

Community Development Block Grant (CDBG)

Funding Opportunity	Application Deadlines
Economic Development	July 1, 2024 – June 30, 2025
Tourism Development	July 1, 2024 – June 30, 2025
Public Works – Infrastructure	September 15, 2024
Public Works – Facilities	September 15, 2024
Planning	September 15, 2024
Downtown Revitalization	September 15, 2024

- **Economic Development –**
Loans to businesses or infrastructure construction projects undertaken for economic development purposes
- **Tourism Development –**
Funding is for tourist attractions expected to draw 2,500 visits annually
- **Public Works – Infrastructure –**
Sewer and water systems, drainage improvements, streets, sidewalks, removal of architectural barriers, and other public infrastructure.
- **Public Works – Facilities**
Fire stations & trucks, non-profit daycare centers, senior centers, community centers, libraries, tornado shelters, removal of architectural barriers, parks.
- **Planning**
Supports project-related studies, data collection, paths to implementation, and the preparation of plans, such as housing studies, comprehensive plans, downtown revitalization plans and historic preservation studies.
- **Downtown Revitalization**
Revitalization efforts located within the downtown business district, including historic restoration; removal of architectural barriers; and/or loans to businesses for façade improvements, signage, and/or to meet community codes.

**City Administrator Outline for Nuisance Properties
Michelle Coolidge**

November 14, 2024 Council Meeting

My recommendation for the coming months, with the support of the Council and Mayor, is to undertake a structured, multi-faceted approach to improving community appearance—a priority that requires both immediate and strategic action. This initiative will address neglected areas while also enhancing the availability of infill properties, supporting future housing and development opportunities. While this is one of several important projects, the focus on nuisance abatement and effective property management will play a crucial role in safeguarding public health, preserving property values, and fostering a more attractive community environment.

This work includes prioritizing the enforcement of existing ordinances to the extent possible, but also working to make ordinances clearer and more appropriate to the circumstances needed. It also requires equipping City staff with the methods and tools needed to effectively deal with situation as it arises.

Updates on projects and introductions to new ones follow:

Vacant Property Registration –

Recognizing that vacant commercial and residential buildings contribute to blight, discourage economic development, hinder appreciation of property values, endanger public health and safety, attract criminal activity, and create fire hazards, it is the responsibility of property owners to prevent vacant properties from becoming a burden to the neighborhood and community and a threat to the public health, safety and welfare.

Nebraska Revised Statute §18-1720 gives the power and authority to municipalities to define, regulate, suppress and prevent nuisances caused by vacant properties. A vacant property registration ordinance places a duty on the owner of vacant properties to assist the City in preventing public nuisance. Maintenance of the public health, safety, and welfare thus requires the City to maintain an accurate registration of all vacant properties.

Status – pre-planning stage. Research on programs in other communities, processes, and necessary forms for notification, tracking, etc. has started but presentation to Mayor and Council for consideration for adoption is forthcoming.

Problem Resolution Team (PRT) – (example as established by other communities)

A. Purpose. The City Council hereby determines it is in the best interest of the city that a Problem Resolution Team be established to abate nuisances and mitigate properties that are deteriorating, damaged or substandard, or that present housing code or building code violations, or health and sanitary concerns.

B. Organization. The Problem Resolution Team shall consist of no less than six (6) and no more than ten (10) members including a chairperson and a vice-chairperson, who shall be appointed by the Mayor, with the approval of the City Council. The Problem Resolution Team shall meet a minimum of six times per year.

C. Function. The function of the Problem Resolution Team is to gather relevant information, share information among public agencies, respond to citizen complaints, identify nuisance issues, code violations, and other concerns within the city to insure the health and safety of the public is maintained and make recommendations to the Board

of Health for resolution of issues that cannot be resolved through the mediation process adopted by the Problem Resolution Team.

D. Process. The Problem Resolution Team shall receive complaints submitted by city staff, citizens or other public agencies, conduct appropriate investigations, refer matters to the Code Official for inspection, meet and confer with property owners, tenants or other citizens and representatives from other agencies to develop solutions to complaints; direct enforcement of routine code violations such as weed or tall grasses by city staff; follow-up on inspections; and agree to resolutions.

E. Referral. In the event that the Problem Resolution Team is unable to resolve complaints, the matter shall be referred to the city Board of Health for enforcement based upon the City Code, Property Maintenance Code, and state statute.

Status – preliminary meeting has been held with Sheriff, Mayor and Council Member Harless several months ago to briefly go over program. Requires adoption of Property Maintenance Code (already in place) and ordinances establishing structure.

Land Bank –

Vacant, abandoned, and tax-delinquent properties are often grouped together as “problem properties” because they destabilize neighborhoods, create fire and safety hazards, drive down property values, and drain local tax dollars. In some sense, these are properties the private market has altogether rejected.

Land banks acquire these properties with the intention of either immediately returning these properties to productive use, or temporarily holding and maintaining them for the purpose of stabilizing distressed markets or fulfilling long-term land use goals.

Status – looking to fill create slate for Board for presentation by Mayors/Board Chair to Councils/Village Board for approval. A couple of key positions are hard to identify but the goal is to present for appointment in December or January meetings. Representation for voting seats must be from all three participating communities.

Overall Ordinance Review –

1. § 72.17 Parking of Recreational Vehicles: Recreational vehicles, like campers and trailers, can't be parked on city streets, alleys, or roads from October through May. Non-recreational vehicles must also comply with specific parking guidelines, as outlined in this section.
2. § 91.49 Nuisances: Property owners and occupants are responsible for keeping their premises clean. This includes removing garbage, yard waste, and any litter to prevent nuisance conditions, which can affect neighborhood appeal and health.
3. § 133.40 Abandoned Automobiles: Abandoned vehicles—including ATVs and minibikes—left unattended for extended periods or without proper registration may be removed by the City. Specific timelines apply depending on where the vehicle is located and whether it's legally parked.
4. § 133.41 Unlicensed or Inoperable Vehicles: Any inoperable, junked, or unlicensed vehicles left on private property for more than 30 days are considered a nuisance. Exceptions apply to vehicles stored in an enclosed building, on business premises, or in city-approved storage.

5. § 151.15 Building Code: The City follows the International Building Code to ensure that buildings meet minimum standards for safety, sanitation, and structural integrity. This includes requirements for proper utilities, safe occupancy, and the demolition of structures unfit for use.

6. § 151.30-151.31 Unsafe or Substandard Buildings: Building owners are required to keep their properties safe and well-maintained. The Building Official, with support from law enforcement, can inspect properties to ensure compliance. Unsafe or unmaintained structures will be cited and may be subject to enforcement action if not addressed.

7. § 153.212 Prohibited Structures: Structures like semi-trailer bodies, shipping containers, or slide-in campers are not allowed in residential (R-1 or R-2) zones unless modified to meet specific requirements, such as being anchored and appearing as a conventional shed.

Status – as we work through the overall process of nuisance abatement, we'll continue to look at existing ordinances and work to tighten up, clarify, etc. to make ready for enforcement, utilizing Zoning, Building and Ordinance personnel