

AGENDA FOR THE REGULAR MEETING OF  
THE MAYOR AND CITY COUNCIL OF THE  
CITY OF AUBURN, NEMAHA COUNTY,  
NEBRASKA, TO BE HELD AT 7:00 P.M.  
APRIL 14, 2014

1. **PLEDGE OF ALLEGIANCE**

2. **ANNOUNCE** – “I am required by law to inform the public that a copy of the Open Meetings Act is posted on the North wall of these Chambers by the entrance door.”

3. **ROLL CALL**

4. **RECOGNITION OF VISITORS\***

\*The Mayor may fix the time allotted for each individual or topic. A five-minute limit will apply for each speaker, unless otherwise specified. Speakers are expected to address the Council when making presentations. Speakers who feel a need to give more information than can be presented in that time frame may submit written material for distribution to City Hall; such materials should be provided so they may be included in the Council meeting packets.

The Council may make and enforce reasonable rules and regulations regarding the conduct of persons attending its meetings and regarding their privilege to speak. The Council is not required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

5. **CITY** Employees Service Anniversary Awards.

6. **APPROVAL OF MINUTES OF PREVIOUS MEETING(S).**

7. **APPROVAL OF FINANCIAL REPORT.**

8. **CLAIMS.**

9. **APPROVAL** for Attendance at Meeting(s).

10. **PROCLAMATION** – Arbor Day Proclamation (April 25, 2014)

11. **PROCLAMATION** – Fair Housing Month (April 2014).

12. **7:00 P.M., or as soon thereafter as possible – PUBLIC HEARING** on a Class D – Beer, Wine, Distilled Spirits, Off Sale Only for Mayberry Inc. dba Shell Speedee Mart, 802 J Street, Auburn, Nebraska.

**Action** on said public hearing.

13. **AUBURN DISCOUNT LIQUOR** – Application for a Special Designated License on May 17, 2014 for a Fund Raiser/Beer Garden.

14. **APPROVE** 2014 pool employees.

15. **PROPOSED ORDINANCE** – Authorizing use of four wheel ATVs, UTVs and/or Side-by-Sides to legally travel upon City streets and roadways.

16. **PROPOSED ORDINANCE/DISCUSSION** – to authorize or allow beer/wine permits on recreational real estate owned by the City.
17. **DRAWDOWN #13** Project Only Expenses for 12-HO-6044 (Owner Occupied Housing Rehab project).
18. **APPROVE** bid and contract on Project #14 (CDBG #12-HO-6044).
19. **ADOPT** Resolution to Re-designate an Area of the City as Blighted and Substandard (14-DTR).
20. **REPORTS/RECOMMENDATIONS** - - From Dept. Heads.
  - a. Street Department
  - b. Fire Department
  - c. Library
  - d. Treasurer
21. **REPORTS/RECOMMENDATIONS** - - From Committees.
  - a. Street Committee
  - b. Keep Auburn Beautiful
  - c. Economic Development
  - d. Safety Committee
  - e. Building Committee
  - f. Legislative
  - g. Parks and Pool Committee
  - h. Other Committees & Reports
  - i. Christmas Light Committee (Katy Billings)
22. **ADJOURNMENT.**

# POSSIBLE MOTION FORMAT 4-14-14

1. **PLEDGE OF ALLEGIANCE**
2. **ANNOUNCE** – “I am required by law to inform the public that a copy of the Open Meetings Act is posted on the North wall of these Chambers by the entrance door.”
3. **ROLL CALL**
4. **RECOGNITION OF VISITORS\***
5. **CITY** Employees Service Anniversary Awards.
6. **APPROVAL OF MINUTES OF PREVIOUS MEETING(S).**

POSSIBLE MOTION: I move to dispense with the reading of the March 10, 2014 and March 31, 2014 meetings' minutes and to approve the same as written (or as amended)

7. **APPROVAL OF FINANCIAL REPORT.**

POSSIBLE MOTION: I move to approve the financial report

8. **CLAIMS.**

POSSIBLE MOTION: I move to approve the claim submitted by Captain Handy (Larry Holtzman) in the amount of \$375.00

POSSIBLE MOTION: I move to approve the claims presented which have not been previously approved by motion or resolution and ratify the ordinary and necessary expenses allowed and in accordance with Resolution No. 7-11 that was approved February 28, 2011

9. **APPROVAL** for Attendance at Meeting(s).

