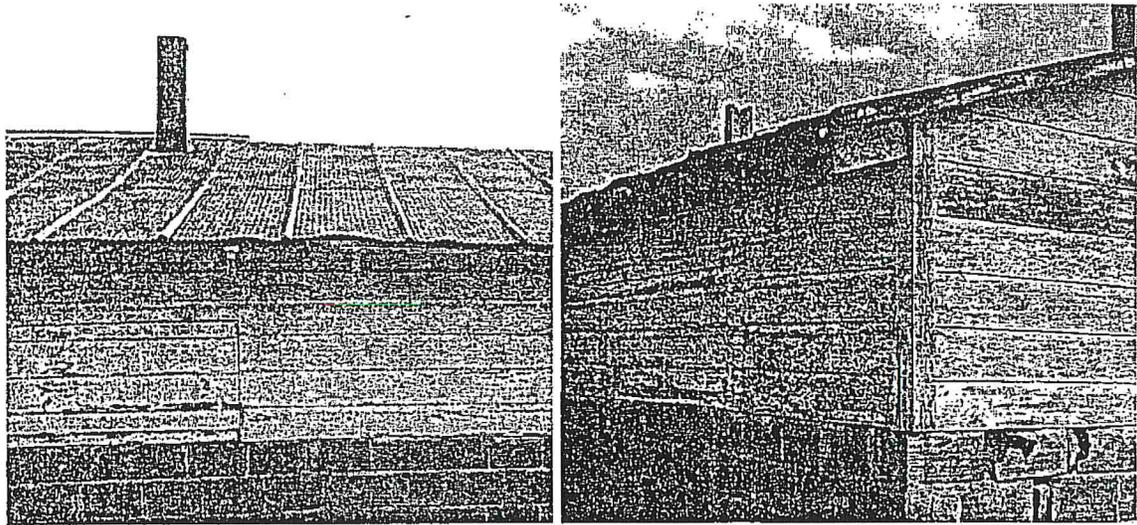
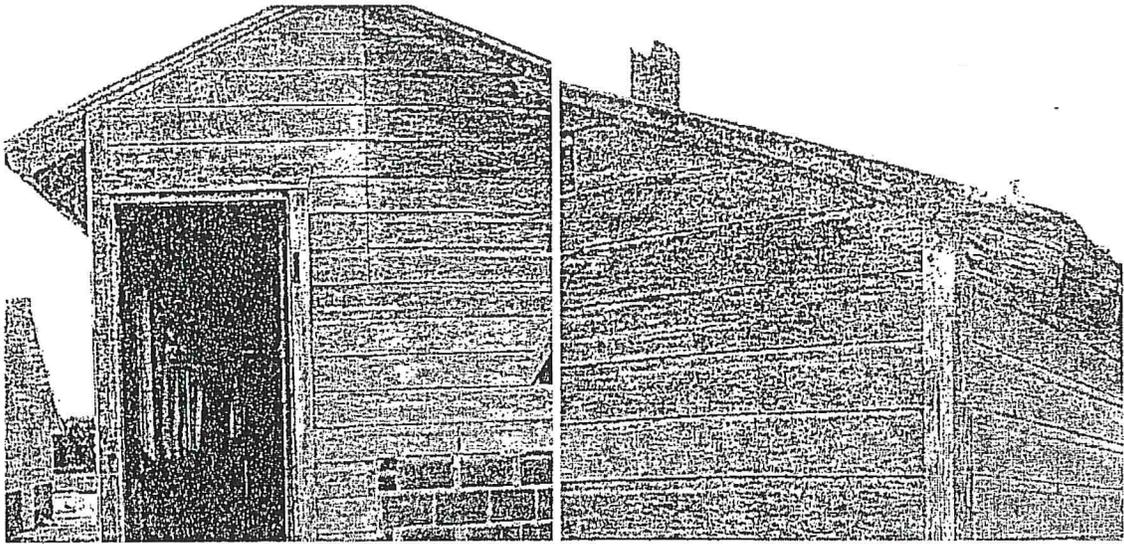


