

A meeting of the Planning Commission of the City of Sidney, Nebraska, was convened in open and public session at 5:30 p.m., on February 21, 2023 in the City Council Chambers, located at 1115 13th Avenue. Present were: Chairman Schmitt and Commissioners England, Loghry, Schmitt, Smith, Sweetser. Others present: Chief Building Official, Marshall Hall, Finance Director, Lane Kizzire and City Clerk, Lori Borchert. Notice of the meeting was given in advance thereof by publication in The Sidney Sun Telegraph, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission, and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Chairman Schmitt announced that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Chairman Schmitt called for a motion to approve the October 17, 2022 minutes. Loghry moved, Sweetser seconded, "That the minutes from October 17, 2022 be approved." Roll call vote: Yeas: Loghry, Schmitt, Smith, Sweetser. Abstain: England Absent: Benzel, Glenn, Long Motion passed.

Chairman Schmitt announced "That the Planning Commission would be considering Resolution 20230201, Redevelopment Plan for the Ranch Subdivision." Schmitt called the hearing at 5:31 p.m.

Michael Sands, Attorney at Baird Holm and Michael Palmer, Electric Superintendent were available per audio.

Lane Kizzire, Finance Director, stated that Sands drafted the resolution and the TIF plan. Kizzire continued, that pursuant to section 18-2103 of the NE Community Development Law, establishes tax increment financing (TIF) may be applied to carry out the construction of housing. This could be used in areas where infrastructure is already in place for locations, such as the Ranch, a subdivision where we already have infrastructure like the streets, sewer and water. In 2020/2021 the City Council approved a housing study that was completed and suggested that an additional 208 units would need to be constructed. The Planning Commission and the City Council also conducted a comprehensive blight and substandard study. The City Council approved to move forward with Sands to develop these plans. In September of 2022, the City Council approved the Workforce Housing TIF Incentive Plan, to allow the TIF to be used in areas where the cost of the housing needs to meet certain criteria to be deemed workforce housing. Kizzire stated that the City is now asking for the Planning Commission to approve the plan for the Ranch subdivision.

Schmitt asked if there would be any requirements for income standards. Sands responded that the plan itself doesn't require it. Loghry stated that this plan brings up projects that were abandoned. Loghry said that the no whistle on 10th Avenue was not completed from 12 years ago when the Ranch development was first started. Kizzire stated he was not aware of this and would talk to Loghry about this after the meeting. Smith asked if the infrastructure of each lot was valued at \$15,000. Kizzire responded that there are three different assessments. Loghry asked if these were all for single family houses. Kizzire stated that this was the current plan. Smith asked if there was a developer. Kizzire responded that the City is actively searching for a developer. Smith asked what the cost would be to the tax payers. Kizzire stated that it would be no different than building a house anywhere in Sidney and that TIF itself does not cost the tax payers a dime. There were no further questions. Schmitt closed the hearing at 5:44 p.m. Schmitt asked for a motion on the Ranch sub-division. Schmitt moved, Smith seconded, "That Resolution 20230201, the Redevelopment Plan for the Ranch Subdivision be approved." Roll call vote: Yeas: England, Loghry, Schmitt, Smith, Sweetser. Absent: Benzel, Glenn, Long. Motion passed.

Schmitt asked is there were any other items of discussion. Schmitt asked Loghry what the project was that Loghry talked about during the hearing. Loghry stated that when 10th Avenue was repaved with concrete, 12 years ago the Ranch development was going on at the same time. Loghry continued that there was a commitment to build concrete curbing and to create a no whistle zone when trains pass through town. When the barrier arms drop down and the curb is in place, it prevents anyone from passing through the crossing unlawfully. Schmitt confirmed that Loghry was speaking of the median. Loghry stated that this was a promise made to citizens years ago. England thought there was money earmarked for this. Loghry stated there was, for all three crossings. Schmitt stated that he would follow up with David (City Manager). Kizzire also said that he would be more than willing to have a conversation about this issue as well.

There were no further comments.

Meeting adjourned at 5:51 p.m.

CITY CLERK, LORI BORCHERT