POSSIBLE MOTION: I move to allow attendance at meeting(s)/training(s) as requested

10. **PROCLAMATION** – Arbor Day Proclamation (April 25, 2014)

11. **PROCLAMATION** – Fair Housing Month (April 2014).

12. **7:00 P.M., or as soon thereafter as possible – PUBLIC HEARING** on a Class D – Beer, Wine, Distilled Spirits, Off Sale Only for Mayberry Inc. dba Shell Speedee Mart, 802 J Street, Auburn, Nebraska.

POSSIBLE MOTION: I move that a Class D – Beer, Wine, Distilled Spirits, Off Sale Only for Mayberry Inc. dba Shell Speedee Mart, 802 J Street, Auburn, Nebraska be approved

13. **AUBURN DISCOUNT LIQUOR** – Application for a Special Designated License on for a Fund Raiser/Beer Garden.

POSSIBLE MOTION: I move to approve the application of Auburn Discount Liquor for a Special Designated License for a fund raiser/beer garden/tasting to be held on May 17, 2014.

14. **APPROVE** 2014 pool employees.

POSSIBLE MOTION: I move to approve the proposed list of names to be pool employees for the 2014 season

15. **PROPOSED ORDINANCE** – Authorizing use of four wheel ATVs, UTVs and/or Side-by-Sides to legally travel upon City streets and roadways.

POSSIBLE ACTION: Ordinance Record

16. **PROPOSED ORDINANCE/DISCUSSION** – to authorize or allow beer/wine permits on recreational real estate owned by the City.

POSSIBLE ACTION: Ordinance Record

17. **DRAWDOWN #13** Project Only Expenses for 12-HO-6044 (Owner Occupied Housing Rehab project.

POSSIBLE MOTION: I move to approve CDBG #12-HO-6044 (Owner Occupied Housing Rehab) Drawdown #13 and the related claims

18. **APPROVE** bid and contract on Project #14 (CDBG #12-HO-6044).

POSSIBLE MOTION: I move to award a contract to McNealy Construction Co. in the amount of \$24,995.00 for CDBG #12-HO-6044 housing rehab Project 12-AUB-14

19. **ADOPT** Resolution to Re-designate an Area of the City as Blighted and Substandard (14-DTR).

POSSIBLE MOTION: I move that the area described in the September 2002 Blight and Substandard Determination Study prepared by Hanna:Keelan Associates P.C. be re-designated as still blighted and substandard by the passage and adoption of Resolution No. 7-14

20. **REPORTS/RECOMMENDATIONS** - - From Dept. Heads.

- a. Street Department
- b. Fire Department
- c. Library
- d. Treasurer

21. **REPORTS/RECOMMENDATIONS - - From Committees.**

- a. Street Committee
- b. Keep Auburn Beautiful
- c. Economic Development
- d. Safety Committee
- e. Building Committee
- f. Legislative
- g. Parks and Pool Committee
- h. Other Committees & Reports
- i. Christmas Light Committee (Katy Billings)

22. **ADJOURNMENT.**

POSSIBLE MOTION: I move for adjournment to meet at the call of the Mayor

The Mayor and Council of the City of Auburn, Nemaha County, Nebraska, were called to meet at the City Hall at 1101 "J" Street on March 10, 2014, at 7:00 o'clock P.M., in Regular Meeting, open to the general public. Advance notice of said Regular Meeting, the designated method of giving notice including the agenda for said meeting, or the availability thereof having been posted at the west front door of the City Hall, at the east door of the Nemaha County Courthouse and in the Auburn State Bank, and having been transmitted to all members of the City Council, all done on or before March 7, 2014. Mayor Scott Kudrna presided over the meeting. The City Clerk of the City of Auburn, Nemaha County, Nebraska, recorded the proceedings.