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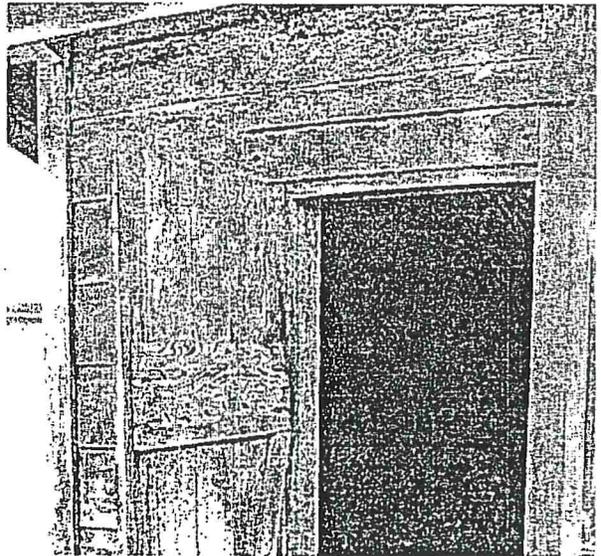
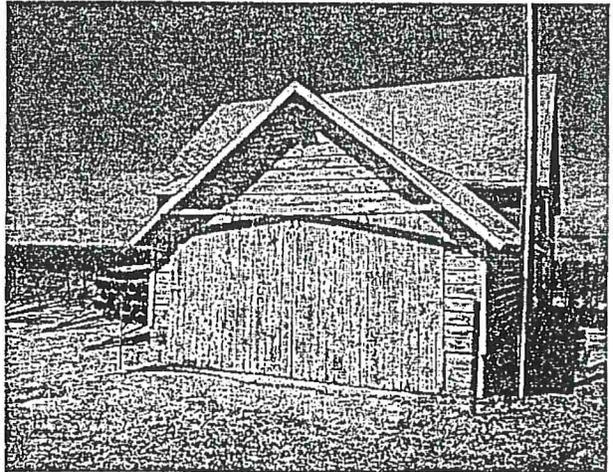
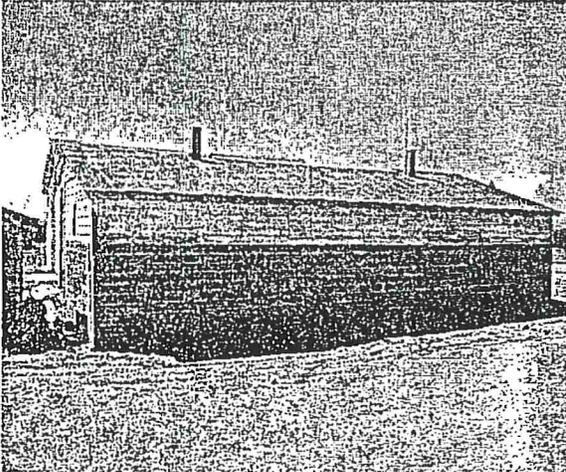
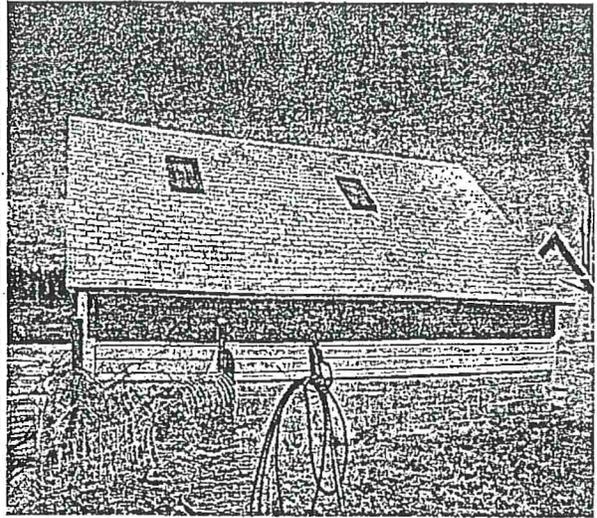
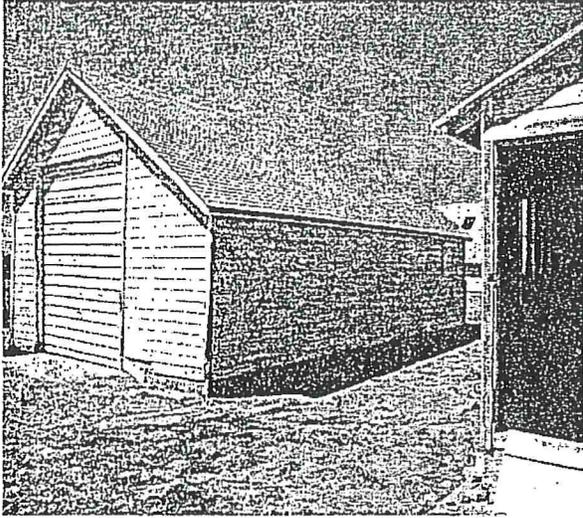


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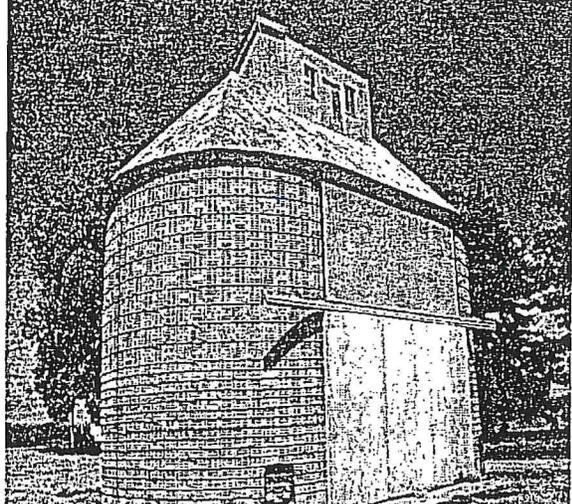
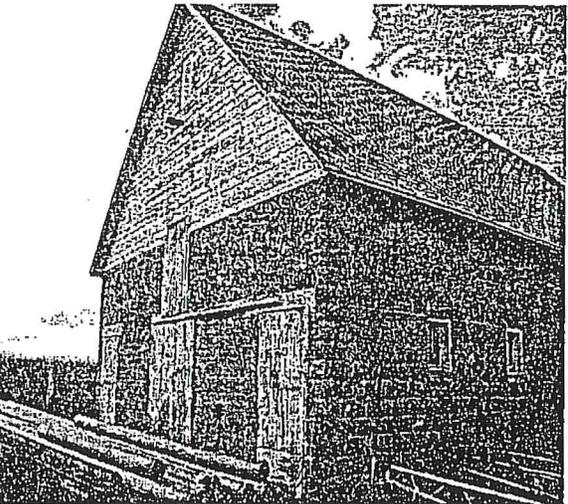
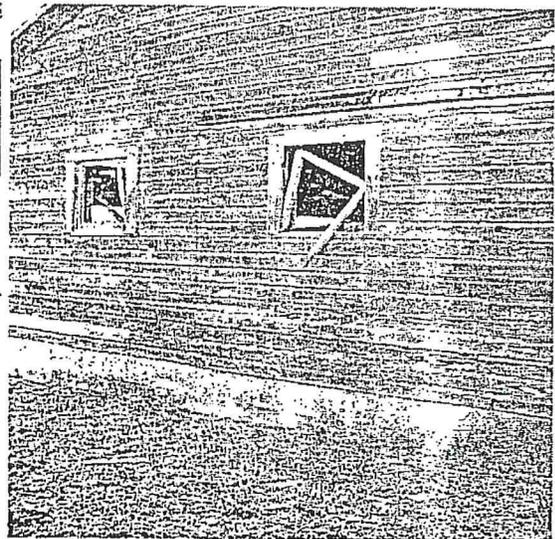
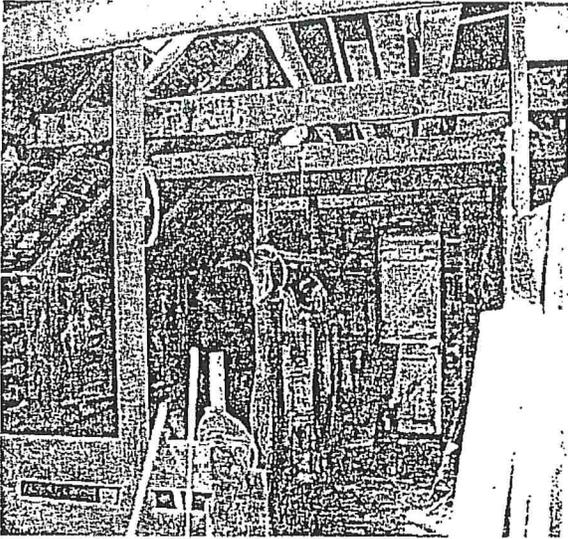


