

Present: Mayor – Joyce Hudson  
Council members Jeff Kennedy  
Jim Aden  
Roger Dudley  
Jeff Whiting  
City Administrator Bruce Clymer  
City Clerk Connie L. Dalrymple  
City Attorney Mike Bacon  
Police Chief Randy Olson

Press: Gothenburg Times - Beth Barrett

Also present: Shane Gruber, Sgt. Matthew Langley, Officer Jill Ostergard, Courtney Walker, Samantha Lunt, Crestview Housing Board members Jeanne Janssen, Jim Ambler, Denise Brittenham, Sandy Widholm, Norris Eckland.

Mayor Hudson opened the meeting and public hearing at 7:00 p.m. Advance notice and a copy of the agenda were given to the Council and members of the press. City Council meetings are conducted in accordance with the Open Meetings Act, a copy of which is available for public inspection on the north wall of the Council Chambers.

The public hearing was to receive public comment on the proposed Redevelopment Plan and Contract for the Pamida Store to be located at 4<sup>th</sup> Street and Lake Avenue.

- The company purchased the Dawson Public Power District property from the Gothenburg Improvement Company and the lot to the east from the Community Redevelopment Authority. The building will be removed.
- The property can be subdivided to allow Gothenburg Pelstar, LLC (the Pamida Company) to receive tax increment financing now and an additional business locating on the property TIF at a later date, if needed.
- \$400,000 TIF at zero interest.
- A section of right-of-way the City received from Stebbins Implement when 4<sup>th</sup> Street was installed may be abandoned to the current owner.
- \$3 million dollars annual sales will net \$52,000 in sales tax. Minimum 25 employees
- Hopefully the store will eliminate some 'retail drift' on weekends.
- Community Redevelopment Authority and the Planning & Zoning Commission recommend approval of the contract.

Kennedy moved, Whiting seconded, to close the hearing at 7:10 p.m. Roll call vote: Yea – Aden, Dudley, Kennedy, Whiting. Nay – none.

Dudley moved, Aden seconded, to pass and approve Resolution 2007-8 adopting the redevelopment plan and contract for the Pamida Store. Roll call vote: Yea – Kennedy, Dudley, Whiting, Aden. Nay – none.

Dudley moved, Aden seconded, to approve the consent agenda that included:

- City Council minutes – May 1
- Police Report - April
- Cemetery Board minutes - May 7
- Treasurer's Report – April
- Library Director's Report
- Planning & Zoning Commission minutes – May 1 & 9

Roll call vote: Yea - Kennedy, Whiting, Aden, Dudley. Nay - none.

Dudley moved, Aden seconded, allowing payment of the claims against the City \$39,586.27 except #1047 and #1920; Public Works Division \$237,867.20; and the May 3 payroll of \$28,907.41. Roll call vote: Yea – Whiting, Kennedy, Aden, Dudley. Nay - none.

Kennedy moved, Whiting seconded, allowing payment of claim #1047 to the Animal Hospital. Roll call vote: Aden, Kennedy, Whiting. Nay – none.

Aden moved, Dudley seconded, allowing payment of claim #1920 to Kennedy Tree Services. Roll call vote: Yea – Whiting, Dudley. Aden. Nay – none.

**Open Forum:** - Kinder-Morgan is now Source Gas

- Municipal buildings and vehicles sustained a lot of hail damage recently. Shane and Bruce will meet Monday with insurance representatives to look at roofs and discuss a procedure for repair. The cruisers and travel vehicles were damaged and the cruisers will be repaired but not the travel car or administrative car due to the age and mileage of the vehicles.
- Thursday at 1:30 is the Advanced Reading parade from school to town.
- Administrator Clymer attended a Transportation Enhancement Funds workshop in Lexington. Letters of intent to apply for grant funds must be submitted by June 15 and draft applications by July 27, and final application by September 24th. The Community Enhancement section could be used for landscaping. Brief discussion was had on possible projects but due to the short time frame and several major projects going on right now, we'll consider applying next year.
- The Dawson Area Development sponsored Industry Appreciation Day will be June 6. Notify the office of interested in attending.
- Council member Whiting asked about animal codes due to the recent dog attack in Lexington.

Dudley moved, Whiting seconded, to introduce Ordinance 816 establishing the administrative replat process. Roll call vote: Yea – Kennedy, Aden, Whiting, Dudley. Nay – none.

Dudley moved, Aden seconded, to introduce Ordinance 817 that will rezone an area on 4<sup>th</sup> Street. Roll call vote: Yea – Kennedy, Whiting, Aden, Dudley. Nay – none.

Atty. Bacon offered a draft lease for the recycle area for Council to review. He has submitted it to the insurance company for their approval and will bring it back to the Council later.

Dudley moved, Kennedy seconded, to pass and approve Resolution 2007-9 adopting the 2007 Comprehensive Plan. Roll call vote: Yea – Dudley, Whiting, Aden, Kennedy. Nay – none.

Administrator Clymer contacted other communities about their storm shelters. All shelters must be ADA accessible creating a separate set of compliance issues. Some have abandoned the shelters because it's even more dangerous getting to the shelter after the siren blows. Some require trailer courts to provide shelters for their residents, however our owners would be grandfathered and would not have to comply. Tier-One allows the theatre to use their building but a Tier-One employee has to open it after work hours. Chief Olson and Administrator Clymer will contact the Dawson County Civil Defense Director for a meeting to review / update our emergency plan. Mayor Hudson suggested an annual review and update would be appropriate.

Kennedy moved, Aden seconded, appointing Jill Ostergard as a Police Officer. Roll call vote: Yea - Whiting, Dudley, Aden, Kennedy. Nay – none.

The Clerk reported the petition for paving of 22<sup>nd</sup> Street between Avenues H and J is valid. All but one signature was legitimate, leaving the request at 62% of the property along the street. Administrator Clymer will contact the fiscal agent to prepare the necessary documents to create the district.

Housing Authority Director Jeanne Janssen and Crestview Board members were present to object to the petition and subsequent creation of the paving district along 22<sup>nd</sup> Street on the grounds that Crestview Housing cannot absorb the cost of the paving.

Dan Yancy reported the City's health insurance contract expires May 31. Of the six offers for coverage he received, the current carrier's quote was the best even though it includes a 15% premium increase. There are no lasers this year and changes in personnel have eliminated some large claims.

Aden moved, Dudley seconded, to accept the health insurance renewal offered by our current carrier through Yancy Insurance. Roll call vote: Yea – Kennedy, Whiting, Dudley, Aden. Nay – none.

The Union Pacific Railroad requires only lessees occupy railroad right-of-ways; therefore, Orscheln must have their own lease. The city will hold lease only on the west side of Highway 47 at Highway 30. Dudley moved, Whiting seconded, authorizing signature of amended lease OMA 5104 with Union Pacific Railroad. Roll call vote: Yea – Kennedy, Whiting, Dudley, Aden. Nay – none.

Dudley moved, Aden seconded, to adjourn the meeting at 7:55 p.m. Roll call vote: Yea – Whiting, Kennedy, Aden, Dudley. Nay – none. The next regular meeting will be June 5 at 7:00 p.m.

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Joyce Hudson, Mayor

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Connie L. Dalrymple, City Clerk