The meeting was called to order by Mayor Scott Kudrna. Upon roll call, the following members of the City Council were present: Billings, Shawn Clark, Tom Clark, Holtzman, Janssen, and Jeanneret. Absent: No one.

Mayor Kudrna announced "I am required by law to inform the public that a copy of the Open Meetings Act is posted on the North wall of these Chambers by the entrance door".

Council Member Holtzman moved to dispense with the reading of the February 10, 2014 meeting's minutes and to approve the same as written. The foregoing motion was seconded by Council Member Shawn Clark and upon roll call vote, the following Council Members voted "YEA": Shawn Clark, Tom Clark, Holtzman, Janssen, Jeanneret, and Billings. The following voted "NAY": No one. Motion: Carried.

Council Member Billings moved to approve the financial report; Seconded by Council Member Shawn Clark and upon roll call vote, the following Council Members voted "YEA": Tom Clark, Holtzman, Janssen, Jeanneret, Billings, and Shawn Clark. The following voted "NAY": No one. Motion: Carried.

The following claims were presented before the Council for ratification: Black Hills Energy, Ut-147.61; Board of Public Works, Ut-1117.33; Brad Yost Construction, CDBG Housing Project Se-5945.00; Eric Bohling, Infill Housing Grant-5000.00; Five Nines Technology Group, Se-10276.95; Nemaha County Treasurer, Reim-565.39; Orscheln, Tax Collections from Tax Increment Financing-7861.65; Quality Remodeling, CDBG Housing Project Se-7164.00; Region V-SENDS, Se-325.00; Southeast NE Development District, CDBG Se-4883.44; Time Warner Cable, Ut-341.35; Windstream, Se-49.24; American Recycling & Sanitation, Se-373.50; Board of Public Works, Ut-4956.04; Five Nines Technology Group, Se-40.00; Linda Bantz, Se-340.00; Mark Harms, Ex-500.00; Nemaha County, Se-23583.33; Verizon Wireless, Se-45.87. The following claims (not previously approved by motion or resolution) were presented: A-1 Locksmith LLC, Se-153.20; Acco, Se-484.49; Amazon, Bk-625.78; Angelo Ligouri, Fe-4677.69; Auburn Development Council Inc., Inv-5000.00; Auburn Newspapers, Se-208.98; Auburn Plumbing, Htg. & AC Inc., Se-354.21; Baker & Taylor, Bk-178.55; Bobcat of Omaha, Equip-10775.00; Bulldog Auto Parts, Su-394.48; Eakes Office Plus, Su-183.24; Eggers Brothers Inc., Su-340.45; First National Bank Omaha, Su-21.39; General Fire and Safety Equipment, Se-103.00; JEO Consulting Group Inc., Se-9100.00; Johnson, Mirmiran & Thompson, Se-5594.40; League of NE Municipalities, Reg-447.00; Mellage Truck & Tractor, Re-1571.30; Menards, Su-22.18; DHHS, Permits-80.00; Nebraska Snow Equipment, Se-272.00; Nemaha County Clerk, Reim-1210.25; OCLC Inc., Sub-54.30; OK Tire, Re-92.00; Olsson Associates, Se-500.00; Card Services (Orscheln), Su-144.58; Petty Cash, Su-Se-253.65; Postmaster, Su-98.00; Randy Bennett, Reim-542.64; Raymond's Electric, Se-40.00; Rixstine Recognition, Su-1221.91; Stutheit Implement Co., Su-205.94; Xerox Corporation, Se-Su-277.50.