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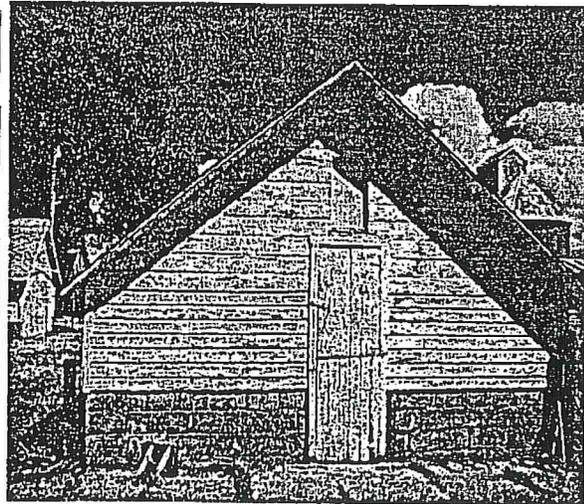
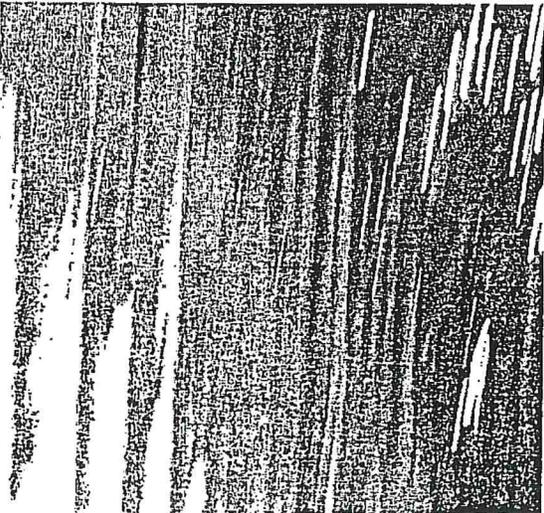
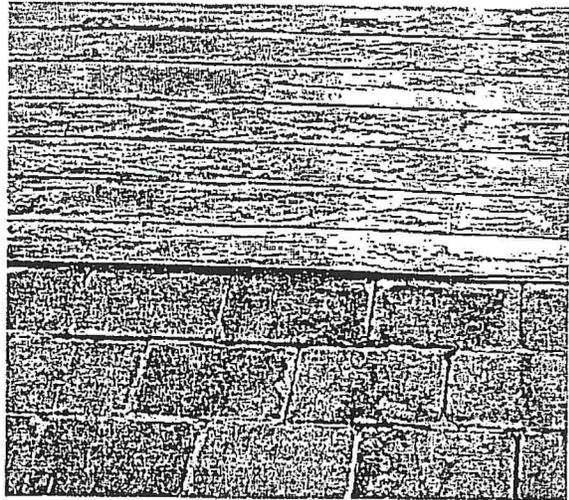
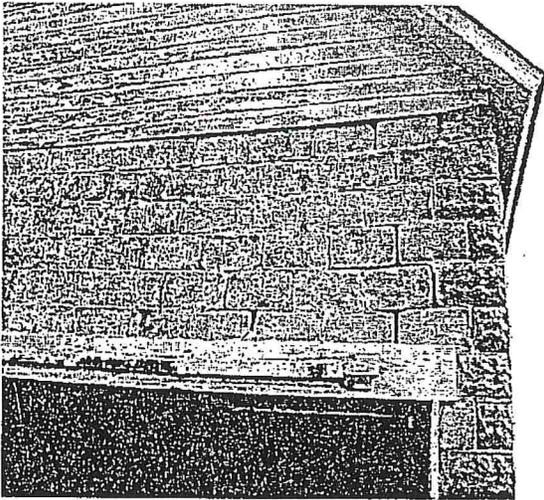
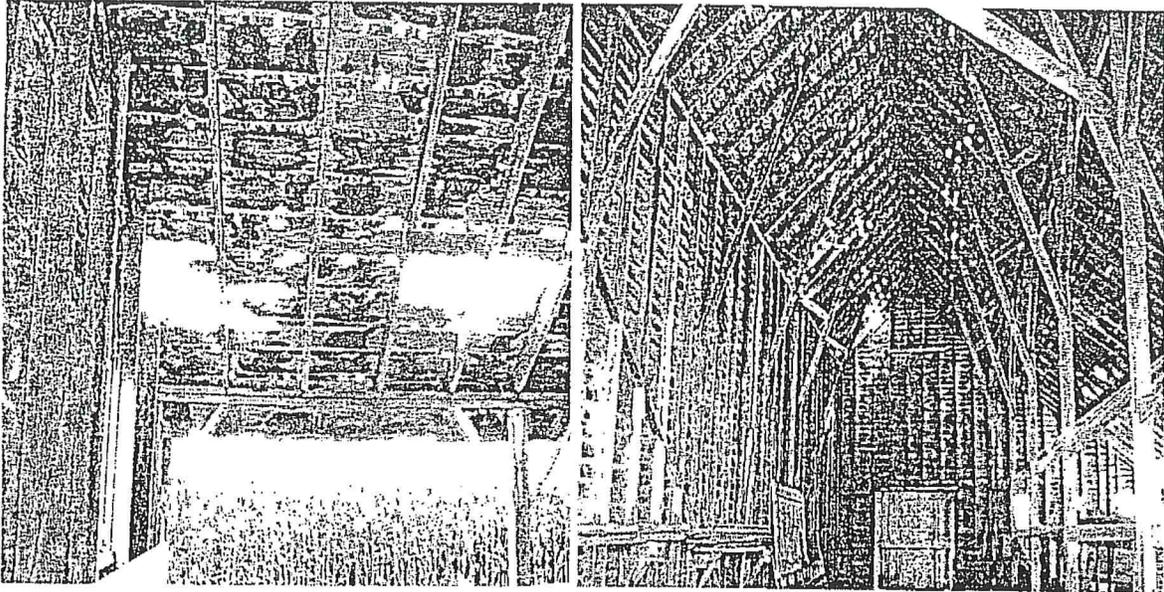


