

CITY OF CRETE, NEBRASKA  
CITY COUNCIL REGULAR MEETING  
April 27, 2015

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

3. Special Order of Business

3.A. March 23, 2015 Minutes

4/27/15 Approve minutes as presented Carried with a motion by Scott Kuncl and a second by Harold Jones.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

3.B. Public Hearing Annexation of Tabitha First Addition

3/23/15 Set a public hearing for April 27, 2015 at 7:00 PM on the annexation Carried with a motion by Shirley Siedhoff and a second by Scott Kuncl.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye

Aye: 6, No: 0

4/27/15 Open public hearing at 7:02 PM Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

4/27/15 Close public hearing at 7:10 PM Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

4/27/15 Forward annexation of Tabitha First Addition to City Council with favorable review Carried with a motion by Ryan Jindra and a second by Harold Jones.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

3.C. Airport Zoning Regulations

4/27/15 Set a public hearing for May 18, 2015 at 7:00 PM Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye  
Aye: 5, No: 0

3.D. Redevelopment Plan Amendment

4/27/15 Set a public hearing for May 18, 2015 at 7:0 PM Carried with a motion by Ryan Jindra and a second by Scott Kuncl.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye  
Aye: 6, No: 0

3.E. Subdivision

4/27/15 Set a public hearing for May 18, 2015 at 7:00 PM Carried with a motion by Scott Kuncl and a second by Shirley Siedhoff.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye  
Aye: 6, No: 0

3.F. Annexation of Airport

4. Officers' Reports

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.

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City Clerk-Treasurer

(S E A L)

**CITY OF CRETE, NEBRASKA**  
**Planning Commission**  
**March 23, 2015**

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 also given to the board members. 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 board 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.

Chairman Hansen called the Planning Commission meeting to order at 7 p.m.

**Roll Call**

Commissioners present: Harold Jones, Scott Kuncl, Drew Rische, Ryan Jindra, Shirley Siedhoff and Dave Hansen. Commissioners absent: Sharon Scusa, Dimas Luna and Jennifer Robison. Also attending: City Administrator Tom Ourada, City Clerk Jerry Wilcox, Economic Development Director Max Kathol, Building Inspector Ray Sueper, City Attorney Patrick Calkins, Councilman Jack Oelschlager, Lonnie Dickson with Hanna:Keelan, Attorney Steve Reisdorff, Andy from the Crete News and Janet Bonneau.

**Approval of February 23, 2015 Minutes**

Kuncl made a motion, with Jindra seconding the motion, to approve the minutes of February 23, 2015 as written. Voting yes: Jones, Kuncl, Rische, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Scusa, Luna and Robison. Motion carried.

**Public Hearing Comprehensive Plan**

A motion was made by Kuncl to open the Public Hearing on the Comprehensive Plan. The motion was seconded by Jones. Voting yes: Jones, Kuncl, Rische, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Scusa, Luna and Robison. Motion carried, the Public Hearing was opened. Lonnie Dickson, from Hanna:Keelan, spoke on the comprehensive plan, going section by section. He felt all the concerns by the Commissioners on the Plan had been addressed. He then went on to zoning regulations, noting changes as necessary. Jindra made a motion to close the public hearing, seconding the motion was Siedhoff. Voting yes: Jones, Kuncl, Rische, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Scusa, Luna and Robison. Motion carried. After more discussion, Siedhoff made a motion to recommend to Council the approval of the Comprehensive Plan Updates; with the specified minor changes. Seconding the motion was Jindra. Voting yes: Jones, Kuncl, Rische, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Scusa, Luna and Robison. Motion carried. A motion was made by Kuncl, seconded by Jindra, to recommend to Council to approve the Zoning Regulation Updates with the specified minor changes and the understanding that the Subdivision Regulations and Community Unit Plan Regulations aren't included and will be done in the near future. Voting yes: Jones, Kuncl, Rische, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Scusa, Luna and Robison. Motion carried.

**Annexation Plan for Tabitha First Addition**

Regarding the Tabitha property located at the northeast corner of the intersection of 13<sup>th</sup> Street and Iris Avenue, Tom Ourada stated that this area is currently served by City utilities and the Crete Fire Department; the main change would be police services – that would be provided upon annexation. Siedhoff made a motion to set the public hearing for April 27, 2015 at 7:00p.m., seconded by Kuncl. Voting yes: Jones, Kuncl, Rische, Jindra, Siedhoff and Hansen. Voting no: None. Absent: Scusa, Luna and Robison. Motion carried.