Abbreviations for this legal: AV-Audio Visual; Bk-Book; Contrib-Contribution; Equip-Equipment; Ex-Expense; Fe-Fee; Ins-Insurance; Inspect-Inspection; Int-Interest; Inv-Economic Development Investment; Lic-Licenses; Maint-Maintenance; Mem-Membership; Pen-Pension; Per-Periodical; Re-Repairs; Ref-Reference Materials; Reg-Registration; Reim-Reimbursement; Se-Service; Su-Supplies, Material & Parts; Sub-Subscription; UA-Uniform Allowance; Ut-Utilities; Wh-Withholding.

Council Member Janssen moved to approve the claims which have not been previously approved by motion or resolution and ratify the ordinary and necessary expenses allowed and in accordance with Resolution No. 7-11 that was approved February 28, 2011. The foregoing motion was seconded by Council Member Jeanneret and upon roll call vote, the following Council Members voted "YEA": Holtzman, Janssen, Jeanneret, Billings, Shawn Clark, and Tom Clark. The following voted "NAY": No one. Motion: Carried.

Approval was requested for attendance at the following meetings and trainings: "Policies for Results Workshop" library workshop in Waterloo on March 27<sup>th</sup>, Tree Care Workshop in Lincoln on March 25<sup>th</sup> or Omaha on March 26<sup>th</sup>, and Nebraska Community Forestry Conference/Tree City Recognition on April 2<sup>nd</sup>. Council Member Holtzman moved to allow attendance at meetings/trainings as requested; Seconded by Council Member Shawn Clark and upon roll call vote, the following Council Members voted "YEA": Janssen, Jeanneret, Billings, Shawn Clark, Tom Clark, and Holtzman. The following voted "NAY": No one. Motion: Carried.

Public hearing was held on a Class I – Beer, Wine, Distilled Spirits, On Sale Only License for Luis Lopez dba Whiskey Run, 910 Central Avenue, Auburn, Nebraska. Following the public hearing, Council Member Janssen moved that a Class I-Beer, Wine, Distilled Spirits, On Sale Only License for Luis Lopez dba Whiskey Run at 910 Central Avenue, Auburn, Nebraska be approved. The foregoing motion was seconded by Council Member Shawn Clark and upon roll call vote, the following Council Members voted “YEA”: Jeanneret, Billings, Shawn Clark, Tom Clark, Holtzman, and Janssen. The following voted ‘NAY’: No one. Motion: Carried.

Public hearing was held concerning an application to the Nebraska Department of Economic Development for a Downtown Revitalization Community Development Block Grant. The Mayor opened the public hearing and asked for comments. Stephanie Fisher spoke in favor of the application. Following the public hearing, Council Member Holtzman moved to authorize the Mayor to sign an application for CDBG funds and execute all documents for a 2014 Downtown Revitalization Phase 1 Grant by the passage and adoption of Resolution No. 3-14. The foregoing motion was seconded by Council Member Janssen and upon roll call vote, the following Council Members voted “YEA”: Billings, Shawn Clark, Tom Clark, Holtzman, Janssen, and Jeanneret. The following voted “NAY”: No one. Motion: Carried. Whereupon the Mayor declared said motion carried and said resolution adopted. A true, correct and complete copy of said resolution is as follows:

**CITY OF AUBURN**  
**RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN**  
**APPLICATION FOR CDBG FUNDS**

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Whereas, the City of Auburn, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and,

Whereas, the City of Auburn, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which is for an amount of \$6,500 for Downtown Revitalization Phase I Planning funds; and,

NOW, THEREFORE, BE IT RESOLVED BY

The City Council of the City of Auburn, that the Mayor of Auburn be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Auburn and the Nebraska Department of Economic Development so as to effect acceptance of the grant application #14-DTR.

Council Member Holtzman left the City Council Chambers at 7:10 p.m.

Council Member Billings moved to approve the Citizen Participation Plan; Seconded by Council Member Shawn Clark and upon roll call vote, the following Council Members voted “YEA”: Shawn Clark, Tom Clark, Janssen, Jeanneret, and Billings. The following voted “NAY”: No one. Council Member Holtzman was absent from the vote.

Council Member Holtzman returned to the City Council Chambers at 7:15 p.m.