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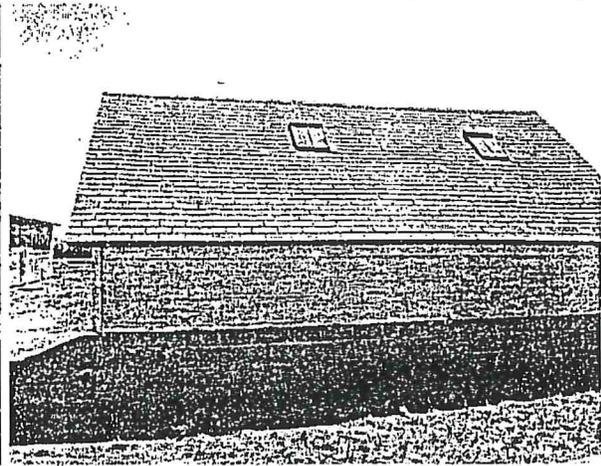
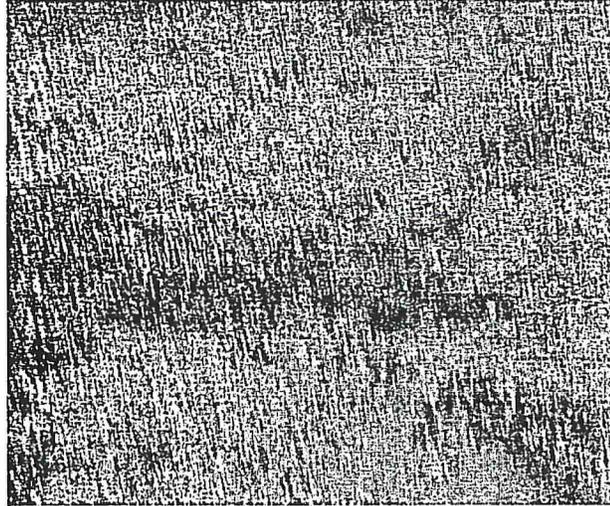
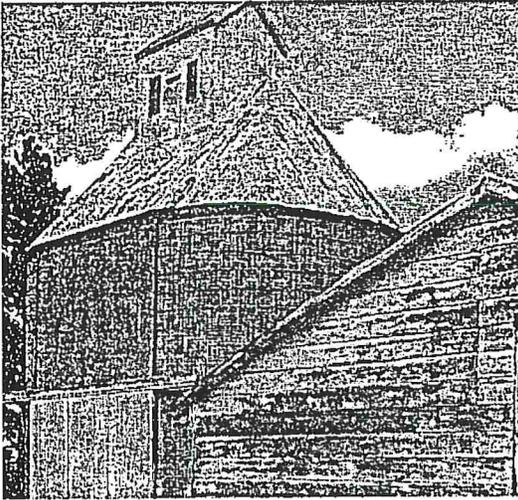
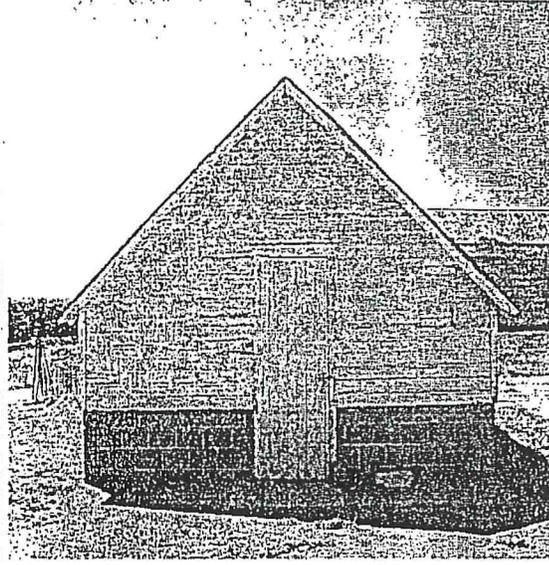
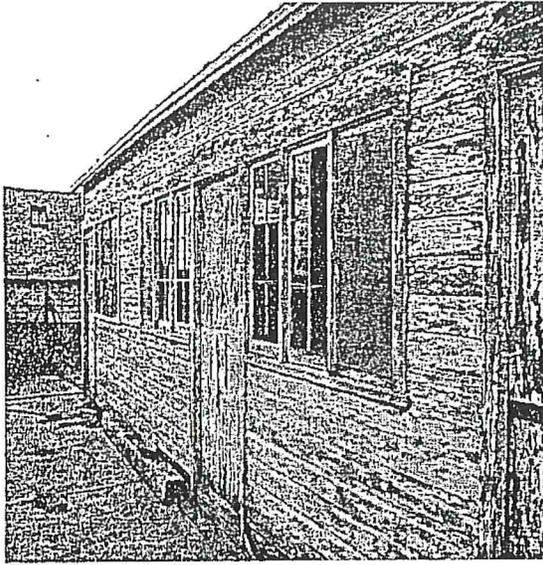


