

AGENDA REPORT

Monday, September 24, 2018

TO: Abilene City Commission
FROM: Austin Gilley, City Manager
RE: **City Manager's notes to accompany agenda**

PURPOSE

This report is intended to provide brief summaries of each agenda item with staff input to assist in the deliberation, discussion, and decisions to be made.

SPECIAL NOTE

I will not be attending this meeting, and Finance Director Marcus Rothchild has agreed to help.

CONSENT AGENDA

The consent agenda is a meeting tool to allow for the approval with one vote items that are routine business, non-controversial, or do not require debate. Any item may be removed from this list to be discussed further by a separate motion and vote. The agenda approval and minutes from the previous meeting are standing agenda items here.

- **Resolution for public hearing for demolition of 514 NE 6th (p. 6):** The house at 514 NE. 6th Street has been inspected by the City Inspector and Animal Control Officer. The results of this inspection were that the City Inspector found that the building is dilapidated and unfit for human occupancy. The attached resolution starts the demolition process by setting a public hearing date at which people may express their thoughts relating to the prospect of demolition of the structure. A copy of the resolution is provided to the property owner, lien holders, and others with a financial interest in the property. The hearing is scheduled for November 12, 2018. (This hearing was scheduled for this meeting, but all of the required parties were not notified in time.)

AGENDA

8. Public hearing on possible Economic Development Property Tax Exemption to be granted to Great Plains Manufacturing, Inc.

As explained previously, this is the next step in the process for the expansion of the Great Plains Manufacturing's Land Pride Division in Abilene. The company is expanding its operations into the former Alco complex, and over the next ten years will be adding 220 jobs and making \$3.5 million in building improvements. In support of the economic growth, the City would be committing to a 10-year, 100 percent property tax abatement, and proceeding with the extension of its main trafficway along 8th street from Washington to Van Buren. Included in the packet on page 7 is the cost-benefit analysis for the expansion. According to the analysis, the return on the investment of the abatement is 2.10. The Commission adopted September 10, 2018, the development agreement that stated the intent to pursue an economic development property tax exemption. The process to grant such an exemption requires the Commission to make findings of fact – which must include considering the cost benefit analysis and holding a public hearing. While we have done much due diligence on the project, this is an important step to provide an open opportunity for anyone to either raise concerns or speak in support of the project. As always, please ask speakers to state their name and address for the record.

9. Resolution making findings for the Economic Development Property Tax Exemption to be granted to Great Plains Manufacturing, Inc. (p. 22)



Assuming no issues are raised that cause pause and the Commission would like to proceed, this is the resolution that affirms the process. At the unlikely chance that something arises that does cause pause, this item and the following agenda item would need to be tabled to allow time for everyone to address the concerns.

10. Ordinance providing the Economic Development Property Tax Exemption to be granted to Great Plains Manufacturing, Inc. (p. 23)

Why are there so many steps in this process? Two reasons: One, the steps are defined in state law – and representatives from Gilmore and Bell, the City’s bond counsel, plan to attend the meeting to help answer questions. Two, property taxes are the mechanism by which all citizens, individual and corporate, fund public projects and services – so granting property tax exemptions is a very serious action. These steps are designed to thoroughly vet and confirm as much as possible that everyone benefits from the action because it adds to the overall success of the entire community. Adopting this ordinance is the next step to granting this exemption.

11. Approval of lease purchase for new Fire engine (p.26)

In accordance with the 2019 adopted budget, the Fire Department is proceeding to initiate the steps necessary to acquire the new fire engine – which can take up to one year to order, build, and deliver (sample pictured here). Included in the packet is a resolution confirming the bid process and lease terms for proceeding to make the order. Also included on page 29 are designs and brochure material for the fire engine. Fire Chief Bob Sims plans to attend the meeting to help answer questions.



12. Acceptance of resignation by Terry Chaput (p. 30)

Included on page X is Commissioner Chaput’s resignation. The Commission’s vote to accept this resignation starts the clock on the timeframe for filling the vacancy in accordance with policy. I am sad to miss Commissioner Chaput’s farewell as I have enjoyed getting to know him and working with him. I and City staff wish him and his family the very best.

OTHER INFORMATION

The additional reports are provided as information with each meeting agenda.

For questions, please contact City Manager Austin Gilley.

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