Discussion was held regarding the west water line project. Public comment was given by the following: Stephanie Fisher, Dennis Park, Kevin Reiman (Auburn Public Schools), Marty Fatig (Nemaha County Hospital), Dr. Gary Ensz, Ken Miller (Ministerial Association), John Beal, Gary Garver, Frank Critser, Paul Fleming, Kendall Neiman. Dennis Park made reference to a letter from Jeff Harvey (Good Samaritan Center). Randy Bennett (Fire Chief), Dave Hunter (BPW) and Ken Swanson (BPW) answered questions. No action was taken.

Council Member Billings moved to approve a Nebraska Certified Local Government grant application for education and outreach associated with the local historic district. The foregoing motion was seconded by Council Member Holtzman and upon roll call vote, the following Council Members voted “YEA”: Tom Clark, Holtzman, Janssen, Jeanneret, Billings, and Shawn Clark. The following voted “NAY”: No one. Motion: Carried.

Council Member Billings moved to request temporary use of US Highway 75 and US Highway 136 for the Nemaha County parades by the passage and adoption of Resolution No. 4-14. The foregoing motion was seconded by Council Member Shawn Clark and upon roll call vote, the following Council Members voted “YEA”: Holtzman, Janssen, Jeanneret, Billings, Shawn Clark, and Tom Clark. The following voted “NAY”: No one. Motion: Carried. A true, correct and complete copy of said resolution is as follows:

RESOLUTION NO. 4-14  
Of  
THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA

A RESOLUTION ACKNOWLEDGING THAT THE CITY ACCEPTS THE DUTIES SET OUT IN NEB. REV. STAT. §39-1359(2), FOR THE TEMPORARY USE OF THE STATE HIGHWAYS, US HWY 75 AND US HWY 136, BY THE CITY FOR THE HOLDING OF A SPECIAL EVENT DESIGNATED BY THE CITY.

**WHEREAS**, The City of Auburn is requesting temporary use of US HWY 75 between 14<sup>th</sup> Street and 9<sup>th</sup> Street and US HWY 136 between H Street and K Street for a parade on Friday, July 11, 2014 and Saturday, July 12, 2014, from 5:45 p.m. until 7:15 p.m., in conjunction with the Nemaha County Fair;

**WHEREAS**, Pursuant to Nebraska Law, the Auburn City Council must formally acknowledge acceptance of the duties set out in NEB. REV. STAT. §39-1359(2) for a special event permit with the Nebraska Department of Roads (NDOR);

**WHEREAS**, The Auburn City Council is aware of the duties and obligations set upon the City in Neb. Rev. Stat. §39-1359(2) and formally accepts the same herein;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Nebraska, that the City shall have the legal duty to protect highway property from any damage that may occur arising out of the parade scheduled for Friday, July 11, 2014 and Saturday, July 12, 2014; and the State of Nebraska shall not have any such duty during the time the City of Auburn is in control of the Highways as specified in the notice provided pursuant to NEB. REV. STAT. §39-1359(3);

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Auburn, Nebraska, that upon a claim being made against the State of Nebraska, the City shall indemnify, defend, and hold harmless the State of Nebraska from all claims, demands, actions, damages, and liability, including reasonable attorney's fees, which may arise as a result of the City's special event permit with the NDOR FOR July 11, 2014 and July 12, 2014.

Council Member Janssen moved to authorize and approve a grant of \$10,000 to Paul Fleming and Kendall Neiman for the purpose of infill housing as proposed by the passage and adoption of Resolution No. 5-14. The foregoing motion was seconded by Council Member Jeanneret and upon roll call vote, the following Council Members voted "YEA": Janssen, Jeanneret, Billings, Shawn Clark, Tom Clark, and Holtzman. The following voted "NAY": No one. Motion: Carried. . A true, correct and complete copy of said resolution is as follows:

RESOLUTION NO. 5-14  
Of  
THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA

A RESOLUTION AUTHORIZING AND APPROVING A GRANT OF \$10,000.00 TO PAUL V. FLEMING AND KENDALL R. NEIMAN, AS A JOINT VENTURE, PURSUANT TO A REQUEST FOR PROPOSALS PUBLISHED BY THE CITY OF AUBURN FOR THE PURPOSE OF INFILL HOUSING.