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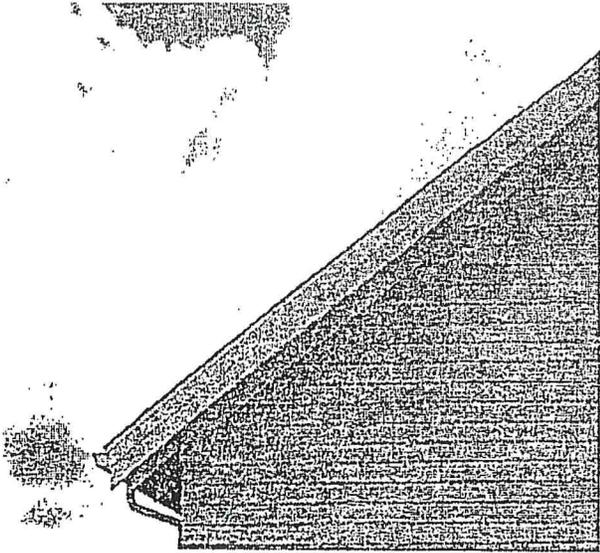
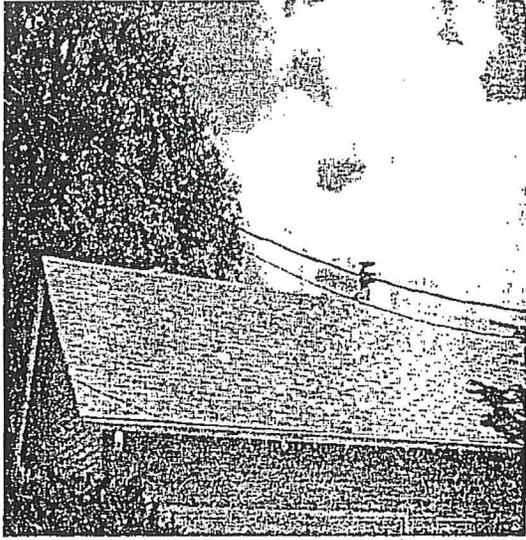


Exhibit "B"  
To Blight and Substandard Study

Legal Description of Subject Property

A tract of land located in Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, more particularly described as follows: Beginning at the Northeast Corner of Section 30; thence West along the Center Line of Morningside Road, 649.91 feet to the place of beginning; thence continuing West on said Center Line, 2,319.57 feet; thence South 1,316.24 feet; thence East 2,639.75 feet; thence North along the West boundary of U.S. Highway No. 275, 1,289.51 feet; thence West 334.51 feet; thence North 33.00 feet to the point of beginning

RESOLUTION NO. 2004-227

(Amended 10/26/04)

A Resolution of the City Council of Fremont, Nebraska approving designation of blighted and substandard conditions for part of the N ½ N ½ Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska.

BE IT RESOLVED by the Mayor and City Council of the City of Fremont, Nebraska, as follows:

Section 1. The Mayor and City Council have previously referred to the City's Planning Commission the Blighted and Substandard Conditions Study for part of the N ½ N ½ of Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, dated September 1, 2004, prepared by Mike Bacon, Attorney at Law, which makes certain determinations concerning the following area proposed to be declared blighted and substandard:

A tract of land located in Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of Section 30; thence West along the Center Line of Morningside Road, 649.91 feet to the place of beginning; thence continuing West on said Center Line, 2,319.57 feet; thence South 1,316.24 feet; thence East 2,639.75 feet; thence North along the West boundary of U.S. Highway No. 275, 1,289.51 feet; thence West 334.51 feet; thence North 33.00 feet to the point of beginning.

Section 2. The City Planning Commission has recommended that the study be approved and adopted and that the area is an area which meets the criteria for designation as blighted and substandard in need of redevelopment

Section 3. Based upon the study, the recommendation of the Planning Commission and analysis and review of the conditions of property located within the area, the Mayor and Council hereby find, determine and declare that the area is an area which meets the criteria for designation as blighted and substandard in need of redevelopment under the terms of Section 18-2103 (10) and (11) and Section 18-2109, R.R.S. Neb. 1997, as amended, in that such real estate is affected by conditions as set forth in the study.

Section 4. Upon the reference by the City's redevelopment agency (authority) of any plan or plan modifications with respect to the area, the City Clerk is hereby authorized to set a hearing and publish and mail notice of such hearing as required by law.

Council Member *Brian M...* offers this Resolution and moves its adoption,  
seconded by Council Member *Scott Solbach*.

