

SPECIAL MEETING OF THE CHAIRPERSON AND BOARD OF TRUSTEES OF
FAIRMONT NEBRASKA

July 18, 2018

A Special meeting of the Fairmont Village Board of Trustees was convened in open and public session on Wednesday, July 18, 2018, at 7:00 p.m. at the Fairmont American Legion Hall, 525 F St., Fairmont NE. Notice of the meeting was given in advance according to proper notification by posting of meeting notice at Heartland Bank-Fairmont Branch, U.S. Post Office and Fairmont Village Hall. Chairperson Donald A. Moses called the meeting to order. Clerk/Treas. Linda Carroll recorded the minutes. Board members present upon roll call were: Jack R. Slocum and David R. Seggerman. Absent: Aaron T. Fintel. Chairperson Moses noted that a copy of the Open Meetings Act was available at the sign in table for public inspection and review. The purpose of the special meeting was to review the survey results for the Village's upcoming Strategic Plan. There were approximately 65 individuals in attendance. Jeff Ray, Planning Department Manager and Terry Meier, Community Development Fund Specialist, JEO Consulting Group, Inc. facilitated the meeting.

Jeff and Terry reviewed the results of a community survey which was mailed to all residents and was also available to be completed on line. (Power point presentations of the survey results are available on the village's web page www.fairmont-nebraska.org or the village's face book page). 78 surveys were completed. Once the survey results were reviewed and input from community members received, those in attendance were encouraged participate in voting for their priorities.

TOP PRIORITIES-(TIER ONE)

ECONOMIC DEVELOPMENT- Need a grocery store. Closed in 2017. Closed three times in past 15-years); Need café or restaurant. Closed several years ago; There are empty storefronts in the downtown area for new businesses; Many storefronts need improvements (facades, roof, windows, etc.); Low profit-margins make reinvestment cost-prohibitive; Need a fitness center/recreation center; Something for youth to do; Need a new community center with 400±-person capacity to encourage wedding receptions, anniversaries, family reunions, etc.; Need plumber/HVAC ;Tire repair shop; **FIRE STATION** - Rural fire district (RFD) serves a 45±-mile radius; The department currently uses two separate buildings, one owed by the village, the other owned by the RFD; The building owned by the RFD houses the ambulance, one fire truck, and equipment; The building owned by the village houses four fire trucks and equipment; The RFD has outgrown its current space; Need to consolidate Ambulance, fire trucks and equipment into one facility; There is no room for building expansion at either site; No new site has been identified; Should consider a site in town but near the Highway; The new facility should consider size of new trucks, equipment, and storage needs; Need a meeting room; Could consider being part of a multi-purpose building to share meeting room/fitness center; **LOCAL OPTION SALES TAX**- Fairmont does not currently have a Local Option Sales Tax (LOST);The 2017 net taxable sales for the Fairmont zip code was \$3.14 million; Enactment of a LOST requires voter approval; Voters can enact a 0.5¢, 1.0¢, or 1.5¢ LOST on all taxable good and services; May enact an additional 0.25¢ or 0.5¢ LOST if certain conditions are met; Sales tax applies to point of purchase or point of delivery; LOST is in addition to the state of Nebraska sales tax rate of 5.5¢;Each 0.5¢ sales tax rate will generate approximately \$15,000 per year; These sales tax proceeds can be used for community betterment, economic development, or property tax reduction; LOST proceeds can be used to repay a bond; There are concerns that a LOST will impact local businesses; Most communities surrounding Fairmont currently have a LOST; **IMPROVE STREET CONDITIONS**; Gravel streets need to be better maintained (wash-boarding); Need to improve surface drainage throughout the community; Better maintenance of streets that lead to Care Center, School, and Swimming Pool; The cost to pave streets should be shared by property-owner and village; Corner lot property-owners may be doubly impacted by paving assessments; Village currently has \$2.62 million in outstanding street paving bonds; Recent street improvement projects have helped with surface drainage and property maintenance (mowing); **NUISANCE ABATEMENT**; There are 20± dilapidated houses/buildings within the community; Both occupied and unoccupied houses/buildings; The village has an active Nuisance Abatement Program (NAP);Approximately ten properties have been addressed by the NAP; The appearance of certain lots need to be addressed (ongoing maintenance); Residents want stronger enforcement of NAP; Compliance with the NAP can be an issue for lower-income and/or elderly residents; **HOUSING CHOICES**, Fairmont participated in the 2016 Fillmore County Housing Study; There are no rental units available; Landlords have a waiting list for their rental units;

Two new housing units are currently being built in Fairmont; First privately built housing units in over 20-years; Village built a spec home; Need for senior;(townhomes) and Assisted Living housing; Need workforce housing in Fairmont; Demand for new affordable/traditional 1,200-1,500 square foot, three-bedroom, two-bathroom, two car garage houses. Cost range: \$150,000-\$225,000; Few existing housing units for sale within Fairmont; Village is currently underway with its third owner-occupied, single family housing rehabilitation program; Once complete, 25-28 lower-income homeowners will have been provided assisted to make substantial rehabilitation to their home.

SECOND PRIORITIES (TIER TWO)

PARK IMPROVEMENTS -City Park is not ADA accessible; New public restrooms will be constructed in Pool Park this fall (2018);Consider the development of a new dog park; Build a new putting green; Develop four covered Horseshoe pits; Improved maintenance of ballfields; May serve as a home field for area select baseball team; Need a batting cage; Practice times in neighboring communities are difficult to schedule; Fairmont’s ballfields could draw teams to Fairmont for baseball/softball practice; Basketball court/tennis court needs to be painted, restriped and better maintained; **SIDEWALK IMPROVEMENTS**-, Village needs more sidewalks; Consider installing sidewalks a whole block at a time; Sidewalks are in poor physical condition. Tree roots have cause sidewalks to heave; Little connectivity (gaps in sidewalks);Easier to walk in the street than on sidewalks; Ditches are a concern; particularly at intersections; Most sidewalks are not ADA accessible; Consider a cost-sharing program to incentivize property-owners to construct/replace sidewalks; **PUBLIC LIBRARY**,- Public Library is out of space; Need bigger rooms; Large activity room for summer library programs; Need a multi-media room; Building is not ADA accessible; The Library could repurpose the fire station; Consider making the public library part of a new multi-purpose building (Community Center/Recreation Center);**CHILD CARE FACILITIES** -, Fairmont has one private in-home child care provider; Village-owned nursing home has a child care facility. This center has serves 35 children; This facility well-managed, has a waiting list and oftentimes has to turn families away; Cost for child care is reasonable; Need additional space and child care workers; Need additional in-house day care; **SPLASH PAD**-The village’s swimming pool has a kiddie pool; The existing swimming pool in not ADA accessible and needs substantial rehabilitation; Invest resources into a new splash pad or improvements to swimming pool; A splash pad is fun for little children, not for teenagers; Village needs to take a more holistic approach when considering a splash pad or swimming pool improvements; Need support businesses for splash pad/swimming pool patrons (i.e., ice cream shop, restaurant, etc.).

Jeff and Terry will continue to work on the strategic plan with the village board. These results will be used in the Vision Implementation Plan (VIP) for future planning. This will be an ongoing project.

ADJOURNMENT

Seggerman moved and Moses seconded to adjourn the meeting at 9:07 p.m. Voting aye: Seggerman, Moses and Slocum. Absent: Fintel. Motion approved.

DONALD A. MOSES, CHAIRPERSON

LINDA J. CARROLL, CMC
CLERK/TREAS.