**WHEREAS**, the City of Auburn published a Request for Proposals for the development of infill housing on lot(s) where dilapidated house(s) were removed, in which the City would provide a grant of \$10,000.00 for the development of a residence/housing structure on said lot(s) for the benefit of the Community and its residents;

**WHEREAS**, Paul V. Fleming and Kendall R. Neiman, as a joint venture, submitted a Proposal for lot infill with a single family dwelling at 2123 "N" Street, Auburn, Nemaha County, Nebraska, were currently a vacated, dilapidated two story dwelling is subject to foreclosure. Said proposal and Nemaha County Assessor Property Record Card are attached hereto, marked as Exhibits "A" and "B" and incorporated herein by this reference;

**WHEREAS**, on or about Tuesday, March 4, 2014, Keep Auburn Beautiful (KAB), at committee meeting, after consideration of the Exhibit "A" and discussion, passed motion to recommend a grant of \$10,000.00 to Paul V. Fleming and Kendall R. Neiman, by joint venture, to complete infill housing, pursuant to Exhibit "A", on the lots legal described as Lot 3 and the South 20' of Lot 4, Block 12, Calvert First Addition to the City of Auburn, Nemaha County, Nebraska, or another lot(s) within city limits approved by Keep Auburn Beautiful (KAB) within the time frame stated within this Resolution;



**WHEREAS**, it is the understanding by and between the City and Paul V. Fleming/Kendall R. Neiman, that the proposed infill housing project shall be completed within one (1) year of approval of this Resolution;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Nemaha County, Nebraska, that the Council hereby authorizes and approves the grant of \$10,000.00 to the Joint Venture of Paul V. Fleming /Kendall R. Neiman to fully and completely develop infill housing at 2123 "N" Street, legal description hereinabove, or another lot location within the City as approved by KAB and in conformity with Exhibit "A";

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Auburn, Nemaha County, Nebraska, that said \$10,000.00 grant shall be awarded to Paul V. Fleming /Kendall R. Neiman, to be used in their joint venture, described in Exhibit "A", as follows: \$5,000.00 at the beginning of construction and the remaining \$5,000.00 upon final completion, inspection and approval by the City of Auburn or Its representative;

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Auburn, Nemaha County, Nebraska that the Mayor is hereby authorized to sign any agreement, stipulation, or any other documents necessary to carry out the terms and provisions of this Resolution.

Mayor Kudrna appointed Gerrad Edwards to the Auburn Volunteer Fire Department. Upon calling the roll, the following Council Members voted "YEA": Jeanneret, Billings, Shawn Clark, Tom Clark, Holtzman, and Janssen. The following voted "NAY": No one. Appointment: Confirmed.

Discussion was held to consider amending city code to allow use of All-Terrain Vehicles on city streets. The Ordinance Committee will meet and provide a recommendation at a later meeting.

Council Member Janssen moved to approve the installation of a stop sign at the northwest corner of 20<sup>th</sup> & N Street by the passage and adoption of Resolution No. 2-14. The foregoing motion was seconded by Council Member Tom Clark and upon roll call vote, the following Council Members voted "YEA": Billings, Shawn Clark, Tom Clark, Holtzman, Janssen, and Jeanneret. The following voted "NAY": No one. Motion: Carried. A true, correct and complete copy of said resolution is as follows:

RESOLUTION NO. 2-14  
Of  
THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA

A RESOLUTION TO INSTALL A "STOP" TRAFFIC SIGN FOR SOUTHBOUND TRAFFIC ON CITY RIGHT-OF-WAY ON THE NORTHWEST CORNER OF THE INTERSECTION OF "N" STREET AND "20th" STREET WITHIN THE CITY LIMITS OF THE CITY OF AUBURN, NE.