PASSED AND APPROVED THIS 26<sup>th</sup> DAY OF OCTOBER, 2004

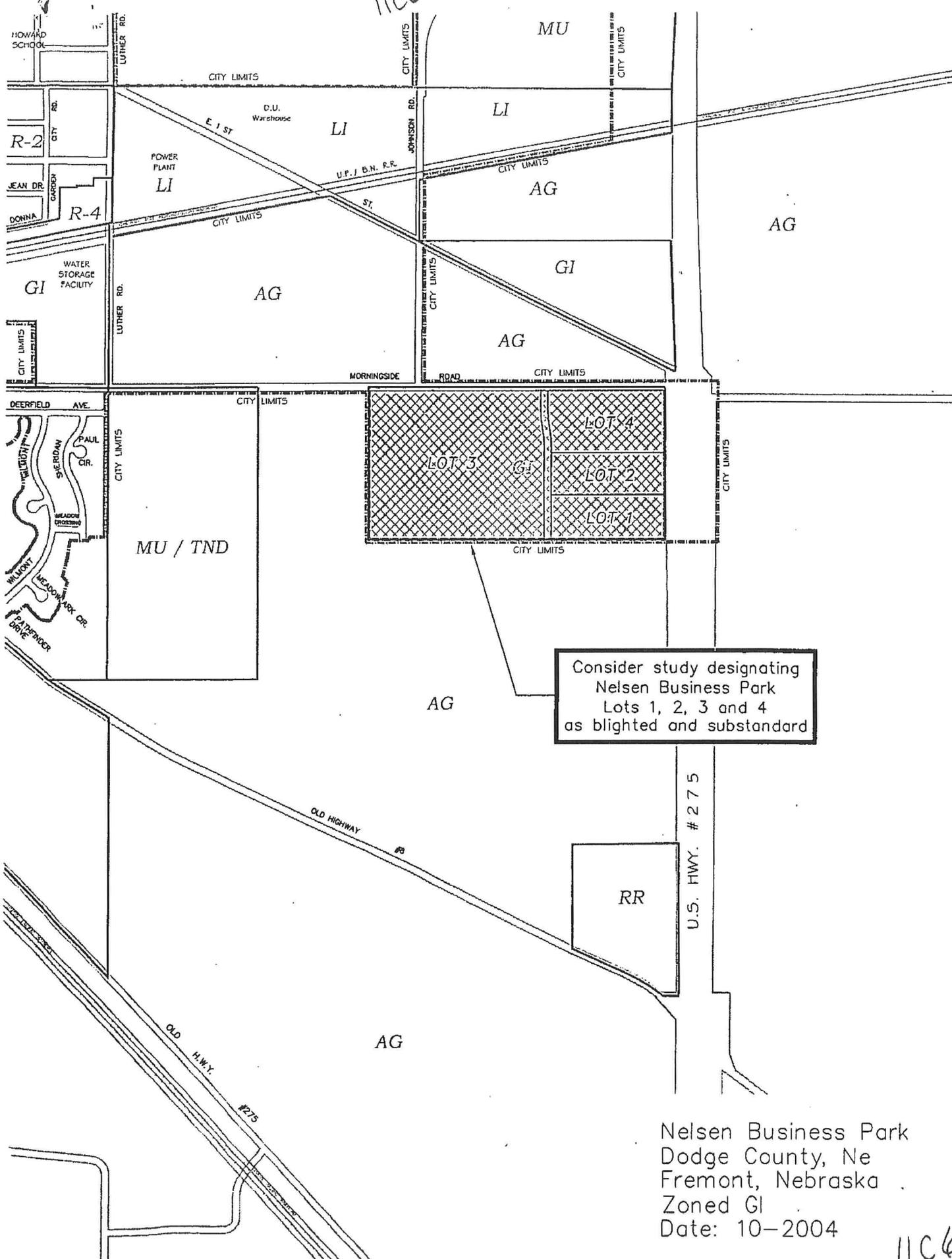
*[Signature]*  
Donald B. Edwards, Mayor

ATTEST:

*[Signature]*  
Kimberly Volk, CMC, City Clerk



11C6



Consider study designating  
 Nelsen Business Park  
 Lots 1, 2, 3 and 4  
 as blighted and substandard

Nelsen Business Park  
 Dodge County, Ne  
 Fremont, Nebraska  
 Zoned GI  
 Date: 10-2004

11C6

RESOLUTION NO. \_\_\_\_\_

**A Resolution of the City Council of Fremont, Nebraska approving designation of blighted and substandard conditions for Lots 1, 2, 3 and 4, Nelsen Business Park, located in the N ½ N ½ Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Fremont, Dodge County, Nebraska.**

**BE IT RESOLVED** by the Mayor and City Council of the City of Fremont, Nebraska, as follows:

**Section 1.** The Mayor and City Council have previously referred to the City's Planning Commission the Nelsen Business Park Blight and Substandard Conditions Study dated October 4, 2004, prepared by Mike Bacon, Attorney at Law, which makes certain determinations concerning the following area proposed to be declared blighted and substandard:

The property located on Lots 1, 2, 3 and 4, located in Nelsen Business Park, Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Fremont, Dodge County, Nebraska.

**Section 2.** The City Planning Commission has recommended that the study be approved and adopted and that the area is an area which meets the criteria for designation as blighted and substandard in need of redevelopment

**Section 3.** Based upon the study, the recommendation of the Planning Commission and analysis and review of the conditions of property located within the area, the Mayor and Council hereby find, determine and declare that the area is an area which meets the criteria for designation as blighted and substandard in need of redevelopment under the terms of Section 18-2103 (10) and (11) and Section 18-2109, R.R.S. Neb. 1997, as amended, in that such real estate is affected by conditions as set forth in the study.

**Section 4.** Upon the reference by the City's redevelopment agency (authority) of any plan or plan modifications with respect to the area, the City Clerk is hereby authorized to set a hearing and publish and mail notice of such hearing as required by law.

Council Member \_\_\_\_\_ offers this Resolution and moves its adoption,

seconded by Council Member \_\_\_\_\_.

10-26-04

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2004

\_\_\_\_\_  
Donald B. Edwards, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Volk, CMC, City Clerk

CITY COUNCIL MEETING  
October 26, 2004  
7:00 P.M.

The Mayor led the meeting with the Pledge of Allegiance.

The meeting was called to order by Mayor Edwards. Roll call vote showed Council Members Bolton, Lemons, Benson, S-Marsh, Schaller, Mruz and Warner present. Council Member E-Vaughan absent – 7 present, 1 absent.