Economic Development Director, Max Kathol advised the commissioners of a survey that will be on the City's home page. The City Clerk agreed to Email a link to the commissioners.

Meeting adjourned

ANNEXATION  
PLAN FOR EXTENDING SERVICES  
TABITHA FIRST ADDITION

1. PURPOSE.

Nebraska Revised Statutes 16-117 (Reissue 1997) requires the preparation of a Plan for extending city services to any property which the City is considering for annexation. It is the desire of the City that this Plan contain sufficient detail to provide a reasonable person with a full and complete understanding of the intentions of the City for extending city services to the land proposed for annexation. Any questions about this Plan or the annexation itself may be addressed to the City Clerk, City Hall, 239 East 13th Street, Crete, Nebraska, 68333, or at a public hearing which will be held on this particular annexation. The public hearing will be set by Resolution of the Crete City Council, and a copy of that Resolution will be published in The Crete News.

2. LEGAL DESCRIPTION.

A tract of land located in the SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

Beginning at a point 33.0 feet east and 162.0 feet north of the southwest corner, SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, said point being on the easterly right-of-way of Iris Avenue, and assuming said right-of-way to have a bearing of N 02°02'36" W; thence N 02°02'36" W on said easterly right-of-way of Iris Avenue, 187.44 feet, to the southwest corner of East Ridge Estates; thence N 87°57'22" E on the south line of East Ridge Estates, 267.60 feet, to the southeast corner of East Ridge Estates; thence N 84°47'43" E, 189.41 feet; thence S 56°09'10" E, 153.87 feet; thence N 88°02'44" E, 86.00 feet; thence S 01°59'54" E, 114.0 feet, to a point on the north line of the existing city limits; thence S 88°03'27" W, on said north line of the existing city limits, 673.28 feet, to the point of beginning, said tract containing 2.86 acres, more or less.

All subject to easements, reservations, covenants and restrictions of record.

3. COUNCIL ACTION.

- a. Resolution to Set Hearing No. 2015-12
- b. Annexation Ordinance No. \_\_\_\_\_

4. BACKGROUND.

The property which is considered for annexation is a combined 2.86 acre tract, more or less, located in Section 26, Township 8, North, Range 4, East of the 6th P. M., Saline County, Nebraska. The annexation involves the area containing the Tabitha First Addition to the City of Crete, Saline County, Nebraska.

5. SERVICES/UTILITIES.

**ELECTRIC:** The City currently serves this area, additional electrical needs would be provided as the area is developed and funded by electric revenues.

**SEWER:** The City currently provides sewer service to this area, if this area is subdivided into lots and the cost of the sewer lines, less any cost of oversize pipe, would be paid for by the developer.

**WATER:** The City currently provides water service to this area, if this area is subdivided into lots and the cost of the water lines, less any cost of oversize pipe, would be paid for by the developer.

**STREETS:** This area currently has paved streets and storm sewer, along said Addition.

**POLICE:** Police services would be provided upon annexation.

**FIRE:** Fire protection is currently provided to this area by the City of Crete Fire Department. Upon annexation the Rural Fire District levy would be eliminated and service would be provided directly by City levy.

6. REQUIREMENTS OF PLAN.

a. Time Table

- City Services. Immediate upon annexation
- Electric. Currently provided
- Sewer. Currently provided
- Water. Currently provided
- Street Maintenance. Currently provided
- Police. Upon annexation
- Fire. Currently provided

b. Map.

See attached.

Any inquiries should be directed to:

Crete City Clerk  
 243 East 13<sup>th</sup> Street  
 Crete, NE 68333  
 402-826-4313

ESTIMATED DEBT

Cost of Oversize Pipes

- sewer \$ 0.00
- water \$ 0.00

POTENTIAL REVENUE

TABITHA FIRST ADDITION SUBDIVISION

Value of Addition \$24,757.00

Estimated additional revenue per year  
 Levy \$2.294819 \$ 0.00

Maintenance for utilities would be covered by revenues.

Street maintenance includes sweeping, snow removal, salt & gravel.

LAND ASSESSMENT & VALUATION

Name of Owner	Land owned	Value
Tabitha Inc. A Nebraska Non-profit	2.86 acres	\$24,757.00

Calculation from Saline County Assessor  
 14 acres @ \$121,360.00  
 2.86 acres = 20.4%  
 20.4% x \$121,360.00 = \$24,757.00

# ANNEXATION PLAT TO THE CITY OF CRETE, SALINE COUNTY NEBRASKA

PART OF THE SE 1/4 SECTION 26, T8N, R4E  
OF THE 6th P.M., SALINE COUNTY, NEBRASKA