**WHEREAS**, The intersection of "N" Street and "20th" Street within the City limits is on the northeast side of Calvert Elementary School and is located between the school an Early Childhood Development Center located on the northwest corner of the intersection;

**WHEREAS**, This intersection experiences a high volumes of traffic while Calvert Elementary School is in session during drop-off and pick-up periods before and after school;

**WHEREAS**, A "STOP" traffic sign located at the northwest corner of the intersection, controlling southbound traffic would be in the interest of school aged children going to and from Calvert Elementary, as well as, the general public.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Nemaha County, Nebraska, that the City hereby accepts the request for a "STOP" traffic sign at said intersection and instructs that a "STOP" traffic sign be installed in the City right-of-way at the northwest corner of "N" and "20th" Streets controlling southbound traffic for the benefit of and in the interest of the public safety;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Nemaha County, Nebraska, that the City accepts and agrees to the cost, installation and maintenance of said "STOP" traffic sign;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Auburn, Nemaha County, Nebraska, that the Mayor is hereby authorized to sign any document(s) necessary to carry out the terms and provisions of this Resolution.

The City Council Ordinance Committee will review recent legislation to see if updates to the city code are necessary.

Discussion was held regarding the possibility of researching the cost of having welcome to Auburn signage.

Reports were given by the library, fire department, street department, and City Treasurer.

The following committees provided reports: Street, Keep Auburn Beautiful, Economic Development, Building, and Christmas Light Committee. A written financial report was provided by the Auburn Community Redevelopment Authority. Nemaha County Sheriff Brent Lottman provided a written report of law enforcement activity within the City of Auburn for February 2014.

There being no further business to come before the Mayor and Council, Council Member Holtzman moved for adjournment to meet at the call of the Mayor. Council Member Shawn Clark seconded the foregoing motion and upon roll call vote, the following Council Members voted "YEA": Shawn Clark, Tom Clark, Holtzman, Janssen, Jeanneret, and Billings. The following voted "NAY": No one. Motion: Carried.

Mayor Kudrna declared the meeting adjourned.

\_\_\_\_\_  
Scott Kudrna, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Heskett, City Clerk

STATE OF NEBRASKA )  
COUNTY OF NEMAHA ) ss.  
CITY OF AUBURN )

I, the undersigned, City Clerk for the City of Auburn, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on March 10, 2014; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; 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; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

\_\_\_\_\_  
Sherry Heskett, City Clerk

Received  
2-4-14

# Proposal for Auburn Infill Housing Grant

Paul V. Fleming and Kendall R. Neiman, both residents of Auburn, Nebraska, are considering a joint venture that includes purchasing a property with an existing house structure that needs to be demolished and then subsequently establish a new house in its place. The subject property is in foreclosure. The purpose of this proposal is to seek and obtain an Infill Housing grant to help offset costs associated with the project which will ultimately provide the city/county with an additional tax revenue point.

The house, located at 2123 N Street, Auburn, is a 2 story, 4 bedroom, 1.5 bathroom structure with a small deck and no garage or useable basement. The house is dilapidated and considered uninhabitable. The cost to renovate is prohibitive given its age and condition. Therefore the scope of this project will include total demolition and debris removal prior to establishing a new house structure.

The new house will be a single story, 3 bedroom, 2 bathroom structure with a living space of between 1,000 and 1,500 ft<sup>2</sup>. Additional options being considered include a poured basement and 2 car garage which are subject to the project budget limitations.

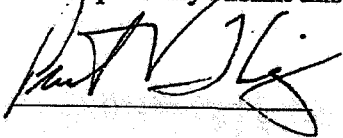
The layout/floor plan is a function of size and orientation and whether the structure is built on site or factory built and moved on site.