The City Clerk read a notice that this meeting was preceded by publicized notice in the Fremont Tribune and on Radio KHUB and the agenda displayed in the Municipal Building, Fremont Police Station and the Dodge County Courthouse and distributed to the Mayor and Council on October 22, 2004 and is open to the public. Moved by Council Member Lemons, seconded by Council Member Benson to approve the legality of the meeting. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member Warner, seconded by Council Member Mruz to dispense with the reading of minutes and approve of same. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member Benson, seconded by Council Member Lemons to open the public hearing on designating Lots 1, 2, 3 and 4, Nelsen Business Park, part of the N ½ N ½ of 30-T17N-R9E of the 6<sup>th</sup> P.M. as blighted and substandard. The Mayor stated anyone could speak now or when the item came up on the agenda. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

The City Clerk read a resolution, by title only, offered by Council Member Benson, seconded by Council Member S-Marsh to approve the request to consume alcoholic beverages on City property as follows: Brenda Garcia, Christensen Field Meeting Room, October 30, 2004; Griselda Villa, Moller Center, November 7, 2004; Fremont Contract Carriers, City Auditorium, November 26, 2004; Rinker Materials-Hydro Conduit, City Auditorium, December 04, 2004; Cerny Family, City Auditorium Community Room, December 19, 2004. Moved by Council Member S-Marsh, seconded by Council Member Schaller to amend the resolution correcting the resolution title changing Rinker request from 11/4/04 to 12/4/04. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried. Roll call vote on the amended resolution showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared Resolution 2004-225, as amended, approved.

Moved by Council Member S-Marsh, seconded by Council Member Schaller to approve the request of MainStreet Fremont Inc. for permanent display of “Big Fish of the Platte” in seven downtown Fremont locations. This approval is contingent on proof of proper insurance. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member S-Marsh, seconded by Council Member Mruz to approve the cement worker application of Pedro Perez and P&H Construction. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member Schaller, seconded by Council Member Bolton to approve the cement worker application of Todd Kastanek and M.E. Collins Contracting Co. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member S-Marsh, seconded by Council Member Schaller to appoint Josh Coates as a member to the CDBG Revolving Loan Fund Review Committee for a term ending August 2007. Mr. Coates will represent the Village of Inglewood. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member Benson, seconded by Council Member Mruz to appoint Kathy Rosenbach as a member to the CDBG Revolving Loan Fund Review Committee for a term ending August 2007. Ms. Rosenbach will represent the Village of Inglewood. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member Schaller, seconded by Council Member S-Marsh to approve the request of Rawhide Chemoil to install flammable liquid storage facility at 2650 North Rawhide Drive as part of a permitted conditional use. This approval is contingent upon the following Planning Commission stipulations: 1) Eight storage tanks totaling 210,000 gallons recommended for approval subject to installation meeting all federal and state requirements. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member Lemons, seconded by Council Member S-Marsh to approve the request of John L. Ringle to erect 24' x 30' detached garage which puts total square footage over the allowable 720 square feet with metal siding and roof at 3758 North Luther Road as part of a permitted conditional use. This approval is contingent upon the following Planning Commission stipulations: 1) Removal of two of the five existing accessory buildings on site 2) All non-operating vehicles be removed from the property or placed inside accessory buildings out of public view. Roll call vote showed all Council Members present voting – 7 ayes. Thereupon the Mayor declared the motion carried.

Moved by Council Member S-Marsh, seconded by Council Member Bolton to approve the request of Summer Haven Lake Association to amend Residential Cluster Housing project by adding Cabin Site #21. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried. The request to erect residence at building site #21 as part of a permitted conditional use will be considered at a later date.

The City Clerk gave the first reading, by title only, of an ordinance approving the request of Carson W. and Alice J. Day to rezone from AG to RR part of the NW ¼ NW ¼ of 28-T17N-R9E of the 6<sup>th</sup> p.m. The second reading will be at the next regular Council meeting.

The City Clerk read a resolution, by title only, offered by Council Member Warner, seconded by Council Member Bolton to approve the request to subdivide into two lots the SW ¼ SW ¼ of 28-T17N-R8E of the 6<sup>th</sup> p.m., Saunders County. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared Resolution No. 2004-226 approved.

Paul Marsh, 1929 North Nye, spoke opposing designating Lots 1, 2, 3 and 4, Nelsen Business Park, part N ½ N ½ of 30-T17N-R9E of the 6<sup>th</sup> p.m. as blighted and substandard. Council Member S-Marsh spoke opposing the designation also. Moved by Council Member Lemons, seconded by Council Member Schaller to close the public hearing. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

The City Clerk read a resolution, by title only, offered by Council Member Mruz, seconded by Council Member Schaller approving designating Lots 1, 2, 3 and 4, Nelsen Business Park, part N ½ N ½ of 30-T17N-R9E of the 6<sup>th</sup> p.m. as blighted and substandard. Moved by Council Member Bolton, seconded by Council Member Schaller to amend the resolution by using the legal description as used in the blighted and substandard study. Roll call vote showed Council Member S-Marsh voting nay, all other Council Members present voting aye – 6 ayes, 1 nay. Thereupon the Mayor declared the motion carried. Roll call vote on the resolution, as amended, showed Council Member S-Marsh voting nay, all other Council Members present voting aye – 6 ayes, 1 nay. Thereupon the Mayor declared Resolution No. 2004-227, as amended, approved.

The City Clerk gave the first reading, by title only, of an ordinance amending Zoning Ordinance No. 3939, Article 7 Supplemental Site Development Regulations. The second reading will be at the next regular Council meeting.

The City Clerk read a resolution, by title only, offered by Council Member Bolton, seconded by Council Member Schaller to accept and award bids for Moller Field Curb and Gutter Improvements to M.E. Collins Contracting Co. in the amount of \$28,485.80. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared Resolution No. 2004-228 approved.

The City Clerk read a resolution, by title only, offered by Council Member Schaller, seconded by Council Member Mruz approving project payments as follows: PR#1 to General Excavation for 5<sup>th</sup> & Clarmar Outlet Structure in the amount of \$26,649.50; PR#3 & Final to M.E. Collins Contracting Co. Inc. for Clarkson Street Box Culvert Extension in the amount of \$8,385.00; PR#4 to U.S. Asphalt Company for 2004 Asphalt Resurfacing in the amount of \$14,606.83. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared Resolution No. 2004-229 approved.