Considerations for this project and proposal include:

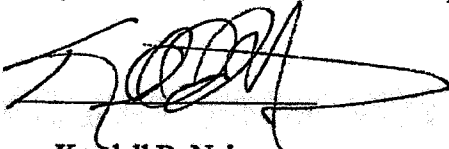
- The property can be purchased at a reasonable price (by negotiation)
- The current structure can be burned or demolished with all debris removed for a reasonable cost (by quote for services)
- Infill Housing Grant is approved

We believe the entire project can be completed within approximately 9 months from the date we obtain the property, given the considerations outlined above are satisfied. The project budget is established not to exceed \$100,000. We are currently evaluating building and configuration options.

We respectfully submit this proposal for your review, consideration and approval.



Paul V. Fleming



Kendall R. Neiman

Dated: 2/4/2014

Ex. "A"

Nemaha County Assessor

Parcel Information	
<b>Parcel ID</b>	640002935
<b>Links</b>	Photo #1 Photo #2 Sketch #1
<b>Map Number</b>	3957-00-0-10015-012-0003
<b>Cadastral #</b>	003-020-1203
<b>Current Owner</b>	NEBRASKA ENERGY FEDERAL CREDIT UNION PO BOX 499 COLUMBUS NE 68601-0000
<b>Situs Address</b>	2123 N ST
<b>Tax District</b>	5
<b>Tax ID</b>	003-020-1203
<b>School District</b>	AUBURN SCHOOL 29 (510)
<b>Neighborhood</b>	125
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	70 x 140
<b>Legal Description</b>	CALVERT FIRST ADD TO AUBURN BLK 12 LT 3 & S20' LT 4

Assessed Values					
Year	Total	Land	Improvements	Outbuildings	
2013	\$36,190	\$4,200	\$31,990	\$0	

2013 Tax Information	
<b>Taxes</b>	\$728.18
<b>Tax Levy</b>	2.078085

2013 Tax Levy	
Description	Rate
AG SOCIETY (570)	0.005371
AUBURN CITY (550)	0.475377
AUBURN SCH BOND (512)	0.067000
AUBURN SCHOOL 29 (510)	1.049996
COUNTY GENERAL (500)	0.354899
ESU 4 (564)	0.015000
NEMAHA NRD (566)	0.043742
SE COMM COLLEGE (568)	0.066700

Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2013/11/21	127-401	1	GRAHAM/CALVIN W & SHARON K	\$0.00

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	2,501-5,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
70	140	Sq ft.	9800	8330

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outldg	Total	Taxable	Taxes
2013	GRAHAM/CALVIN W & SHARON K	\$4,200	\$31,990	\$0	\$36,190	\$36,190	\$728.18
2012	GRAHAM/CALVIN W & SHARON K	\$4,200	\$31,990	\$0	\$36,190	\$36,190	\$736.42
2011	GRAHAM/CALVIN W & SHARON K	\$4,200	\$31,990	\$0	\$36,190	\$36,190	\$749.44
2010	GRAHAM/CALVIN W & SHARON K	\$4,200	\$31,990	\$0	\$36,190	\$36,190	\$730.90
2009	GRAHAM/CALVIN W & SHARON K	\$4,200	\$23,140	\$0	\$27,340	\$27,340	\$555.86

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % FORCED AIR &
<b>Quality / Condition</b>	30 Average / 30 Average	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	0 sq. ft
<b>Year Built</b>	1900	<b>Crawl Area</b>	972 sq. ft
<b>Actual Age</b>	114	<b>Basement Area</b>	160sq. ft.
<b>Ext. Wall 1</b>	25 % VINYL	<b>Min Finish</b>	0 sq. ft
<b>Ext. Wall 2</b>	75 % SIDING	<b>Rec Finish</b>	0 sq. ft
<b>Base Area</b>	1,132 sq. ft	<b>Part Finish</b>	0 sq. ft
<b>Total Area</b>	1,868 sq. ft	<b>Bedrooms</b>	4
<b>Style 1</b>		<b>Bathrooms</b>	1.5
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	0 sq. ft

Miscellaneous Improvements		
Improvement	Year	Units
OPEN PORCH W/ROOF		48
old yard shed - av		64
WOOD DECK		200

**Photo/Sketch**