Moved by Council Member S-Marsh, seconded by Council Member Schaller to order weeds cut and debris removed from 238 West 12<sup>th</sup> Street – owner: Robert Nelson. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried.

The Mayor announced the next regular City Council meeting will be November 9, 2004 at 7:00 p.m.

Moved by Council Member Bolton, seconded by Council Member Benson to adjourn the meeting. Roll call vote showed all Council Members present voting aye – 7 ayes. Thereupon the Mayor declared the motion carried. Meeting adjourned at 8:15 p.m.

DONALD B. EDWARDS, MAYOR

ATTEST:

Kimberly Volk, CMC, City Clerk

I, the undersigned City Clerk hereby certify that the foregoing is a true and correct copy of the proceedings had and done by The Mayor and Council; 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 Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; 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; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Kimberly Volk, CMC, City Clerk

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**CITY OF FREMONT  
PLANNING COMMISSION  
OCTOBER 18, 2004  
7:00 P.M.**

**RECOMMENDATIONS AND FINDINGS**

Consider study designating Lots 1, 2, 3 and 4, Nelsen Business Park, part N ½ N ½ of Section 30, Township 17 North, Range 9 East of the 6<sup>th</sup> P.M., Fremont, Dodge County, Nebraska as Blighted and Substandard (Fremont Contract Carriers, Eagle Distributing and City of Fremont).

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IT IS THE RECOMMENDATION OF THE PLANNING COMMISSION THAT THIS REQUEST BE:

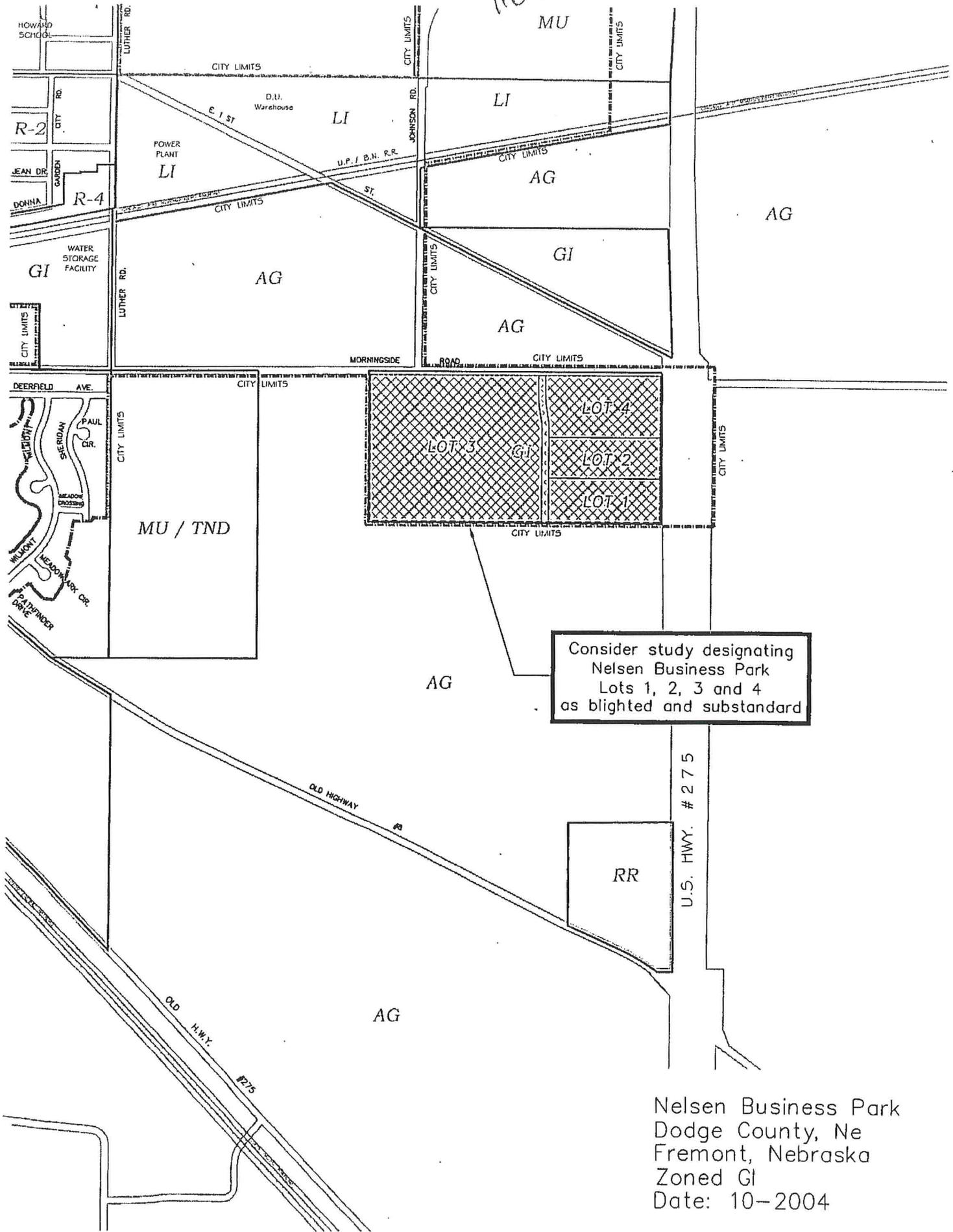
APPROVED      X    
DENIED                
CONTINUED            
WITHDRAWN          

**VOTE:**  
  6   AYES  
  0   NAYS  
       ABSTAIN

**REASONS/STIPULATIONS**

None. Proposed area is not included in current Comprehensive Plan as blighted and substandard.

1107



Consider study designating  
 Nelsen Business Park  
 Lots 1, 2, 3 and 4  
 as blighted and substandard

Nelsen Business Park  
 Dodge County, Ne  
 Fremont, Nebraska  
 Zoned GI  
 Date: 10-2004